



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, JUNE 8, 2015 - 7:00 P.M.

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

Members

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

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5423 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

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



PLANNING & DEVELOPMENT COMMITTEE – JUNE 8, 2015

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

Send written submissions or request notification of future meetings to:

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

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting – May 25, 2015.

MATTERS TO BE CONSIDERED

1. **PUBLIC MEETING**
Information Report on Proposed City Initiated Rezoning Amendments –
Mississauga Zoning By-law 0225-2007
City of Mississauga
File: BL.09-COM
2. **PUBLIC MEETING**
Information Report on Application to permit 15 detached homes on a public road,
5175, 5201 and 5215 Mississauga Road, east side of Mississauga Road, South
of Melody Drive
Owner: Cachet Estate Homes (Symphony) Inc.
File: T-M14003 W11
3. **PUBLIC MEETING**
Information Report on Application to permit 18 semi-detached homes and 2
detached homes on a private condominium road, 6532 and 6544 Winston
Churchill Boulevard and Block 19 on Registered Plan 43M-932, west side of
Winston Churchill Boulevard, south of Aquitaine Avenue, north of Battleford
Road
Owners: Ideal (WC) Developments Inc.
Files: OZ 14/008 W9 and T-M14002 W9

4. PUBLIC MEETING

Information Report on Applications to Permit a 20 Storey Condominium
Apartment Building, Stacked Townhouses and Townhouses, 2024 and 2040

Camilla Road, north side of North Service Road, west side of Camilla Road

Owner: Consulate Management Ltd.

File: OZ 11/015 W7

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's Files BL.09-COM

DATE: May 19, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 8, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Proposed City Initiated Rezoning Amendments –
Mississauga Zoning By-law 0225-2007
City of Mississauga

Public Meeting/Information Report

RECOMMENDATION: That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

BACKGROUND: Mississauga Zoning By-law 0225-2007 was passed by Council on June 20, 2007. Since the intent of the Comprehensive Zoning By-law review was to ensure the Zoning By-law remains up-to-date and in conformity with Mississauga Official Plan, regular reports are prepared to deal with City initiated amendments to the Zoning By-law. The most recent amendment was passed by City Council on July 2, 2014.

COMMENTS:

Since the approval of the most recent amendment, it has been determined that a number of sections of the Zoning By-law need to be revised to clarify the wording. Amendments to the Zoning By-law are proposed to modify the following:

- Definition Section
- Parking and Loading Regulations
- Residential and Employment Provisions
- Zoning Maps

The details of these amendments are outlined in Appendix I-1 to this report. Of note are items outlined below, which are cross-referenced with Appendix I-1 in parenthesis:

Gross Floor Area – Restaurant (Item 2)

The City is encouraging complete neighbourhoods as part of the Strategic Plan. Multi-use buildings provide a mix of commercial and residential uses. Currently for a mixed use building consisting of residential, retail and restaurant uses, three parking calculations are required because there are three different definitions of gross floor area (GFA). To simplify the calculations, it is proposed that the definition of gross floor area – restaurant be deleted. The gross floor area for restaurants will use the same definition as all other non-residential uses.

Pervious Material (Items 1, 4, 6 and 12)

The Living Green Pillar in the City's Strategic Plan states that the City should lead and encourage environmentally responsible approaches. In the most recent amendments, a new definition and regulations were added to the residential zones to permit pervious materials, such as interlock, on residential driveways. To further this goal, changes to the definition and provisions are proposed to allow pervious material in commercial and industrial zones.

**Increase Driveway Width and Circular Driveway Provisions
for Large Frontage Lots (Items 10 and 11)**

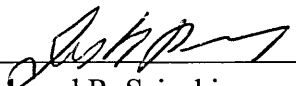
The previous City initiated amendments changed the maximum driveway width requirement and added a requirement for landscaping in the front yard. These amendments were needed to ensure that the front yard of a dwelling unit remains partially unpaved for both stormwater management and aesthetic reasons.

Minor adjustments to the driveway provisions are proposed to permit a maximum driveway width of 8.5 m (27.9 ft) for lots with a frontage greater than 18 m (59.1 ft.). In addition, minor amendments to the circular driveway provisions are proposed to ensure the continued functionality of circular driveways.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

ATTACHMENTS: Appendix I-1: Proposed City Initiated Amendments (#9) to
Zoning Bylaw 0225-2007



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lorie Sterritt, Planner

Proposed City Initiated Amendments (# 9) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation, Enforcement and Definitions			
1.	Section 1.2 - Definitions	Driveway Pervious Stable Surface Driveway means a driveway that is designed to be structurally stable while allowing rainwater infiltration and may include pervious pavers, paving or interlock, but shall not include landscaping elements such as gravel, dirt or limestone screening. (0190-2014)	Delete definition for "Pervious Stable Surface Driveway" and add a new definition to permit pervious surface material in all zones. (See Item 4)
2.	Section 1.2 - Definitions	Gross Floor Area (GFA) — Restaurant means the sum of the areas of each storey above or below established grade of a restaurant, convenience restaurant and/or take-out restaurant , measured from the exterior of outside walls or from the mid point of common walls , but excluding storage areas below established grade and motor vehicle parking . (0325-2008), (0379-2009)	Delete definition for "Gross Floor Area - Restaurant". The definition for "Gross Floor Area - Non-Residential" will be used.
3.	Section 1.2 - Definitions	Home Furnishing Store means a retail store where only large, home furnishings including carpeting, furniture, and major home appliances are displayed and sold directly to the general public.	Delete definition for "Home Furnishing Store" since the use is included in the Retail Store definition.
4.	Section 1.2 - Definitions	Pervious Material means material designed to be structurally stable while allowing rainwater infiltration and may include pervious pavers, paving or interlock, but shall not include landscaping elements such as gravel, dirt or limestone screening.	Add definition for "Pervious Material" to support the Living Green strategic pillar in the City's Strategic Plan.
5.	Section 1.2 - Definitions	Podium means that portion of the first two (2) storeys of <i>a building</i> , an apartment dwelling, long-term care dwelling or retirement dwelling , excluding a parking structure, mechanical floor area , storage area, service room and/or refuse and loading area, that is permitted to encroach into a required front and/or exterior side yard .	Expand definition to include other building types (ie. office, employment).

1-4

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 3: Parking, Loading and Stacking Lane Regulations			
6.	Sentence 3.1.1.7.1	All parking areas, driveways and loading areas shall have a minimum overall vertical depth of 15.0 cm comprised of a stable surface such as asphalt, concrete, <u>pervious materials</u> or other hard-surfaced material.	Clarifies pervious materials are permitted in parking areas.
7.	Article 3.1.1.10 3.1.1.10.1	Retail Centre A retail centre shall include permitted Retail, Service, Office, Hospitality or Entertainment/Recreation uses identified in Table 6.2.1 of this By-law or a University/College, occupying three (3) or more separated units on one (1) property in a C1 to C3 zone <u>and a CC1 zone</u> , where the gross floor area - non-residential is primarily used for a permitted uses that require a parking regulation of 5.4 spaces per 100 m ² GFA – non-residential or less, as identified in Part 3 of this By-law. (0379-2009)	Add the zoning category "CC1" (Square One) to the definition of a "Retail Centre". This amendment is technical in nature.
Part 4: Residential Zones			
8.	Subsection 4.1.6	External Heating, Air Conditioning, <u>Home Back-up Generator</u>, and Pool Heating/Filtering Equipment	Add "Home Back-up Generator" to recognize the use.
	4.1.6.1	External heating, air conditioning, <u>home back-up generator</u> , and pool heating/filtering equipment may be located in a required yard , other than a front yard , provided that it is not closer than 0.61 m to any lot line .	
9.	Article 4.1.9.9	A circular driveway shall only be permitted on a lot with a lot frontage greater than or equal to 22.5 m, provided that the circular driveway is located in a front and/or exterior side yard ;	Clarifies the access points for a circular driveway shall be within one yard.
10.	Article 4.1.9.12	The combined width of the two points of access of a circular driveway shall not exceed <u>8.5 m</u> . the maximum driveway width permitted in the zone. (0190-2014)	Add maximum driveway width for circular driveways.
11.	Article 4.1.9.13	For lots having a lot frontage of 18.0 m or greater, the maximum driveway width may be increased to <u>8.5 m</u> 10.5 m for that portion of the driveway that is within 6.0 m of the front garage face and which is providing direct vehicular access to the garage , <u>the driveway width may be further increased to 10.5 m</u> , provided that the driveway does not cover more than 50% of the area of the front yard and/or exterior side yard .	Clarifies increased driveway width provisions for lots with frontage of 18.0 m or greater.

1-5

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
12.	Article 4.1.9.14	Notwithstanding Sentence 3.1.1.7.1, in R1 to R16 and RM1 to RM3 zones, a pervious stable surface driveway shall be permitted. (0190-2014)		Delete provision for Residential Zones. See Item 4. Adds provision for pervious materials in all zones.
13.	4.2.2.21	Exception: R1-21		Delete redundant provisions and clarify intent of regulation.
	Sentence 4.2.2.21.2	Minimum lot frontage	16.5 m	
	Sentence 4.2.2.21.3	An office and a medical office-restricted shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that: (1) — minimum lot frontage (2) Maximum total gross floor area - non-residential <i>of an office and a medical office</i>	22.5 m 130 m ²	
14.	4.8.3.48	Exception: RM2-48		Delete regulation as it duplicates the intent of the noted lot area provision.
	Sentence 4.8.3.48.1	Semi-Detached Dwelling: (1) — the regulations of Line 4.1 contained in Table 4.8.1 of this By-law shall not apply		
		(1) (2) minimum lot area - interior lot (2) (3) the front lot line is deemed to be the easterly lot line abutting lands zoned OS2	191 m ²	

1-6

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 8: Employment Zones			
15.	8.2.2.12	Exception: E1-12	
		<p>Holding Provision The holding symbol H is to be removed from the whole or any part of the lands zoned H-E1-12 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) the submission of a site development plan and application to the satisfaction of the City of Mississauga that are consistent with the following urban design policies and guidelines:</p> <p>(1.1) Mississauga Plan Section 4.15.5.3 (Gateway District Special Site 2 Policies) <u>Mississauga Official Plan - Section 15.3.1.2 Hurontario Street Corridor Development Policies;</u></p> <p>(1.2) Mississauga Plan Section 3.10.3 (Node General Policies) <u>Mississauga Official Plan - Section 15.3.3.1.2 Special Site 1 Policies.</u></p> <p>(1.3) Upper Hurontario Corridor: A design mandate for excellence Section 4.1 (Major Nodes).</p> <p>—</p>	<p>Corrects the name and applicable policy references of Mississauga Official Plan.</p> <p>West side of Hurontario Street, north of Courtney Park Drive West, Ward 5.</p>
Part 13: Zoning Maps			
16.	Map 52E	Change the zoning of the lands located on Blocks 165 and 166, Plan 43M-1760 from RM5-28 to RM2-33.	Amend the zoning of the existing residential lot to one zone category rather than a split zoning designation which resulted when abutting subdivisions developed. Meadowridge Crt. and Santa Barbara Blvd., Ward 11.
17.	Map 52E	Change the zoning of the lands located on Blocks 76 and 78, 43M-1788 from RM2-33 to RM5-28.	Amend the zoning of the existing residential lot to one zone category rather than a split zoning designation which resulted when abutting subdivisions developed. Meadowridge Crt. and Santa Barbara Blvd., Ward 11.



Corporate Report

2-1

Clerk's Files

Originator's
Files T-M14003 W11

DATE: May 19, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 8, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Application to permit 15 detached homes on a public road
East side of Mississauga Road, South of Melody Drive
Owner: Cachet Estate Homes (Symphony) Inc.**

Public Meeting/Information Report

Ward 11

RECOMMENDATION: That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the application by Cachet Estate Homes (Symphony) Inc., to permit 15 detached homes on a public road under File T-M14003 W11, at 5175, 5201 and 5215 Mississauga Road, be received for information.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for a public meeting to hear from the community.
- The lands conform to the Official Plan and the Zoning By-law. A draft plan of subdivision is required to create the 15 lots and public road.
- Community concerns identified to date include the proposed public road connecting Symphony Court to Mississauga Road.
- Prior to the next report, matters to be addressed include the satisfactory resolution of: tree preservation; Mississauga Road scenic route enhancements; environmental matters; noise

attenuation; stormwater management; grading; retaining walls and other design details.

BACKGROUND:

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

COMMENTS:**THE PROPERTY AND THE NEIGHBOURHOOD**

Size and Use	
Frontage:	141.3 m (463.6 ft.)
Depth:	Varies: Min. 94.6 m (310.4 ft.) Max. 133.7 m (438.6 ft.)
Gross Lot Area:	1.53 ha (3.8 ac.)
Existing Uses:	3 detached homes

The properties are located in a residential neighbourhood of detached homes. The properties are vacant and relatively flat. Mississauga Road is a designated Scenic Route in Mississauga Official Plan, and is characterized by enhanced landscaped features including mature trees and generous building setbacks. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached homes, vacant lands under development applications and the Canadian Pacific Railway
 East: Detached homes
 South: Barber House restaurant and detached homes
 West: Detached homes

DETAILS OF THE PROJECT

A draft plan of subdivision is proposed to create 15 lots for detached homes.

Development Proposal	
Application submitted:	Received: December 16, 2014 Deemed complete: January 14, 2015
Developer Owner:	Cachet Estate Homes (Symphony) Inc.
Applicant:	John D. Rogers and Associates Inc.
Number of units:	15
Height:	10.7 m (35.1 ft.)
Lot Coverage:	35%
Frontage:	16.9 m (55.4 ft.) to 20.5 m (67.3 ft.)
Lot Area:	550 m ² (5,920.2 sq. ft.) to 890.4 m ² (9,584.2 sq. ft.)
Road type:	Public
Anticipated Population:	59* *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.

Additional information is provided in Appendices I-1 to I-9.

LAND USE CONTROLS

The subject lands are designated **Residential Low Density I** in the Central Erin Mills Neighbourhood which permits detached, semi-detached and duplex homes. The application conforms with the land use designation and no Official Plan Amendment is proposed.

The subject lands are zoned **R3** (Detached Dwelling – Typical Lots) which permits detached homes. The proposed lots comply with the existing R3 zone and does not require a zoning amendment.

A draft plan of subdivision is required in order to create the 15 detached lots and the public road.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 11 Councillor, George Carlson on June 20, 2014.

Issues raised by the community are listed below. They will be addressed along with any new issues raised at the public meeting in the Recommendation Report, which will come at a later date.

Some residents have expressed concerns with respect to the proposed public road connecting Symphony Court to Mississauga Road and would prefer Symphony Court to be a cul-de-sac. There are also concerns with the potential approval of vehicular access to the lands on the north side of Melody Drive that is proposed to be a large commercial development. The commercial development is currently before the Ontario Municipal Board (OMB) who may make a decision regarding the applications and/or vehicular access points into the site.

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 Mississauga Official Plan policies, the following matters will have to be addressed:

- The ultimate design of Symphony Court was originally intended to terminate in a cul-de-sac road or connect with Amana Place and Sara Street. Although there are benefits to maintaining a through connection, the applicant has been asked to consider a cul-de-sac design for Symphony Court;
- Ensuring the proposal maintains the character of Mississauga Road as a scenic route;
- A revised Tree Inventory Plan and Arborist Report are required to show the trees to be preserved or removed within the municipal boulevard along Mississauga Road.

OTHER INFORMATION

Cachet Estate Homes (Symphony) Inc. have submitted a number of studies and reports in support of the application. The list is below and the studies are available for review:

- Planning justification letter
- Phase 1 environmental site assessment
- Acoustical feasibility study
- Heritage impact statement
- Functional servicing report
- Traffic impact study

Development Requirements

There are engineering matters including: environmental matters, noise attenuation, drainage, stormwater management, grading, retaining walls and other design details which will require the applicant to enter into agreements with the City. The details of the agreements will be dealt with during the processing of the plan of subdivision. Lots 1, 13, 14 and 15 will be subject to site plan approval since they will front or flank onto Mississauga Road.

