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## Planning and Development Committee

### Date

2016/10/11

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

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING - September 19, 2016
4. MATTERS TO BE CONSIDERED
  - 4.1. **PUBLIC MEETING (WARD 2)**  
Information Report on Application to permit 104 horizontal multiple dwellings (back-to-back townhouses), 2210 and 2230 Bromsgrove Road, South side of Bromsgrove Road, west of Southdown Road  
Owner: United Lands Corporation (Bromsgrove)  
Files: OZ 15/011 W2
  - 4.2. Malton Infill Housing Study: Potential Zoning By-law Amendments  
File CD.06.MAL
  - 4.3. **ADDENDUM RECOMMENDATION REPORT (WARD 2)**  
City-initiated Official Plan Amendment and Rezoning to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, 990-994 Lakeshore Road West, South side of Lakeshore Road West, east of Loren Park Road  
Owner: Roland Smitas, Sylvia Smitas and Simone Bradley  
File: CD.21 LAK
5. ADJOURNMENT

City of Mississauga  
**Corporate Report**



Date: September 20, 2016

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
OZ 15/011 W2

Meeting date:  
2016/10/11

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 2)**

**Applications to permit 104 horizontal multiple dwellings (back-to-back townhouses) on a private condominium road**

**2210 and 2230 Bromsgrove Road**

**South side of Bromsgrove Road, west of Southdown Road**

**Owner: United Lands Corporation (Bromsgrove) – By Agreement of Purchase and Sale**

**File: OZ 15/011 W2**

## Recommendation

That the report dated September 20, 2016, from the Commissioner of Planning and Building regarding the applications by United Lands Corporation (Bromsgrove) to permit 104 back-to-back townhouses on a private condominium road under File OZ 15/011 W2, 2210 and 2230 Bromsgrove Road, be received for information.

## Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development does not conform with the **Residential High Density** designation and requires an official plan amendment and rezoning
- Community concerns identified to date relate to parking, soil contamination, proximity to the rail line, and traffic
- Prior to the next report, matters to be considered include the appropriateness of the proposed amendments and the satisfactory resolution of other technical requirements and studies related to the project

## 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	
Frontage:	128.5 m (421.6 ft.) on Bromsgrove Road
Depth:	119 m (390 ft.)
Gross Lot Area:	1.48 ha (3.66 ac.)
Existing Uses:	Industrial with outdoor storage

The properties are located in the Clarkson-Lorne Park Neighbourhood Character Area on the south side of Bromsgrove Road, west of Southdown Road, and north of the CN railway. The area is an established residential neighbourhood characterized by a mix of housing types, including semi-detached homes, townhouses, stacked townhouses and apartments. The site consists of two parcels that are irregular in shape. Site grades fall away from Bromsgrove Road towards the CN railway. Both properties are occupied by 1-storey industrial buildings with outdoor storage. Together with 2200 Bromsgrove Road, these are the only three non-residential properties in the immediate area, north of the CN railway.

The surrounding land uses are:

North: Hydro corridor on the north side of Bromsgrove Road  
 East: 1-storey industrial building, stacked townhouses and a 12-storey apartment building  
 South: Clarkson public works yard located south of the CN rail corridor  
 West: 4-storey apartment buildings and hydro corridor

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

### DETAILS OF THE PROJECT

The applications are to permit 104 back-to-back townhouses in 6 blocks on a private condominium road (see Appendices 5 and 6). The proposed back-to-back townhouses have 3 storeys and a roof-top terrace sitting on-top of a partially above ground parking garage. Site access is proposed from Bromsgrove Road. The majority of parking will be located in a partially above ground parking garage, generally located within the building footprints of the proposed back-to-back townhouse blocks.

<b>Development Proposal</b>		
Applications submitted:	Received: December 18, 2015 Deemed complete: January 11, 2016	
Developer/ Owner:	United Lands Corporation (Bromsgrove) – by Agreement of Purchase and Sale	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	104 back-to-back townhouses	
Height:	3 storeys + exposed parking structure + roof-top terrace	
Lot Coverage:	43.4%	
Floor Space Index:	1.2	
Landscaped Area:	42.1%	
Net Density:	72.3 units/ha 29.2 units/ac	
Gross Floor Area:	16 068.2 m <sup>2</sup> (172,957 ft <sup>2</sup> )	
Road type:	Common element condominium private road (CEC)	
Anticipated Population:	323* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking:	Required	Proposed
Resident spaces	182	150
Visitor spaces	26	21
Total	208	171
Green Initiatives:	<ul style="list-style-type: none"> <li>• Energy efficient HVAC appliances</li> <li>• Individually controlled air handling</li> <li>• Thermally efficient windows and doors</li> <li>• Energy Star appliances</li> <li>• Water efficient plumbing fixtures</li> <li>• Low heat-absorptive membrane roofing</li> </ul>	

Additional information is provided in Appendices 1 to 11.



2210 Bromsgrove Road

Images of  
existing  
conditions



2230 Bromsgrove Road



FRONT ELEVATION CONCEPT

Rendering of  
proposed  
development

## LAND USE CONTROLS

The subject lands are located within the Clarkson-Lorne Park Neighbourhood Character Area and are designated **Residential High Density**. The applications are not in conformity with the land use designation.

The proposal requires an amendment to Mississauga Official Plan from **Residential High Density** to **Residential High Density – Special Site** to permit horizontal multiple dwellings with a Floor Space Index (FSI) of 1.2.

A rezoning is proposed from **D (Development)** to **RM9-Exception** (Horizontal Multiple Dwellings with more than 6 dwelling units) to permit 104 horizontal multiple dwellings (back-to-back townhouses) in accordance with the proposed zone standards contained within Appendix 10.

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

### **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, 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 2 Councillor, Karen Ras on March 10, 2016.

Comments made by the community relate to the adequacy of parking, soil contamination, adequacy of municipal services, proximity to the rail line, and traffic. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

### **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:

- Appropriateness of the proposed applications
- Proposed grading and retaining walls
- Appropriateness of first level parking and relationship to the pedestrian realm
- Relationship of the proposed buildings to the surrounding area context and character
- Provision of adequate landscaping and on-site amenity areas
- Noise mitigation for units and amenity areas
- The need for a continuous walkway at the rear of the site

### **OTHER INFORMATION**

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

- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Concept/Site Plan
- Typical Floor Plan
- Typical Block Elevations
- Underground Plan
- Tree Inventory/Preservation Plan
- Phase I Environmental Site Assessment

- Noise and Vibration Report
- Functional Servicing Report, including Grading and Servicing Plans
- Parcel Register and Easement Documents
- Traffic Impact Study
- Green Site/Building Initiatives

### **Development Requirements**

There are engineering matters including: grading, servicing and stormwater management which will require the applicant to enter into agreements with the City. A site plan application has been received for the proposed development and is currently under review.

### **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 the issues have been resolved.

### **Attachments**

Appendix 1: Site History

Appendix 2: Aerial Photograph

Appendix 3: Excerpt from Clarkson-Lorne Park Neighbourhood Character Area Land Use Map

Appendix 4: Existing Land Use and Proposed Zoning Map

Appendix 5: Concept Plan

Appendix 6: Building Elevations and Section

Appendix 7: Agency Comments

Appendix 8: School Accommodation

Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan 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: Ashlee Rivet, Development Planner



**United Lands Corporation (Bromsgrove)**

**File: OZ 15/011 W2**

### **Site History**

- May 20, 2001 – Rezoning application was submitted under file OZ 01/024 to develop 2230 Bromsgrove Road for a 7 storey condominium apartment building containing 155 units. The application was submitted by a previous owner. The application was closed on September 13, 2004 due to inactivity
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The zoning of the lands changed from **M1** (Industrial Uses) to **D** (Development)
- April 1, 2016 – Site Plan application SP 16/041 W2 submitted for proposed 104 horizontal multiple dwellings (back-to-back townhouses)



4.1-8

**LEGEND:**



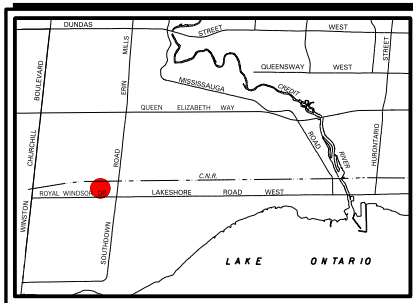
**SUBJECT LANDS**

DATE OF IMAGERY: SPRING 2015



**SUBJECT:**

**UNITED LANDS CORPORATION (BROMSGROVE)  
By Agreement of Purchase and Sale**



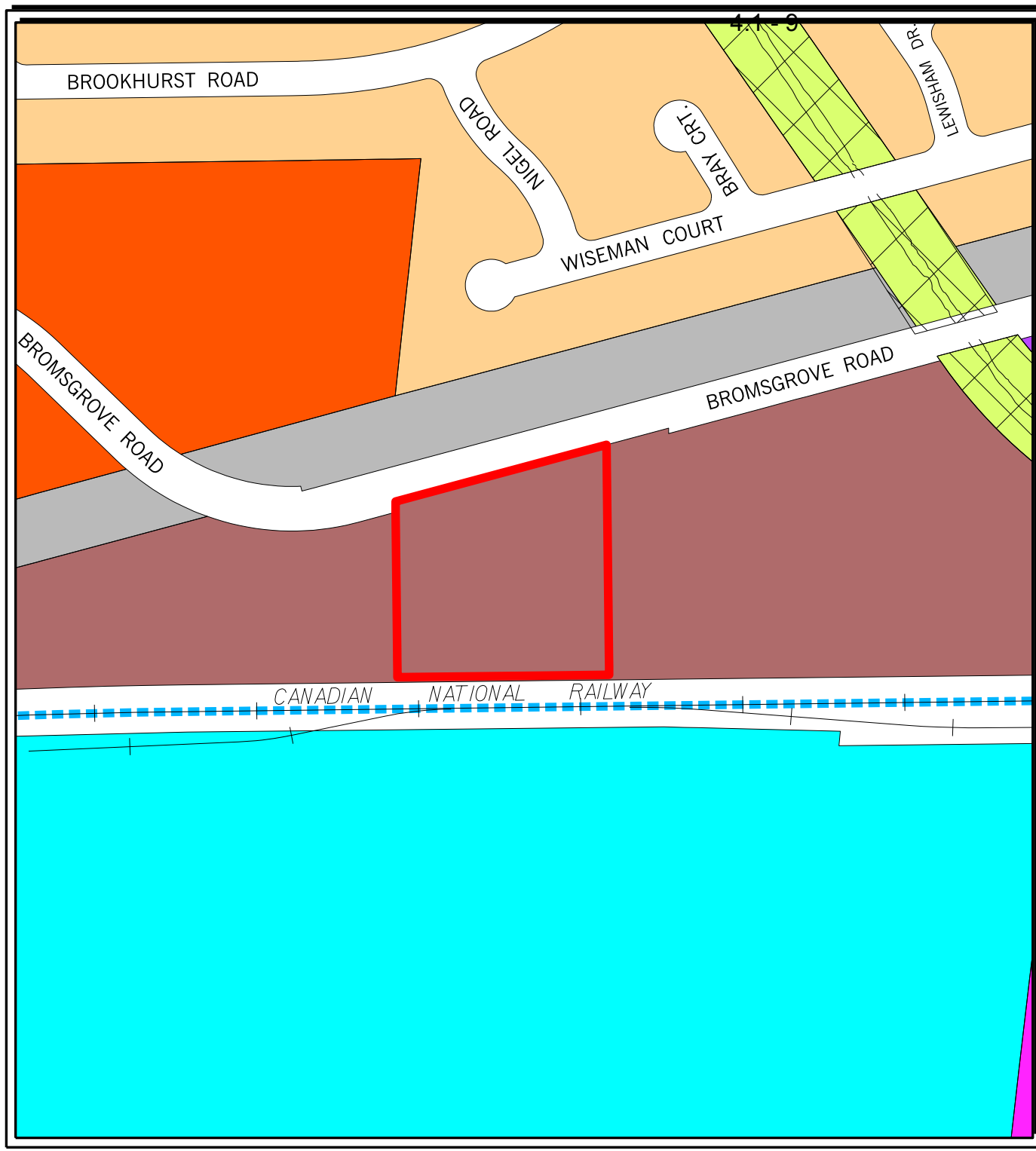
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DWG. NO: 15011_Aerial	
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DATE: 2016/10/11	
DRAWN BY: A.SHAH	



