
Planning and Development Committee

Date

2018/06/11

Time

6:30 PM

Location

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

Members

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor 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

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Find it Online

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

1. CALL TO ORDER
2. MINUTES OF PREVIOUS MEETING - Nil
3. DECLARATION OF CONFLICT OF INTEREST
4. MATTERS TO BE CONSIDERED
 - 4.1. **RECOMMENDATION REPORT (WARD 11)**
Applications to permit 4 three storey detached homes along Barbertown Road, 2 semi-detached homes and 14 three storey townhomes on a private condominium road and 4 two storey back to back dwelling units within the existing heritage building (Old Barber House), 5155 Mississauga Road
Owner: City Park (Old Barber) Homes Inc.
Files: OZ 16/011 W11 and T-M16003 W11
 - 4.2. **PUBLIC MEETING INFORMATION REPORT (WARD 3)**
Applications to permit a 15 storey apartment building and a 6 storey apartment building, 1750 Bloor Street and 3315 Fieldgate Drive
Owner: TC Core GP Inc.
File: OZ 17/014 W3
 - 4.3. **RECOMMENDATION REPORT (WARD 2)**
Application to permit 6 townhomes; 3 fronting onto Lushes Avenue and 3 fronting onto an extension of Oana Drive (a private condominium road)
Owner: Lushes Developments Inc.
File: OZ 15/007 W2
 - 4.4. **RECOMMENDATION REPORT (WARD 7)**
Applications to permit an eight storey mixed use building with 91 apartment dwelling units and commercial uses on the ground floor such as retail, office and/or restaurant, 1646 Dundas Street West
Owner: Erindale Village Living Inc.
File: OZ 16/009 W7
5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: May 18, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, Commissioner of Planning and Building

Originator's files:
OZ 16/011 W11
T-M16003 W11

Meeting date:
2018/06/11

Subject

RECOMMENDATION REPORT (WARD 11)

Applications to permit 4 three storey detached homes along Barbertown Road, 2 three storey semi-detached homes adjacent to Mississauga Road, 14 three storey townhomes on a private condominium road and 4 two storey back to back dwelling units within the existing heritage building (Old Barber House)

5155 Mississauga Road, Northeast corner of Mississauga Road and Barbertown Road

Owner: City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 and T-M16003 W11

Pre-Bill 139

Recommendation

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal hearing on the subject applications under files OZ 16/011 W11 and T-M16003 W11, City Park (Old Barber) Homes Inc., 5155 Mississauga Road, in support of the recommendations outlined in the report dated May 18, 2018 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved subject to the provisions outlined in Appendix 7.
2. That City Council provide the Commissioner of Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process.

Report Highlights

- Comments were received from the public regarding increased traffic, parking, density, and impacts on the character of the neighbourhood and the Mississauga Road scenic route
- The applicant has made several revisions to the proposal to address issues raised at the Public Meeting, including reducing the number of detached homes along Barbertown Road from 5 to 4, introducing 2 semi-detached homes adjacent to Mississauga Road and reducing the number of townhomes from 16 to 14 on a private condominium road
- The applicant has appealed the applications to the Local Planning Appeal Tribunal (LPAT)
- Staff are satisfied with the recent changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved subject to several conditions outlined in this report
- Staff are seeking direction from Council to attend any LPAT proceedings which may take place in connection with the applications and in support of the recommendations outlined in this report

Background

A public meeting was held by the Planning and Development Committee on June 26, 2017, at which time an Information Report (Appendix 1) was received for information. Planning and Development Committee passed Recommendation PDC-0041-2017, which was adopted by Council on July 5, 2017.

PDC-0041-2017

1. That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by City Park (Old Barber) Homes Inc. to permit 5 three storey detached homes along Barbertown Road, 16 three storey townhomes on a private condominium road and 4 two storey back to back dwelling units within the existing heritage building (Old Barber House) under Files OZ 16/011 W11 and T-M16003 W11, 5155 Mississauga Road, be received for information.
2. That seven oral submissions made at the Planning and Development Committee Meeting held on June 26, 2016, be received.

File: OZ 16/011 W11 and T-M16003 W11

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

Comments

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

REVISED DEVELOPMENT PROPOSAL

On March 13, 2018, the applicant made the following modifications to the proposed concept plan which include:

- Adding 2 semi-detached homes fronting onto Mississauga Road
- Reducing the number of townhomes from 16 to 14
- Reducing the number of proposed detached homes along Barbertown Road from 5 to 4
- Reducing the total number of dwelling units from 25 to 24 homes
- Changing the location where the townhome blocks are broken into 2 blocks
- Relocating resident and visitor parking spaces along the proposed private condominium road
- Removing the visitor parking space adjacent to Mississauga Road

The revised concept plan is shown on Appendix 2.

On January 2, 2018, the City received the owner's appeal of the official plan amendment, rezoning and subdivision applications to the Local Planning Appeal Tribunal (LPAT). The applications are being appealed due to the failure by City Council to make a decision on the applications within the timelines under the *Planning Act*. A LPAT pre-hearing conference is scheduled for August 1, 2018.

The purpose of this report is to make a recommendation to the Planning and Development Committee on the applications and/or to seek direction with respect to the appeal.

COMMUNITY COMMENTS

The issues below are a summary of comments made by the public through written submissions, at the three community meetings held by Ward 11 Councillor George Carlson in advance of development applications being submitted and/or at the June 26, 2017 public meeting.

Comment

The proposed density, height, massing and setbacks are not compatible with the surrounding neighbourhood.

Response

The property is currently designated **Mixed Use** in Mississauga Official Plan which permits a mix of uses, including townhomes with a maximum building height of 4 storeys, but does not permit detached and semi-detached dwellings. The proposal for detached dwellings, semi-detached dwellings, townhomes and back to back townhomes within the existing heritage structure achieves an appropriate transition in built form, density and scale to the homes in the surrounding neighbourhood.

Comment

There will be an overflow of car parking on Barbertown Road given the limited number of on-site parking spaces proposed.

Response

Resident and visitor parking on the subject property are provided in accordance with by the City's Zoning By-law requirements.

Comment

The additional traffic generated by the development will result in increased vehicle congestion and unsafe conditions on Mississauga Road and Barbertown Road.

Response

Since the public meeting, a revised traffic impact and parking study dated October 2017, and two addendum letters dated February 23, 2018 and April 23, 2018 by Cole Engineering Group Ltd., were submitted for review. The proposed access to Mississauga Road is expected to have minimal impact due to low volume of traffic from the development. The study considered the traffic patterns on the existing uses in the area, including the Portico (community church), ADM Milling and the at grade rail crossing further north of the site. The peak periods for these uses do not coincide with the peak periods for the proposed development and the proposal is not expected to have an effect on the rail crossing. The study concludes that the surrounding road network will be able to accommodate the associated traffic.

Comment

Townhomes are not in keeping with the character of the neighbourhood, which consists of large homes on large lots.

Response

Townhomes are permitted under the current **Mixed Use** designation and are compatible with the existing and proposed residential land uses. The development proposal completes Barbertown Road with 4 detached homes, introduces a pair of semi-detached homes that visually appears as one dwelling adjacent to Mississauga Road and converts the existing heritage building into 4 back to back townhomes. This solely residential proposal is compatible with the physical, social, cultural and environmental attributes of the existing community and includes an adaptive reuse of the existing heritage building.

Comment

The proposal will result in a loss of mature trees and impact the Mississauga Road scenic route.

Response

The applicant submitted a tree preservation plan that identified that 5 existing trees along Mississauga Road will be preserved to minimize the impact on the Mississauga Road scenic route. In addition, the applicant will be required to provide additional landscaping along the Mississauga Road frontage through the site plan approval process.

Comment

The Old Barber House should remain open to the public rather than a private commercial or residential use.

Response

The property, including the Old Barber House, is privately owned. An adaptive reuse is proposed for the Old Barber House with the creation of four residential homes within the original heritage building.

Comment

The views to the Old Barber House will be negatively impacted.

Response

Heritage planning staff comments indicate that the viewscape has improved with the latest concept plan and most of the south view is visible from the public realm (Mississauga Road).

UPDATED AGENCY AND CITY DEPARTMENT COMMENT**City Community Services Department – Culture and Heritage Planning Section**

The property is designated under Part IV of the Ontario Heritage Act. As such, a heritage permit is required to alter the property. Council reviewed the proposal in consultation with the City's Heritage Advisory Committee (HAC) in February 2018.

The HAC Corporate Report from the Commissioner of Community Services, dated January 11, 2018, included a previous proposal with three townhome blocks along the north end of the property. The proponent presented an alternative proposal at the HAC meeting on February 6, 2018, with two townhome blocks at the north end of the property and 2 semi-detached homes fronting Mississauga Road. HAC approved both of the proposals presented, pending the fulfillment of conditions that, as of May 8, 2018, remain outstanding.

The proponent has chosen to proceed with the alternative proposal with semi-detached homes facing Mississauga Road rather than the third townhome block. To ensure that these homes comply with the information presented to HAC, the proponent must confirm that the height of the semi-detached dwellings does not exceed 12.83 metres (42.1 ft.) prior to zoning by-law enactment.

In addition to the change in built form, the HAC report specified that “1100 mm (43.3 inches) high ornamental fencing, with 98 mm (3.8 inches) spacing of pickets be erected at the rear of lots facing Barbertain Road to provide more visibility” to the Barber House. The latest concept plan for the application shows a 1.8 metre (5.9 ft) solid acoustic barrier enclosing the most westerly lot, rather than the ornamental fence. If the ornamental fence as previously approved by HAC is replaced with the acoustic fence, a revised heritage permit is required and will become a condition of approval of this development.

City of Transportation and Works Department

In the event this rezoning application is approved in principle by Council the applicant will be required to complete the following prior to plan registration:

- Deposit the required Reference Plan(s)
- Establish any necessary easements in support of the development; including any required private access arrangements and parking restrictions for the units fronting Mississauga Road
- Enter into an Easement Encroachment Agreement related to the municipal storm sewer
- Enter into a Subdivision Agreement with the City for the construction of municipal works and implementation of the conditions of development/draft plan approval
- Provide detailed grading, servicing drawings and cross-sections
- Provide an updated Noise Report and Functional Servicing Report

Site specific details will also be addressed through the fulfilment of the draft approval conditions and the processing of the future Subdivision Agreement and Site Plan application.

School Accommodation

In comments dated March 22, 2018 and April 5, 2018, the Peel District School Board and the Dufferin-Peel Catholic District School Board, respectively, 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 Bill 51 satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.

PLANNING COMMENTS

Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan)

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan

Consistency with PPS

Section 1.4.3 of the PPS states that “Planning authorities shall provide for an appropriate range and mixed of housing types and densities to meet projected requirements of current and future

residents of the regional market area by d) promoting densities for new housing which efficiently use land resources, infrastructure and public service facilities, and support the use and e) establishing development standards for residential intensification redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate level of public health and safety.”

Section 7.2.2 of MOP states that, “Mississauga will provide opportunities for a) the development of a range of housing choices in terms of type, tenure and price; b) the production of a variety of affordable dwellings types for both the ownership and rental markets.”

Section 2.6.1 of the PPS states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

Section 7.4.1.2 of MOP states “Mississauga will discourage the demolition destruction or inappropriate alteration or reuse of cultural heritage resources”. Section 7.4.1.13 states, “Cultural heritage resource must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource”.

The proposal to redesignate the site to allow for the conversion of the restaurant use within the heritage building to a residential use with a range of housing types consisting of detached, semi-detached homes, standard townhomes and back to back townhomes is consistent with the high level policies of the PPS.

Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs Municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas".

The subject property is located on the Mississauga Road Corridor (Schedule 1c – MOP). Corridors have been identified as appropriate locations for intensification (Section 5.4) and development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding neighbourhood and Employment Area (Section 5.4.4).

These applications for amendment to the MOP designation and proposed zoning conform to the Growth Plan.

Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General objectives in 5.3.1 and General Policies in Section 5.3.2 directs development and redevelopment to the Urban System to achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

Section 5.4.4 MOP (Direct Growth) indicates that development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding neighbourhood and Employment area. The proposed development abuts the Mississauga Road Corridor (Schedule 1c of MOP) and conforms to the Region of Peel Official Plan as it provides for living opportunities and contributes to the mix of land uses in the Urban System.