FINANCIAL IMPACT: Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Central Erin Mills Neighbourhood Character Area Land Use Map

Appendix I-4: Existing Land Use and Existing Zoning Map

Appendix I-5: Draft Plan of Subdivision

Appendix I-6: Elevations

Appendix I-7: Agency Comments

Appendix I-8: School Accommodation

Appendix I-9: General Context Map

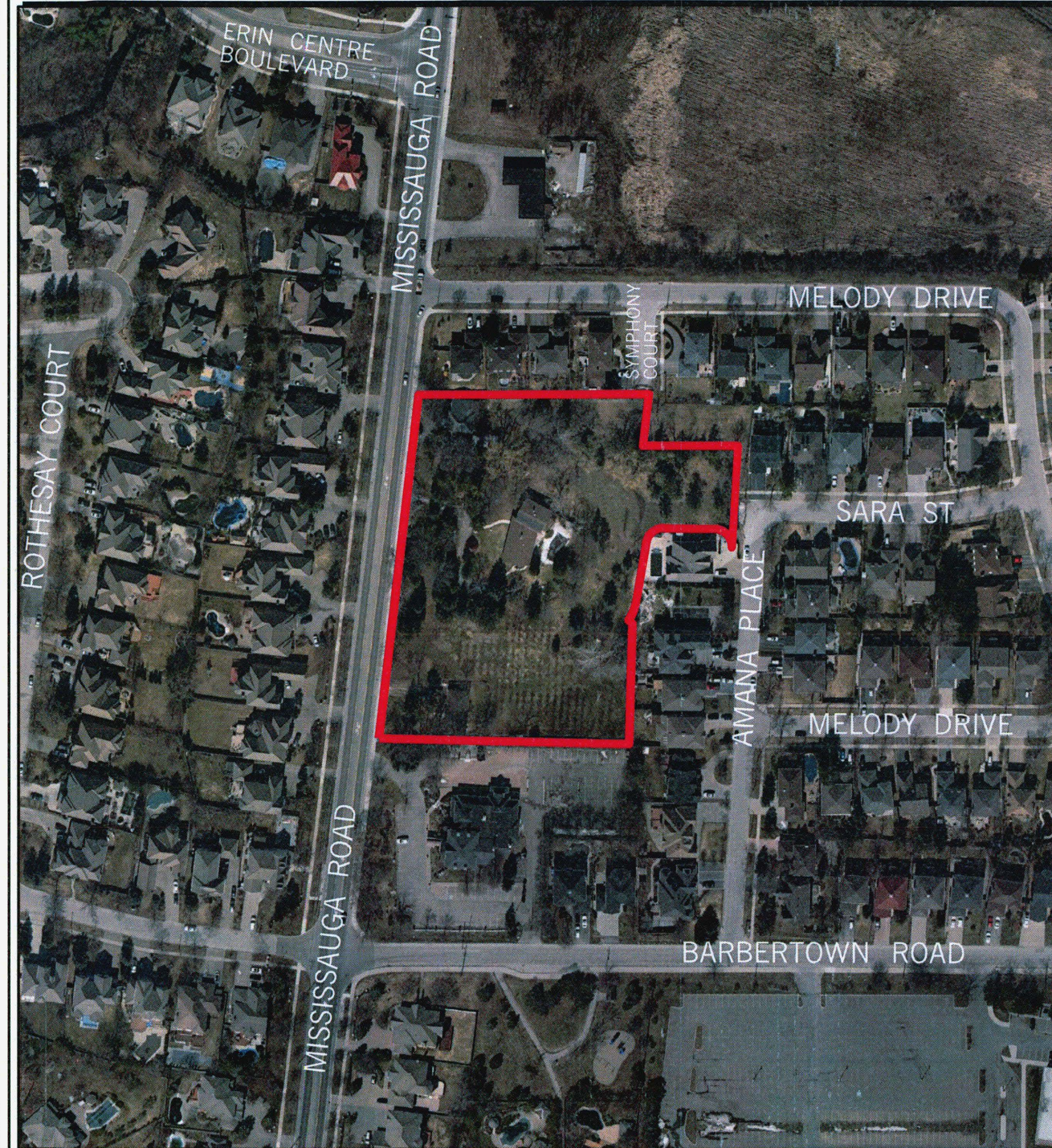


Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Antonia Krijan, Development Planner

Cachet Estate Homes (Symphony) Inc.**File: T-M14003 W11****Site History**

- 1979 – The lands surrounding the subject properties were subdivided under a plan of subdivision (T-78076) which included a concept for a cul-de-sac design for Symphony Court with a connection to Sara Street. The subject properties did not form part of the application but were included as part of the overall master plan for the area.
- 1982 – The subject properties were part of a draft plan of subdivision under file T-80048 which was subsequently closed.
- 1996 – The property at 5175 Mississauga Road was subject to severance applications under files 'B' 68/96 to 'B' 70/96 to create three (3) new residential lots fronting on Amana Place which are municipally known as 5166, 5170 and 5176 Amana Place. The severance applications were approved on October 17, 1996. In support of the severance applications, a concept plan was presented showing Symphony Court connecting to Amana Place.
- 2001 - The properties at 5175 and 5201 Mississauga Road were subject to three severance applications under files 'B' 121/01 to 'B' 123/01 to create 3 new residential lots. Two of the lots municipally known as 5182 and 5188 Amana Place were approved on May 9, 2015. The severance application for the third lot was withdrawn. The severance applications included a concept for a cul-de-sac design for Symphony Court with a connection to Sara Street.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential Low Density I" in the Central Erin Mills Neighbourhood Character Area.



LEGEND:

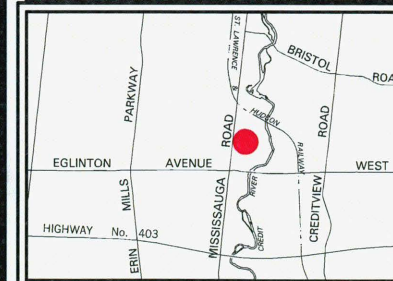


SUBJECT LANDS

DATE OF IMAGERY: SPRING 2014



SUBJECT: CACHET ESTATE HOMES
(SYMPHONY) INC.



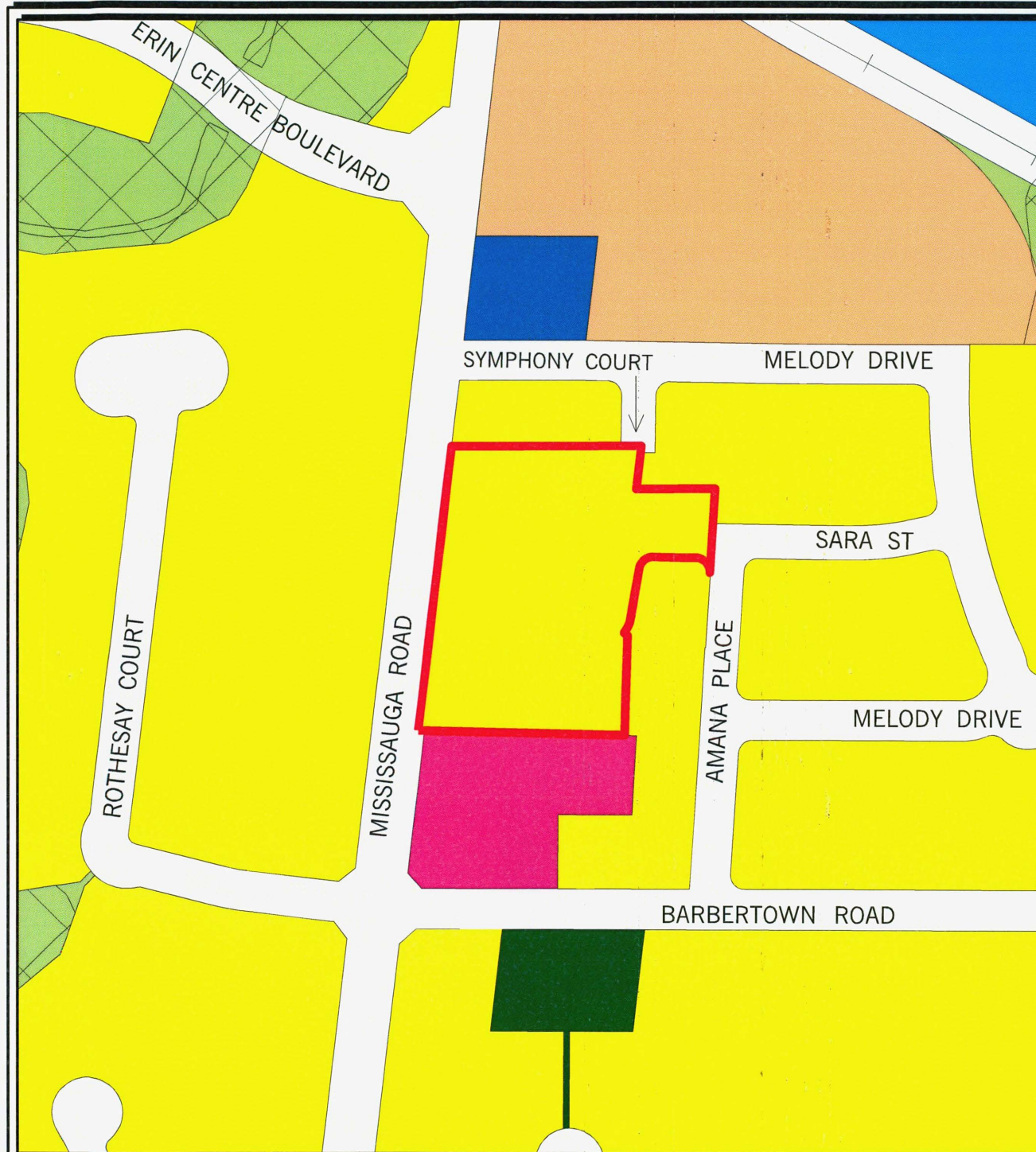
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T-M14003
DWG. NO:
T-M14003A
SCALE:
1:2500
DATE:
2015/06/08
DRAWN BY:
A.SHAH

APPENDIX I-2



MISSISSAUGA

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

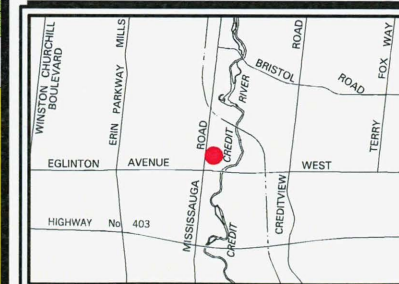
Elements

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

SUBJECT LANDS



SUBJECT: CACHET ESTATE HOMES
(SYMPHONY) INC.



FILE NO:
T-M14003

DWG. NO:
T-M14003L

SCALE:
1:3000

DATE:
2015/06/08

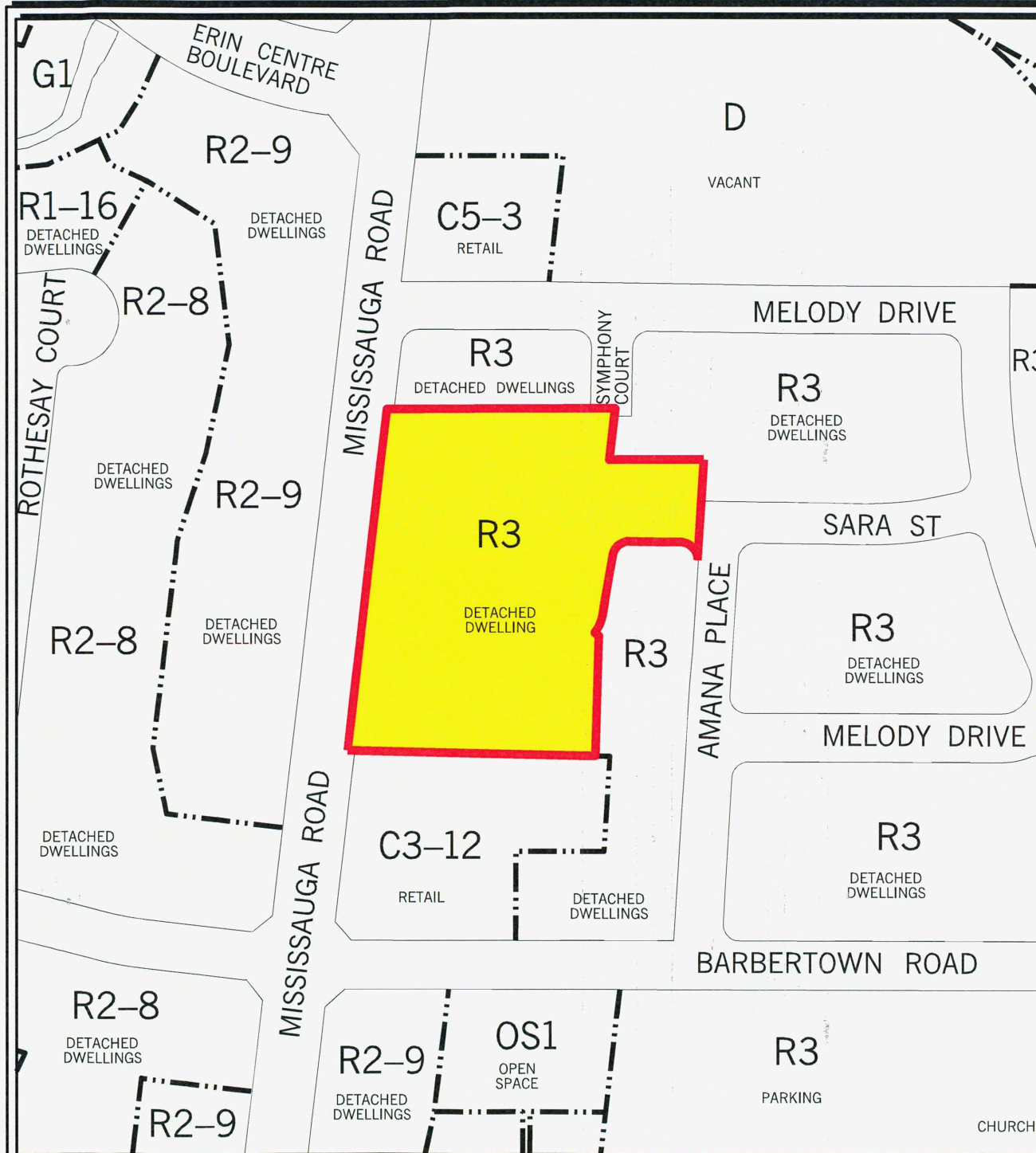
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A.SHAH



MISSISSAUGA

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T&W, Geomatics

APPENDIX I-3

**LEGEND:**

"R3" ZONING WHICH PERMITS DETACHED HOMES. "RESIDENTIAL LOW DENSITY" DESIGNATION IN THE CENTRAL ERIN MILLS NEIGHBOURHOOD CHARACTER AREA WHICH PERMITS DETACHED, SEMI-DETACHED AND DUPLEX HOMES.

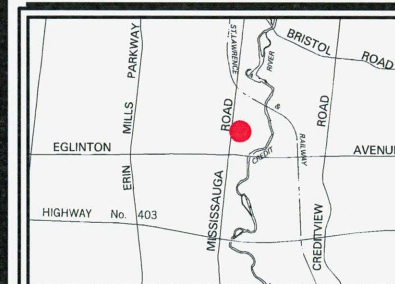
NOTE: NO OFFICIAL PLAN AMENDMENT OR REZONING ARE PROPOSED.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN

THIS IS NOT A PLAN OF SURVEY.



SUBJECT: CACHET ESTATE HOMES
(SYMPHONY) INC.



