
Planning and Development Committee

Date

2018/04/09

Time

6:30 PM

Location

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

Members

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

Contact

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

Find it Online

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

NOTE: The Education Session on *Bill 139, Building Better Communities and Conserving Watersheds Act, 2017*, authorized by Resolution 0069-2018 dated March 28, 2018, will take place prior to the Planning and Development Committee Meeting.

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

Send written submissions or request notification of future meetings to:

Mississauga City Council
c/o Planning and Building Department – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING - March 19, 2018
4. MATTERS TO BE CONSIDERED
 - 4.1. **REMOVAL OF "H" HOLDING SYMBOL (WARD 3)**
Application to Remove "H" Holding Symbol to permit 12 storey apartment building with 128 units
1355 Silver Spear Road, west side of Dixie Road south of Burnhamthorpe Road East
Owner: Killam Kamres (Silver Spear) Inc.
File: HOZ 16/001 W3
 - 4.2. **REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 5)**
Application to remove the "H" Holding Symbol to permit a 33 storey apartment building
8 Nahani Way, southeast corner of Hurontario Street and Nahani Way
Owner: Alfonso Gallucci General Construction Limited
File: H-OZ 16/003 W5

4.3. **PUBLIC MEETING INFORMATION REPORT (WARD 11)**

Application to permit a temporary extension of outdoor storage of refrigeration trailers.

Owner: City of Mississauga

Applicant: Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

4.4. **PUBLIC MEETING INFORMATION REPORT (WARD 7)**

Applications to permit eight detached homes fronting on the extension of Antigua Road 227 and 233 Queensway West, north side of Queensway West, west of Confederation Parkway

Owner: 2522800 Ontario Inc.

Files: OZ 17/004 W7 and T-M17002 W7

4.5. **PUBLIC MEETING INFORMATION REPORT (WARD 7)**

Applications to permit 144 Back-to-Back Stacked Townhomes
2024 and 2040 Camilla Road

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

Owner: Consulate Management Ltd.

File: OZ 11/015 W7

4.6. **Healthy by Design Pilot Program**

File: CD.21.HEA

5. **ADJOURNMENT**

City of Mississauga

Corporate Report



Date: March 16, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
HOZ 16/001 W3

Meeting date:
2018/04/09

Subject

REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 3)

Application to Remove "H" Holding Symbol

to permit a 12 storey apartment building with 128 units

1355 Silver Spear Road, west side of Dixie Road south of Burnhamthorpe Road East

Owner: Killam Kamres (Silver Spear) Inc.

File: HOZ 16/001 W3

Recommendation

That the report dated March 16, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 16/001 W3, Killam Kamres (Silver Spear Inc.), 1355 Silver Spear Road, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Background

On September 15, 2010 Council passed By-law 026-2010 zoning the lands **H-RA4-42** (Apartment Dwellings). There is an existing 14 storey apartment building containing 199 units on the property that will remain. Upon removal of the "H" holding symbol the by-law will allow for the development of a second apartment building that is 12 storeys in height with 128 units.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning, while Appendix 3 shows the proposed site plan. Appendix 4 shows a rendering of the proposed apartment building.

Council required that the "H" holding symbol be applied to the zone to allow time for a site plan to be submitted with design details and a traffic impact study to evaluate the Dixie Road access, along with execution of a Development Agreement and provision of securities for site works. The "H" holding symbol was to remain in effect until the following was completed:

1. Submission of a site plan to the satisfaction of the City for any new development
2. Submission of an updated traffic study to address vehicular access and the viability of the access to Dixie Road and impact on traffic on neighbouring streets
3. Submission of an updated tree inventory and preservation plan
4. Delivery of an executed development agreement satisfactory to the City
5. Submission of all required fees and securities for fencing, protective hoarding, tree preservation, buffer planting, and park clean-up and reinstatement
6. Submission of all fees payable under the City's Fees and Charges By-law

Comments

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

Each of the conditions for removing the "H" holding provision has been fulfilled as follows:

1. The City is in receipt of a site plan under File SP 16/056 W3 for the addition of a 12 storey apartment building containing 128 units, which has reached a satisfactory stage.
2. An updated traffic study dated April 2016 by Paradigm Transportation Solutions Limited has been submitted, reviewed and found satisfactory by both the City's Transportation and Works Department and the Region of Peel. There will be a right-in only access from Dixie Road, with the main access from Silver Spear Road.
3. A satisfactory updated tree inventory and preservation plan has been submitted and reviewed by staff.
4. A draft development agreement has been submitted and reviewed and is at a satisfactory stage. It will be finalized and executed in the coming weeks. The By-law to lift the "H" Holding Symbol will not be brought forward until the development agreement is executed.
5. Fees and securities for fencing, hoarding, tree preservation, buffer planting and park clean-up are included in the development agreement and will be provided prior to execution of the development agreement.
6. All City fees for applications have been paid in accordance with the City's Fees and Charges By-law.

Bonus Zoning

The application was approved prior to September 26, 2012 the date Council adopted Corporate Policy and Procedure 07-03-01 - Bonus Zoning. Therefore, Community Benefits will not be required through the lifting of the "H" Holding Symbol.

Financial Impact

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

Conclusion

The conditions to remove the "H" holding symbol have now largely been satisfied. The "H" holding symbol can be removed once the development agreement has been executed.

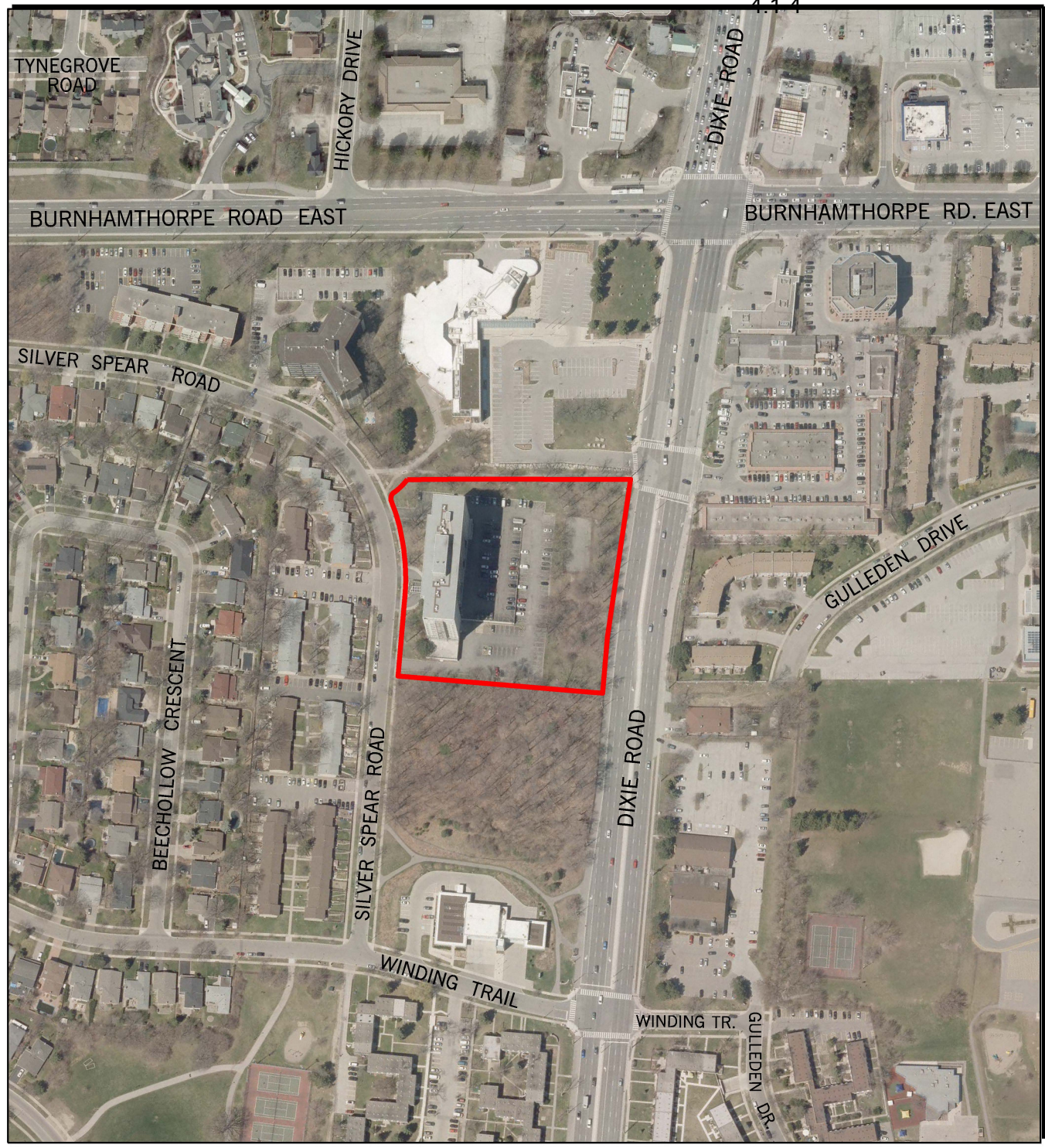
Attachments

- Appendix 1: Aerial Photograph
- Appendix 2: Excerpt of Existing Land Use Map
- Appendix 3: Proposed Site Plan
- Appendix 4: Proposed Rendering




Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Jonathan Famme, Development Planner



LEGEND:

 SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017

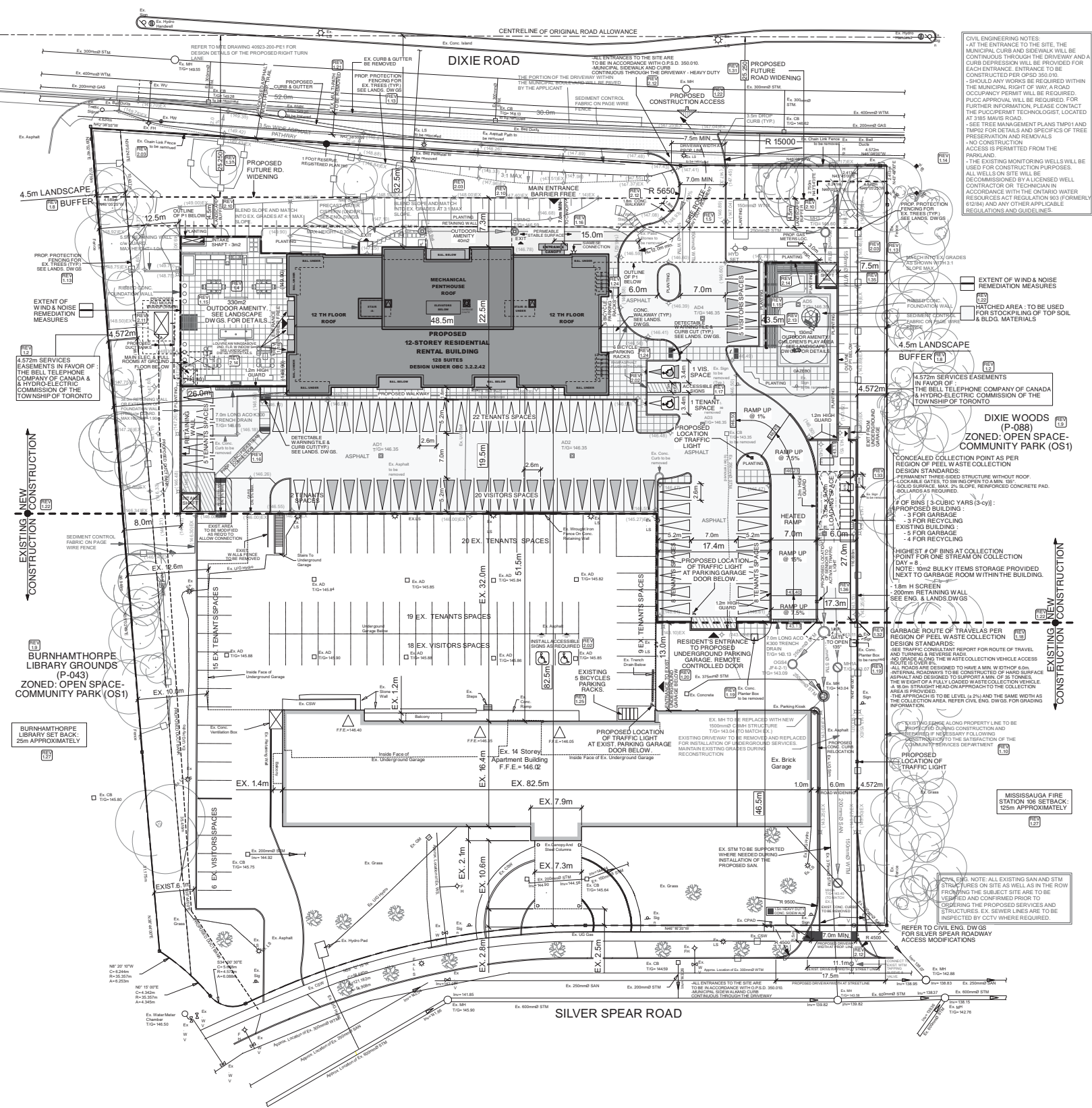
TITLE: KILLAM KAMRES
(SILVER SPEAR) INC.

FILE NO: HOZ 16/ 001 W3

 MISSISSAUGA

Produced by
T&W, Geomatics







City of Mississauga

Corporate Report



Date: March 16, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
H-OZ 17/004 W5

Meeting date:
2018/04/09

Subject

REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 5)

Application to remove the "H" Holding Symbol to permit a 33 storey apartment building 8 Nahani Way, southeast corner of Hurontario Street and Nahani Way

Owner: Alfonso Gallucci General Construction Limited

File: H-OZ 17/004 W5

Recommendation

That the report dated March 16, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 17/004 W5, Alfonso Gallucci General Construction Limited, 8 Nahani Way, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Background

On December 15, 2017, the Ontario Municipal Board (OMB) approved the rezoning application submitted by Alfonso Gallucci General Construction Limited, under File OZ 13/018 W5. The implementing zoning by-law zoned the property **H-RA5-23** (Apartment Dwellings) and **B** (Buffer). Upon removal of the "H" holding symbol the by-law will allow for the development of a 33 storey apartment building with a maximum of 404 dwelling units.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning while Appendix 3 shows the proposed site plan. Appendix 4 shows a rendering of the proposed apartment building.

The OMB imposed an "H" holding symbol with the implementing zoning by-law until the following was completed:

1. Submission of a revised functional servicing report, updated acoustical study and quantitative wind study

2. Delivery of an executed development agreement in a form satisfactory to the City
3. Delivery of an executed servicing agreement in a form satisfactory to the City and which includes: provision for the dedication of the Belbin Street extension and remnant buffer block; satisfactory arrangements with the City and Region of Peel for the construction of the Belbin Street extension and watermain; and the submission of payment or security for streetscape works
4. The execution of a Section 37 – community benefits agreement

Comments

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

Each of the conditions for removing the "H" holding provision has been fulfilled as follows:

1. The Region of Peel is in receipt of revised functional servicing report that has been reviewed and found to be acceptable.
2. The requirements to submit updated acoustical and quantitative wind studies have been transferred to conditions of the development agreement to be fulfilled prior to Site Plan Approval.
3. A draft combined development /servicing agreement has been submitted and reviewed and is at a satisfactory stage. It will be finalized and executed in the coming weeks. The By-law to lift the "H" Holding Symbol will not be brought forward until the combined development/servicing agreement is executed.
4. A Section 37 Community Benefits agreement was executed by the applicant on September 14, 2017, which included the dedication of the Belbin Street extension and remnant buffer block.
5. All City fees for applications have been paid in accordance with the City's Fees and Charges By-law.

The City is in receipt of a site plan under file SP 17/144 W5 for a 33 storey apartment building containing 404 units which has reached a satisfactory level.

Financial Impact

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

Conclusion

Given that the conditions to remove the "H" holding symbol have now been largely satisfied, the "H" holding symbol can be removed, once the development/servicing agreement has been executed.

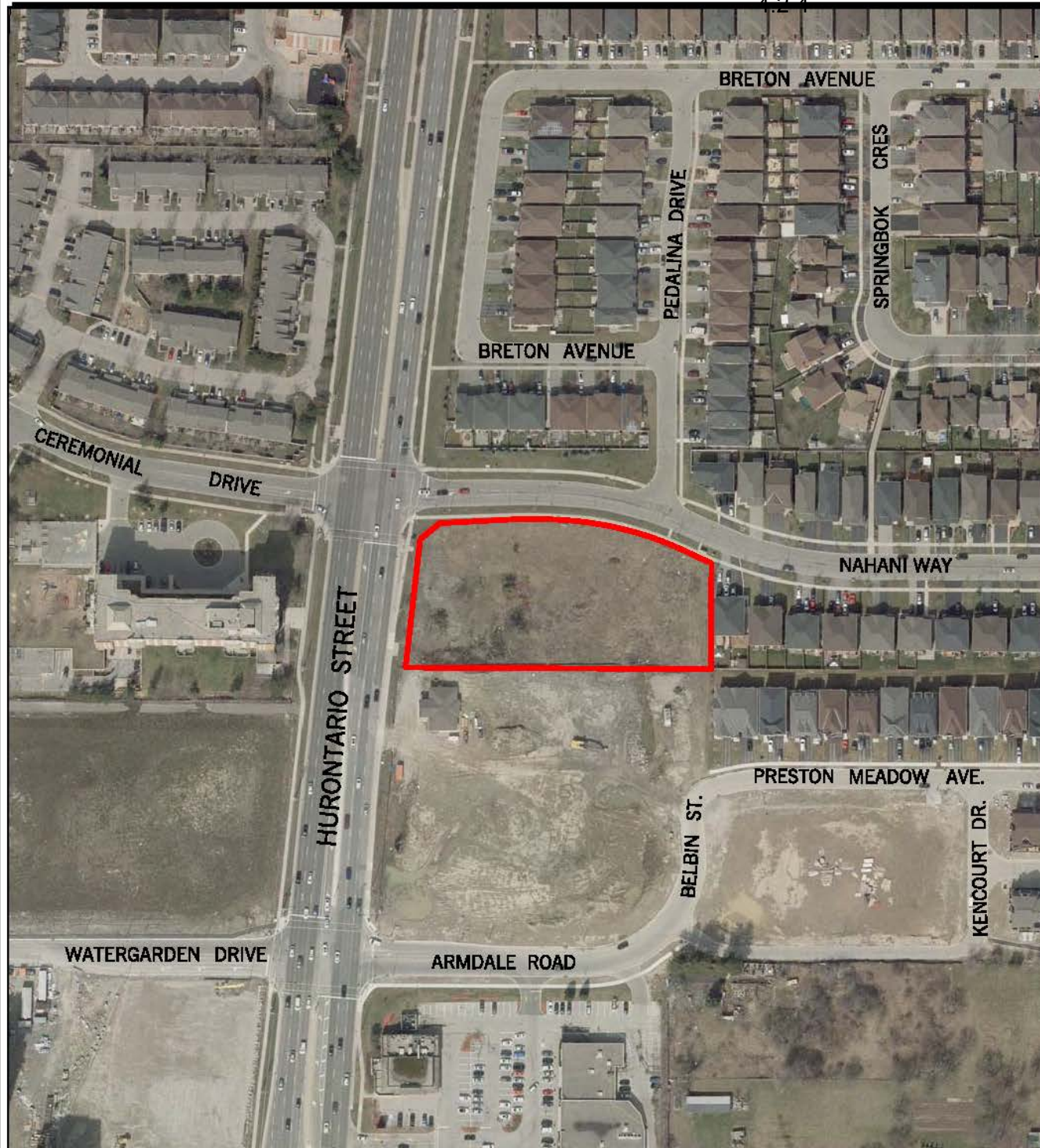
Attachments

- Appendix 1: Aerial Photograph
- Appendix 2: Existing Zoning and General Context Map
- Appendix 3: Proposed Site Plan
- Appendix 4: Proposed Rendering



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Caleigh McInnes, Development Planner North