Mississauga Official Plan (MOP)

The proposal requires an amendment to MOP, specifically a land use designation change within the Central Erin Mills Neighbourhood Character Area from **Mixed Use** to **Residential Medium Density** with a special site policy to also permit single and semi-detached dwellings within the **Residential Medium Density** designation. As outlined in the Information Report, Section 19.5.1 of MOP provides the following criteria for evaluating site specific Official Plan Amendments:

- *Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*
- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *Has 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 been provided by the applicant?*

Planning staff have undertaken an evaluation of these criteria against the development applications, as well as a comprehensive consideration of other MOP policies in relation to the proposal. The following is a high level presentation of this analysis and is not exhaustive of all the factors which staff have considered.

The property is designated **Mixed Use** in the Central Erin Mills Neighbourhood Character Area which permits a mix of uses and a maximum building height of 4 storeys. As per policy 11.2.6.4, residential uses are to be combined on the same lot or same building with a permitted non-residential use, such as retail store or a financial institution. Policy 11.2.6.1 does not permit detached and semi-detached dwellings in this designation. The proposal to redesignate the site to allow the conversion of the restaurant to residential uses and to allow a wider range of housing types does not impact the general intent, goals and objectives of the Official Plan. This is a site specific amendment to address the unique qualities of the site being a heritage house situated within a mature residential community.

The proposal to convert the former Old Barber House restaurant into residential units within the original building footprint is an adaptive reuse that is supported by Heritage Planning staff. A

report recommending approval of the heritage permit for the Old Barber House was received by the City's Heritage Advisory Committee on February 6, 2018. As per Mississauga Official Plan policies 7.4.1.13 and 7.4.1.14, cultural heritage resources, such as the Old Barber House, will be maintained in situ and will be integrated with the other homes proposed for the site.

The proposed detached and semi-detached homes, townhomes and back to back townhomes within the Old Barber House meets the intent of policy 7.2.2 in Mississauga Official Plan by providing a range of housing choices and opportunities for aging in place, in a community that is comprised primarily of large detached homes. The residential lots along Barbertown Road will complete the street with a similar lotting pattern to what currently exist to the east. The front elevation of the Old Barber House will retain its appearance as one large detached home from Mississauga Road. The front elevation of the proposed semi-detached homes will also appear as one detached home. They will not have direct vehicular access onto Mississauga Road and, therefore, will not negatively impact the character of the scenic route. Townhomes are permitted under the current **Mixed Use** designation and are compatible with the existing and proposed residential land uses.

Mississauga Scenic Route

The proposed development conforms with the current Mississauga Scenic Route policy 9.3.3.11 by proposing: that front doors face Mississauga Road; that the built form be consistent with surrounding lots; providing no projecting garages; preserving the existing mature street trees along Mississauga Road and providing only one access (common element condominium road) to Mississauga Road. In keeping with policy 9.3.3.11, the proposed semi-detached homes that face Mississauga Road maintain the appearance of one large detached home consistent with the scenic historical character of the street. The heritage components of the route are also protected as the heritage building (William Barber House) will remain in situ and be a dominant feature on Mississauga Road.

Since the Information Report dated June 2, 2017 Official Plan Amendment (OPA 64) implementing the "Mississauga Road Scenic Route Policies Review", policies were passed by Council on June 7, 2017 but were appealed by the applicant to the Local Planning Appeal Tribunal (LPAT). This development proposal has regard for the new Mississauga Road Scenic Route Official Plan policies by providing: upgraded building elevations including principal doors facing Mississauga Road; not including buffer roads or reverse frontages; providing a lotting pattern and built form consistent with surrounding lots and buildings; not proposing projecting garages; consolidating the driveways into one condominium road and preserving several existing mature street trees on the Mississauga Road frontage. The new Mississauga Road Scenic Route policies permit only detached dwellings on lots with depths of approximately 40 metres (131.2 ft). The proposal complies with the general intent of this policy by introducing a pair of semi-detached homes that preserve the historic streetscape character and appearance by appearing as a large detached home on a wider lot. Furthermore, the proposed semi-detached lots are consistent with recently approved lots for detached homes fronting on Mississauga Road immediately north of this development. The proposed zoning by-law

regulations will also ensure that the built form of the semi-detached homes will appear to be a detached home.

The applicant has provided a Planning Justification Report in support of the applications that concludes that the proposal represents good planning and is consistent with the intent of the Official Plan.

Zoning

The proposal to change the zoning from **C3-12** (General Commercial) to **H-R4-Exception** (Detached Dwellings – Typical Lots with holding provision) to permit 4 detached homes and **H-RM6-Exception** (Townhouse Dwellings on a CEC – Private Road with holding provision) to permit the townhomes and semi-detached homes is appropriate.

"H" Holding Provision

A number of outstanding technical matters must be addressed prior to issuing site plan approval and building permits. As a result, the Zoning by-law will incorporate an "H" Holding provision which will be lifted upon:

- Confirmation that a revised heritage permit was obtained to reflect the noise attenuation fencing
- Execution of a Section 37 (Community Benefits) Agreement
- Execution of a Development Agreement

Should this application proceed to a settlement, the City is requesting that the proposed Zoning By-law incorporate an "H" Holding provision which can be lifted upon clearance of conditions.

Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. 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 the applications be approved by Council and/or should the LPAT render a decision on the applicant's appeal that results in an increase in height or density, staff will hold discussions with the applicant to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount. In this case, because the existing **C3-12** zone only permits a restaurant, the introduction of residential uses exceeding 5,000 m² (54,000 sq. ft.) represents a development large enough to qualify for a request for a Section 37 contribution under the City's Policies.

Site Plan

Prior to development, the applicant will be required to obtain Site Plan approval over the entire site. A site plan application has been submitted for the proposed development under file SP 16/142 W11.

While the applicant has worked with City departments to address many site plan related issues through review of the concept plan, further revisions will be needed to address building elevations, landscaping, grading and servicing.

Draft Plan of Subdivision

The revised draft plan of subdivision under file T-M16003 W11 was reviewed by City Departments and agencies and is acceptable. Development will be subject to the completion of City and agency conditions and registration of the plan.

Green Development Initiatives

Staff will work with the applicant through the site plan process to encourage low impact development and sustainable design features.

Financial Impact

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

Conclusion

The proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development for 4 three storey detached homes along Barbertown Road, 2 three storey semi-detached homes adjacent to Mississauga Road, 14 three storey townhomes on a condominium road and 4 two storey back to back townhomes within the existing heritage building is consistent with the overall intent, goals and objectives of the Official Plan as the site is located within the Central Erin Mills Neighbourhood Character Area and will not destabilize the surrounding residential neighbourhood.
2. The proposed residential uses are more compatible with the surrounding residential land uses than the existing commercial operation. The adaptive reuse of the existing heritage building into 4 residential homes and the range of housing choices and opportunities provides for a diverse housing preference and socioeconomic need in the neighbourhood.
3. The proposed official plan provisions and zoning standards, as identified, are appropriate to accommodate the requested uses.

Planning and Development Committee

2018/05/04

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Originator's file: OZ 16/011 W11
T-M16003 W11

Should the applicant withdraw this appeal to the LPAT, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

- Appendix 1: Information Report
- Appendix 2: Revised Concept Site Plan
- Appendix 3: Revised Draft Plan of Subdivision
- Appendix 4: Revised Elevations
- Appendix 5: Revised Official Plan Amendment
- Appendix 6: Revised Zoning Standards
- Appendix 7: Draft Plan of Subdivision Conditions of Approval



Andrew Whitemore, Commissioner of Planning and Building

Prepared by: Mila Yeung, Development Planner

City of Mississauga
Corporate Report



<p>Date: June 2, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Originator's files: OZ 16/011 W11 T-M16003 W11</p>
	<p>Meeting date: 2017/06/26</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Applications to permit 5 three storey detached homes along Barbertown Road, 16 three storey townhomes on a private condominium road and 4 two storey back to back dwelling units within the existing heritage building (Old Barber House) 5155 Mississauga Road, Northeast corner of Mississauga Road and Barbertown Road
Owner: City Park (Old Barber) Homes Inc.
Files: OZ 16/011 W11 and T-M16003 W11

Recommendation

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by City Park (Old Barber) Homes Inc. to permit 5 three storey detached homes along Barbertown Road, 16 three storey townhomes on a private condominium road and 4 two storey back to back dwelling units within the existing heritage building (Old Barber House) under Files OZ 16/011 W11 and T-M16003 W11, 5155 Mississauga Road, 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 Mississauga Official Plan and Zoning By-law and requires a draft plan of subdivision
- Community concerns to date relate to the impacts of the proposed development on the surrounding neighbourhood and the Old Barber House, site design, increased traffic, insufficient parking and landscaping
- Prior to the next report, matters to be addressed include an evaluation of: the compatibility of the proposed development with the Old Barber House, the surrounding neighbourhood and the Mississauga Road Scenic Route, the appropriateness of the proposed private

condominium road from Mississauga Road, tree preservation and the resolution of technical requirements

Background

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

Present Status

The heritage building on-site, known as the Old Barber House, has been vacant since January 1, 2017. It was previously used as a restaurant since 1983.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	78.3 m (256.9 ft.) Mississauga Road 74.8 m (245.4 ft.) Barbertown Road
Depth:	Irregular
Gross Lot Area:	0.70 ha (1.72 ac.)
Existing Use:	Heritage building - former Old Barber House Restaurant

The property is located in the Central Erin Mills Character Area within an established residential neighbourhood of large lots with 2 and 3 storey detached homes built between 1982 and 1989. Situated in the middle of the subject property and facing Mississauga Road is a 2 storey building that has been designated under the *Ontario Heritage Act* since 1983, due to its historical and architectural significance as a residential home built in 1860. The historic Old Barber House is required to be retained on-site and in its current location. The existing site condition consists of large building setbacks, mature landscaped areas along the property lines and surface parking. Mississauga Road is designated as a scenic route in Mississauga Official Plan and is characterized by enhanced landscaped features, including mature trees and generous building setbacks.



Image of existing
condition

The surrounding land uses are:

- North: Lands approved by Council on May 25, 2016 for a plan of subdivision for 15 detached homes along an extension of Symphony Court to Mississauga Road. Further north are detached homes
- East: Detached homes, PORTICO a community church and associated surface parking lot on the south side of Barbertain Road, at Amana Place
- South: Detached homes and Barbertain Park
- West: Detached homes

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

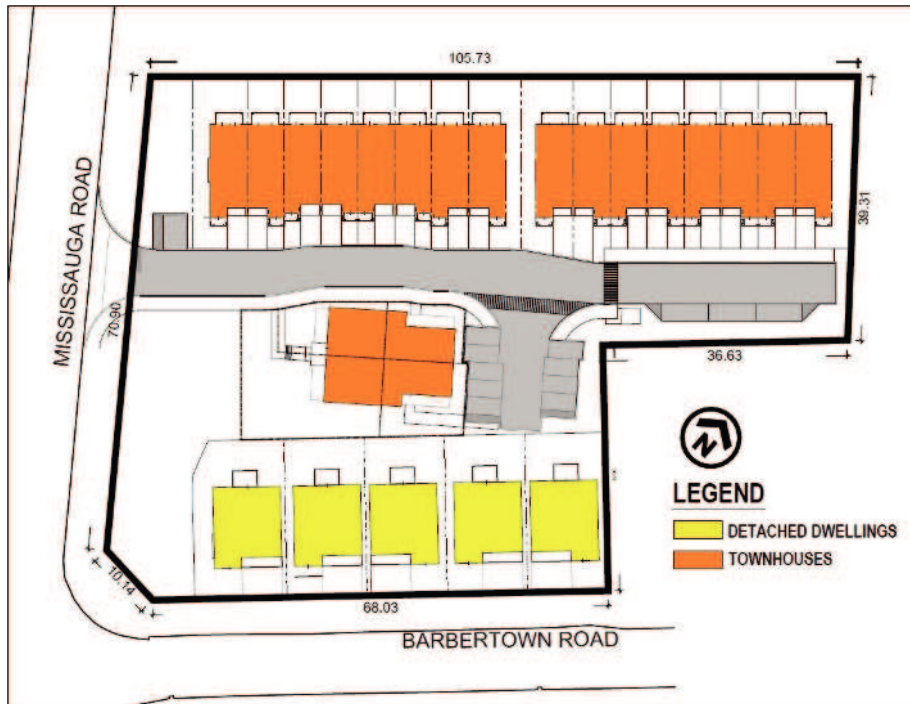
DETAILS OF THE PROJECT

The Old Barber House is proposed to be retained in its current location but reduced to its original footprint from the 1860s. The building additions to the original structure completed around 1960, 1984 and 2003 are proposed to be removed.