**MISSISSAUGA**

Produced by  
T&W, Geomatics

Appendix 2



# 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         |

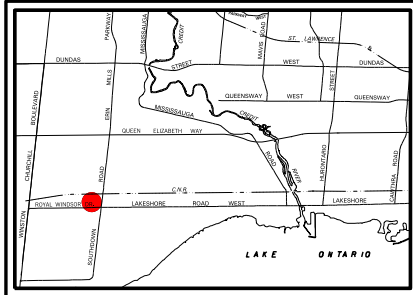
## City Structure

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

**SUBJECT LANDS**



**SUBJECT:**  
**UNITED LANDS CORPORATION (BROMSGROVE)**  
**By Agreement of Purchase and Sale**



**FILE NO:**  
**OZ 15/011 W2**

**DWG. NO:**  
**15011\_Landuse**

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**DATE:**  
**2016/10/11**

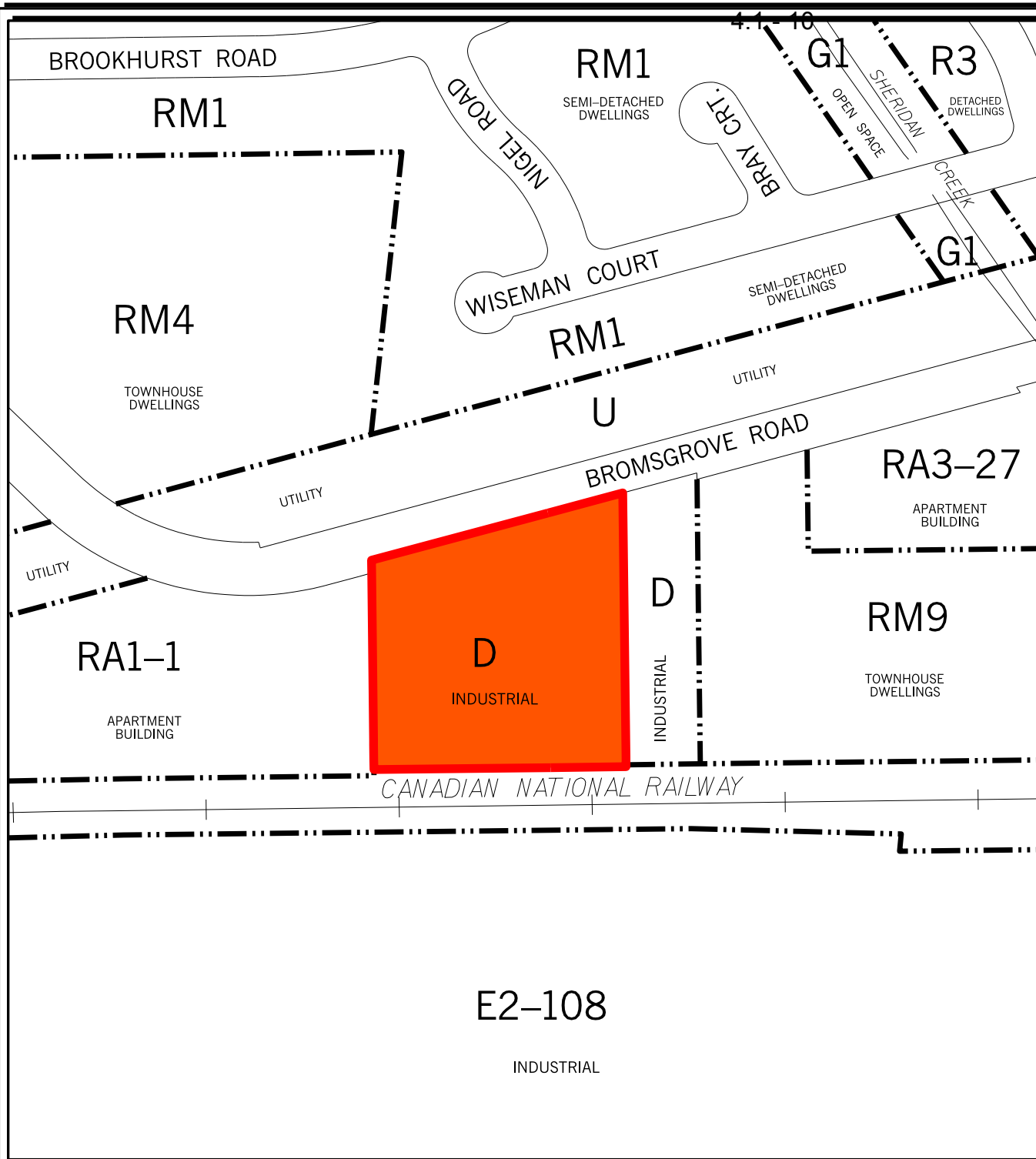
**DRAWN BY:**  
**A.SHAH**

Appendix 3



**MISSISSAUGA**

Produced by  
T&W, Geomatics

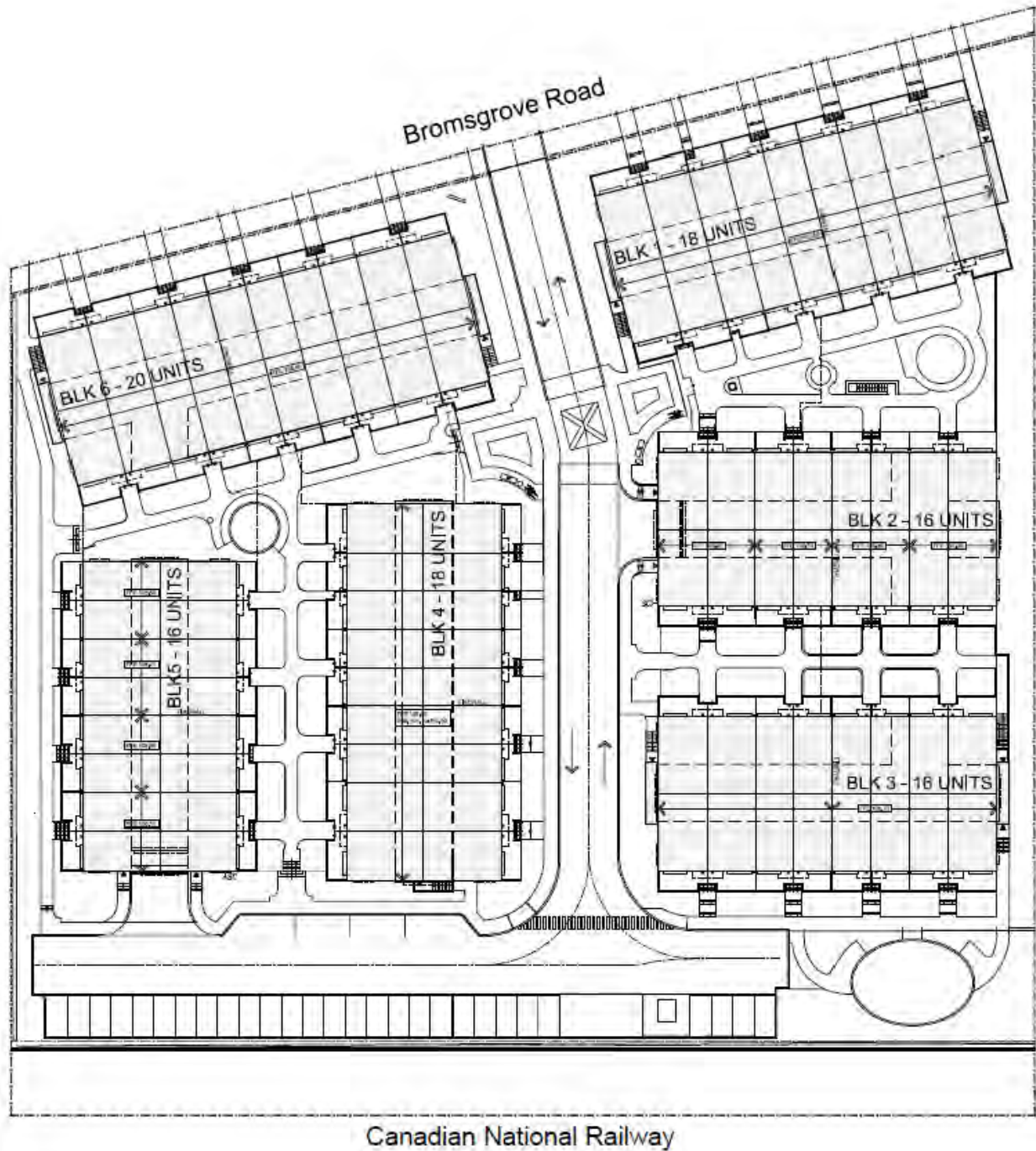




United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

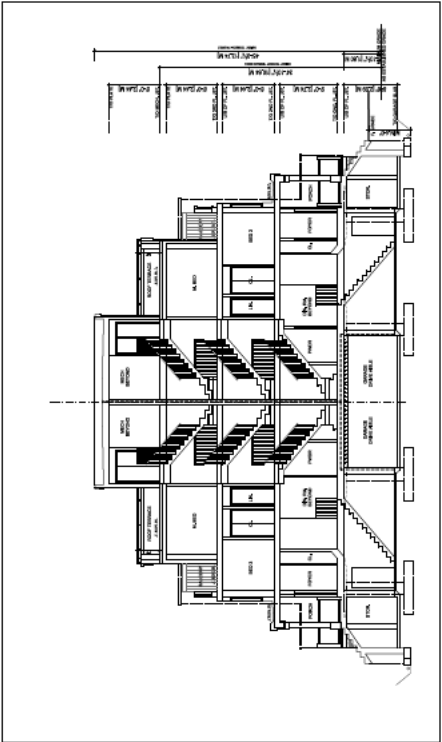
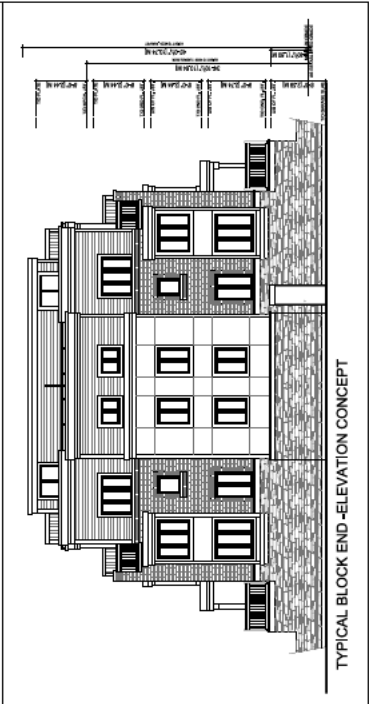
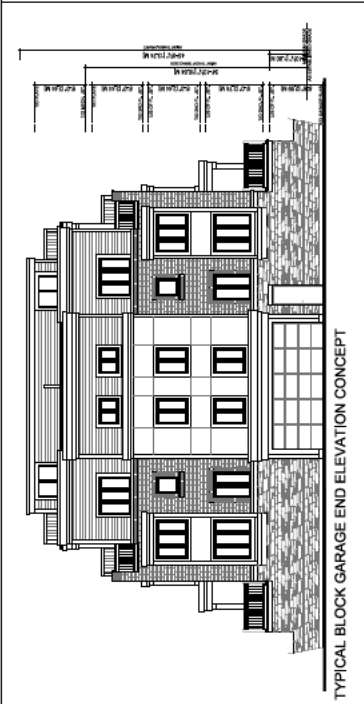
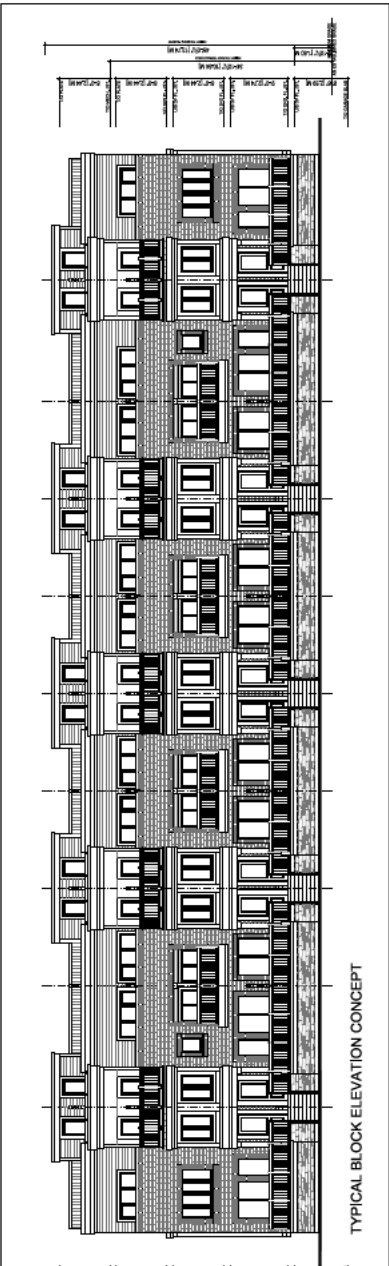
## Concept Plan



United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

Elevations and Section



United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (February 16, 2016, updated September 8, 2016)	<p>There is a 300 mm (12") diameter watermain located on Bromsgrove Road and a 600 mm (24") diameter sanitary sewer located within an easement at the southerly limits of the property.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. Private servicing easements may be required prior to Regional servicing approval. This will be determined once Legal Review has been completed and the site servicing proposal is reviewed.</p> <p>The results of the fire flow test undertaken in June 2015 are to be submitted for review and comment. The water demand table is to be completed and submitted to the Region to fulfill modeling requirements and determine the proposal's impact on the existing system.</p> <p>All existing easements and their purpose are to be shown on all drawings. Unauthorized encroachment into the Regional sanitary sewer easement will not be permitted.</p> <p>Site Servicing approvals are required prior to the local municipality issuing building permits.</p> <p>A Condominium Water Servicing Agreement may be required.</p> <p>The Region will provide front-end collection of garbage and recyclable materials to all residential units, subject to the Region's Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 27, 2016 and February 2, 2016, updated September 8, 2016)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by the City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.

## United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

Agency / Comment Date	Comment
	If approved, both School Boards require that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 19, 2016, updated September 12, 2016)	<p>In comments dated September 12, 2016, this Department indicated that the subject site is located within 200 m (656.2 ft.) of Bromsgrove Park which contains a play site. The park is zoned "U" (Utility).</p> <p>Street tree cash contributions will be required for nine (9) street trees to be planted along Bromsgrove Road. The fee is subject to the current fees and charges by-law.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (January 15, 2016, updated September 12, 2016)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (April 25, 2016, updated September 14, 2016)	<p>T&amp;W confirmed receipt of an Environmental Noise and Vibration Study, Topographical Survey, Functional Servicing Report, Traffic Impact Study, Conceptual Grading and Servicing Plans, Easement Plan, Phase I Environmental Site Assessments (ESA), and Site Plan.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by this department include:</p> <ul style="list-style-type: none"> <li>• Grading, Servicing and Site Plan details;</li> <li>• Functioning Servicing Report details;</li> <li>• Transportation Impact Study;</li> <li>• Submit a Letter of Reliance for Phase I ESA and provide a Phase II ESA;</li> <li>• Amendments to the Environmental Noise and Vibration Study;</li> </ul>



**United Lands Corporation (Bromsgrove)****File: OZ 15/011 W2**

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>• Metrolinx approval; and</li> <li>• Confirmation of condominium type</li> </ul> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Mississauga Transit (May 27, 2016)	<p>The site is currently serviced 7 days a week by Route 29 and 29B providing service between the Clarkson GO Station and Erin Mills Town Centre. Changes are anticipated to Route 29 which includes providing a connection to the Erin Mills Transitway Station later in 2016.</p> <p>There is an existing midblock transit stop with concrete bus pad located along Bromsgrove Road at the frontage of the development. This stop will be removed by MiWay prior to the start of construction. A review of the stop locations along this stretch of Bromsgrove revealed the roadway is over-served with bus stops which require a rationalization for stop consolidation and safety reasons. There is also an existing bus stop #3420 along with a partner stop located on the north side of Bromsgrove Road (#0134) that will be removed from service effective September 5, 2016.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>• Cultural Planning, Community Services Department</li> <li>• Urban Forestry, Community Services Department</li> <li>• Economic Development</li> <li>• Enersource Hydro Mississauga</li> <li>• Canada Post</li> <li>• Rogers Cable</li> <li>• Enbridge Gas Distribution Inc.</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>• Realty Services, Corporate Services Department</li> <li>• GO Transit (Metrolinx)</li> <li>• HydroOne Networks</li> <li>• Bell Canada</li> <li>• Conseil Scolaire de Districte Centre-Sud</li> <li>• Conseil Scolaire Viamonde</li> </ul>

United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>																																
<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>31</td><td>Kindergarten to Grade 8</td></tr> <tr> <td>16</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:           <p>Hillside Public School</p> <table> <tr> <td>Enrolment:</td><td>151</td></tr> <tr> <td>Capacity:</td><td>623</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Clarkson Secondary School</p> <table> <tr> <td>Enrolment:</td><td>810</td></tr> <tr> <td>Capacity:</td><td>1,392</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> </li> </ul>	31	Kindergarten to Grade 8	16	Grade 9 to Grade 12	Enrolment:	151	Capacity:	623	Portables:	0	Enrolment:	810	Capacity:	1,392	Portables:	0	<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>7</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>6</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:           <p>St. Louis Separate School</p> <table> <tr> <td>Enrolment:</td><td>230</td></tr> <tr> <td>Capacity:</td><td>348</td></tr> <tr> <td>Portables:</td><td>1</td></tr> </table> <p>Iona Catholic Secondary School</p> <table> <tr> <td>Enrolment:</td><td>968</td></tr> <tr> <td>Capacity:</td><td>723</td></tr> <tr> <td>Portables:</td><td>17</td></tr> </table> </li> </ul>	7	Junior Kindergarten to Grade 8	6	Grade 9 to Grade 12	Enrolment:	230	Capacity:	348	Portables:	1	Enrolment:	968	Capacity:	723	Portables:	17
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United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

## Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

### Current Mississauga Official Plan Designation and Policies for the Clarkson-Lorne Park Neighbourhood Character Area

**Residential High Density** which permits only apartment dwellings in the Clarkson – Lorne Park Neighbourhood Character Area.

Lands south of the Hydro corridor and north of the CN railway, including the subject properties, are permitted a Floor Space Index (FSI) ranging from 0.5 – 1.0.

A portion of the properties, closest to Clarkson GO Station, is located within the 500 m radius of a **Major Transit Station Area**, a designated Intensification Area.

### Proposed Official Plan Amendment Provisions

The lands are proposed to be designated **Residential High Density – Special Site** to permit horizontal multiple dwellings with a Floor Space Index (FSI) of 1.2.

### Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3 Section 5.5	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensification within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. Intensification may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of Mississauga Official Plan. Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale.

