
Planning and Development Committee

Date

2016/05/16

Time

7:00 PM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members

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

Contact

Mumtaz Alikhan, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5425
mumtaz.alikhan@mississauga.ca

Find it Online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

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

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING
4. MATTERS TO BE CONSIDERED
 - 4.1. Sign Variance Application (Ward 8) not granted - Sign By-law 0054-2002, as amended
 - 4.2. **PUBLIC MEETING**
Proposed City Initiated Official Plan and Rezoning Amendments Mississauga Official Plan and Mississauga Zoning By-law 0225-2007
File: CD.01-MIS
 - 4.3. **PUBLIC MEETING**
Information Report on Proposed City Initiated Official Plan and Rezoning Amendments to the Mississauga Official Plan and Mississauga Zoning By-law 0255-2007
Applicant: City of Mississauga
File: BL.09-COM
 - 4.4. **PUBLIC MEETING**
Information Report on Application to permit 30 semi-detached homes at 3233 Brandon Gate Drive, North of Morning Star Drive, east of Airport Road, west of Goreway Drive
Owner: Your Home Developments (Brandon Gate) Inc.
Files: OZ 15/008 W5 and T-M 15004 W5

4.5. **RECOMMENDATION REPORT**

Application to permit 15 detached homes and the extension of Symphony Court to Mississauga Road at 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

5. **ADJOURNMENT**

City of Mississauga

Corporate Report



Date: 2016/04/26

To: Chair and Members of Planning and Development Committee

From: Ezio Savini, P. Eng.
Director, Building Division

Originator's files:
BL.03-SIG (2016)

Meeting date:
2016/05/16

Subject

Sign Variance Application - Sign By-law 0054-2002, as amended

File: BL.03-SIG (2016)

Recommendation

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

- a) Sign Variance Application 16-00562
Ward 8
Erin Mills Development
3005 Ninth Line

To permit the following:

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

Background

The applicant has requested a variance to the Sign By-law to permit the installation of electronic changing sign faces on an existing billboard sign installed in 1997. The Planning and Building Department staff has reviewed the application and cannot support the request. As outlined in Sign By-law 0054-2002, the applicant has requested the variance decision be appealed to Planning and Development Committee.

Comments

Sign By-law 0054-2002, as amended, does not expressly permit changing copy sign faces to be displayed on billboard signs. As a result, the changing copy sign faces are prohibited pursuant to Section 4(6) of the By-law. Variance requests that deviate from the general intent of the Sign By-law are not permitted as per Section 32(6).

Financial Impact

None.

Conclusion

Allowing the requested variance would set an undesirable precedent for all billboards displayed in Mississauga.

Attachments

Appendix: Location and elevations of proposed sign.



Ezio Savini, P. Eng, Chief Building Official

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

April 12, 2016

FILE: 16-00562

RE: Erin Mill Development Corp.
Changing copy billboard
3005 Ninth Line.
Ward 8

The applicant requests the following variance to Section 4(6) of Sign By-law 0054-2002, as amended.

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

COMMENTS:

This proposed sign variance is refused as the sign by-law does not currently allow for electronic messaging on billboards. However, it should be understood that electronic messaging signage does exist in the other areas of the City of Mississauga.



March 16, 2016

Mr. Cory Young
City of Mississauga
Planning Department

RE: Sign Bylaw Variance – 3005 Ninth Line

Mr. Young,

By way of this letter, Pattison Outdoor Advertising is requesting approval to convert an existing double faced static 10 feet by 20 feet ground oriented billboard to a double face digital LED sign (existing permit BP 97 4573). There will be no changes to the size of the existing sign faces, nor to the overall height of the sign, or to the location of the existing sign on the property. The existing sign has more than 92m separation from Residential Zoning and from other existing Billboards.


What we are proposing is a similar product which is in line with previous approvals in the City of Mississauga, namely, Celebration Square, as well as developed properties along 7280 Dixie Rd. except that the sign faces will be smaller.

Apart from the future advertising content that will appear on the billboard, Pattison Outdoor has always made it a policy to provide space on billboards to the City and/or community, for the purposes of promoting community events at no charge.

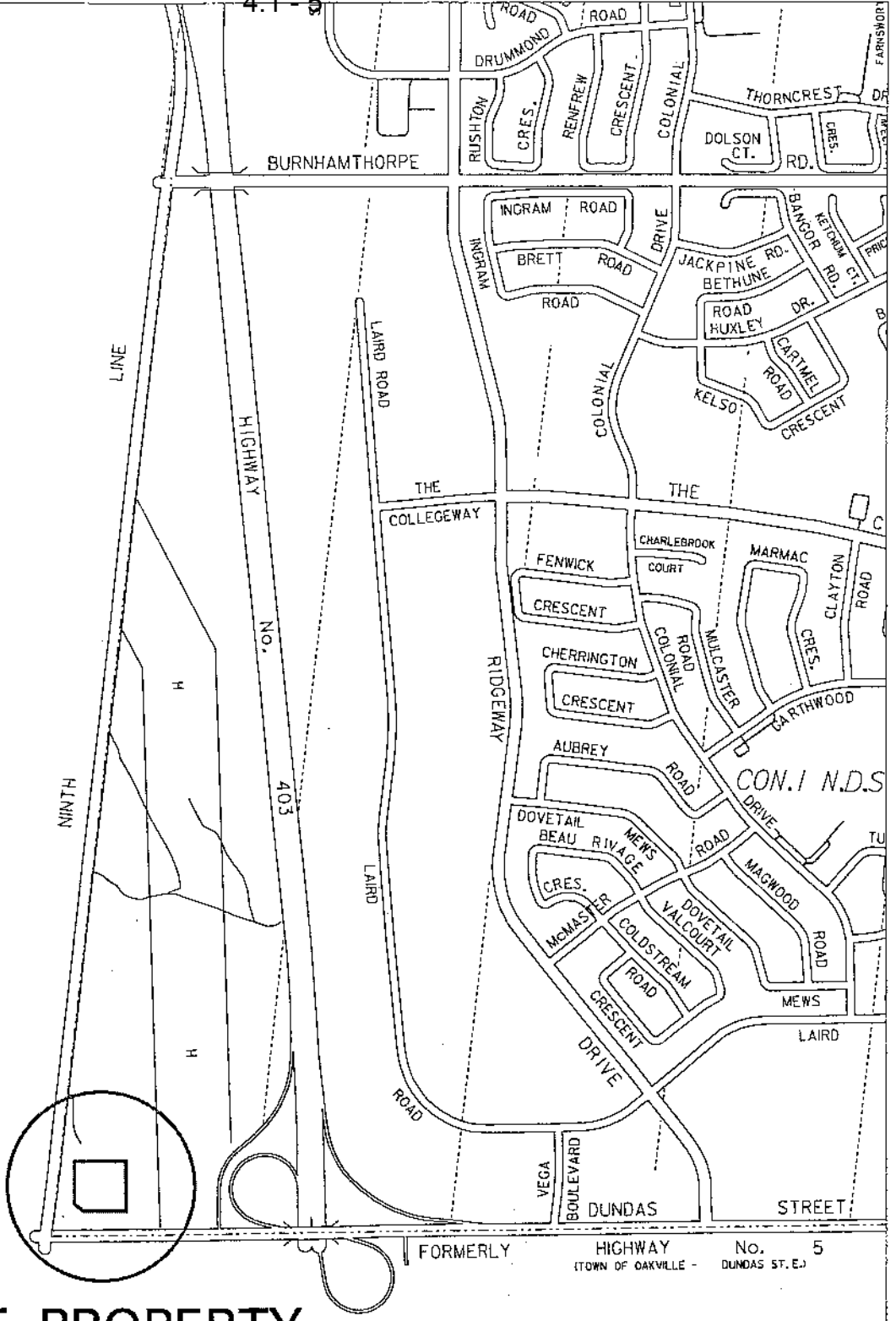
The only change we are seeking is to the attribute of the existing sign faces, moving away from static to digital images rotating on a 8-10 second sequence. The LED digital signs are equipped with a "honeycomb filter", which controls the overall brightness of the board with respect to the ambient light levels. Furthermore and more importantly our proposed signs can certainly adhere to the standards as set out for the Celebration Square billboards.

For these reasons, we feel the variance we are seeking is in keeping with previously approved led digital sign locations in the City of Mississauga.

Yours truly,


Ernie Villamere
Pattison Outdoor Advertising LP
(Direct 905-282-6848)

TOWN OF OAKVILLE



SUBJECT PROPERTY

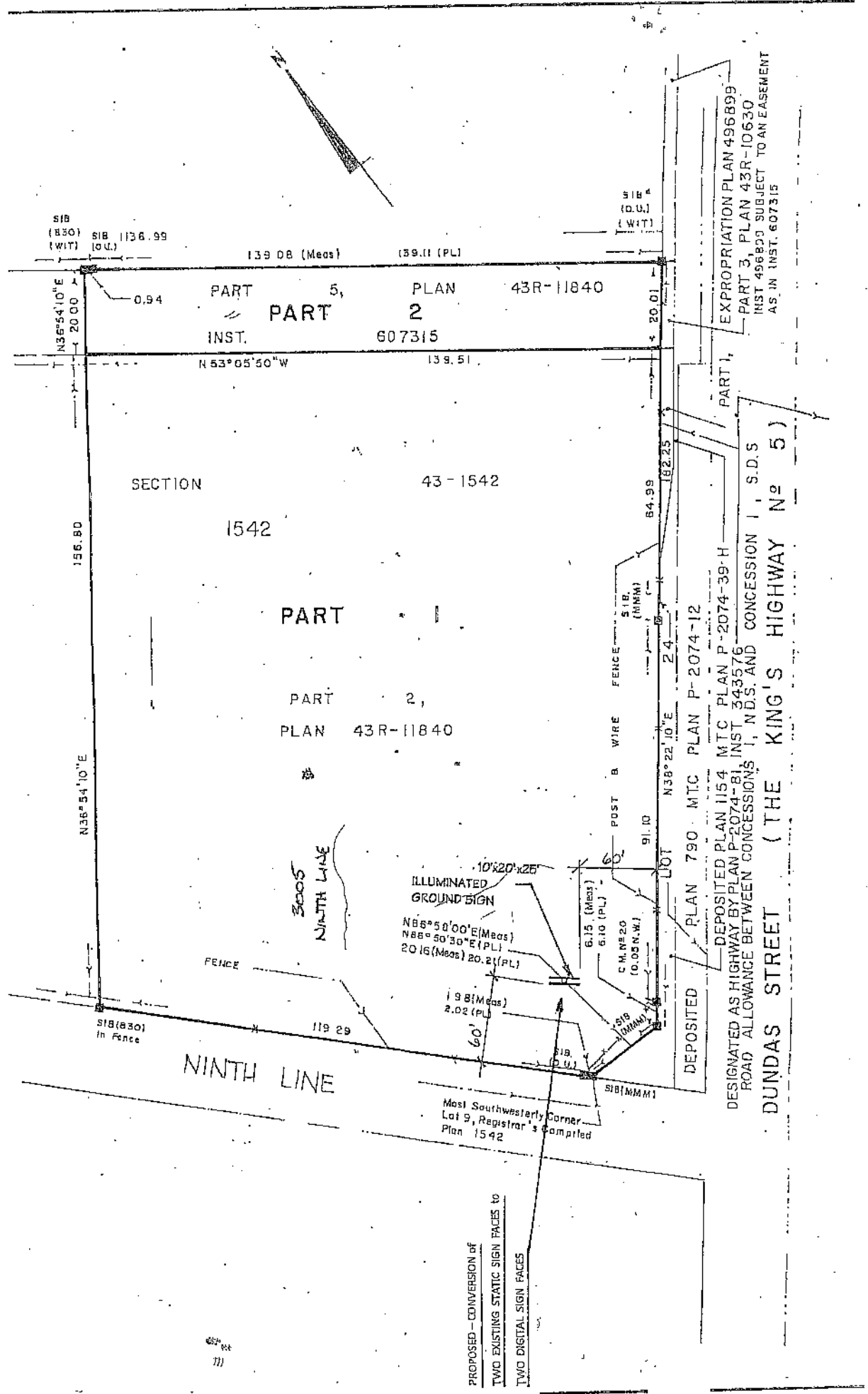
TOWN OF OAKVILLE

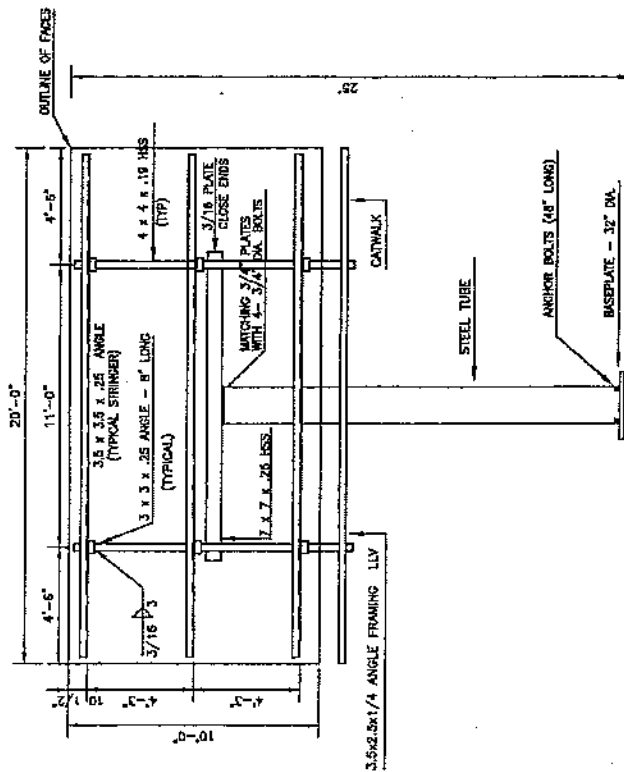


Planning and Building
Sign Unit

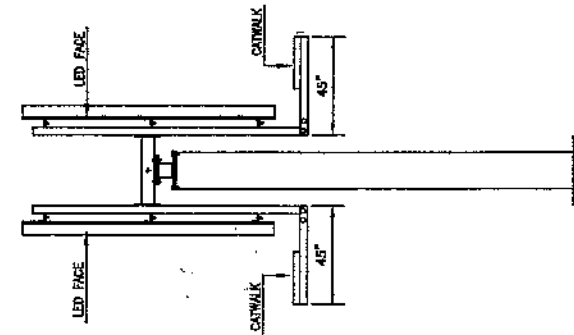
LED Billboard
#16-00562
3005 Ninth Line, Ward 8



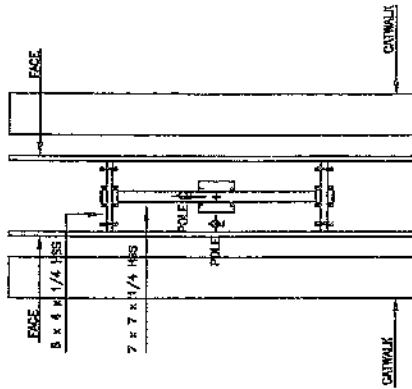




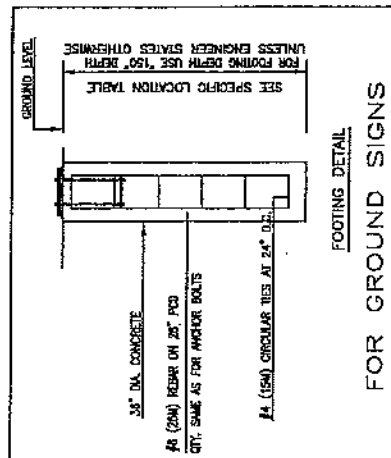
FRONT ELEVATION



END ELEVATION



PLAN

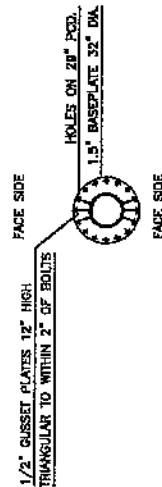


FOOTING DETAIL

FOR GROUND SIGNS

NOTE: THIS DRAWING IS THE PROPERTY OF THIS ENGINEER AND IT MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THIS ENGINEER.

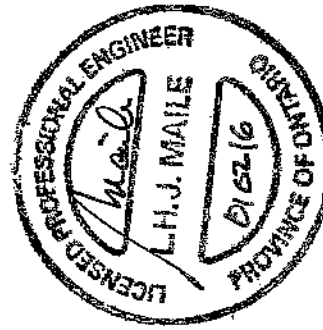
IF THIS ENGINEER HAS NOT BEEN RETAINED BY THE OWNER TO CARRY OUT A REVIEW OF THE WORK HE ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE WORK OR FOR THE CONSEQUENCES OF THE FAILURE OF THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWING.



FACE VIEW OF BASEPLATE

NOTES

1. STEEL REBAR - DEFORMED, 400 MPa
2. STEEL TUBE - 50 KSI YIELD
3. STEEL TUBE - 50 KSI YIELD
4. STEEL TUBE - 50 KSI YIELD
5. STEEL TUBE - 50 KSI YIELD
6. STEEL TUBE - 50 KSI YIELD
7. STEEL TUBE - 50 KSI YIELD
8. STEEL TUBE - 50 KSI YIELD
9. STEEL TUBE - 50 KSI YIELD
10. STEEL TUBE - 50 KSI YIELD



HEIGHT OF SIGN FEET	WIND PRESSURE 30 PSF	POLE DIA. INS.	FOOTING DEPTH FEET	FOOTING DIA. FEET
25	10	14 3/8	17.0	14.0

LEN MAILE	01/FEB/16	6738-1
P. ENG. - STRUCTURAL ENGINEER		
28 AVENUE RD., THORNHILL, ONTARIO M4H 1H3		
TELEPHONE 905-881-5729		
FAX 905-881-5729		
EMAIL LMAILE@AOL.COM		
SIGN STRUCTURE LINE		
UNION ST. MISSISSAUGA		

THE CORPORATION OF THE CITY OF MISSISSAUGA
THE SIGN BY-LAW 54-02

“unsafe” when used with respect to a sign or sign structure means a condition which is structurally inadequate or faulty, or could be hazardous to a pedestrian or motorist;

“window sign” means a sign posted, painted, placed or affixed in or on a window exposed to public view, and shall include an interior sign that faces a window exposed to public view and located within 1 metre of a window;(240-07)

“zone” means the area of a defined land use zone in the City's Zoning By-laws passed under The *Planning Act*, 1990, R.S.O. 1990, Chapter P.13, or any predecessor or successor thereof.

2. ADMINISTRATION

The Commissioner of Planning and Building shall be responsible for the administration of this By-law.

3. INTERPRETATION

- (1) Words importing the singular number or the masculine gender only include more persons, parties or things of the same kind than one, and females as well as males and the converse.
- (2) A word interpreted in the singular number has a corresponding meaning when used in the plural.