The initial application submission proposed 30 homes consisting of 24 three storey townhomes, 2 detached homes adjacent to Mississauga Road and 4 back to back dwelling units within the converted Old Barber House (Appendix 5).

The latest proposal is to permit 25 homes consisting of 5 three storey detached homes along Barbertain Road, 16 three storey townhomes and 4 two storey back to back dwelling units within the existing Old Barber House on a private condominium road connected to Mississauga Road.

Originator's files: OZ 16/011 W11
T-M16003 W11



Current concept plan
submitted by applicant



Rendering submitted by the applicant of the proposed development from Mississauga Road

Further information on the current proposal including elevations and floor plans are provided in Appendices 6 to 8.

Development Proposal		
Application submitted:	Received: September 29, 2016 Deemed complete: October 26, 2016	
Revised application submitted:	Received: March 24, 2017	
Developer/ Owner:	City Park (Old Barber) Homes Inc.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	5 three storey detached homes 16 three storey townhomes 4 two storey back to back dwelling units within the existing Old Barber House 25 dwelling units in total	
Existing Height:	2 storeys (Old Barber House)	
Proposed Height:	10.97 m (36.0 ft.) for the detached homes 10.9 m (35.8 ft.) for the townhomes	
Proposed Total Lot Coverage:	33.0%	
Proposed Total Landscaped Area:	42.6%	
Proposed Net Density:	35.8 units/ha (14.5 units/ac)	
Existing Gross Floor Area:	477.9 m ² (5,145 sq. ft.)	
Proposed Total Gross Floor Area:	5 134 m ² (55,261.9 sq. ft.)	
Road type:	Common element condominium (CEC) private road	
Anticipated Population:	82* *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	
<u>Resident Spaces:</u>		
Detached homes	10	20 (2 garage, 2 driveway)
Townhomes	32	32 (1 garage, 1 driveway)
Back to back units	6	8 (surface parking lot)
<u>Visitor Spaces:</u>		
Detached homes	n/a	n/a
Townhomes	4	4
Back to back units	1	1
Total Parking	53	65
Green Initiatives:	<ul style="list-style-type: none"> permeable pavers in driveways and private walkways energy efficient building features 	

Additional information is provided in Appendices 1 to 12.

LAND USE CONTROLS

The subject lands are located within the Central Erin Mills Neighbourhood Character Area and are designated **Mixed Use**, which permits a mix of residential and commercial uses.

The applications are not in conformity with the **Mixed Use** land use designation and an official plan amendment is required. The applicant is proposing to change the **Mixed Use** designation to **Residential Low Density II** to permit detached homes along Barbertown Road and **Residential Medium Density** to permit townhomes and back to back dwelling units within the existing Old Barber House on a private condominium road.

A rezoning is proposed from **C3-12** (General Commercial) to **R4-Exception** (Detached Dwellings – Typical Lots) to permit detached homes along Barbertown Road. An **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road) is also proposed to permit the townhomes and back to back dwelling units within the Old Barber House on a private condominium road. The proposed zone standards are contained within Appendix 12.

Detailed information regarding the official plan and zoning is in Appendices 11 and 12.

A draft plan of subdivision has been submitted in order to create the proposed lots and blocks. A condominium application will be required to create the proposed condominium townhouse units and common elements as shown in Appendix 7.

Mississauga Road Scenic Route

Council directed City staff to review the policies included in the 1997 Mississauga Road Scenic Route Study Report and the City's Official Plan, in order to strengthen and improve these policies and protect the special character of this scenic road. The report dated February 24, 2017 from the Commissioner of Planning and Building titled "Mississauga Road Scenic Route Policies Review" was approved by the Planning and Development Committee on March 20, 2017. The implementing official plan amendment is expected to be brought forward to Council in June 2017 and will be subject to an appeal period. Some of the new/strengthened proposed policies include:

- Residential development on the portion of lands with frontage along Mississauga Road will generally be on lots with a minimum depth of 40 m (131 ft.). These lots will be developed with detached homes
- Maintain existing grading as much as possible
- Building massing, design, setbacks and lot frontages will be consistent with surrounding buildings and lots
- Removing the corridor identification of Mississauga Road between Dundas Street West and the CP Railway (just south of Streetsville). Therefore, the corridor policies of Mississauga Official Plan would no longer apply to the subject property

Planning and Development Committee

2017/06/26

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Originator's files: OZ 16/011 W11
T-M16003 W11

As the subject property is located along the Mississauga Road Scenic Route, regard for the proposed policies will be included in the Recommendation Report.

Back to Back and Stacked Townhomes

The Planning and Building Department is currently reviewing back to back and stacked townhomes for the purpose of updating the City's Zoning By-law and creating urban design guidelines due to the increasing number of development applications for such housing types. The report dated February 3, 2017, from the Commissioner of Planning and Building titled "Back to Back and Stacked Townhouses (formerly Horizontal Multiple Dwellings) – Proposed Zoning By-law Amendments and Urban Design Guidelines (All Wards)" was received for information on February 27, 2017. As the proposal contains 4 back to back dwelling units within the converted Old Barber House, regard for the proposed policies will be included in the Recommendation Report.

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, staff will hold discussions with the applicant to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount.

WHAT DID THE COMMUNITY SAY

Community meetings were held on October 27, 2015, February 24, 2016 and November 21, 2016 by Ward 11 Councillor, George Carlson, in advance of a formal development application and after application submission.

Comments made by the community are listed below. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- The additional traffic generated by the development will result in increased vehicle congestion and unsafe conditions on Mississauga Road and Barbertain Road
- There are a limited number of visitor parking spaces on-site and parking is not permitted on Mississauga Road or Barbertain Road
- Townhomes are not in keeping with the character of the neighbourhood, which consists of large homes on large lots. Detached homes including bungalows should be considered
- The Old Barber House should remain open to the public rather than a private commercial or residential use
- The proposal is too dense and too tall

- The views to the Old Barber House will be negatively impacted
- The proposal will result in a loss of mature trees and impact the scenic route

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 the proposal?
- Is the proposal compatible with the character of the neighbourhood given the proposed built form, massing, density, height, scale, site layout, setbacks, grading and landscaped areas?
- Will the proposal have a negative impact on the historic Old Barber House and the Mississauga Road Scenic Route?
- Is the proposed site access and internal road configuration appropriate?
- Are the proposed zoning regulations appropriate?
- Is the proposed parking supply adequate?
- Is noise attenuation required along the rear yards of units adjacent to Mississauga Road?
- Have all other technical requirements and studies, including functional servicing report, record of site condition and traffic impact study related to the proposal been addressed and found to be acceptable?

OTHER INFORMATION

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

- | | |
|--|--------------------------------------|
| • Plan of Survey | • Functional Servicing Report |
| • Aerial Context Map | • Traffic Impact Study |
| • Site Plan | • Noise Feasibility Study |
| • Elevations and Coloured Rendering | • Green Development Initiatives List |
| • Utility Plan | • Planning Justification Report |
| • Tree Inventory & Preservation Plan | • Parcel Abstract |
| • Phase 1 Environmental Site Assessment | • Draft Official Plan Amendment |
| • Heritage Impact Assessment | • Draft Zoning By-law |
| • Archaeological Assessment Stage 1 and 2 | • Draft Plan of Subdivision |
| • Heritage Conservation Plan and Heritage Permit | • Landscape Plan |
| | • Site Servicing and Grading Plans |

Planning and Development Committee

2017/06/26

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Originator's files: OZ 16/011 W11
T-M16003 W11**Development Requirements**

There are certain other engineering and conservation matters with respect to grading, servicing, stormwater management, tree preservation, and noise mitigation 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.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. A site plan application has been submitted for review.

Financial Impact

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

Conclusion

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 Central Erin Mills Neighbourhood Character Area Land Use Map
- Appendix 4: Existing Zoning and General Context Map
- Appendix 5: Original Concept Plan
- Appendix 6: Site Plan
- Appendix 7: Draft Plan of Subdivision
- Appendix 8: Proposed Elevations and Floor Plans
- Appendix 9: Agency Comments
- Appendix 10: School Accommodation
- Appendix 11: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 12: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Stephanie Segreti-Gray, Development Planner

City Park (Old Barber) Homes Inc.

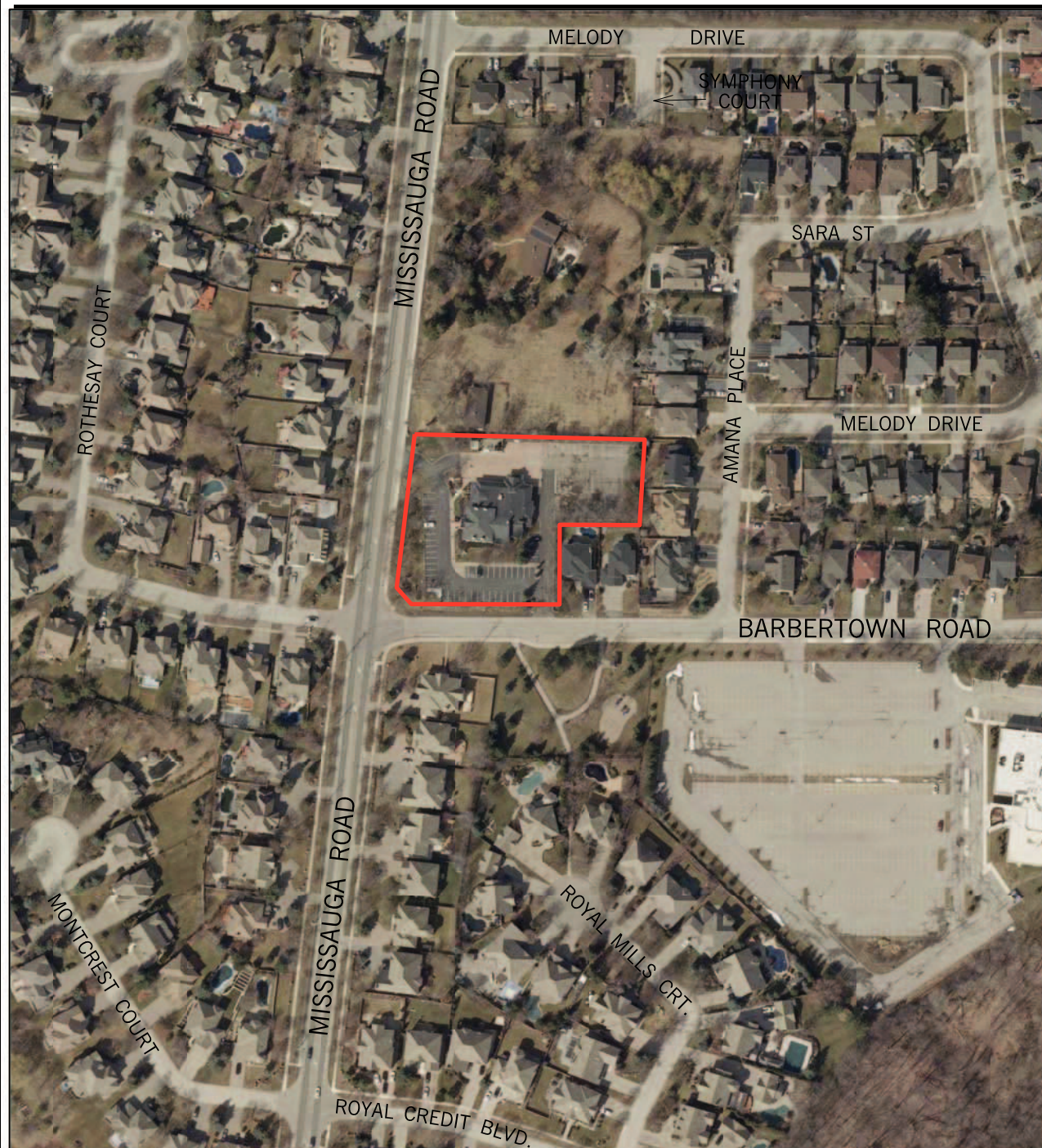
Files: OZ 16/011 W11 & T-M16003 W11

Site History

- 1860s – Construction of the William Barber House
- 1982 - The property was designated under Part IV of the Ontario Heritage Act (City of Mississauga By-law 368-82)
- October 24, 1983 – Rezoning approved by Council (file OZ 81/30) to convert the existing dwelling into a restaurant. Zoned "AC5-1190" which only permits a restaurant use subject to specific regulations. A restaurant use has operated on the property from 1983 until December 31, 2016
- April 5, 1984 – Site Plan SP 81/182 approved by Council for Buccaneer Restaurant Ltd.
- December 5, 1985 - minor variance to permit the construction of a one-storey addition to the north side of the existing restaurant approved (file "A" 637/85)
- September 22, 1994 – utilities easement granted on the subject property (file "B" 85/94)
- October 15, 1997 – Mississauga Road Scenic Route Study adopted by Council
- March 27, 2003 – minor variance to permit the existing on-site conditions to remain, a one-storey addition to the existing restaurant, two new parallel parking spaces and insufficient aisle width approved ("A" 291/03)
- July 16, 2003 – Site Plan (file SPR 03/83) approved for addition to existing restaurant
- September 4, 2003 – minor variance to permit an addition to the existing restaurant and increased gross floor area approved (file "A" 603/03, related to "A" 291/03)
- October 10, 2003 – Site Plan SP 03/319 approved for Old Barber House for floor plan amendment and revised gross floor area calculations
- June 20, 2007 - Zoning By-law 0225-2007 enacted and passed. The zoning for the subject property is now **C3-12** (General Commercial) which continues to permit a restaurant use subject to specific regulations
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. As no appeals have been filed for the subject property, the policies of the new Mississauga Official Plan apply. The subject lands are designated **Mixed Use** in the Central Erin Mills Neighbourhood Character Area. The property was previously designated General Retail Commercial in Mississauga Plan
- April 26, 2017 – Council passed By-law 56-2017 to amend By-law 368-82 designating the subject property for its architectural and historic interest under the Ontario Heritage Act