## United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

Section 5 – Direct Growth		Major Transit Station Areas will be subject to a minimum building height of two storeys and a maximum building height as specified in the City Structure Element in which it is located (Neighbourhood maximum height: 4 storeys). Residential and employment density should be sufficiently high to support transit usage. Pedestrian movement and access from major transit routes will be a priority in Intensification Areas.
Section 7 – Complete Communities	Section 7.2	Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.
Section 9 – Building a Desirable Urban Form	Section 9.1 Section 9.2 Section 9.3 Section 9.4 Section 9.5	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties.</p> <p>Urban form will support the creation on an efficient multi-modal transportation system that encourages a greater utilization of transit and active transportation modes. Development will contribute to pedestrian oriented streetscapes that have an urban built form that is attractive, compact and transit supportive. Development will be designed to support and incorporate pedestrian and cycling connections.</p> <p>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p>

## United Lands Corporation (Bromsgrove)

File: OZ 15/011 W2

Section 9 – Building a Desirable Urban Form		<p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
Section 16 – Neighbourhoods	Section 16.1 Section 16.5	<p>A maximum building height of four storeys will apply to Neighbourhoods.</p> <p>Developments should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area.</p>
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>the proposal would not adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>A planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li> </ul>

**United Lands Corporation (Bromsgrove)****File: OZ 15/011 W2****Summary of Existing Zoning By-law Provisions**

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

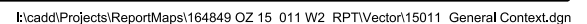
**Summary of Proposed Zoning By-law Provisions**

	<b>Required RM9 Zoning By-law Standards</b>	<b>Proposed RM9-Exception Zoning By-law Standards</b> (based on Site Plan dated September 1, 2016)
Use	Horizontal Multiple Dwellings – with more than 6 dwelling units	Horizontal Multiple Dwellings – with more than 6 dwelling units
Minimum lot frontage	30.0 m (98.4 ft.)	128.50 m (421.6 ft.)
Minimum floor space index	0.4	0.4
Maximum floor space index	0.9	1.2
Maximum height – flat roof	13.0 m (42.7 ft.)	14.0 m (45.9 ft.)
Minimum front yard setback	7.5 m (24.6 ft.)	5.7 m (18.7 ft.)
Minimum interior side yard	4.5 m (14.8 ft.)	3.2 m (10.5 ft.) to building 2.1 m (6.9 ft.) to stairs to parking garage
Minimum rear yard	7.5 m (24.6 ft.)	28 m (91.9 ft.) to railway
Maximum encroachment of a porch, inclusive of stairs into a required yard	1.8 m (5.9 ft.)	2.5 m (8.2 ft.)
Minimum setback from a front garage face to an internal road or sidewalk	6.0 m (19.7 ft.)	3.3 m (10.8 ft.) to sidewalk
Minimum setback from a horizontal multiple dwelling to an internal road, sidewalk or visitor parking space	4.5 m (14.8 ft.)	1.7 m (5.6 ft.)

**United Lands Corporation (Bromsgrove)****File: OZ 15/011 W2**

	<b>Required RM9 Zoning By-law Standards</b>	<b>Proposed RM9-Exception Zoning By-law Standards</b> (based on Site Plan dated September 1, 2016)
Minimum setback from a porch, inclusive of stairs, to an internal road or sidewalk	2.9 m (9.5 ft.)	1 m (3.3 ft.) to sidewalk
Minimum setback from a rear wall of a horizontal multiple dwelling to a rear wall of another dwelling	15.0 m (49.2 ft.)	13.5 m (44.3 ft.)
Minimum setback from a side wall of a horizontal multiple dwelling to an internal road	4.5 m (14.8 ft.)	2.8 m (9.2 ft.) to stairs to parking garage
Minimum setback from a side wall of a horizontal multiple dwelling to an abutting visitor parking space	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	6.0 m (19.7 ft.)	2.0 m (6.6 ft.)
Minimum width of a sidewalk	2.0 m (6.6 ft.)	1.5 m (4.9 ft.)
Minimum landscaped area	40% of lot area	42% of lot area
Minimum amenity area	The greater of 5.6 m <sup>2</sup> (18.4 ft <sup>2</sup> ) per dwelling unit or 10% of the site (1,480.5 m <sup>2</sup> (15,936 ft <sup>2</sup> ))	846 m <sup>2</sup> (9,106.3 ft <sup>2</sup> )
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	48.5%
Minimum number of parking spaces per 3 bedroom unit	1.75 per unit 0.25 visitor spaces per unit	1.4 per unit 0.20 visitor spaces per unit

\*The provisions listed are based on the preliminary concept plan and are subject to minor revisions as the plan is further refined





# City of Mississauga

## Corporate Report



Date: September 20, 2016

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
CD.06.MAL

Meeting date:  
2016/10/11

### Subject

#### RECOMMENDATION REPORT (WARD 5)

**Malton Infill Housing Study: Proposed Zoning By-law Amendments**  
**File CD.06.MAL**

### Recommendation

That the Report dated September 20, 2016, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for detached dwellings within the Malton Infill Housing Study Area, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the existing **R3, R4 and R4-1 (Detached Dwellings – Typical Lots)** zones, and the lands zoned **RM1 (Semi-Detached Dwellings)** built with detached dwellings in the Malton Infill Housing Study Area be amended to **R3-Exception, R4-Exceptions (Detached Dwellings – Typical Lots)** and **RM1-Exception (Semi-Detached Dwellings)**, as detailed in Appendix 2 of this report, and that an implementing Zoning By-law be brought to a future City Council meeting.

### Report Highlights

- At the public meeting held on June 27, 2016, one resident raised a concern with respect to limiting the size of replacement dwellings
- Proposed Zoning By-law amendments recommended for the Malton Infill Housing Study Area include: reducing maximum lot coverage, limiting gross floor area, restricting the maximum height of sloped and flat roof homes, including a maximum eave height,

limiting dwelling unit depth and garage projections and increasing interior side yard setback requirements.

## Background

A public meeting was held by the Planning and Development Committee on June 27, 2016, at which time a Planning and Building Department Information Report (Appendix 1) was received for information. Recommendation PDC-0057-2016 was then adopted by Council on July 7, 2016.

1. That the report dated June 7, 2016, from the Commissioner of Planning and Building, titled "Malton Infill Housing Study: Potential Zoning By-law Amendments" be received for information.
2. That the Planning and Building Department report back on any public submissions received and make recommendations on potential zoning amendments for detached dwellings within the Malton Infill Housing Study Area.

## Comments

Appendix 1 – Information Report prepared by the Planning and Building Department.

### COMMUNITY COMMENTS

At the June 27, 2016, public meeting of the Planning and Development Committee, one resident from the community expressed a concern with the potential zone amendments.

As noted in the Information Report (Appendix 1), a community meeting was held by Ward 5 Councillor, Carolyn Parrish, on May 5, 2016. The majority of residents who attended were in support of the potential amendments. The following is a summary of comments and responses to issues raised by residents at the public and community meetings.

### Comment

One resident expressed concern about the potential zoning amendments as they could limit her ability to build a new dwelling of sufficient size to accommodate her multi-generational family. She advised that many larger dwellings have already been built on her street and she is of the opinion that this type of redevelopment has been positive.

### Response

There may be circumstances where new dwellings or additions that exceed the provisions of the Zoning By-law are appropriate and are designed to be sensitive to the character of adjacent homes. In those situations, a homeowner may apply to the City's Committee of Adjustment for relief from provisions of the amended Zoning By-law.

**Comment**

At the community meeting, two residents suggested stricter zoning regulations than those proposed by staff. They suggested that the building footprint of new dwellings be restricted to 10 percent larger than the original dwelling.

**Response**

Regulating the size of homes based upon the size of the existing house is difficult to administer and would result in homes that vary in size depending on the size of the existing dwelling rather than the size of the property. Relating building size to property size is a more balanced approach between maintaining development potential and preserving neighbourhood character.

**PLANNING COMMENTS****Official Plan**

As noted in Appendix 1, the subject lands are located within the Malton Neighbourhood and Community Node Character Areas and are designated **Residential Low Density I** and **Residential Low Density II**. The proposed Zoning By-law amendments conform to Mississauga Official Plan policies and no amendments are proposed.

**Zoning**

The existing **R3**, **R4** and **R4-1 (Detached Dwellings – Typical Lots)** zones, and detached dwellings in the **RM1 (Semi-Detached Dwellings)** zone within the Malton Infill Housing Study Area are proposed to be amended to **R3-Exception**, **R4-Exceptions (Detached Dwellings – Typical Lots)** and **RM1-Exception (Semi-Detached Dwellings)** zones. The Information Report included a detailed discussion on the following proposed zoning provisions including: reducing the maximum lot coverage; restricting the amount of Gross Floor Area (GFA); using the existing definition of **GFA – Infill Residential**; and reducing the maximum height of sloped roofs. Further information on the other additional zone regulations including maximum height to underside of roof eaves, maximum height for flat roofs, limiting dwelling unit depth and garage projections, and increased side yard setbacks to address neighbourhood character concerns is included below.

*Maximum Height to Underside of Roof Eaves*

The existing zone provisions do not regulate the height to the underside of eaves. In the other infill residential areas of the City, a maximum height of 6.4 m (21.0 ft.) to the underside of eaves has been effectively used to reduce massing impacts. The intent of this zoning provision is to bring the edge of the roof closer to the ground, which visually reduces the height of the dwelling's external walls. Further, bringing the bottom of the roof closer to ground level provides opportunities to include small architectural elements in the roof design, such as projecting dormers to visually break up the massing of large roofs.

The combination of restricting the overall height of the dwelling and the height to the underside of the eaves will mitigate massing impacts related to dwelling height. Therefore, it is recommended that a maximum height of 6.4 m (21.0 ft.) to the underside of roof eaves be incorporated into the proposed zoning amendments.

#### *Flat Roofs*

The existing zone provisions permit a 10.7 m (35.1 ft.) maximum height for a dwelling with a flat roof, measured from the average grade to the highest point of the roof. The existing height regulation permits three storey, flat roof dwellings. The design of flat roof homes often results in a home with a large mass that feels imposing on neighbouring properties and the streetscape. This is due to the fact that the highest point of a sloped roof is the peak, while for a flat roof home, it is the entire breadth of the roof.

A maximum height of 7.5 m (24.6 ft.) for dwellings with flat roofs has been applied to the infill residential areas of Mineola, Clarkson-Lorne Park, parts of Streetsville and Port Credit and most recently, Ward 1. It is appropriate that this regulation be incorporated into the residential zones within the Malton Infill Housing Study Area.

#### *Maximum Dwelling Unit Depth*

The majority of lots within the Malton Infill Housing Study Area are relatively uniform, with depths of approximately 38 m (125 ft.) for the **R3** zone and 30 m (100 ft.) for the **R4**, **R4-1** and **RM1** zones. However, there are a few lots that exceed this depth.

The established infill residential areas within the City include a maximum dwelling unit depth provision of 20.0 m (65.6 ft.). This regulates the overall mass of dwellings while encouraging attached garages to be incorporated into the mass of the dwelling, rather than projecting beyond the main face. Therefore, it is recommended that a maximum dwelling unit depth provision also be incorporated into the residential zones within the Infill Housing Study Area.

#### *Garage Projections*

Only a few dwellings in the Study Area have attached garages that project beyond the main face of the dwelling. In order to ensure that more houses do not include this design characteristic, it is recommended that an attached garage be prohibited from projecting more than 2.0 m (6.6 ft.) beyond the front wall or exterior side wall of the first storey. Allowing a partial garage projection will adequately protect the general character of the area while providing sufficient flexibility in design for replacement dwellings and additions.

#### *Minimum Interior Side Yard Setbacks*

The purpose of side yard setbacks is to ensure that there is an adequate separation distance between dwellings to mitigate massing impacts on neighbouring properties and the streetscape. Providing a greater side yard setback to the second storey gives the appearance that the roof has been designed to slope down to the first floor level. In order to be consistent with the side

yard setback requirements, the proposed **R4-Exception** zone should include a minimum interior side yard setback of 1.2 m (3.94 ft.) + 0.61 m (1.97 ft.) for each additional storey, or portion thereof, above one storey, which would be consistent with the other proposed zones in the Study Area.

In summary, it is recommended that the following zoning regulations be applied to the identified zones within the Infill Housing Study Area, in order to ensure the protection of the existing neighbourhood character:

- Reduce the maximum lot coverage by 5%
- Limit the Gross Floor Area (GFA) to **GFA – Infill Residential** of 150 m<sup>2</sup> (1,614 ft.<sup>2</sup>) plus 0.20 times the lot area with the exception of the **R4-1** zone, which would be limited to 100 m<sup>2</sup> (1,076 ft.<sup>2</sup>) plus 0.20 times the lot area
- Use the existing definition of **GFA – Infill Residential**, which includes the area of an attached garage
- Reduce the maximum height of a sloped roof to 9.0 m (29.5 ft.) to the highest ridge of the dwelling
- Restrict the maximum height to the underside of roof eaves to 6.4 m (21.0 ft.)
- Restrict the maximum height for dwellings with a flat roof to 7.5 m (24.6 ft.)
- Restrict the maximum dwelling unit depth to 20.0 m (65.6 ft.)
- Restrict an attached garage from projecting more than 2.0 m (6.6 ft.) beyond the front wall or exterior side wall of the first storey, and
- For the **R4-Exception** zone, a minimum interior side yard of 1.2 m (3.94 ft.) + 0.61 m (1.97 ft.) for each additional storey, or portion thereof, above one storey

Appendix 2 of this report details these changes for each of the proposed Exception Zones.

## Financial Impact

Not applicable.

## Conclusion

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council is given authority to determine if further public notice is required. The additional proposed Zone revisions consisting of maximum height to underside of eaves, maximum height of flat roofs, maximum dwelling depth, maximum garage projection and minimum interior side yard setbacks were discussed at the public meeting as potential considerations. Therefore, it is recommended that no further public meeting be held regarding these proposed changes.

The proposed Zoning By-law amendments for detached dwellings in the Malton Infill Housing Study should be approved for the following reasons:

1. The proposed zoning amendments conform with the policies of the Mississauga Official Plan.

2. The proposed **R3-Exception, R4-Exceptions (Detached Dwellings – Typical Lots)** and **RM1-Exception (Semi-Detached Dwellings)** zones are appropriate and consistent with the existing infill regulations in other areas of the City.
3. The proposed Zoning By-law amendments represent a balanced compromise between maintaining redevelopment potential and preserving neighbourhood character in the Malton Neighbourhood and Community Node Character Areas.

## Attachments

Appendix 1: Information Report

Appendix 2: Proposed Zoning By-law Amendments to the Existing R3, R4, R4-1 and Detached Dwellings in the RM1 Zones within the Malton Infill Housing Study Area



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Edward R. Sajecki,  
Commissioner of Planning and Building

Prepared by: Jordan Lee, Planner

# City of Mississauga Corporate Report



Date: June 7, 2016

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
CD.06.MAL

Meeting date:  
2016/06/27

**PDC JUN 27 2016**

## Subject

### PUBLIC MEETING INFORMATION REPORT (WARD 5)

Malton Infill Housing Study: Potential Zoning By-law Amendments

File CD.06.MAL

## Recommendation

1. That the report dated June 7, 2016, from the Commissioner of Planning and Building, titled "Malton Infill Housing Study: Potential Zoning By-law Amendments" be received for information.
2. That the Planning and Building Department report back on any public submissions received and make recommendations on potential zoning amendments for detached dwellings within the Malton Infill Housing Study Area.

## Report Summary

- This report provides background information on a review of the existing zoning standards within the Malton Infill Housing Study Area. The Planning and Building Department has also included some potential zoning amendments that would maintain neighbourhood character and address compatibility issues associated with replacement houses and additions to existing detached dwellings.
- The effect of reduced lot coverage and height provisions and the introduction of maximum gross floor area provisions, both individually and collectively are being studied among other considerations.

## Background

At the request of Ward 5 Councillor Parrish, the Planning and Building Department have undertaken an infill housing study to determine if changes are required to the Zoning By-law to address the issue of replacement housing and large additions that are significantly larger than existing homes, thereby impacting the established character of Malton neighbourhoods.