**LEGEND:****SUBJECT LANDS**

DATE OF AERIAL IMAGERY: SPRING 2017

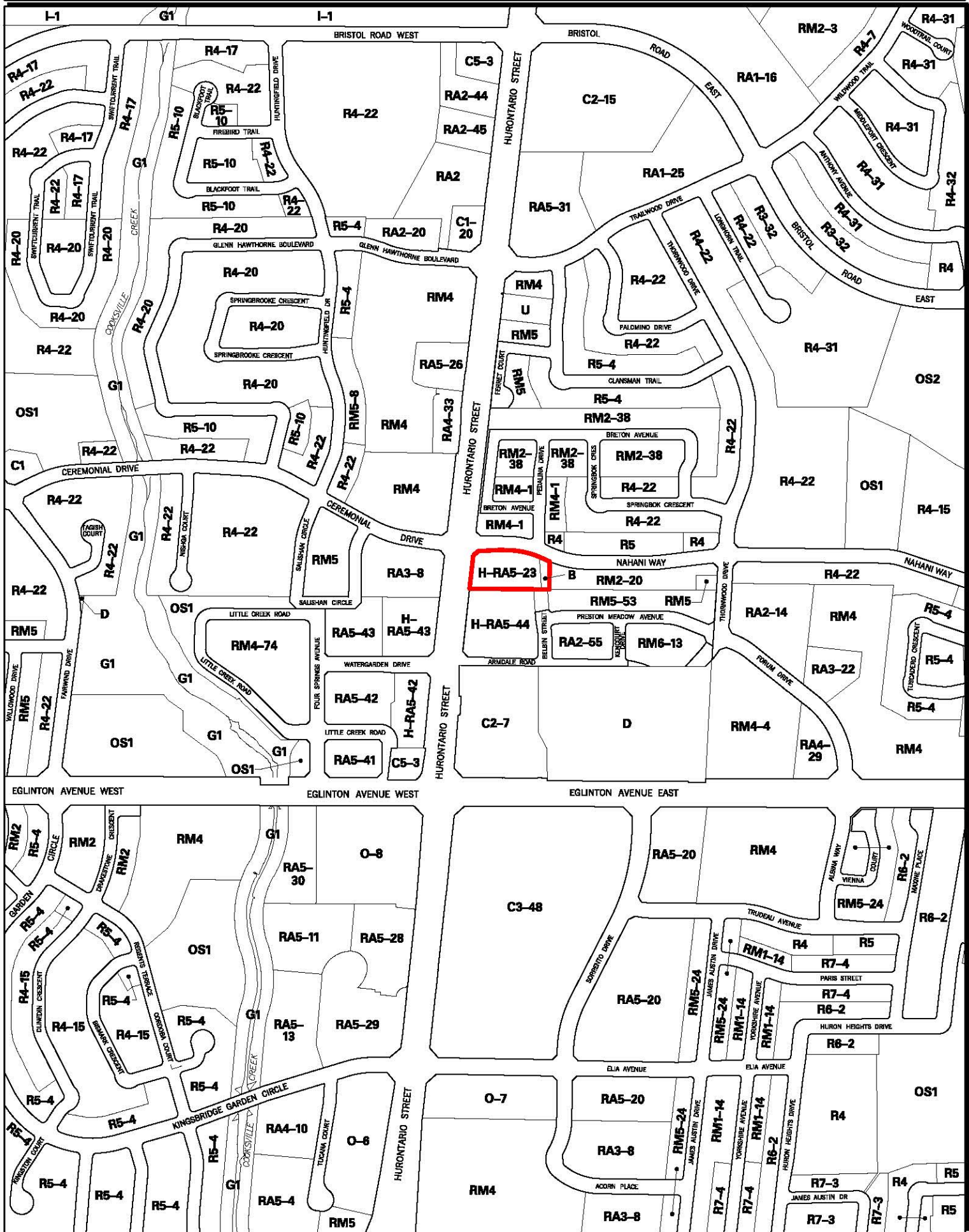


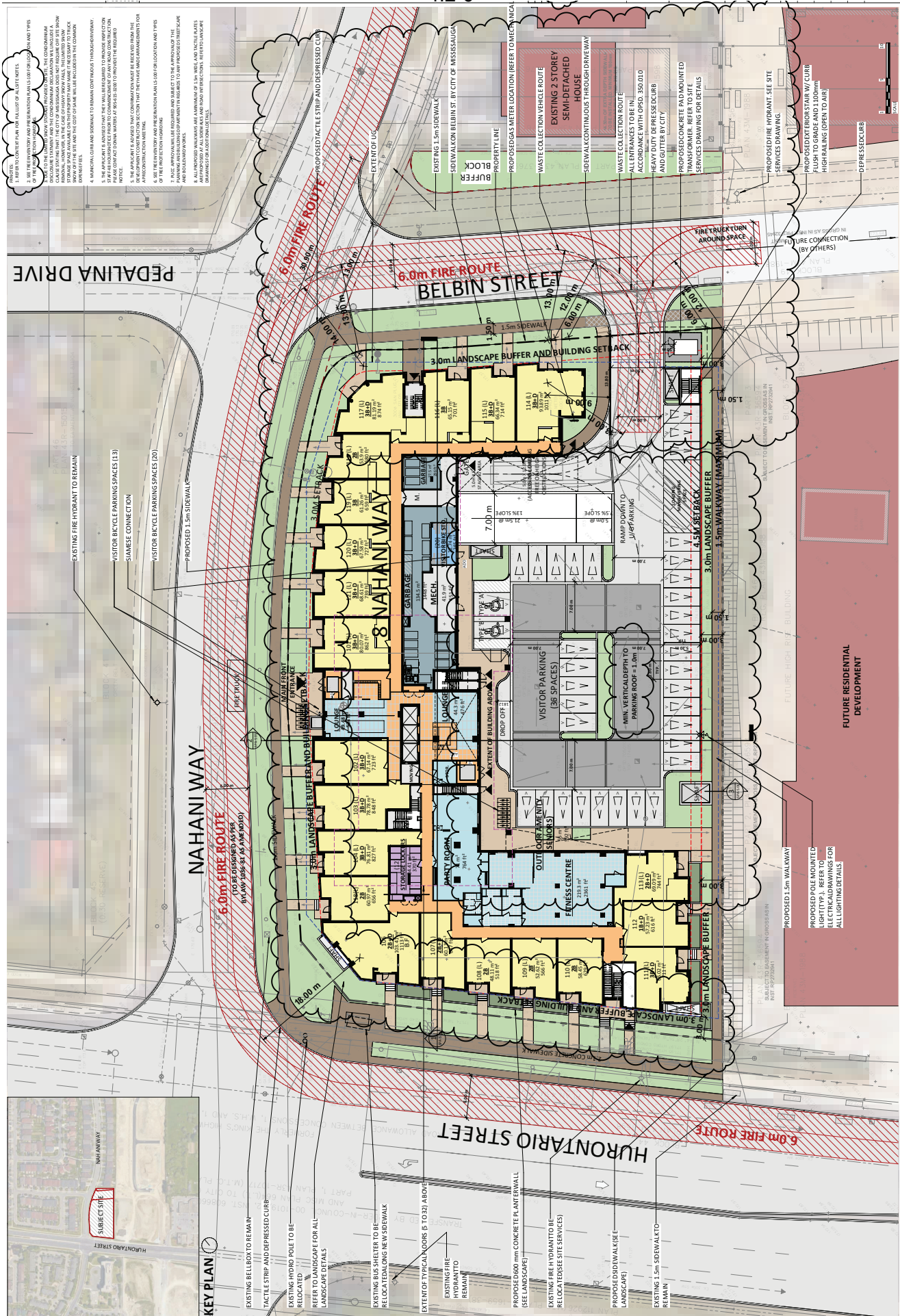
TITLE: ALFONSO GALLUCCI
GENERAL CONSTRUCTION LTD.

FILE NO: H-OZ 17/ 004 W5

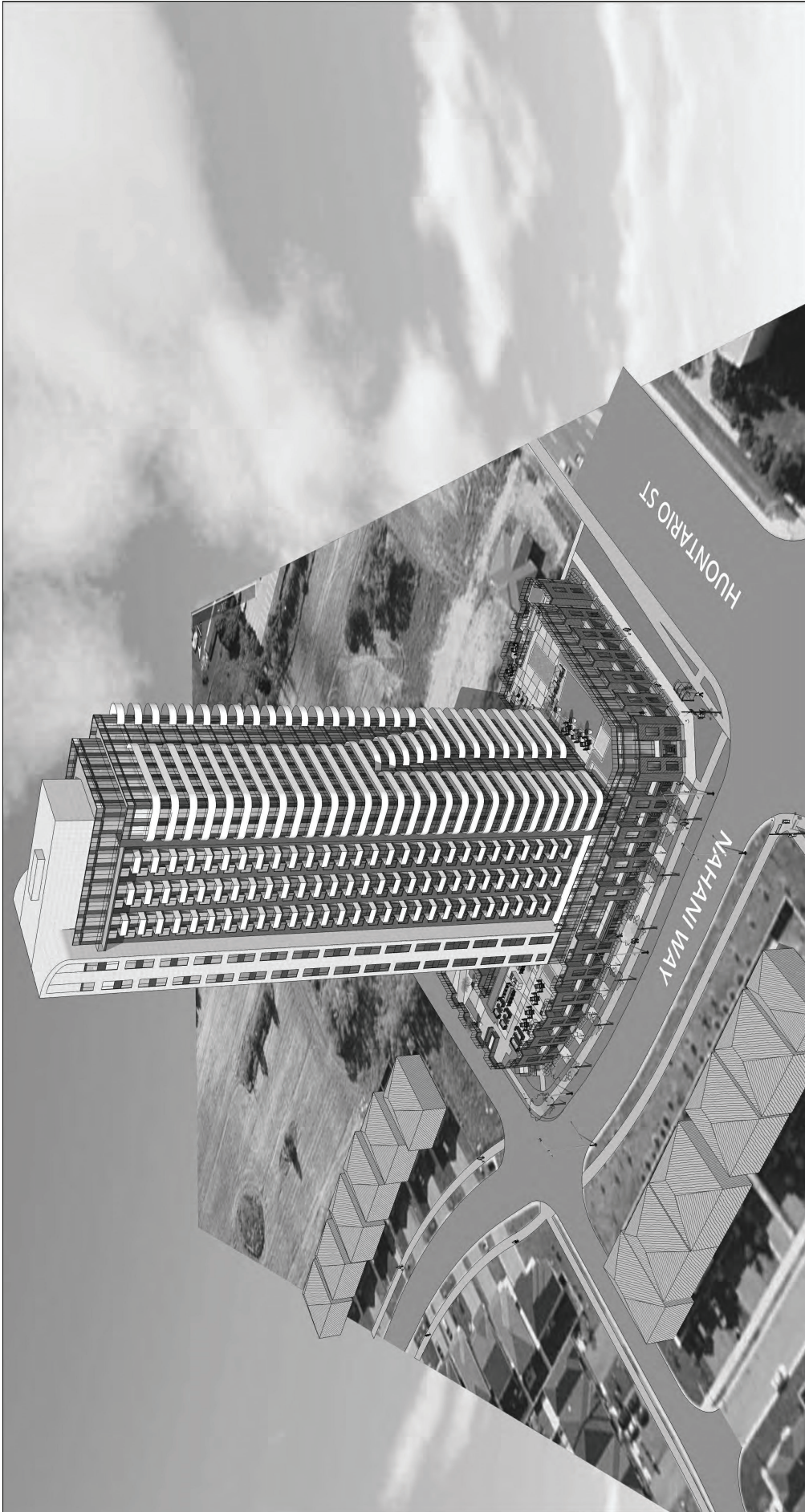
**MISSISSAUGA**

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4.2-7



AERIAL VIEW LOOKING EAST

4.2-8



AERIAL VIEW LOOKING SOUTHWEST

City of Mississauga

Corporate Report



Date: March 16, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 17/015 W11

Meeting date:
2018/04/09

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

**Application to permit the temporary extension of outdoor storage of refrigeration trailers
46 William Street**

Owner: City of Mississauga

Applicant: Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

Recommendation

That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the application by Quickchill Mobile Refrigeration Ltd. to permit the temporary extension of outdoor storage of refrigeration trailers under File OZ 17/015 W11, 46 William Street, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires an amendment to the zoning by-law
- One resident expressed several concerns with the proposal
- Prior to the next report, matters to be addressed include the appropriateness of the proposed development including compatibility with the surrounding neighbourhood

Background

The application has been circulated for technical comments and no community meetings have been held. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	35.9 m (117.8 ft.)
Depth:	29.9 m (98.0 ft.)
Gross Lot Area:	0.11 ha (0.27 ac.)
Existing Uses:	Outdoor storage of refrigeration trailers

The property is located within the Streetsville Community Node Area, which is a mixed land use area with residential, commercial and industrial uses. The property is currently used for the outdoor storage of refrigeration trailers on a temporary basis.



Aerial image of subject property

The surrounding land uses are:

North: Motor vehicle repair garage

East: Detached homes

South: Detached homes on the south side of Henry Street and a personal service use on the north side of Henry Street

West: Canadian Pacific Railway

Information regarding the history of the site is found in Appendix 1. An aerial photo of the property and surrounding area is found in Appendix 2.

DETAILS OF THE PROJECT

The application is to permit the outdoor storage of refrigeration trailers for a temporary period of 3 years.

Since December 2007, Official Plan Amendment and Zoning By-law amendments have been passed by City Council to permit the storage of refrigeration trailers on the subject lands on a temporary basis. The most recent by-law approved expired on March 11, 2018. The applicant is now seeking a further three year extension for this same use.

Development Proposal	
Applications submitted:	Received: November 10, 2017 Deemed complete: January 30, 2018
Owner:	City of Mississauga
Applicant:	Quickchill Mobile Refrigeration Ltd.

LAND USE CONTROLS

The subject lands are located within the Streetsville Community Node Area and are designated **Residential Medium Density** (see Appendix 3) which permits a variety of residential dwelling types. The subject lands are also identified as Exempt Site 3 which permits the outdoor storage of refrigeration trailers on a temporary basis. This application is in conformity with the land use designation and no official plan amendment is required.

The lands are currently zoned **D-12** (Development) (see Appendix 4) which permits existing buildings and structures and the outdoor storage of refrigeration trailers on a temporary basis. The current zoning also contains specific standards related to the maximum number, height and size of trailers, setback from property lines and precludes any on-site maintenance of trailers or the storage of motorized trailers. The temporary use of the outdoor storage of refrigeration trailers was most recently permitted for a three year period starting on March 11, 2015. A rezoning is proposed to amend the **D-12** (Development) zone to change the expiry date to reflect an additional three year period.

Detailed information regarding the existing official plan policies and proposed zone standards is found in Appendices 5 and 6.

WHAT DID THE COMMUNITY SAY

No community meetings were held. However, one written comment was received by the Planning and Building Department from a neighbouring resident who is concerned about items other than trailers being stored on site, property and boulevard maintenance, site screening and the hours of the operation.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7. There are no buildings or structures being proposed and the temporary outdoor storage of trailers does not constitute development.

OTHER INFORMATION

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

- Cover Letter

Development Requirements

Although a development agreement is not required for the proposed temporary outdoor storage, the applicant will be required to enter into a new license agreement with the City.

Financial Impact

Development charges do not apply. Any financial requirements of an external commenting agency must be met.

Conclusion

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

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Streetsville Character Area Land Use Map
- Appendix 4: Existing Zoning and General Context Map
- Appendix 5: Summary of Existing and Relevant Mississauga Official Plan Policies
- Appendix 6: Summary of Existing and Proposed Zoning Provisions
- Appendix 7: Agency Comments



Edward R. Sajecki, Commissioner of Planning and Building

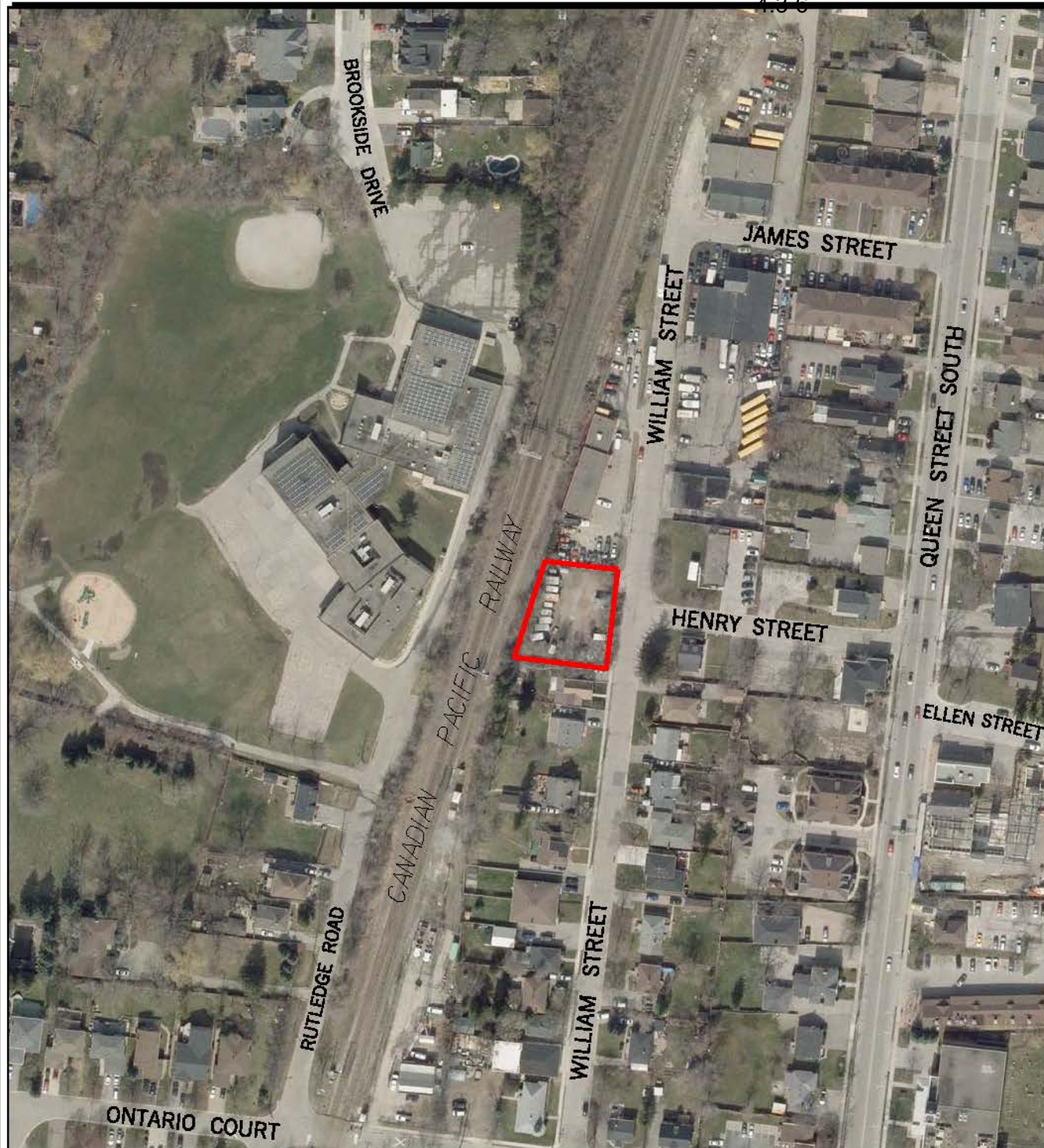
Prepared by: Mila Yeung Planner, Development North

Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were not appealed and the subject lands were zoned "**D**" (**Development**)
- December 12, 2007 – Official Plan Amendment No. 80 and Zoning By-Law 0451-2007 which were approved by Council to permit the temporary outdoor storage of refrigeration trailers for 3 years
- February 8, 2012 – Zoning By-law 0012-2012 was approved by Council to permit the temporary outdoor storage of refrigeration trailers for an additional 3 years with a expiry date on December 14, 2014
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated **Residential Medium Density – Exempt Site 3** in the Streetsville Community Node Area
- March 11, 2015 – Zoning By-law 0056-2015 was approved by Council to permit the temporary outdoor storage of refrigeration trailers for an additional 3 years with a expiry date on March 10, 2018
- November 10, 2017 – Rezoning application under File OZ 17/015 W11 was received to extend the permission to store refrigeration trailers under a temporary use by-law

**LEGEND:**




















SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017

**TITLE:****QUICKCHILL MOBILE
REFRIGERATION LTD.****FILE NO:****OZ 17/ 015 W11****MISSISSAUGA**Produced by
T&W, Geomatics