2017/05/15

Betsy



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2016

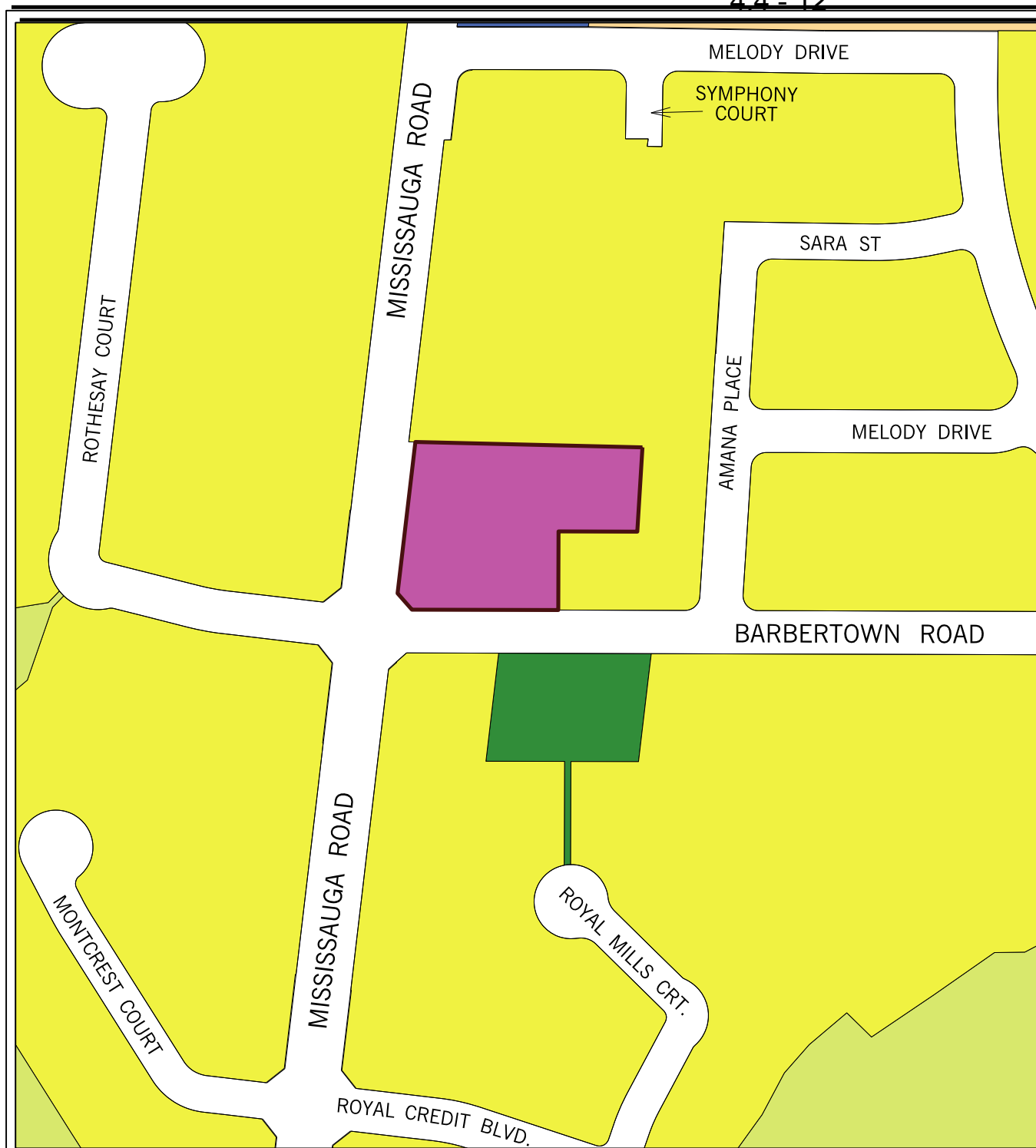


TITLE: CITY PARK (OLD BARBER)
HOMES INC.

FILE NO: OZ 16/011 W11 & T-M16003 W11



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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

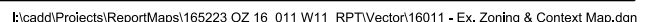


TITLE: CITY PARK (OLD BARBER)
HOMES INC.

FILE NO: OZ 16/011 W11 & T-M16003 W11

MISSISSAUGA

Produced by
T&W, Geomatics



Appendix 5

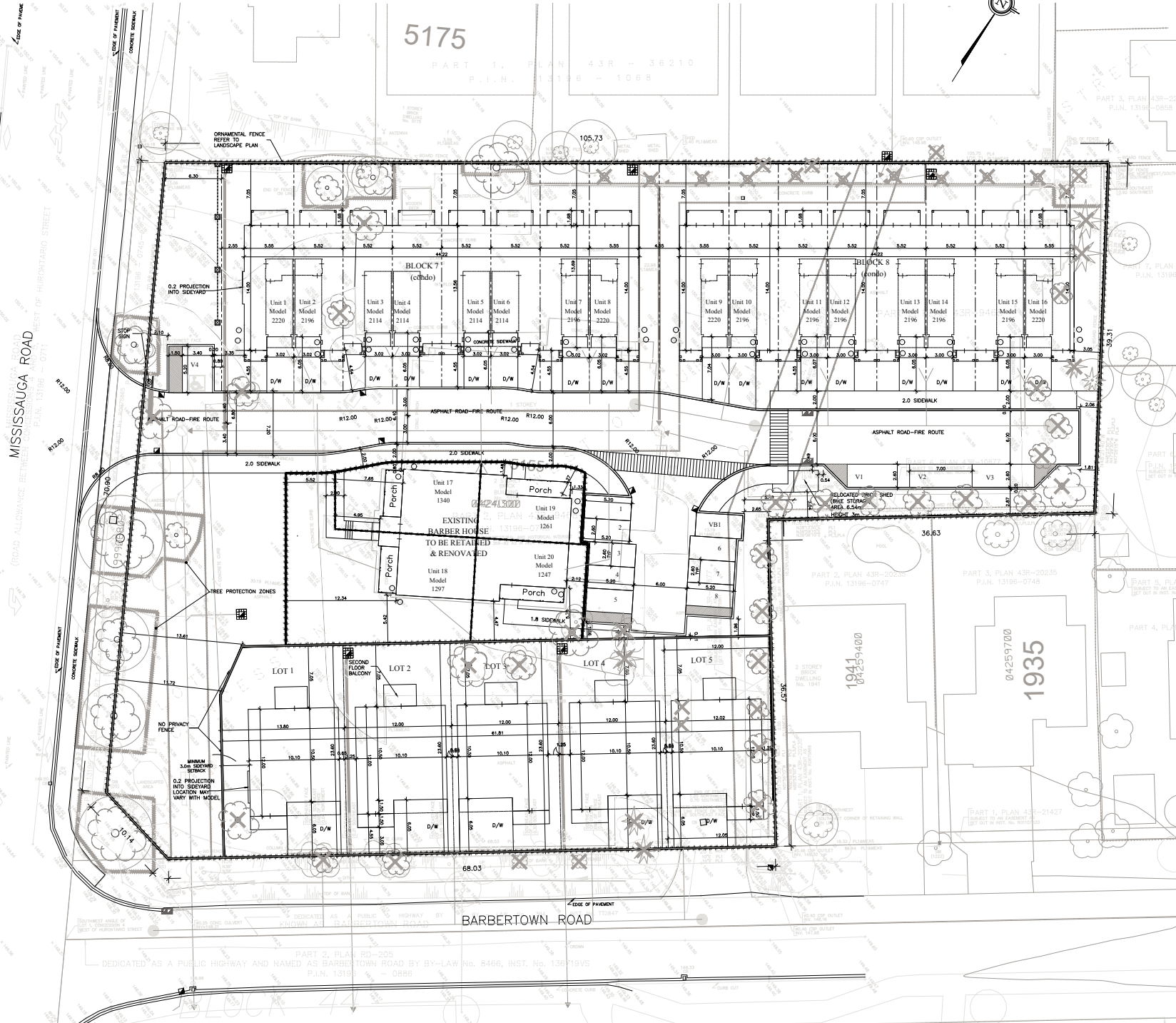
City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11