## Comments

### Replacement (Infill) Housing

Regulating replacement housing and additions through amendments to zoning by-law provisions is not new in Mississauga. Areas within the Clarkson-Lorne Park, Mineola, Streetsville, Lakeview, Port Credit and Meadowvale Village Neighbourhood Character Areas are subject to specific zoning standards that were designed to reduce incompatibility between existing houses and replacement houses and additions. In these areas, the Zoning By-law was modified to include regulations that reduce lot coverage and dwelling heights, increase side yard setbacks, restrict garage projections, impose gross floor area limits, and/or impose a maximum dwelling unit depth, in addition to the base zone standards.

### Area of the Malton Infill Housing Study

The Planning and Building Department began this study by determining which neighbourhoods in Malton were most likely to experience the greatest degree of potential incompatibility between the existing houses and replacement houses and additions. This was accomplished by comparing the existing lot sizes and zoning with the existing homes in each of the zones in Malton. Areas with smaller, predominantly one or one and a half storey detached dwellings, and generally larger lots were included. Semi-detached and townhouse dwellings were excluded from consideration since the lot sizes are typically smaller than the detached dwelling lots and are less likely to be redeveloped due to shared party walls.

Appendix 1 delineates the area of the study, and identifies the zones under consideration for the potential zoning amendments.

### Official Plan

The subject lands are located within the Malton Neighbourhood and Community Node Character Areas and are designated **Residential Low Density I and Residential Low Density II**. No changes are proposed to the Mississauga Official Plan designations.

### Existing Zoning

**R3 (Detached Dwellings)**, which permits detached dwellings on lots with minimum lot frontages of 15.0 m (49.2 ft.) and minimum lot areas of 550 m<sup>2</sup> (5,920.3 ft.<sup>2</sup>).

**R4 (Detached Dwellings)**, which permits detached dwellings on lots with minimum lot frontages of 12.0 m (39.4 ft.) and minimum lot areas of 365 m<sup>2</sup> (3,928.8 ft.<sup>2</sup>).

**R4-1 (Detached Dwellings) – Exception**, which permits detached dwellings generally in accordance with the provisions of the **R4** zone, with increased restrictions on lot coverage, and increased setbacks for the front and side yards and the front garage face.



**RM1 (Semi-Detached Dwellings)**, which permits semi-detached dwellings on lots with minimum lot frontages of 9.0 m (29.5 ft.) and minimum lot areas of 340 m<sup>2</sup> (3,659.7 ft.<sup>2</sup>), and also permits detached dwellings in compliance with **R4** zone regulations. Under this zone, only lots with detached dwellings that are located within the study area are being considered for potential zone changes. There are only nine detached dwellings in the **RM1** zone located within the Study Area.

### Potential Zoning By-law Amendments

All of the applicable detached dwelling zone regulations were examined. The zoning regulations that are most effective at addressing compatibility issues are those that control the mass of a home. Building mass consists of the width, height and depth of a building. Massing controls that have been considered in this study include:

- Reducing lot coverage
- Two different maximum gross floor area (GFA) options for each zone
- Use of an alternate definition of GFA that includes the area of an attached garage
- Decreasing maximum height of dwellings with sloped roofs and
- Utilizing combinations of the potential zone amendments

Each of the massing controls are described in greater detail below. Other massing control regulations which could be introduced include: increased front, side and rear yard setback provisions, a maximum dwelling unit depth requirement, height restrictions on dwellings with flat roofs, a maximum height to the underside of roof eaves and a restriction on garage projections.

For the purpose of assessing the impact of each potential zoning amendment, typical **R3**, **R4** and **R4-1** lots in Malton were examined. Lot sizes for the **R3** zoned lots were assumed to have a minimum lot frontage of 15.0 m (49.2 ft.), and a lot depth of 38.0 m (124.6 ft.). The **R4** and **R4-1** zoned lots were assumed to have a minimum lot frontage of 12.0 m (39.4 ft.) and a lot depth of 30.4 m (99.7 ft.). Assessment of the **R4** zone provisions also apply to the nine detached dwellings located in the **RM1** zone within the Study Area.

### Reduced Lot Coverage

Lot coverage is the percentage of the lot area that is covered by all buildings and structures, such as sheds, gazebos and detached garages. The existing **R3** and **R4-1** zones permit a maximum lot coverage of 35% and the existing **R4** zone permits a maximum lot coverage of 40%. Appendices 2, 8 and 11 demonstrate a typical two storey dwelling built to the maximum lot coverage and maximum height permitted in the **R3**, **R4** and **R4-1** zones, respectively, and compares them to the typical Malton dwellings in those zones. Appendix 3 demonstrates what these dwellings would look like if the lot coverage was reduced by 5% in the **R3** zone. Applying the lot coverage reduction to the **R4** and **R4-1** zones would have similar effects. Although lot coverage does reduce the permitted size of the dwelling, it does not address height incompatibilities and, if reduced significantly further, may not allow the construction of a one

storey addition if the existing dwelling and accessory structure(s) are at or close to the maximum lot coverage permitted.

### Maximum Gross Floor Area

Maximum gross floor area limits when combined with an alternate definition of gross floor area (**Gross Floor Area (GFA) – Infill Residential**) that includes the area of an attached garage, is a zoning regulation that has been used elsewhere in Mississauga to reduce massing. There are two options which include GFA – Infill Residential limits under consideration for each zone. The less restrictive option being considered is 190 m<sup>2</sup> (2,045.1 ft.<sup>2</sup>) plus 0.2 times the lot area for the **R3** and **R4** zones, and 150 m<sup>2</sup> (1,614.6 ft.<sup>2</sup>) plus 0.2 times the lot area for the **R4-1** zone. The more restrictive option is 150 m<sup>2</sup> (1,614.6 sq. ft.) plus 0.2 times the lot area for the **R3** and **R4** zones, and 100 m<sup>2</sup> (1,076.4 sq. ft.) plus 0.2 times the lot area for the **R4-1** zone. Rather than simply limiting the GFA at a fixed amount, these regulations acknowledge that all lots are not the same size and therefore permit the gross floor area to be relative to the size of the lot. Appendices 4 and 5 demonstrate the reduction in dwelling sizes using both GFA options in addition to the reduced lot coverage for the **R3** zone. Similar reductions in dwelling size would occur for the **R4** and **R4-1** zones.

**Table 1 – Effect of Potential Zoning Amendments on Dwelling Size** demonstrates the impact, individually and collectively, that each of the potential zoning amendments would have on the size of the dwellings in each zone.

**TABLE 1 – EFFECT OF POTENTIAL ZONING AMENDMENTS ON DWELLING SIZE**

POTENTIAL ZONING AMENDMENT	APPROXIMATE MAXIMUM DWELLING SIZE		
	ZONE		
	R3	R4	R4-1
Average Existing Dwelling in Malton	167 m <sup>2</sup> (1,800 ft. <sup>2</sup> )	139 m <sup>2</sup> (1,500 ft. <sup>2</sup> )	102 m <sup>2</sup> (1,100 ft. <sup>2</sup> )
Permitted Under Current Zoning By-law	400 m <sup>2</sup> (4,300 ft. <sup>2</sup> )	292 m <sup>2</sup> (3,100 ft. <sup>2</sup> )	255 m <sup>2</sup> (2,700 ft. <sup>2</sup> )
Reduced Lot Coverage by 5%	330 m <sup>2</sup> (3,600 ft. <sup>2</sup> )	260 m <sup>2</sup> (2,800 ft. <sup>2</sup> )	219 m <sup>2</sup> (2,400 ft. <sup>2</sup> )
Reduced Lot Coverage by 5% + Less Restrictive GFA Limit	300 m <sup>2</sup> (3,200 ft. <sup>2</sup> )	260 m <sup>2</sup> (2,800 ft. <sup>2</sup> )	219 m <sup>2</sup> (2,400 ft. <sup>2</sup> )
Reduced Lot Coverage by 5% + More Restrictive GFA Limit	260 m <sup>2</sup> (2,800 ft. <sup>2</sup> )	223 m <sup>2</sup> (2,400 ft. <sup>2</sup> )	173 m <sup>2</sup> (1,900 ft. <sup>2</sup> )

If the most restrictive zoning amendments are combined, the maximum dwelling size for the **R3** zone within the Study Area would be reduced from approximately 400 m<sup>2</sup> (4,300 ft.<sup>2</sup>) to 260 m<sup>2</sup> (2,800 ft.<sup>2</sup>), whereas 167 m<sup>2</sup> (1,800 ft.<sup>2</sup>) is typical of the existing dwellings. Similarly, the maximum dwelling size would be reduced from approximately 292 m<sup>2</sup> (3,100 ft.<sup>2</sup>) to 223 m<sup>2</sup>

(2,400 ft.<sup>2</sup>), whereas 139 m<sup>2</sup> (1,500 ft.<sup>2</sup>) is typical for the existing dwellings on lots zoned **R4**. Lastly, the maximum dwelling size for the **R4-1** zone would be reduced from approximately 255 m<sup>2</sup> (2,700 ft.<sup>2</sup>) to 173 m<sup>2</sup> (1,900 ft.<sup>2</sup>), whereas 102 m<sup>2</sup> (1,100 ft.<sup>2</sup>) is typical for the existing dwellings.

### **Reduced Dwelling Heights**

The **R3**, **R4** and **R4-1** zones permit a maximum height of 10.7 m (35.1 ft.) for detached dwellings, measured from average grade of the lot to the mid-point of a sloped roof. This means that the highest point of a roof can be significantly higher depending on the pitch of the roof. In the other areas of the City where Infill Housing regulations have been implemented, the maximum dwelling height is measured between the average grade of the lot and the highest ridge of a sloped roof. The maximum height in these areas is either 9.0 m (29.5 ft.) or 9.5 m (31.2 ft.) depending on the lot frontage. Appendices 6, 9 and 12 demonstrate the imposition of a 9.0 m (29.5 ft.) maximum height regulation in addition to the reduced lot coverage and most restrictive GFA limit. Appendices 7, 10 and 13 provide an alternative streetview to visually demonstrate the reduction in dwelling height.

### **Detached Dwellings in the RM1 (Semi-Detached Dwellings) Zone**

The existing **RM1** zone permits detached dwellings to be constructed in compliance with the **R4** zone provisions. There are nine residential properties in the Malton Infill Housing Study Area where detached dwellings currently exist within an **RM1** zone. Therefore, amendments made to the **R4** zone could also be applied to these properties to ensure that future replacement houses and additions would be subject to the same zone provisions.

### **Other Potential Zone Amendments**

Staff will also be considering the following zone amendments:

- Maximum height of 7.5 m (24.6 ft.) for dwellings with a flat roof
- Maximum dwelling depth of 20.0 m (65.6 ft.)
- Maximum garage projections of 2.0 m (6.56 ft.)
- Maximum height of 6.4 m (21.0 ft.) to underside of roof eaves, and
- For the **R4** zone, minimum interior side yard of 1.2 m (3.94 ft.) + 0.61 m (1.97 ft.) for each additional storey, or portion thereof, above one storey

### **WHAT DID THE COMMUNITY SAY?**

A community meeting was held by Ward 5 Councillor Carolyn Parrish on May 5, 2016. The majority of residents who attended this meeting expressed support for amending the existing zoning regulations to combine the most restrictive potential regulations.

Four written submissions were received, and two of the residents suggested stricter zoning regulations than those proposed by staff such as restricting the building footprint of new dwellings to 10 percent larger than the original dwelling.

## Financial Impact

Not applicable.

## Conclusion

Once public input has been received, and all issues are identified, the Planning and Building Department will be in a position to make recommendations regarding potential amendments to the Zoning By-law for the R3, R4 and R4-1 (**Detached Dwelling**) zones, and the lands zoned RM1 (**Semi-Detached Dwelling**) containing detached dwellings within the Malton Infill Housing Study Area.

## Attachments

- Appendix 1: Malton Infill Housing Study – Detached Dwellings
- Appendix 2: Maximum Dwelling Size Permitted Under the Existing R3 Residential Zone
- Appendix 3: R3 Residential Zone – Reduced Lot Coverage
- Appendix 4: R3 Residential Zone – Reduced Lot Coverage + GFA Limit #1
- Appendix 5: R3 Residential Zone – Reduced Lot Coverage + GFA Limit #2
- Appendix 6: R3 Residential Zone – Reduced Lot Coverage + GFA Limit #2 + Height Limit
- Appendix 7: R3 Residential Zone – Height Limit Elevations
- Appendix 8: Maximum Dwelling Size Permitted Under the Existing R4 Residential Zone
- Appendix 9: R4 Residential Zone – Reduced Lot Coverage + GFA Limit #2 + Height Limit
- Appendix 10: R4 Residential Zone – Height Limit Elevations
- Appendix 11: Maximum Dwelling Size Permitted Under the Existing R4-1 Residential Zone
- Appendix 12: R4-1 Residential Zone – Reduced Lot Coverage + GFA Limit #2 + Height Limit
- Appendix 13: R4-1 Residential Zone – Height Limit Elevations

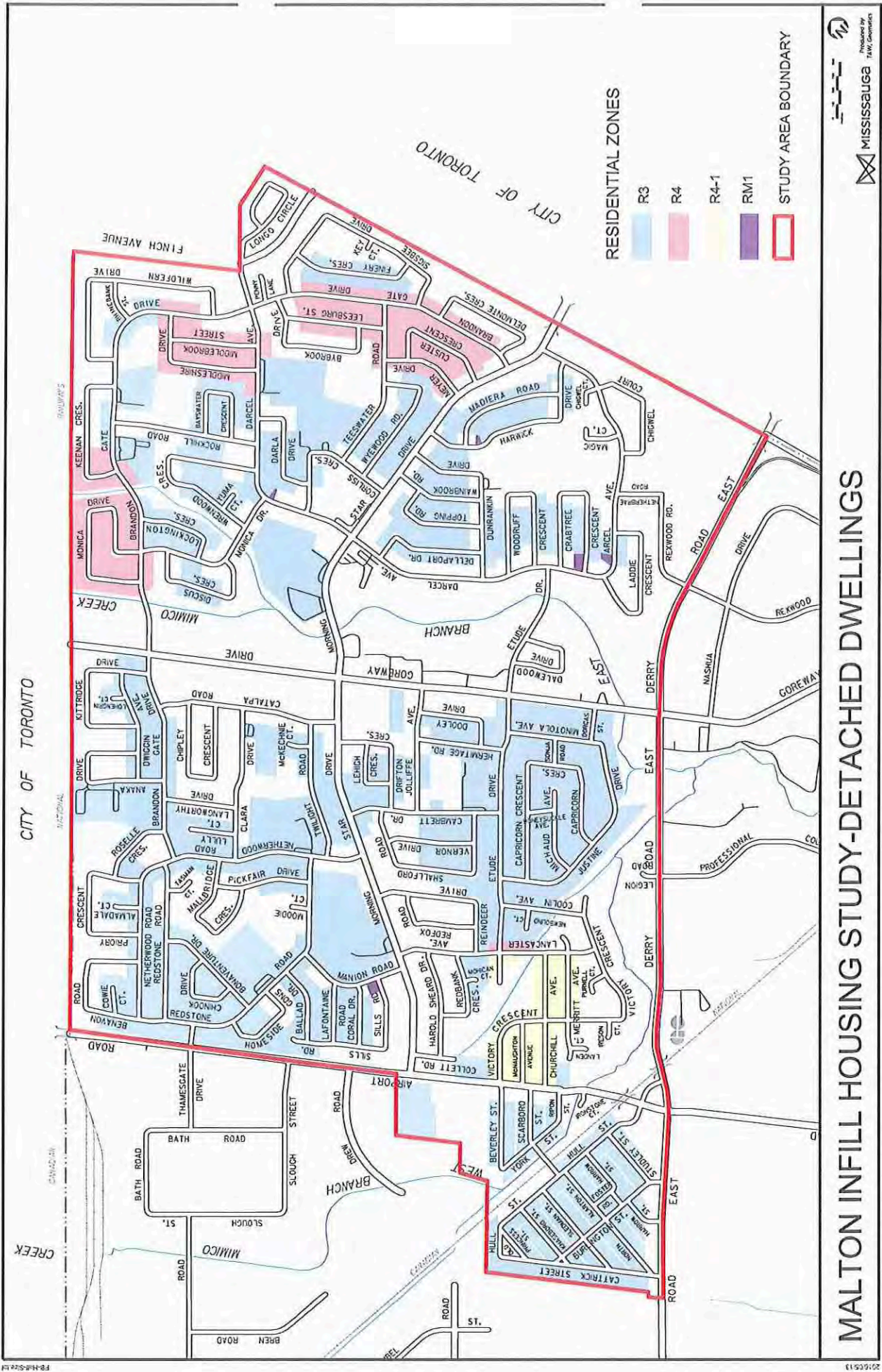


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Edward R. Sajecki,  
Commissioner of Planning and Building