FILE NO:
T-M14003

DWG. NO:
T-M14003R

SCALE:
1:2500

DATE:
2015/06/08

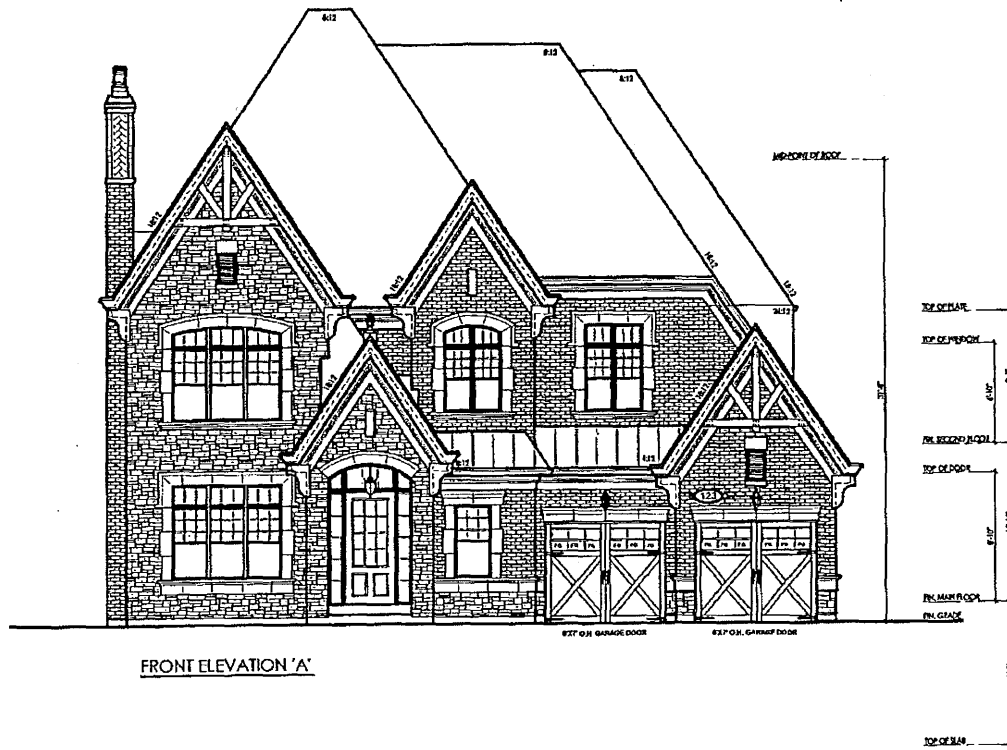
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A.SHAH

APPENDIX I-4



MISSISSAUGA

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ELEVATIONS

Cachet Estate Homes (Symphony) Inc.**File: T-M14003 W11****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (February 25, 2015)	Regional staff have reviewed the Functional Servicing and Stormwater Management Report dated November 2014 and found them to be acceptable. The developer is responsible for the removal/abandonment of the existing water services that were provided to service the existing properties which will no longer be used. All waste collection requirements have been satisfied in accordance with the Region of Peel Waste Collection Manual. The Region of Peel will provide curbside garbage collection.
Dufferin-Peel Catholic District School Board (January 28, 2015) and the Peel District School Board (February 12, 2015)	In their comments, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.
City Community Services Department – Parks and Forestry Division/Park Planning Section (March 23, 2015)	<p>In comments dated March 23, 2015, this Department indicated that Barberton Park (P- 311), zoned OS1, is located 130 m (427 ft.) from the site and contains a play site. Bonnie Brae Park (P-155), zoned G1, is also located 250 m (820 ft.) from the site.</p> <p>Prior to the approval of the Servicing and/or Development Agreements, street tree contributions will be required for Street 'A' and Mississauga Road. Efforts will be made to ensure all healthy trees within the future city boulevard are preserved and protected where possible to be in keeping with the intent of the Mississauga Road Scenic Route Study. A revised Tree</p>

Cachet Estate Homes (Symphony) Inc.

File: T-M14003 W11

Agency / Comment Date	Comment
	<p>Preservation Plan will also be required to show the appropriate road widening and prospective city trees. All necessary tree preservation securities and protection measures will be the satisfied through the appropriate agreements.</p> <p>Prior to site plan approval for 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 Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p>
City Community Services Department – Culture Division (January 27, 2015)	The subject lands are adjacent to a property designated under the Ontario Heritage Act (Barber House Restaurant). An addendum to the Heritage Impact Study is required to ensure that the development will not negatively impact the Barber House property and that the proposed development is sympathetic to the Mississauga Road Scenic Route.
City Transportation and Works Department (April 14, 2015)	<p>In comments dated April 14, 2015, this Department confirmed receipt of the Draft Plan of Subdivision, Functional Servicing and Stormwater Management Report, Site Grading/Servicing Plans, Traffic Impact Study, Environmental Noise Assessment and Phase 1 Environmental Site Assessment circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to respond to comments on the proposed development and provide additional technical details. Development matters currently under review and consideration by this Department include:</p> <ul style="list-style-type: none"> • Traffic implications • Road configuration • Stormwater servicing design and storm sewer outlet • Grading details • Acoustic mitigation • Environmental Site Assessment

Cachet Estate Homes (Symphony) Inc.

File: T-M14003 W11

Agency / Comment Date	Comment
	The above aspects are to be addressed in detail prior to the Recommendation Report.
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">• City Community Services Department – Fire and Emergency Services Division• Canada Post• Canada Pacific Railway• Rogers Cable• GO Transit• Greater Toronto Airport Authority• Enersource Hydro Mississauga• Trillium Health Partners
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">• Peel Regional Police (Crime Prevention Through Environmental Design)

Cachet Estate Homes (Symphony) Inc.

File: T-M14003 W11

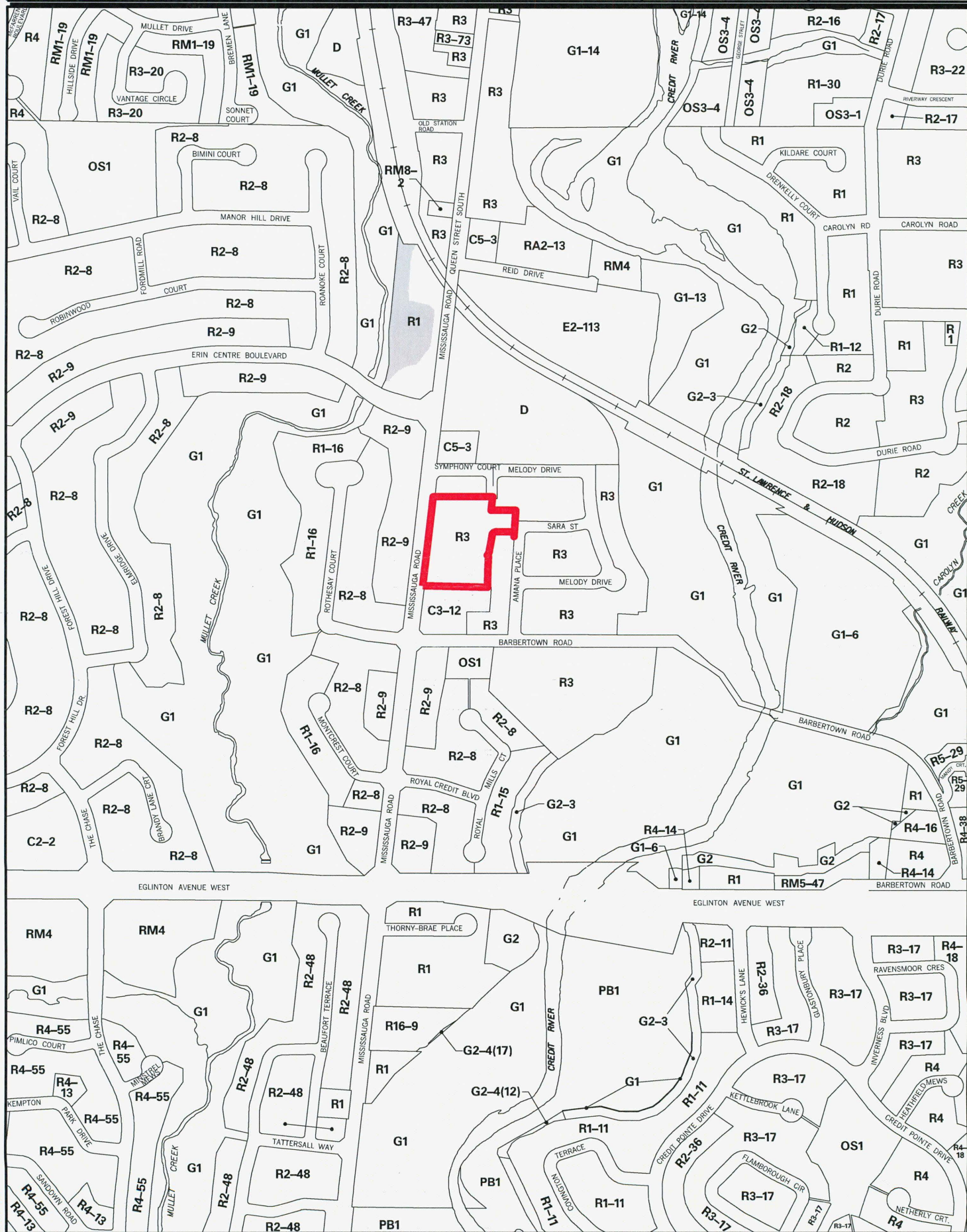
School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 3 Kindergarten to Grade 6 1 Grade 7 to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Ray Underhill Public School <ul style="list-style-type: none"> Enrolment: 323 Capacity: 364 Portables: 0 Dolphin Senior Public School <ul style="list-style-type: none"> Enrolment: 499 Capacity: 625 Portables: 0 Streetsville Secondary School <ul style="list-style-type: none"> Enrolment: 901 Capacity: 1,008 Portables: 6 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 3 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Joseph Elementary School <ul style="list-style-type: none"> Enrolment: 314 Capacity: 478 Portables: 0 St. Aloysius Gonzaga Secondary School <ul style="list-style-type: none"> Enrolment: 1798 Capacity: 1656 Portables: 0

GENERAL CONTEXT MAP

T-M14003 W11

APPENDIX I-9





Corporate Report

3-1

Clerk's Files

Originator's
Files OZ 14/008 W9
T-M14002 W9

DATE: May 19, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 8, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Application to permit 18 semi-detached homes and
2 detached homes on a private condominium road
6532 and 6544 Winston Churchill Boulevard and Block 19 on
Registered Plan 43M-932
West side of Winston Churchill Boulevard,
south of Aquitaine Avenue, north of Battleford Road
Owners: Ideal (WC) Developments Inc.

Public Meeting/Information Report

Ward 9

RECOMMENDATION: That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the applications by Ideal (WC) Developments Inc. to permit 18 semi-detached and 2 detached homes on a private condominium road under files OZ 14/008 W9 and T-M14002 W9, at 6532 and 6544 Winston Churchill Boulevard and Block 19, Plan 43M-932, be received for information.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for a public meeting to hear from the community.
- The project requires a rezoning and a plan of subdivision.
- Community concerns identified to date relate to increased traffic, on-street parking and the loss of privacy due to the removal of existing trees on the subject lands.
- City staff recommends that an abutting remnant block be

rezoned to facilitate its incorporation into the proposed development if approved.

- Prior to the next report, matters to be addressed include: tree preservation; traffic and site access details; pedestrian connections; storm water servicing design; acoustical mitigation; ownership of an abutting remnant block; and environmental site assessment.

BACKGROUND:

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

COMMENTS:

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	86.1 m (282.5 ft.) – Winston Churchill Boulevard 72.1 m (236.5 ft.) – Collista Court
Gross Lot Area:	0.58 ha (1.4 ac.) Including Block 19 Plan 43M-932: 0.59 ha (1.5 ac.)
Existing Uses:	Two detached homes fronting onto Winston Churchill Boulevard

The site is located within the Meadowvale Neighbourhood which is a mature, stable and mixed use community. The Meadowvale Town Centre, located east of the site, provides a range of services for the community. The housing stock in the immediate area includes detached homes and townhouses.

There is a small parcel of land abutting the subject lands to the north (Block 19, Registered Plan 43M-932) that is held in escrow by the City (see Appendix I-5). The block is being held by the City to ensure that the block is developed in conjunction with the adjacent lands to the south, being the subject lands. Ideal (WC) Developments Inc. is in the process of acquiring this parcel from the federal government which now has authority over the parcel

since the dissolution of the original development company. Once acquired, the developer intends to incorporate this block into their proposal. Planning Staff recommend that the appropriate zoning of this block be considered at the same time as the subject property zone so that it can be incorporated into this development proposal when purchased by the applicant. The Draft Plan of Subdivision application will also need to be amended accordingly.

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

The surrounding land uses are described as follows:

North: Detached homes and townhouses

East: Meadowvale Town Centre and motor vehicle service station and repair facility (Master Mechanic)

South: Detached homes

West: Detached homes

DETAILS OF THE PROJECT

The proposal is to permit 18 semi-detached homes and 2 detached homes on a private condominium road.

Development Proposal	
Applications submitted:	Received: November 24, 2014 Deemed complete: December 8, 2014
Developer Owner/Applicant:	Ideal (WC) Developments Inc./ IBI Group
Number of units:	18 semi-detached homes 2 detached homes
Height:	3 storeys / 10.7 m (35.1 ft.)
Lot Coverage:	27.8 % Including Block 19, Plan 43M-932: 27.1%
Net Density:	34.5 units/ha (14.0 units/acre) Including Block 19, Plan 43M-932: 33.9 units/ha (13.7 units/acre)

Development Proposal		
Road type:	Common element condominium-private road (CEC)	
Anticipated Population:	72.6* *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.	
<u>Parking</u>	<u>Required</u>	<u>Proposed</u>
Resident spaces	40	60
Visitor spaces	5	4
Total	45	64

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

LAND USE CONTROLS

The property is located in the Meadowvale Neighbourhood Character Area, and is designated **Residential Low Density II** which permits detached and semi-detached homes (see Appendix I-3).

The applications conform with the land use designation and no Official Plan Amendment is proposed.

A rezoning is proposed from **R1** (Detached Dwelling-Typical Lots) and **R5** (Detached Dwelling-Typical Lots) to **RM3-Exception** (Semi-Detached Dwellings on a CEC- Private Road - Exception) to permit 18 semi-detached homes and 2 detached homes on a private condominium road in accordance with the proposed zone standards contained within Appendix I-10.

A draft plan of subdivision is required in order to create blocks on a registered plan to allow for the draft plan of condominium.

WHAT DID THE COMMUNITY SAY?

Two community meetings were held by Ward 9 Councillor, Pat Saito, on March 26 and June 3, 2014.

Issues raised by the community are discussed below. They will be addressed along with any new issues raised at the public meeting in the Recommendation Report, which will come at a later date.

At the first community meeting, a number of residents had concerns with the initial development proposal that showed a combination of townhouses, semi-detached and detached homes with net densities between 39.7 to 43.1 units/ha (16.0 to 17.4 units/ac.). At the second community meeting, the applicant presented a proposal for 22 semi-detached homes with a net density of 37.9 units/ha (15.4 units/ac.). The proposal presented at the second community meeting is similar to the layout of the proposal submitted for approval (see Appendix I-6).

A number of residents expressed concerns with increased traffic, loss of privacy due to the removal of existing trees and the potential loss of on-street parking along Collista Court.

DEVELOPMENT ISSUES

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

- Tree Preservation
- Increased traffic and site access details
- Pedestrian connections to Winston Churchill Boulevard
- Storm water servicing design
- Noise mitigation
- Acquisition of remnant block to the north

OTHER INFORMATION

Ideal (WC) Developments Inc. have submitted a number of studies and reports in support of the applications. The list is below and the studies are available for review.

- Concept Plan
- Draft Plan of Subdivision
- Grading and Servicing Plan
- Planning Rationale Report
- Tree Preservation Report
- Noise Attenuation Study
- Transportation Assessment Letter
- Functional Servicing and Stormwater Report

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 plans of subdivision and condominium and the site plan application.

FINANCIAL IMPACT:

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

CONCLUSION:

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Mississauga Official Plan Land Use Map
- Appendix I-4: Existing and Proposed Zoning Map
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Concept Plan
- Appendix I-7: Elevation
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation

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

Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

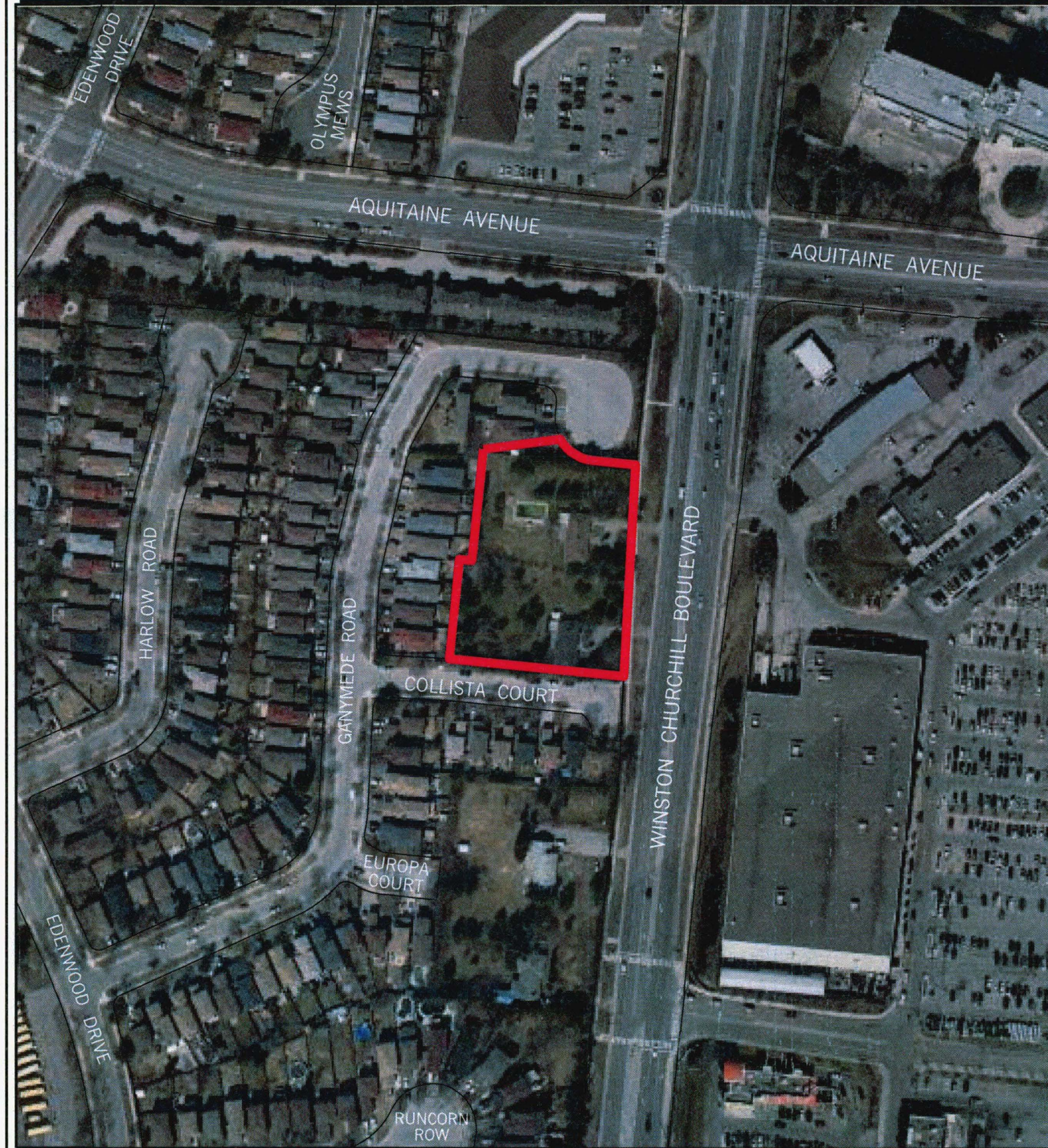
Prepared By: Mila Yeung, Development Planner

Ideal (WC) Developments Inc.