4. GENERAL PROVISIONS

- (1) No person shall erect, display, alter or allow or cause the erection, display, or alteration of any sign within the City on publicly or privately owned lands without obtaining a permit under this By-law. (508-05)
- (2) Notwithstanding subsection 4 (1), a sign permit is not required for the following signs and all such signs shall comply with all other requirements of this By-law:
 - (a) official signs or signs pertaining exclusively to public safety;
 - (b) election signs, erected in accordance with Section 21;
 - (c) a non-illuminated trespassing, safety or other warning sign not exceeding 0.5 m² in sign area;(240-07)
 - (d) an address sign not exceeding 0.2 m² in sign area unless otherwise provided for in this By-law;(240-07)

**THE CORPORATION OF THE CITY OF MISSISSAUGA
THE SIGN BY-LAW 54-02**

- (c) the sign is a banner, in which case the Commissioner may direct that the sign be destroyed or disposed of in any manner he deems fit at any time without further notice.
- (5) Except for a sign described in subsections 31(4)(b) and 31(4)(c), the owner of a sign or his agent may redeem a sign that has been removed and stored by the City by: (508-05)
 - (a) completing a signed acknowledgement and release on the prescribed form; and
 - (b) paying the applicable removal and storage fee.
- (6) Except for an election sign less than 1m² the fee for the removal of a sign under this By-law is \$200.00 per sign or the City's actual cost of removing the sign, whichever is greater. (508-05, 292-07)
- (7) The storage fee for signs removed under this By-law shall be \$20.00 per day or part thereof, or \$2.00 per m² of sign face per day or part thereof, whichever is greater. (508-05)
- (8) This section deleted by By-law 292-07.
- (9) Any sign that is stored by the City for more than thirty (30) days and not redeemed by the owner of the sign or his agent within that period of time may be destroyed or otherwise disposed of by the Commissioner without further notice. (508-05)
- (10) Nothing in this section 31 shall limit the City from enforcing the provisions of this By-law by any other action or remedy permitted in law. (508-05)

32. VARIANCES

- (1) An application for variance shall be made on the appropriate form to the Director and shall be accompanied by: (438-03, 32-15)
 - (a) the appropriate fee as set out in the Fees and Charges By-law; (438-03)
 - (b) 21.59 cm x 27.94 cm drawings with the information required in Section 5.4, in duplicate, and (438-03)
 - (c) a letter from the owner outlining their rationale for the variance; (438-03)

**THE CORPORATION OF THE CITY OF MISSISSAUGA
THE SIGN BY-LAW 54-02**

- (2) The Director shall have the power and authority to grant, refuse or impose terms and conditions on a variance. (32-15)
- (3) If the Director refuses to grant a variance, he/she shall advise the applicant and provide the applicant with written reasons for the refusal. (32-15)
- (4) An applicant for a variance may appeal a decision of the Director under this section to the Planning and Development Committee. (32-15)
- (5) If an appeal is sought according to subsection 32(4) of this By-law, the Director shall notify the applicant once a hearing date before the Planning and Development Committee has been fixed and if the applicant does not attend at the appointed time and place, the Planning and Development Committee may proceed in the absence of the applicant and the applicant will not be entitled to further notice in the proceeding. (32-15)
- ➡ (6) Both the Director and Planning and Development Committee may recommend authorization for variances from the provisions of the By-law, if in the opinion of the Director or the Planning and Development Committee, the general intent and purpose of the By-law are maintained. (32-15)
- (7) In considering an appeal of the Director's decision, the Planning and Development Committee shall have regard for: (32-15)

 - (a) The Director's reasons for refusal;
 - (b) Special circumstances or conditions applying to the land, building or use referred to in the application;
 - (c) Whether strict application of the provisions of this By-law in the context of the special circumstances applying to the land, building or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-law;
 - (d) Whether such special circumstances or conditions are pre-existing and not created by the owner or applicant; and
 - (e) Whether the sign that is subject of the variance will alter the essential character of the area.
- (8) Council may uphold or vary the recommendations of the Planning and Development Committee or do any act or make any decision that it might have done, had it conducted the appeal and the applicant shall not be entitled to a further appeal on the matter before Council and the decision of Council shall be final. (32-15)

City of Mississauga

Corporate Report



Date: 2016/04/26

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's files:
CD.01-MISMeeting date:
2016/05/16

Subject

PUBLIC MEETING INFORMATION REPORT

Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007**File: CD.01-MIS (Ward 1)**

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and 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

The purpose of this report is to propose housekeeping amendments to the Official Plan and Zoning By-law for three sites within Ward 1 and to hear comments from the public on the proposed amendments. The sites are known municipally as:

- 1294, 1298-1318 Alexandra Avenue
- 91-93, 99 Lakeshore Road East and 42 Port Street East
- 266-294 Lakeshore Road West, 125-143 High Street West and 5-7 Benson Avenue

Comments

The proposed Official Plan amendments affect all three properties and the proposed Zoning By-law amendment affects one property. Appendix 1 contains a summary of the proposed Official Plan and/or Zoning By-law amendments.

The proposed City initiated amendments are to incorporate approvals for development applications that were being processed or under appeal when Mississauga Official Plan Amendment 32 (the 'Lakeview Local Area Plan') and Mississauga Official Plan Amendment 19 (the 'Port Credit Local Area Plan') came into effect. The proposed amendments are to bring

forward official plan policies and, where applicable, associated zoning that have been considered at a public meeting and approved by Council. There are no outstanding appeals to the Ontario Municipal Board on these matters.

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 Official Plan and Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation report be brought directly to a future Council Meeting.

Attachments

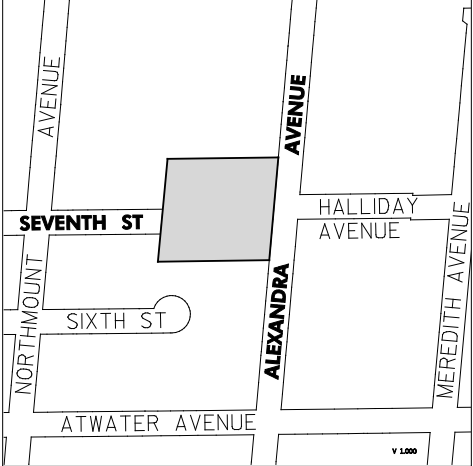
Appendix 1: Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Angela Dietrich, Manager, Policy Planning

Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

Subject Site	Previous Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBL)	City Initiated Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBL)
<p>1294–1318 Alexandria Avenue</p> 	<p>OPA 34 and ZBL 0148-2015 was adopted by Council on June 10, 2015. There were no appeals to the Ontario Municipal and both came into force on July 8, 2015. OPA 34 included a special site policy for the subject site that addressed lot frontage and area.</p> <p>OPA 32 known as the Lakeview Local Area Plan was adopted by Council on September 12, 2015. There were no appeals to the Ontario Municipal and the amendment came into force on October 14, 2015. OPA 32 did not include the special site policies from OPA 34 for the subject site.</p>	<p>Recommendation 1: That Mississauga Official Plan be amended by adding the following to the local area policies for the Lakeview Character Area:</p> <p>13.1.14.1 The lands identified as Special Site 14 are located on the west side of Alexandra Avenue, east of Seventh Street and north of Atwater Avenue.</p> <p>13.1.14.2 Notwithstanding the policies of this Plan, the minimum frontage and area of new lots may be smaller than the average lot frontage and lot area of residential lots on both sides of the same street within 120 m of the subject property.</p>

91-93 and 99 Lakeshore Road East,
42 Port Street East



OPA 1 and ZBL 0031-2014 were adopted by Council on February 12, 2014. On March 7, 2014 Dr. Geoff Edwards appealed both the OPA and ZBL. On March 9, 2015 Dr. Geoff Edwards withdrew the appeals; however, OPA 1 could not come into force because it sought to amend the “old” Port Credit Local Area Plan which was no longer in force. ZBL 0031-2014 also never came into force because it was dependent on OPA 1 coming into force. OPA 1 included special site policies that addressed drive-through facilities and the number and height of residential units for the subject site.

OPA 19 known as the Port Credit Local Area Plan was adopted by Council on March 5, 2014. On March 31, 2014 Dr. Geoff Edwards appealed OPA 19 in its entirety and then on November 6, 2014 scooped his appeal to the subject site. On February 27, 2015 Dr. Geoff Edwards withdrew his appeal allowing OPA 19 to come into force for the subject site. OPA 19 did not include the special site policies from OPA 1 that addressed the number and height of residential units for the subject site. Restrictions regarding drive-through facilities for the subject site were addressed in OPA 19.

Recommendation 2: That Mississauga Official Plan be amended by adding the following to the local area policies for the Port Credit Character Area:

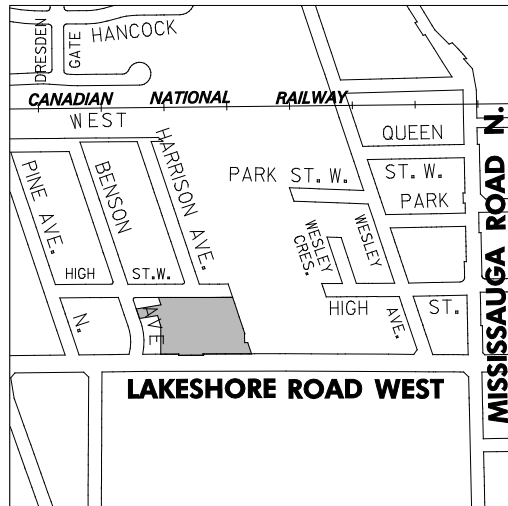
13.1.15.1 The lands identified as Special Site 15 are located at the southeast corner of Lakeshore Road East and Elizabeth Street South.

13.1.15.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. a maximum of 56 residential units are permitted;
- b. Area A:
 - a maximum building height of four storeys is permitted;
 - building step backs from Lakeshore Road East shall be introduced to the facade.
- c. Area B:
 - a maximum building height of four storeys fronting Port Street East, stepping up to a maximum building height of ten storeys towards the north, is permitted;
 - notwithstanding the above height maximums, the building height adjacent to the easterly boundary of Area B shall be no greater than one storey.

Recommendation 3: That Zoning By-law 0225-2007 be amended by adding Exception zoning provisions to conform to the Mississauga Official Plan policies as proposed in Recommended 2 above.

266-294 Lakeshore Road West,
125-143 High Street West,
5-7 Benson Avenue



OPA 41 and ZBL 0281-2015 were adopted by Council on November 25, 2015. There were no appeals to the Ontario Municipal Board and both came into force on December 17, 2015. OPA 41 redesignated the site from “Residential Low Density II” to “Mixed Use” and included a special site policy for the subject site that addressed the number and type of units permitted on the site, building heights and restricted the type of permitted commercial uses. It also deleted a special site policy permitting the existing motor vehicle repair uses.

OPA 19 known as the Port Credit Local Area Plan was adopted by Council on March 5, 2014. On March 31, 2014 Dr. Geoff Edwards appealed OPA 19 in its entirety and then on November 6, 2014 scooped his appeal so that it no longer affected the subject site. On April 1, 2014 High Benson Holdings Inc. filed an appeal to OPA 19 specific to the subject lands. On December 21, 2015 High Benson Holdings Inc. withdrew their appeal which allowed OPA 19 to come into force. OPA 19 did not include the special site policies from OPA 41 or delete permissions for existing motor vehicle repair uses for the subject site.

The land use redesignation from “Residential Low Density II” to “Mixed Use” included in OPA 41 was not affected by OPA 19 and remains in force. ZBL 0281-2015 also remains in force.

Recommendation 4: That Mississauga Official Plan be amended by deleting Exempt Site 1 and adding the following to the local area policies for the Port Credit Character Area:

13.1.16.1 The lands identified as Special Site 16 are located on the north side of Lakeshore Road West, east of Benson Avenue.

13.1.16.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. a maximum of 16 townhouse dwelling units with building heights not exceeding three storeys of livable space will be provided along the south side of High Street West;
- b. a maximum of 309 retirement dwelling units and/or apartment dwelling units for seniors will be permitted within mixed use buildings that front onto Lakeshore Road West;
- c. a maximum building height of four storeys fronting Lakeshore Road West, stepping up to a maximum building height of eight storeys towards the north, is permitted for the mixed use buildings;
- d. the only commercial uses permitted are retail stores, financial institutions, restaurants, personal service establishments, repair establishments and **secondary office** uses and are to be located within the ground floor of the mixed use buildings fronting Lakeshore Road West.

City of Mississauga

Corporate Report



Date: April 26, 2016

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
BL.09-COM

Meeting date:
2016/05/16

Subject

PUBLIC MEETING INFORMATION REPORT

Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007

City of Mississauga (All Wards)

File: BL.09-COM

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and 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

The purpose of this report is to present proposed Official Plan Amendments and Zoning By-law Amendments for a number of properties within the City of Mississauga; to present recommended City initiated amendments to the Zoning By-law and to hear comments from the public on the proposed changes.

Comments

The proposed Official Plan Amendment affects three properties located within Wards 1, 4 and 5. The proposed Zoning By-law Amendment affects four properties located within Wards 1, 2, 5 and 11. In total, five properties are affected and are illustrated on the Location Map included as Appendix 1. Appendix 2 contains a summary of the proposed Official Plan and/or Zoning By-law Amendments.

In addition to the changes outlined in Appendix 2, it has been determined that a number of Zoning By-law sections need to be revised to clarify wording. Zoning By-law Amendments are proposed to modify the following:

- Definition Section
- Parking and Loading Regulations
- Residential and Commercial Provisions

The details of these amendments are outlined in Appendix 3 to this report. Of note are items outlined below, which are cross-referenced with Appendix 3 in parenthesis:

- Accessible Parking (Item 6)
The City's Zoning By-law must be consistent with Provincial legislation and regulations. To conform with the Accessibility for *Ontarians with Disabilities Act*, 2006, Ontario regulation 413-12, and meet the objectives of the Belong Strategic Pillar, the standards for accessible parking are being updated.
- Encroachments (Items 7 to 14)
The Residential General Provisions permit encroachments of stairs, decks and porches into the required setbacks. To ensure the intent is maintained and the City continues to meet the Green Strategic Pillar, minor wording changes and renumbering are proposed.
- Home Office Use (Items 5 and 15)
Currently, a home office use is permitted within any dwelling unit through the Residential General Provisions. There are, however, other zones which permit a dwelling unit that are not zoned Residential and are not permitted to have a home office. The home office uses and regulations are being added to Part 2, General Provisions allowing home offices in any zone that permits residential uses, ensure that the Prosper Strategic Pillar is encouraged.

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 Official Plan and Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council Meeting.

Attachments

Appendix 1: Location of Properties for Proposed Rezoning and/or Mississauga Official Plan Amendment

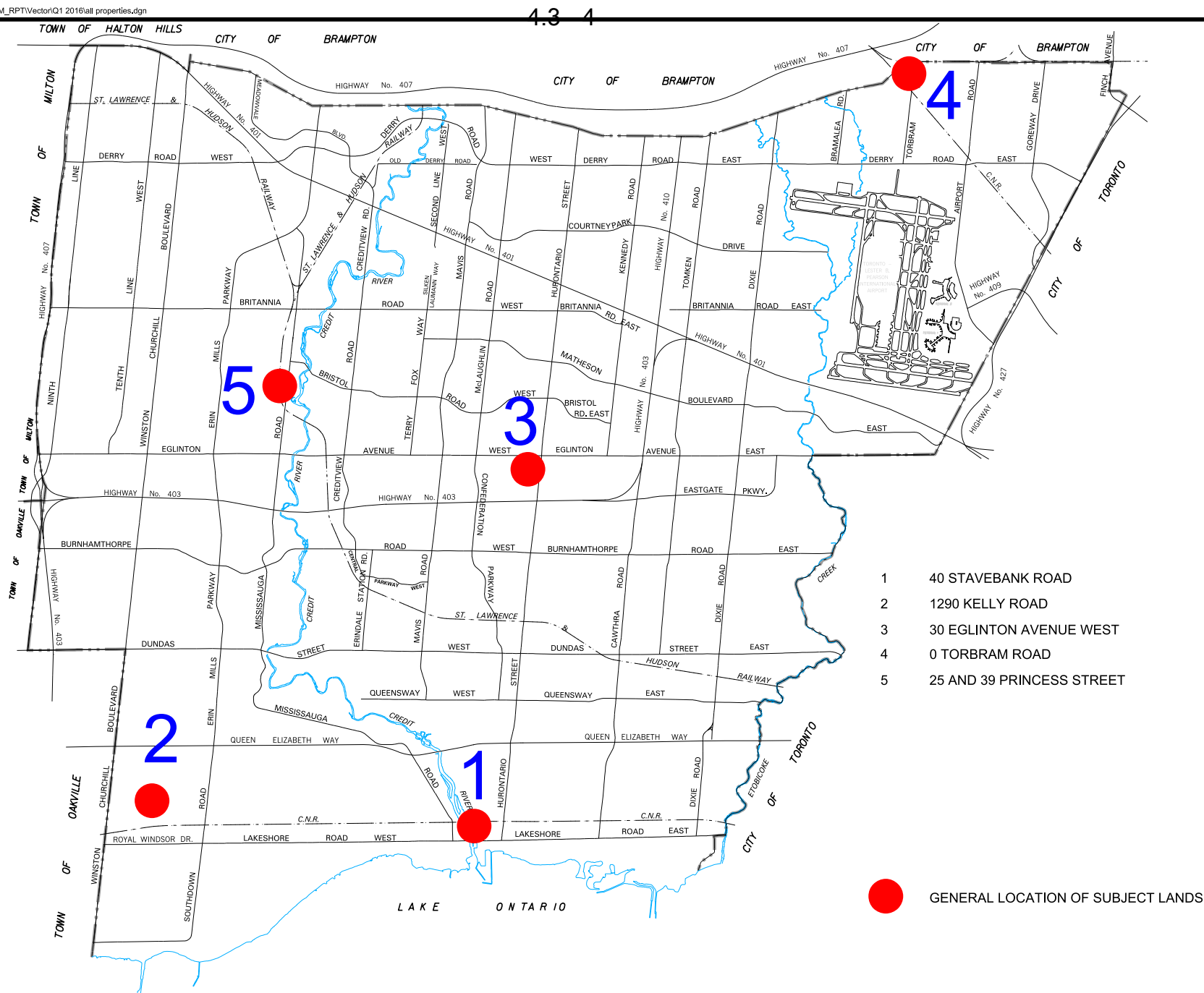
Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-Law

Appendix 3: Proposed City Initiated Amendments (#10) to Zoning By-law 0225-2007



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Planner, Planning Services Centre



LOCATION OF PROPERTIES FOR PROPOSED REZONING AND/OR MISSISSAUGA OFFICIAL PLAN AMENDMENT



MISSISSAUGA

Produced by
T&W, Geomatics



Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) North of 40 Stavebank Road	1	Property north of Port Credit Arena site	City Ownership	None	Public Open Space	None	OS2 (Open Space - Community Park)	City acquired parcel for the Port Credit Arena property.
2) 1290 Kelly Road	2	Elementary School	Peel District School Board	Residential Low Density II	N/A	OS1 (Open Space - Community Park)	R3 (Detached Dwellings - Typical Lots)	Land exchange between City and School Board.
3) 30 Eglinton Avenue West	4	Office/ Restaurant Retail	Private ownership	Office – Special Site 1	Office – Special Site 1 (amended)	O-8 (Office – Exception)	N/A	Omitted from the Mississauga Official Plan by oversight.
4) 0 Torbram Road	5	Carefoot Cemetery	City Ownership	Industrial	Private Open Space	E3 (Industrial)	OS3 (Open Space - Cemetery)	Existing cemetery with incorrect designation and zoning.
5) 25 & 39 Princess Street	11	Vacant (future parking lot)	Metrolinx	Residential Medium Density	N/A	RM7-1 (Detached, Semi-detached, Duplex, Triplex and Horizontal Multiple Dwellings - Exception)	D (Development)	A portion of the adjacent land was acquired by Metrolinx and has been re-designated by the Policy Division to Medium Density Residential. The land must be rezoned for conformity with the Mississauga Official Plan.