Prepared by: Jordan Lee, Development Planner



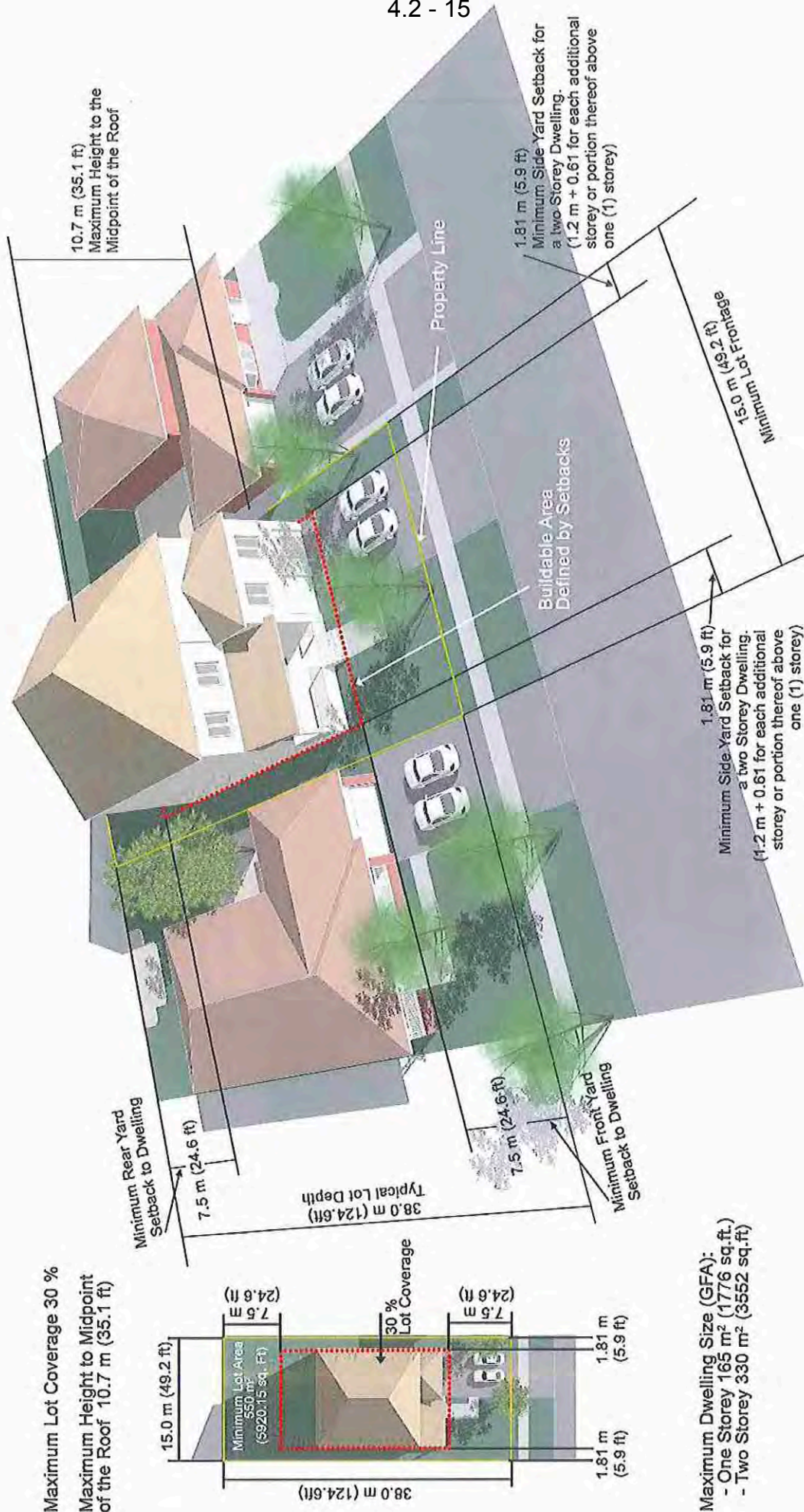


# MALTON INFILL HOUSING STUDY-DETACHED DWELLINGS







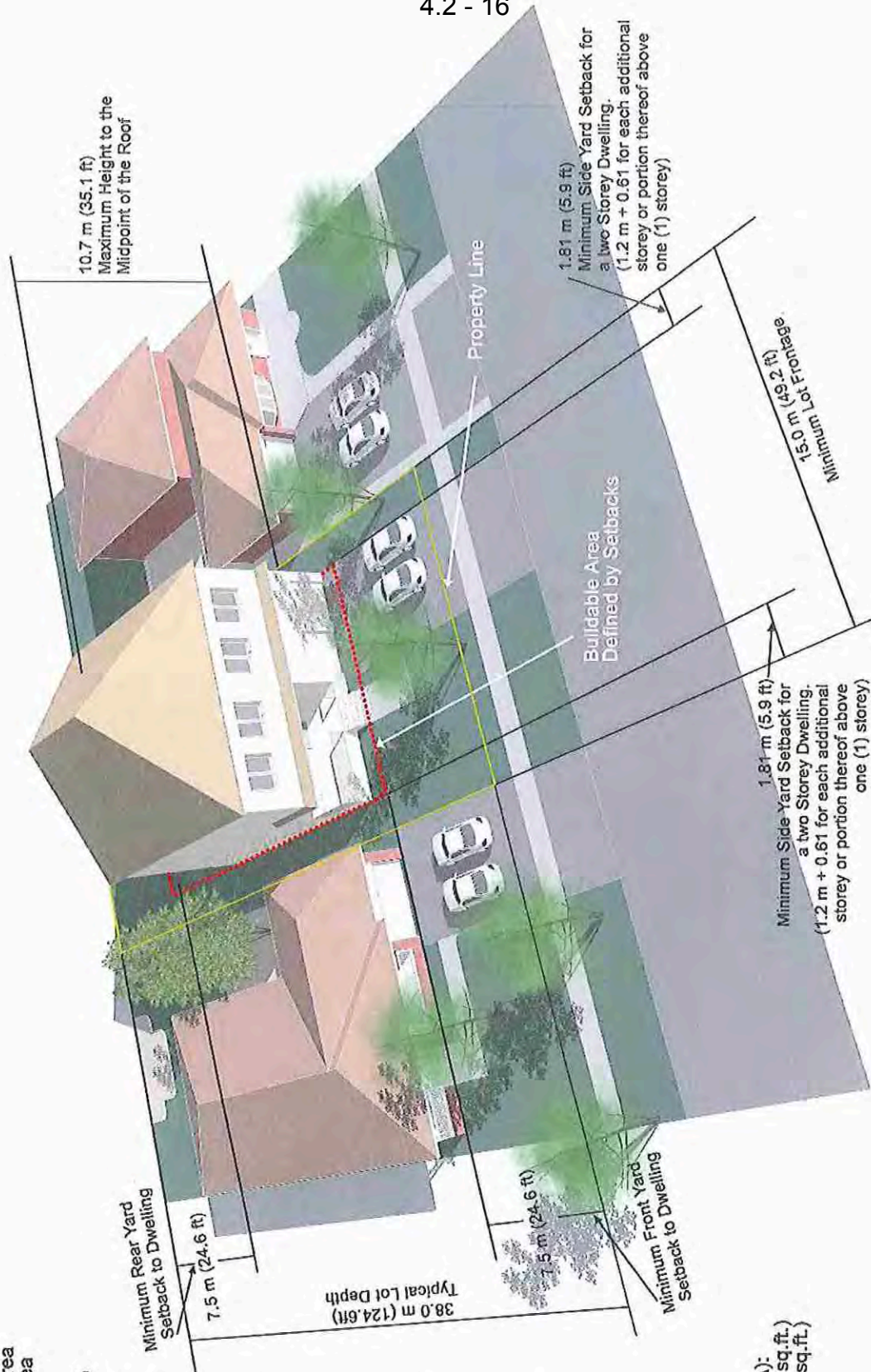
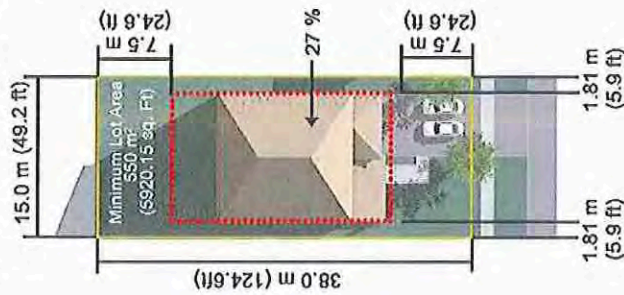




Maximum Infill Gross Floor Area (GFA) =  $190 \text{ m}^2 + 0.2 \text{ Lot Area}$   
=  $300 \text{ m}^2$

Maximum Lot Coverage 30 %

Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft)



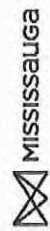
Maximum Dwelling Size (GFA):  
- One Storey  $165 \text{ m}^2$  (1776 sq.ft.)  
- Two Storey  $300 \text{ m}^2$  (3229 sq.ft.)

Reduced Lot Coverage +  
GFA Limit #1

R3  
Residential Zone

**Malton**  
Infill Housing Study

City of Mississauga  
Planning and Building  
Development and Design



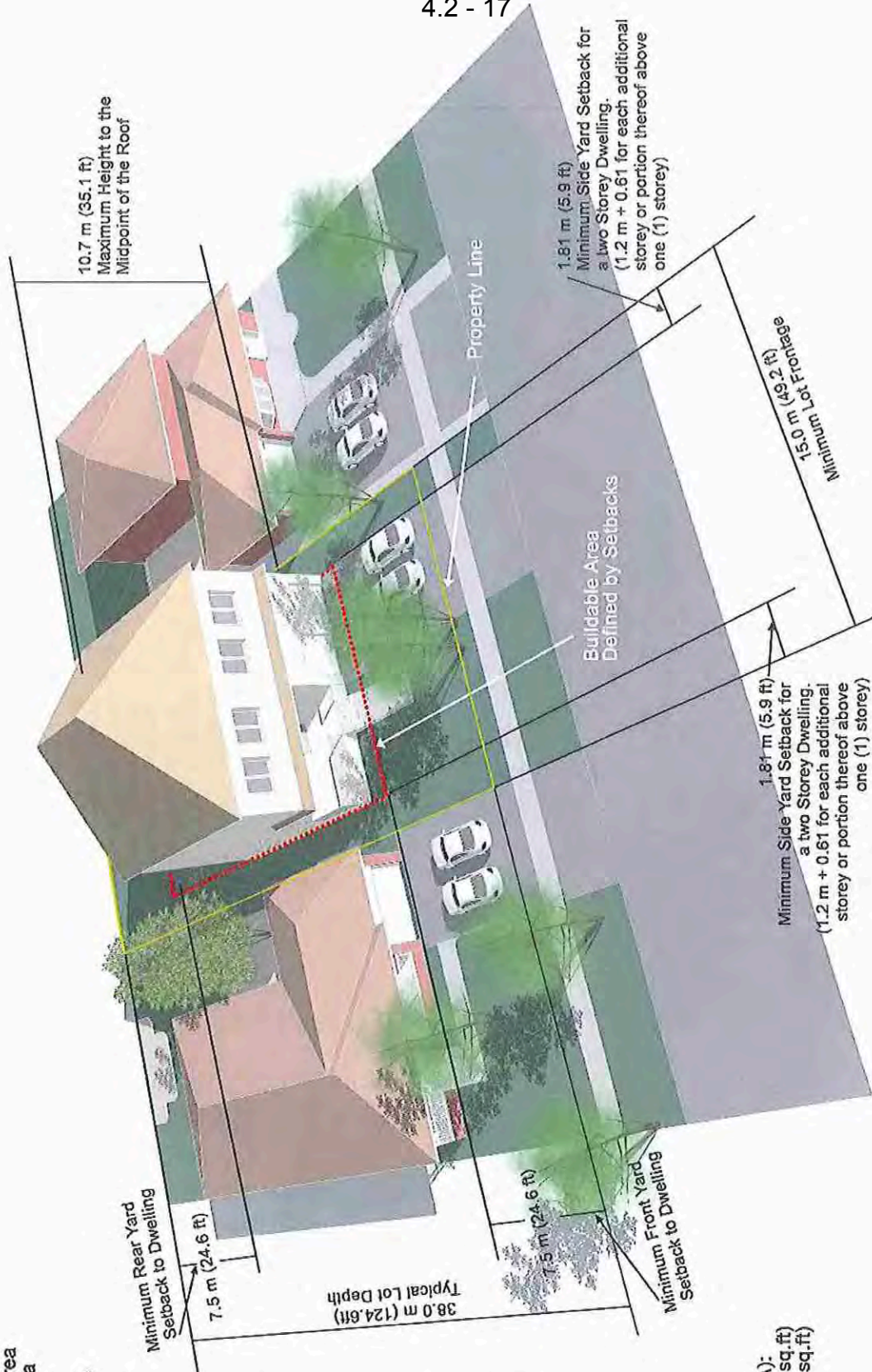
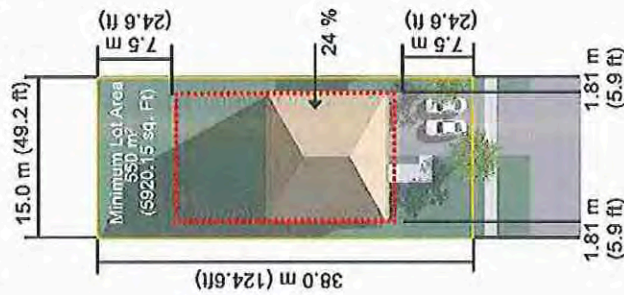
May 2016



Maximum Infill Gross Floor Area (GFA) = 150 m<sup>2</sup> + 0.2 Lot Area = 260 m<sup>2</sup>

Maximum Lot Coverage 30 %

Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft)



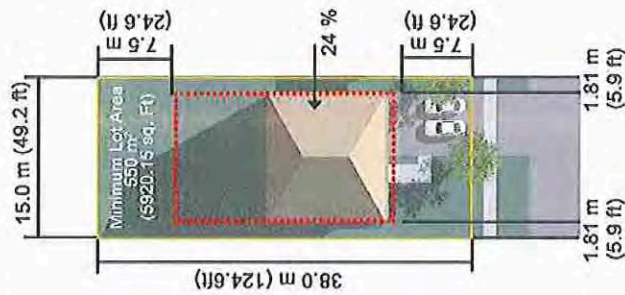
Maximum Dwelling Size (GFA):  
 - One Storey 165 m<sup>2</sup> (1776 sq. ft.)  
 - Two Storey 260 m<sup>2</sup> (2798 sq. ft.)