Original concept plan submitted by the applicant

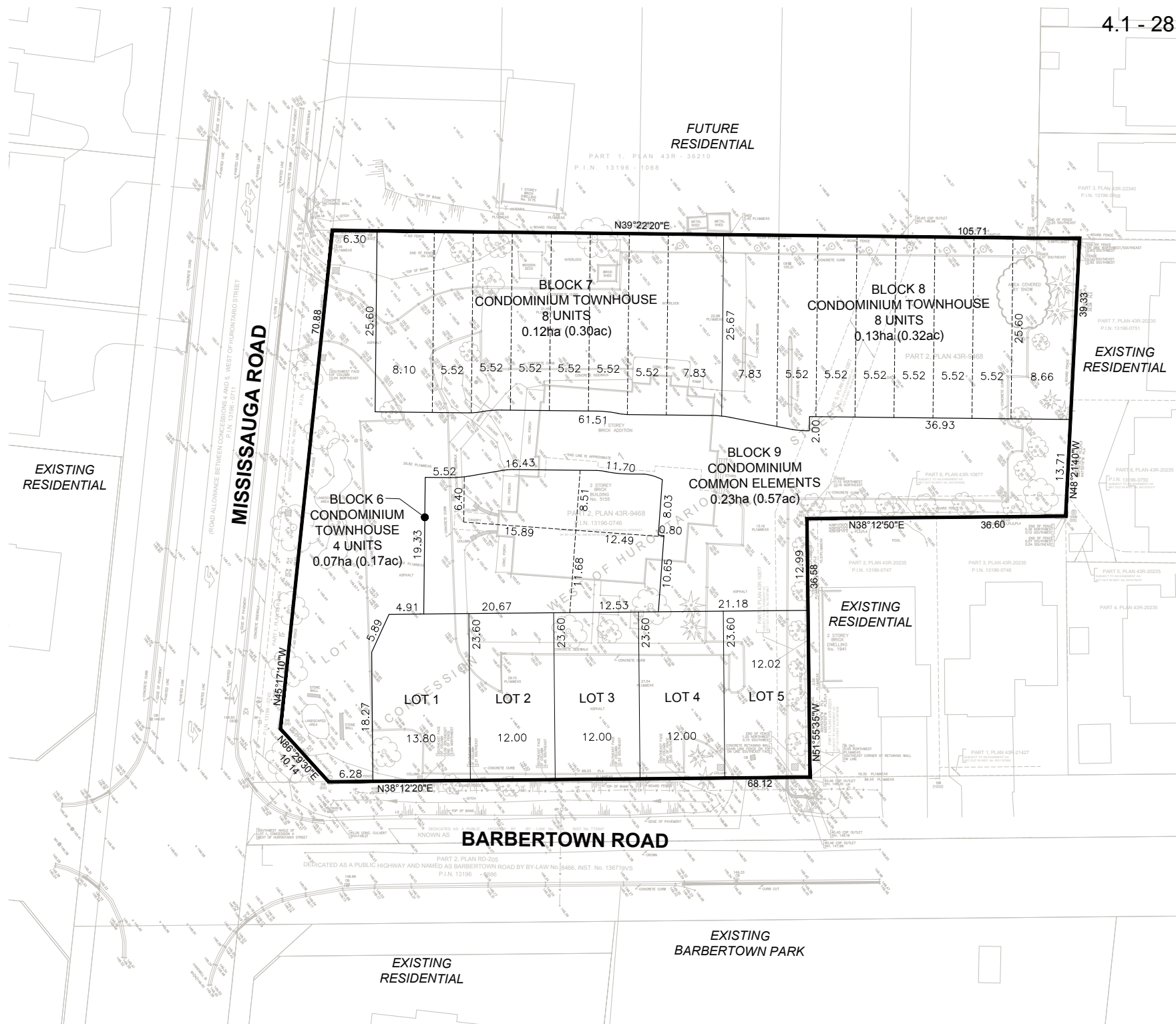
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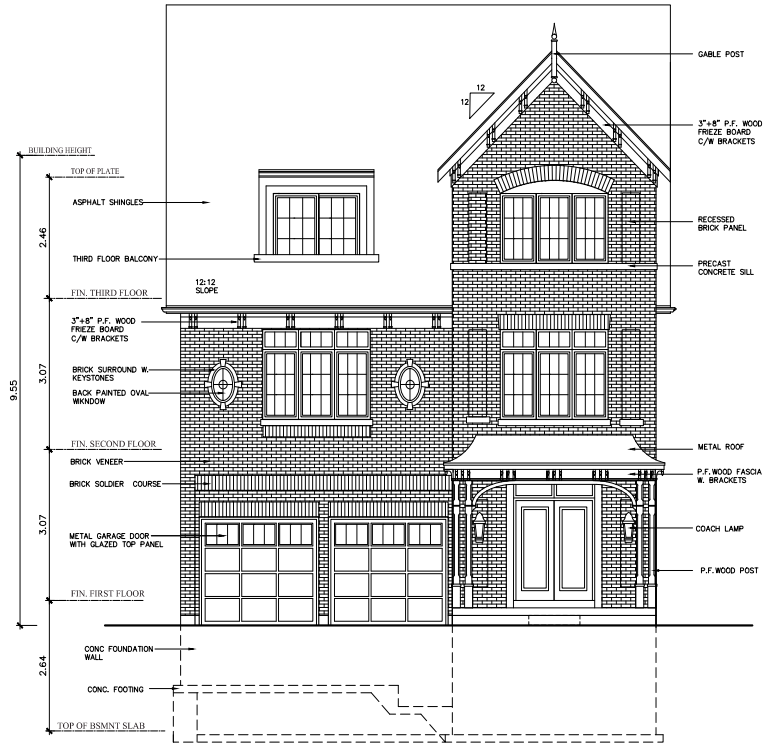


SITE STATISTICS - COMMON ELEMENT TOWNHOUSES			
PROPOSED ZONING: RM-XX			
UNIT FRONTAGE AND COVERAGE			
UNIT NUMBER	FRONTAGE (m)	LOT AREA (m ²)	COVERAGE
1	8.10	207.33	TBD
2	5.52	141.31	
3	5.52	139.68	
4	5.52	138.87	
5	5.52	138.87	
6	5.52	139.68	
7	5.52	141.31	
8	5.52	200.35	
9	5.52	206.09	
10	12.02	149.67	
11	12.04	141.31	
12	5.52	141.31	
13	5.52	141.31	
14	5.52	141.31	
15	5.52	141.31	
16	5.52	228.58	
17	16.39	125.75	
18	5.52	297.23	
19	8.03	99.75	
20	10.65	139.42	

SITE STATISTICS - FREEHOLD SINGLE DETACHED			
PROPOSED ZONING: R4-XX			
UNIT FRONTAGE AND COVERAGE			
LOT NUMBER	FRONTAGE (m)	LOT AREA (m ²)	COVERAGE
1	13.82	318.99	100
2	12.00	283.20	100
3	12.00	283.20	100
4	12.00	283.20	100
5	12.02	276.51	100

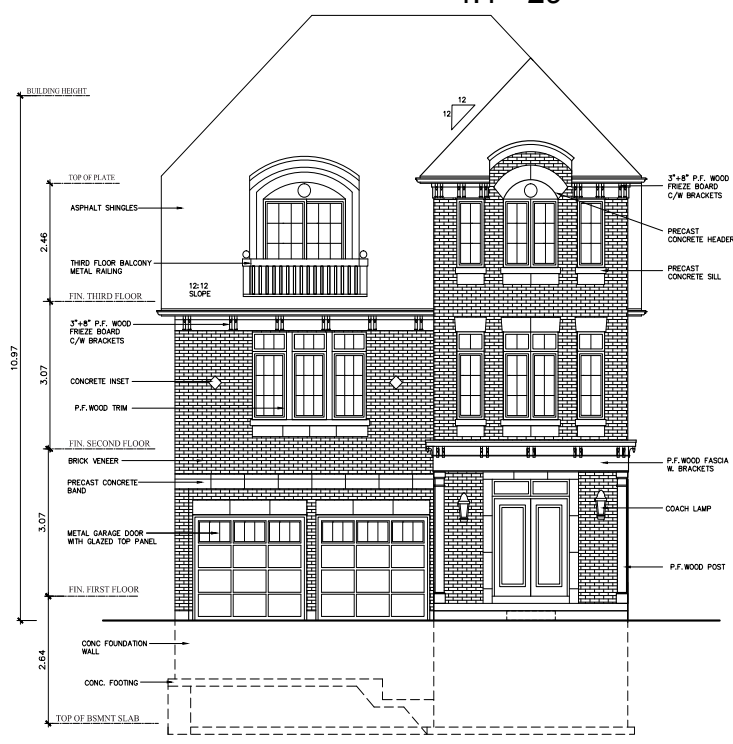
NOTE:
The lot frontage, lot area, and lot coverage as currently shown are not certified.
The lot frontage, lot area calculations will be certified by an accredited Ontario Land Surveyor at the time of creating the parcels of land through the registration of a reference plan when the Condominium application is processed.





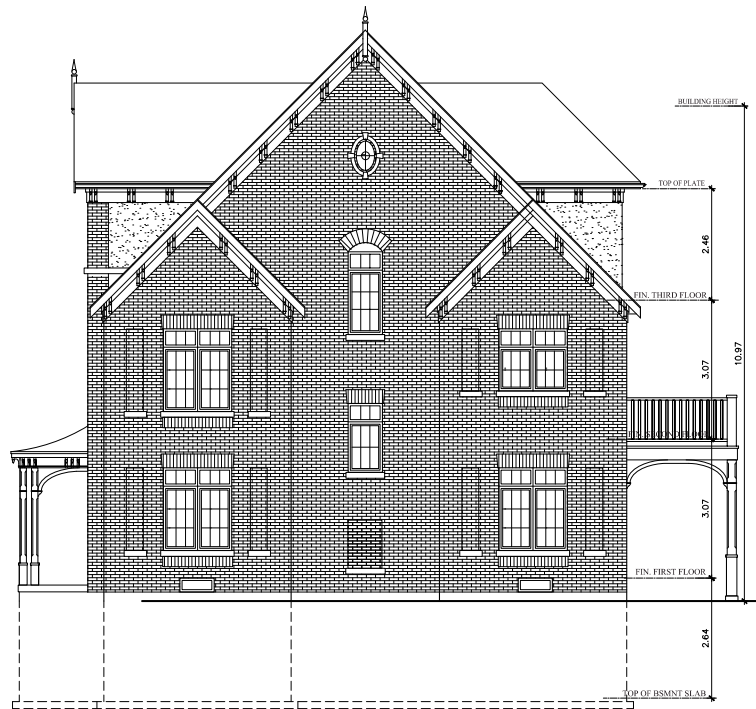
FRONT ELEVATION A

ESTABLISHED GRADE WILL NOT BE AVAILABLE UNTIL THE HOUSE IS SOLD ON A PARTICULAR LOT



FRONT ELEVATION B

ESTABLISHED GRADE WILL NOT BE AVAILABLE UNTIL THE HOUSE IS SOLD ON A PARTICULAR LOT



FLANKING ELEVATION A

MATERIALS SIMILAR TO FRONT ELEVATION

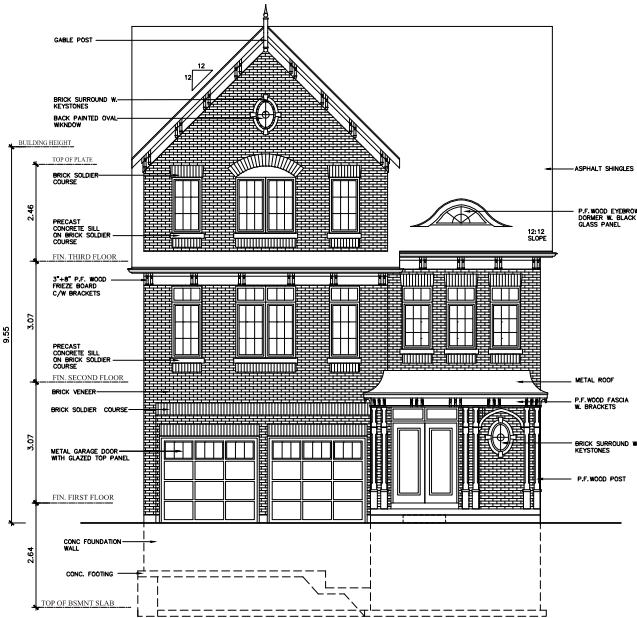
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FLANKING ELEVATION B

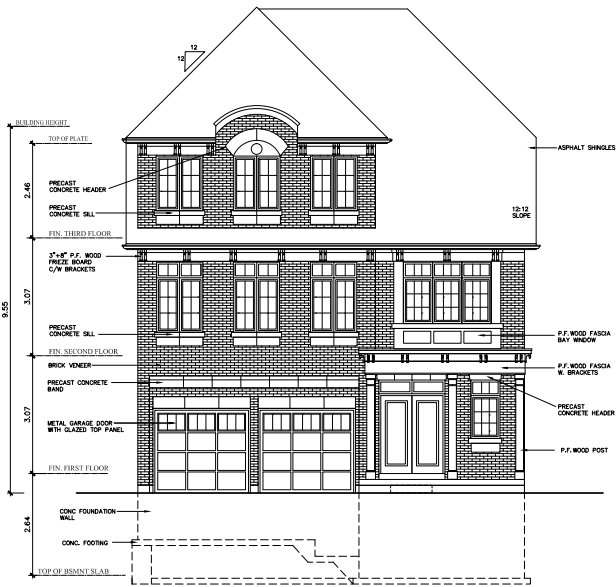
MATERIALS SIMILAR TO FRONT ELEVATION

ESTABLISHED GRADE WILL NOT BE AVAILABLE UNTIL THE HOUSE IS SOLD ON A PARTICULAR LOT



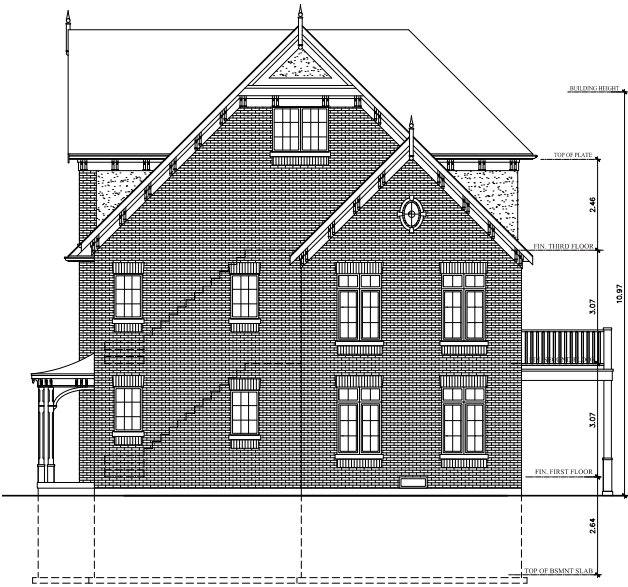
FRONT ELEVATION A

ESTABLISHED GRADE WILL NOT BE AVAILABLE UNTIL THE HOUSE IS SOLD ON A PARTICULAR LOT



FRONT ELEVATION B

ESTABLISHED GRADE WILL NOT BE AVAILABLE UNTIL THE HOUSE IS SOLD ON A PARTICULAR LOT



FLANKING ELEVATION A

MATERIALS SIMILAR TO FRONT ELEVATION
ESTABLISHED GRADE WILL NOT BE AVAILABLE UNTIL THE HOUSE IS SOLD ON A PARTICULAR LOT



FLANKING ELEVATION B

MATERIALS SIMILAR TO FRONT ELEVATION
ESTABLISHED GRADE WILL NOT BE AVAILABLE UNTIL THE HOUSE IS SOLD ON A PARTICULAR LOT



FRONT ELEVATION



CONDOMINIUM TOWNHOUSE
BLOCK 1
(UNIT 1-8)