**Files: OZ 14/008 W9
T-M14002 W9**

Site History

- July 31, 1989 – Plan 43M-932 was registered including Block 19 which is held in escrow by the City to ensure that the block is developed in conjunction with the lands to the south.
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for Meadowvale District which designated the subject lands "Residential Low Density II".
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "R1" (Detached Dwelling-Typical Lots) and "R5" (Detached Dwelling-Typical Lots).
- November 14, 2012 – Mississauga Official Plan came into force designating the subject lands "Residential Low Density II" in the Meadowvale Neighbourhood Character Area.



LEGEND:



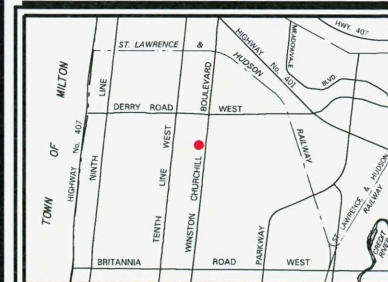
SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO - SPRING 2014



SUBJECT:

IDEAL (WC) DEVELOPMENT INC.



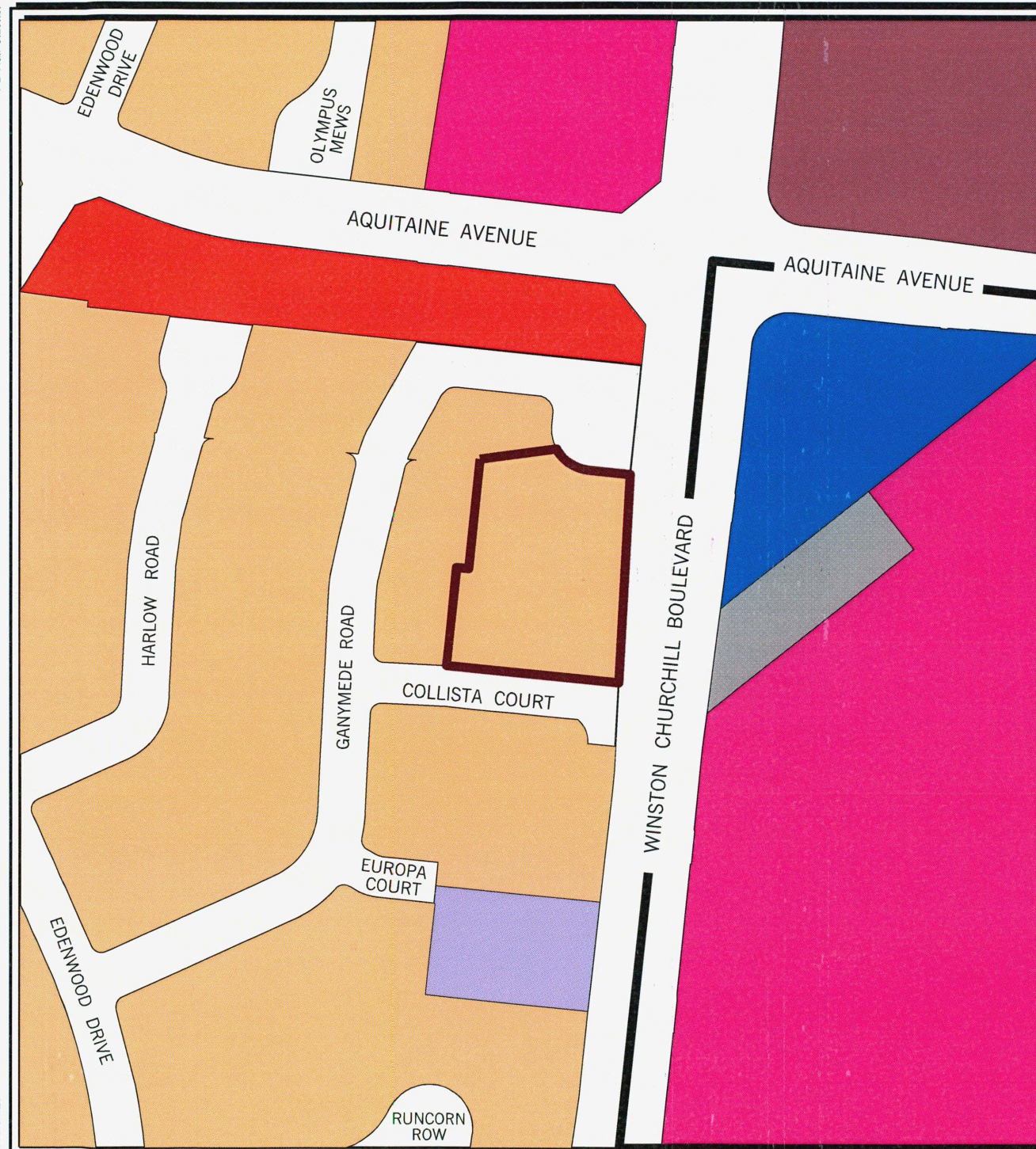
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T-M14002
DWG. NO:
14008A
SCALE:
1:2500
PDC DATE:
2015 06 08
DRAWN BY:
B. KRUGER

APPENDIX I-2



MISSISSAUGA

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

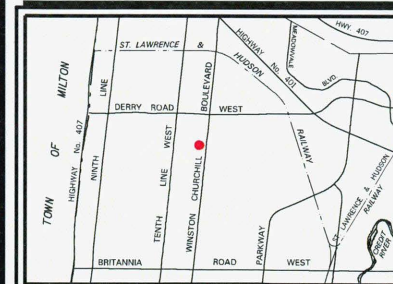
	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		
	Neighbourhood		



SUBJECT LANDS



SUBJECT: IDEAL (WC) DEVELOPMENT INC.



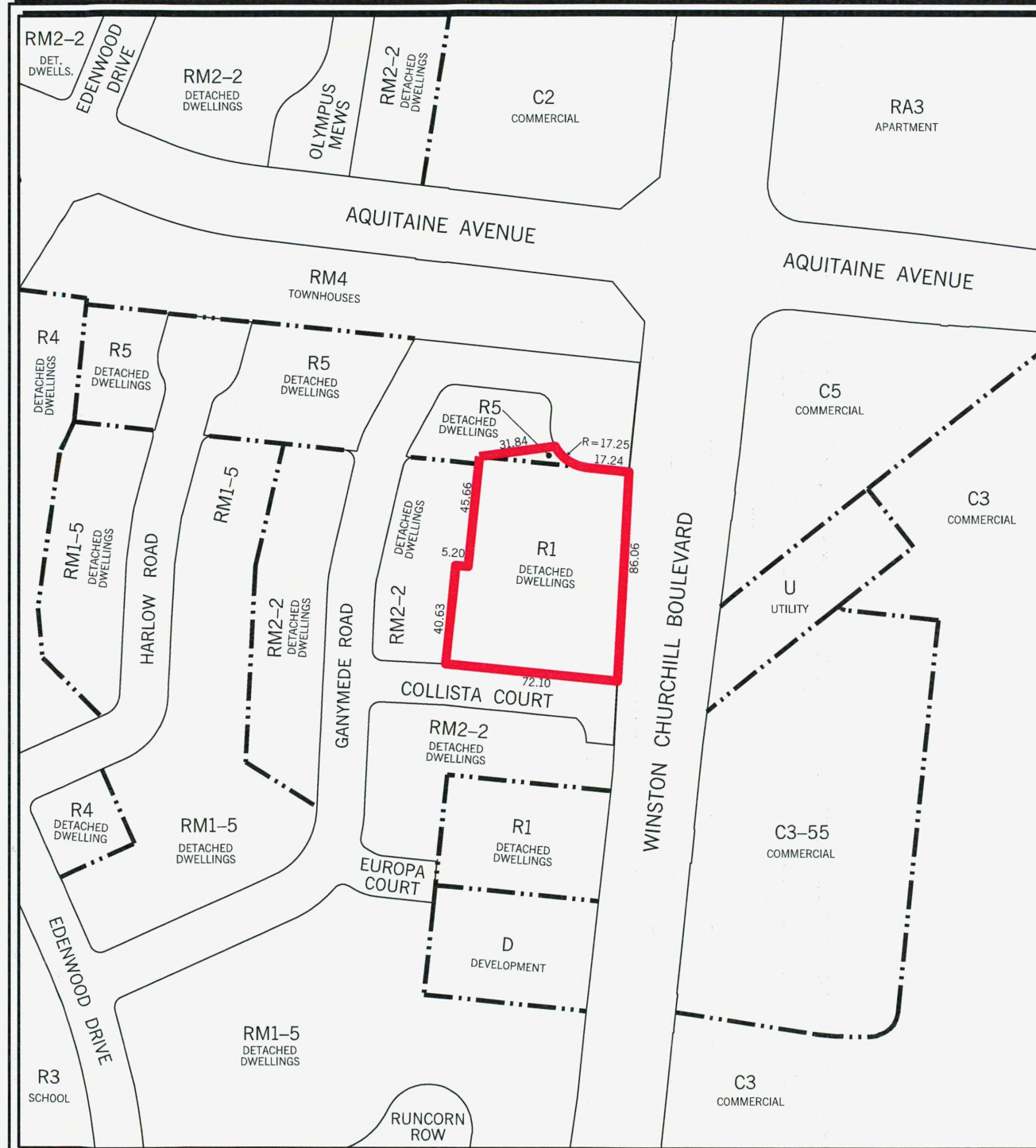
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T-M14002
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PDC DATE:
2015 06 08
DRAWN BY:
B. KRUGER

APPENDIX I-3



MISSISSAUGA

Produced by
T&W, Geomatics



LEGEND:

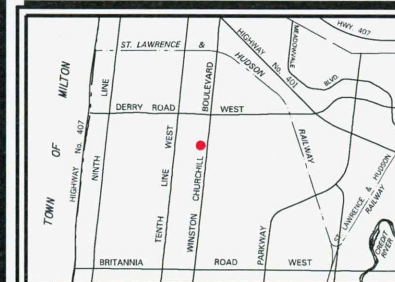


PROPOSED REZONING FROM 'R1' AND 'R5' TO 'RM3-EXCEPTION' TO PERMIT 18 SEMI-DETACHED HOMES AND 2 DETACHED HOMES ON A PRIVATE CONDOMINIUM ROAD.

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



SUBJECT: IDEAL (WC) DEVELOPMENT INC.



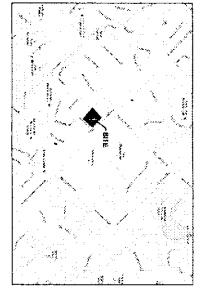
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T-M14002
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2015 06 08
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B. KRUGER