Maximum Infill Gross Floor Area  
(GFA) =  $150 \text{ m}^2 + 0.2 \text{ Lot Area}$   
=  $260 \text{ m}^2$

Maximum Lot Coverage 30 %

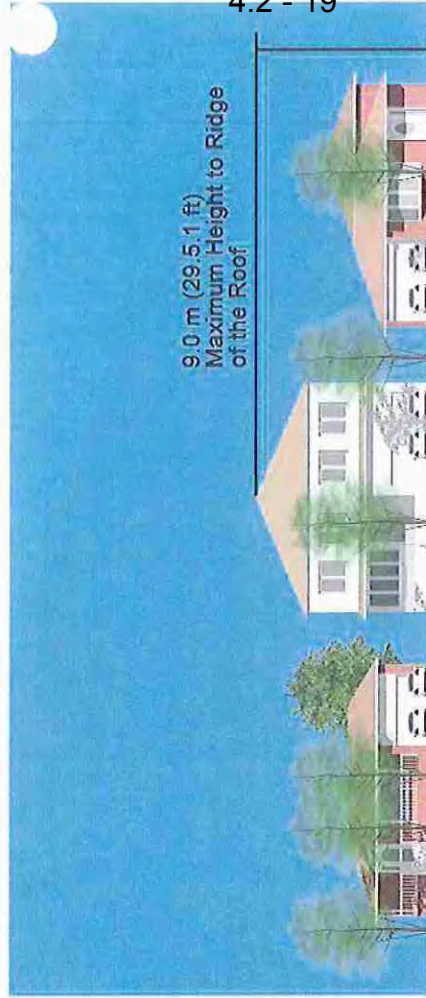
Maximum Height to Ridge of  
the Roof 9.0 m (29.5 ft)



Maximum Dwelling Size (GFA):  
- One Storey  $165 \text{ m}^2$  (1776 sq. ft.)  
- Two Storey  $260 \text{ m}^2$  (2798 sq. ft.)



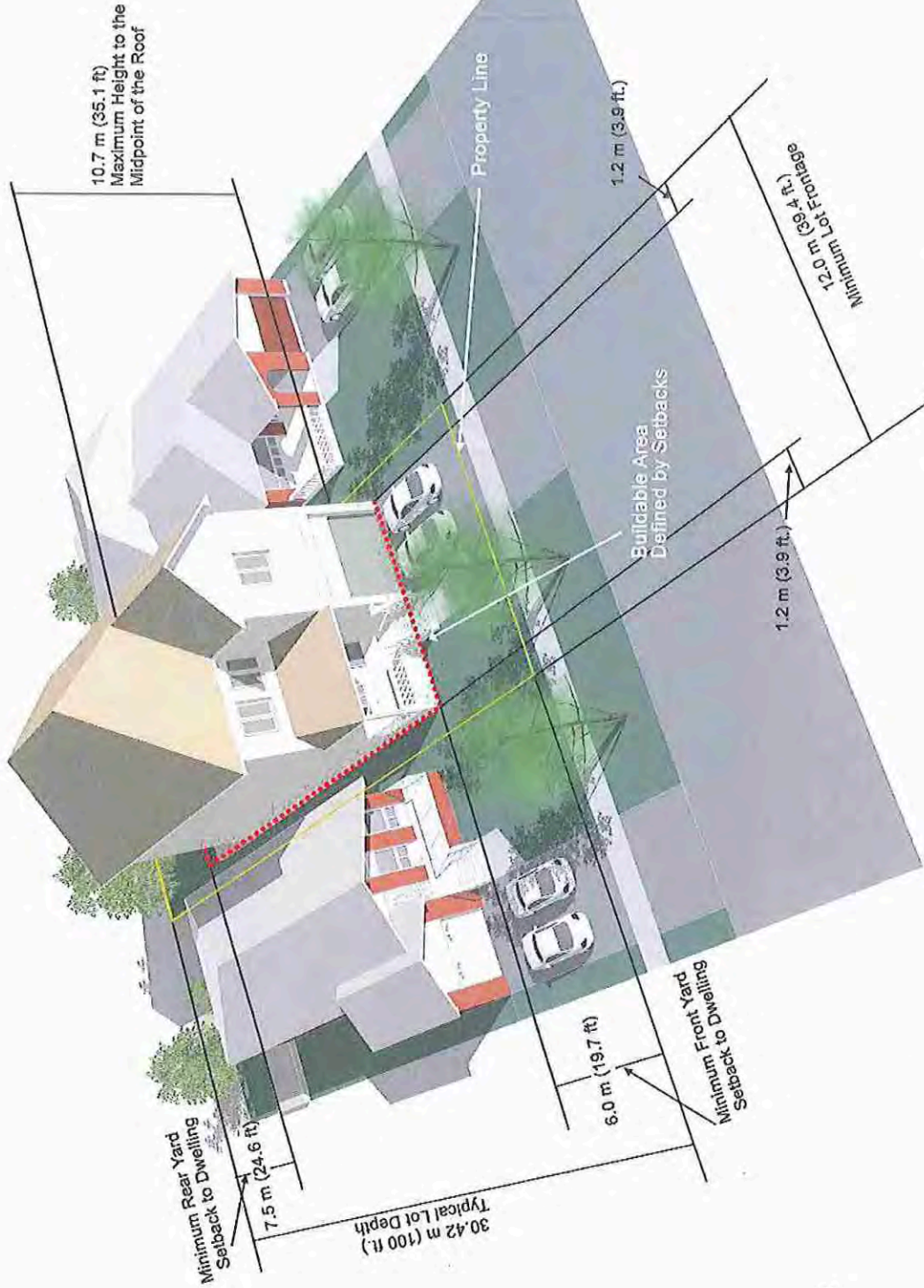
Maximum Height  
According to the Existing Zoning By-law



Height Limit

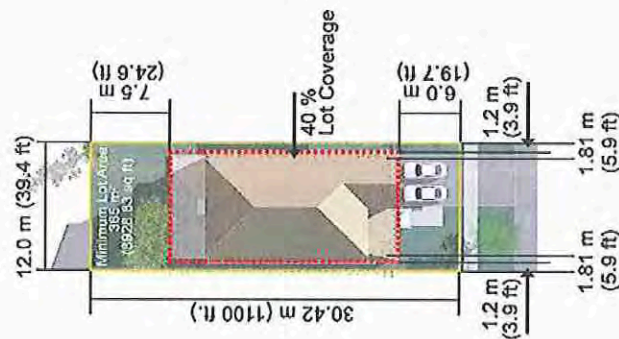


May 2016



Maximum Lot Coverage 40 %

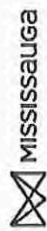
Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft)



Maximum Dwelling Size (GFA):  
 - One Storey 146 m<sup>2</sup> (1571.5 sq.ft.)  
 - Two Storey 292 m<sup>2</sup> (3142 sq.ft.)

**Malton** | **R4 Residential Zone** | **Maximum Dwelling Size Permitted Under the Existing R4 Residential Zone**

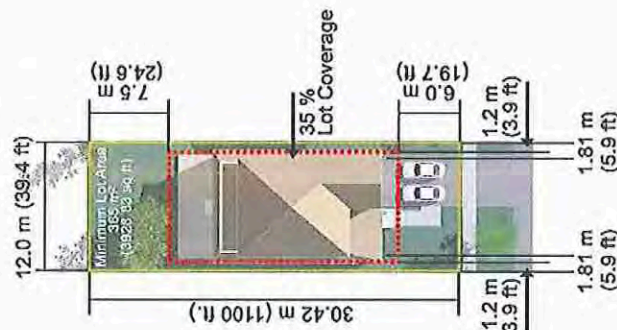
City of Mississauga  
 Planning and Building  
 Development and Design



Maximum Infill Gross Floor Area = 150 m<sup>2</sup> + 0.2 Lot Area = 223 m<sup>2</sup> (2400 sq. ft.)

Maximum Lot Coverage 35 %

Maximum Height to Ridge of the Roof 9.0 m (29.5 ft)



Maximum Dwelling Size (GFA):

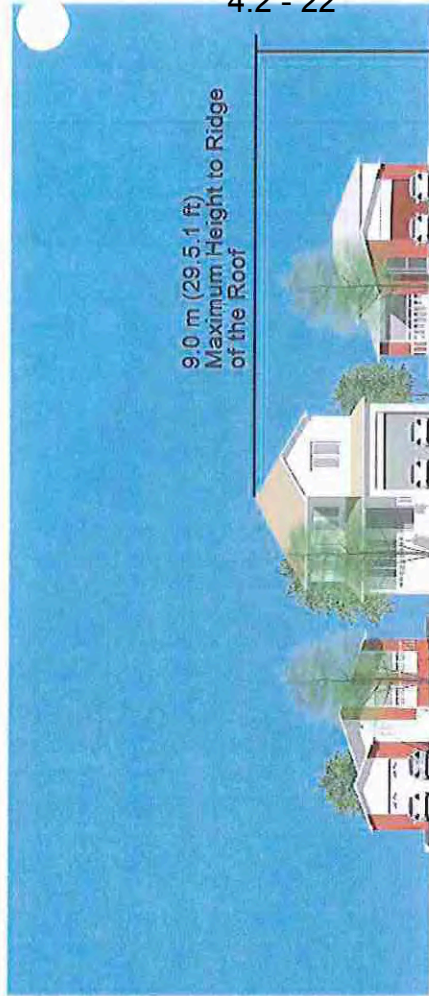
- One Storey 130 m<sup>2</sup> (1399 sq.ft.)
- Two Storey 223 m<sup>2</sup> (2400 sq.ft.)







Maximum Height  
According to the Existing Zoning By-law



Height Limit



Maximum Dwelling Size Permitted Under the Existing R4-1 Residential Zone

R4-1 Residential Zone

Malton Infill Housing Study

City of Mississauga Planning and Building Development and Design

MISSISSAUGA





**City of Mississauga  
Planning and Building  
Development and Design**

# Malton

Infill Housing Study

**R4-1  
Residential Zone**

Reduced Lot Coverage +  
GFA Limit #2 + Height Limit

May 2016





**Maximum Height  
According to the Existing Zoning By-law**



**Height Limit**

**Proposed Zoning By-law Amendments to the Existing R3, R4, R4-1 and Detached Dwellings in the RM1 Zones within the Malton Infill Housing Study Area**

<b>Proposed Zoning Amendments</b>	<b>Proposed R3-Exception Zone</b>	<b>Proposed R4-Exception Zone</b>	<b>Proposed R4-1 Zone (Revised)</b>	<b>Proposed RM1-Exception Zone (Detached Dwellings in Existing RM1 Zone)</b>
Reduce the maximum lot coverage by 5%	30%	35%	30%	35%
Restrict the amount of Gross Floor Area (GFA) and use the existing definition of “GFA – Infill Residential”	150 m <sup>2</sup> (1,614 ft. <sup>2</sup> ) plus 0.20 times the lot area	150 m <sup>2</sup> (1,614 ft. <sup>2</sup> ) plus 0.20 times the lot area	100 m <sup>2</sup> (1,076 ft. <sup>2</sup> ) plus 0.20 times the lot area	150 m <sup>2</sup> (1,614 ft. <sup>2</sup> ) plus 0.20 times the lot area
Reduce the maximum height – highest ridge: sloped roof	9.0 m (29.5 ft.)	9.0 m (29.5 ft.)	9.0 m (29.5 ft.)	9.0 m (29.5 ft.)
Include maximum height of lower edge of eaves from average grade	6.4 m (21.0 ft.)	6.4 m (21.0 ft.)	6.4 m (21.0 ft.)	6.4 m (21.0 ft.)
Include maximum height: flat roof	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Include maximum dwelling unit depth	20.0 m (65.6 ft.)	20.0 m (65.6 ft.)	20.0 m (65.6 ft.)	20.0 m (65.6 ft.)
Include maximum projection of the garage beyond the front wall or exterior side wall of the first storey	2.0 m (6.6 ft.)	2.0 m (6.6 ft.)	2.0 m (6.6 ft.)	2.0 m (6.6 ft.)
Minimum interior sideyard (interior and corner lots)	No change	1.2 m (3.9 ft.) plus 0.61 m (2.0 ft.) for each additional storey or portion thereof above one storey	No change	1.2 m (3.9 ft.) plus 0.61 m (2.0 ft.) for each additional storey or portion thereof above one storey

City of Mississauga  
**Corporate Report**



Date: September 20, 2016

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
CD.21.LAK

Meeting date:  
2016/10/11

## Subject

### ADDENDUM RECOMMENDATION REPORT (WARD 2)

**City-initiated Official Plan Amendment and Rezoning to permit detached homes on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek**

**990-994 Lakeshore Road West**

**South side of Lakeshore Road West, east of Lorne Park Road**

**Owner: Roland Smitas, Sylvia Smitas and Simone Bradley**

**File: CD.21.LAK**

## Recommendation

That the report dated September 20, 2016, from the Commissioner of Planning and Building recommending approval of the City-initiated amendments under File CD.21.LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990-994 Lakeshore Road West, be adopted in accordance with the following:

1. That the City-initiated amendment to Mississauga Official Plan from **Private Open Space** and **Greenbelt** to **Residential Low Density I** and **Greenbelt** to permit detached homes on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, be approved.
2. That the City-initiated amendment to change the Zoning from **OS1-2** (Open Space) to **R2-5** (Detached Dwellings) and **G1** (Greenbelt) to permit detached homes with a minimum lot frontage of 30 m (98.4 ft.) outside of the identified hazard lands, be approved.

## Background

On September 8, 2014, a Supplementary Report was presented to Planning and Development Committee (PDC) recommending approval of City-initiated Official Plan Amendment and Rezoning to permit detached homes. These amendments were brought forward following on-going discussions with the property owners. The intent was to reinstate the same land use

designation and zoning which had historically existed on the property with the exception of the undevelopable hazard lands associated with Moore Creek.

PDC passed Recommendation PDC-0066-2014 which was adopted by Council on September 10, 2014. A condition of the recommendation was that the hazard lands be gratuitously dedicated to the City.

Since the Supplementary Report was presented to PDC, Ward 2 Councillor Karen Ras and City staff, including Legal Services, have had on-going negotiations with the property owners and their solicitor regarding the Council endorsed amendments. It has been agreed that the land use changes can proceed as previously considered; however, the dedication of the hazard lands will no longer be required as a condition of approval.

## Comments

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

Following Council's endorsement of the City-initiated amendments, the property owners expressed some concerns over the historically created lots on their property, the on-going erosion associated with Moore Creek as well as any remediation efforts that can be put forward to mitigate the erosion. The owners would like to enclose a portion of the creek in order to make more land developable.

In order to address the erosion issues, a Municipal Class Environmental Assessment (EA) would have to take place. The EA would identify and evaluate alternatives and select the preferred solution to the problem. While enclosing the creek is one alternative that would be identified and evaluated, the EA could result in a different alternative being selected as the preferred solution, such as rehabilitating and/or reinforcing the creek bank/bed and leaving it as an open channel. If the EA determines that enclosing the creek is the preferred solution due to additional benefits such as allowing for more developable lands, the enclosure of the creek could go ahead subject to a cost sharing or cash contribution agreement with the property owners. The property owners have indicated that they would be willing to entertain the gratuitous dedication of the easterly hazard lands in this situation.

The Transportation and Works Department has capital funding in place to conduct the EA and are in the process of retaining a consultant to commence the works. The EA process which is anticipated to take a year to complete, does not affect the proposed land use changes. The property owners have executed an access agreement granting permission for the City to access the lands in order to conduct the EA. The City-initiated amendments can therefore move forward as previously described without the condition that the owners gratuitously dedicate the identified hazard lands.

## Financial Impact

Not applicable

## Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since there are no revisions to the proposed land use change, it is recommended that no further public notice be required.

The proposed City-initiated Official Plan Amendment and Rezoning should be approved for the following reasons:

1. The proposed amendments will allow for detached homes on the westerly portion of the lands not constrained by the hazard lands associated with Moore Creek, consistent with the surrounding uses to the east and west.
2. The proposed **G1** (Greenbelt) zone for the identified hazard lands associated with Moore Creek will ensure the easterly portion of the site is protected from development.