Proposed City Initiated Amendments (#10) to Zoning By-law 0225-2007

Item	Section Number	Proposed Revision	Comment/Explanation		
Part 1: Administration, Interpretation, Enforcement and Definitions					
1	Section 1.2 - Definitions	Home Occupation/ Home Office – means an <i>office</i> for profit or gain conducted entirely within a dwelling unit , that is incidental and secondary to the use of the dwelling unit for residential .	Separate the definition of home office and home occupation as they are permitted in different zones and each have different regulations.		
2	Section 1.2 - Definitions	Home Occupation/ Home Office - means an occupation for profit or gain conducted entirely within a dwelling unit , that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit .	Separate the definition of home office and home occupation as they are permitted in different zones and each have different regulations.		
3	Section 1.2 - Definitions	Prayer Room means an enclosed area where people spend time in contemplation or prayer.	Add a definition for “Prayer Room”.		
Part 2: General Provisions					
4	Table 2.1.2.2.4 – Private Club	Column A	B	Clarify the parking requirement when a prayer room is a use within a private club.	
		1.0	Where permitted, a private club shall comply with the provisions of the applicable Base Zone and/or Exception Zoning and the following:		✓
		1.1	A prayer room accessory to a private club shall be permitted		✓
		1.2	Where a prayer room is greater than 10% of the total GFA – non-residential of a private club, minimum number of parking spaces per 100m2 GFA – non-residential for a prayer room		27.1

Item	Section Number	Proposed Revision	Comment/Explanation																																	
5	2.1.9.12	<p>2.1.9.12 <i>Home Office</i></p> <p><i>In addition to the provisions contained in Parts 1 to 3 of this By-law, a home office shall comply with the provisions contained in Table 2.1.9.12 – Home Office.</i></p> <table><tr><th colspan="2">Column A</th><th>B</th></tr><tr><th>Line</th><th></th><th></th></tr><tr><td>1.0</td><td><i>A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit</i></td><td><i>Any Zone that permits a dwelling unit.</i></td></tr><tr><td>2.0</td><td><i>Maximum area used for a home office</i></td><td><i>15 m² (161.5 sq.ft.)</i></td></tr><tr><td>3.0</td><td><i>A home office shall be conducted wholly within a dwelling unit</i></td><td>✓</td></tr><tr><td>4.0</td><td><i>Only one home office shall be permitted within a dwelling unit</i></td><td>✓</td></tr><tr><td>5.0</td><td><i>The dwelling in which the home office is located shall be the principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof</i></td><td>✓</td></tr><tr><td>6.0</td><td><i>A home office shall not employ staff who are not a resident of the dwelling unit</i></td><td>✓</td></tr><tr><td>7.0</td><td><i>Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted</i></td><td>✓</td></tr><tr><td>8.0</td><td><i>There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit</i></td><td>✓</td></tr><tr><td>9.0</td><td><i>There shall be no clients attending the dwelling unit to do business with a home office</i></td><td>✓</td></tr></table>	Column A		B	Line			1.0	<i>A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit</i>	<i>Any Zone that permits a dwelling unit.</i>	2.0	<i>Maximum area used for a home office</i>	<i>15 m² (161.5 sq.ft.)</i>	3.0	<i>A home office shall be conducted wholly within a dwelling unit</i>	✓	4.0	<i>Only one home office shall be permitted within a dwelling unit</i>	✓	5.0	<i>The dwelling in which the home office is located shall be the principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof</i>	✓	6.0	<i>A home office shall not employ staff who are not a resident of the dwelling unit</i>	✓	7.0	<i>Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted</i>	✓	8.0	<i>There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit</i>	✓	9.0	<i>There shall be no clients attending the dwelling unit to do business with a home office</i>	✓	Move the provisions of Home Office to Section 2.1, General Provisions, to clarify that a home office is permitted in all types of dwelling units, regardless of the zone.
Column A		B																																		
Line																																				
1.0	<i>A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit</i>	<i>Any Zone that permits a dwelling unit.</i>																																		
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9.0	<i>There shall be no clients attending the dwelling unit to do business with a home office</i>	✓																																		

Item	Section Number	Proposed Revision			Comment/Explanation
		10.0	A home office shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the dwelling unit	✓	
Part 3 – Parking, Loading and Stacking Lane Regulations					
6	3.1.3	Required Number of Accessible Parking Spaces Accessible parking spaces for non-residential uses and residential visitor parking spaces shall be provided in compliance with Sentences 3.1.1.1.2 and 3.1.1.4.5 and Table 3.1.3.1 – Accessible Parking Regulations.			Update accessible parking regulations to be consistent with the Accessibility for Ontarians with Disabilities Act
Part 4 – Residential Zones					
7	4.1.5.1	<i>A porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, may encroach:</i> <i>(1) a maximum of 1.6 m (5.2 ft.) into a required front and/or exterior side yard; (0325-2008)</i> <i>(2) a maximum of 5.0 m (16.4 ft.) into a required rear yard.</i>			Renumber and reorganize text in both clauses 4.1.5.1 and 4.1.5.2.
8	4.1.5.2	<i>Notwithstanding the provisions of Article 4.1.5.1, a porch or deck that is located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, and is located in the rear yard shall have a minimum set back of:</i> <i>(1) 1.5 m (4.9 ft.) from the rear lot line;</i> <i>(2) 0.0 m from an interior side lot line for a lot with a dwelling requiring a 0.0 m interior side yard;</i> <i>(3) 0.61 m (2 ft.) from an interior side lot line for a lot with a dwelling requiring more than a 0.0 m interior side yard; (0325-2008)</i> <i>(4) 0.61 m (2 ft.) from an exterior side lot line.</i>			Renumber and reorganize text in both clauses 4.1.5.1 and 4.1.5.2.

Item	Section Number	Proposed Revision	Comment/Explanation
9	4.1.5.3	<i>A porch or deck, located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs, and is located in an interior side yard shall have a minimum setback of 1.2 m (3.9 ft.) to the interior side yard lot line; (0158 2013)</i>	Renumber from 4.1.5.8.1 and clarify porch or deck is located in side yard.
10	4.1.5.6	<i>Notwithstanding the provisions of Articles 4.1.5.1 to 4.1.5.6, and 4.1.5.8 to 4.1.5.11, 4.1.5.1 to 4.1.5.5, encroachments and/or projections shall not be permitted in a minimum required setback to a Greenbelt zone contained in table 4.1.8.1 of this By-law.</i>	Renumber from 4.1.5.8 and adding relevant sections due to renumbering.
11	4.1.5.7	<i>Notwithstanding the provisions of Articles 4.1.5.2 and 4.1.5.10, any portion of a porch or deck that is located in a rear yard, does not exceed 0.3 m in height above grade at any point and is uncovered, is permitted an unlimited encroachment into the required rear yard, provided that the minimum setback to any lot line shall be 0.61 m; (0297 2013), (0190 2014)</i>	Delete 4.1.5.7 and replace with revised 4.1.5.7 (Item 12).
12	4.1.5.7	<i>Decorative paving, pool decking, and other hard surfaced landscape material are permitted an unlimited encroachment in a required rear yard, provided that they do not exceed 0.3 m (0.9 ft.) in height above grade at any point, and maintain a minimum setback to any lot line of 0.61 m (3.9 ft.).</i>	Clarify what is considered landscaping and not a deck or porch in rear yards of dwellings.
13	4.1.5.8.1	Stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall not be permitted in front yards or exterior side yards . (0158-2013)	Renumber from 4.1.5.10 to 4.1.5.8.1.
14	4.1.5.10	A balcony may encroach a maximum of 1.0 m (3.2 ft.) into a required front , exterior side or rear yard ;	Renumber from 4.1.5.3 to 4.1.5.10.
15	4.1.6.16 4.1.16.2	<p>Home Occupation and Home Office Home Office 4.1.16.2 — Home Office (0297 2013)</p> <p>4.1.16.2.1 — A home office (excluding resident physician, dentist, drugless practitioner or health professional's office) is permitted within any dwelling unit in a Residential Zone;</p> <p>4.1.16.2.2 — The total area used for a home office shall not exceed 15 m²;</p> <p>4.1.16.2.3 — A home office shall be conducted wholly within a dwelling unit;</p> <p>4.1.16.2.4 — Only one (1) home office shall be permitted within a dwelling unit;</p> <p>4.1.16.2.5 — The dwelling in which the home office is located shall be the</p>	Move Home Office from Section 4.1, Residential General Provisions to Section 2.1, General Provisions.

Item	Section Number	Proposed Revision	Comment/Explanation
		principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof; 4.1.16.2.6 — A home office shall not employ staff who are not a resident of the dwelling unit; 4.1.16.2.7 — Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted; 4.1.16.2.8 — There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit; 4.1.16.2.9 — There shall be no clients attending the dwelling unit to do business with a home office; 4.1.16.2.10 — A home office shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the dwelling unit.	
16	Table 4.7.1	3.2 CEC – Corner lot 4.2 CEC – Corner lot 6.1 Interior lot/CEC – Corner lot 9.1 Interior lot /CEC – Corner lot	Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (R16 Zone).
17	Table 4.8.1	Line 11.0 MINIMUM LANDSCAPED AREA 25% of lot area	Delete reference to minimum landscaped area for semi-detached dwellings. Other provisions ensure a balance of landscaped and buildable areas (RM1, RM2 Zones).
18	Table 4.9.1	3.2 CEC – Corner lot 4.2 CEC – Corner lot 6.1 Interior lot/CEC- Corner lot 9.1 Interior lot/CEC – Corner lot	Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (RM3 Zone).
19	Table 4.12	3.2 CEC – Corner lot 4.2 CEC – Corner lot 6.1 Interior lot/CEC – Corner lot 9.1 Interior lot – CEC – Corner lot	Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (RM6 Zone).

Item	Section Number	Proposed Revision	Comment/Explanation
Part 6 – Commercial Zones			
20	6.2.4.44 (C3-44)	6.2.4.44.1 (1) Outdoor patio accessory to a restaurant , or convenience restaurant , or <i>take-out restaurant</i>	Add take-out restaurant to list of additional permitted uses to correct previous omission.
Part 7 – City Centre Zones			
21	7.2.2.2.4 (CC1-2)	<i>Height means the measurement from established grade to the top of the parapet of the lowest roof</i>	Correction required from Ontario Municipal Board decision.

City of Mississauga

Corporate Report



Date: April 26, 2016

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's files:
OZ 15/008 W5 and
T-M15004 W5

Meeting date:
2016/05/16

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit 30 semi-detached homes at 3233 Brandon Gate Drive, north of Morning Star Drive, east of Airport Road, west of Goreway Drive

Owner: Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 and T-M 15004 W5

Recommendation

That the report dated April 26, 2016, from the Commissioner of Planning and Building regarding the applications by Your Home Developments (Brandon Gate) Inc. to permit 30 semi-detached homes under Files OZ 15/008 W5 and T-M 15004 W5, at 3233 Brandon Gate Drive, 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 **Mixed Use** designation or relevant noise policies and requires an official plan amendment, rezoning, and a draft plan of subdivision;
- Prior to the next report, matters to be addressed include the appropriateness of the proposed Zoning By-law, Official Plan, draft plan of subdivision, and the satisfactory resolution of other issues pertaining to noise attenuation.

Background

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

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	Brandon Gate Drive - 90.18 m (295.86 ft.) Roselle Crescent – 136.69 m (448.45 ft.) Netherwood Road – 97.97 m (32.14 ft.)
Depth:	112.27 m (368.33 ft.)
Gross Lot Area:	1.07 ha (2.84 ac.)
Existing Use:	Commercial plaza

The one-storey commercial plaza was constructed in 1974 at the same time as the surrounding subdivision. Tenants include Malton Four Corner's Health, a convenience store, a restaurant and a centre for education and training. The subject property abuts three municipal roads: Roselle Crescent to the north, Brandon Gate Drive to the east and Netherwood Road to the south. The surrounding neighbourhood is well-established and consists of one and two storey detached and semi-detached homes.

The surrounding land uses are:

North: Single-detached homes and a secondary school. A rail line is located further to the north
 East: Single and semi-detached homes
 South: Single and semi-detached homes
 West: Single and semi-detached homes

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

DETAILS OF THE PROJECT

The applications are to permit 30 semi-detached homes, all with frontages on the existing streets.

Development Proposal	
Applications submitted:	Received: September 8, 2015 Deemed complete: October 1, 2015
Owner:	Your Home Developments (Brandon Gate) Inc.
Applicant:	Weston Consulting Group
Number of units:	30 semi-detached homes
Maximum Height:	10.7 m (35.1 ft.)

Development Proposal	
Net Density	27.9 units/hectare 11.3 units/acre
Anticipated Population:	108* *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 Provided:	2.0 spaces per semi-detached dwelling unit

Additional information is provided in Appendices 2 to 11.

LAND USE CONTROLS

The subject lands are located within the Malton Neighbourhood Character Area and are designated **Mixed Use**. The **Mixed Use** designation permits the following uses: residential, retail store, commercial parking facility, conference centre, recreation facility, financial institution, funeral establishment, among other uses. The applications are not in conformity with the land use designations. The applicant has requested that the land be redesignated to **Residential Low Density I** to permit semi-detached homes.

The property is located within the Lester B Pearson International Airport Operating Area. (LBPIA). The site falls within the 30 and 35 NEF/NEP Noise Contours. Federal, Provincial, Regional and City policies prohibit new development, redevelopment or infilling that is greater than the density immediately surrounding existing development. Detailed information regarding the Provincial Policy Statement, Regional Official Plan, and Mississauga Official Plan policies as they relate to this property are included in Appendix 9.

The applicant has also requested a site specific exemption to the noise policies in Mississauga Official Plan as the density of the proposed development is greater than the density of the immediately adjacent residential development.

A rezoning is proposed from Neighbourhood Commercial (**C2**) to semi-detached dwellings (**RM2**) to permit 30 semi-detached dwellings in accordance with the proposed zone standards contained within Appendix 10.

A draft plan of subdivision is required in order to create the lots for the 30 semi-detached dwellings.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the Planning Act and policies contained in the Official

Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, or through the Ontario Municipal Board, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 5 Councillor, Carolyn Parrish, on February 1, 2016. The Councillor's office advised that the proposal was well-received and a few traffic related concerns were discussed.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7 and school accommodation information is contained in Appendix 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?
- Is the proposal compatible with the character of the area?
- Are the proposed zoning standards appropriate?
- Have all of the technical requirements and studies related to the project been submitted and found to be acceptable?

OTHER INFORMATION

The applicant has submitted the following information in support of the applications:

- Planning Justification Report
- Draft Official Plan Amendment
- Draft Concept Plan
- Draft Zoning By-law
- Draft Plan of Subdivision
- Tree Inventory and Preservation Plan and Arborist Report
- Record of Site Condition
- Phase I and Phase II Environmental Site Assessments
- Detailed Noise Control Study
- Functional Servicing Report
- Grading/Servicing Plans
- Parcel Registry and Easement Documents
- Sustainable features

Development Requirements

In conjunction with the proposed development, there are certain engineering matters with respect to servicing, grading, and noise attenuation, which will require the applicant to enter into

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

Financial Impact

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

Conclusion

Most agency and all 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 the issues have been resolved.

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of the Malton Neighbourhood Area Land Use Map
- Appendix 4: Existing Land Use and Proposed Zoning Map
- Appendix 5: Draft Plan of Subdivision
- Appendix 6: Concept Plan
- Appendix 7: Agency Comments
- Appendix 8: School Accommodation
- Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Regional and Provincial Policies
- Appendix 10: Summary of Existing and Proposed Zoning Provisions
- Appendix 11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lauren Eramo-Russo, Development Planner

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Site History

- October 1974 - A building permit is issued for the commercial plaza located at 3233 Brandon Gate Drive.
- September 5, 2001 - Rezoning and Official Plan Amendment applications were submitted to redesignate the property from **Retail and Service Commercial - Neighbourhood Commercial** to **Residential - Medium Density I** and **Retail and Service Commercial - Convenience Commercial** and to change the zoning from **DC - 249** to **RM5 - Special Section** and **DC - Special Section** to permit 40 townhouses and a one-storey commercial block. The Greater Toronto Airport Authority (GTAA) confirmed in their comments that they were unable to support the development.
- March 5, 2002 - A Site Plan application was submitted under File SP 02/110 W5 in support of the Rezoning and Official Plan Amendment applications.
- May 28, 2002 - The development applications were cancelled by the applicant and the files were closed.
- May 5, 2003 - Mississauga Plan comes into effect with Aircraft Noise policies restricting development, redevelopment and infilling that would increase the number of dwelling units in both the Airport Operating Area and the Malton District Plan area.
- June 20, 2007 - Zoning By-law 0225-2007 came into force and effect except for those sites which were appealed. The lands were zoned **C2** (Neighbourhood Commercial).
- November 14, 2012 - Mississauga Official Plan comes into force. Policy 6.9.2.1 is appealed and Policy 6.10.2.1 comes into effect on March 3, 2015. The revised policy states: development, redevelopment and infilling, which increases the number of dwelling units beyond that **permitted in the existing zoning** will not be permitted within the Airport Operating Area outlined on Map 6:1 - Airport Operating Area (not attached).
- November 14, 2012 - Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals were filed for this property, the policies of the new Mississauga Official Plan apply. The subject lands are designated **Mixed Use** in the Malton Neighbourhood Character Area.