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**



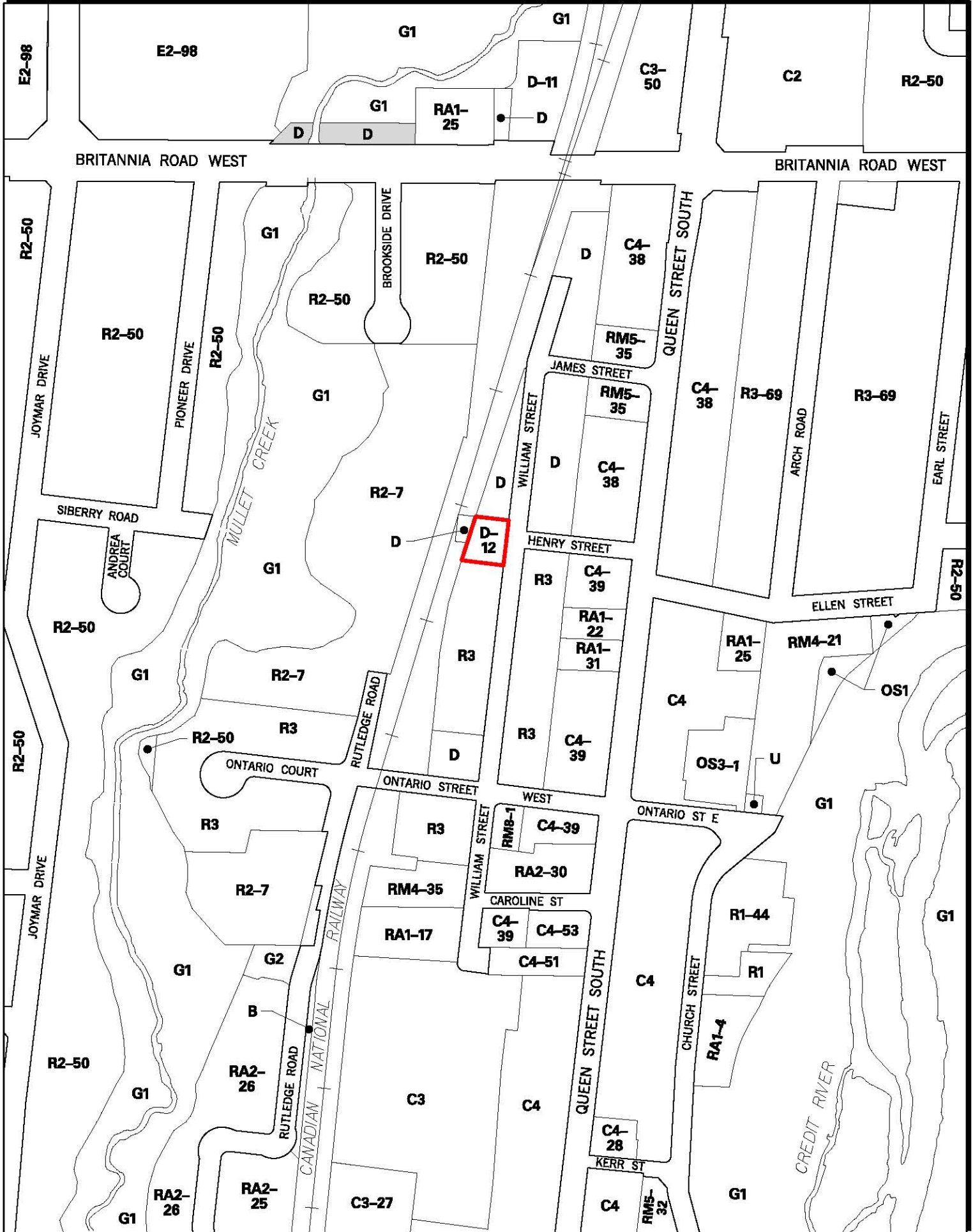
**TITLE: QUICKCHILL MOBILE
REFRIGERATION LTD.**

FILE NO: OZ 17/ 015 W11

 **MISSISSAUGA**

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T&W, Geomatics





Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

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

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

Residential Medium Density which permits a variety of dwelling types for residential uses. The subject lands are also identified as Exempt Site 3 which permits the outdoor storage of refrigeration trailers on a temporary basis implemented through a temporary use by-law.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.1.4	Most of Mississauga's future growth will be directed to Intensification Areas.
	Section 5.1.5	Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.
	Section 5.4.2	Where Corridors run through or when one side abuts the Downtown, Major Nodes, Community Nodes and Corporate Centres, development in those segments will also be subject to the policies of the City Structure element in which they are located. Where there is a conflict, the policies of the Downtown, Major Nodes, Community Nodes and Corporate Centres will take precedence.
	Section 5.5.2	Local area reviews for the Downtown, Major Nodes, Community Nodes and Corporate Centres will determine appropriate locations for intensifications within these areas.
	Section 5.5.5	Development will promote the qualities of complete communities.
	Section 5.5.12	Development will be phased in accordance with the provision of community infrastructure and other infrastructure.

Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

	Specific Policies	General Intent
Chapter 6 – Value the Environment	Section 6.1.1 e.	Mississauga will ensure land use compatibility.
Chapter 9 – Build a Desirable Urban Form	Section 9.5.1.1 Section 9.5.4.2	Buildings and site design will be compatible with site conditions, the surrounding context and surround landscape of the existing or planned character of the area. An attractive and comfortable public realm will be created through the use of landscaping, the screening of unattractive views, protection for the elements, as well as the buffering of parking, loading and storage areas.
Chapter 10 – Foster a Strong Economy	Section 10.1.1 Section 10.1.2 Section 10.1.5.b Section 10.1.6	Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force. Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs. Mississauga will provide for a wide range of employment activities including office and diversified employment uses. To this end Mississauga will encourage the establishment of knowledge based industries and support their growth. Mississauga will facilitate the operation and where appropriate, the expansion of existing businesses as permitted by this Plan. In some locations, alternative land uses may be identified to encourage the relocation of existing businesses to allow the lands to redevelop in accordance with the planning vision for the area. Development proponents may be required to submit satisfactory studies prior to development.

Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

	Specific Policies	General Intent
Chapter 14 – Community Nodes	Section 14.11.7.3.1	The lands identified as Exempt Site 3 are located on the west side of William Street, south of James Street and are municipally known as 46 William Street.
	Section 14.11.7.3.2	Notwithstanding the provisions of the Residential Medium Density designation, outdoor storage of refrigeration trailers may be permitted on a temporary basis by a Temporary Use By-law in accordance with the provisions of the <i>Planning Act</i> .
	Section 19.4.3	To provide consistent application of planning and urban design principles, all development applications will address, among other matters:
	Section 19.4.3.a.	The compatibility of the proposed development to existing or planned land uses and forms, include the transition in height, density and built form.
Chapter 19 – Implementation	Section 19.4.3	To provide consistent application of planning and urban design principles, all development applications will address, among other matters:
	Section 19.4.3.b.	Conformity with the policies in this plan.
	Section 19.4.3.i	The relationship of the proposed development to the street environment and its contributions to an effective and attractive public realm.
	Section 19.4.3.k	Site specific opportunities and constraints.
	Section 19.4.3.m	Urban form and public health.
	Section 19.9.1	City Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the zoning by-law, as permitted by the provisions of the <i>Planning Act</i> .
	Section 19.9.2.a	A temporary use which conforms to this Plan may be permitted by a temporary use by-law to allow: An unfamiliar use on a trial basis;
	Section 19.9.3	The following conditions will apply to all uses permitted by a temporary use by-law:

Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

	Specific Policies	General Intent
Chapter 19 – Implementation (cont.)	Section 19.9.3.a	Extensions of the period of temporary use may be permitted by subsequent by-laws but should generally not continue for more than a total of ten years for a temporary use of a garden suite and three years in all other cases as per the <i>Planning Act</i> ;
	Section 19.9.3.b	No new buildings or expansion of buildings, except for temporary or movable structures, will be permitted;
	Section 19.9.3.c	The temporary use permitted must be compatible with adjacent land uses, or measures to mitigate any adverse impacts must be applied;
	Section 19.9.3.d	No adverse impacts on traffic or transportation facilities in the area may result, and sufficient parking must be provided on-site;
	Section 19.9.3.e	No adverse impact on community infrastructure;
	Section 19.9.3.f	No adverse impacts on the assessment base;
	Section 19.9.3.g	The temporary use will not jeopardize the eventual planned land use; and
	Section 19.9.3.h.	Temporary buildings must conform to the property standards by-law.

Quickchill Mobile Refrigeration Ltd.

File: OZ 17/015 W11

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

D-12 (Development), which permits the outdoor storage of refrigeration trailers as a temporary use for a period of three years starting on March 11, 2015.

Proposed Zoning Standards

Zone Standards	Base D-12 Zoning By-law Standards	Proposed D-Exception Zoning By-law Standards
Additional permitted use	Outdoor storage of Refrigeration Trailers	Outdoor storage of Refrigeration Trailers
Temporary use time period	The outdoor storage of refrigeration trailers is permitted as a temporary use for the period of three years from the date of enactment and passing of this By-law (March 11, 2015)	The outdoor storage of refrigeration trailers is permitted as a temporary use for the period of three years from the date of enactment and passing of this By-law (Month Day, 2018)
Maximum number of refrigeration trailers	10	10
Minimum setback from any lot line	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
Maximum height of refrigeration trailers	2.4 m (7.8 ft.)	2.4 m (7.8 ft.)
Maximum length of refrigeration trailers	5.2 m (17.1 ft.)	5.2 m (17.1 ft.)
	no refrigeration unit shall be operated or maintained on the lot	no refrigeration unit shall be operated or maintained on the lot
	"Refrigeration Trailer" means a non self propelled boxed container on wheels with a refrigeration unit, attached thereto	"Refrigeration Trailer" means a non self propelled boxed container on wheels with a refrigeration unit, attached thereto

Note: The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

Quickchill Mobile Refrigeration Ltd.**File: OZ 17/015 W11****Agency Comments**

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

Agency / Comment Date	Comment
City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to this application provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none">• City Transportation and Works• City Realty Services• City of Community Services, Fire Prevention• City of Community Services, Park Planning Section• Region of Peel

City of Mississauga

Corporate Report



Date: March 16, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's files:
OZ 17/004 W7 and
T-M17002 W7Meeting date:
2018/04/09

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Applications to permit eight detached homes fronting onto the extension of Antigua Road**227 and 233 Queensway West, north side of Queensway West, west of Confederation Parkway****Owner: 2522800 Ontario Inc.****Files: OZ 17/004 W7 and T-M17002 W7**

Recommendation

That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by 2522800 Ontario Inc. to permit eight detached homes fronting onto the extension of Antigua Road, under Files OZ 17/004 W7 and T-M17002 W7, 227 and 233 Queensway West, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the zoning by-law and a draft plan of subdivision
- Community concerns identified to date relate to the completion of Antigua Road and loss of open space and trees
- Prior to the next report, matters to be addressed include the appropriateness of the proposed development including compatibility with the surrounding neighbourhood and the resolution of technical requirements

Background

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

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	44.37 m (145.57 ft.)
Depth:	102.57 m (336.52 ft.)
Gross Lot Area:	0.46 ha (1.14 ac.)
Existing Uses:	Two detached homes

The property is located in a predominantly residential area of the Cooksville Neighbourhood Character Area, which is a well established residential area with mostly detached homes. The homes along Queensway West are accessed from Antigua Road. Both the north and south side of Queensway West are fenced and lined with trees. A multi-use trail runs along the south side of Queensway West. The subject lands and the medical office to the east of property are the only lots in the immediate area that have driveways that access Queensway West. The neighbourhood is within walking distance of Hurontario Street and the future Queensway LRT stop, Trillium Hospital and the Cooksville commercial core.



Aerial image of the subject lands

The surrounding land uses are:

North: Detached homes

East: Detached homes

South: Queensway West, multi-use trail, detached homes

West: Mississauga Cosmetic Surgery Clinic (fronting onto Queensway West), detached homes (fronting onto Antigua Road)

Information regarding the history of the site is found in Appendix 1. An aerial photo of the property and surrounding area is found in Appendix 2.

DETAILS OF THE PROJECT

The applications are to permit eight two storey detached homes fronting onto the extension of Antigua Road.

Development Proposal	
Applications submitted:	Received: April 28, 2017 Deemed complete: June 15, 2017
Developer/ Owner:	2522800 Ontario Inc.
Applicant:	W.E. Oughtred & Associates
Number of units:	8
Height:	2 storeys
Lot Coverage:	43%
Gross Floor Area:	Approximately 2,320 m ² (24,972 ft ²)
Road type:	Public
Anticipated Population:	28* *Average household sizes for all units (by type) based on the 2016 Census

Proposed concept plan and elevations are found in Appendices 3 and 4.



Images of existing conditions from Queensway West



Applicant's renderings of the proposed homes

LAND USE CONTROLS

The subject lands are located within the Cooksville Neighbourhood Character Area and are designated **Residential Low Density II** (see Appendix 5) which permits detached dwellings, semi-detached dwellings, duplexes, triplexes and street townhouses. The compatibility of the proposal with the character of the surrounding neighbourhood and the policies of Mississauga Official Plan is under evaluation.

The lands are currently zoned **R2 (Detached Dwellings – Typical Lots)** (see Appendix 6) which permits detached dwellings with lot frontages of 18 m (59.1 ft.) and lot areas of 695 m² (7,480.1 ft²). The applicant is proposing to rezone the lands to **R3 (Detached Dwellings – Typical Lots)** to permit detached dwellings with lot frontages of 11 m (36 ft.) and lot areas of 400 m² (14,306 ft²).

Detailed information regarding the existing and proposed official plan policies and proposed zone standards is found in Appendices 7 and 8.

A draft plan of subdivision is required in order to create the lots and complete Antigua Road.

WHAT DID THE COMMUNITY SAY

A community meeting will be held by Ward 7 Councillor, Nando Iannicca on March 28, 2018. Written comments and phone calls were received by the Planning and Building Department.

Issues raised by the community are summarized below:

- The extension and completion of Antigua Road will impact the neighbourhood negatively and result in additional traffic
- The proposal will result in a loss of green space and trees

Comments made by the community 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 9 and school accommodation information is contained in Appendix 10. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed setbacks, frontages and lot areas appropriate and compatible with existing and planned character?
- Are the proposed zoning standards appropriate?
- Have all other technical requirements and studies including servicing, arborist, archaeological assessment and function servicing reports been addressed and found to be acceptable?

OTHER INFORMATION

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

- Draft Plan of Subdivision
- Survey
- Context Plan and Concept Plan
- Lot Site Plan
- Site Grading Plan
- Floor Plans
- Building Elevations
- Planning Justification Report
- Arborist Report and Tree Preservation Plan
- Functional Servicing Report
- Archaeological Stage One
- Archaeological Stage Two
- Phase Two Environmental Site Assessment
- Noise Feasibility Study
- Green Development (LID) Initiatives
- Draft Zoning By-law
- Land Transfer Documents
- Parcel Registry

Development Requirements

In conjunction with the proposed development, there are certain other engineering and environmental matters with respect to grading, servicing and stormwater management, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

Financial Impact

Development charges will be payable 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: Proposed Concept Plan

Appendix 4: Proposed Elevations

Appendix 5: Excerpt of Cooksville Neighbourhood Character Area Land Use Map

Appendix 6: Existing Zoning and General Context Map

Appendix 7: Summary of Existing and Relevant Mississauga Official Plan Policies

Appendix 8: Summary of Existing and Proposed Zoning Provisions

Appendix 9: Agency Comments

Appendix 10: School Accommodation

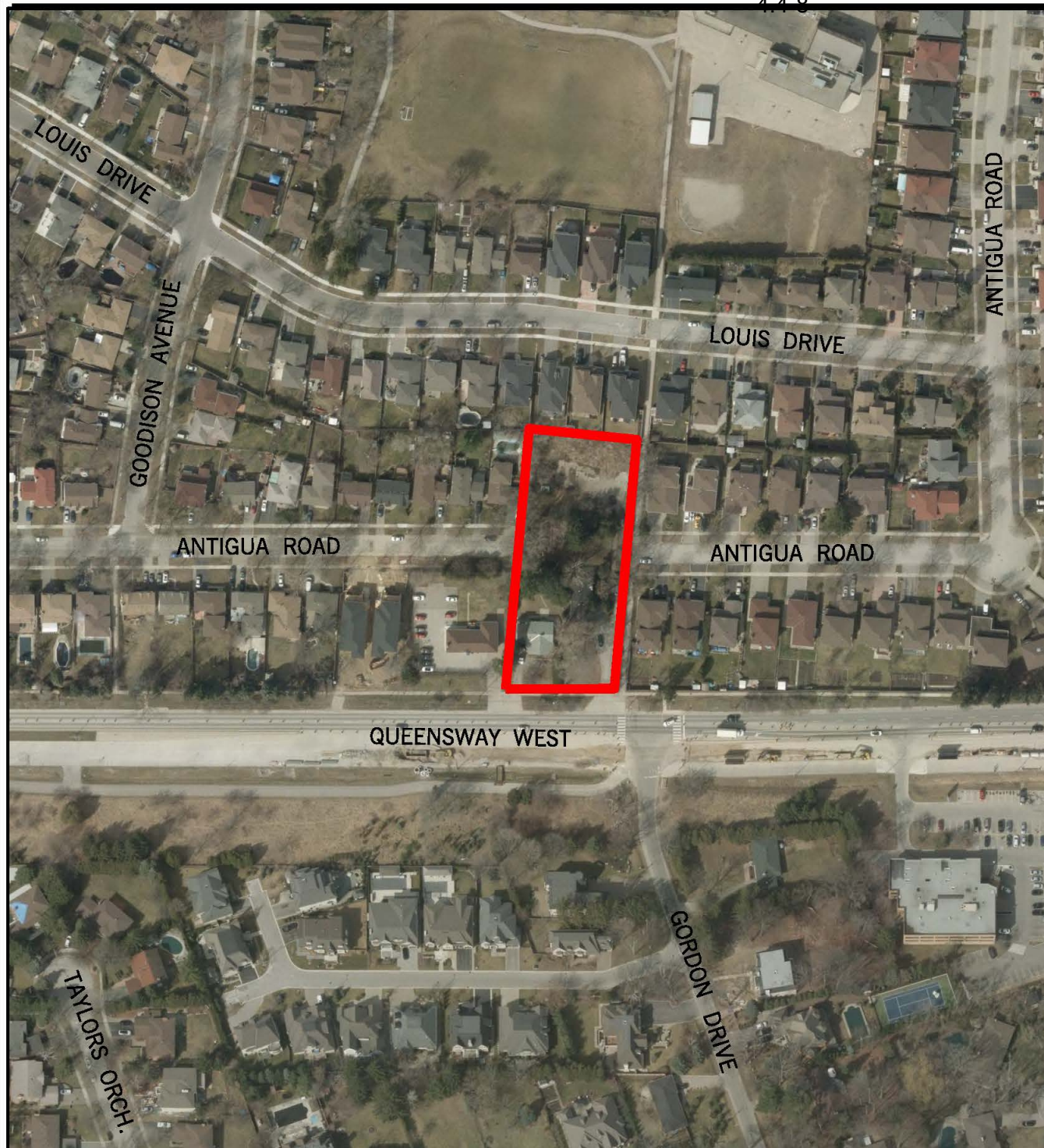


Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Aiden Stanley, Development Planner

Quickchill Mobile Refrigeration Ltd.**File: OZ 17/015 W11****Site History**

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were not appealed and the subject lands were zoned "**D**" (**Development**)
- December 12, 2007 – Official Plan Amendment No. 80 and Zoning By-Law 0451-2007 which were approved by Council to permit the temporary outdoor storage of refrigeration trailers for 3 years
- February 8, 2012 – Zoning By-law 0012-2012 was approved by Council to permit the temporary outdoor storage of refrigeration trailers for an additional 3 years with a expiry date on December 14, 2014
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated **Residential Medium Density – Exempt Site 3** in the Streetsville Community Node Area
- March 11, 2015 – Zoning By-law 0056-2015 was approved by Council to permit the temporary outdoor storage of refrigeration trailers for an additional 3 years with a expiry date on March 10, 2018
- November 10, 2017 – Rezoning application under File OZ 17/015 W11 was received to extend the permission to store refrigeration trailers under a temporary use by-law