## Attachments

Appendix 1: PDC Supplementary Report – September 8, 2014



---

Edward R. Sajecki  
Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner



# Corporate Report

Clerk's Files

Originator's

Files

CD.21.LAK

**PDC** SEP 08 2014

---

**DATE:** August 19, 2014

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

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

**SUBJECT:** **City-initiated Official Plan Amendment and Rezoning  
To permit detached dwellings on the westerly portion  
of the lands not constrained by hazard lands associated  
with Moore Creek  
990-994 Lakeshore Road West  
South side of Lakeshore Road West, east of Lorne Park Road  
Owner: Roland Smitas, Sylvia Smitas and Simone Bradley  
Applicant: City of Mississauga  
Bill 51**

**Supplementary Report** **Ward 2**

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**RECOMMENDATION:** That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the proposed City-initiated amendments under File CD.21.LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990-994 Lakeshore Road West, be adopted in accordance with the following:

1. That the City-initiated amendment to Mississauga Official Plan from "Private Open Space" and "Greenbelt" to "Residential Low Density 1" and "Greenbelt" to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, be approved.

2. That the City-initiated amendment to change the Zoning from "OS1-2" (Open Space) to "R2-5" (Detached Dwellings – Typical Lots) and "G1" (Greenbelt) to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.) outside of the identified hazard lands, be approved in accordance with the proposed zoning standards described in the Information Report, subject to the following condition:

- (a) That the owner agree to gratuitously dedicate the agreed upon hazard lands.

**REPORT  
HIGHLIGHTS:**

- At the Public Meeting held on September 30, 2013, comments were received regarding the impact any changes would have to Moore Creek and associated wildlife;
- Responses are provided to the comments received; and,
- The City-initiated amendments to the Official Plan and Zoning By-law are recommended for approval.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on September 30, 2013, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0063-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

**COMMENTS:**

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

**COMMUNITY ISSUES**

A few issues were raised by area residents at the September 30, 2013 public meeting. These issues are listed below along with the responses.

**Comment**

The proposed amendments should be deferred until Credit Valley Conservation (CVC) has completed the Fluvial Geomorphology study of the Moore Creek Corridor and the results of this study are available.

**Response**

CVC staff has undertaken a geomorphic analysis of portions of Moore Creek downstream from the subject property as part of the Lake Ontario Integrated Shoreline Strategy program; however the study did not include the subject properties.

Although the assessment undertaken downstream may be helpful in understanding the downstream hazards and perhaps some downstream remediation/enhancement opportunities, the Geotechnical Analysis prepared for the subject property as part of the land owner's proposal provides the constraints and opportunities for remediation/enhancements for the site. CVC has reviewed the Geotechnical Analysis and were involved in the delineation of the hazard lands.

**Comment**

Concerns were raised regarding the affects any changes made to the subject site will have to the erosion of Moore Creek as well as impacts to the wildlife.

**Response**

The City-initiated amendments do not propose any changes to the hazard lands associated with Moore Creek or the creek itself. Should the property owners wish to pursue any development of the land, including reassessment of the hazard lands, they would be required to submit their own application which would be evaluated on its own merits.



## **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

### **Official Plan**

A City-initiated amendment is required to the Mississauga Official Plan Policies for the Clarkson-Lorne Park Neighbourhood Character Area. As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below, along with a discussion of how the proposed amendments address the criteria.

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

The City-initiated amendment seeks to reinstate the same land use designation and zoning which had historically existed on the property with the exception of the undevelopable hazards lands associated with Moore Creek. The subject property was inadvertently redesignated to coincide with the “Private Open Space” designation on the abutting lands owned by the Lorne Park Estates Association, notwithstanding that this property has remained in separate private ownership. The “Private Open Space” designation was then perpetuated by the adoption of the current Zoning By-law. The City-initiated amendment will afford the property owners the same residential permissions as were in place prior to passing of Zoning By-law 0225-2007.

The open culvert component of Moore Creek which runs parallel to Lakeshore Road West will have a "Greenbelt Overlay" which will prevent development until the owners have provided adequate justification through technical studies and completed any necessary engineering works to support the culvert extension to allow the land to be used for residential purposes.

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

The subject property is situated along Lakeshore Road West and abuts detached dwellings to both the east and west. The owners have agreed to dedicate the hazard lands associated with Moore Creek located on the easterly portion of the property to the City. This portion of the lands will be designated and zoned to prohibit development.

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

No development is proposed in association with the City-initiated amendments. The change in land use will give permission for one detached dwelling, however, should the owners wish to construct a dwelling, they will be required to obtain Site Plan approval, which will address matters such as zoning conformity, tree preservation, grading and landscaping.

**Zoning**

The proposed "R2-5" (Detached Dwellings – Typical Lots) zone reflects the zoning which has historically existed on the property prior to the passing of the current Zoning By-law and is the same zoning that applies to the residential properties surrounding the site. This zone permits detached dwellings with a minimum lot frontage of 30 m (98.4 ft.). The proposed "G1" (Greenbelt) zone protects the natural area associated with Moore Creek.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** The proposed City-initiated Official Plan Amendment and Rezoning should be approved for the following reasons:

1. The proposal amendments will allow for detached dwellings on the westerly portion of the lands not constrained by hazard

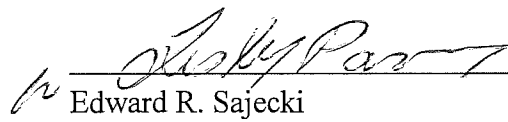
lands associated with Moore Creek, consistent with surrounding uses to the east and west.

2. The proposed "G1" (Greenbelt) zone for the identified hazard lands associated with Moore Creek will ensure the easterly portion of the site is protected from development and will be gratuitously dedicated to the City.

**ATTACHMENTS:**

Appendix S-1: Information Report

Appendix S-2: Recommendation PDC-0063-2013

  
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*



# Corporate Report

**PDC** SEP 30 2013

Clerk's Files

Originator's

Files CD.21 LAK

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**DATE:** September 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 30, 2013

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

**SUBJECT:** **Information Report**  
**City-initiated Official Plan Amendment and Rezoning**  
**To permit detached dwellings on the westerly portion of the**  
**lands not constrained by hazard lands associated with**  
**Moore Creek**  
**990-994 Lakeshore Road West**  
**South side of Lakeshore Road West, east of Lorne Park Road**  
**Owner: Roland Smitas, Sylvia Smitas and Simone Bradley**  
**Applicant: City of Mississauga**  
**Bill 51**

**Public Meeting**

**Ward 2**

---

**RECOMMENDATION:** That the Report dated September 10, 2013, from the Commissioner of Planning and Building regarding the City-initiated amendment to the Official Plan from "Private Open Space" and "Greenbelt" to "Residential Low Density I" and "Greenbelt" and to change the Zoning from "OS1-2" (Open Space) to "R2-5" (Detached Dwellings – Typical Lots) to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.) on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek under file CD.21 LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990 – 994 Lakeshore Road West, be received for information.

**REPORT  
HIGHLIGHTS:**

- The proposed City-initiated amendments are being undertaken by the Planning and Building Department in order to revert the zoning on the property so to allow detached dwellings with the same standards as previously permitted prior to the implementation of Zoning By-law 0225-2007. The change in zoning necessitates an Official Plan Amendment;
- The hazard lands which may become developable with the extension of the Moore Creek culvert and additional creek works will have a Greenbelt Overlay which will require the owners to satisfy all engineering requirements prior to any development.

**BACKGROUND:**

The adoption of Zoning By-law 0225-2007 in June 2007 changed the zoning of the subject property from "R2-2065" (Detached Residential) which permitted detached dwellings on lots with a minimum lot frontage of 30 m (98.4 ft.) to "OS1-2" (Open Space) which permits only private open space. The intent of the change was to bring the zoning into conformity with the applicable "Private Open Space" and "Greenbelt" official plan designations.

In conjunction with passing Zoning By-law 0225-2007, Council also passed Resolution 0136-2007 allowing any land owner to request Council to authorize an exception zone recognizing a prior approval as long as the request was received within one year of passing of Zoning By-law 0225-2007. The subject property owners approached the City within that timeframe requesting that the zoning of the lands be reverted such that they regain the zoning afforded to them by the previous residential zoning under former Zoning By-law 5500.

In reviewing the applicant's request, it was identified that while the property had historically been designated "Residential", the adoption of the Official (Primary) Plan in 1981 and the Lorne Park Secondary Plan in 1986, changed the designation to "Open Space" and "Greenbelt". City Plan which came into effect in July 1997 further changed the designation of the property to "Private Open Space" and "Greenbelt". These designations have continued to date through the different iterations of the City's Official Plan.

While the "Greenbelt" designation reflects the natural hazard lands associated with Moore Creek, it has been determined that the lands were inadvertently designated "Open Space" and further designated "Private Open Space", as the property was not part of the adjoining private open space lands to the south owned by Lorne Park Estates Association.

The applicant's request to revert the zoning to allow detached dwellings with the same standards as previously permitted necessitates an Official Plan Amendment, however, it has been indicated to the applicant that the hazard lands associated with Moore Creek must remain within a "Greenbelt" designation with an associated "G1" (Greenbelt) zone.

In order to afford the property owners the same residential permissions as were in place prior to the implementation of By-law 0225-2007, the Planning and Building Department has brought forward a City-initiated Official Plan Amendment and Rezoning as requested through Ward 2 Councillor, Pat Mullin.

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

**COMMENTS:****Neighbourhood Context**

The subject property is located in the Clarkson Lorne-Park Neighbourhood Character Area which is characterized as a stable residential area with generously sized lots. The subject site contains a variety of vegetation including some mature trees. Moore Creek traverses the site with the westerly portion of the creek being piped and out letting into an open culvert which flows southward into the private park owned by Lorne Park Estates Association. Information regarding the history of the site is found in Appendix I-1.

Additional information is provided in Appendices I-2 to I-6.

The surrounding land uses are described as follows:

North: Detached dwellings across Lakeshore Road West  
East: Detached dwellings  
South: Private Park within Lorne Park Estates  
West: Detached dwellings

### **Official Plan**

Mississauga Official Plan (2012) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject applications.

### **Current Mississauga Official Plan Designation and Policies for the Clarkson-Lorne Park Neighbourhood Character Area**

**"Private Open Space"** which permits conservation uses cemeteries, golf courses and accessory uses.

**"Greenbelt"** which permits uses generally associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System. These lands are identified as Natural Hazard Lands on Schedule 10 of Mississauga Official Plan.

The amendments are not in conformity with the land use designations.

### **Criteria for Site Specific Official Plan Amendments**

Section 19.5.1 of Mississauga Official Plan contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the 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.

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

**"Residential Low Density I"** which permits only detached dwellings.

**"Greenbelt"** which permits uses as described above. These lands will continue to be identified as Natural Hazard Lands on Schedule 10 of Mississauga Official Plan.

#### **Existing Zoning**

**"OS1-2" (Open Space)**, which permits only private open space. A portion of the site contains a Greenbelt Overlay to coincide with the existing "Greenbelt" designation.

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

**"R2-5" (Detached Dwellings)**, to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.). This zoning is applicable to the residential properties to both the west and the east



and is equivalent to the zoning standards which were in effect prior to the implementation of Zoning By-law 0225-2007.

**"G1" (Greenbelt)**, to permit lands for flood control, stormwater management, erosion management, and natural heritage features and areas of conservation.

A Greenbelt Overlay is proposed to be placed over the entirety of the **"G1" (Greenbelt)** lands and also over the portion of **"R2-5" (Detached Dwellings)** lands where it may be possible to extend the Moore Creek culvert enclosure and remove those natural hazards, as illustrated in Appendix I-4. This will ensure that this portion of land will not be developed until such time that the appropriate culvert extension and creek works take place and that the limits of the modified natural hazards and setbacks be confirmed.

### **COMMUNITY ISSUES**

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

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-5. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

#### **Hazard Lands**

The property owners have submitted a technical submission, including a Slope Stability and Erosion Analysis prepared by Terraprobe dated May 4, 2010 as well as a Bank Restoration drawing prepared by Geomorphic Solutions dated October 20, 2010. This information has generally delineated the hazard lands contained within the site and has also indicated that it may be feasible to enclose the portion of the Moore Creek culvert which runs along Lakeshore Road West. The implementation of this culvert extension and creek work proposal will require significant

infrastructure works and creek modifications on the subject property and onto adjacent lands owned by Lorne Park Estates. These works may facilitate the removal of some of the hazard lands thereby allowing more developable land along the Lakeshore Road West frontage. While the property owners have indicated that this may be pursued in the future, it does not constitute part of the subject amendments.

As mentioned in the above section, a Greenbelt Overlay will remain on this portion of the lands to ensure that no development takes place until all approval bodies are satisfied.

Based on the technical information provided, the easterly portion of the site will be required to remain designated "Greenbelt" with a proposed "G1" (Greenbelt) zone due to the natural hazard associated with Moore Creek. The property owners have indicated that they are willing to gratuitously dedicate these lands to the City. They will also be required to enter into appropriate agreements with the City in order to facilitate the dedication of this land.

**FINANCIAL IMPACT:** Not applicable

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

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Clarkson-Lorne Park Character Area Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map

Appendix I-5: Agency Comments


Appendix I-6: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*



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**Roland Smitas, Sylvia Smitas and Simone Bradley**

**File: CD.21 LAK**

### **Site History**

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "OS1-2" (Open Space).
- November 12, 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 "Private Open Space" and "Greenbelt" in the Clarkson-Lorne Park Character Area.



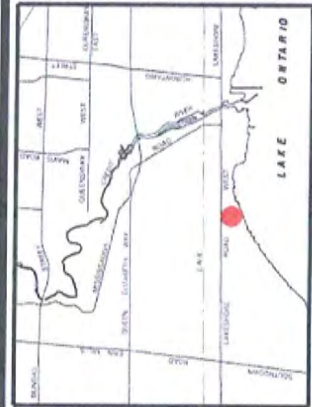
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 SUBJECT LANDS

DATE OF IMAGERY: SPRING 2013

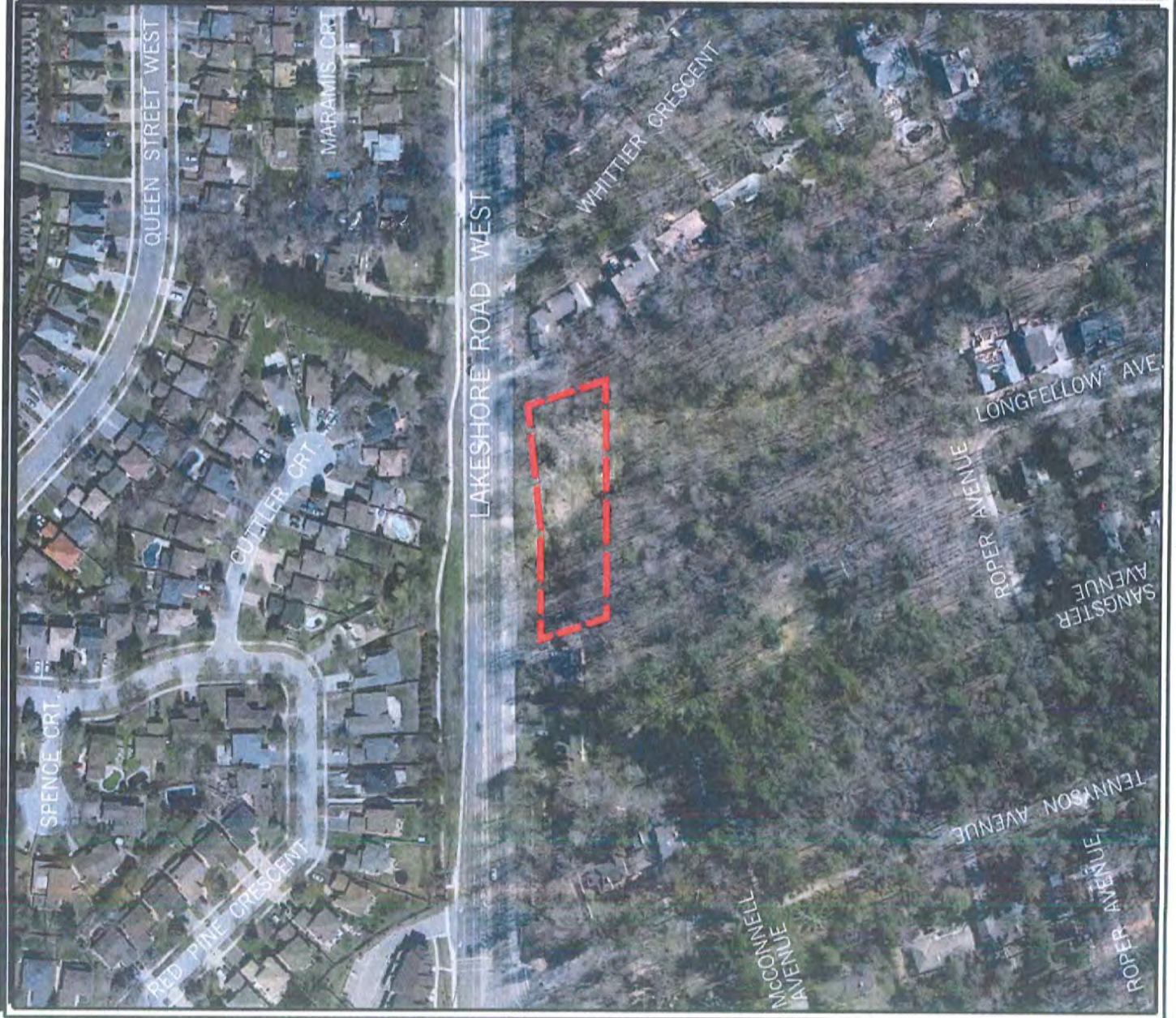
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 ROLAND SMITAS, SYLVIA SMITAS AND SIMONE BRADLEY