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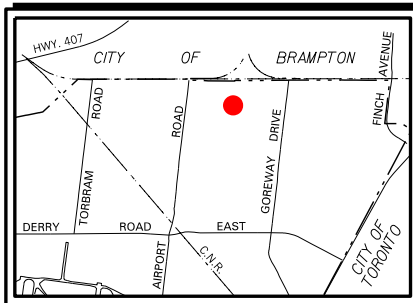
LEGEND:

 **SUBJECT LANDS**

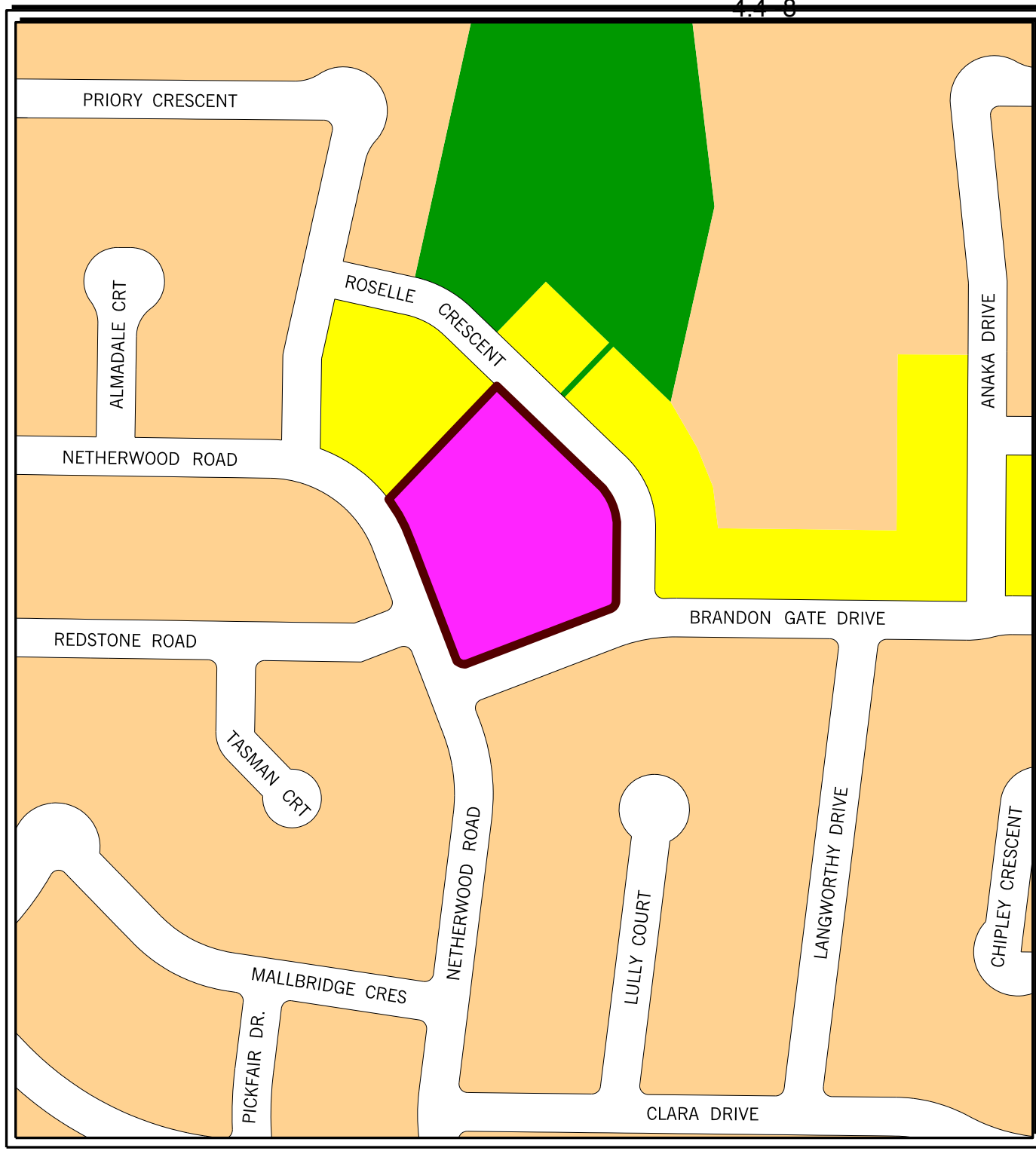
NOTE: DATE OF AERIAL IS SPRING OF 2015



SUBJECT: WESTON CONSULTING



FILE NO: OZ 15 008 W5	
DWG. NO: 15008A	
SCALE: 1:3000	
PDC DATE: 2016 05 16	
DRAWN BY: B. KRUGER	



4.4 8

PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

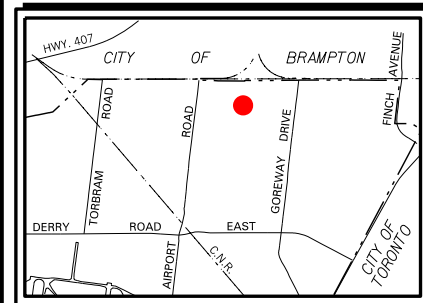
City Structure

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

SUBJECT LANDS



SUBJECT: WESTON CONSULTING



FILE NO:
OZ 15 008 W5

DWG. NO:
15008L

SCALE:
1:3000

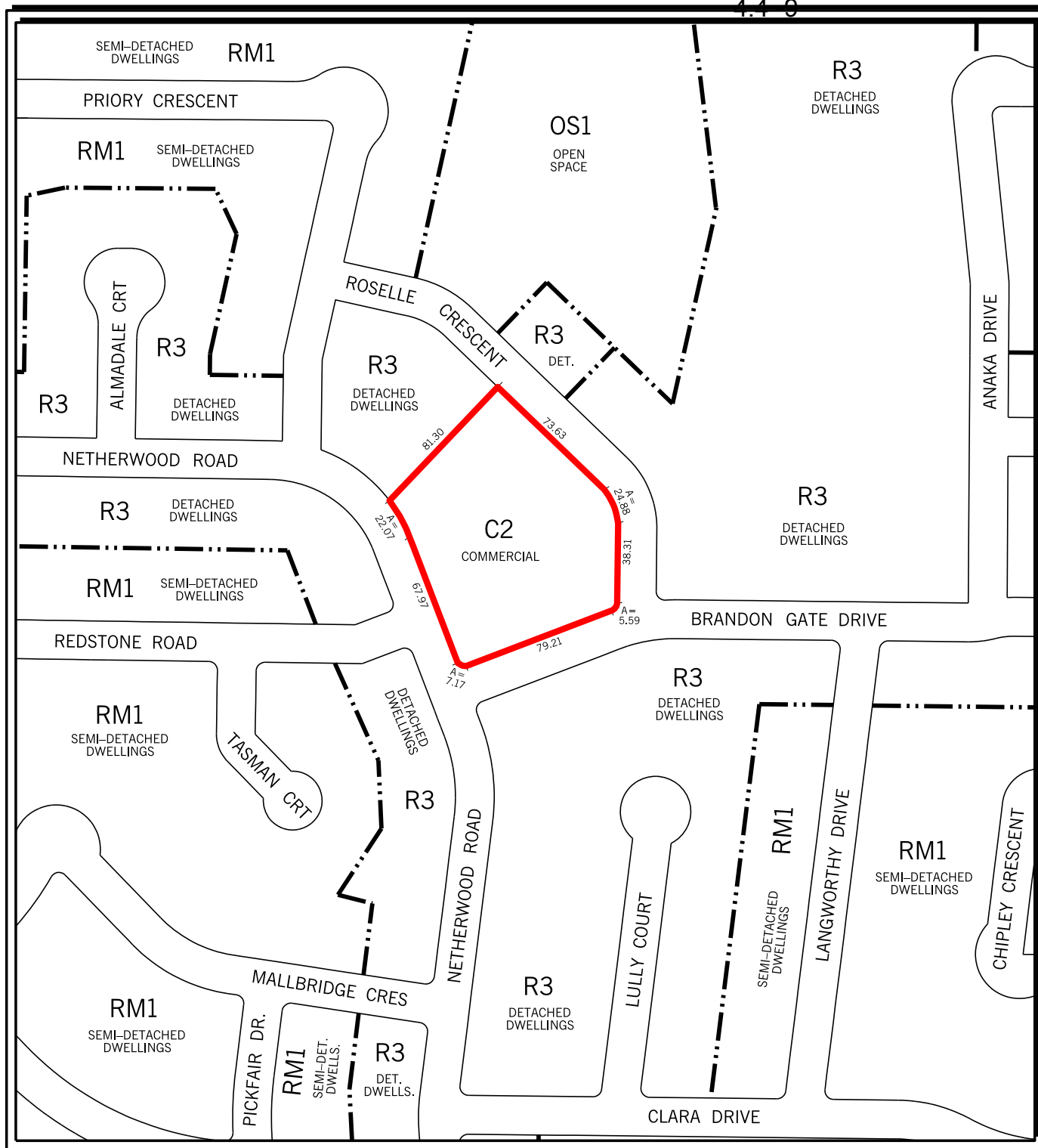
PDC DATE:
2016 05 16

DRAWN BY:
B. KRUGER

Appendix 3



Produced by
T&W, Geomatics



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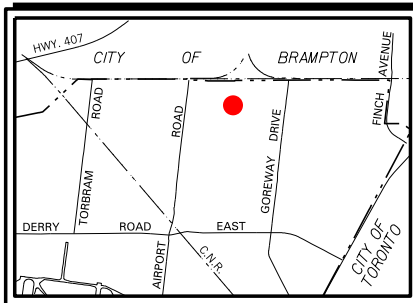
LEGEND:



PROPOSED OFFICAL PLAN AMENDMENT FROM 'MIXED USE' TO 'RESIDENTIAL LOW DENSITY' AND PROPOSED REZONING FROM 'C2' TO 'RM2-EXCEPTION' TO PERMIT 30 SEMI-DETACHED DWELLINGS.



SUBJECT: WESTON CONSULTING



FILE NO:
OZ 15 008 W5
DWG. NO:
15008R
SCALE:
1:3000
PDC DATE:
2016 05 16
DRAWN BY:
B. KRUGER

Appendix 4

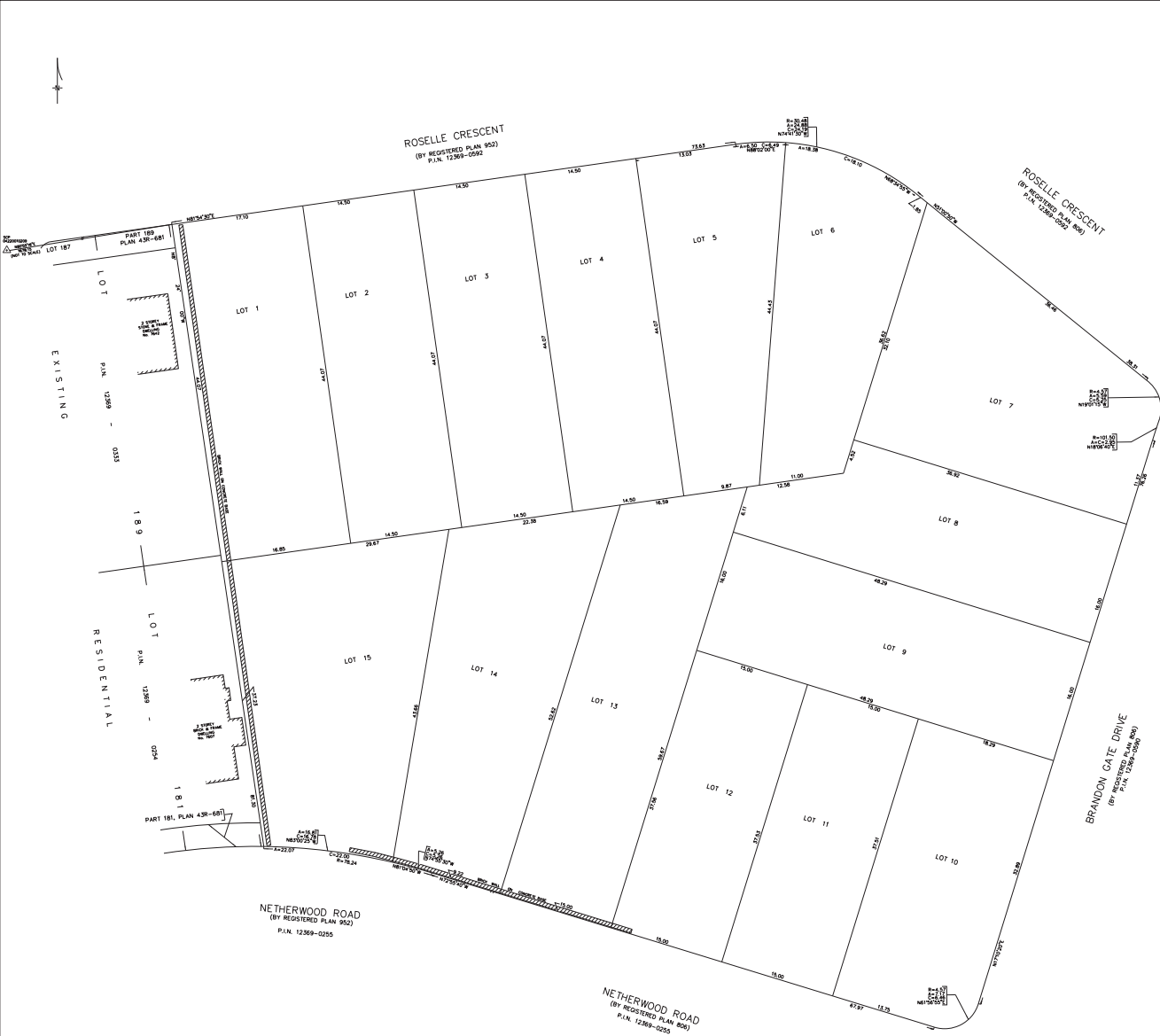


MISSISSAUGA

Produced by
T&W, Geomatics



CAD FILE No.15-106 DR-





Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (November 24, 2015)	In comments dated November 24, 2015, the Region advised that all waste collection requirements have been satisfied. The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste. There will be specific clauses and conditions that the applicant will be required to include in the Development and Servicing Agreements. The Region has confirmed that there are not any significant concerns with regards to water or sanitary sewer servicing for the proposed development, provided that the sanitary sewage discharge flows do not exceed the calculated flows of 1.24 liters per second provided by the applicant's consultant.
Peel District School Board (November 3, 2015) and Dufferin Peel District School Board (October 28, 2015)	<p>In comments dated October 28, 2015, the Peel District School Board and Dufferin Peel Catholic 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 Dufferin-Peel Catholic District School Boards require that certain warning clauses including temporary accommodation and transportation be included in any Development/Servicing Agreements and Agreements of Purchase and Sale.</p>
Greater Toronto Airport Authority (November 20, 2015)	In comments dated November 20, 2015, the GTAA notes that they would prefer a non-residential development on the site. The GTAA acknowledges that redevelopment could include residential uses as per Mississauga Official Plan (2012) policy 6.10.2.3, provided that it does not exceed the density of the immediately adjacent streets containing detached dwellings. Should the current proposal proceed, the GTAA recommends that all recommendations contained within the Noise Control Study prepared by SS Wilson Associates be implemented. In addition, an Aircraft Noise Warning Clause Agreement will also be required between the applicant, the City and the GTAA.

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 14, 2016)	<p>In comments dated January 14, 2016, this Department notes that residents of this development will be served by Anaka Park (P-94), which is located approximately 25 m (82 ft.) from the site and contains a play site. Woodgreen Park (P-63) is also situated 520 m (1,706 ft.) from the site and contains a play site.</p> <p>Should this application be approved, a cash contribution for street tree planting is required on all public roads.</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 (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p>
Rogers Communications (December 2, 2015)	<p>In comments dated December 2, 2015, Rogers Communications Partnership has advised that there is a buried fibre and coaxial plant in the area and locates will be required to mark-out actual locations. A minimum of 0.6 m (1.96 ft.) is required when digging.</p>
City Community Services Department – Fire and Emergency Services Division (October 20, 2015)	<p>In comments dated October 20, 2015, this Department has advised that, from an emergency response and water supply perspective, there are no concerns with the proposal.</p>
City Transportation and Works Department (March 24, 2016)	<p>In comments dated March 24, 2016, this Department confirmed receipt of the Draft Plan of Subdivision, Functional Servicing Report, Site Grading/Servicing Plans, Traffic Impact Study, Environmental Noise Assessment, Phase 1 Environmental Site Assessment and Phase 2 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 the Department include:</p> <ul style="list-style-type: none"> • Updated Phase II Environmental Site Assessment • Record of Site Condition • Approval from GTAA • Updated Grading Plan and Parking Plan for on-site and visitor parking as identified in Council Resolution CPD-121-91. <p>These issues will be addressed in detail prior to the Recommendation Report.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Agency / Comment Date	Comment
Canada Post (October 18, 2015)	In comments dated October 18, 2015, Canada Post responded that they will require the applicant to provide an appropriately sized cement pad for the installation of Community Mailboxes to allow for centralized mail delivery. This must be identified on the concept plan.
CN Railway (October 30, 2015)	In comments dated October 30, 2015, this agency has identified a list of requirements for sensitive uses in proximity to railway operations. There are certain requirements and warning clauses that will form part of the Development Agreement.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Enbridge Gas • Enersource • Mississauga Transit • Hydro One • Economic Development • Ministry of Transportation
External Agency	<p>The following external agency was circulated but provided no comment:</p> <ul style="list-style-type: none"> • Bell Canada

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

School Accommodation

Peel District School Board	Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 12 Kindergarten to Grade 5 6 Grade 6 to Grade 8 5 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Marvin Heights <ul style="list-style-type: none"> Enrolment: 452 Capacity: 513 Portables: 2 Morning Star M.S <ul style="list-style-type: none"> Enrolment: 544 Capacity: 699 Portables: 0 Lincoln Alexander S.S <ul style="list-style-type: none"> Enrolment: 1,013 Capacity: 1,470 Portables: 1 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 8 3 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Raphael <ul style="list-style-type: none"> Enrolment: 242 Capacity: 429 Portables: 0 Ascension of Our Lord <ul style="list-style-type: none"> Enrolment: 849 Capacity: 774 Portables: 8

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Current Mississauga Official Plan Designation and Policies for Malton Neighbourhood Character Area

Mississauga Official Plan (2012) came into force on November 12, 2012 except for those policies which have been appealed. As no policies have been filed, the policies of MOP apply. The subject lands are designated **Mixed Use** in the Malton Neighbourhood Character Area which permits a wide range of commercial uses.

Proposed Official Plan Amendment Provisions:

The lands are proposed to be designated **Residential Low Density I** which permits the following uses: detached dwelling, semi-detached dwelling and duplex dwellings. Residential designations also permit accessory offices for health professional and home occupations.