APPENDIX 1-4

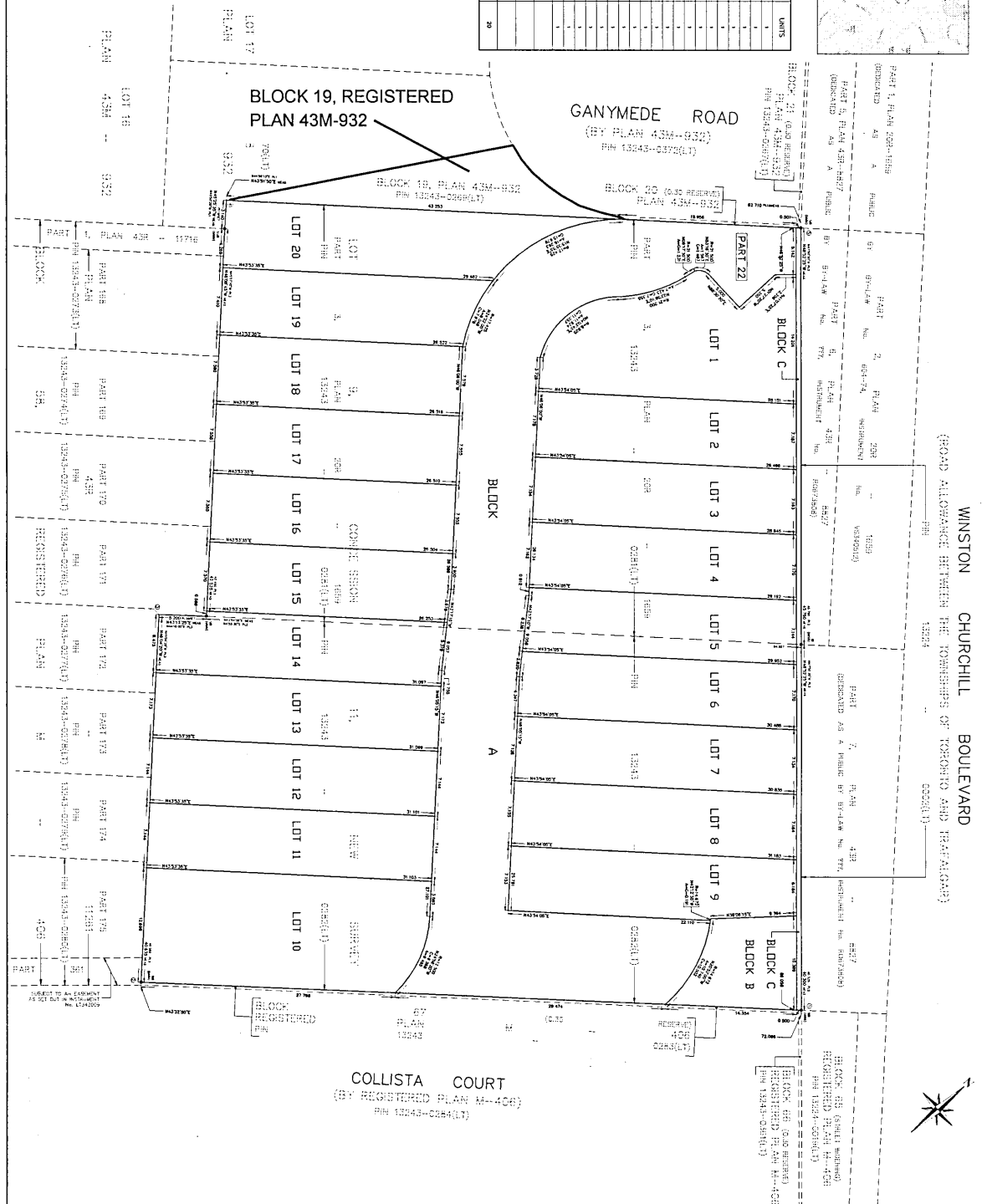


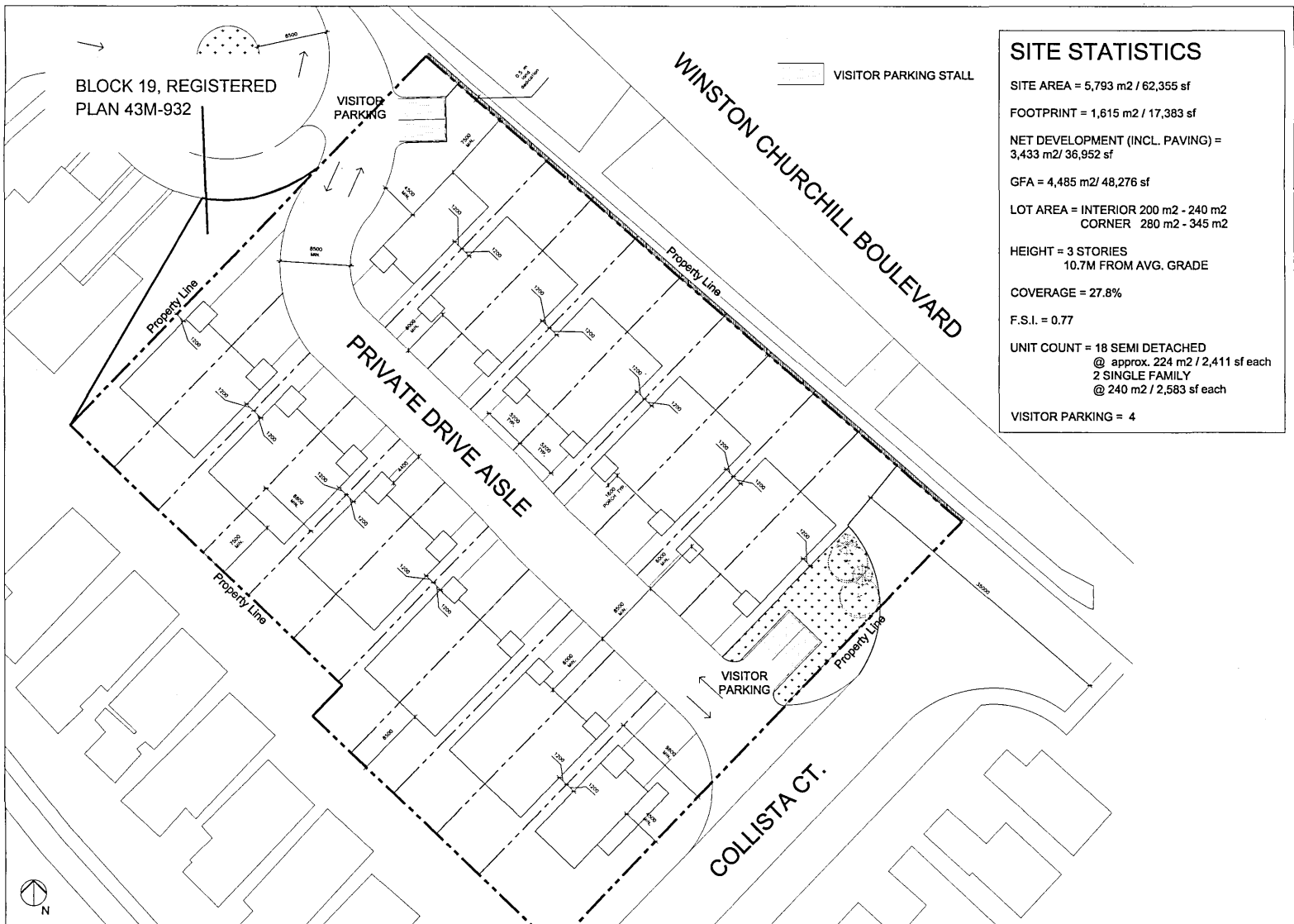
MISSISSAUGA

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T&W, Geomatics

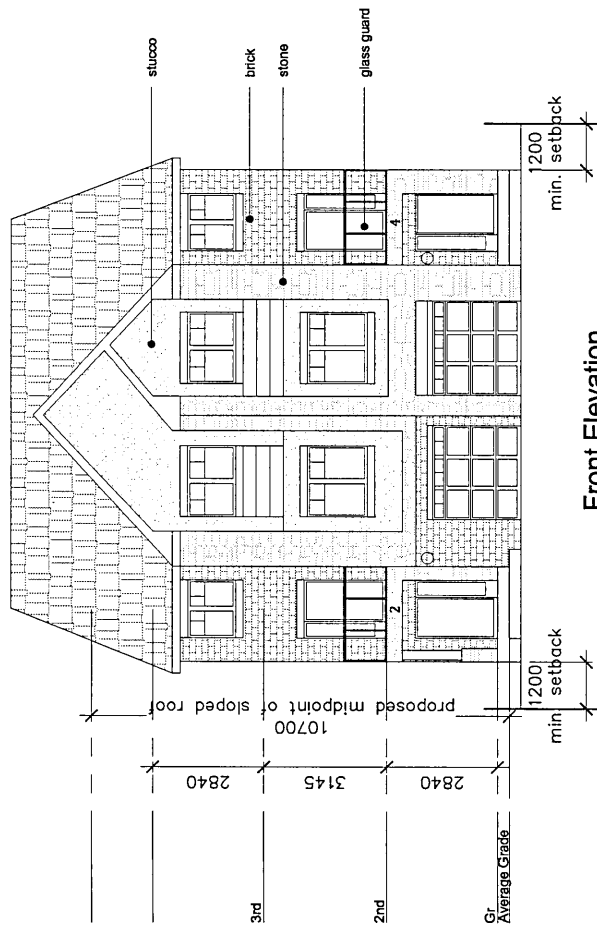
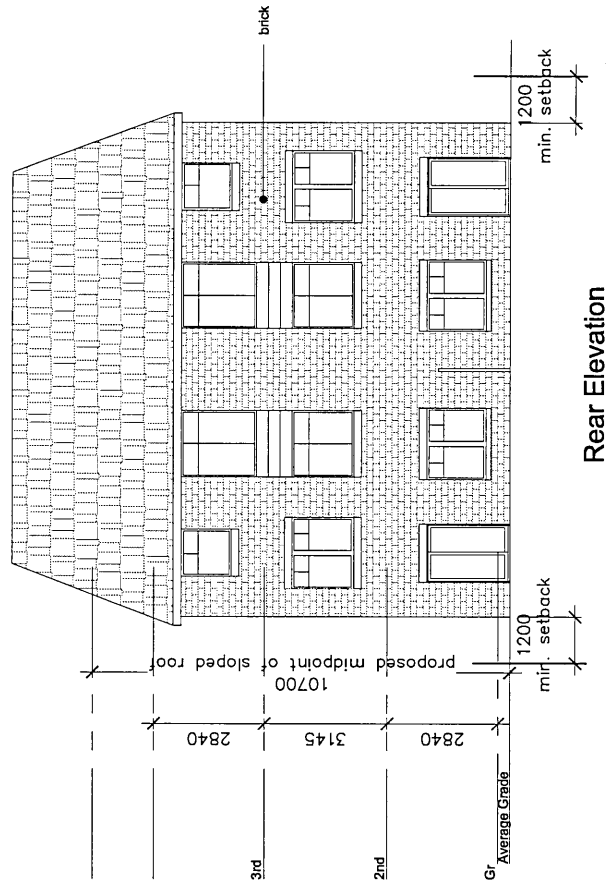


LAND USE	LOT/BLK	AREA	UNITS
RESIDENTIAL	LOT 1	107.4	1
RESIDENTIAL	LOT 2	107.4	1
RESIDENTIAL	LOT 3	107.4	1
RESIDENTIAL	LOT 4	107.4	1
RESIDENTIAL	LOT 5	107.4	1
RESIDENTIAL	LOT 6	107.4	1
RESIDENTIAL	LOT 7	107.4	1
RESIDENTIAL	LOT 8	107.4	1
RESIDENTIAL	LOT 9	107.4	1
RESIDENTIAL	LOT 10	107.4	1
RESIDENTIAL	LOT 11	107.4	1
RESIDENTIAL	LOT 12	107.4	1
RESIDENTIAL	LOT 13	107.4	1
RESIDENTIAL	LOT 14	107.4	1
RESIDENTIAL	LOT 15	107.4	1
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RESIDENTIAL	LOT 100	107.4	1





3-14



Ideal (WC) Developments Inc.**Files: OZ 14/008 W9
T-M14002 W9****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (January 30, 2015)	Regional staff have reviewed the Functional Servicing Report (FSR) and have requested a revised FSR to clarify some outstanding issues. The developer is responsible for the removal of existing services and the extension of the existing watermain both on Collista Court and Ganymede Road in accordance with the Region's standards. Curbside garbage, recyclable materials, household organics and yard waste collection will be provided by the Region of Peel. The developer will be responsible for collection and disposal of waste until 90 per cent occupancy of the development has been reached.
Dufferin-Peel Catholic District School Board (January 27, 2015) and the Peel District School Board (January 6, 2015)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require conditions to be added to the Servicing and Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 12, 2015)	<p>In comments dated February 12, 2015, this Department indicated that Eden Woods (P-207), zoned OS1 and G2, is located 400 m (1,312 ft.) from the property. Lake Aquitaine Park (P-102), zoned OS2 and G1, is located 600 m (1,969 ft.) from the property. Meadowvale Community Centre is also located within Lake Aquitaine Park.</p> <p>Prior to the approval of the Servicing and/or Development Agreements, street tree contributions will be required for</p>

Ideal (WC) Developments Inc.

Files: OZ 14/008 W9
T-M14002 W9

Agency / Comment Date	Comment
	<p>Collista Court, Winston Churchill Boulevard and Ganymede Road.</p> <p>Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City Policies and By-laws.</p>
<p>City Community Services Department – Fire and Emergency Services Division (March 3, 2015)</p>	<p>Fire and Emergency Services have no concerns; emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (April 7, 2015)</p>	<p>In comments dated April 7, 2015, this Department confirmed receipt of the Draft Plan of Subdivision, Alternative Concept Plans, Functional Servicing Report, Stormwater Management Report, Site Grading/Servicing Plans, Noise Impact Feasibility Study and Phase 1 Environmental Site Assessment circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the Department include:</p> <ul style="list-style-type: none"> • Traffic implications and site access details • Pedestrian connections • Stormwater servicing design • Acoustic mitigation • Environmental Site Assessment • Acquisition of additional land to the north • Compliance with City condominium standards <p>These outstanding issues will be addressed in detail prior to the Recommendation Report.</p>

Ideal (WC) Developments Inc.**Files: OZ 14/008 W9
T-M14002 W9**

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Trillium Health Partners Mississauga Transit Canada Post Enbridge Gas Distribution Inc. Bell Canada Rogers Cable Enersource Hydro Mississauga GTAA</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Realty Services Peel Region Police City Community Services Department – Cultural Division TransCanada Pipelines Ltd.</p>

Ideal (WC) Developments Inc.

Files: OZ 14/008 W9
T-M14002 W9

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 6 2 Grade 7 to Grade 8 3 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Miller's Grove Public School <ul style="list-style-type: none"> Enrolment: 193 Capacity: 309 Portables: 0 Edenwood Middle School <ul style="list-style-type: none"> Enrolment: 488 Capacity: 504 Portables: 2 Meadowvale Secondary School <ul style="list-style-type: none"> Enrolment: 1220 Capacity: 1497 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. John of the Cross <ul style="list-style-type: none"> Enrolment: 266 Capacity: 185 Portables: 0 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1734 Capacity: 1320 Portables: 16

Ideal (WC) Developments Inc.

Files: OZ 14/008 W9
T-M14002 W9

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

Zone Standards	Existing R1 Zoning Standards	Required RM3 Zoning By-law Standards	Proposed RM3- Exception Zoning By- law Standards
Permitted Uses	Detached Dwelling	Semi-Detached Dwelling on a CEC- private road	Detached Dwelling on a CEC-private road Semi-Detached Dwelling on a CEC- private road
Minimum unattached side yard	1.8 m (6.0 ft.) on one side of the lot and 4.2 m (13.7 ft.) on the other side	0.9 m (3.0 ft.)	1.2 m (3.9 ft.)
Minimum exterior side yard – Lot with an exterior side lot line abutting a CEC-private road	n/a	4.5 m (14.8 ft.)	2.7 m (8.9 ft.)
Minimum setback of a semi-detached dwelling on a CEC- visitor parking space	n/a	3.3 m (10.8 ft.)	3.0 m (9.8 ft.)
Minimum setback of a semi-detached dwelling to a CEC- amenity area	n/a	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum resident parking space per dwelling unit	2	2	3
Minimum visitor parking space per dwelling unit	n/a	0.25	0.20

Ideal (WC) Developments Inc.

Files: OZ 14/008 W9
T-M14002 W9

Zone Standards	Existing R1 Zoning Standards	Required RM3 Zoning By-law Standards	Proposed RM3- Exception Zoning By- law Standards
Maximum driveway width	Width of garage door opening (s) plus 2.0 m (6.6 ft.) up to a maximum of 8.5 m (27.9 ft.); if no garage door then a maximum width of 6.0 m (19.7 ft.)	4.3 m (14.1 ft.)	5.2 m (17.1 ft.)

GENERAL CONTEXT MAP

OZ 14/008 W9

APPENDIX I-11





Corporate Report

4-1

Clerk's Files

Originator's
Files OZ 11/015 W7

DATE: May 19, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 8, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to Permit a 20 Storey Condominium Apartment
Building, Stacked Townhouses and Townhouses
2024 and 2040 Camilla Road
North side of North Service Road, west side of Camilla Road
Owner: Consulate Management Ltd.**

Public Meeting/Information Report

Ward 7

RECOMMENDATION: That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit a 20 storey condominium apartment building, stacked townhouses and townhouses under File OZ 11/015 W7, at 2024 and 2040 Camilla Road, be received for information.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for a public meeting to hear from the community;
- The project does not conform with the Residential High Density and Office designations and requires an official plan amendment and a rezoning;
- Community concerns identified to date include the appropriateness of development in the Cooksville Creek floodplain, proposed density and traffic impacts;

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

BACKGROUND:

The applications have been circulated for technical comments and a community meeting has been scheduled for May 27, 2015. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:**THE PROPERTY AND THE NEIGHBOURHOOD**

Size and Use	
Frontages:	195 m (640 ft.) – North Service Road 61 m (200 ft.) – Camilla Road
Gross Lot Area:	1.47 ha (3.63 ac.)
Existing Uses:	Vacant land (2040 Camila Road) and a two storey house that has been converted into an office (2024 Camila Road)

The property is located east of Hurontario Street and north of the Queen Elizabeth Way (QEW) in an area containing a mixture of residential, commercial, institutional and utility uses. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Hydro One utility corridor and apartment buildings
 East: Automobile service station and detached homes
 South: Across North Service Road and the QEW, townhomes and a retail plaza
 West: Hydro One utility corridor and St. Hilary's Anglican Church

DETAILS OF THE PROJECT

The proposal is for a high density condominium residential development to be constructed in two phases. The first phase would see the construction of 168 stacked townhouse units in five buildings, all with a height of three and a half storeys. A 20 storey

apartment building with 158 units and five townhouses along the south base of the tower is proposed for the second phase. All parking is proposed to be underground. Three access points are proposed for the site, two off the North Service Road and one off of Camilla Road.

As the site is within the “flood fringe” of the Cooksville Creek floodplain, the developer proposes to add fill to the lands to ensure that it will be protected from flooding during a serious storm event. Flood-free access to the development would be available through the northwest driveway entrance from North Service Road.

Development Proposal		
Applications submitted:	Received: November 8, 2011 Deemed complete: November 30, 2011 Revised: October 7, 2014	
Developer/Owner:	Consulate Management Ltd.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	331	
Gross Floor Area:	28 057 m ² (302,013 sq. ft.)	
Height:	20 storeys – apartment 3.5 storeys – stacked townhouses	
Lot Coverage:	49%	
Floor Space Index:	1.9	
Landscaped Area:	30%	
Gross Density:	225 units/ha 91 units/acre	
Road type:	Condominium private road	
Anticipated Population:	932* *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 (Phase I + Phase II)	Proposed (Phase I + Phase II)
resident spaces	454 (236 + 218)	454 (236 + 218)
visitor spaces	76 (42 + 34)	67 (34 + 33)
Total	530	521
Green Initiatives	<ul style="list-style-type: none"> Carbon monoxide monitoring system in parking garages to increase energy 	

Development Proposal	
	<p>efficiency of fans used for fresh air distribution</p> <ul style="list-style-type: none"> • High efficiency HVAC systems • Low Impact Development (LID) techniques including bioswales and pervious stable surfaces • Electric car rough-ins for recharging

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

LAND USE CONTROLS

The subject lands are designated **Office** and **Residential High Density** within Mississauga Official Plan. In addition, the lands are located within the Downtown Hospital Character Area and are subject to the two-zone floodplain policies associated with Cooksville Creek. The applicant has requested that the lands be redesignated to **Residential High Density - Special Site** and that Maps 12-5.1 and 16-6.1 of Mississauga Official Plan be changed to illustrate revised limits of the floodway and flood fringe areas.

A rezoning is proposed from **H-O-9** (Office) and **H-D-6** (Development) to **RA5-Exception** (Apartment Dwellings).

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

Bonus Zoning

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

WHAT DID THE COMMUNITY SAY?