CITY PARK (STREETSVILLE) INC.
PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15x27m 3/32"x19" MAR. 22 2017

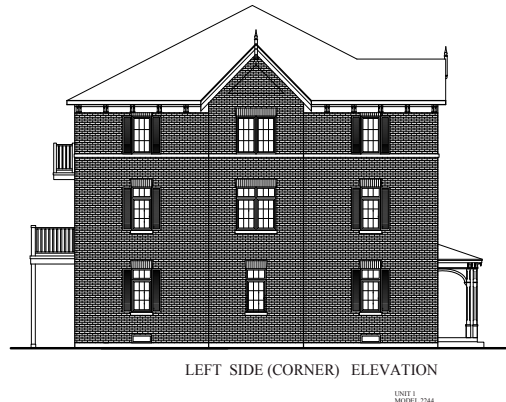


REAR ELEVATION



CONDOMINIUM TOWNHOUSE
BLOCK 1
(UNIT 1-8)

CITY PARK (STREETSVILLE) INC.
PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15x27m 3/32"x19" MAR. 22 2017



LEFT SIDE (CORNER) ELEVATION

UNIT 1
MODEL 2244



RIGHT SIDE ELEVATION

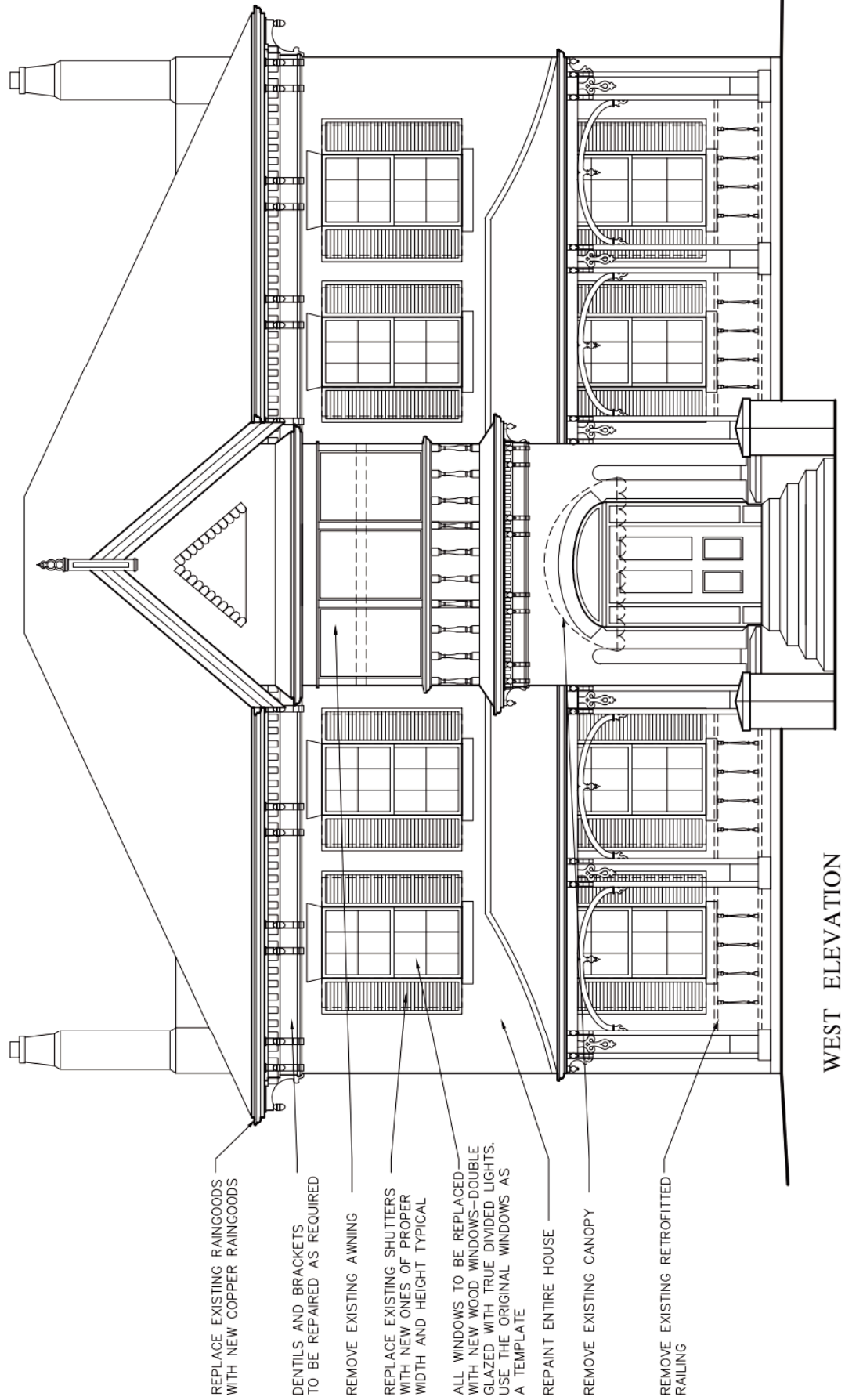
UNIT 8
MODEL 2220

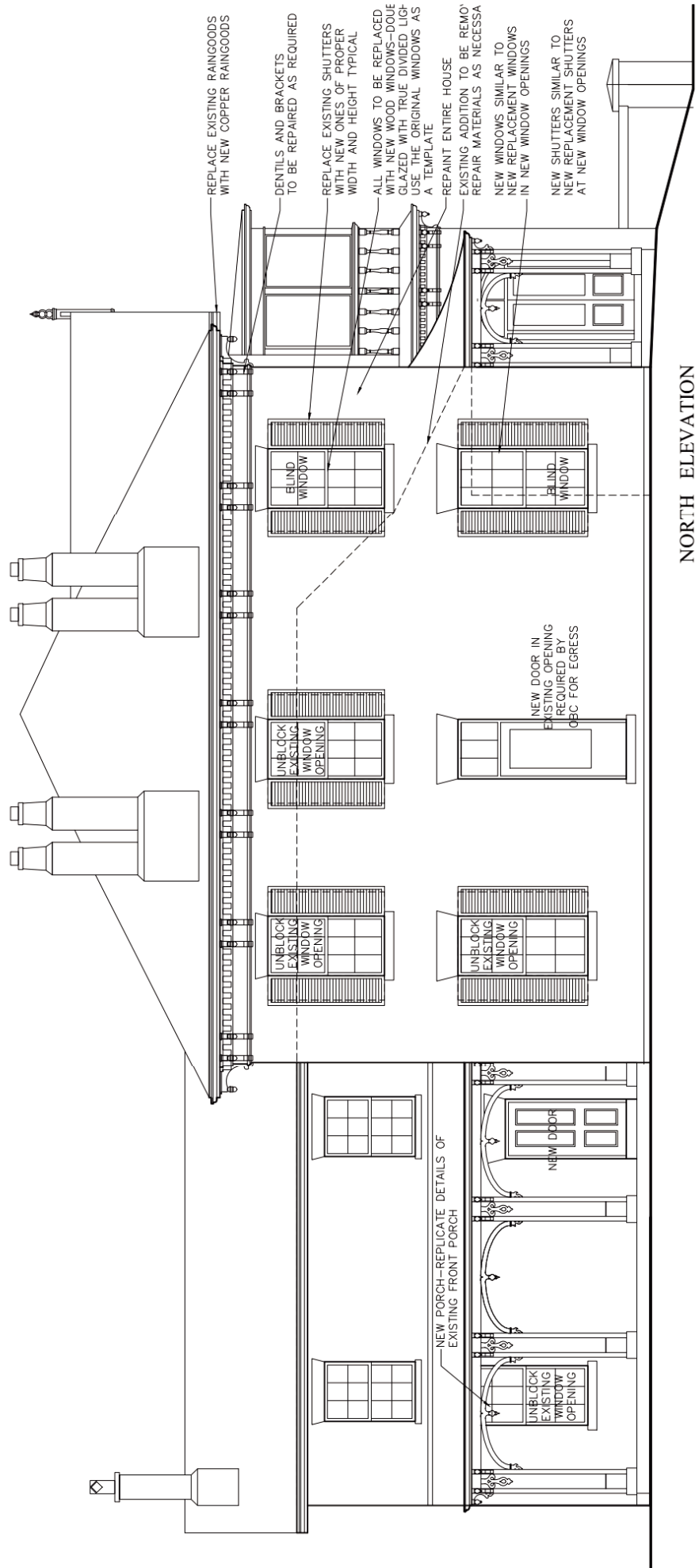


CONDOMINIUM TOWNHOUSE
BLOCK 1
(UNIT 1-8)

CITY PARK (STREETSVILLE) INC.
PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15x27m 3/32"x19" MAR. 22 2017