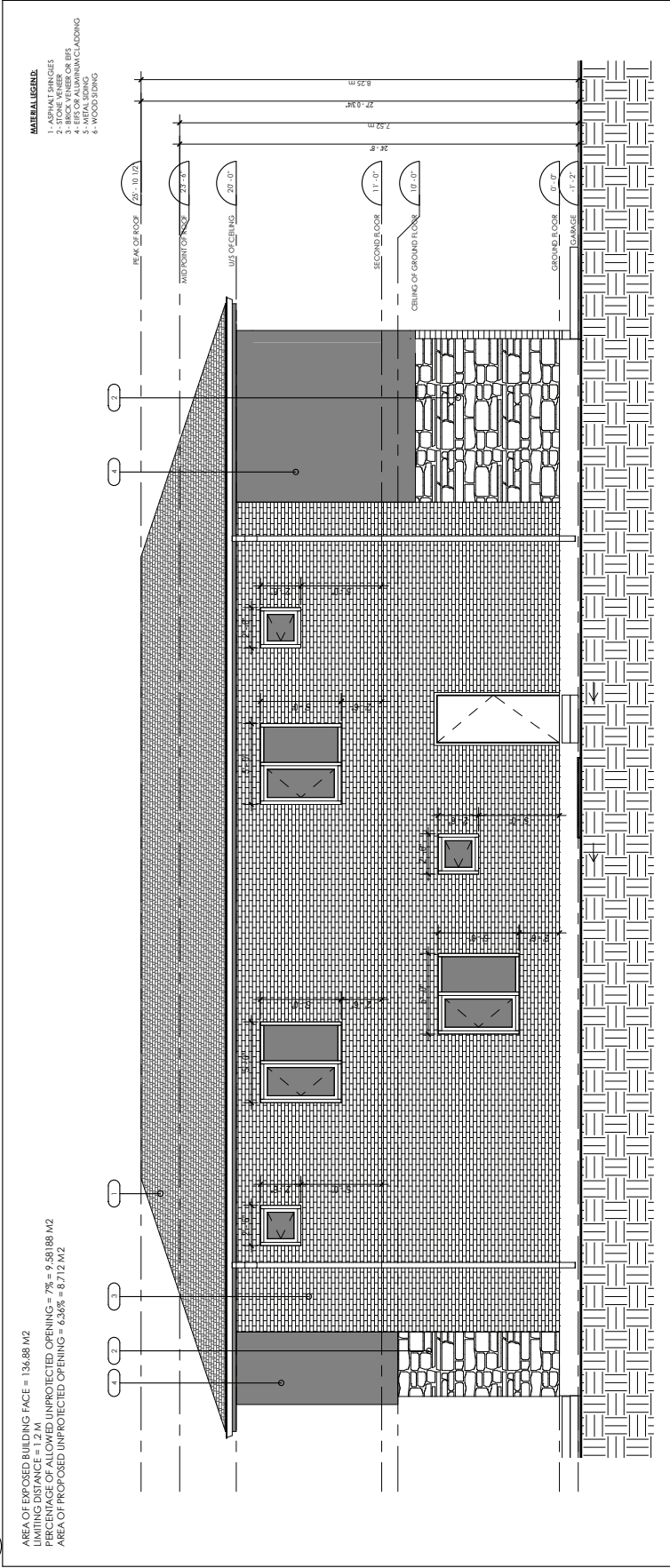
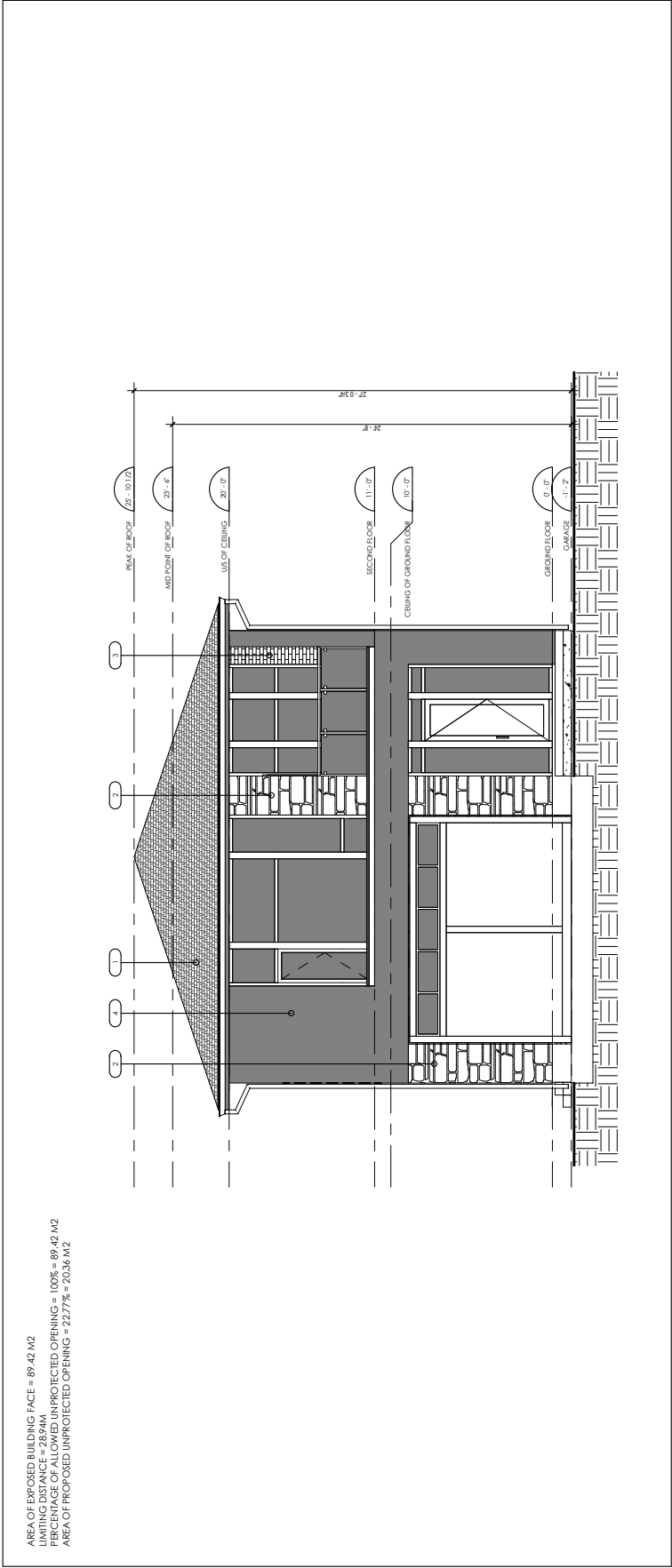
**LEGEND:**

SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2016

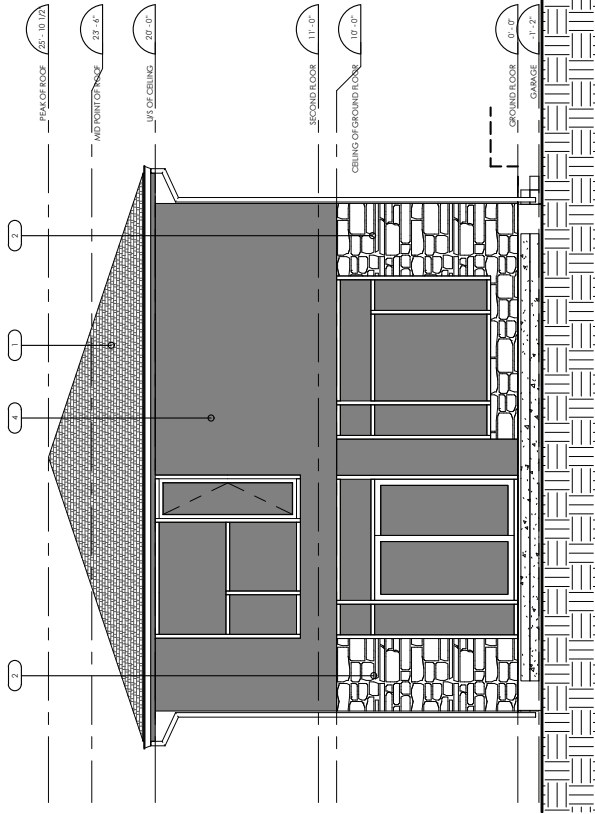
**TITLE:****2522800 ONTARIO INC.****FILE NO:****OZ 17/ 004 W7 & T-M17002 W7****MISSISSAUGA**Produced by
T&W, Geomatics





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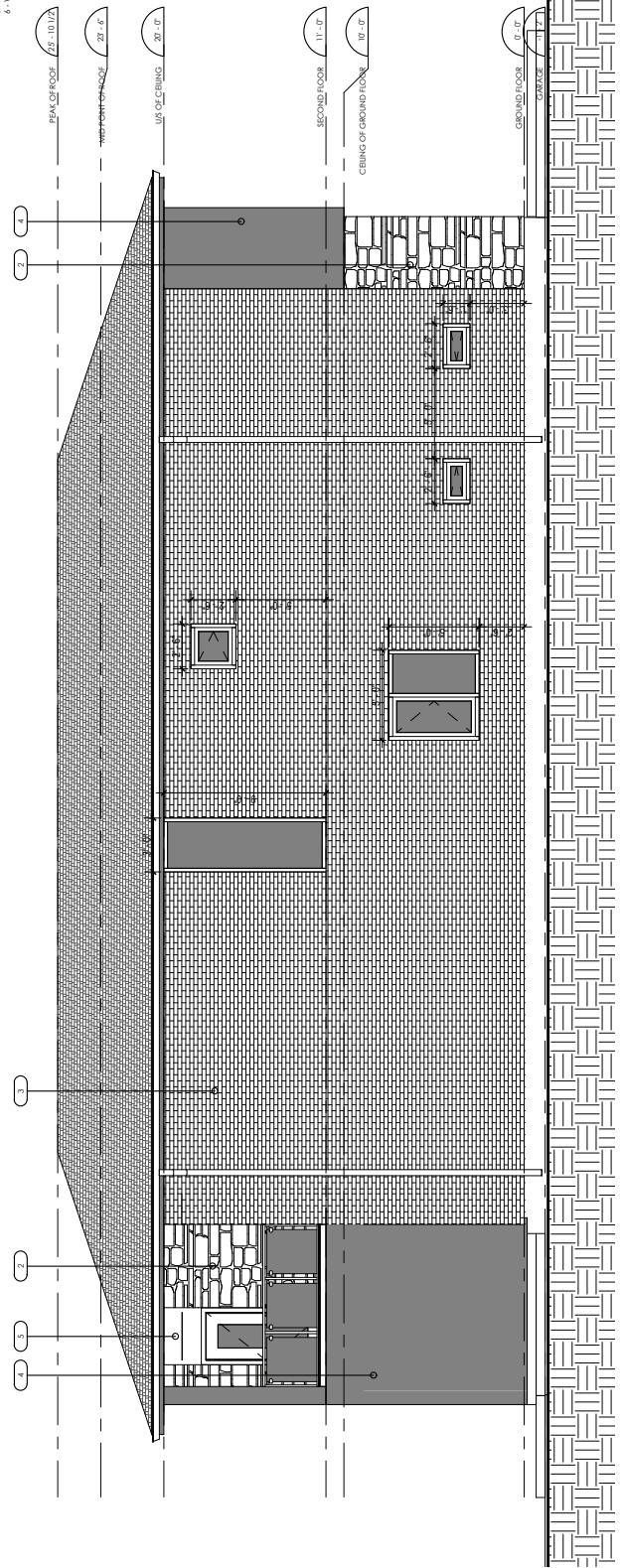
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 LIMITING DISTANCE = 8.1 M
 PERCENTAGE OF ALLOWED UNPROTECTED OPENING = 54% = 32.79 M²
 AREA OF PROPOSED UNPROTECTED OPENING = 37.86% = 22.16 M²



1 SOUTH ELEVATION
 3/16" = 1'-0"

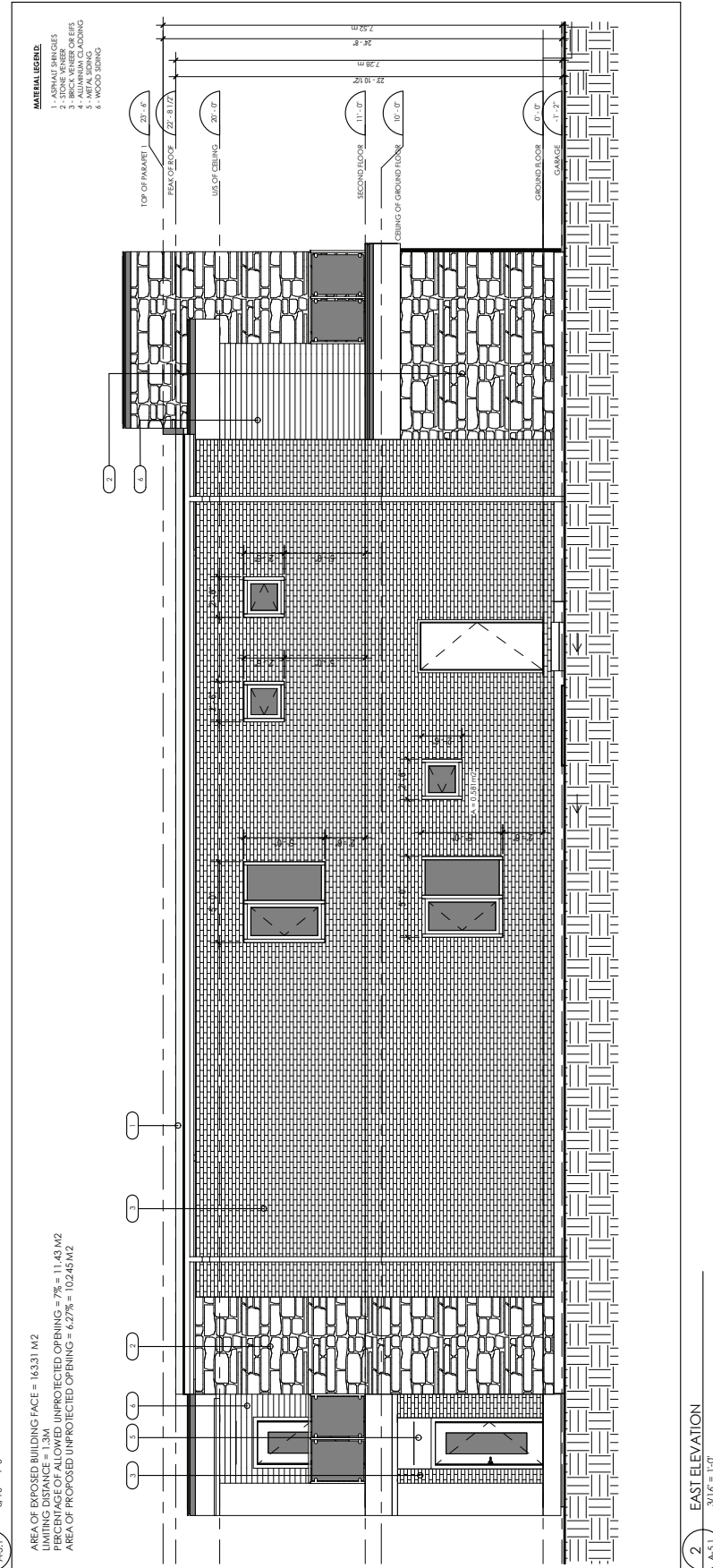
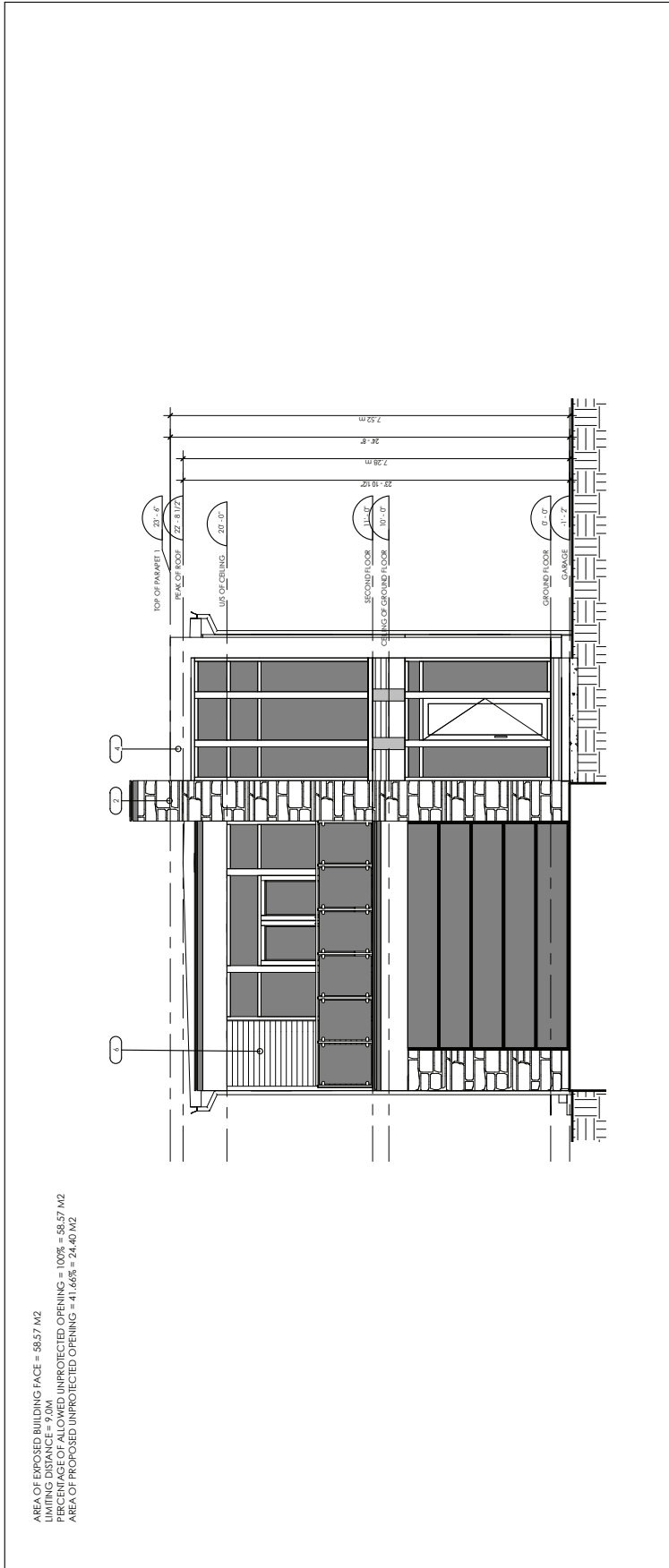
AREA OF EXPOSED BUILDING FACE = 136.88 M²
 LIMITING DISTANCE = 8.1 M
 PERCENTAGE OF ALLOWED UNPROTECTED OPENING = 7% = 9.58/188 M²
 AREA OF PROPOSED UNPROTECTED OPENING = 5.86% = 8.02 M²

MATERIAL LEGEND:
 1 - ASPHALT SHINGLES
 2 - STONE VENEER
 3 - BRICK CLADDING
 4 - BRK OF ALUMINUM CLADDING
 5 - WOOD SIDING
 6 - WOOD SIDING



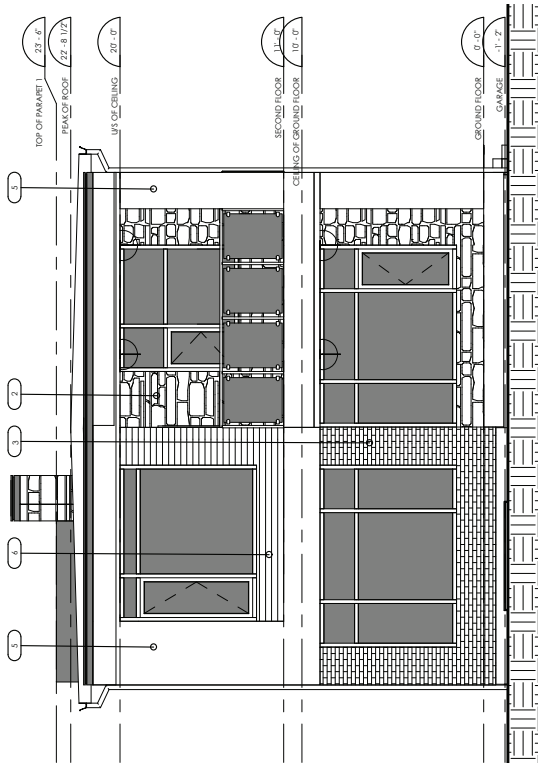
2 WEST ELEVATION
 3/16" = 1'-0"

4.4-12



4.4-13

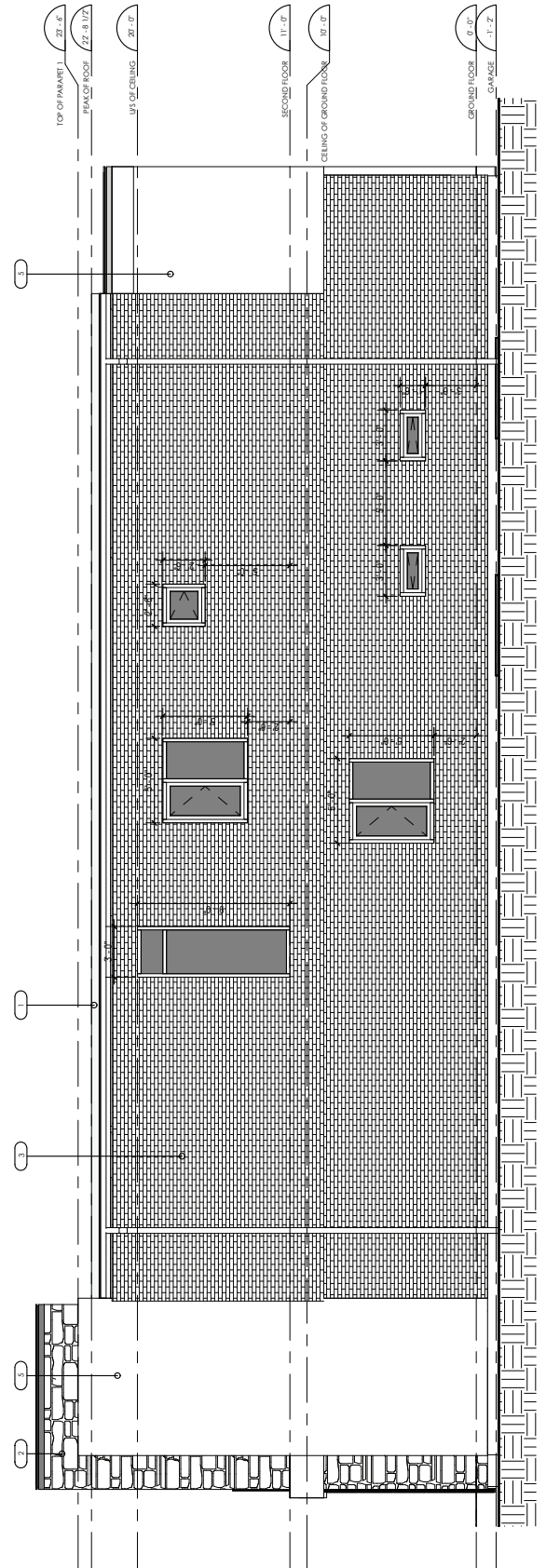
AREA OF EXPOSED BUILDING FACE = 58.57 M²
 LIMITING DISTANCE = 13.3 M
 PERCENTAGE OF ALLOWED UNPROTECTED OPENING = 100% = 58.57 M²
 AREA OF PROPOSED UNPROTECTED OPENING = 41.16% = 24.11 M²