Summary of Relevant Provincial, Regional and Mississauga Official Plan Policies

	Specific Policies	General Intent
Provincial Policy Statement- Airports, Rail and Marine Facilities	Section 1.6.9	<p>Airports shall be protected from incompatible land uses and development by:</p> <p>Prohibiting new residential development and other sensitive land uses in areas near airports above 30 Noise Exposure Forecast/ Noise Exposure Predication (NEF/NEP), and considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Regional Official Plan-Airports	Section 5.9.6.2.3 Section 5.9.6.2.4 Section 5.9.6.2.5 Section 5.9.6.2.6	<p>The Greater Toronto Airports Authority and municipalities to identify ways to protect the long-term operational role of Toronto - Lester B. Pearson International Airport by ensuring that development and redevelopment adjacent to the airport is compatible with airport operations and the needs of residents and by discouraging land uses which may cause a potential aviation safety hazard.</p> <p>Prohibit the development, redevelopment and infill of new residential and sensitive land uses such as hospitals, nursing homes, daycare facilities and public and private schools in the Airport Operating Area.</p> <p>Since this property is located within Transport Canada's 30 and 35 NEF, Region of Peel staff have confirmed that a Regional official plan amendment is not required.</p>
Mississauga Official Plan- Section 5- Direct Growth	Section 5.3 Section 5.4 Section 5.5	<p>Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensifications within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Where higher density uses within Neighbourhoods are proposed, development will be required to provide appropriate transitions in height, built form and density to the surrounding lands. Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Mississauga Official Plan -Section 6.10-Aircraft Noise	<p>Mississauga Plan (2007) Section 3.11.2.1.3</p> <p>Mississauga Plan (2012) Section 6.10.2.3</p>	<p>At the time of this application, Policy 6.9.2.1 in Mississauga Official Plan (2012) was under appeal. For purposes of this application, policy 3.11.2.1.3 from Mississauga Plan (2003) will apply, unless the applicant agrees (in writing) to be subject to the new policies.</p> <p>New residential development, redevelopment and infilling which increases the number of dwelling units will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area outlined on Schedule 2. Airport Operating Area.</p> <p>Notwithstanding Policy 6.10.2.1, redevelopment of infilling, which does not significantly increase the number of dwelling units within Malton Character Area may be permitted, provided the site is below the 35 noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour and has a density not greater than the highest density of immediately adjacent existing residential development located within the Airport Operating Area.</p>
Mississauga Official Plan Section 8- Create a Multi- Modal City	Section 8.2	<p>Proponents of development applications will be required to demonstrate how pedestrian and cycling needs have been addressed.</p> <p>The transit network will be supported by compact, pedestrian oriented, mixed land use development in nodes where appropriate, in mobility hubs and along Corridors.</p>
Mississauga Official Plan- Section 11- General Land use Designations	Section 11.2.6	<p>The Mixed Use designation permits the following uses: residential, retail store, commercial parking facility, conference centre, recreation facility, financial institution, funeral establishment, motor vehicle rental, overnight accommodation, personal service establishment, post-secondary educational facility, restaurant and secondary office.</p> <p>Lands designated mixed use will be encouraged to contain a mixture of permitted uses. Mixed use development will be encouraged through infilling and residential uses will be combined on the same lot or same building with another permitted use.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Mississauga Official Plan- Section 16-Neighbourhoods	Section 16.1.2.1 Section 16.1.2.2	<p>To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots created by land division or units or parcels of tied land (POTLs) created by condominium will generally represent the greater of:</p> <p>a. The average frontage and area of residential lots, units or POTLs on both sides of the same street within 120 m of the subject property. In the case of corner development lots, units or POTLs on both streets within 120 m will be considered; or</p> <p>b. the requirements of the Zoning By-law. 16.1.2.2</p> <p>Notwithstanding 16.1.2.1, where the average lot frontage or lot area of residential lots determined pursuant to 16.1.2.1.a is less than the minimum requirements of the zoning by-law, consideration may be given to a minor variance.</p> <p>This development proposal does not conform with this policy since the proposed lots do not meet the average lot frontages in the surrounding area, which is 14.10 m (46.25 ft.) The site specific official plan amendment will allow for frontages of 8.25 m (27 ft.).</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Mississauga Official Plan -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.

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

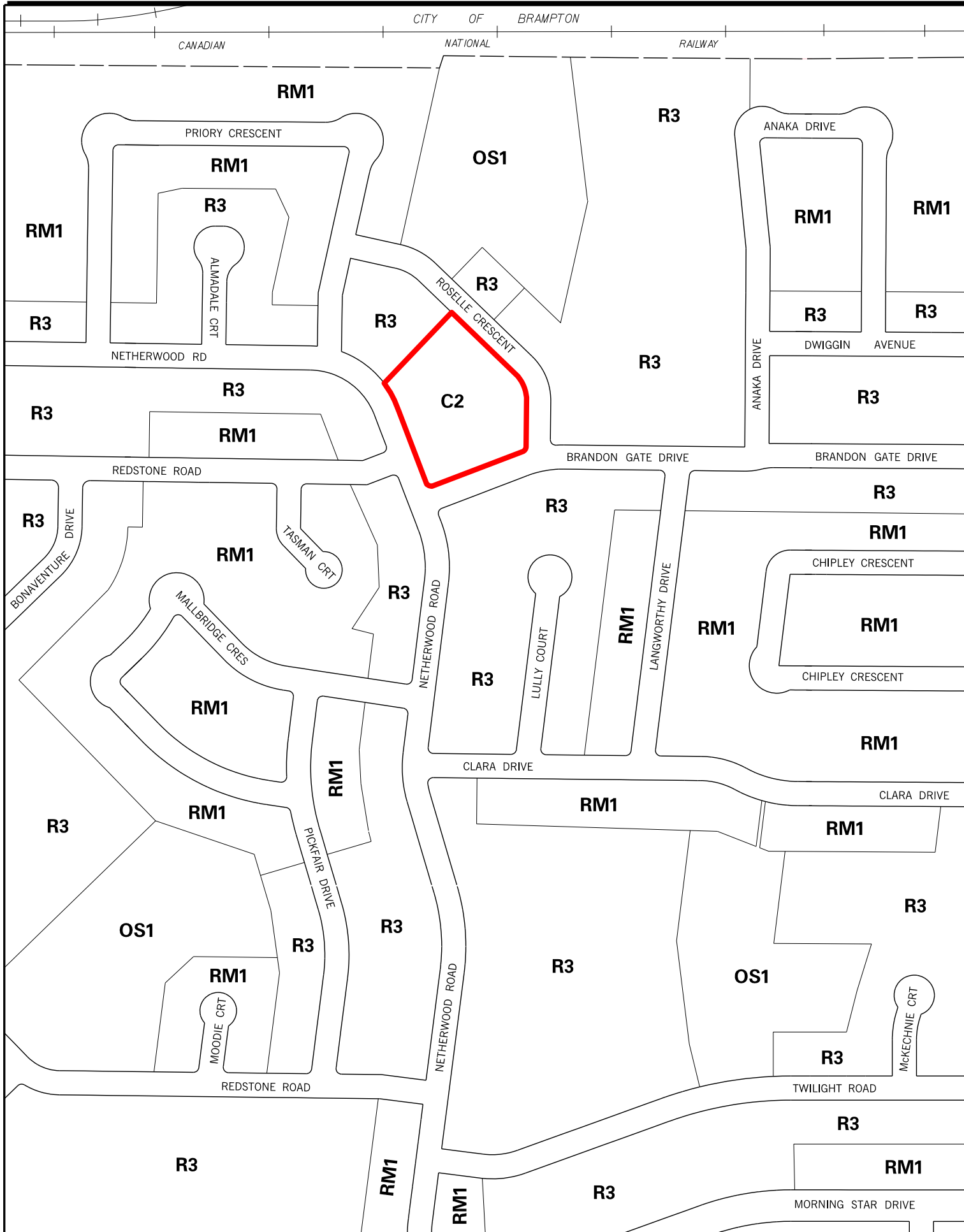
Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

C2 (Neighbourhood Commercial), which permits retail stores, motor vehicle sales, restaurant and take out restaurants, funeral establishment, veterinary clinic, animal care establishment.

The lands are proposed to be zoned **RM2 (Semi-detached dwellings)** to permit the 30 semi-detached homes with the following regulations.

	Required RM2 (Semi-detached dwellings) Zoning By-law Standards	Proposed RM2 (Semi-detached dwellings) Zoning By-law Standards
Minimum lot area - interior lot	200 m ² (2,152.9 ft ²)	275 m ² (2,960.2 ft ²)
Minimum lot area - corner lot	280 m ² (3,013 ft ²)	395 m ² (4,251.9 ft ²)
Minimum lot frontage - interior lot	6.8 m (32.15 ft.)	10.5 m (34.4 ft.)
Minimum lot frontage - corner lot	9.80 m (32.2 ft.)	10.5 m (34.4 ft.)
Minimum front yard	4.5 m (14.8 ft.)	6.0 m (19.9 ft.)
Maximum driveway width	5.2 m (17 ft.)	3.0 m (9.8 ft.)



Corporate Report



Date: April 26, 2016 To: Chair and Members of Planning and Development Committee	Originator's file: T-M14003 W11
From: Edward R. Sajecki, Commissioner of Planning and Building	Meeting date: 2016/05/16

Subject

RECOMMENDATION REPORT (WARD 11)

Application to permit 15 detached homes and the extension of Symphony Court to Mississauga Road at 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

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding approval of the application under File T-M14003 W11, Cachet Estate Homes (Symphony) Inc., 5175, 5201 and 5215 Mississauga Road, east side of Mississauga Road, south of Melody Drive, be adopted in accordance with the following:

1. That the Plan of Subdivision under File T-M14003 W11, to create 15 lots and the extension of Symphony Court, be recommended for approval subject to the conditions contained in Appendix 4.

Report Highlights

- The proposed development conforms to the Official Plan and Zoning By-law. A plan of subdivision is required to create 15 lots for detached homes and to extend Symphony Court to Mississauga Road;
- Community concerns including the extension of Symphony Court to Mississauga Road, traffic impacts, site grading and the Mississauga Scenic Route policies have been addressed in this report;
- The application is acceptable from a planning standpoint and should be approved.

Background

A public meeting was held by the Planning and Development Committee on June 8, 2015, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0035-2015 was then adopted by Council on June 24, 2015:

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.

Given the amount of time since the public meeting, full notification was provided in accordance with the *Planning Act*.

Comments

The application remains the same as presented at the public meeting, which includes a public road connection between Symphony Court and Mississauga Road. As noted in the Information Report (Appendix 1), the lands surrounding the subject properties were developed through plans of subdivision and subsequent land severance applications. As the surrounding lands were developed, concept plans for the subject properties were prepared and submitted to the City to demonstrate that the remaining lands could still be developed in an orderly pattern in the future. These concept plans have no legal status and were provided for information to evaluate the surrounding developments. The concept plans included a connection to either Amana Place or Sara Street from a proposed extension of Symphony Court and were not solely based on a cul-de-sac design for Symphony Court.

Following the community meeting held by Ward 11 Councillor George Carlson on June 20, 2014 and taking into consideration the comments received from the community, staff requested the applicant to consider a cul-de-sac design for Symphony Court. Although the applicant did consider a redesign of their proposal, they decided to proceed with the through connection of Symphony Court to Mississauga Road. Staff have evaluated this development proposal in the context of current Official Plan policies, the existing zoning on the lands, the proposed updates to the Mississauga Road Scenic Route policies and the plans and reports submitted by the applicant.

ADDITIONAL INFORMATION RECEIVED

The following plans and reports were submitted after the public meeting to address staff and agency comments:

- Concept Site Plan
- Updated Traffic Impact Assessment
- Updated Heritage Impact Study
- Updated Arborist Report and Tree Preservation Plan
- Updated Grading and Servicing Plans and details

- Updated Functional Servicing Report
- Updated Draft Plan of Subdivision

The applicant has stated that the intention for Blocks 19 and 20 on the draft plan of subdivision (Appendix 3) is to transfer them to the adjacent owner of 5188 Amana Place.

COMMUNITY COMMENTS

Comments were provided by residents at the community meeting on June 20, 2014; at the public meeting held on June 8, 2015; and through written submissions. The following is a summary of the comments received:

Comment

Symphony Court should terminate in a cul-de-sac road.

Response

The Planning and Building Department requested the applicant to consider a cul-de-sac design for Symphony Court given the comments received from the community. The applicant subsequently responded that the proposal to extend Symphony Court to Mississauga Road provides the best overall design in terms of efficiency. The layout maintains the character of the area with large detached lots that meet the existing zoning by-law requirements, and addresses the Mississauga Official Plan policies to provide public streets and improve pedestrian and vehicle connections in neighbourhoods. On this basis, the applicant did not revise their proposal to include a cul-de-sac design for Symphony Court.

A member of the public provided a number of sketches for a cul-de-sac road design to Planning staff, as well as a sketch to Planning and Development Committee for consideration at the public meeting. The designs were reviewed by the applicant and the City's Transportation and Works Department and found to be unfeasible for several reasons including insufficient turning radii for fire and waste collection trucks.

The Transportation and Works Department is satisfied that the vehicular trips generated by the 15 additional detached homes will have limited impacts on the surrounding road network and can adequately be accommodated. See the updated comments from the Transportation and Works Department and the Planning Comments section of this report for additional discussion on this issue.

Comment

Concerns were raised regarding the alignment of Symphony Court with a proposed access to the large commercial development site on the north side of Melody Drive, east of Mississauga Road. The concerns are that it may increase traffic in the neighbourhood and create a shortcut to Mississauga Road.

Response

The commercial development on the site owned by Credit Mills Development Corporation (Credit Mills) was approved by the Ontario Municipal Board (OMB file: PL130670). In the Board's decision, it was noted that a vehicular connection between the commercial portion of the Credit Mills site and Melody Drive is unnecessary and should not be pursued. Neither the City nor Credit Mills is seeking to establish this vehicular connection to Melody Drive.

Comment

There was a question regarding whether or not the proposed grading along the southeast portion of the site would impact adjacent properties on Amana Place.

Response

Cachet Estate Homes has revised the grading proposal and eliminated a proposed retaining wall, by regrading portions of the adjacent lands with the consent of the owners at 5188 and 5176 Amana Place. The applicant will be required to conduct the regrading works. Prior to registration of the plan of subdivision, Cachet Estate Homes will be required to submit agreements between the developer and the owners of the respective properties for the proposed regrading works to the satisfaction of the City of Mississauga's Legal Services Division and Transportation and Works Department.

Comment

Concerns were raised that the Mississauga Road Scenic Route will be negatively impacted. How will the applicant enhance the scenic route with this development?

Response

The configuration of Lots 1, 13, 14 and 15 provide the opportunity to maximize the preservation of existing healthy trees along Mississauga Road and the opportunity to provide additional landscaping within the boulevard and private property to enhance the scenic route (Appendix 2). The applicant has also agreed to preserve trees that are in good condition along the periphery of the subject lands, including the southerly property line abutting the Old Barber House Restaurant. Details will be reviewed through the draft plan of subdivision and site plan approval processes.

The Heritage Section of the Community Services Department has reviewed a heritage impact assessment which concluded that the proposed development is sympathetic to the scenic route character and the adjacent designated heritage property, municipally known as the William Barber House.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**Region of Peel**

Comments updated March 30, 2016 indicate that the waste collection for Lots 14 and 15 will be from Mississauga Road, and the rest will be collected from Symphony Court. Regional engineering requirements will be dealt with through the Servicing Agreement. Prior to the

execution of the Servicing Agreement, the developer shall complete the Residential Development Charges Payment Form and pay Regional development charges for hard services. Provision shall be made in the Servicing Agreement with respect to payment to the Region for appropriate development charges for soft services.

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

Comments updated March 29, 2016 indicate that a revised Arborist Report and Tree Preservation/Inventory Plan were received and two additional healthy trees are shown to be preserved within the City boulevard. Securities will be required for tree preservation along Mississauga Road. These measures are in keeping with the intent of the Mississauga Road Scenic Route and will help preserve the scenic character along Mississauga Road.

City Community Services Department – Culture Division

The Heritage Impact Assessment has been submitted and found to be acceptable.

City Transportation and Works Department

Comments updated March 24, 2016 confirm receipt of the applicant's Traffic Impact Assessment, dated November 24, 2015. The predicted future traffic volumes generated from the proposal can be accommodated within the existing and proposed surrounding road network. The City continues to request administrative revisions to the document; however, this will not impact the overall conclusions of this report. The extension of Symphony Court to Mississauga Road is preferred, as it will provide the desired connectivity from an emergency services, operational, servicing and maintenance (e.g. snow clearance) perspective and is consistent with the City's policies to connect our communities and develop a fine grain street network. Further, as indicated in the Traffic Impact Assessment, shortcutting is not expected with the proposed connection to Mississauga Road given the configuration of the existing road network.

The revised Functional Servicing Report has addressed the previously identified grading concerns and has confirmed that upgrading the Amana Place storm sewer will provide sufficient capacity to accommodate this proposal.

In the event this application is approved by Council, prior to registration, the applicant will be required to enter into Servicing and Development Agreements with the City for the construction of the required municipal works and the implementation of the draft plan of subdivision conditions of approval.

PLANNING COMMENTS

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

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario. All planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of

infrastructure, and encourages a land use pattern that supports current and future use of public transit and active transportation.

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". It also encourages transit-supportive, pedestrian-friendly urban environments. The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan.

The proposed development adequately takes into account the existing neighbourhood character and provides for similar sized lots for detached homes. The proposed extension of Symphony Court to Mississauga Road helps to improve connections to the neighbourhood and the Streetsville Community Node to the north.

Official Plan

The subject lands are designated **Residential Low Density I**, which permits detached dwellings. The proposal conforms with the land use designation and an Official Plan Amendment is not required.

The proposed lots respect the scale and character of the surrounding detached homes (Policy 9.2.2.3 in Mississauga Official Plan). Mississauga Official Plan policies also aim to minimize culs-de-sac and dead end streets as they eliminate opportunities for multi-modal connections to the surrounding neighbourhood. Policies 9.3.1.4 and 9.3.1.5 state that development will be designed to "achieve a street network that connects to adjacent streets and neighbourhoods at regular intervals, wherever possible" and to improve connectivity and encourage pedestrian movement. The proposed extension of Symphony Court to Mississauga Road increases connectivity in the neighbourhood and supports active transportation. The proposed public road extension further supports policy 8.2.2.3, "Mississauga will strive to create a fine-grained system of roads that seeks to increase the number of road intersections and overall connectivity throughout the city." Policy 8.2.2.5 states that the City may require the completion of road connections through the review of development applications. As such, the proposed public road extension is encouraged by City policy and supported by the applicant's Traffic Impact Assessment, which has been updated to reflect the recent OMB approval of the Credit Mills development application.

Mississauga Road Scenic Route

Mississauga Road is identified as a Scenic Route in Mississauga Official Plan. On June 22, 2015, Planning and Development Committee considered a report titled "Mississauga Road Scenic Route Policies Review" from the Commissioner of Planning and Building. The report was received for information and provided direction to hold a future statutory public meeting to consider a number of revised and new official plan policies that are intended to strengthen the

existing policies within the Scenic Route. An open house community meeting was held on January 25, 2016 and it is anticipated that the statutory public meeting will be held in June 2016.

The development proposal is consistent with both the current and proposed Mississauga Road Scenic Route policies in Mississauga Official Plan. The existing policies encourage lot frontages, setbacks, building massing and design to be consistent with the surrounding detached homes. They also require upgraded building elevations for all lots fronting and abutting Mississauga Road, and encourage the preservation of existing landscape features. Upgraded elevations and proposed landscaping will be reviewed through the required site plan approval process. The existing policies discourage reverse frontage lot development, which is consistent with the proposal for the subject lands.

One of the key changes to the Scenic Route policies is that detached homes are to be the only form of new residential development abutting Mississauga Road. This development proposal fully achieves this anticipated policy objective.

Zoning

The subject lands are zoned **R3** (Detached Dwellings – Typical Lots), which permits detached dwellings with a minimum lot frontage of 15 m (49.2 ft.) and a minimum lot area of 550 m² (5,920 ft.²), and are consistent with the zoning of the surrounding residential properties. The proposed lots exceed the minimum lot frontage and the majority of the lots exceed the minimum lot area. A rezoning application is not required.

Site Plan

Prior to development occurring on Lots 1, 13, 14 and 15, which abut Mississauga Road, the applicant will be required to obtain site plan approval. Through the review of the site plan application, staff will evaluate the design and massing of the proposed homes, landscaping, tree preservation and fencing along the Mississauga Road Scenic Route.

Draft Plan of Subdivision

The proposed draft plan of subdivision in Appendix 3 was reviewed by City Departments and agencies and is acceptable. Development will be subject to the completion of City and agency conditions (Appendix 4) and the registration of the plan.

Block 43 on adjacent Registered Plan 43M-437 was deeded to the City for a future road extension and will form part of the Symphony Court road extension. Block 37 on Registered Plan 43M-437 is a vacant residential lot owned by a private owner that has the same designation and zoning as the proposed and surrounding lots. In order for this block to be developed, the owner will need to obtain City approvals, including the lifting of the municipal reserve on Symphony Court.

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met prior to development.