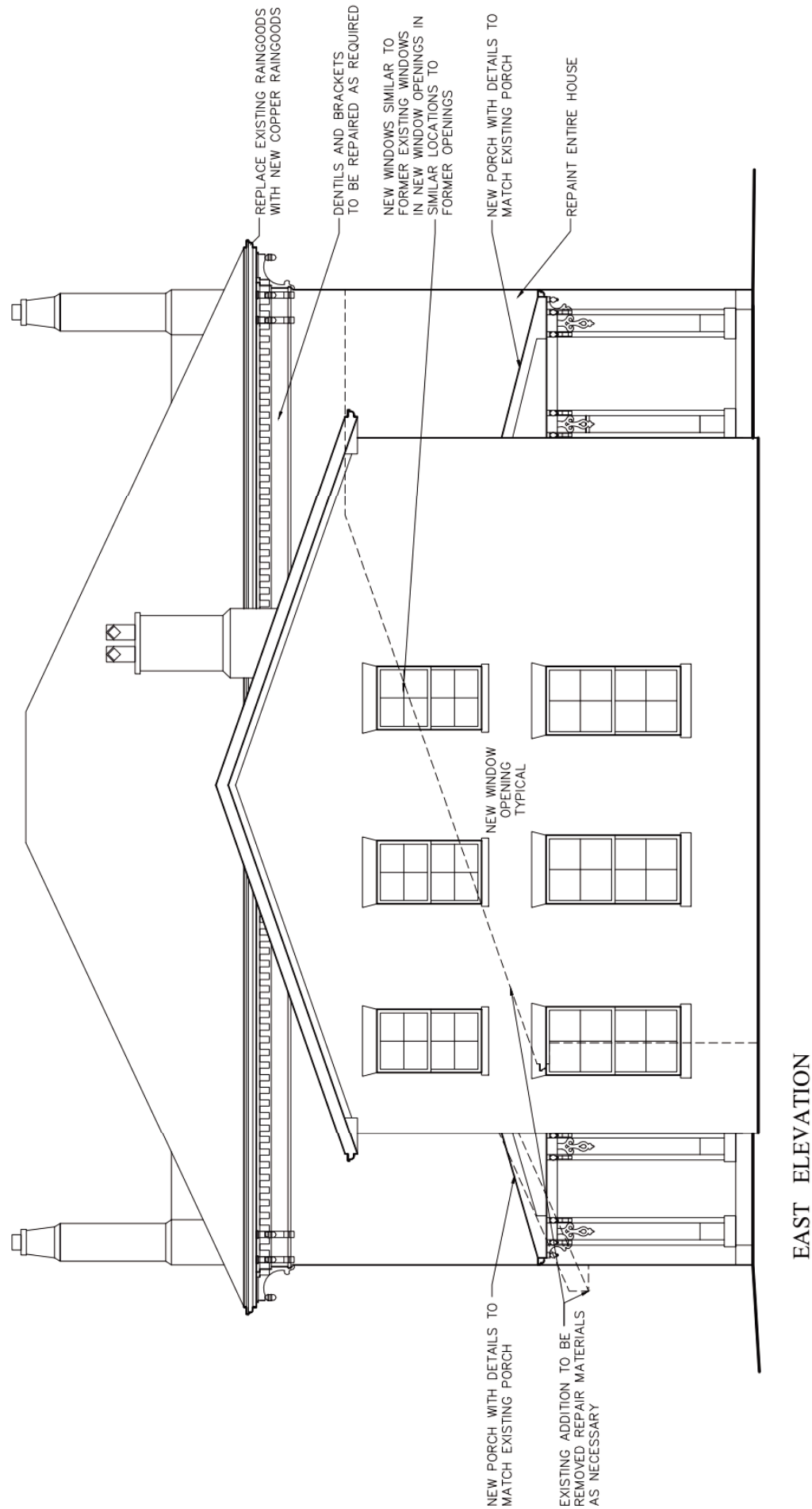


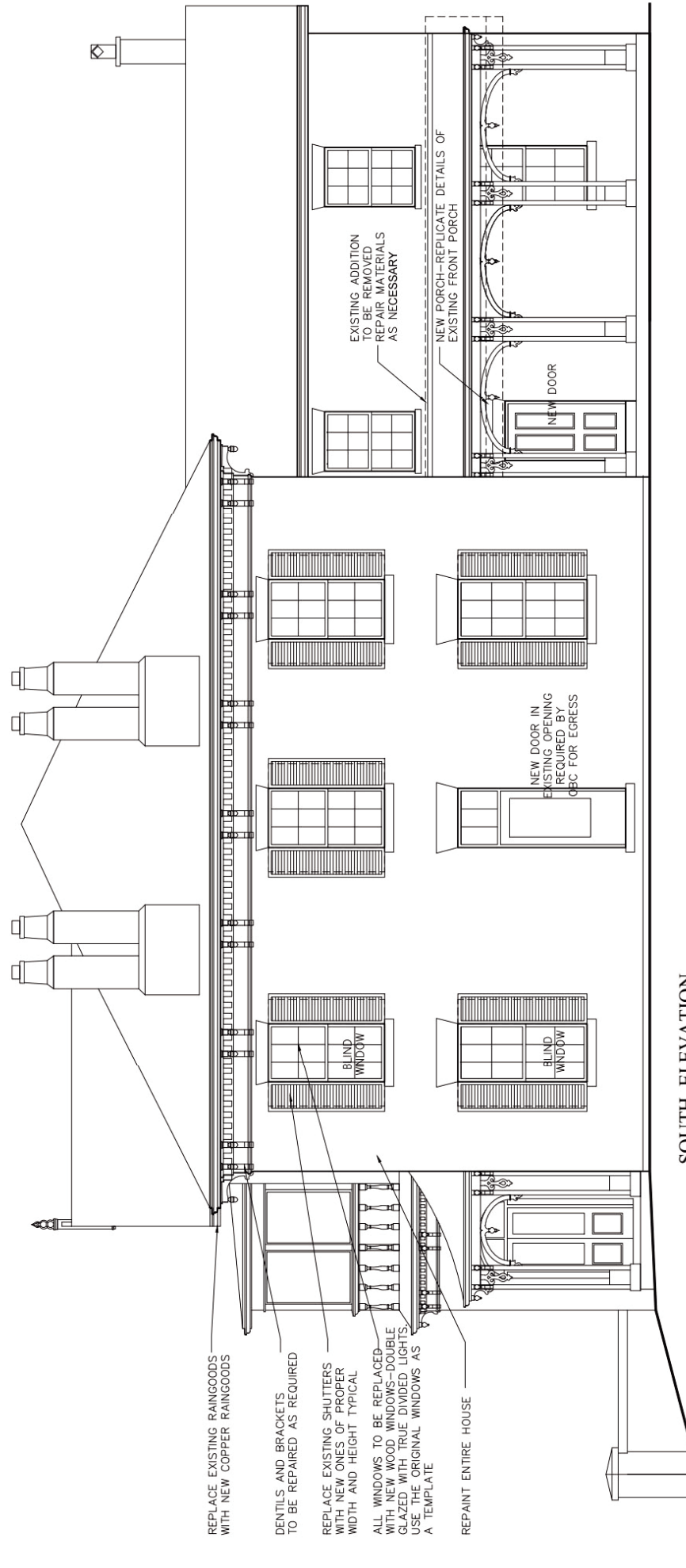


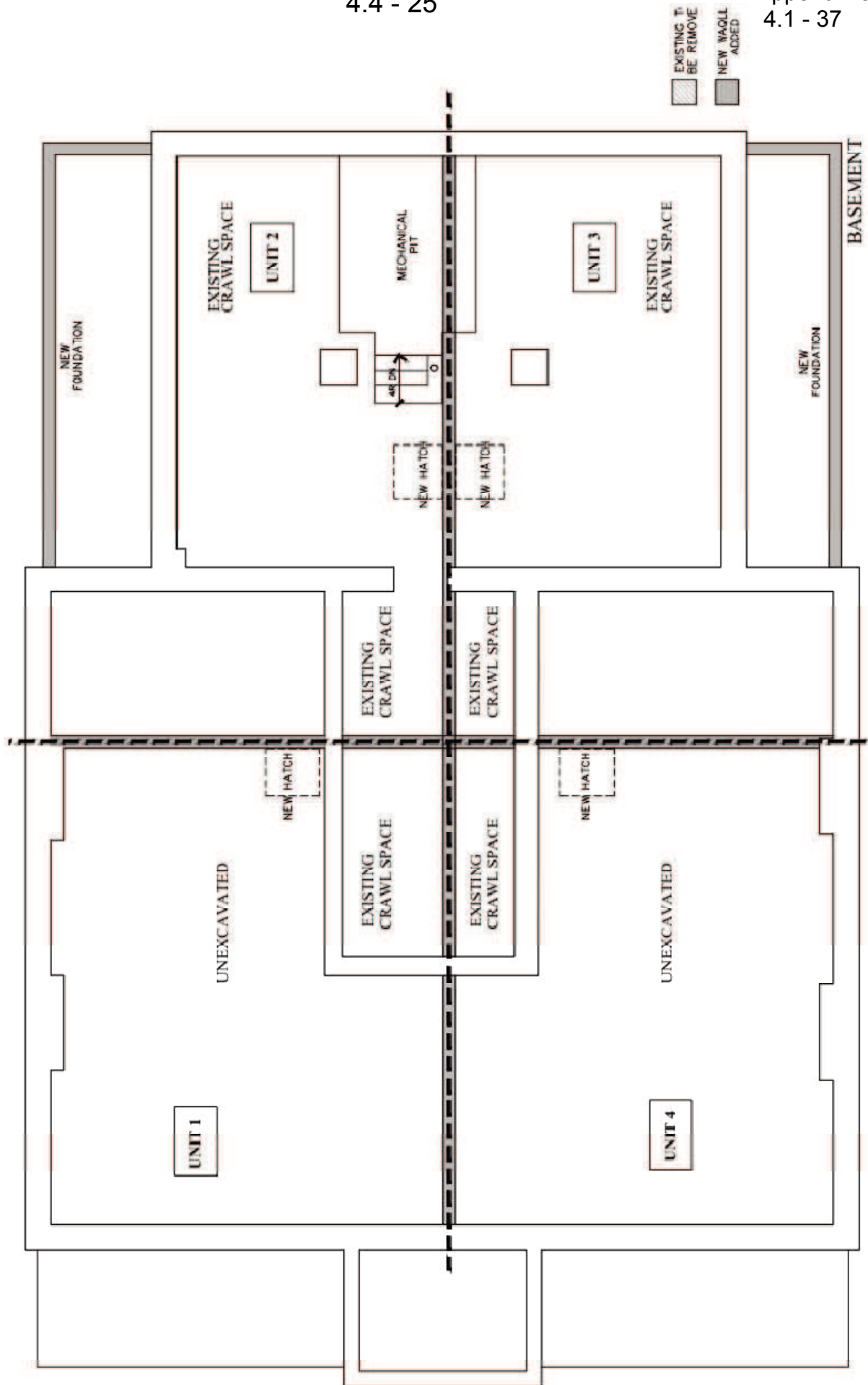


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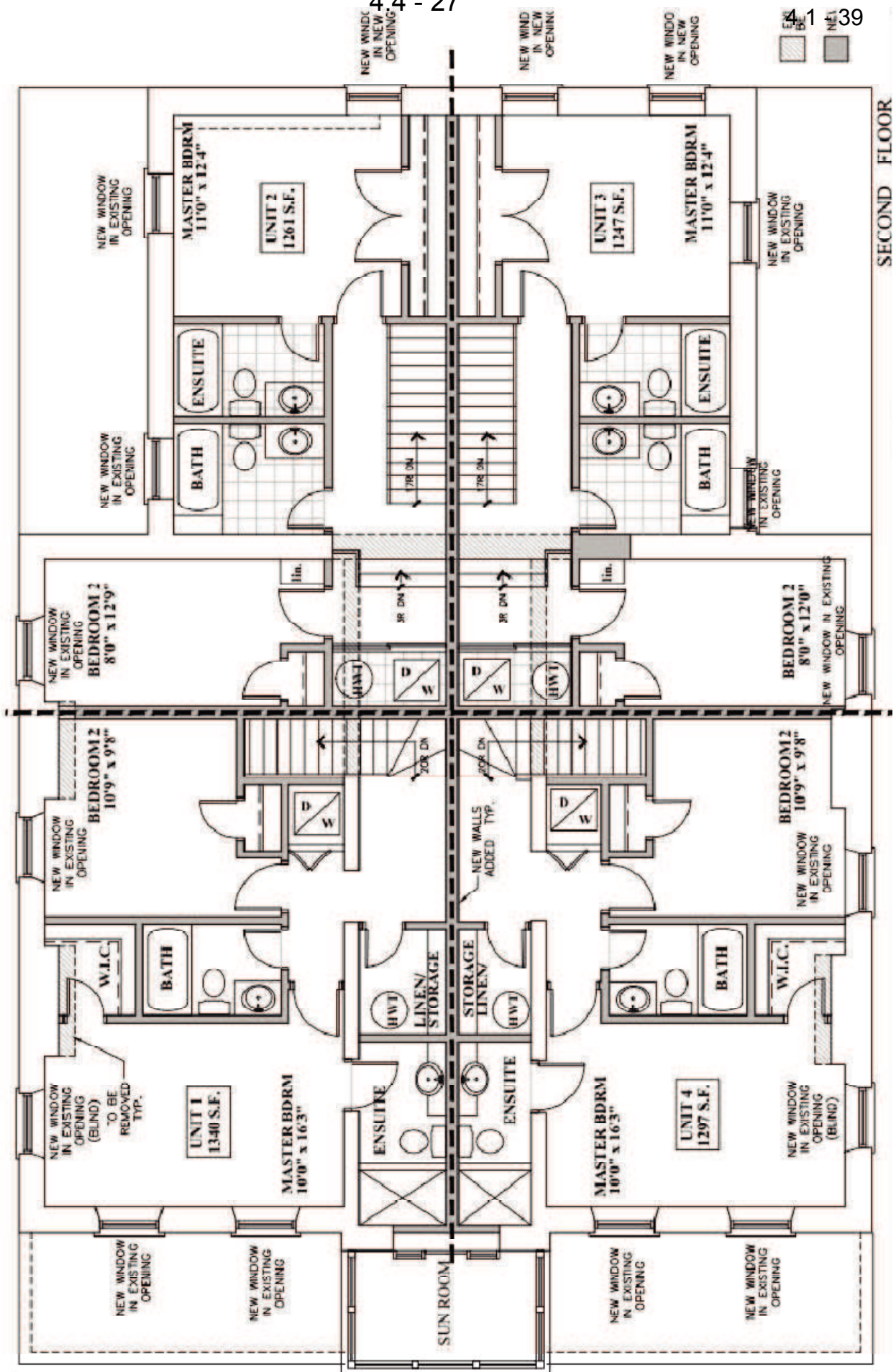