1 SOUTH ELEVATION
 3/16" = 1'-0"

AREA OF EXPOSED BUILDING FACE = 143.31 M²
 LIMITING DISTANCE = 13 M
 PERCENTAGE OF ALLOWED UNPROTECTED OPENING = 7% = 11.43 M²
 AREA OF PROPOSED UNPROTECTED OPENING = 5.25% = 8.57 M²




















MATERIAL LEGEND:
 1 - ASPHALT SHINGLES
 2 - STONE VENEER
 3 - BRICK VENEER
 4 - ALUMINUM CLADDING
 5 - WOOD SIDING
 6 - WOOD SIDING




2 WEST ELEVATION
 3/16" = 1'-0"

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**

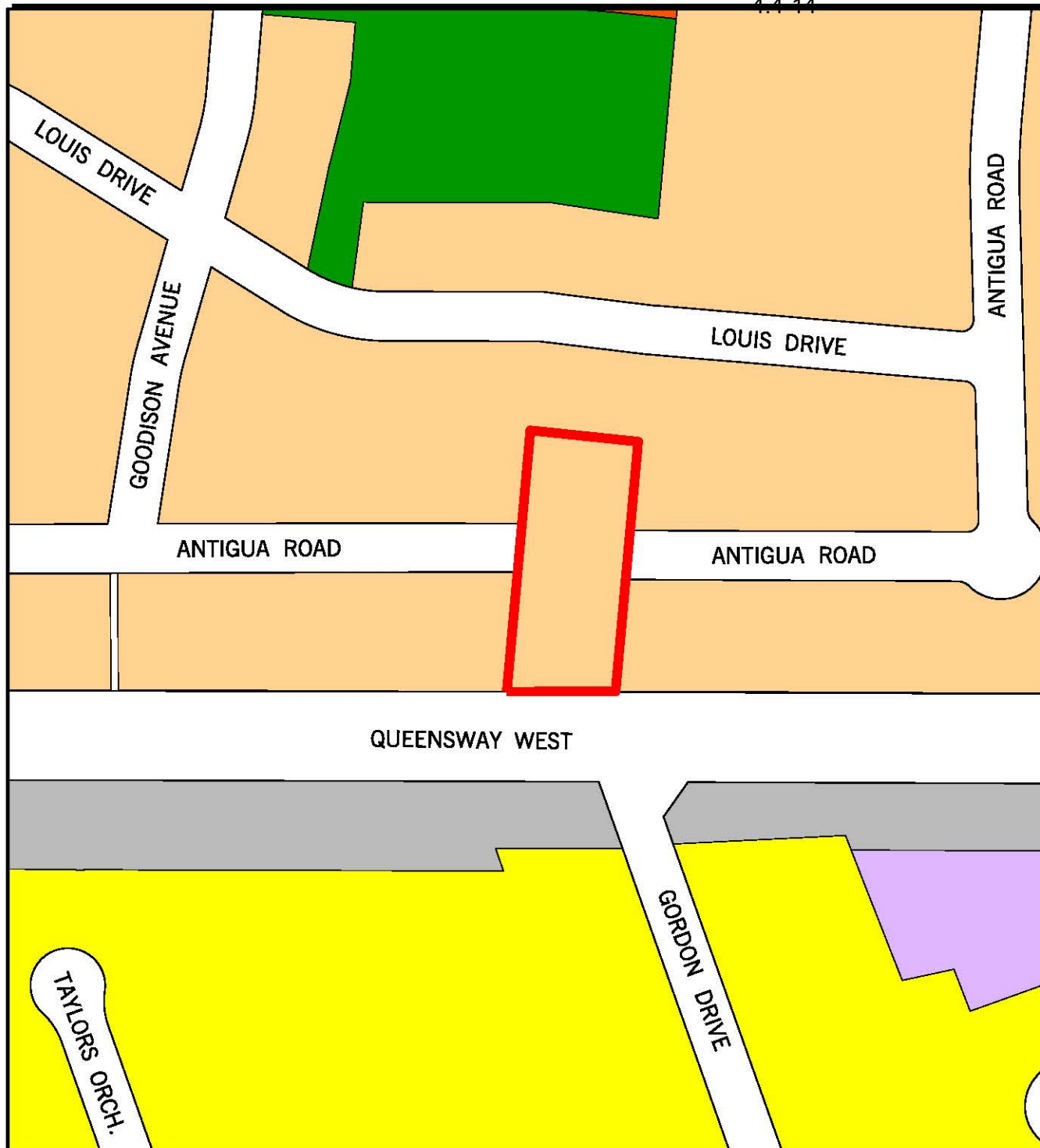


TITLE: 2522800 ONTARIO INC.

FILE NO: OZ 17/ 004 W7 & T-M17002 W7

 **MISSISSAUGA**

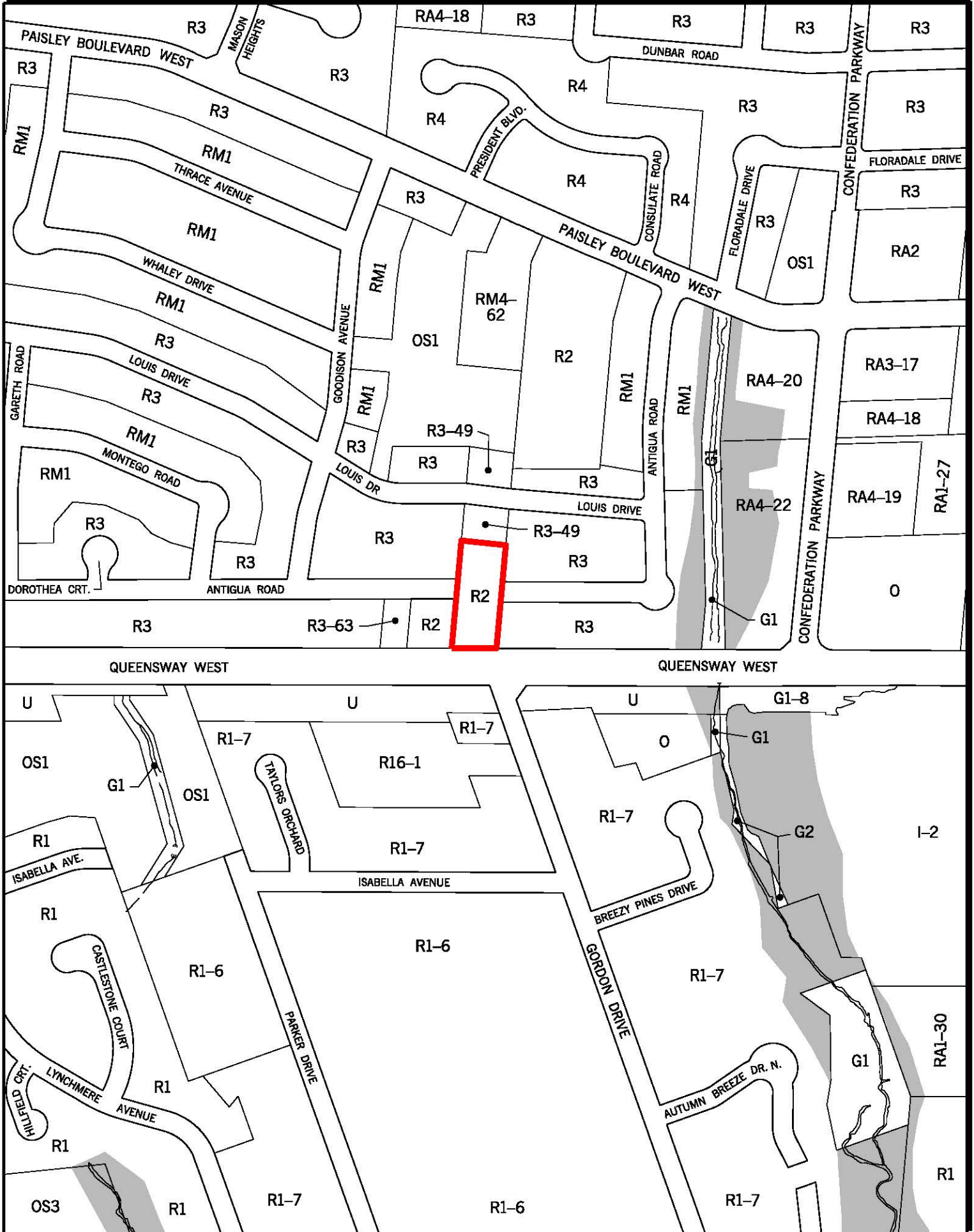
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T&W, Geomatics



GENERAL CONTEXT MAP

OZ 17/004 W7
T-M17002 W7

Appendix 6



2522800 Ontario Inc.

Files: OZ 17/004 W7 and T-M17002 W7

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

**Current Mississauga Official Plan Designation and Policies for the Cooksville
Neighbourhood Character Area.**

Residential Low Density II which permits detached dwellings.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 5 – Direct Growth	5.3.5	Mississauga Official Plan will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be preserved. Neighbourhoods are not the focus for intensification. New development should be sensitive to the Neighbourhood's existing and planned context and will be compatible in built form and scale to existing surrounding development.
Section 8 – Building a Multi-Modal City	8.2.2.5 8.2.2.7	<p>Future additions to the road network should be public roads.</p> <p>Additional roads may be identified during the review of development applications and through the local area review process. The City may require the completion of road connections.</p>

2522800 Ontario Inc.

Files: OZ 17/004 W7 and T-M17002 W7

	Specific Policies	General Intent
Section 9 – Build a Desirable Urban Form	9.1 9.1.3 9.2.2 9.5.1 9.2.2	Mississauga Official Plan will ensure that new development respects the identity and character of the surrounding context and requires properties to develop in a manner that contributes to the overall vision for the City. New developments in Neighbourhoods will respect existing lotting patterns, respect the continuity of setbacks, respect the scale of the surrounding area, minimize overlook on adjacent neighbours, incorporate storm water best management practices, preserve mature, high quality trees and be designed to respect the existing scale, massing, character and grades of the surrounding area.
Section 16 - Neighbourhoods	16.1.2.1	<p>Mississauga Official Plan will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.</p> <p>To preserve the character of lands designated Residential Low Density I, the minimum frontage and area of new lots subject to a consent application will generally represent the average lot frontage and area of lots within 120m (394ft.) of the subject property or the requirements of the Zoning By-law.</p>

2522800 Ontario Inc.

Files: OZ 17/004 W7 and T-M17002 W7

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

2522800 Ontario Inc.

Files: OZ 17/004 W7 and T-M17002 W7

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

R2 (Detached Dwellings – Typical Lots) which permits detached dwellings with minimum lot areas of 695 m² (7480.1 ft²) and minimum lot frontages of 18 m (59.1 ft.).

Proposed Zoning Standards

The applicant is proposing to rezone the lands to **R3 (Detached Dwellings – Typical Lots)** in accordance with the standards listed below. If the proposed development is recommended for approval, the appropriate zone category will be determined.

Zone Standards	Base R3 (Detached Dwellings) Zoning By-law Standards	Proposed R3 Zoning By-law Standards
Minimum lot area – interior lot	550 m ² (5,920.2 ft ²)	400 m ² (4305.6 ft ²)
Minimum lot frontage – interior lot	15 m (49.2 ft.)	11 m (36.1 ft.)
Maximum lot coverage	35%	43%
Minimum interior side yard – interior lot	1.2 m (3.9 ft.) + 0.61 m (2 ft.) for each additional storey	1.2 m (3.9 ft.)

Note: The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

2522800 Ontario Inc.

Files: OZ 17/004 W7 and T-M17002 W7

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (August 17, 2017)</p>	<p>Provision shall be made in the Subdivision Agreement that the Developer shall ensure that sufficient widening along Queensway West, Regional Road 20 is gratuitously dedicated as public highway to the Region free and clear of all encumbrances.</p> <p>Access to the development will not be permitted from Queensway West.</p> <p>The lands are located in Water Pressure Zone 2. There is a 150 mm (5.9 in.) PVC watermain and a 250 mm (9.8 in.) sanitary sewer on Antigua Road. External easements and construction may be required. There are no issues with water or sewer capacity to service the proposed development.</p> <p>The Developer will be required to enter into a Servicing Agreement with the local Municipality and Region for the construction of municipal sewer, water, and Regional roads associated with the lands and other technical matters.</p> <p>Provision shall be made in the Subdivision Agreement for noise walls along Queensway West.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (July 6, 2017) (June 29, 2017)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>If approved, the Peel District School Board also require:</p> <p>That the following clauses be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the agreement:</p> <p>a) Whereas, despite the efforts of the Peel District School</p>

2522800 Ontario Inc.

Files: OZ 17/004 W7 and T-M17002 W7

Agency / Comment Date	Comment
	<p>Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.</p> <p>b) The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.</p> <p>In addition, if approved, the Dufferin-Peel District School Board also require:</p> <p>That the applicant shall agree in the Development and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots.</p> <p>a) Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.</p> <p>b) That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.</p>
<p>City Community Services Parks and Forestry Division/Park Planning Section (March 7, 2018)</p>	<p>The subject site is located approximately 200 m (656 ft.) from Gordon Lummiss Park (P-080) which will contain a play site, trails and a soccer pitch.</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 the City's policies and By-laws.</p>

2522800 Ontario Inc.

Files: OZ 17/004 W7 amd T-M17002 W7

Agency / Comment Date	Comment
City Transportation and Works Department (March 7, 2017)	<p>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"> • Revisions to the Grading Plan and Site Plan • Revisions to the Functional Servicing Report and Noise Feasibility Study • Provision of a Phase I Environmental Site Assessment (ESA) • Provision of a Letter of Reliance for the Phase II ESA • Provision of a written document, stamped and signed by a P.Eng., stating that all wells and septic systems found within the site will be decommissioned <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
City Community Services – Culture Division (June 21, 2017)	A Stage 1 and 2 archaeological assessment report have been submitted. The corresponding response from the Ministry of Tourism, Culture and Sport is required.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • City Community Services Department – Fire and Emergency Services Division • Alectra • Greater Toronto Airport Authority • Rogers Cable • Canada Post • Enbridge/Consumers Gas
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Bell Canada • Trillium Health Partners • Conseil Scolaire de District Catholique Centre-Sud • Conseil Scolaire Viamonde • City of Mississauga Realty Services, Corporate Services Department • Trans-Northern Pipelines • Bell Canada • Hydro One

2522800 Ontario Inc.

Files: OZ 17/002 W7 and T-M17002 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Flordale Public School <ul style="list-style-type: none"> Enrolment: 701 Capacity: 711 Portables: 1 Queen Elizabeth Senior Public School <ul style="list-style-type: none"> Enrolment: 302 Capacity: 262 Portables: 3 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,160 Capacity: 1,203 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena <ul style="list-style-type: none"> Enrolment: 576 Capacity: 668 Portables: 0 St. Martin <ul style="list-style-type: none"> Enrolment: 1,103 Capacity: 1,026 Portables: 0

City of Mississauga

Corporate Report



Date: February 22, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 11/015 W7

Meeting date:
2018/04/09

Subject

SECOND PUBLIC MEETING INFORMATION REPORT (WARD 7)

Applications to permit 144 Back-to-Back Stacked Townhomes

2024 and 2040 Camilla Road

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

Owner: Consulate Management Ltd.

File: OZ 11/015 W7

Recommendation

That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit 144 Back-to-Back Stacked Townhomes, under File OZ 11/015 W7, 2024 and 2040 Camilla Road, be received for information.

Report Highlights

- This report has been prepared for a second public meeting to hear from the community, as the previous public meeting on June 8, 2015 (see Appendix 1) was for a 20 storey apartment building with 168 stacked townhomes and the applicant has since removed the apartment tower and revised the plan to propose 144 back-to-back stacked townhomes
- The proposed development requires amendments to the official plan and zoning by-law
- Community concerns identified to date relate to flooding, traffic, height and density
- Prior to the next report, matters to be addressed include provision of satisfactory amenity space, landscaping and buffers, screening of garbage/loading area, safety of access, traffic impact study clearance by the Ministry of Transportation, and resolution of flood control measures to the satisfaction of the Credit Valley Conservation Authority.

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.



Aerial photo of subject lands

DETAILS OF THE PROJECT

The applications were amended on March 29, 2017 from a proposal for a 20 storey apartment building and 168 stacked townhomes to 144 back-to-back stacked townhomes.

Development Proposal	
Developer Owner:	Consulate Management Ltd.
Applicant:	Glen Schnarr & Associates Inc.
Number of units:	144
Height:	3 storeys
Floor Space Index:	1.4
Landscaped Area:	39%
Gross Floor Area:	17,352 m ² (186,775 ft ²)
Anticipated Population:	315* *Average household sizes for all units (by type) based on the 2016 Census.
Parking:	Required Proposed

Development Proposal		
resident spaces	237	196
visitor spaces	36	28
Total	273	224

Proposed concept plan is found in Appendix 2 and the elevations are contained in Appendix 3.



Existing site condition

LAND USE CONTROLS

The subject lands are located within the Downtown Hospital Character Area and are designated **Office** and **Residential High Density** (see Appendix I-3 within Appendix 1). The Office designation permits major office, secondary office, post-secondary educational facilities and accessory uses, while the Residential High Density designation permits apartment dwellings. As the lands are located within part of the Downtown, they are within a designated **Intensification Area**. The lands are also subject to the two-zone floodplain management concept, and are located in the flood fringe of Cooksville Creek. The flood fringe permits development provided the buildings are flood proofed to the regulatory flood level as required by Credit Valley Conservation and emergency access and pedestrian movement are not prevented during times of flooding. The applicant is proposing to change the designation to **Residential High Density – Special Site** to permit horizontal multiple dwellings (i.e. stacked-back-to-back townhomes in addition to apartment dwellings, and remove the lands from the flood fringe for Cooksville Creek.

The lands are currently zoned **H-O-9** (Office) and **H-D-6** (Development) (see Appendix I-4 within Appendix 1). The Office exception zone permits offices, medical offices, financial institutions, commercial schools and veterinary clinics. The Development exception zone only permits buildings and uses legally existing on the date the by-law was passed. Both are subject to regulations that require special measures to deal with flooding from Cooksville Creek. The “H” holding provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and

Credit Valley Conservation, and confirmation that safe access to the site has been provided. A rezoning is proposed from **H-O-9** (Office) and **H-D-6** (Development) to **RA5-Exception** (Apartment Dwellings) to permit 144 back-to-back stacked townhomes with site specific exceptions as outlined in Appendix 6.

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

See Information Report dated May 19, 2015 in Appendix 1 for an outline of community comments from the May 27, 2015 community meeting held by Ward 7 Councillor Iannicca.

At the June 8, 2015 Public Meeting the same key concerns were highlighted and a petition was received from 45 residents against the proposed 20 storey high condominium apartment building. A community meeting was not held for the revised proposal.

The comments will be addressed along with any 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 4 and school accommodation information is contained in Appendix 5. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Submission of a satisfactory concept plan including provision of an amenity area on-site and sufficient landscaping and buffers
- Sufficient screening of garbage/loading area from the street
- Location of a site access satisfactory to the City
- Clearance from the Ministry of Transportation on Traffic Impact Study
- Resolution of flood control measures to the satisfaction of Credit Valley Conservation
- Are the proposed zoning standards appropriate
- Will municipal service upgrades be required to service the site

Development and Design staff are in the process of preparing Urban Design Guidelines and revised Zoning by-law regulations for Horizontal Multiple Dwellings. Although the applications were submitted in advance of the guidelines being endorsed and the Zoning by-law regulations coming into effect, staff are reviewing the applications in the context of good urban design

principles, existing guidelines and standards, and existing RM9 (Horizontal Multiple Dwellings with more than 6 dwelling units) zoning regulations.