A community meeting is scheduled to be held by Ward 7 Councillor Nando Iannicca on May 27, 2015. Two written comments have been received to date, one from an area resident who indicated traffic-related concerns and one from the Cooksville Munden Homeowners Organization (CMPHO). CMPHO's concerns are summarized below:

- Due to the flooding and location within the Cooksville Creek floodplain, these lands are not suitable for development;
- The proposal is too dense for this site;
- There will be an increased strain on public services and infrastructure;
- There will be adverse traffic, parking and safety impacts generated by the proposed development
- The shadow impacts will be unacceptable;
- There will be a lack of privacy due to overlook conditions;
- The condominium units will be converted to rental units given their small unit size. This could increase local crime rates.
- There are health concerns for residents of the proposed development due to the proximity of the QEW and the Hydro One corridor;
- Construction-related disruptions will impact the surrounding community.

These issues, along with any others raised by the community at the May 27, 2015 meeting and the public meeting, will be addressed in the Recommendation Report, which will come at a later date.

DEVELOPMENT ISSUES

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

- Are the policies and principles of Mississauga Official Plan maintained by this project;
- Is the proposal compatible with the character of the area given its land use, height, massing, setbacks, landscaping, building configuration and technical requirements;
- Have all concerns related to flooding and grading been fully addressed;
- Do the lands require environmental remediation;
- Are the proposed design details and zoning standards appropriate;
- Will municipal service upgrades and associated easements be required to service the site;
- Have all other technical requirements and studies related to the project been found to be acceptable.

OTHER INFORMATION

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

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Comprehensive Two Zone Study of the Cooksville Creek – Camilla Road Area
- Traffic Study
- Urban Design Brief
- Preliminary Pedestrian Level Wind Study
- Shadow Study
- Noise Control Feasibility Study
- Phase I Environmental Site Assessment
- Development Concept Plan, Elevations and Floor Plans
- Preliminary Fill Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

There are engineering matters including storm drainage, noise reduction, sidewalks and utilities which will require the applicant to enter into agreements with the City.

FINANCIAL IMPACT:

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

CONCLUSION:

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

ATTACHMENTS:

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


Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

Consulate Management Ltd.**File: OZ 11/015 W7****Site History**

- July 17, 1986 – A minor variance application (A 86/481) was submitted to permit the temporary use of a medical/dental office at 2024 Camilla Road. Approval was received and subsequent applications were approved in 1991 (A 91/285) and 1996 (A 96/393) to secure the continuation of the temporary use approval.
- September 12, 1986 – A building permit (BP 86/9385) and certificate of occupancy (COC 86/4661) were issued for 2024 Camilla Road.
- November 5, 1986 - A demolition permit (BP 86/1260) was issued for the dwelling at 2040 Camilla Road.
- August 27, 1987 – A rezoning application (OZ 87/082 W7) was submitted to permit the medical/dental office at 2024 Camilla Road. A site plan application (SP 89/035 W7) was submitted on February 2, 1989. Both files were subsequently cancelled on January 11, 1994.
- Between 1972 and 1994 there were four official plan amendment and rezoning applications submitted for the lands at 2040 Camilla Road. All applications were eventually cancelled between 1988 and 2007.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed.



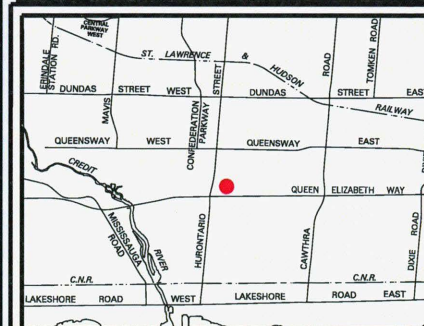
LEGEND:

SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING OF 2014



SUBJECT:
CONSULATE MANAGEMENT LTD.



FILE NO:
OZ 11015 W7
DWG. NO:
11015A
SCALE:
1:3000
PDC DATE:
2015 06 08
DRAWN BY:
B. KRUGER

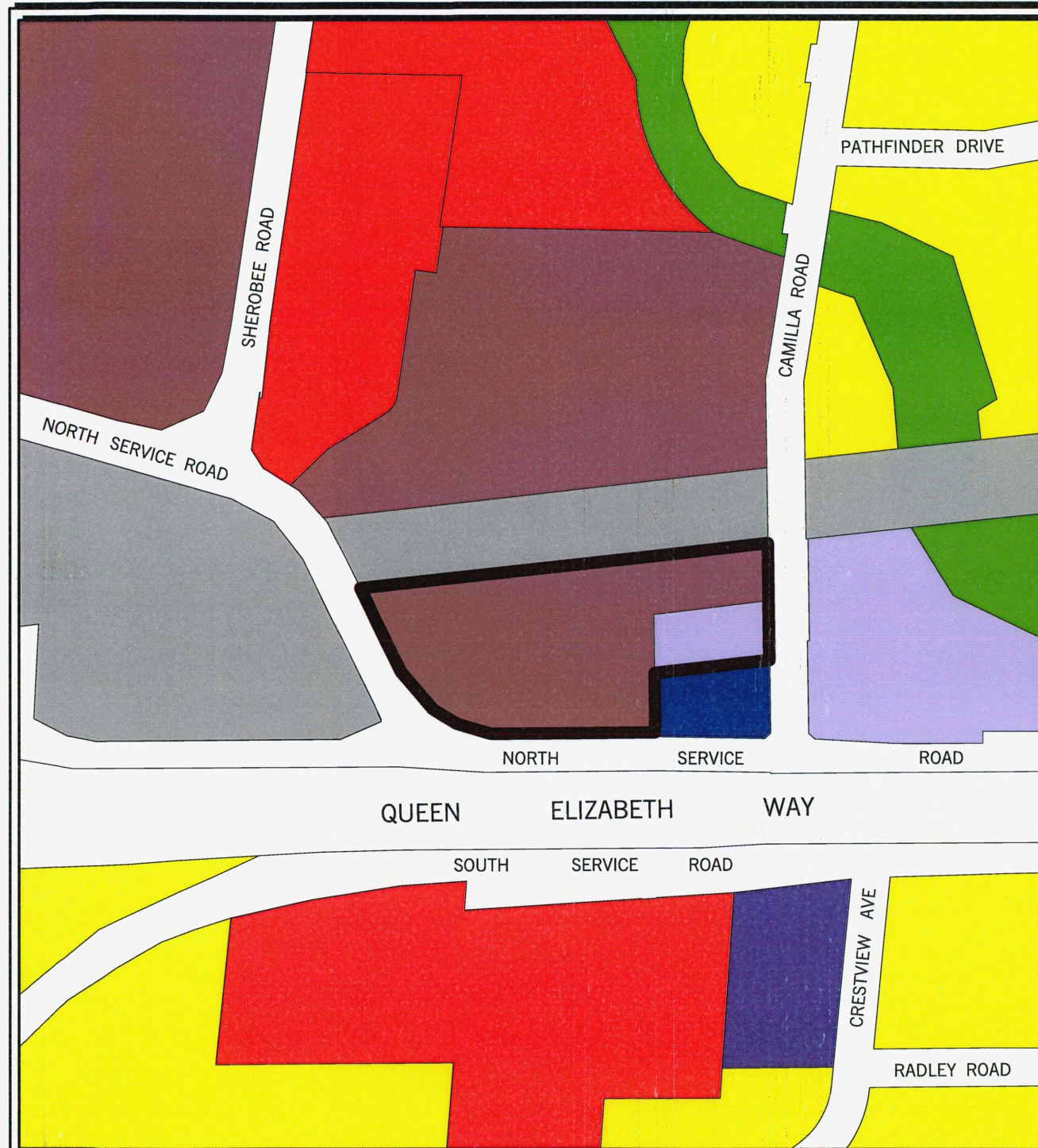
APPENDIX I-2



Mississauga

Produced by
T&W, Geomatics

4-9



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	

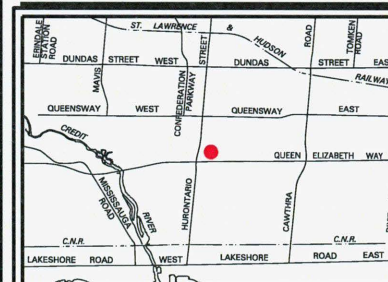


SUBJECT LANDS



SUBJECT:

CONSULATE MANAGEMENT LTD.



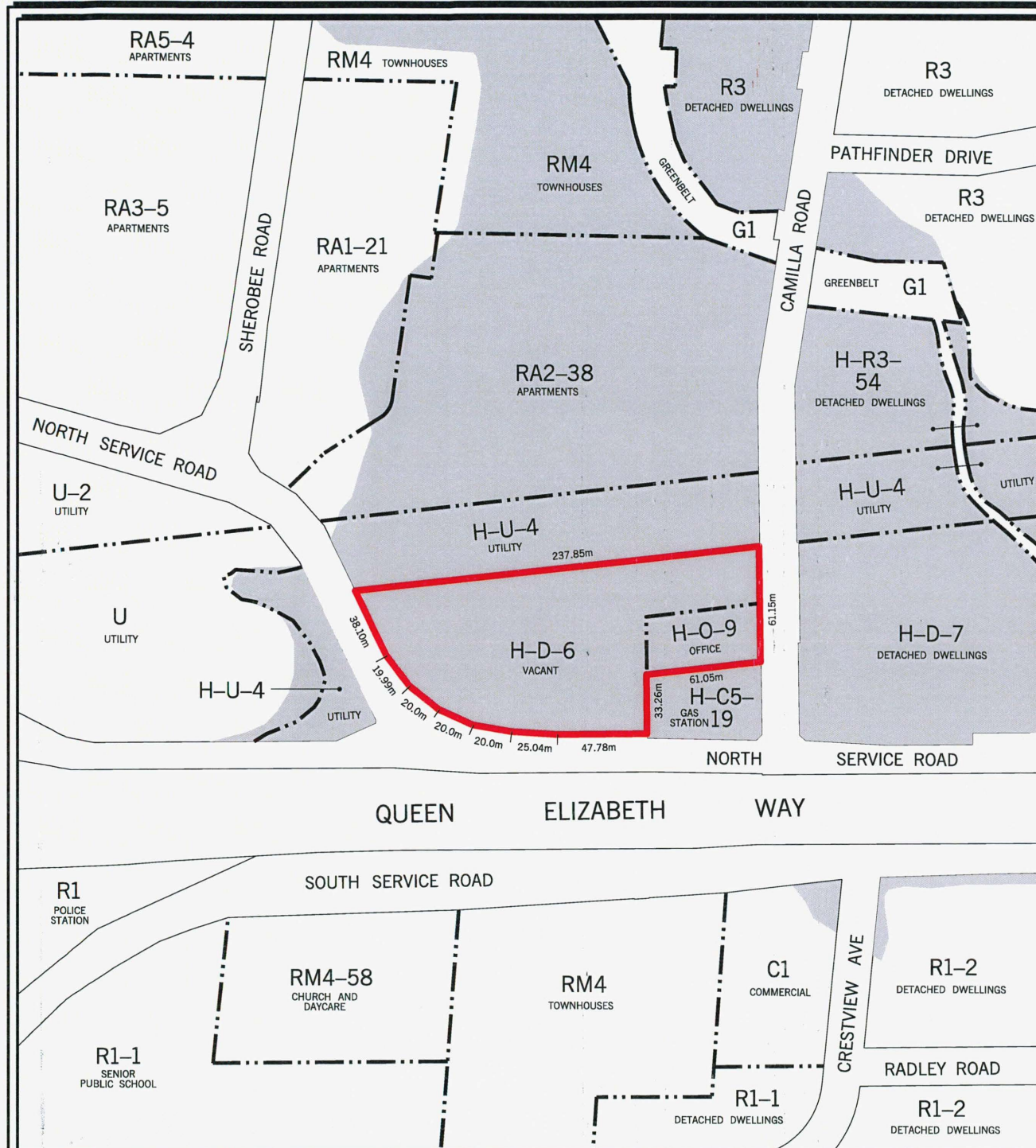
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OZ 11015 W7
DWG. NO:
11015L
SCALE:
1:3000
PDC DATE:
2015 06 08
DRAWN BY:
B. KRUGER

APPENDIX I-3



MISSISSAUGA

Produced by
T&W, Geomatics



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "OFFICE" AND "RESIDENTIAL HIGH DENSITY" TO "RESIDENTIAL HIGH DENSITY - SPECIAL SITE" AND PROPOSED REZONING FROM "H-O-9" (OFFICE) AND "H-D-6" (DEVELOPMENT) TO "RA5-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A 20 STOREY CONDOMINIUM APARTMENT BUILDING WITH 158 UNITS, 168 STACKED TOWNHOUSES AND 5 TOWNHOUSES.



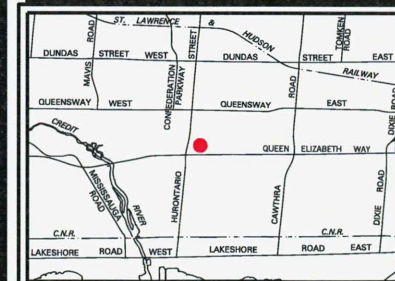
GREENBELT OVERLAY

THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

CONSULATE MANAGEMENT LTD.



FILE NO:
OZ 11015 W7

DWG. NO:
11015R

SCALE:
1:3000

PDC DATE:
2015 06 08

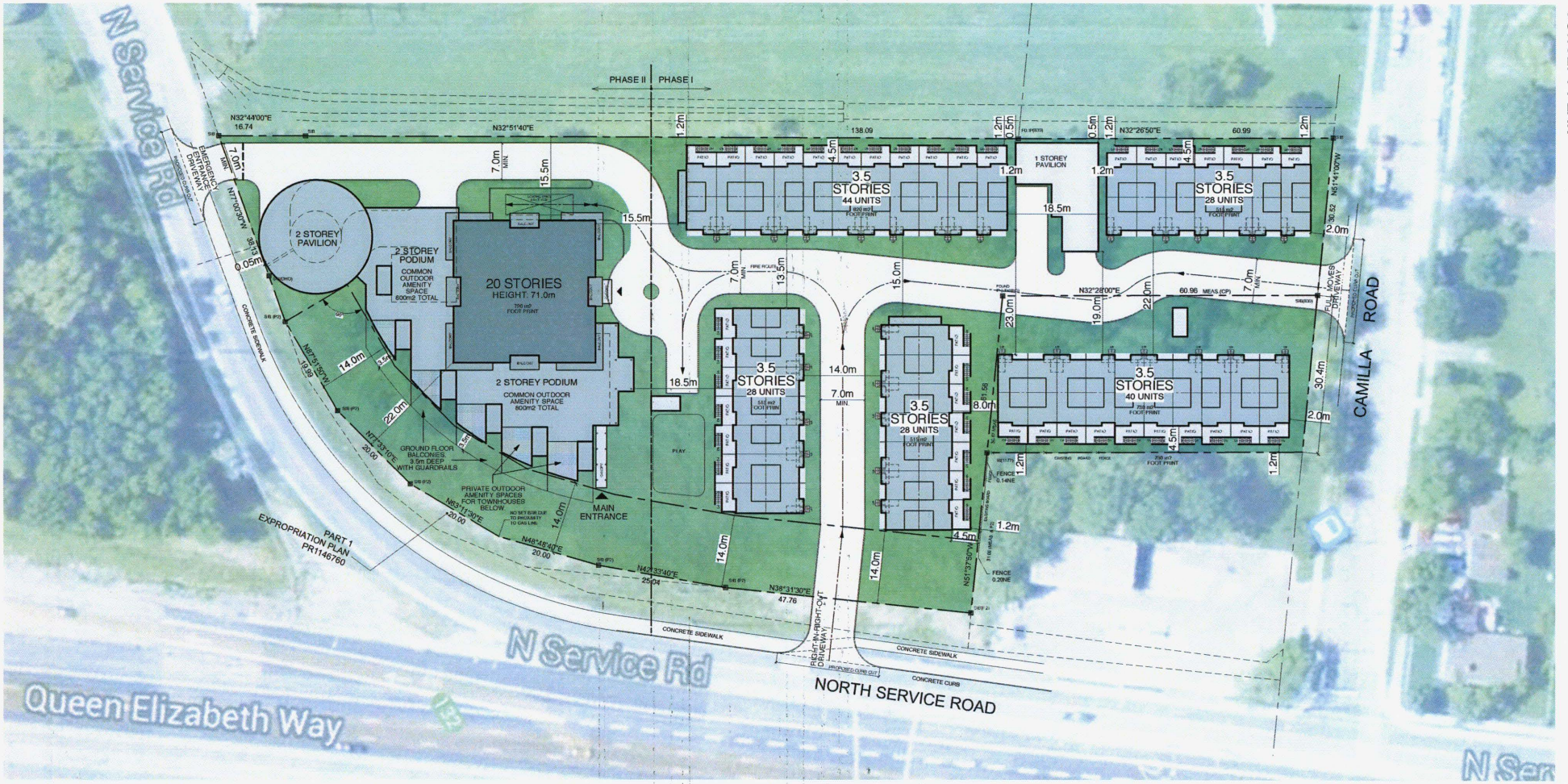
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B. KRUGER