Conclusion

The proposed Draft Plan of Subdivision is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in the orderly development of lands at an appropriate density and scale.
2. The proposal represents an infill development that is compatible with the surrounding land uses as it provides for appropriate built form.
3. The proposed public road extension is appropriate as it achieves a road network that improves vehicular and pedestrian connections and promotes active transportation.

Attachments

Appendix 1: Information Report

Appendix 2: Concept Site Plan

Appendix 3: Revised Draft Plan of Subdivision

Appendix 4: City Draft Plan of Subdivision Conditions



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Stephanie Segreti-Gray, Development Planner



Corporate Report

4.5-9

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

2-2
4.5 - 10

Planning and Development Committee

- 2 -

File: T-M14003 W11

May 19, 2015

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.

4.5²⁻³
- 11

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.

4.5²-42

File: T-M14003 W11

Planning and Development Committee

- 4 -

May 19, 2015

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

4.5-14

File: T-M14003 W11

Planning and Development Committee

- 6 -

May 19, 2015

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

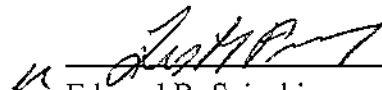
Appendix I-5: Draft Plan of Subdivision

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

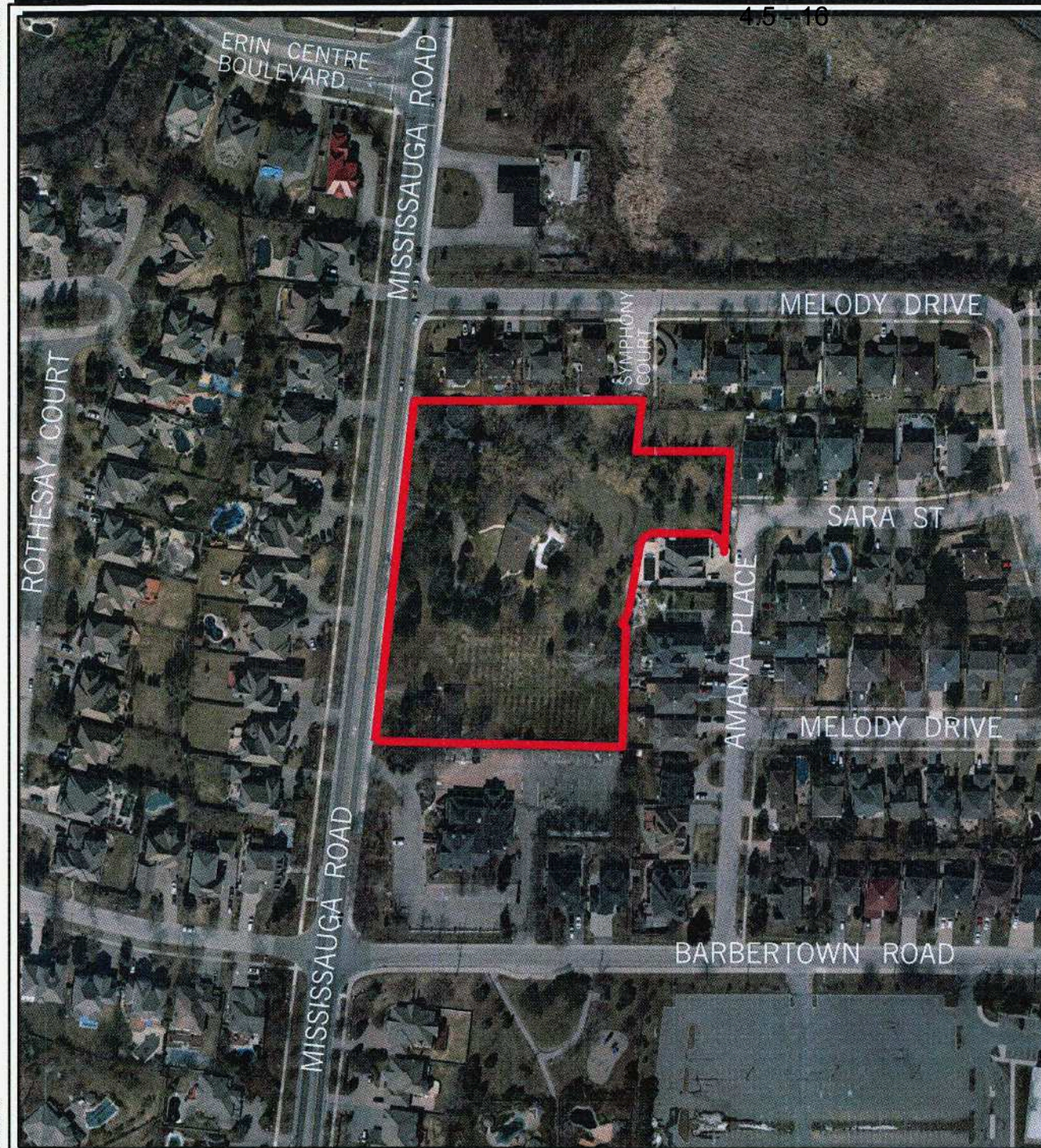
4.5 - 15

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.



4.5 - 16

LEGEND:

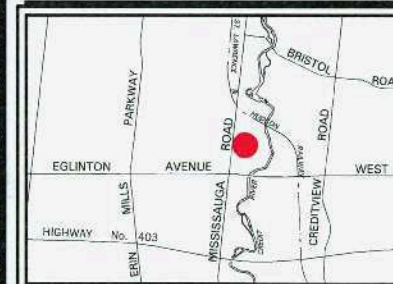


SUBJECT LANDS

DATE OF IMAGERY: SPRING 2014



SUBJECT: CACHET ESTATE HOMES
(SYMPHONY) INC.



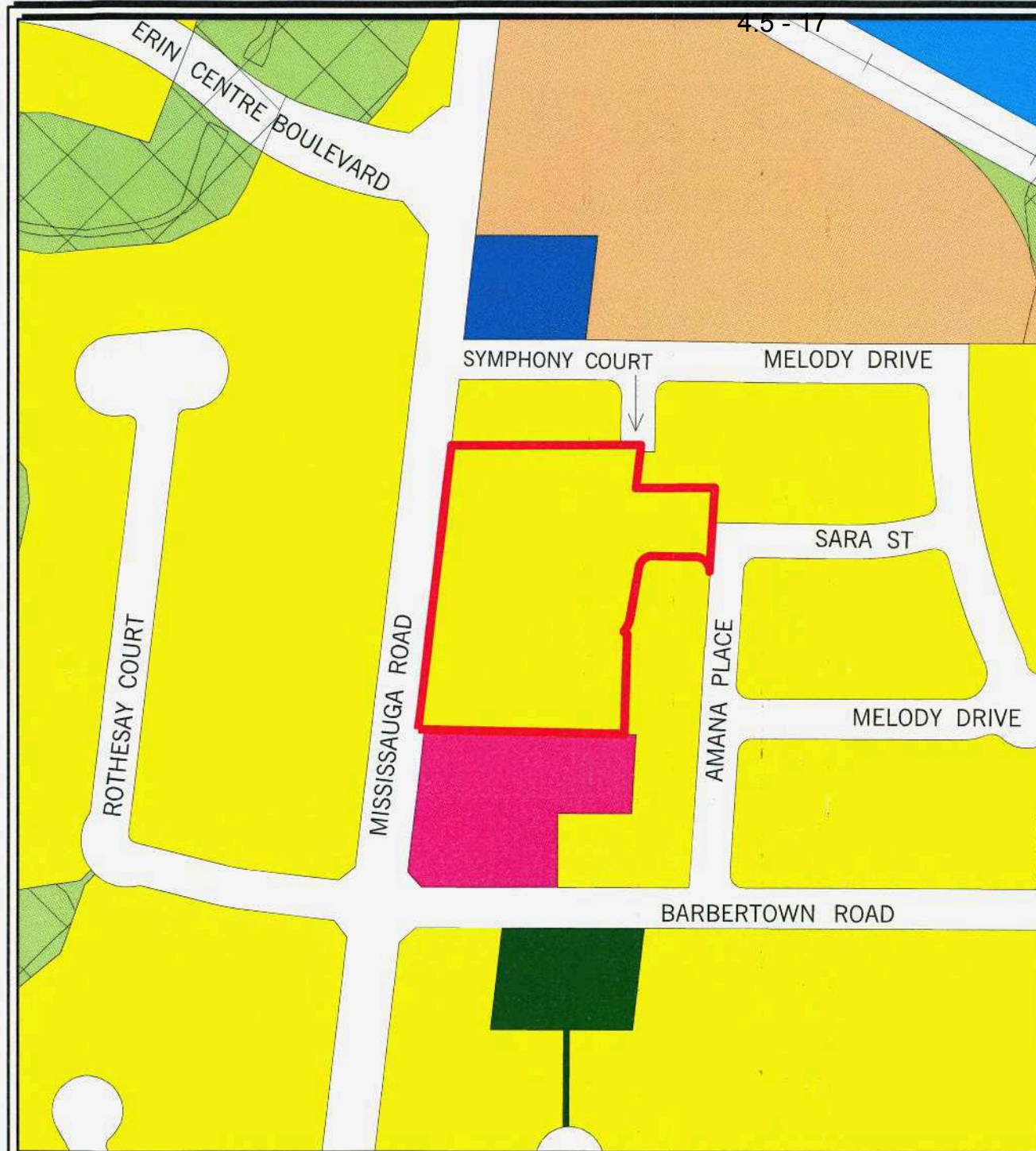
FILE NO:
T-M14003
DWG. NO:
T-M14003A
SCALE:
1:2500
DATE:
2015/06/08
DRAWN BY:
A.SHAH

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:

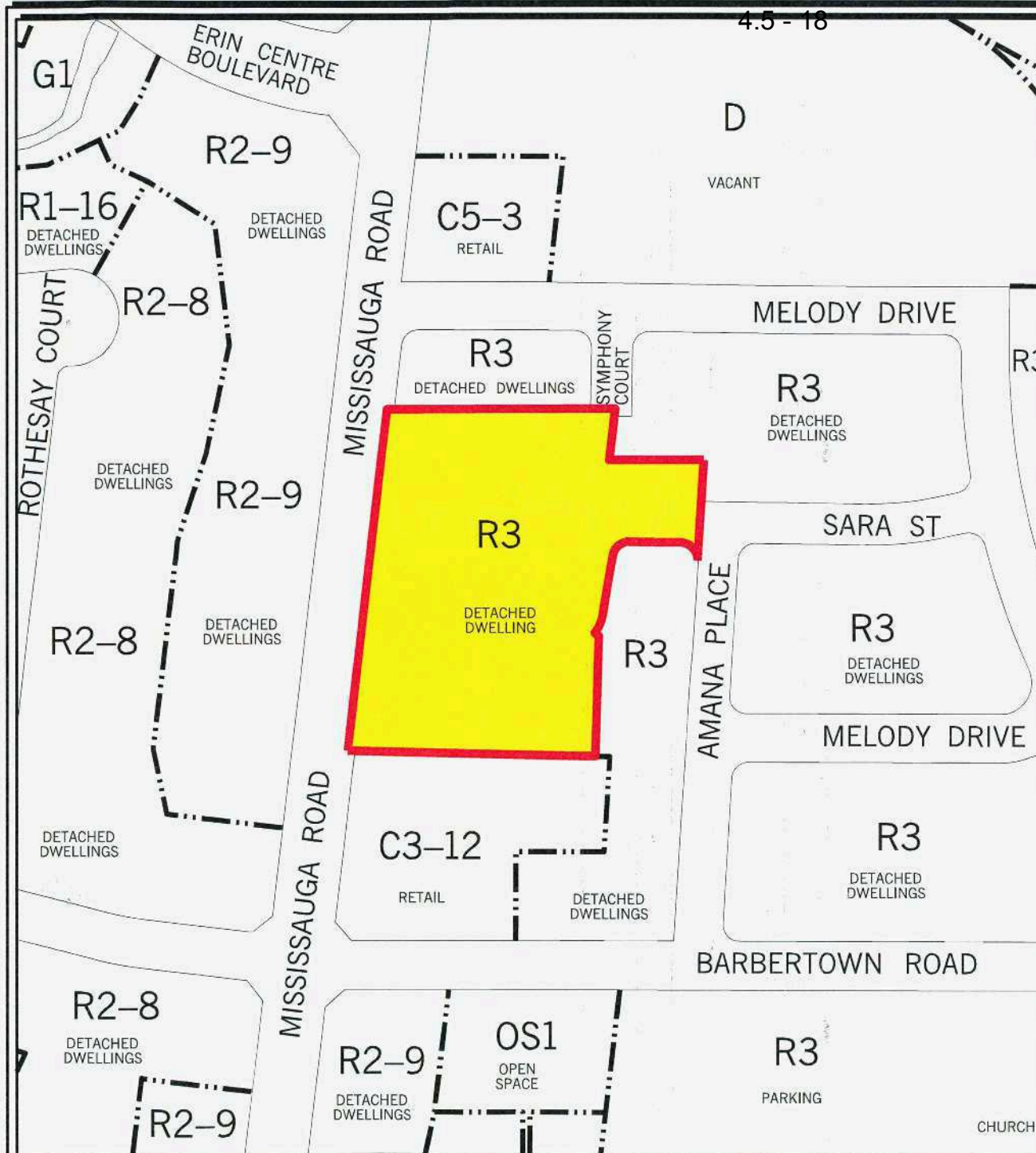
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

SUBJECT LANDS



SUBJECT: CACHET ESTATE HOMES
(SYMPHONY) INC.

		<p>FILE NO: T-M14003</p> <p>DWG. NO: T-M14003L</p> <p>SCALE: 1:3000</p> <p>DATE: 2015/06/08</p> <p>DRAWN BY: A.SHAH</p>	<p>APPENDIX I-3</p>
<p>MISSISSAUGA</p> <p>Produced by T&W, Geomatics</p>			

**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

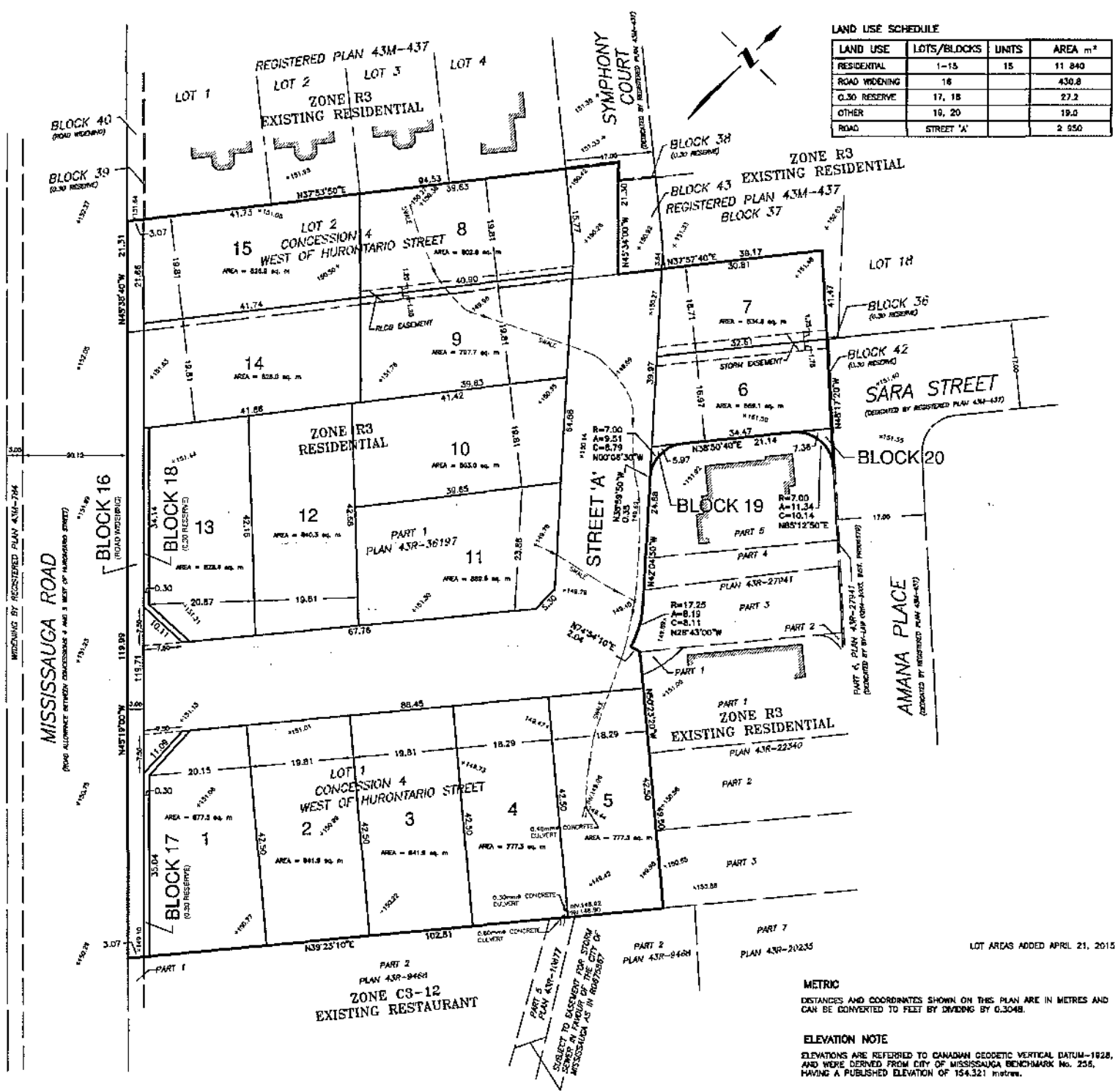
DRAWN BY:
A.SHAH

APPENDIX I-4



MISSISSAUGA

Produced by
T&W, Geomatics



2-12
4.5 - 20



ELEVATIONS

2-13
4.5-21

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>

2-14
4.5-22

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>
<p>City Community Services Department – Culture Division (January 27, 2015)</p>	<p>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.</p>
<p>City Transportation and Works Department (April 14, 2015)</p>	<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

4.5 2-23-15

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)

2-16
4.5 - 24

Cachet Estate Homes (Symphony) Inc.