Development Requirements

There are engineering matters including: storm drainage, noise, traffic, and servicing which will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

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

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

Attachments

- Appendix 1: Information Report dated May 19, 2015
- Appendix 2: Proposed Concept Plan
- Appendix 3: Proposed Elevations
- Appendix 4: Agency Comments
- Appendix 5: School Accommodation
- Appendix 6: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Jonathan Famme, Planner, Development Central

4-1



Corporate Report

Clerk's Files

 Originator's
Files OZ 11/015 W7

DATE: May 19, 2015

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

Public Meeting/Information Report **Ward 7**

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

REPORT HIGHLIGHTS:

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

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

BACKGROUND:

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

COMMENTS:**THE PROPERTY AND THE NEIGHBOURHOOD**

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

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

The surrounding land uses are described as follows:

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

DETAILS OF THE PROJECT

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

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

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

Development Proposal		
Applications submitted:	Received: November 8, 2011 Deemed complete: November 30, 2011 Revised: October 7, 2014	
Developer/Owner:	Consulate Management Ltd.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	331	
Gross Floor Area:	28 057 m ² (302,013 sq. ft.)	
Height:	20 storeys – apartment 3.5 storeys – stacked townhouses	
Lot Coverage:	49%	
Floor Space Index:	1.9	
Landscaped Area:	30%	
Gross Density:	225 units/ha 91 units/acre	
Road type:	Condominium private road	
Anticipated Population:	932* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking	Required	Proposed
resident spaces	(Phase I + Phase II) 454 (236 + 218)	(Phase I + Phase II) 454 (236 + 218)
visitor spaces	76 (42 + 34)	67 (34 + 33)
Total	530	521
Green Initiatives	<ul style="list-style-type: none"> Carbon monoxide monitoring system in parking garages to increase energy 	

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

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

LAND USE CONTROLS

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

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

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

Bonus Zoning

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

WHAT DID THE COMMUNITY SAY?

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

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

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

DEVELOPMENT ISSUES

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

4-6

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

OTHER INFORMATION

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

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

Development Requirements

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

FINANCIAL IMPACT:

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

CONCLUSION:

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

ATTACHMENTS:

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


 Edward R. Sajecki
 Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

Consulate Management Ltd.

File: OZ 11/015 W7

Site History

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



LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING OF 2014



SUBJECT:

CONSULATE MANAGEMENT LTD.



FILE NO:

OZ 11015 W7

DWG. NO:

11015A

SCALE:

1:3000

PDC DATE:

2015 06 08

DRAWN BY:

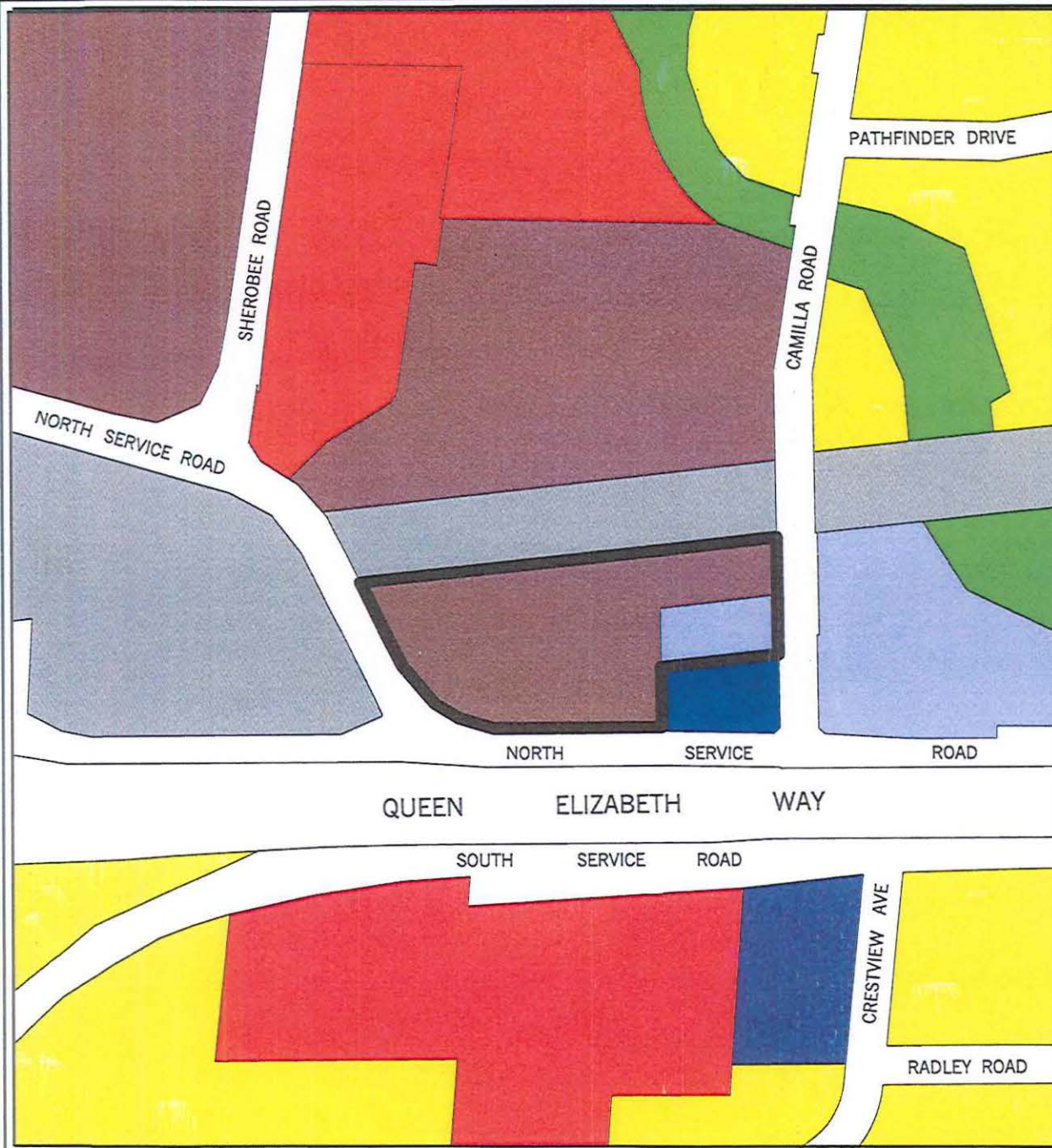
B. KRUGER



MISSISSAUGA

Produced by
T&W, Geomatics

APPENDIX 1-2



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

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

CITY STRUCTURE

Elements

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

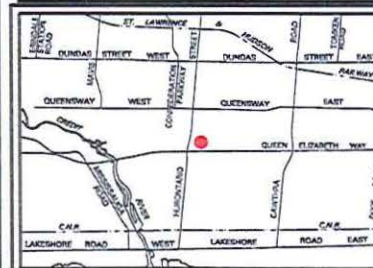


SUBJECT LANDS



SUBJECT:

CONSULATE MANAGEMENT LTD.



FILE NO:
OZ 11015 W7

DWG. NO:
11015L

SCALE:
1:3000

PDC DATE:
2015 06 08

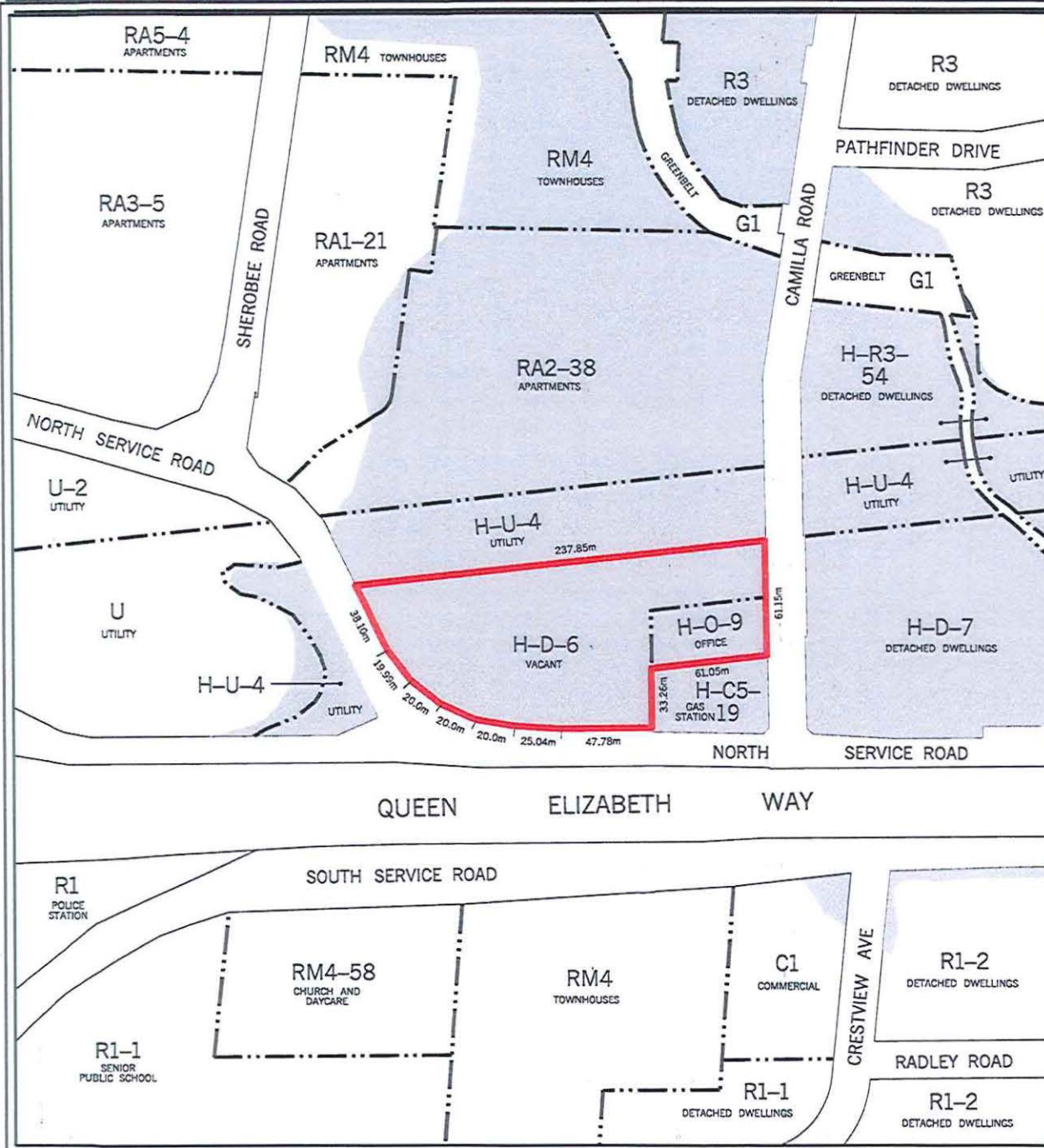
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B. KRUGER

APPENDIX I-3



MISSISSAUGA

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LEGEND:



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



GREENBELT OVERLAY

THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

CONSULATE MANAGEMENT LTD.



FILE NO:
OZ 11015 W7

DWG. NO:
11015R

SCALE:
1:3000

PDC DATE:
2015 06 08

DRAWN BY:
B. KRUGER

APPENDIX 1-4

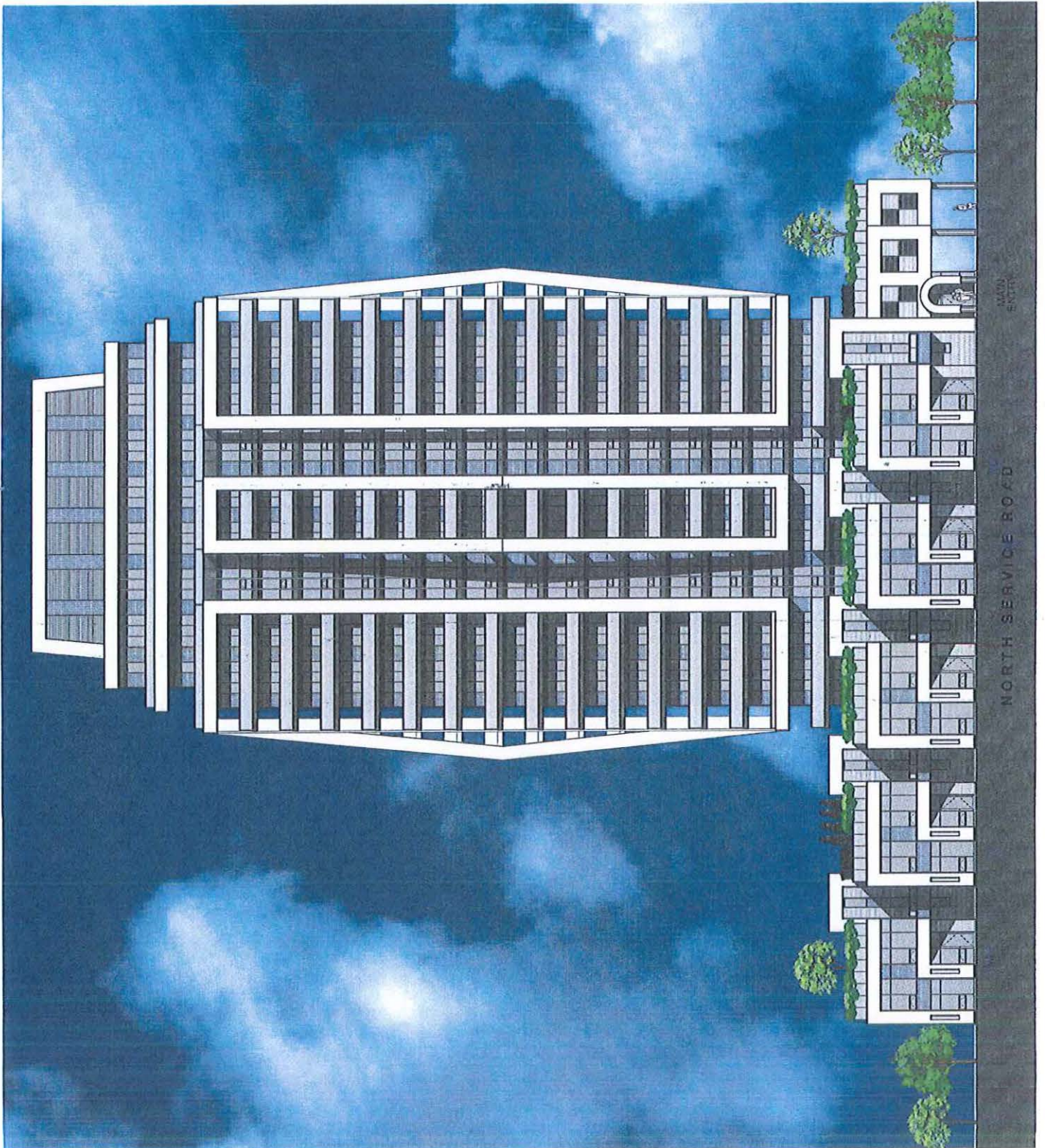


MISSISSAUGA

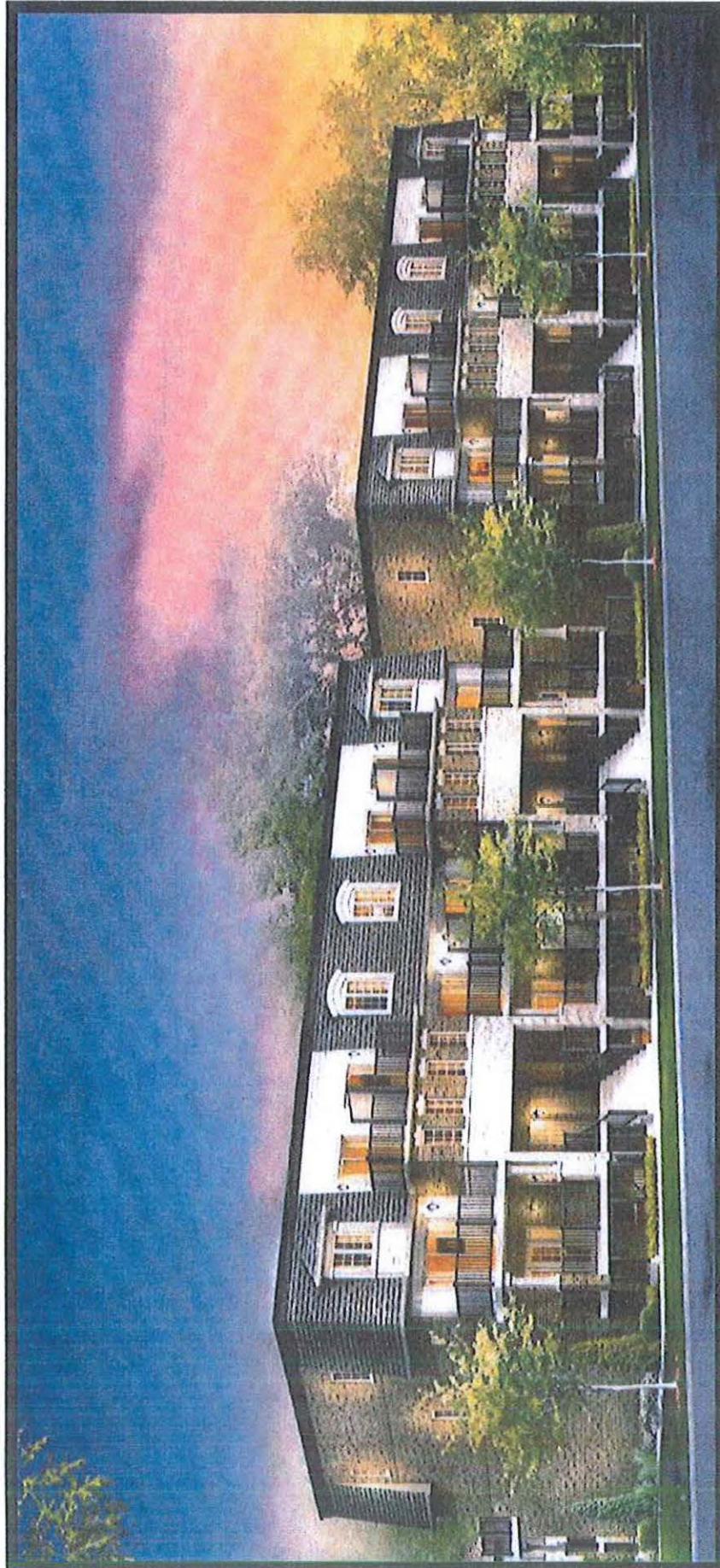
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T&W, Geomatics