APPENDIX 14



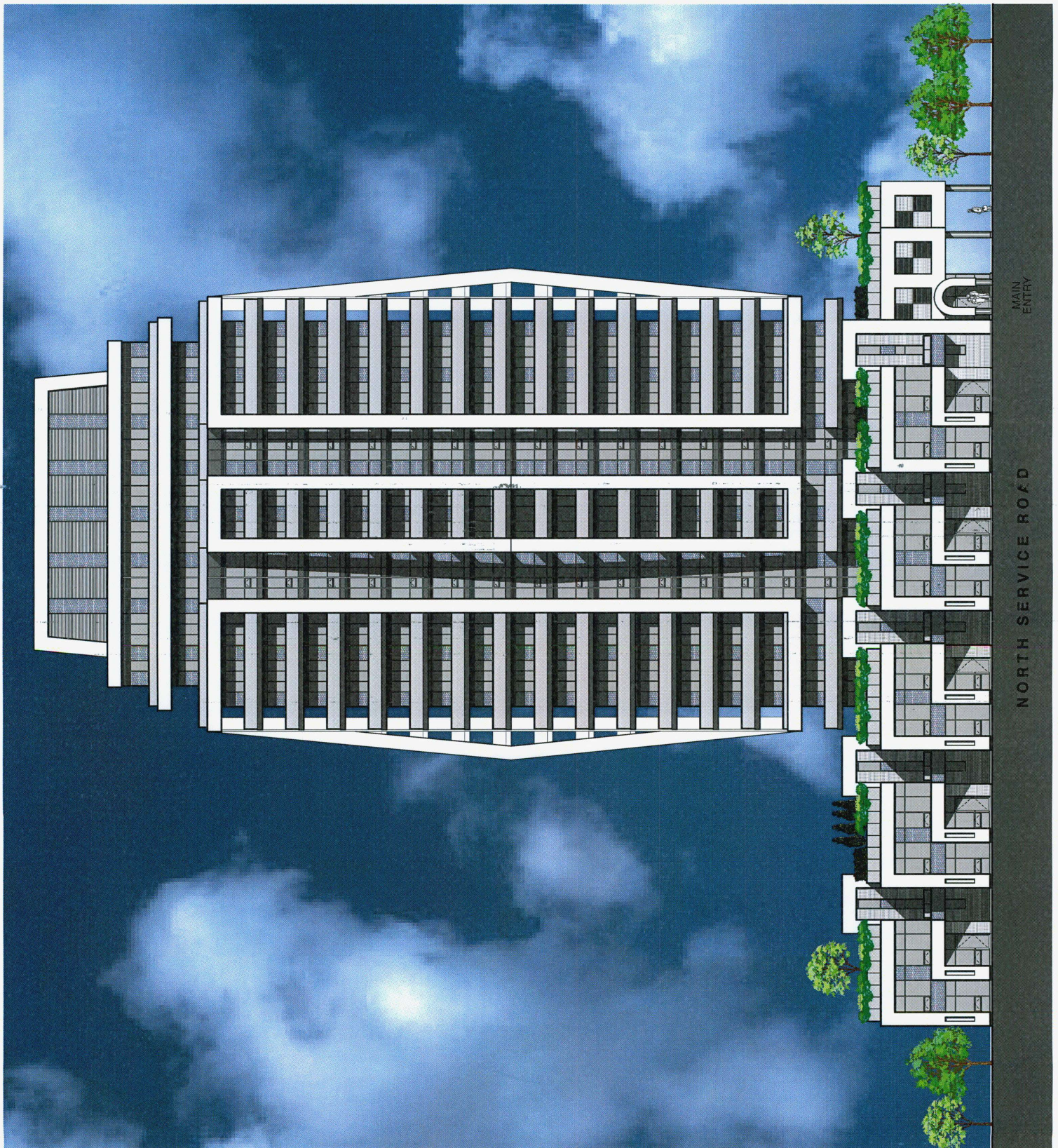
MISSISSAUGA

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T&W, Geomatics

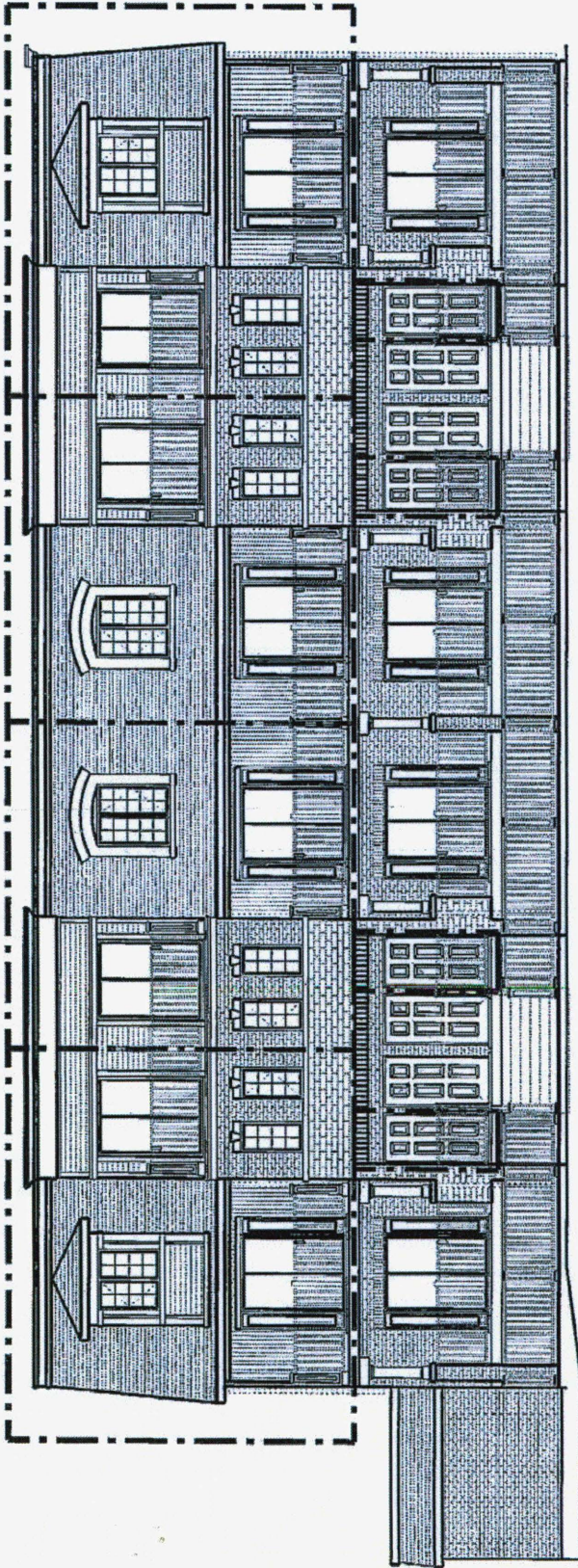


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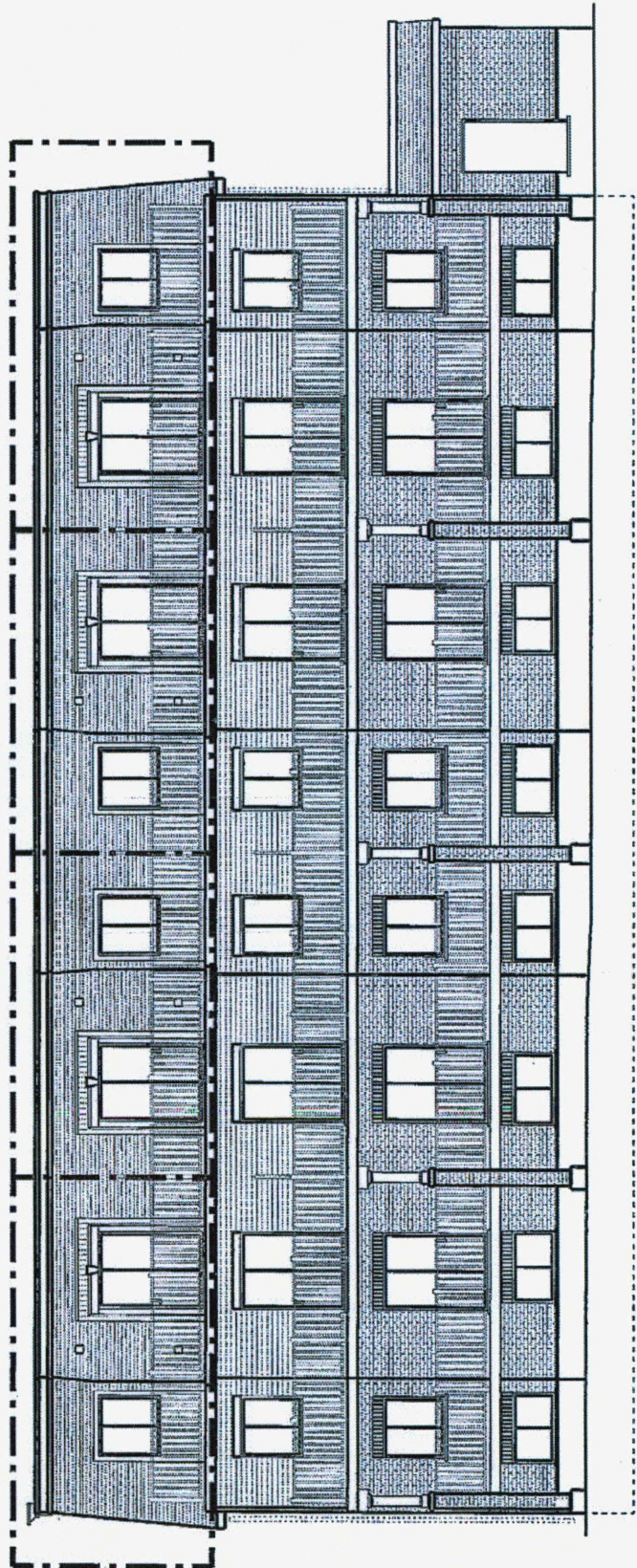
ELEVATIONS







FRONT ELEVATION - BELL



REAR ELEVATION - BELL

Consulate Management Ltd.

File: OZ 11/015 W7

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (March 19, 2015)	<p>In general, the Ministry of Transportation (MTO) has no objection to the proposed applications. However, a number of comments must be addressed during the site plan approval stage, including the following:</p> <ul style="list-style-type: none"> - Any embankment/slope that is essential for the development is not permitted within the 14.0 m (45.9 ft.) MTO setback. If the embankment/slope is not essential for the development, MTO permits a maximum 3:1 slope. If this non-essential embankment/slope is to be removed in the future, it must not affect the development/structure; - MTO building and land use permit must be obtained prior to any grading/construction activities; - The proponent will be required to meet all applicable standards prior to obtaining any permits; - The Highway Engineering Office has confirmed that the previously requested the ministry standard of the 14.0 m (45.9 ft.) setback was applied and it is acceptable; - Please be advised that all proposed permanent buildings and structures both above and below ground, utilities, frontage roads/fire routes, essential parking spaces, storm water management facilities (including ponds and associated berms) and noise walls must be set back 14.0 m (45.9 ft.) from the highway right-of-way limit; -The Traffic Impact Study was prepared in 2011 with a different proposed site plan showing two residential high rise buildings (Tower A - 21 stories and Tower B - 18 stories). However, in the revised site plan there is only one high rise building as well as townhouses. The consultant should revise the analysis and report accordingly.

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
<p>Region of Peel (December 9, 2015)</p>	<p>An existing 300 mm/350 mm (12 in./14 in.) diameter water main is located on North Service Road (Pressure Z1). An existing 150 mm (6 in.) diameter water main is located on Camilla Road (Pressure Z2). An existing 250 mm (10 in.) diameter sanitary sewer is located on Camilla Road.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services.</p> <p>The Functional Servicing Report (FSR) prepared by Crozier & Associates, dated July 2014 was reviewed as part of the revised submission. A number of technical revisions are required, including matters related to servicing design, connection information and hydrant flow tests.</p> <p>The Region of Peel will provide front-end and curbside collection of garbage and recycling to the residential units provided that the Developer meets the requirements set out in Section 2 of the Waste Collection Design Standards Manual.</p>
<p>Dufferin-Peel Catholic District School Board (April 1, 2015)</p>	<p>The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
<p>Peel District School Board (April 1, 2015)</p>	<p>The Peel District School Board has indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p> <p>In addition, if approved, the Peel District School Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
<p>Credit Valley Conservation (CVC) (February 3, 2015)</p>	<p>Figure 1 of the Comprehensive Two Zone Study (prepared by Crozier and Associates, dated July 2014) illustrates the area within the floodplain that can be filled without causing adverse impacts, as well as the extent of safe ingress/egress within the floodplain. The information provided also demonstrates the subject property is located within the area of theoretical fill placement (ATFP), that safe ingress/egress can be achieved and the site can be flood proofed by filling to an elevation of 99.9 m (327.7 ft.) (0.30 m [1 ft.] above the regulatory flood elevation).</p> <p>CVC staff recognizes it may not be practical for the entire ATFP to be filled - recognizing technical constraints such as the size, location and configuration of lots in relation to the floodplain characteristics. Notwithstanding this, the conclusions and recommendations of the report are generally acceptable for these purposes.</p> <p><i>Flood Remediation</i></p> <p>Although the study concludes the reconstruction of the culvert at the QEW is not required, CVC staff continues to encourage the City to pursue a 'flood remediation' financial agreement - consistent with the provisions in Sections 12.5.2 and 16.6.3 of Mississauga Official Plan. The approval of the Two Zone</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>floodplain management approach for this area was based on the Two Zone being an 'interim condition'. In this regard, it was expected future improvements to the QEW culvert would provide permanent flood relief and eliminate flood risks for a substantial portion of the study area and/or reliance on flood proofing measures. Recognizing the timing for the opportunity to replace the QEW culvert may be uncertain, any funds collected could be used for alternative flood remediation projects that benefit this study area.</p> <p><i>Planning Process</i></p> <p>Recently, CVC and City staff held discussions regarding the anticipated process for the implementation of this development proposal. The existing Mississauga Official Plan provides guidance on utilizing a holding zone to provide direction as to future permitted uses while ensuring flood proofing and safe access are addressed prior to development. It is CVC staff's expectation that the implementing Zoning By-law will be amended to remove the holding symbol when the requirements for flood proofing, the provision for safe access to the proposed development and a detailed spill assessment have been completed. Recognizing the findings of the submitted materials, it is anticipated mechanisms such as Servicing Agreements, Development Agreements and Letters of Credit will be used to assist in facilitating the implementation and phasing of the development.</p> <p>As previously stated, the submitted Comprehensive Two Zone Study sufficiently demonstrates flood proofing provisions may be achieved for the subject property - although some minor items remain outstanding. It should be noted the development potential for other areas within the study area are limited (flood fringe) and/or restricted (floodway) due to a lack of safe access and the location of flood fringe/floodway on the properties. Technical revisions in the areas of stormwater management (servicing, quality control, erosion control, water balance), floodplain management, and grading and safe ingress/egress are required.</p> <p>It is expected that the development will be phased so that the subject lands are flood proofed prior to final site plan approval</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>or building permit issuance (i.e. filled to an elevation a minimum 0.3 m [1 ft.] above the Regulatory Flood Elevation). In this regard, confirmation/certification that the site has been flood proofed in accordance with the approved plans will be required prior to CVC staff recommending final site plan approval or issuance of building permits.</p>
<p>Enbridge Gas Distribution (April 1, 2015)</p>	<p>-Enbridge Gas Distribution does not object to the proposed applications.</p> <p>-Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.</p> <p>-Enbridge Gas Distribution's records indicate that soil in this area may be contaminated. Information on soil quality, including identification of contaminants and concentrations in soil (if any), will be required such that appropriate health and safety measures can be implemented for Enbridge workers, and soil disposal arrangements can be made in advance of any gas service construction work. If the area is remediated, confirmation from the owner, with supporting documentation will be required prior to gas service construction.</p>
<p>Enersource Hydro Mississauga Inc. (December 9, 2014)</p>	<p>-Initial supply could be made available subject to timing, prior use and coordination with adjacent lands.</p> <p>-Electrical servicing shall be in accordance with Enersource Hydro Mississauga's requirements.</p> <p>-Easement may be required for guying new supply circuits (crossing QEW).</p> <p>-The applicant is requested to contact Enersource Hydro Mississauga well in advance to arrange for the design and installation of the electrical distribution system. An Offer to Connect will be made for the development that is consistent with the rules outlined in Chapter 3 of the Ontario Energy Board's Distribution System Code.</p>
<p>Hydro One Networks Inc. (November 28, 2014)</p>	<p>The proposed development not only abuts the Hydro One corridor but also illustrates a berm on the corridor lands. It is general practice that Hydro One Networks Inc. (HONI) does not allow a developer to drain any water towards the corridor. At the site plan stage a number of conditions will be required, including the following:</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>- Permanent 1.5 m (4.9 ft.) high chain link fencing must be installed after construction is completed along the common property line at the developer's expense.</p> <p>-The proponent must obtain approval from HONI for any uses (i.e. parking, landscaping, road crossings, etc.) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The transmission corridor is not to be used without the express written permission of HONI. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (April 9, 2015)</p>	<p>In comments dated November 26, 2015 and updated April 9, 2015 this Department notes that Camilla Park (P-028) is located approximately 800 m (2,625 ft.) from the site and provides passive recreation opportunities and two play sites. In the event that the application is approved, the Community Services Department - Park Planning notes that street tree contributions will be required prior to the enactment of By-Law.</p> <p>Further, prior to the issuance of building permit, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with the City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (April 1, 2015)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>An archaeological assessment has been submitted. Ministry clearance is pending.</p>
<p>City Community Services</p>	<p>Fire has reviewed the rezoning/OPA applications from an</p>