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APPENDIX 1-2  
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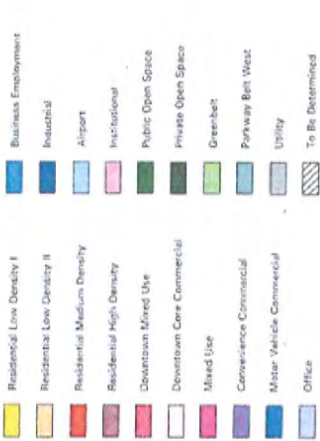
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 Produced by  
 T&W, Geomatics





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

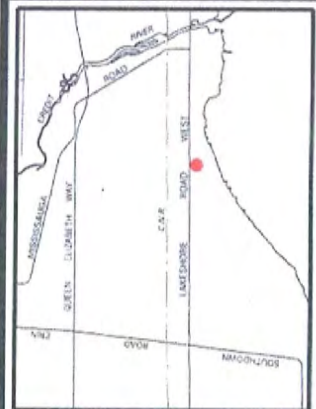
## LAND USE DESIGNATIONS



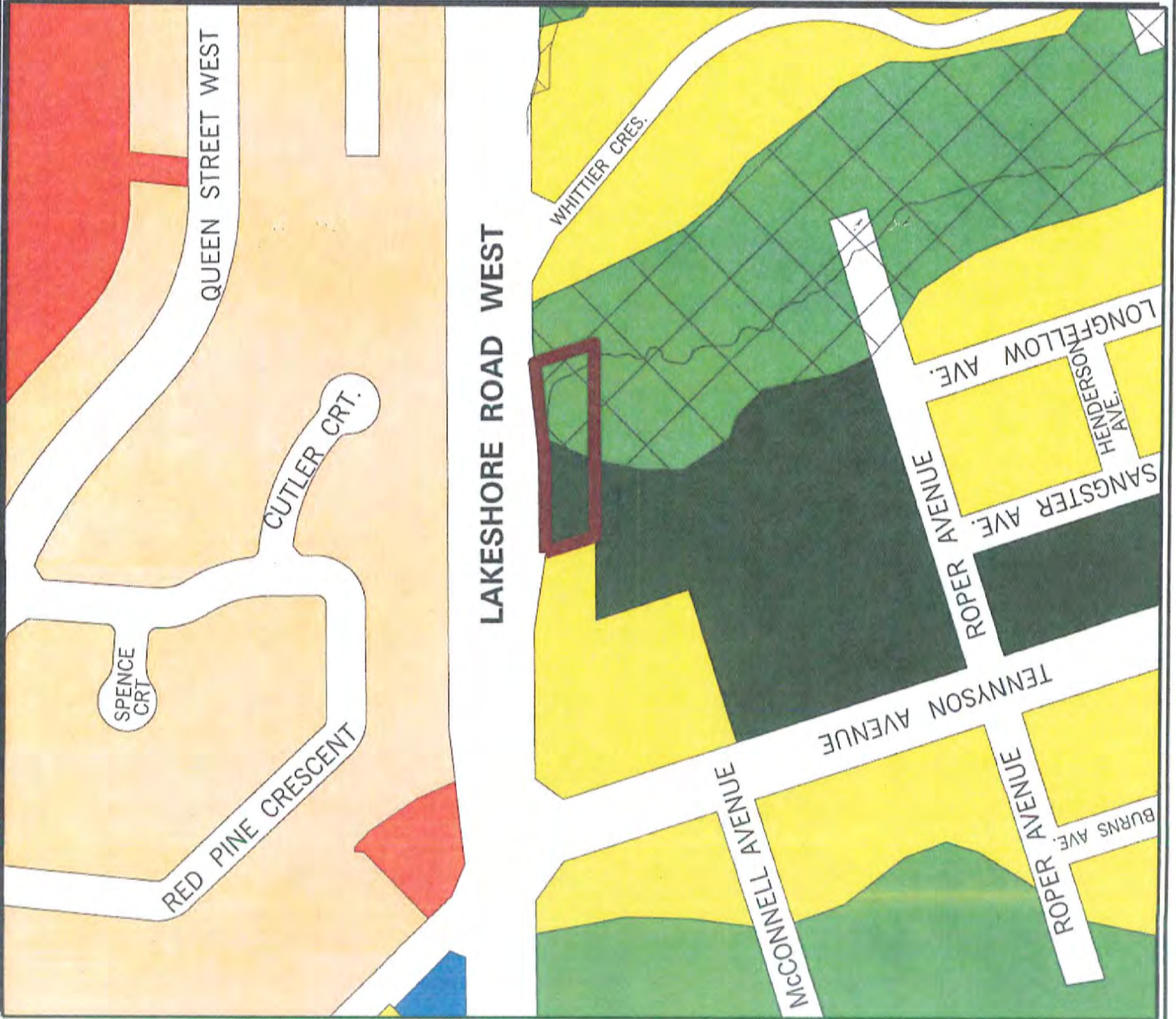
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ROLAND SMITAS, SYLVIA SMITAS AND SIMONE BRADLEY

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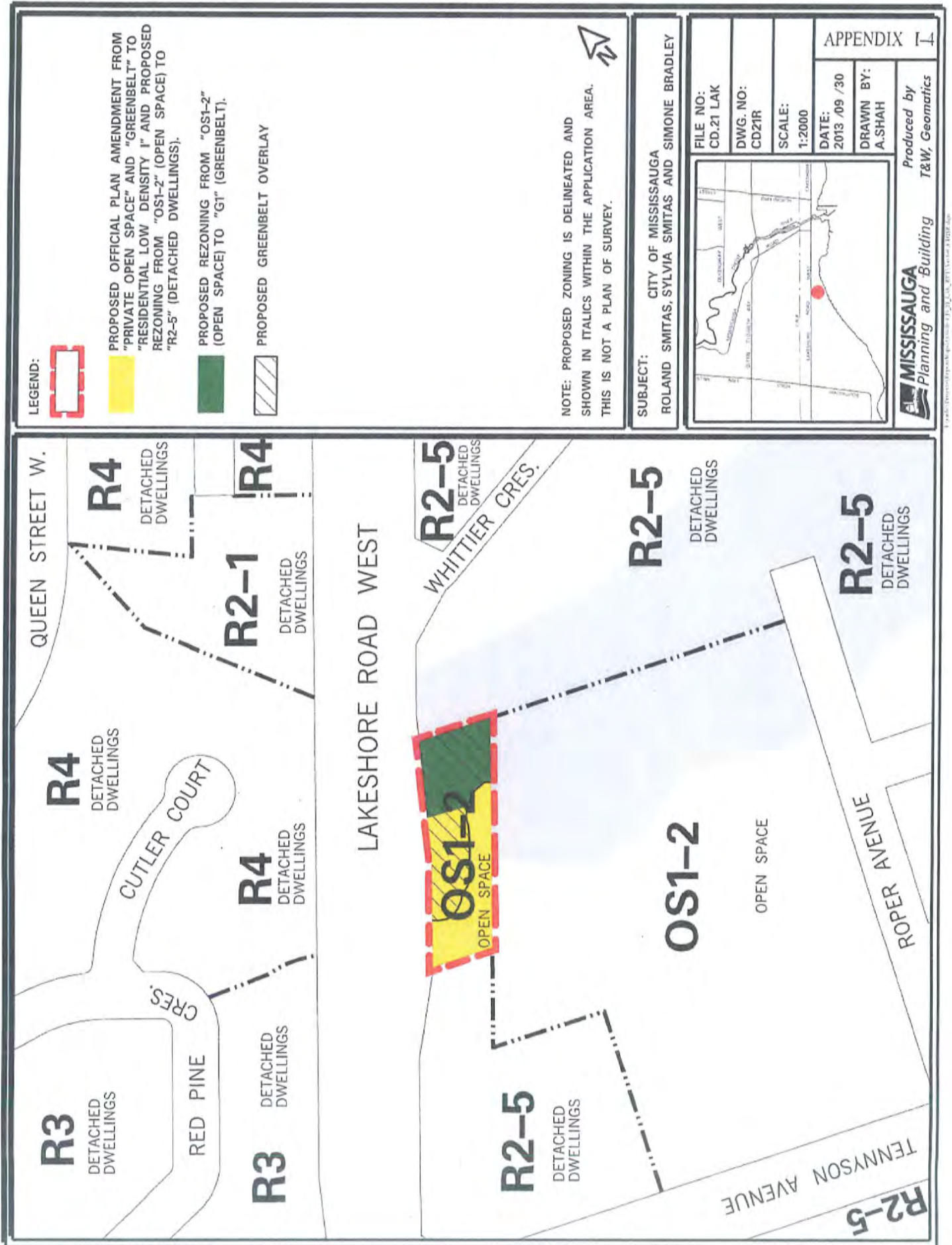
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2013 /09/30  
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T&W, Geomatics



**MISSISSAUGA**  
Planning and Building







Roland Smitas, Sylvia Smitas and Simone Bradley

File No.: CD.21 LAK

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (August 8, 2013)	The Region will provide waste collection servicing to residential developments provided the requirements outlined in the Waste Collection Design Standards Manual are satisfied.
Credit Valley Conservation (CVC) (September 6, 2013)	<p>CVC has reviewed the proposed Official Plan and Zoning By-law Amendment mapping and has no objection to the proposed limit of the Greenbelt designation in the Official Plan, and the limit of the "G1" zone (as noted on Appendix I-4), provided a Greenbelt Overlay is put in place to reflect the existing natural hazards on the remainder of the site. Following the completion of the proposed culvert and creek works, the limits of the natural hazards and setbacks will be confirmed, and the limit of the Greenbelt designation and "G1" zone can be further refined. It is anticipated that the Greenbelt overlay will be removed at this time.</p> <p>A CVC Permit is required to authorize the required culvert extension and creek works. This must be issued and the works completed and certified to the satisfaction of the City and CVC prior to any further land use approvals.</p> <p>Further, in keeping with CVC policy, staff recommends that all hazard lands and associated setbacks should be dedicated to the City of Mississauga for natural hazards management purposes.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (September 10, 2013)	<p>As the subject lands are located within the City's CL17 Natural Heritage Area, this Department is desirous of a gratuitous dedication of all lands within the applicant property to be zoned "G1" – Greenbelt. There are two options available for administering the land dedication:</p> <ol style="list-style-type: none"> <li>1. If the landowner gratuitously dedicate lands to be zoned "G1" – Greenbelt through the City-initiated Official Plan Amendment and Rezoning, the City is willing to be responsible for all surveying and transaction costs.</li> </ol>

Roland Smitas, Sylvia Smitas and Simone Bradley

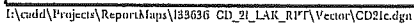
File No.: CD.21 LAK

Agency / Comment Date	Comment
	<p>2. If the City pursues the same land dedication through a future development application, the landowner will be responsible for all surveying and transaction costs.</p> <p>As this is a City-initiated Official Plan Amendment and Rezoning, it is requested that the Planning and Building Department present these two options to the affected landowner and advise us of the landowner's preference.</p>
<p>City Transportation and Works Department (August 15, 2013)</p>	<p>The proposed residential portion which contains hazard lands is to have a Greenbelt Overlay until an alternate proposal is implemented.</p> <p>Based on the review of the materials provided to date and understanding that no new lots or buildings are proposed, and that the subject site will remain as one lot, we have no objection in principle to the City-initiated Official Plan and Zoning amendments as proposed.</p> <p>In the event the owner pursues the development of additional "tableland" or increase the number of lots, this Department will require the following:</p> <ul style="list-style-type: none"> <li>• An updated Functional Servicing Report;</li> <li>• Topographic Plan and Grading Plan;</li> <li>• Development Agreement;</li> <li>• Servicing Agreement for Municipal Works for the culvert extension and enclosure of Moore Creek;</li> <li>• Financial arrangement to secure the creek works. The City has agreed to provide some financial contribution to these works as it relates to stability of the municipal right-of-way for Lakeshore Road West;</li> <li>• Easement in favour of the City for proposed municipal storm sewer;</li> <li>• Dedication of remaining Hazard Lands;</li> <li>• Storm Drainage specific comments would be provided with a future development application;</li> <li>• CVC approval for Moore Creek infrastructure and modification works;</li> <li>• A completed Environmental Site Screening Questionnaire and Declaration (ESSQD) form E2116 (Rev. 06/05), signed by a commissioner of oaths and the owner;</li> </ul>

Roland Smitas, Sylvia Smitas and Simone Bradley

File No.: CD.21 LAK

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>• Phase 1 Environmental Site Assessment (ESA);</li> <li>• Written confirmation that the long-term stable top of bank, hazard line and any required development setbacks have been established to the satisfaction of the CVC;</li> <li>• Access should be consolidated to minimize points of access onto Lakeshore Road West, and;</li> <li>• Satisfactory arrangements are to be made with Enbridge Inc. to address the stabilization or decommissioning of existing gas services within the property.</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Community Services – Heritage Planning</li> <li>- Community Services – Urban Forestry</li> <li>- Enersource Hydro Mississauga</li> <li>- GO Transit (Metrolinx)</li> <li>- Enbridge Gas Distribution Inc.</li> <li>- Enbridge Pipelines Inc.</li> <li>- CN Rail</li> </ul>



**Appendix S-2**

**Roland Smitas, Sylvia Smitas and Simone Bradley**

**File: CD.21 LAK**

**Recommendation PDC-0063-2013**

"That the Report dated September 10, 2013, from the Commissioner of Planning and Building regarding the City-initiated amendment to the Official Plan from 'Private Open Space' and 'Greenbelt' to 'Residential Low Density I' and 'Greenbelt' and to change the Zoning from 'OS1-2' (Open Space) to 'R2-5' (Detached Dwellings – Typical Lots) to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.) on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek under file CD.21 LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990 – 994 Lakeshore Road West, be received for information. (b) That the following correspondence be received: 1. Letter dated September 30, 2013, from Scott Zies, President, Lorne Park Estates Association CD.21 LAK"