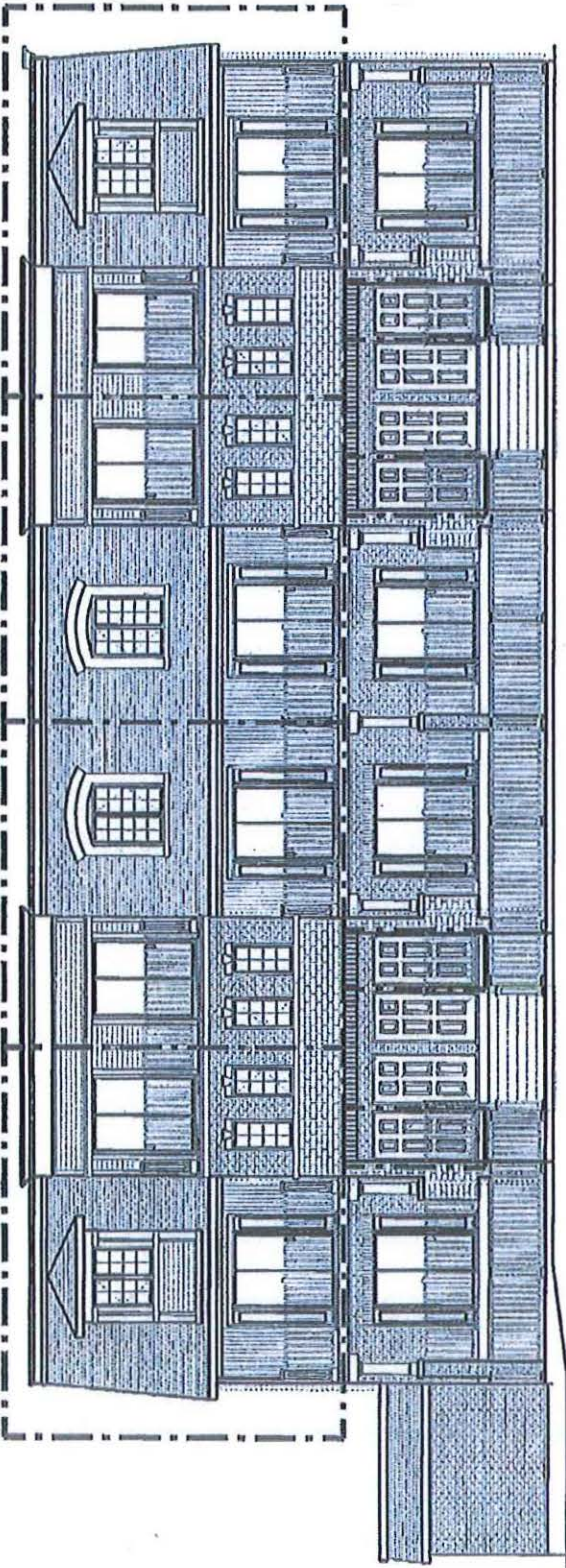
ELEVATIONS



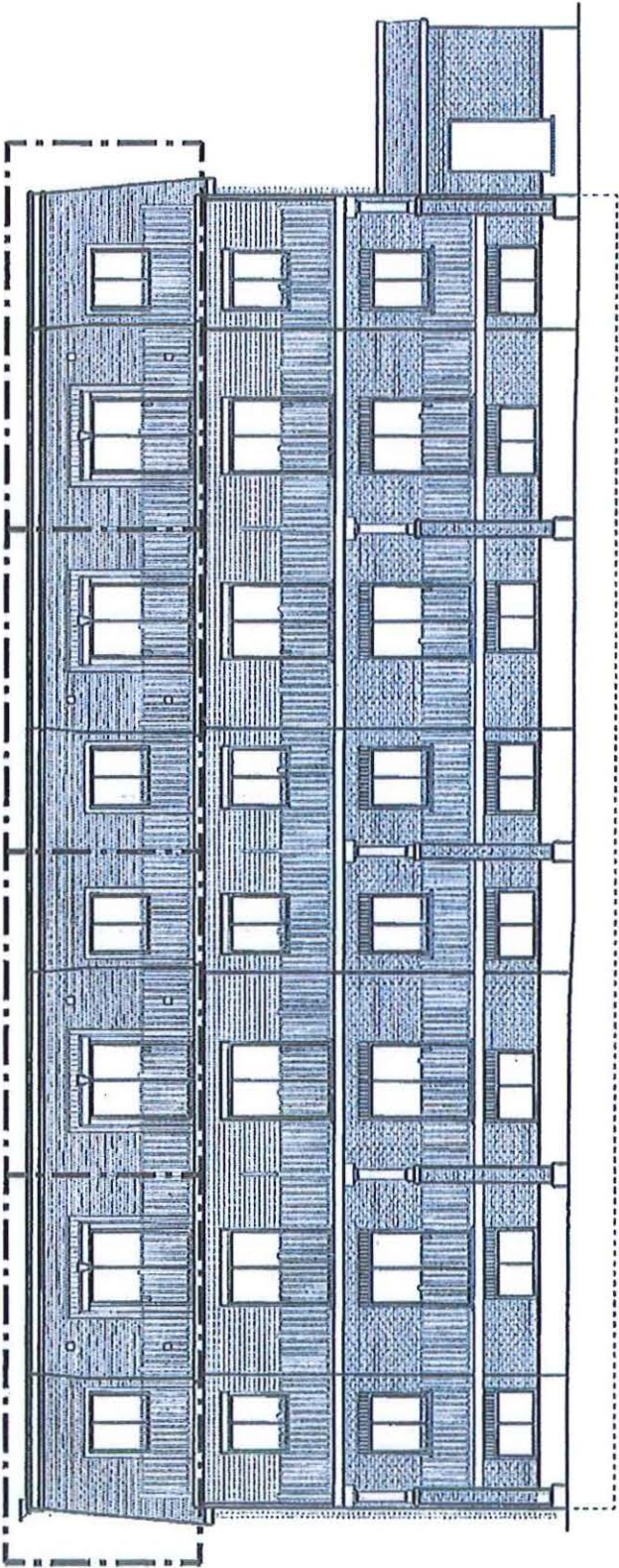
ELEVATIONS



4-15"



FRONT ELEVATION - BELL



REAR ELEVATION - BELL

Consulate Management Ltd.

File: OZ 11/015 W7

Agency Comments

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

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

Consulate Management Ltd.

File: OZ 11/015 W7

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

Consulate Management Ltd.

File: OZ 11/015 W7

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

Consulate Management Ltd.

File: OZ 11/015 W7

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

Consulate Management Ltd.

File: OZ 11/015 W7

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

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

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

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

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School Accommodation

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

Existing Official Plan Provisions

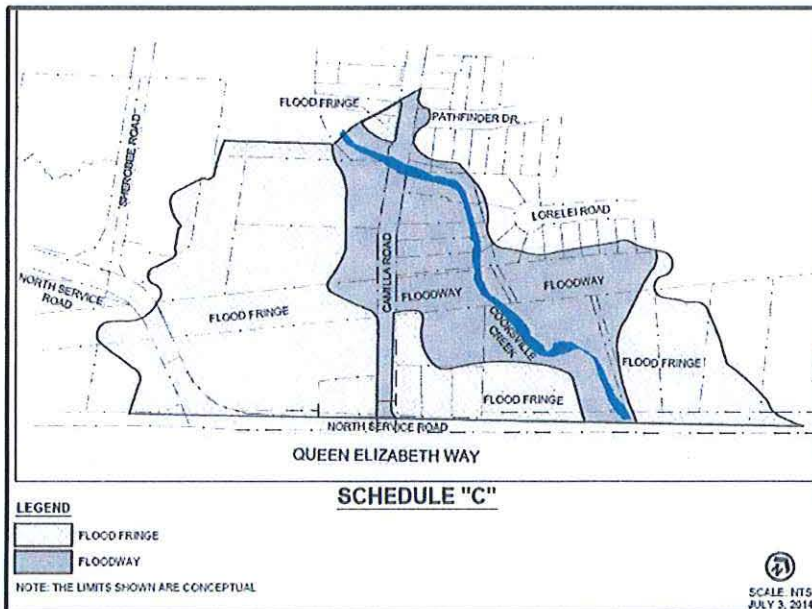
Office, which permits office and accessory uses.

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

Proposed Official Plan Amendment Provisions

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

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



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Relevant Mississauga Official Plan Policies

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

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

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

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

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Summary of Existing and Proposed Zoning By-law Provisions

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

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

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

Summary of Proposed Zoning Standards

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

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

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

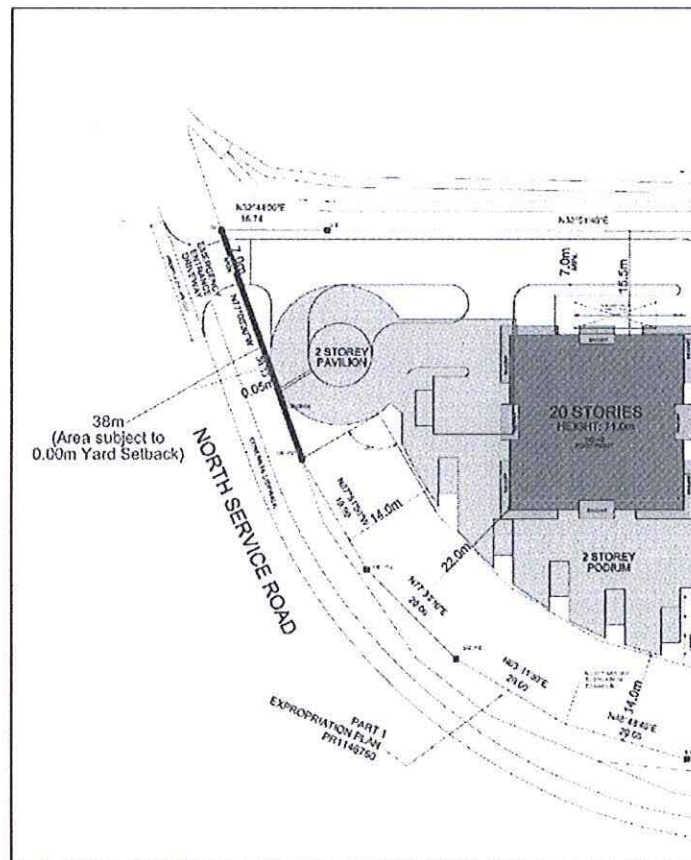
WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

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

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

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



Schedule RA5 - XX

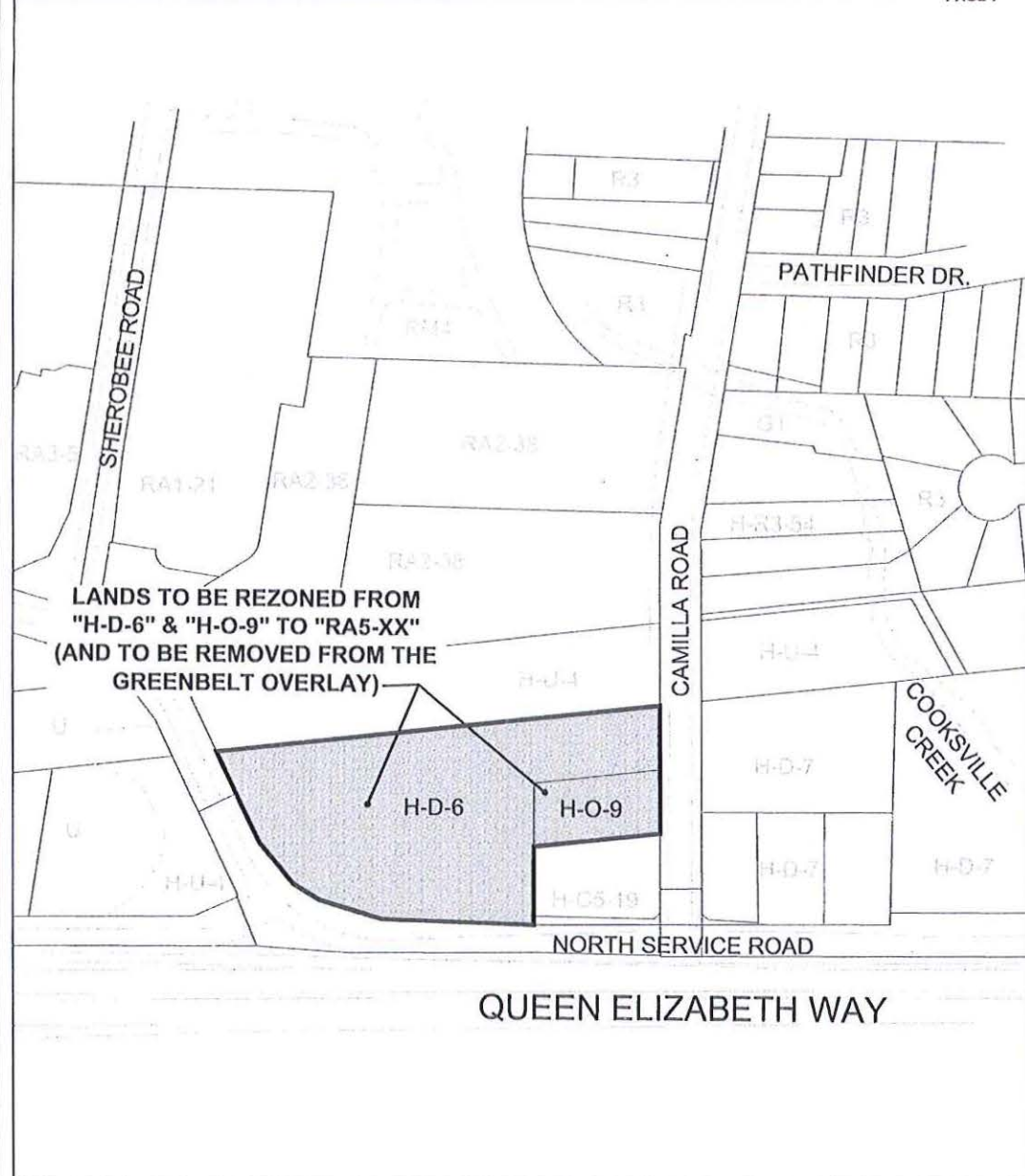
5. Map Number 14 of Schedule "B" to By-Law Number 0225-2007, as amended, being a City of Mississauga Zoning By-Law, is hereby further amended by changing thereon from "H-D-6" and "H-O-9" to "RA5-XX", the zoning of Part of Lot 6, Registered Plan B-27, in the City of Mississauga, PROVIDED HOWEVER THAT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

ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

CLERK

4.5-40
4-35



THIS IS SCHEDULE "A"

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



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

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

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

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

Location of Lands Affected

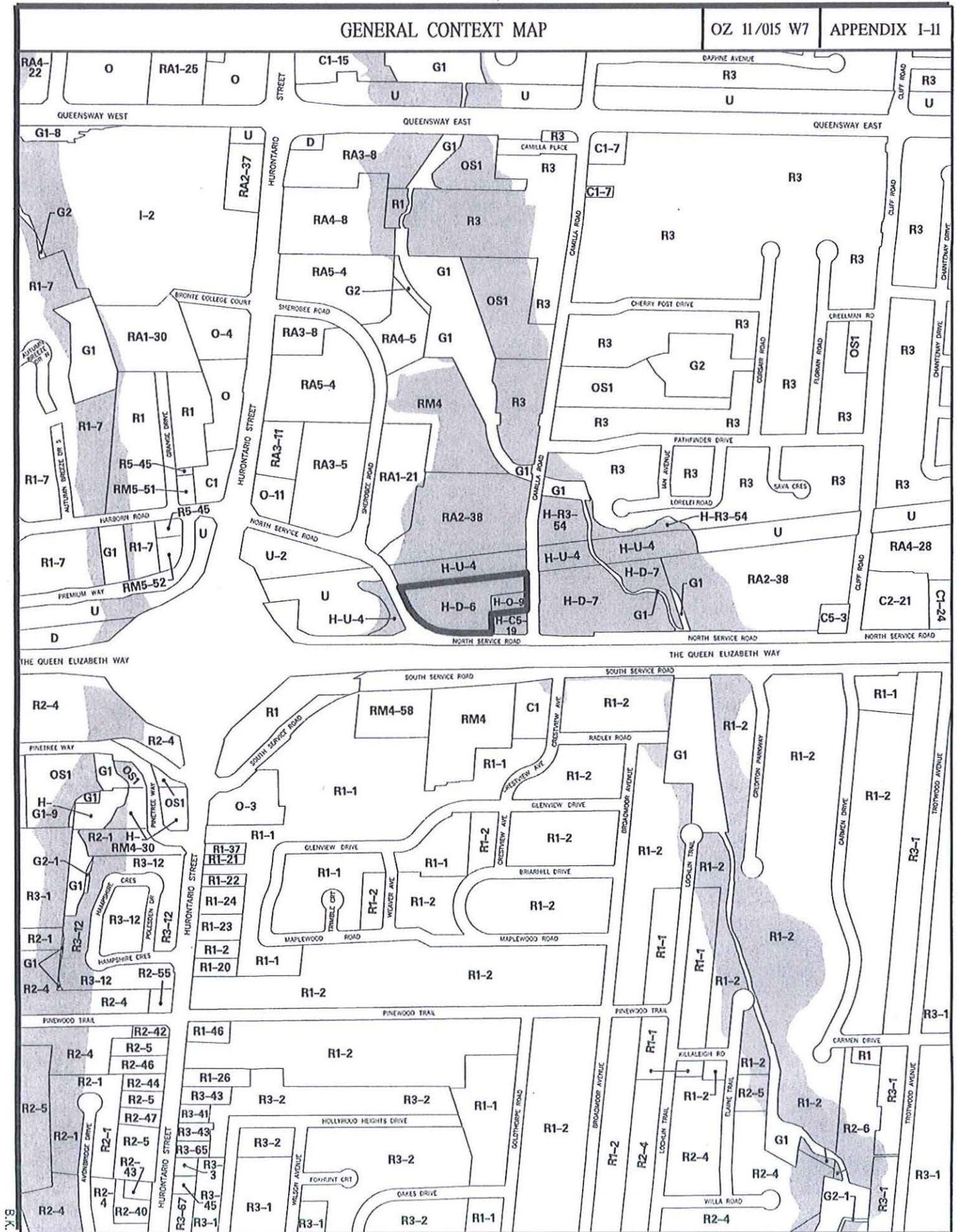
North side of North Service Road, west of Camilla Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

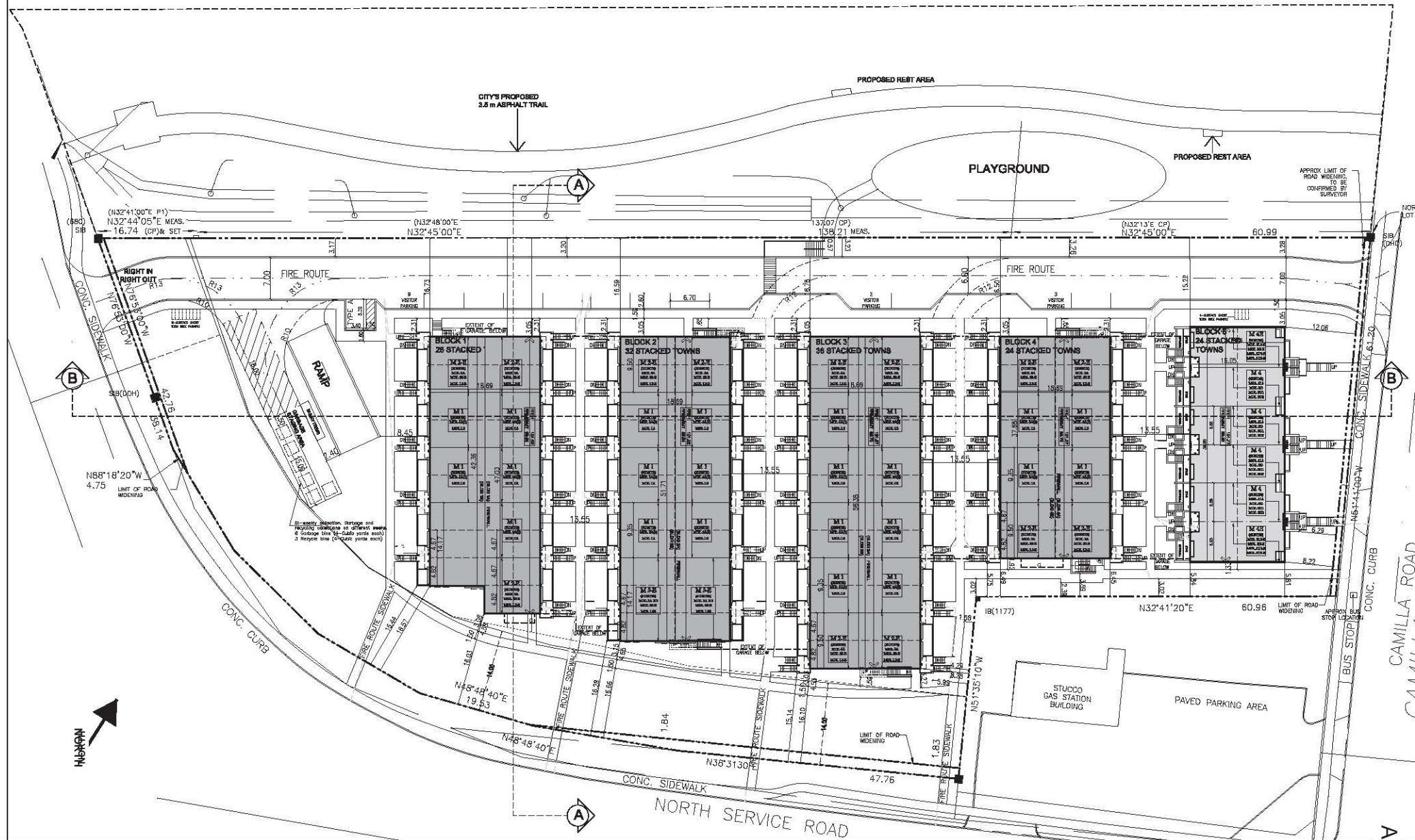
Further information regarding this By-law may be obtained from

GENERAL CONTEXT MAP

OZ 11/015 W7

APPENDIX I-11





CONCEPT SITE PLAN

SAMPLE CONCEPT ELEVATION SIDE ELEVATION

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Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (February 28, 2018)	<p>The Ministry of Transportation (MTO) states that the proposed right-in/right-out access from North Service Road must be restricted (median island is not possible as it is a 2 lane cross-section). The developer will be required to construct a right turn lane into the site. If the right turn lane is not possible then the access will be restricted to a right-out only.</p> <p>A 14 metre (46 ft.) setback from the MTO right-of-way applies to all above and below grade structures including required parking.</p> <p>Underground storage tank drawings will be required for MTO review at the site plan stage.</p>
Region of Peel (February 1, 2018)	<p>An existing 150mm (6 in.) diameter water main is located on Camilla Road (Zone 2), and an existing 350mm (14 in.) diameter water main is located on North Service Road (Zone 1). There is also an existing 250mm (10 in.) diameter sanitary sewer located on Camilla Road. 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. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p> <p>A revised hydrant flow test will be required for the water component. The hydrant flow test should be completed for the watermain(s) that will supply the connection(s). In addition, the Region will require servicing drawings that show all connections and sizes. A digital copy of the revised hydrant flow test and accompanying servicing drawings is preferred.</p> <p>A non-refundable Report Fee of \$500 as per current fee By-law 60-2016 is required to be paid to the Region of Peel.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of services.</p>