File: T-M14003 W11

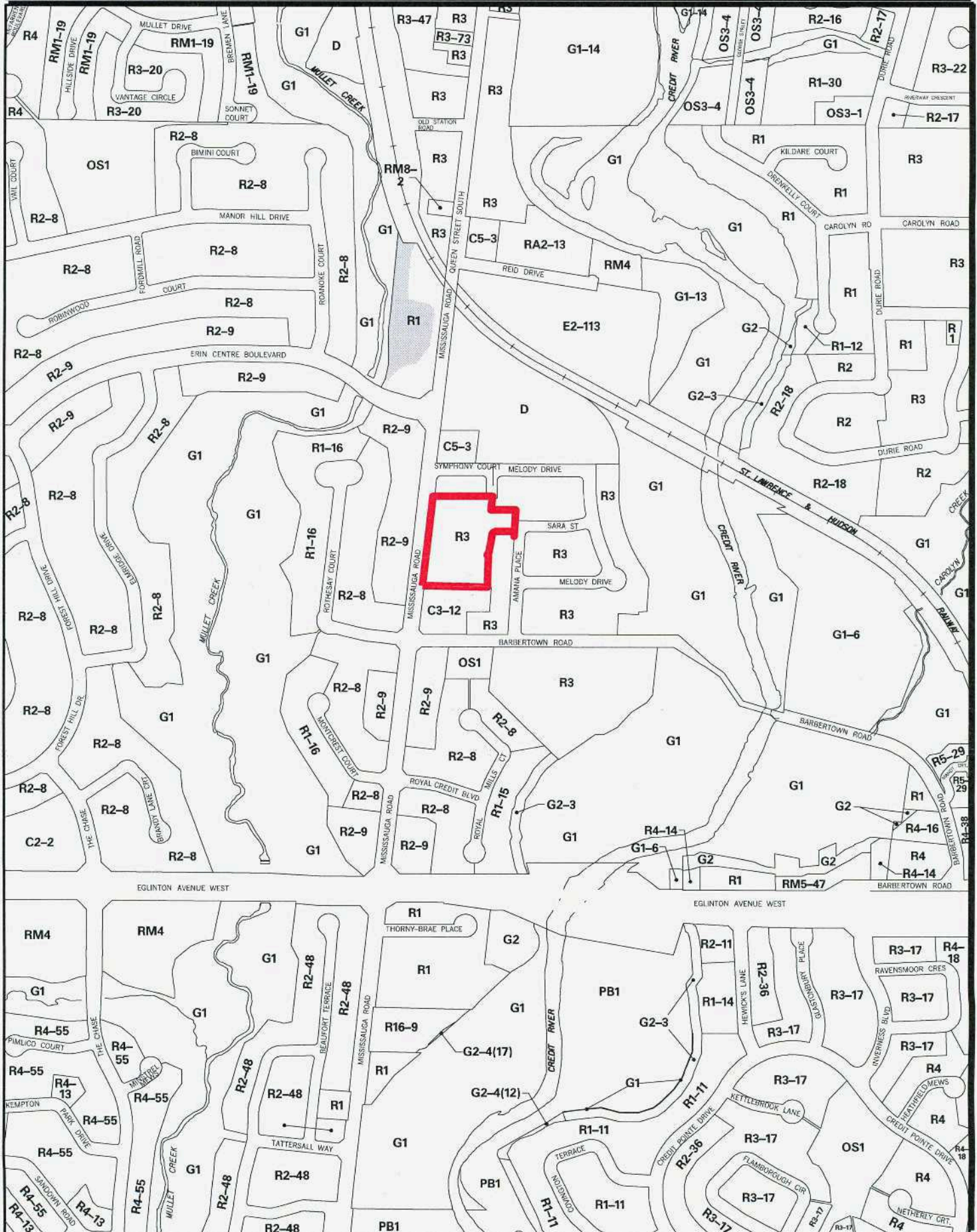
School Accommodation

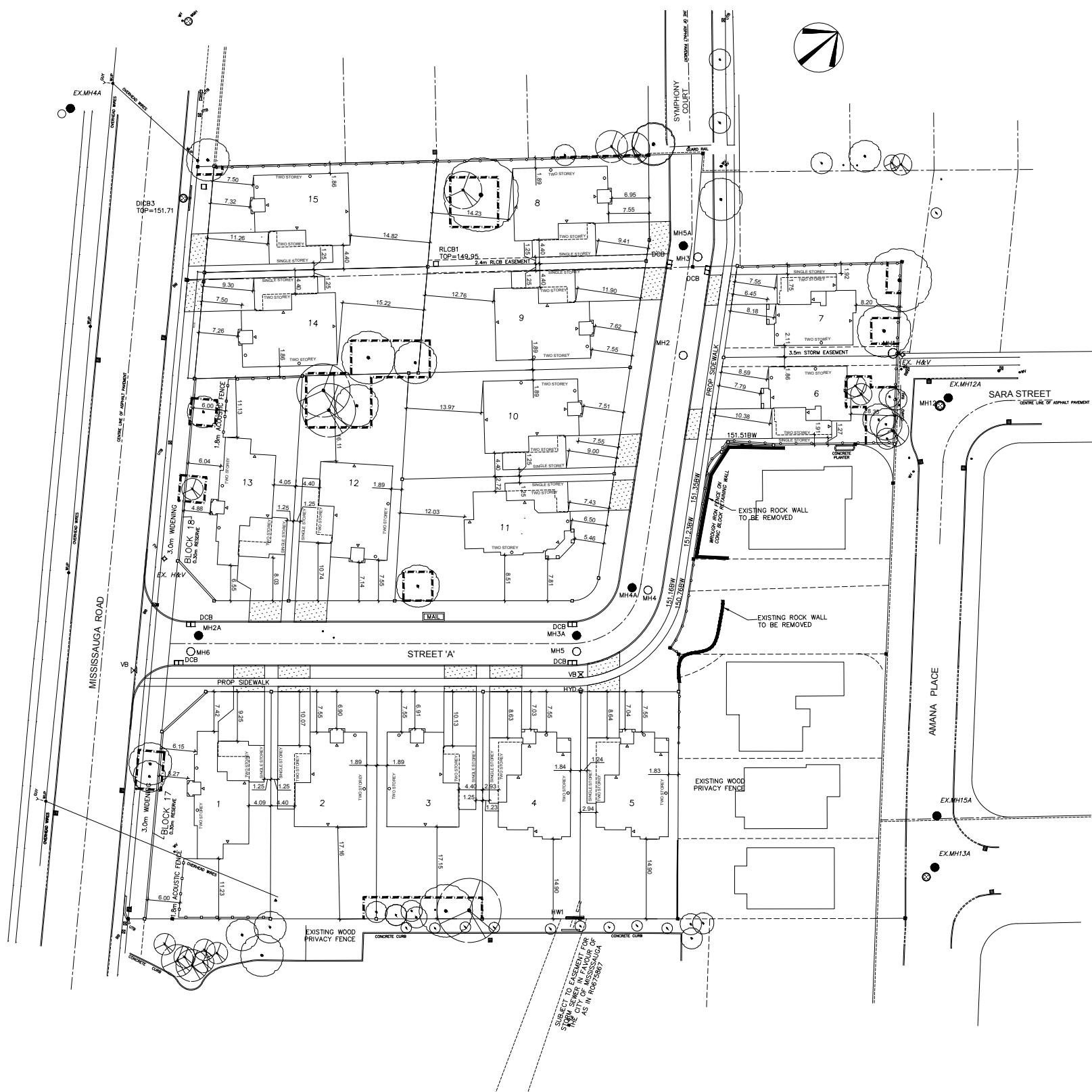
The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> • Student Yield: <table border="0" style="margin-left: 20px;"> <tr> <td style="text-align: right;">3</td><td>Kindergarten to Grade 6</td></tr> <tr> <td style="text-align: right;">1</td><td>Grade 7 to Grade 8</td></tr> <tr> <td style="text-align: right;">2</td><td>Grade 9 to Grade 12</td></tr> </table> • School Accommodation: <p>Ray Underhill Public School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td><td style="text-align: right;">323</td></tr> <tr> <td>Capacity:</td><td style="text-align: right;">364</td></tr> <tr> <td>Portables:</td><td style="text-align: right;">0</td></tr> </table> <p>Dolphin Senior Public School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td><td style="text-align: right;">499</td></tr> <tr> <td>Capacity:</td><td style="text-align: right;">625</td></tr> <tr> <td>Portables:</td><td style="text-align: right;">0</td></tr> </table> <p>Streetsville Secondary School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td><td style="text-align: right;">901</td></tr> <tr> <td>Capacity:</td><td style="text-align: right;">1,008</td></tr> <tr> <td>Portables:</td><td style="text-align: right;">6</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> 	3	Kindergarten to Grade 6	1	Grade 7 to Grade 8	2	Grade 9 to Grade 12	Enrolment:	323	Capacity:	364	Portables:	0	Enrolment:	499	Capacity:	625	Portables:	0	Enrolment:	901	Capacity:	1,008	Portables:	6	<ul style="list-style-type: none"> • Student Yield: <table border="0" style="margin-left: 20px;"> <tr> <td style="text-align: right;">3</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td style="text-align: right;">1</td><td>Grade 9 to Grade 12</td></tr> </table> • School Accommodation: <p>St. Joseph Elementary School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td><td style="text-align: right;">314</td></tr> <tr> <td>Capacity:</td><td style="text-align: right;">478</td></tr> <tr> <td>Portables:</td><td style="text-align: right;">0</td></tr> </table> <p>St. Aloysius Gonzaga Secondary School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td><td style="text-align: right;">1798</td></tr> <tr> <td>Capacity:</td><td style="text-align: right;">1656</td></tr> <tr> <td>Portables:</td><td style="text-align: right;">0</td></tr> </table> 	3	Junior Kindergarten to Grade 8	1	Grade 9 to Grade 12	Enrolment:	314	Capacity:	478	Portables:	0	Enrolment:	1798	Capacity:	1656	Portables:	0
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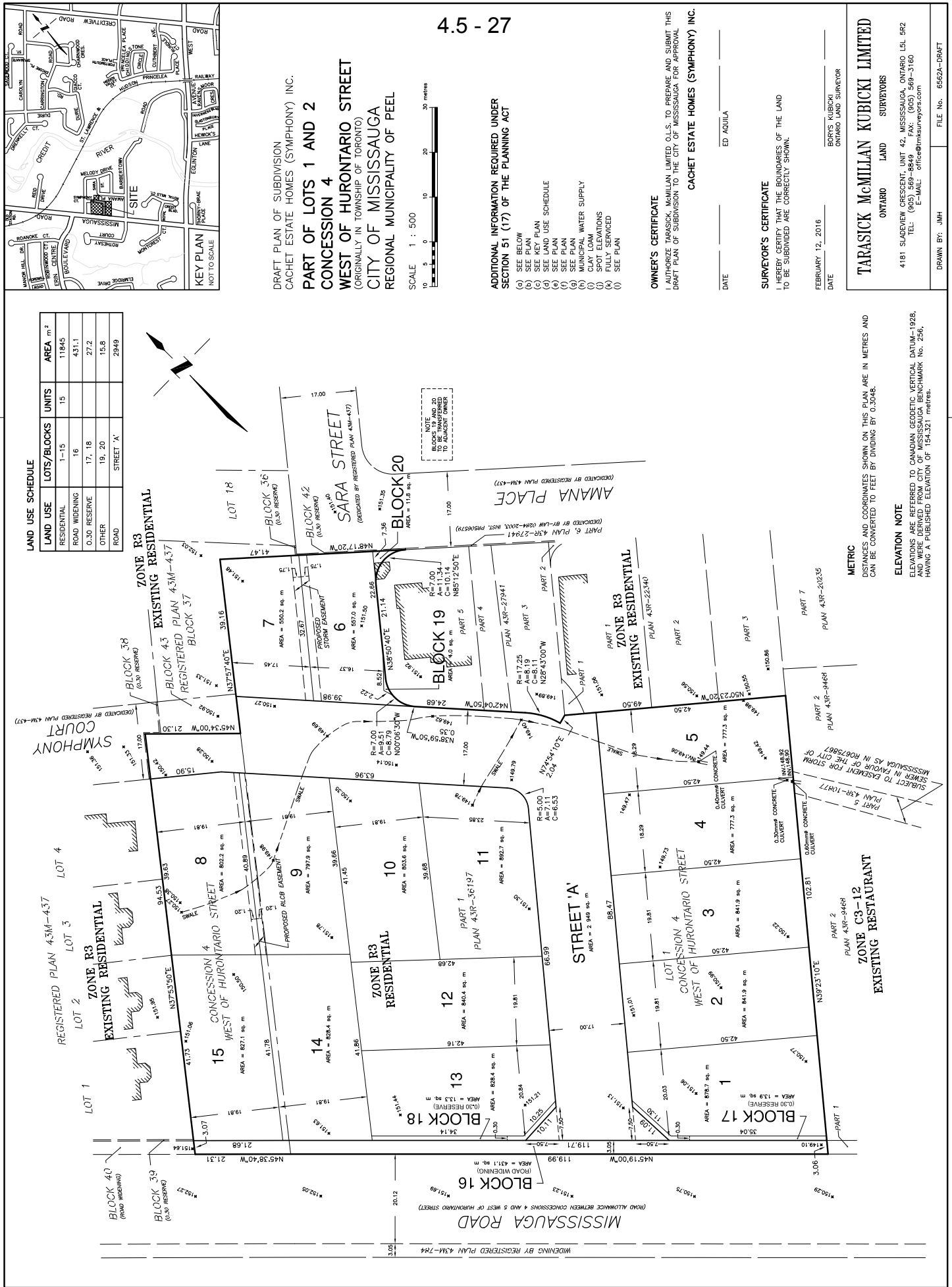
2-17
4.5-25
GENERAL CONTEXT MAP

T-M14003 W11

APPENDIX I-9









**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: **T-M14003 W11**

SUBJECT: **Draft Plan of Subdivision
5175, 5201 and 5215 Mississauga Road
East side of Mississauga Road, south of Melody Drive
City of Mississauga
Cachet Estate Homes (Symphony) Inc.**

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

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

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the Planning Act, R.S.O. 1990, c.P.13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the Planning Act, R.S.O. 1990, c.P.13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated November 7, 2014, (revised on February 12, 2016).
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

-
- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 8.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 9.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 10.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 11.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.



ADDITIONAL AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

Planning and Development Committee Meeting Monday, May 16, 2016

- Item 4.6 **Sign Variance Application 15-08437**
 Ward 9
 Peel District School Board
 2665 Erin Centre Blvd.
 File: BL.03-SIG (2016)

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

City of Mississauga
Corporate Report



Date: 2016/05/10

To: Chair and Members of Planning and Development Committee

From: Ezio Savini, P. Eng, Chief Building Official

Originator's files:
 BL.03-SIG (2016)

Meeting date:

2016/05/16

Subject

Sign Variance Application 15-08437 (Ward 9) - Sign By-law 0054-2002 as amended

Recommendation

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

- (a) Sign Variance Application 15-08437
 Ward 9
 Peel District School Board
 2665 Erin Centre Blvd.

To permit the following:

- (i) One (1) ground sign identifying the occupants of the building and a business, product or services not located on the property on which the sign is located (third party advertising).
- (ii) One ground sign with an area of approximately 5.96m²

Background

The applicant has requested a variance to the Sign By-law to permit the installation of a ground sign fronting Erin Centre Boulevard that exceeds the permitted sign area and displays third party advertising. The Planning and Building Department staff has reviewed the application and cannot support the request. As outlined in Sign By-law 0054-2002, the applicant has requested the variance decision be appealed to Planning and Development Committee.

Comments

The property is located on the north side of Erin Centre Boulevard across from the Erin Mills Town Centre and is zoned residential. The proposed sign exceeds the allowable sign area by 19% and displays third party advertising on the sign in the form of a “sponsorship”.

The Planning and building Department can support the increase in sign area, but cannot support the display of third party advertising.

Sign By-law 0054-2002 prohibits third party advertising on residential zoned properties to maintain the residential character of the area. The Sign By-law does include provisions to allow third party advertising to be displayed on industrial and commercial zoned lands, which are more appropriate for commercial advertising.

Permitting third party advertising on ground signs also establishes an undesirable precedent for other property owners to follow, whereas the Sign By-law restricts third party advertising to billboard signs.

Planning and Building Department staff met with the Councillor and the applicant and are unable to agree on a compromise.

Financial Impact

None.

Conclusion

Allowing third party advertising, as described above, on ground signs would establish an undesirable precedent for other property owners to follow, whereas the Sign By-law restricts third party advertising to billboard signs within industrial and commercial zoned lands.

Attachments

Appendix 1: Location and elevation of proposed ground sign



Ezio Savini, P. Eng, Chief Building Official

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 9, 2016

FILE: 15-08437

RE: Peel District School Board
Ground Sign
2665 Erin Centre Blvd. - Ward 9

The applicant requests the following variance to Sections 4 and 12 of Sign By-law 0054-2002, as amended.

Section 4	Proposed
Any sign not expressly permitted by this By-law is prohibited.	One (1) ground sign identifying the occupants of the building and a business, product or services not located on the property on which the sign is located (3 rd party advertising).
Section 12	Proposed
For a school on a residential zoned property, the maximum sign area for a ground sign is 5.0m ²	One (1) ground sign with a sign area of approx. 5.96m ²

COMMENTS:

The proposed variance for this ground sign is refused for the following reasons:

- it includes 3rd party advertising which is only permitted on billboards, which are not permitted in residential zones,
- although it is located across from a commercial plaza, it is sited in a residential area, and
- it establishes an undesirable precedent for third party advertising on ground signs.

Darren Bryan

From: Weinberg, Joe <joe.weinberg@peelsb.com>
Sent: 2016/05/09 11:39 AM
To: Darren Bryan
Cc: Mcdougald, Janet; Dakroub, Nokha; Nanavati, Mary; Pontes, Tony; Gill, Jaspal (Director's Office)
Subject: Sign at John Fraser Secondary School

Darren,

As discussed this morning, the Peel District School Board understand that the sign permit application for the digital pylon sign at John Fraser Secondary School will not be approved, on the grounds that the segment of the sign that provides recognition for the sponsor's donation of the sign violates a section of the City's signage by-law.

The Peel District School Board wishes to appeal this decision, and seek an exception to the by-law. The purpose of this segment of the sign is to provide recognition of the sponsorship of this sign, without which the school would be unable to upgrade to a more contemporary and functional school sign for the benefit of the school community. Furthermore, the specific location of the sign (within the extensive frontage of the school on Erin Centre Boulevard and across the street from the shopping centre) does not pose the obtrusiveness to residential property owners that is contemplated in the prohibition set out in the by-law.

We understand that the appeal will be considered at a meeting of council to be held on May 30th. Please confirm the time of our agenda item.

In the meantime, if you require any additional information from the Board, please let me know.

Sincerely,
 Joe Weinberg

Joe Weinberg, B.A.Sc., MBA, P.Eng.
 Controller of Facilities and Environmental Support Services
 Peel District School Board
 5650 Hurontario Street
 Mississauga, ON L5R 1C6
 905-890-1010, ext. 2899
joe.weinberg@peelsb.com

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MAINTENANCE SERVICES
933 Central Parkway West
Mississauga L5C 2T9
TEL: 905-279-4310
FAX: 905 279-0859

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Re: Rationale Letter for a Variance to the Sign By-law 54-02

To whom it may concern,

The Peel District School Board (PDSB) is requesting a variance to the Sign By-law 54-02, specifically in regards to the maximum allowable sign face area of a ground sign of 5 square meters.

Our ground sign was re-designed for easier identification of a PDSB school and to maintain consistency throughout all school locations. The Town of Caledon and The City of Brampton have both accepted the new design and we would like to remain consistent across the Region of Peel with the addition of the new design at PDSB locations in The City of Mississauga.

The new sign design consists of a concrete pad foundation for a cleaner overall look and new continuous sign skirting. In addition to the property address on the skirting, the PDSB decided to add our school board's logo as part of the new design. The addition of our school board logo as part of the skirting has been deemed an advertisement and included in the overall sign face area. This has resulted in an overage of the maximum allowable sign face area as per By-law 54-02.