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Agency / Comment Date	Comment
Department – Fire and Emergency Services Division (December 4, 2014)	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) (April 14, 2015)	<p>T&W confirmed receipt of a Site Plan, Preliminary Servicing Plan, Preliminary Grading Plan, Comprehensive Two Zone Study, Functional Servicing and Stormwater Management Report, Noise Control Feasibility Study, Phase I Environmental Site Assessment, Geotechnical Investigation and Traffic Impact Study Addendum circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to revise the proposal and provide additional technical details in support of the application. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> • Road widening and access geometric design • Traffic implications • Stormwater servicing design • Grading details • Phasing details • Compliance with the City/MOECC acoustic guidelines, • Phase I and Phase II Environmental Site Assessment • Approvals of CVC, Hydro One, and Trans-Northern Pipelines <p>The above aspects will be addressed in detail prior to the Recommendation Report. The applicant's plans shall also be revised to address the Ministry of Transportation for Ontario (MTO) comments and conditions with respect to minimum setbacks from MTO property, access locations, and grading details.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> -Bell Canada -Canada Post -Development Services, Planning and Building Department

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Agency / Comment Date	Comment
	-Rogers Cable -Trans-Northern Pipeline Inc.
	The following City Departments and external agencies were circulated the applications but provided no comments: -Conseil Scolaire de District Catholique Centre-Sud -Conseil Scolaire Viamonde -Enbridge Pipelines Inc. -Realty Services, Corporate Services Department -Trillium Health Partners

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>35</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>15</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>20</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Munden Park Public School</p> <table> <tr> <td>Enrolment:</td><td>494</td></tr> <tr> <td>Capacity:</td><td>433</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>Camilla Road Middle School</p> <table> <tr> <td>Enrolment:</td><td>692</td></tr> <tr> <td>Capacity:</td><td>669</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>Port Credit Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,191</td></tr> <tr> <td>Capacity:</td><td>1,203</td></tr> <tr> <td>Portables:</td><td>1</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	35	Kindergarten to Grade 5	15	Grade 6 to Grade 8	20	Grade 9 to Grade 12	Enrolment:	494	Capacity:	433	Portables:	3	Enrolment:	692	Capacity:	669	Portables:	3	Enrolment:	1,191	Capacity:	1,203	Portables:	1	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>14</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>11</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Timothy Elementary School</p> <table> <tr> <td>Enrolment:</td><td>572</td></tr> <tr> <td>Capacity:</td><td>352</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>St. Paul Secondary School</p> <table> <tr> <td>Enrolment:</td><td>487</td></tr> <tr> <td>Capacity:</td><td>807</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	14	Junior Kindergarten to Grade 8	11	Grade 9 to Grade 12	Enrolment:	572	Capacity:	352	Portables:	3	Enrolment:	487	Capacity:	807	Portables:	0
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Summary of Existing and Proposed Mississauga Official Plan Policies

Existing Official Plan Provisions

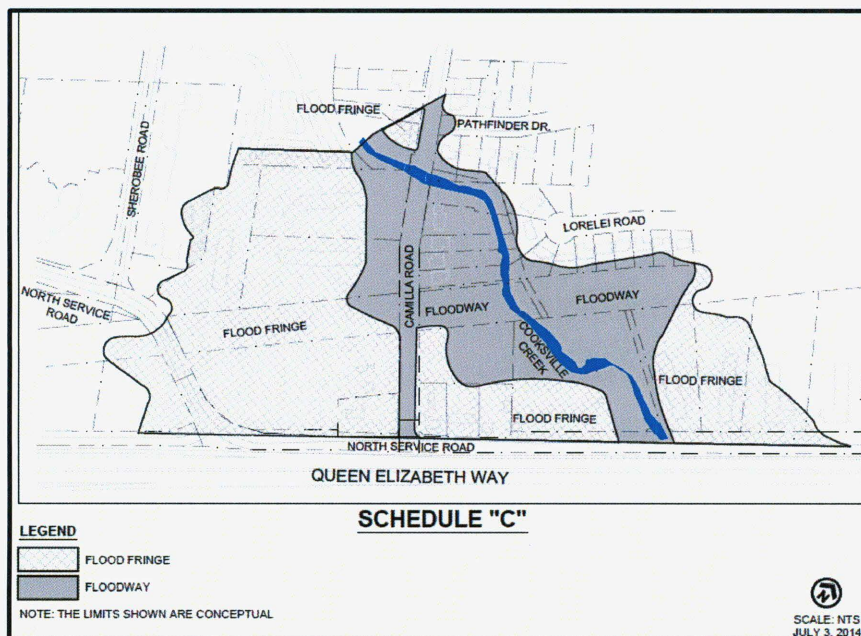
Office, which permits office and accessory uses.

Residential High Density, which permits apartment dwellings not exceeding 25 storeys. The Floor Space Index (FSI) range for this site is 1.5-2.9.

Proposed Official Plan Amendment Provisions

In addition to redesignating all of the site to **Residential High Density – Special Site** the applicant is proposing the following:

- Notwithstanding the policies of this Plan, horizontal multiple dwellings (i.e. stacked townhouses) and townhouses also be permitted;
- Amending Map 12-5: Downtown Hospital Character Area to apply an FSI range of 1.5 – 2.9 to the entire site;
- Replacing Maps 12-5.1 and 16-6.1 (Cooksville Creek Floodplain Management Concept) with the map below:



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Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3 Section 5.3.1 Section 5.5	<p>The Downtown will contain the highest densities, tallest buildings and greatest mix of uses. It is Mississauga's Urban Growth Centre as identified in the Provincial Growth Plan.</p> <p>The focus for intensification will be the intensification areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas.</p>
Section 6 – Value the Environment	Section 6.3.2 Section 6.3.2.2 Section 6.7	<p>The subject site is identified as Natural Hazard Lands within Mississauga Official Plan.</p> <p>Lands subject to flooding are a danger to life and property and, as such, development is generally prohibited. However, it is recognized that some historic development has occurred within flood plains and may be subject to special flood plain policy consideration.</p> <p>Development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved.</p> <p>Contaminated sites must be identified and appropriately addressed by the proponent of development. This includes the submission of required information identifying potential contamination and planned remedial actions if contamination is confirmed.</p>
Section 7 – Complete Communities	Section 7.2	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.

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	Specific Policies	General Intent
Section 9 – Building a Desirable Urban Form	Section 9.2.1 Section 9.5	<p>Intensification Areas are a major building block of the city pattern and, as such, will be expected to exhibit high standards of urban design that will result in vibrant and memorable urban places. They are intended to create order and a sense of place, with a scale that varies with their intended purpose and role in the urban hierarchy.</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>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated.</p>
Section 12 - Downtown	Section 12.5 Section 12.5.2	<p>The area subject to these policies within the Downtown Hospital Character Area is generally located west of Cooksville Creek. The lands are subject to the two-zone floodplain management concept, which divides the regulatory floodplain into two portions known as the floodway and the flood fringe. The limits of the flood fringe and the floodway are conceptual, the exact limits of which will be determined through further study. There are several policies relating to permitted and prohibited uses in the floodway and flood fringe.</p>

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

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Summary of Existing and Proposed Zoning By-law Provisions

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics. The provisions of Subsection 2.1.24 which relate to the Cooksville Creek Flood Plain Area apply. The holding symbol H is to be removed from the whole or any part of the lands upon satisfaction of the following requirements:

- A letter from a Registered Professional Engineer certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation (CVC);
- Written confirmation from CVC that safe access to the site has been provided.

H-D-6 (Development), which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure. The same provisions as outlined above are required in order to remove the holding symbol from the lands.

Summary of Proposed Zoning Standards

Zone Standards	Required RA5 Zoning By-law Standards	Proposed RA5-Exception Zoning By-law Standards
Uses	Apartment dwelling; long-term care dwelling; retirement dwelling	Apartment dwelling; horizontal multiple dwelling; townhouse dwelling
Minimum front and exterior side yards	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) - 7.5 m (24.6 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) - 8.5 m (27.9 ft.)</p>	<p>- Minimum front yard for that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) from the portion of frontage as shown on Schedule RA5-XX of this Exception (See Appendix I-10, Page 3) - 0.0 m (0.0 ft.)</p> <p>- Minimum exterior side yard for that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) - 2.0 m (6.6 ft.)</p>
Minimum interior side yard	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) - 4.5 m (14.8 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) - 6.0 m (19.7 ft.)</p>	<p>- For that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) - 4.5 m (14.8 ft.)</p>

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Minimum rear yard	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) – 7.5 m (24.6 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) – 10.0 m (32.8 ft.)</p>	<p>- For that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) – 4.5 m (14.8 ft.)</p> <p>- Minimum rear yard for that portion of an accessory building with a height less than or equal to 13.0 m (42.6 ft.) – 0.5 m (1.6 ft.)</p>
Minimum Landscape Area	40% of the lot area	20% of the lot area
Minimum amenity area	The greater of 5.6 m ² (60.3 sq. ft.) per dwelling unit or 10% of the site area	10% of the site area
Visitor Parking	<p>Condominium Apartment Dwelling – 0.2 spaces per unit</p> <p>Condominium Townhouse Dwelling – 0.25 spaces per unit</p> <p>Condominium Horizontal Multiple Dwelling – 0.25 spaces per unit</p>	0.20 spaces per unit
- See applicant's draft zoning by-law for all requested provisions (following pages)		

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

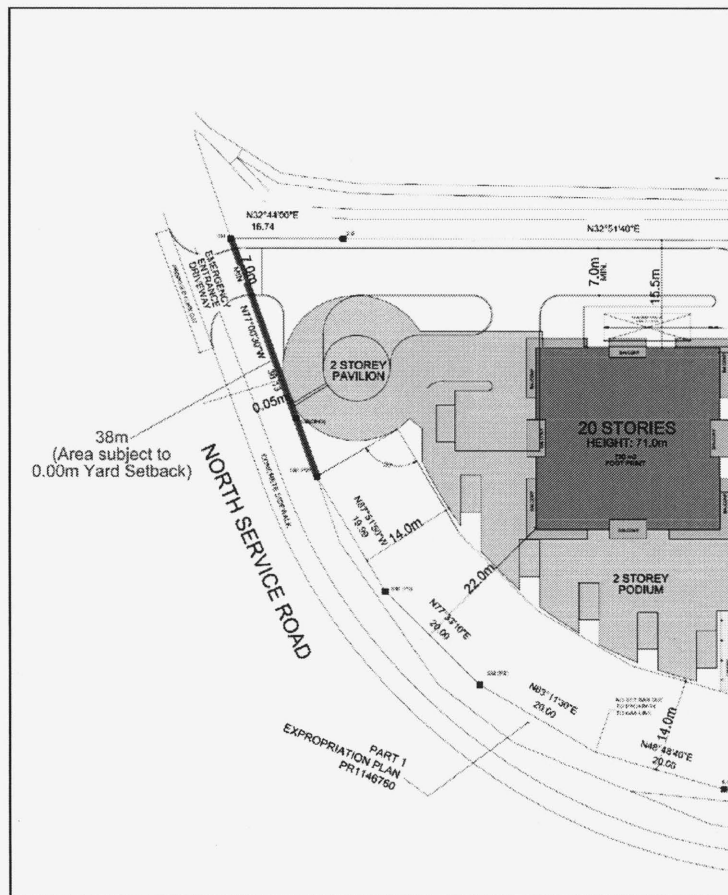
WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1. By-Law Number 225-2007, as amended, being a City of Mississauga Zoning By-Law, is further amended by changing the zone for lands identified on Schedule "A" attached herewith from "H-D-6" (Holding – Development – Special Exemption) and "H-O-9" (Holding- Office - Special Exemption), to "RA5-XX" (Apartment Dwellings – Special Exemption) and to remove the Greenbelt Overlay.
2. By-Law Number 0225-2007, as amended, being a City of Mississauga By-law, is further amended by deleting Section 5.2.2.9.
3. By-Law Number 0225-2007, as amended, being a City of Mississauga By-law, is further amended by deleting Section 12.3.3.6.
4. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Exception:

4.15.6.X	Exception: RA5-XX	Map # 14	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Permitted Uses:			
4.15.6.XX.1 In addition to the uses permitted in an RA5 zone, lands zoned RA5-XX shall also be used for the following:			
(1) Apartment Dwellings			
(2) Horizontal Multiple Dwellings			
(3) Townhouse Dwellings			
Regulations			
4.15.6.XX.1 The regulations contained in Table 4.15.1 of this By law shall apply except that:			
4.15.6.XX.2 For the purposes of this By-Law the front lot line shall be the lot line abutting North Service Road; the rear lot line shall be the lot line at the northern limit of the property abutting lands zoned "Utility"; and, the exterior side lot shall be the lot line abutting Camilla Road.			
4.15.6.XX.3	Minimum front yard for that portion of the dwelling with a height less than or equal to 15.0m for the portion of frontage as shown on Schedule RA5 – XX of this Exception.	0.00 m	
4.15.6.XX.4	Minimum exterior side yard for that portion of the dwelling with a height less than or equal to 15.0m.	2.0 m	
4.15.6.XX.5	Minimum interior side yard for that portion of the dwelling with a height less than or equal to 15.0m.	4.5 m	
4.15.6.XX.6	Minimum rear yard for that portion of the dwelling with a height less than or equal to 15.0m.	4.5 m	
4.15.6.XX.7	Minimum rear yard for that portion of an accessory building with a height less than or equal to 13.0m.	0.50 m	
4.15.6.XX.8	Maximum encroachment of a balcony , porch, sunroom, window, chimney , pilaster, cornice, balustrade, staircase, landing, awning or roof eaves into a required yard .	3.5 m	
4.15.6.XX.9	Minimum above grade separation between a dwelling and accessory building for that portion of a building with a height less than or equal to 15.0 m	1.2 m	
4.15.6.XX.10	Minimum set back from surface parking spaces or aisles to any lot line other than a street line .	0.5 m	
4.15.6.XX.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line .	0.0 m	
4.15.6.XX.12	Minimum landscaped area	20%	
4.15.6.XX.13	Minimum depth of a landscaped buffer abutting an exterior side lot line.	2.0 m	

4.15.6.X	Exception: RA5-XX	Map # 14	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
4.15.6.XX.14	Minimum depth of a landscaped buffer abutting a rear lot line.		0.50 m
4.15.6.XX.15	Minimum amenity area		10% of the site area
4.15.6.XX.16	Minimum required Visitor parking		0.20 spaces/unit



Schedule RA5 - XX

5. Map Number 14 of Schedule "B" to By-Law Number 0225-2007, as amended, being a City of Mississauga Zoning By-Law, is hereby further amended by changing thereon from "H-D-6" and "H-O-9" to "RA5-XX", the zoning of Part of Lot 6, Registered Plan B-27, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX" shall only apply to the lands which are shown on the attached Schedule "A".
6. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number _____ is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

CLERK



NOTE:
All measurements are in
metres and are minimum
setbacks, unless otherwise noted.

THIS IS SCHEDULE "A"

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____

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

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "H-O-9" and "H-D-6" to "RA5-XX".

"RA5-XX" permits apartment dwellings, townhouse dwellings and horizontal multiple dwellings with specific lot standards required to implement the proposed development.

Location of Lands Affected

North side of North Service Road, west of Camilla Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from