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Agency / Comment Date	Comment
	The Region of Peel will provide front-end and curbside collection of garbage and recycling to the residential units provided that the Developer meets the requirements set out in the Waste Collection Design Standards Manual.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 22, 2018 and March 2, 2018)	<p>In comments, dated March 2, 2018 from the Peel District School Board, and dated February 22, 2018 from the Dufferin-Peel Catholic District School Board, they responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the Development Agreement and to any offers of purchase and sale.</p>
Credit Valley Conservation (January 24, 2018)	<p>In comments dated January 24, 2018 Credit Valley Conservation Authority stated that the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in area adjacent to Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit). The subject property is regulated due to the presence of the floodplain associated with Cooksville Creek.</p> <p>In addition to flood free access being provided to the site, CVC require certain technical matters to be addressed prior to Recommendation Report including stormwater management techniques, correctly labelling floodlines on all drawings, clarification of water volumes, calculations and length of orifice pipe, and provision engineer certification on all final drawings and documents.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 27, 2018)	<p>In comments dated February 27, 2018 this Department notes that Camilla Park (P-028) is located approximately 800m (2625 ft.) from the site and provides passive recreation opportunities and two play sites.</p> <p>The subject development site is adjacent to utility corridor, zoned H-U-4, and under Hydro One Networks Inc. ownership.</p>

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File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>The City currently has a License Agreement with Hydro One Networks Inc. to construct and maintain a multi-use trail in this corridor. The applicant's proposal to include a play site within the utility corridor cannot be supported by this Department for the considerations below:</p> <ul style="list-style-type: none"> • a multi-use trail, permitted under current zoning, is proposed within this section of hydro corridor, and locating a play site in such close proximity to a multi-use trail is a safety concern • a play site is not permitted within H-U-4 zone • a minimum of 35 meters (114.8 ft.) setback from the centre of the play site to the property line is required which the current proposal does not • a minimum of 15 metre (49 ft.) setback from existing or future hydro pole is required from any proposed structure <p>Furthermore, prior to the issuance of building permit, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990.c.P.13, as amended) and in accordance with the City's Policies and By-laws.</p>
City Community Services Department – Culture Division (June 20, 2017)	The property has archaeological potential due to its proximity to a watercourse or known archaeological resources and therefore an archaeological assessment was required. The Ministry of Tourism and Culture provided clearance on the archaeological assessment on June 12, 2012 and there are no further heritage planning concerns.
City Community Services Department – Fire and Emergency Services Division (April 25, 2017)	Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (February 27, 2018)	<p>The applicant has been requested to provide additional technical details in support of the application as follows;</p> <ul style="list-style-type: none"> • Revised engineering drawings to add additional technical details • Traffic turning movement diagrams • An updated sightline distance evaluation • Access and turnaround details to ensure they are adequate for Fire and Waste Collection vehicles • Updated drawings and reports showing right-of-way widening details • Updated Functional Servicing / SWM Report as well as

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>a Soil Investigation Report</p> <ul style="list-style-type: none"> • An Environmental Remediation Report <p>The above reports and additional details are to be addressed prior to the Recommendation Report.</p> <p>The applicant is to also address any MTO, C.V.C., Hydro One and Trans-Northern Pipelines comments.</p> <p>It should be noted that it is recommended that an 'H' Holding Zone be placed on these lands to address requirements for 'municipal infrastructure' through the Development Agreement in support of this proposal.</p>
Hydro One Networks Inc. (November 28, 2014)	<p>The proposed development abuts the Hydro One corridor. Hydro One Networks Inc. (HONI) does not allow a developer to drain any water towards the corridor. At the site plan stage a number of conditions will be required, including the following:</p> <ul style="list-style-type: none"> - Permanent 1.5 m (4.9 ft.) high chain link fencing must be installed after construction is completed along the common property line at the developer's expense; - The proponent must obtain approval from HONI for any uses (landscaping, playground/amenity area) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The transmission corridor is not to be used without the express written permission of HONI. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Bell Canada - Canada Post - Development Services - Rogers Cable - Trans-Northern Pipeline Inc. - Enbridge/Consumers Gas - Alectra Utilities
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Conseil Scolaire de District Catholique Centre-Sud

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

Agency / Comment Date	Comment
	<ul style="list-style-type: none">- Conseil Scolaire Viamonde- Enbridge Pipelines Inc.- Realty Services- Trillium Health Partners

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 12 Kindergarten to Grade 6 5 Grade 7 to Grade 8 8 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Munden Park Public School <ul style="list-style-type: none"> Enrolment: 371 Capacity: 433 Portables: 0 Camilla Road Middle School <ul style="list-style-type: none"> Enrolment: 684 Capacity: 655 Portables: 2 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,164 Capacity: 1,203 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 10 Junior Kindergarten to Grade 8 9 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Timothy Elementary School <ul style="list-style-type: none"> Enrolment: 628 Capacity: 352 Portables: 12 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 424 Capacity: 807 Portables: 0

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File: OZ 11/015 W7

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

H-D-6 (Development), which only permits buildings and uses legally existing on the date the by-law was passed, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

The “H” holding provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and Credit Valley Conservation, and confirmation that safe access to the site has been provided.

Proposed Zoning Standards

Zone Standards	Base RA5 (Apartment Dwellings) Zoning By-law Standards	Proposed RA5-Exception (Apartment Dwellings) Zoning By-law Standards
Permitted Use	Apartment Dwelling, Long-term Care Dwelling, Retirement Dwelling	Apartment Dwelling, Long-term Care Dwelling, Retirement Dwelling, Horizontal Multiple Dwellings
Minimum Floor Space Index	1.9	1.0
Maximum Floor Space Index	2.9	2.9
Maximum Height	77 m (253 ft.) and 25 storeys	16 m (52 ft.) and 3 storeys
Minimum Front Yard (North Service Road) for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	8.5 m (28 ft.)	8.5 m (28 ft.)
Minimum Exterior Side Yard (Camilla Road) for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	8.5 m (28 ft.)	7.5 m (25 ft.)
Minimum Rear Yard for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	10 m (33 ft.)	10 m (33 ft.)
Max. Encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning	1.8 m (6 ft.)	4.5 m (15 ft.)
Min. setback from a parking	3 m (10 ft.)	1 m (3 ft.)

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Zone Standards	Base RA5 (Apartment Dwellings) Zoning By-law Standards	Proposed RA5-Exception (Apartment Dwellings) Zoning By-law Standards
Structure below grade, inclusive of external access stairwells, to any lot line		
Minimum internal setback from a front wall of a horizontal multiple dwelling to a front wall of another dwelling	9 m (29.5 ft.) separation between buildings	13.5 m (44 ft.)
Minimum landscaped area	40% of lot area	35% of lot area
Minimum depth of landscaped buffer along rear lot line (north)	3 m (10 ft.)	1 m (3 ft.)
Minimum depth of landscaped buffer along a lot line that is a street line	4.5 m (15 ft.)	4.5 m (15 ft.)
Minimum Amenity Area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area
Minimum % of total required Amenity Area to be provided within one contiguous area	50%	50%
Parking Requirement	1.75 spaces/3 bedroom unit 1.5 spaces/2 bedroom unit 0.25 visitor spaces per unit	1.4 spaces/3 bedroom unit 1.3 spaces/2 bedroom unit 0.2 visitor spaces per unit

Notes: Bold indicates exception from the base zone requirement.

The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

City of Mississauga

Corporate Report



Date: 2018/03/16

To: Chair and Members of Planning and Development Committee

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

Originator's files:
CD.21.HEA

Meeting date:
2018/04/09

Subject

Healthy by Design Pilot Program
File CD.21.HEA

Recommendation

That the report entitled "Healthy by Design Pilot Program", dated March 16, 2018, from the Commissioner of Planning and Building, be received for information.

Report Highlights

- The Healthy by Design Pilot Program is a City of Mississauga project, in partnership with the Region of Peel, with the purpose of evaluating development applications from a health perspective. The project will result in a performance measurement process to enable staff to be more effective in integrating health into land use planning and urban design.
- Staff will initiate a pilot program for two years to refine the evaluation criteria, optimize process requirements and create a baseline of information.
- Over time, the City will be able to use the data to identify trends, gaps and opportunities in healthy development. Policy intervention can be used to realize improvements in certain areas of the city or certain development types.

Background

There is a growing body of evidence that indicates that changes to the built environment can have an effect on the health of populations. Lifestyle factors such as lack of physical activity and sedentary behaviour can be influenced by modifying the physical and social environments in which we live, work and play.

Although our understanding of these factors is improving, the City of Mississauga does not yet have a method of measuring the effectiveness of its land use policies in achieving healthy communities, or determining whether improvements are being made over time.

The Healthy by Design Pilot Program is a City of Mississauga project, in partnership with the Region of Peel, with the purpose of evaluating development applications from a health perspective. The project will create metrics and a performance measurement process to enable staff to be more effective in integrating health as a key component of development applications.

Comments

In the State of the Region Health Report from 2005, Peel Region staff suggested that sprawling, auto-oriented development patterns are a potential contributing cause of high rates of obesity and low rates of physical activity in the region. As a result, Peel Public Health, along with a team of researchers from St. Michael's Hospital, examined the relationship between the built environment and active living. Through their research, they identified six evidence-based elements of the built environment that impact physical health. The elements are:

- **Density** - higher development densities create demand and support for a broader variety of services, employment opportunities, transit and other community destinations/facilities within a closer distance.
- **Service Proximity** - travel distance has a strong influence on whether people choose to walk or cycle, rather than drive a car.
- **Land Use Mix** - providing a range and mix of land uses such as employment, institutional, residential, etc. within a community, as well as within buildings themselves, facilitates walking and cycling as viable modes of transportation, supports a more compact and efficient urban form, and creates the necessary demand to support public transit.
- **Street Connectivity** - creating communities with high street connectivity reduces route distances, promotes active transportation by increasing route options and convenience, and dissipates vehicular traffic throughout the network.
- **Streetscape Characteristics** - a well-designed streetscape improves the safety, comfort and convenience of traveling by foot or bike and makes public spaces more inviting.
- **Efficient Parking** - automobile parking is an important amenity to residents and businesses, but it can have a negative effect on proximity, density and the aesthetic of the public realm.

Stemming from this research, the Region of Peel adopted Regional Official Plan Amendment (ROPA) 27 last year, which was subsequently approved by the Province. The purpose of ROPA 27 was to update policies on age-friendly planning, health and the built environment, and technical and administrative updates. As part of the new policies for health and the built environment, the Region has directed area municipalities to require a health assessment to be completed to the satisfaction of the municipality for development proposals, and that results be reported to local Council in consultation with the Region.

With support from the Region of Peel, Mississauga has developed its own tool, called the Mississauga Healthy by Design Questionnaire to reflect its more urban context. The evaluation criteria in the questionnaire have been adapted from the Region's six core elements of the built environment, listed above.

Benefits

There are three major benefits of implementing the Healthy by Design Questionnaire. Firstly, it will allow staff to better understand how effective the City's land use and design policies are in achieving their desired goals. Mississauga Official Plan already contains policies that support healthy development and land use planning conducive to good public health. Through development applications, staff are actively engaged in achieving these goals, but there is currently no performance measurement or monitoring system in place.

Secondly, the information gathered over time will allow staff to identify and analyze trends, gaps and opportunities in healthy development across the city. This will help inform staff in utilizing policy intervention to address issues in certain types of developments or areas of the city.

Lastly, the project will help increase public awareness of the relationship between health and the built environment. Similar to the way in which residents use Walkscore to determine the desirability of neighbourhoods, the information from the Healthy by Design project may help inform in determining desirable places to live. If residents are sufficiently educated on the value of healthy communities, the demand for healthy developments will increase, to which the development community can respond.

Proposed Process

Implementation will begin with a two-year pilot. There will be no major changes for applicants for the duration of the pilot. Staff will conduct the evaluations internally using drawings and other supporting information from the application submission. Comments and suggestions will be provided to the applicant for their information. Evaluations will be conducted twice: once at initial submission; and secondly, after final approval to track any changes made to the application.

ROPA 27 directs municipalities to report the results of health assessments to local Council. The proposed approach for Mississauga is that the results of individual applications will not be reported to Council on a site by site basis, but will be done as an aggregate of applications on an annual basis. This is the preferred approach because it is consistent with our annual reporting for growth forecast, employment, office directory, and other data collection initiatives.

Beginning implementation as a pilot will allow staff to make adjustments to the criteria and the process, based on experience conducting the evaluations. In addition, the pilot also gives sufficient time to create a baseline of information.

After completion of the pilot, staff will have discussions with Peel Region staff regarding the appropriate post-pilot approach to ensure conformity to ROPA27.

Evaluation Criteria

Not all development applications will be subject to an evaluation. Staff have developed criteria which will be used to determine the eligibility of applications for evaluation. The intent of this approach is to focus attention on major applications in areas of the city where the most growth is expected and where the criteria can have a greater influence. In order to be eligible for evaluation, development applications must meet at least one of each of the following three criteria:

- 1) Application Type
 - Official Plan Amendment
 - Rezoning
 - Plan of Subdivision
 - Standard Site Plan
- 2) Land Use
 - Residential
 - Commercial
 - Office
 - Institutional
 - Mixed Use
- 3) Intensification Areas
 - Downtown
 - Major Node
 - Community Node
 - Corporate Centre
 - Intensification Corridor
 - Major Transit Station Area

In 2017, the City received 365 development applications, and of those, 36 would be eligible for evaluation based on the criteria described above. Therefore, the approximate proportion of applications that would be eligible would be 10%.

Staff worked collaboratively with Region of Peel staff to ensure that the City's Healthy by Design Questionnaire aligns with the Region's six core elements of the built environment that impact health. The weighting and scoring is structured to give relatively equal weight to each strategic goal, based on the number of evaluation criteria. Regional staff have reviewed the criteria and are satisfied with the weighting (see Appendix 1).

Engagement with Development Community

Staff attended a Building Industry and Land Development Association (BILD) Peel Chapter meeting on January 18, 2018 to present the proposed questionnaire and receive feedback from members of the development community in Mississauga. The presentation was well-received by

members in attendance, and to date, no comments or concerns have been received. Members of BILD are already familiar with similar health assessment tools.

Financial Impact

None

Conclusion

Through the Healthy by Design project, the City can have a greater influence on healthy development in Mississauga, and be better equipped to identify trends for policy intervention. Staff will initiate a two year pilot program for the Healthy by Design Questionnaire, and will work with Region of Peel staff to ensure conformity to ROPA27.

Attachments

Appendix 1: Healthy by Design Questionnaire



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Jordan Lee, Planner

HEALTHY BY DESIGN QUESTIONNAIRE



Source: Region of Peel

City of Mississauga
Planning and Building Department
300 City Centre Drive
MISSISSAUGA ON L5B 3C1
mississauga.ca

Type of Application Submitted: ☐ Site Plan ☐ Zoning By-law/Official Plan Amendment ☐ Plan of Subdivision

Planning Application File Number: _____

Property Address: _____

Applicant: _____ **Owner:** _____

Is this questionnaire revised from an earlier submission? ☐ Yes ☐ No

Brief Description of Proposal:

Gross Floor Area: _____ Size of Property: _____ Number of Units: _____

Land Uses Proposed (check all that apply): ☐ Residential ☐ Commercial ☐ Office ☐ Institutional

Strategic Goal #1 – Land Use and Density: In key areas of the City, encourage mixed use and appropriate intensification to create an urban environment that optimizes the use of infrastructure and services.

	Response	Potential Score	Actual Score
1. In which Intensification Area is the subject property located?		-	-
2. What is the PPJ calculation for the subject property?		5	/
3. Does the proposed development include multiple forms of housing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	3	/
4. Breakdown of the number of units for each form of housing.	1. _____ 2. _____ 3. _____	2	/
5. Does the proposed development include special housing types such as retirement dwelling, long term care dwelling and supportive housing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	2	/
6. Does the proposed development include affordable units?	<input type="checkbox"/> Yes <input type="checkbox"/> No	2	/
7. Does the proposed development include purpose built rental housing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	2	/
8. Does the proposed development include a mix of different land uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No	5	/
9. Percentage breakdown of each land use in relation to the total gross floor area.	1. _____ 2. _____ 3. _____	2	/
10. Are Convenience Commercial uses provided on the ground floor for multi-unit and mixed use buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A – single use	2	/
TOTAL		25	/

Strategic Goal #2 – Service Proximity: Create complete communities by encouraging development to be located in close proximity to community services and businesses required for daily living needs.

	Response	Potential Score	Actual Score
11. Provide names of existing or proposed neighbourhood community and retail services that are within 800m (2,625 ft.) from the main entrance of buildings. <ul style="list-style-type: none"> Day care (children, seniors and/or persons with disabilities) Hospital or health clinic Public library Community centre Social service facility Post office Recreation centre Personal service establishment Pharmacy Financial institution Restaurant/take-out restaurant Convenience commercial 	1. _____ 2. _____ 3. _____ 4. _____ 5. _____	10	/
12. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed grocery store?	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____	2	/
13. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed elementary school?	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____	2	/
14. Are the main entrances of all buildings within 1.6 km (5,249 ft.) of an existing or proposed secondary school?	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____	2	/
15. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed park or publicly accessible open space area?	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____	2	/
16. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed Major Transit Station?	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____	2	/
17. Are the main entrances of buildings within 400 m (1,312 ft.) of an existing or proposed bus stop?	<input type="checkbox"/> Yes <input type="checkbox"/> No Bus Route No.: _____ Stop No.: _____	3	/
18. How frequent is the nearby transit service?	Bus Route(s) No.: _____ Bus service is every _____ minutes.	2	/
TOTAL		25	/

Strategic Goal #3 – Network Connectivity: Encourage residents to be active by promoting multi-modal and fine-grained street networks.

	Response	Potential Score	Actual Score
19. Are new roads being proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	-	-
20. What is the density of pedestrian intersections for the proposed development?		5	/
21. Are there any proposed reverse frontage lots or cul-de-sacs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	2	/
22. What is the perimeter of each block?		5	/
23. Are the main entrances of buildings within 400m (1,312 ft.) of any primary route within the City's Long Term Cycling Routes?	<input type="checkbox"/> Yes <input type="checkbox"/> No	3	/
TOTAL		15	/

Strategic Goal #4 – Optimized Parking: Prioritize the pedestrian experience over the location and amount of vehicular parking to create an active streetscape.

	Response	Potential Score	Actual Score
24. What percentage of parking spaces is located in a structure or underground?		2	/
25. If surface parking spaces are proposed, are they located adjacent to roads?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A – none proposed	2	/
26. Is there vehicular access across the main entrance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	1	/
27. For areas within 800 m (2,625 ft.) of a Major Transit Station, does the proposed development include unbundled parking?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A – not within 800m	1	/
28. Does the proposed development use a shared parking formula?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A – single use	1	/
29. Does the proposed development exceed the minimum bicycle parking requirements of the Zoning By-law?	<input type="checkbox"/> Yes <input type="checkbox"/> No	2	/
30. Is preferential parking for car pool and car share vehicles proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	1	/
TOTAL		10	/

Strategic Goal #5 – Active Buildings: Incorporate site and building design details that contribute to walkability and an animated streetscape.

	Response	Potential Score	Actual Score
31. Are pedestrian walkways provided directly from the main entrance to the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No	4	/
32. Are pedestrian walkways provided directly from the main entrance to a nearby transit stop?	<input type="checkbox"/> Yes <input type="checkbox"/> No	4	/
33. Are all of the pedestrian paths or walkways in the development at least 1.5 m wide with a variety of trees planted at regular intervals?	<input type="checkbox"/> Yes <input type="checkbox"/> No	4	/
34. Is there wayfinding or directional signage on the site directing pedestrians to entrances, parking areas, etc.?	<input type="checkbox"/> Yes <input type="checkbox"/> No	1	/
35. Has the site been designed to provide pedestrian scaled lighting?	<input type="checkbox"/> Yes <input type="checkbox"/> No	2	/
36. How many healthy, mature trees exist on the property?		1	/
37. What percentage of trees will be preserved or replaced?		1	/
38. Are patios or other outdoor amenity spaces provided on the property or on the adjacent right-of-way?	<input type="checkbox"/> Yes <input type="checkbox"/> No	4	/
39. Is the main entrance facing the street, or in the case of corner lots at major intersections, is the main entrance facing the corner?	<input type="checkbox"/> Yes <input type="checkbox"/> No	4	/
TOTAL		25	/

LAND USE AND DENSITY /

SERVICE PROXIMITY /

NETWORK CONNECTIVITY /

OPTIMIZED PARKING /

ACTIVE BUILDINGS /

TOTAL /