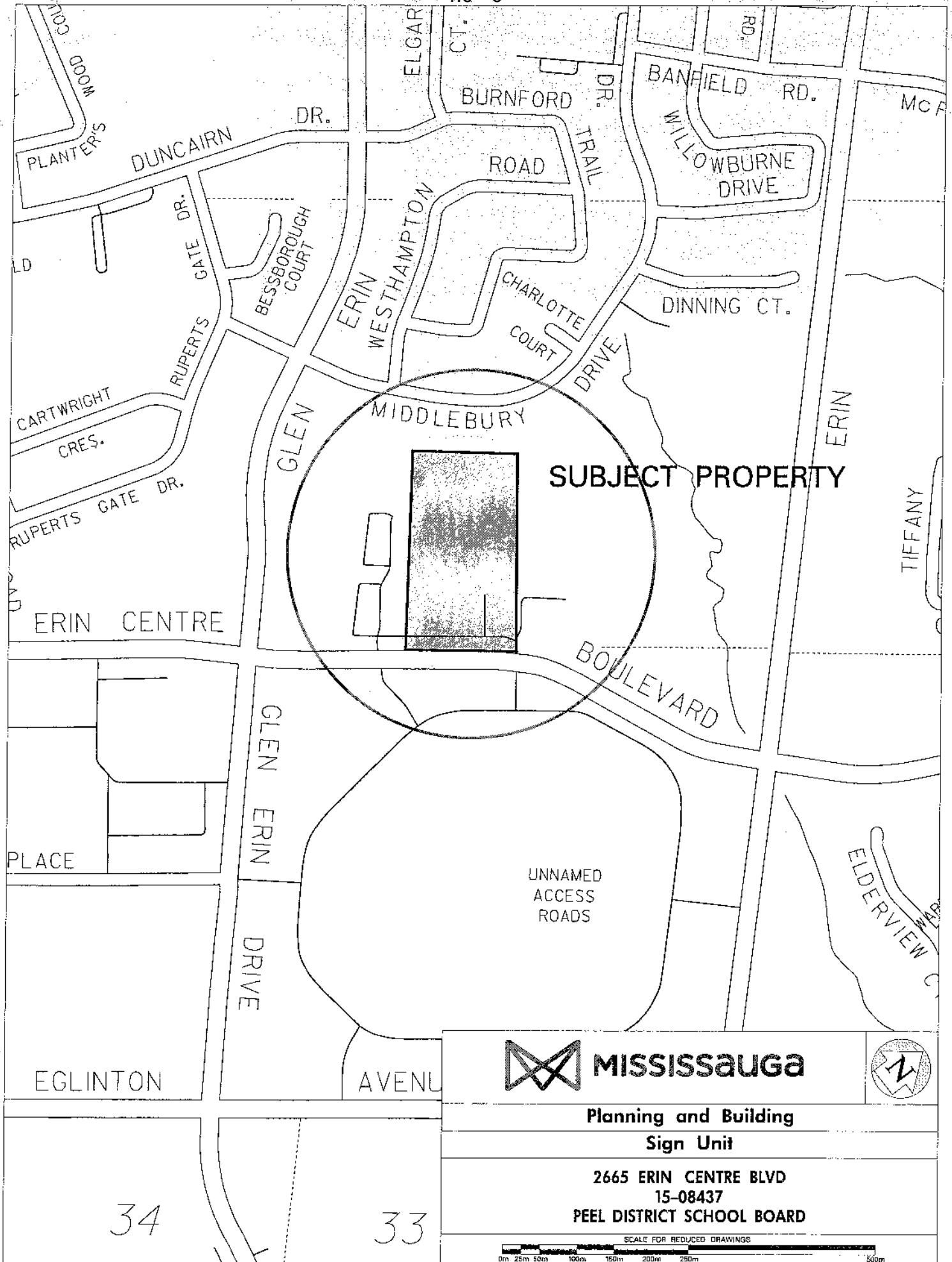
The Peel District School Board is a provincially owned and operated entity. The PDSB logo is a necessity on the ground sign as it is used to differentiate between the public school board and other school properties throughout Peel Region. It is not for the purpose of advertising for financial gain.

We appreciate your consideration of this matter. Please do not hesitate to contact us if you have any further concerns.

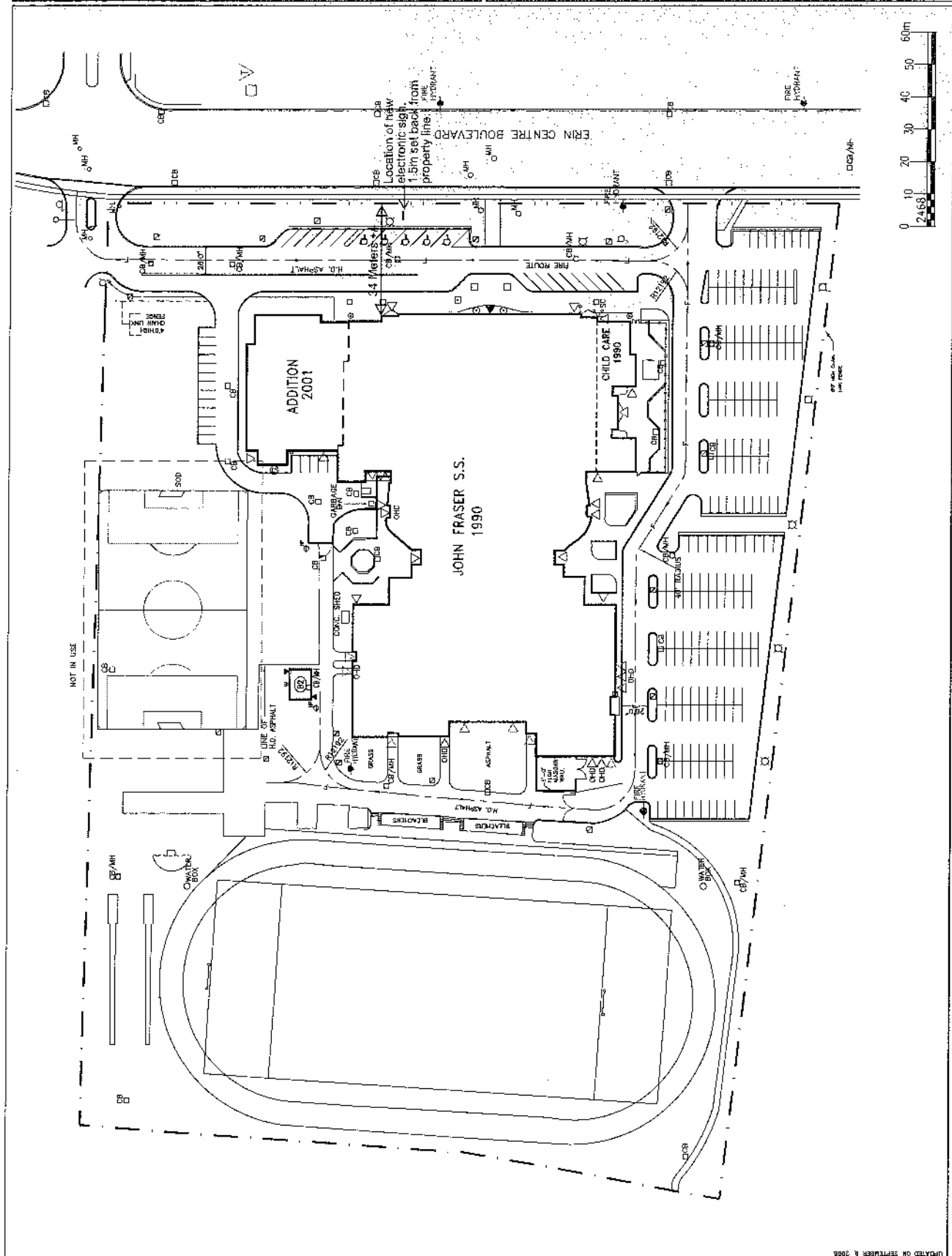
Sincerely,

Two handwritten signatures in blue ink. The first signature is 'Thomas Tsung' and the second is 'Dave Smith'.

Thomas Tsung, P.Eng, Manager of Maintenance and Facility Renewal
Dave Smith, Assistant Electrical Supervisor



FIRE LEGEND MAIN BUILDING ENTRANCE SECONDARY ENTRANCES KEY BOX TRANSFORMER VAULT FIRE HYDRANT SIAMSE CONNECTION GAS VALVE (NATURAL) POST INDICATOR VALVE FIRE ROUTE SIGNS FIRE ROUTE CENTRE LINE FIRE GATE		DRAWN: [] SCALE: N.T.S. DATE: SEP-01, 1998 PROJECT: John Fraser S.S. 2685 Erin Centre Blvd MISSISSAUGA, ONT. L4W 5H6 DRAWING TITLE: SITE PLAN FIRE SAFETY PLAN
PROJECT: John Fraser S.S. 2685 Erin Centre Blvd MISSISSAUGA, ONT. L4W 5H6 DRAWING TITLE: SITE PLAN FIRE SAFETY PLAN		SHEET NUMBER: S-1



4.6 - 8

FIRE
HYDRANT

CB

BOULEVARD

Location of new
electronic sign.
1.5m set back from
property line.

CB

MH

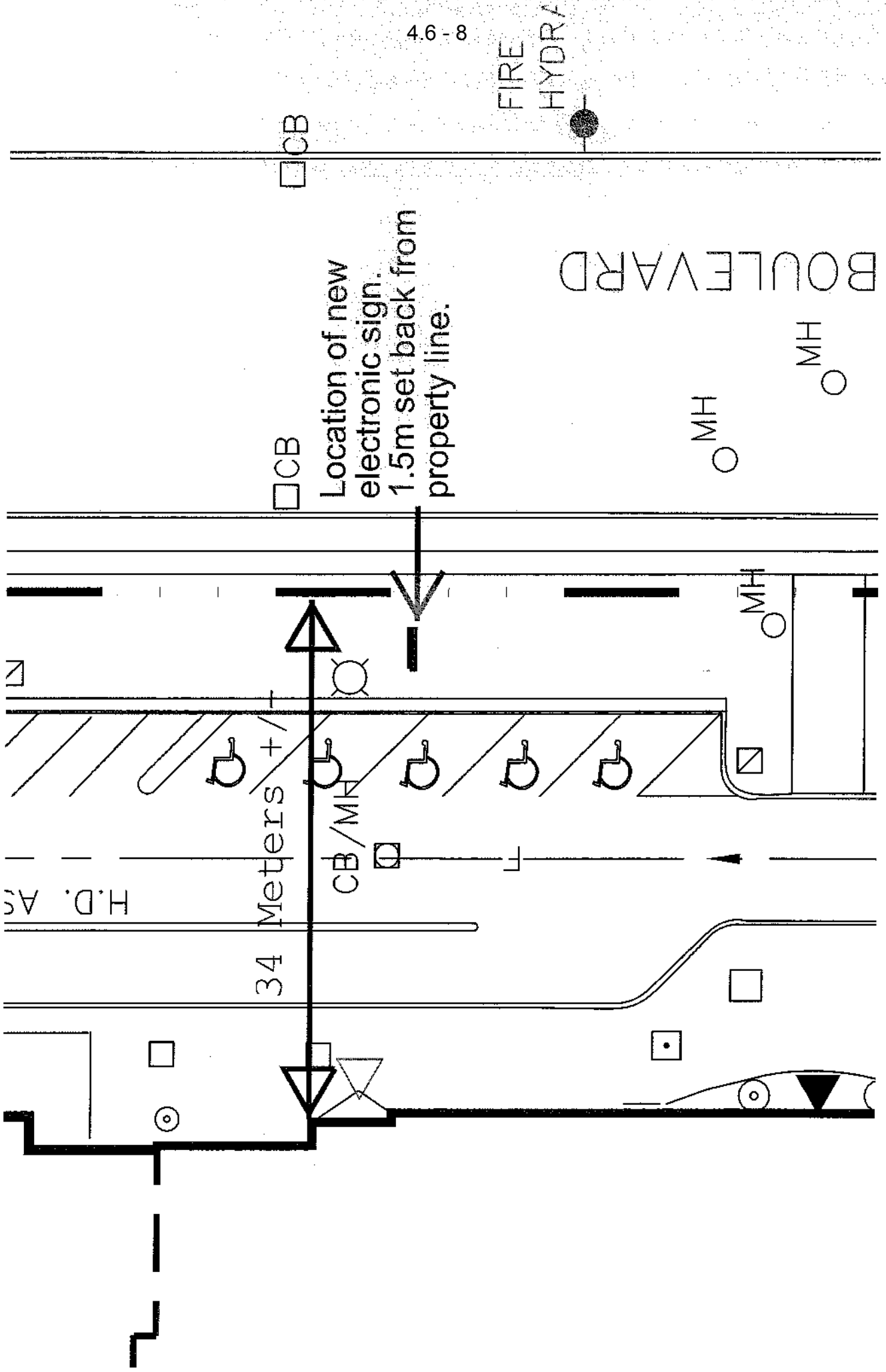
MH

MH

34 Meters +/-

CB/MH

H.D. AS



[illegible]

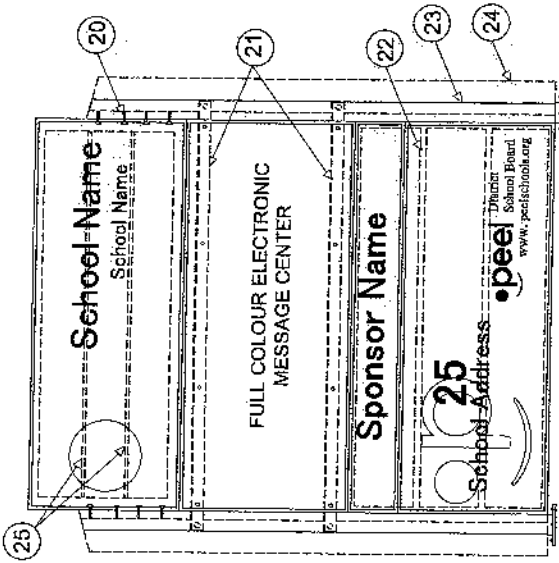
Maintenance Services
ISO 9002 Registered
903 Central Parkway West
Mississauga, ON, Canada
L5C 2T9
Tel: (905) 279-4310
Fax: (905) 279-4359

FULL COLOUR
DISPLAY

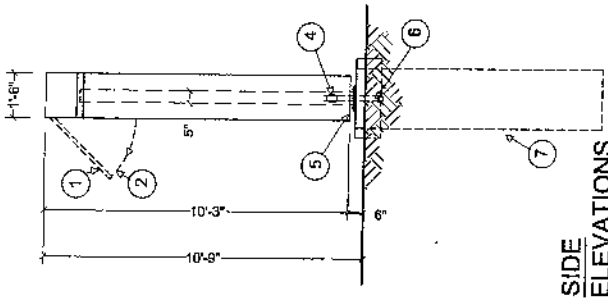
STANDARD
SCHOOL PYLON SIGN

ELEVATIONS

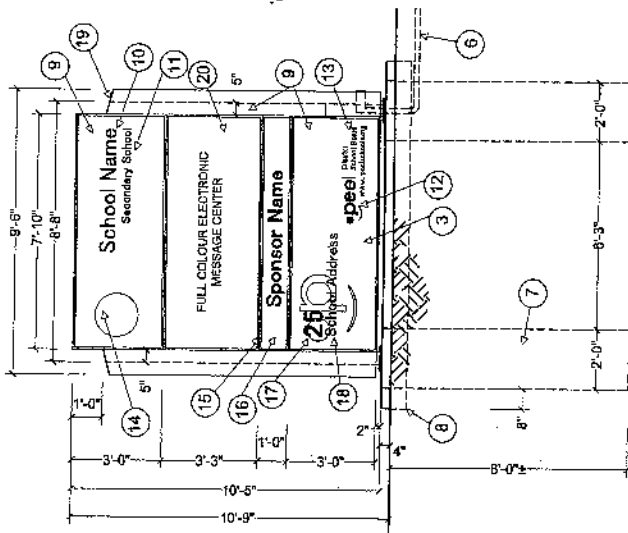
PROJ. NO.:	DRAWING NO.
DATE:	6 OF 9
SCALE:	
CHECKED:	
DRAWN: P McL.	



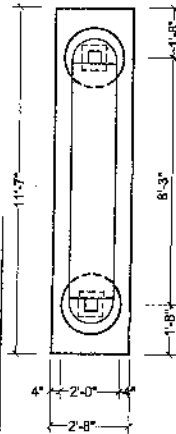
SIGN FRAMING ELEVATION



SIDE ELEVATIONS



FRONT ELEVATIONS



PLAN OF SIGN

- GENERAL NOTES**

 8. FURRED REINFORCED CONCRETE SLAB, FOR DETAILS SEE SHEET No. 8
 9. FRAME AND ADDRESS INCLUDING SPONSOR PANEL IN PANTONE PROCESS BLUE C
 10. SCHOOL NAME MIN. 8" CHARACTER HEIGHT HEADER IN GOTHAM BOLD
 11. SCHOOL NAME MIN. 3 1/2" CHARACTER HEIGHT SUB HEADER IN GOTHAM BOLD
 12. FULL PEEL LOGO, WHITE, 100% OPACITY
 13. WHITE TEXT, GOTHAM BACKGROUND COLOUR TAKEN FROM SCHOOL LOGO, APPROVED BY COMMUNICATIONS
 14. PANEL FOR SCHOOL AFFILIATE REMAINS BLANK IF NONE
 15. PEEL, 'SMILE' LOGO, WHITE 20% OPACITY
 16. PEEL, 'SMILE' LOGO, WHITE 20% OPACITY
 17. WHITE TEXT, GOTHAM BOLD 6.8" CHARACTER HEIGHT
 18. WHITE TEXT, GOTHAM MEDIUM 3.8" CHARACTER HEIGHT
 19. 15 DEG. SLOPED METAL CAP.
 20. 1/2" MOUNTING BOLTS
 21. 1/2" 3" X 3/4" X 1/4" ALUMINIUM ANGLES
 22. 1.5" X 1.5" ALUMINIUM ANGLE
 23. 5" X 5" X 1/4" HSS POST
 24. 17" HALF-ROUND SIGNCOMP EXTRUSION
 25. 12V LED MODULE

SUNITRON MEGAVISION 240/5

 - 20 mm PITCH, 40 X 112 PIXELS,
 - SIZE: 94" W 37" H
 - FRONT SERVICE ABLE WITH HIGH IMPACT LOUVERS NO LEXAN FACE

- 1 3/16" POLYCARBONATE COVER
EXTENDED HINGE ON HINGE OR
STAINLESS HINGE WITH STAINLESS
FASTENERS
- 2 2 X LOCKING STAINLESS STEEL ON
ALUMINUM ARMS, FITTINGS AND
FASTENERS - LOCK INTO PLACE
WHEN DOOR IS OPENED.
- 3 REFLECTIVE ADDRESS PANEL
ATTACHED TO BOTH SIDES
OF BOARD DISPLAYING DISTRICT
SCHOOL BOARD LOGO WITH
MIN. 6" REFLECTIVE NUMBERS
- 4 PRIMED PAINTED METAL ACCESS
PANEL
- 5 BASE PLATES AND ANCHOR BOLTS
FOR SEE DETAIL SEE SHEET No 8
- 6 2- 11/2" PVC CONDUIT 24" STUB
TOWARD POWER SOURCE
- 7 24" DIA. SONOTUBE FORM SEE
DRAWING N88 FOR STRUCTURAL
REINFORCING DETAILS