E4 139



City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (April 25, 2017)	<p>Municipal sanitary sewer facilities consist of a 250 mm (10 in.) sewer on Mississauga Road and a proposed 250 mm (10 in.) sanitary sewer main along Barbertain Road, east of Mississauga Road. Existing water infrastructure consists of 400 mm (16 in.) CPP and 150 mm (6 in.) PVC watermain on Mississauga Road, and a 200 mm (8 in.) PVC watermain on Barbertain Road.</p> <p>At the Draft Plan of Condominium stage, the Region will require the applicant to enter into a Condominium Water Servicing Agreement and will need to review and approve the draft Declaration and Description with completed Schedule A for the future Common Elements Condominium (Block 9).</p> <p>The Developer acknowledges that the lands are subject to the current Regional Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by By-law.</p> <p>The current proposed townhouse plan will not be permitted for waste collection as the back-up distance is too large. The internal road layouts should be designed to permit continuous curbside collecting without reversing. The turning radius from the centerline must be a minimum of 13 m (42.6 ft.) on all turns. The use of common waste collection areas for detached dwellings, semi-detached dwellings, townhouses and multi-residential complexes up to 6 dwelling units is not permitted. The waste set out location is to be at least 3 sq. m (32.3 sq. ft.) per unit and as close as possible to the travelled portion of the roadway, directly adjacent to the private property of the unit occupier/owner, directly accessible to the waste collection vehicle and free of obstructions (i.e. parking cars).</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (April 18, 2017)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.
City Community Services Department – Park	Barbertain Park (P-311), zoned OS1, is located south of the property with frontage on Barbertain Road, and contains a

City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

Agency / Comment Date	Comment
Planning Section (May 5, 2017)	<p>playground.</p> <p>Bonnie Brae Greenbelt (P-155), zoned G1, is located approximately 200 m, (656 ft.) from the property.</p> <p>Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the Planning Act (R.S.O. 1990, c.P.13, as amended) and in accordance with City Policies and By-laws.</p>
City Community Services Department – Culture Division/Heritage Planning (May 17, 2017)	<p>The subject property is designated under the Ontario Heritage Act by By-law 368-82, as amended by By-law 56-2017, for its physical and design; historical and associative and contextual value. The property is also included in the City's Heritage Register as it is located within the Mississauga Road Scenic Route Cultural Landscape. As per the Official Plan and best conservation practices, cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource and that integrates it with development proposals (policy 7.4.1.13, 7.4.1.14 in Mississauga Official Plan).</p> <p>Prior to soil disturbance and grading of the brick out-building, we require an archaeological assessment of the area around and under the subject out-building in order to determine its use and contribution to understanding all activity areas on the site. Therefore, an archaeological assessment of the area within 2 m (6.5 ft.) of, and under the out-building is required to be completed and submitted to the satisfaction of the Ministry of Tourism, Culture and Sport and the City (section 7.4.5 in Mississauga Official Plan).</p> <p>The submitted Heritage Impact Assessment plan is incomplete and the following items are required to be provided:</p> <ul style="list-style-type: none"> • The dimensions provided on the drawings are illegible due to the size. Full scale drawings have not been received and are pending. Include roof plan and add notations to all the drawings to clarify any work proposed to the roof of the Barber house. • Require measured Streetscape elevation drawings showing the Barber house within the proposed development along Mississauga Road and another from Barbertown Road are required. <p>The submitted Conservation Plan is incomplete, the following information needs to be provided:</p> <ul style="list-style-type: none"> • Detailed conservation solutions reflected in a full scale

City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

Agency / Comment Date	Comment
	<p>set of architectural conservation drawings coordinated with the building permit drawings.</p> <p>The views identified as heritage attributes in the heritage designation by-law are obstructed by the proposed development, specifically Lot 21 Detached Home and rear fence, and Lot 22 rear and west side fence. View sheds shown in Figure 72 of the Heritage Impact Assessment do not correspond to the designation by-law attributes. The south view shed should allow for a view of the south elevation of the Barber House from the corner, as shown in the Cultural Heritage Resource Assessment and Identification Report prepared by FGMDA Architects dated September 2016. It would also be helpful to show a sequence of views to illustrate assessment of vistas that will be impacted. There is a concern that the amount of fencing resulting from proposed homes backing onto the Barber House are excessive, blocking views and creating an unsympathetic overly enclosed context. Without detailed building permit drawings, it is not clear how 4 back to back dwelling units will impact the Barber House.</p> <p>Once the information is submitted to complete the heritage permit application, a heritage planning report will be going forward to a future Heritage Advisory Committee meeting seeking a recommendation to Council on the Heritage Permit Application. This will occur prior to the Recommendation Report meeting for the official plan amendment, rezoning and plan of subdivision applications.</p> <p>Given the cultural significance of the property, interpretative signage and complementary landscaping would enhance the development.</p>
City Transportation and Works Department (T&W) (May 16, 2017)	<p>This Department is in receipt of a Draft Plan of Subdivision; Site Plan, Noise Feasibility Study, Functional Servicing Report, Site Servicing and Grading Plans, Phase 1 ESA and ESSQD form. Notwithstanding the findings of these reports and drawings, the applicant has been requested to address the following technical matters:</p> <ul style="list-style-type: none"> • Revise the engineering drawings to ensure the proposal conforms to condominium standards • Revised Functional Servicing Report and Noise Report • Submit a Phase I Environmental Assessment Letter of Reliance • Submit a Record of Site Condition

City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

Agency / Comment Date	Comment
	This Department is also in receipt of a Traffic Impact Study which remains under review along with the proposed site access from Mississauga Road. Technical matters are required to be addressed prior to the preparation of the Recommendation Report.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Alectra Utilities Inc. (formerly Enersource) Bell Canada Canada Post City Culture Division - Public Art City Economic Development Office City Fire & Emergency Services CP Rail Development Services, Planning and Building Department Enbridge Gas GTAA Mississauga Transit Rogers Cable</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire Viamonde Peel Regional Police Streetsville BIA Trillium Health Partners</p>

City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 4 Kindergarten to Grade 5 2 Grade 6 to Grade 8 4 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Ray Underhill Public School <ul style="list-style-type: none"> Enrolment: 279 Capacity: 364 Portables: 1 Dolphin Senior Public School <ul style="list-style-type: none"> Enrolment: 505 Capacity: 625 Portables: 0 Streetsville Secondary School <ul style="list-style-type: none"> Enrolment: 842 Capacity: 1008 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"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Joseph Elementary School <ul style="list-style-type: none"> Enrolment: 332 Capacity: 478 Portables: 1 St. Aloysius Gonzaga Secondary School <ul style="list-style-type: none"> Enrolment: 1753 Capacity: 1656 Portables: 0

City Park (Old Barber) Homes Inc.

File: OZ 16/011 W11 & T-M16003 W11

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

Current Mississauga Official Plan Designation

The subject property is designated **Mixed Use** which permits a mix of residential and commercial uses.

Proposed Mississauga Official Plan Amendment

The portion of the lands fronting Barbertown Road are proposed to be designated **Residential Low Density II** to permit 5 detached homes. The remainder of the property, including the existing heritage dwelling known as the Old Barber House, is proposed to be designated **Residential Medium Density** to permit 16 townhomes and 4 back-to-back dwelling units within the converted Old Barber House on a common element condominium road.

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
Chapter 5 - Direct Growth	5.1.7, 5.1.9, 5.3.5.1	Mississauga will protect and conserve the character of stable residential Neighbourhoods.
	5.3.5.2, 5.3.5.3, 5.3.5.4	Development of existing commercial sites as mixed use areas. Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.
	5.3.5.5	Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
	5.3.5.6	Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.
	5.3.5.7	Transportation planning within Neighbourhoods will give priority to active transportation modes.
	Section 5.4	Speaks to development on corridors. Development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form, density to the surrounding lands.

City Park (Old Barber) Homes Inc.

File: OZ 16/011 W11 & T-M16003 W11

	Specific Policies	General Intent
Chapter 7 – Complete Community	7.1.10	When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and the culture of the area. Opportunities for aging-in-place or alternative housing within the community will assist households. (7.2.1, 7.2.2)
	7.4.1.2	Mississauga will discourage the demolition, destruction or inappropriate alteration or use of cultural heritage resources. (7.4.1.1, 7.4.1.3, 7.4.1.6, 7.4.1.10, 7.4.1.12, 7.4.1.13, 7.4.1.14, 7.4.1.15, 7.4.2.3, section 7.4.5, 7.6.1.1, 7.6.1.3, 7.6.1.4, 7.6.1.5, 7.6.1.6)
Chapter 8 – Create a Multi-Modal City	8.2.2.3	Mississauga will strive to create a fine-grained system of roads that seeks to increase the number of intersections and overall connectivity throughout the City. The City will consider how cycling and pedestrian needs are met. (8.2.2.2, 8.2.2.5, 8.2.4.3, 8.2.4.5, 8.3.1.1, 8.3.1.2)

City Park (Old Barber) Homes Inc.

File: OZ 16/011 W11 & T-M16003 W11

	Specific Policies	General Intent
Chapter 9 – Build a Desirable Urban Form	9.1.3, 9.1.5	Infill and redevelopment within Neighbourhoods will respect the existing and planned character
	Section 9.1.7	Mississauga will promote a built environment that protects and conserves heritage resources
	9.2.2.3	While new development need not mirror existing development, new development in neighbourhoods will: <ul style="list-style-type: none"> a. respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. minimize overshadowing and overlook on adjacent neighbours; f. preserve mature high quality trees and ensure replacement of the tree canopy; g. be designed to respect the existing scale, massing, character and grades of the surrounding area
	9.2.2.6	Development on corridors will be encouraged to follow specific elements
	9.2.4.1	Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resources and makes them focal points for the community
	9.2.4.2	Development and open spaces adjacent to significant cultural heritage resources will: <ul style="list-style-type: none"> a. Contribute to the conservation of the heritage attributes of the resource and the heritage character of the area; b. Emphasize the visual prominence of cultural heritage resources; and c. Provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources.
	9.3.1.4, 9.3.1.5	Development will be designed to respect cultural heritage features such as designated buildings; accentuate the significant identity of the Character Area (scenic route), achieve a street network that connects to adjacent streets at regular intervals, wherever possible. Develop a fine-grained system of roads and minimize cul-de-sac and dead end streets.
	Section 9.3.3	Public views of important natural or man-made features along scenic routes need to be protected and the views and vistas to the prominent feature must be maintained and enhanced. Lands abutting Mississauga Road, designated as a scenic route, are subject to further policies (9.3.3.6, 9.3.3.8, 9.3.3.10, 9.3.3.11, 9.3.5.5, 9.3.5.6, 9.3.5.7)
	Section 9.5.1.1	Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of existing or planned character of the area.
	Section 9.5.1.2	Developments should be compatible and provide appropriate transition to velopment by having regard for specific elements, such as front, side and rear yard setbacks.

City Park (Old Barber) Homes Inc.

File: OZ 16/011 W11 & T-M16003 W11

	Specific Policies	General Intent
Chapter 9 – Build a Desirable Urban Form	<p>9.5.1.13, 9.5.1.14, 9.5.1.15</p> <p>9.5.2.7, 9.5.2.11</p>	<p>existing and planned development by having regard for front, side and rear yard setbacks for example.</p> <p>Site is required to be designed with upgraded building elevations and landscaping facing all parks and public streets. Ensure effective transition in built form to cultural heritage resources.</p> <p>Site development should respect and maintain the existing grades on-site and will be required to provide appropriate landscaping</p>
Chapter 11 – Land Use Designations	Section 11.2.6 Mixed Use	<p>Lands designated Mixed Use will permit a variety of uses, but self-storage facility and detached and semi-detached dwellings are not permitted.</p> <p>Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses. Residential uses will be combined on the same lot or same building with another permitted use. Residential uses will be discouraged on the ground floor.</p>
Chapter 16 – Neighbourhoods	<p>16.1.1.1</p> <p>16.1.2.1</p>	<p>For lands within a Neighbourhood, a maximum building height of four storeys will apply.</p> <p>Speaks to a test for preserving the character of lands designated Residential Low Density I and II. The applicant is proposing to change the land use designation from Mixed Use to Residential Low Density II for the portion of the land along Barbertown Road.</p>
Chapter 19 - Implementation	19.4.3	To provide consistent planning application of planning and urban design principles, all development applications will address, among other matters: d. in circumstances where medium and high density residential uses are in proximity of developments of a lower density, measures such as increased setback; sensitive building location, transition and design and landscaping, may be required to ensure compatibility with the lower density designations.

City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

C3-12 (General Commercial), which only permits a restaurant subject to specific regulations.

Proposed Zoning Provisions

The applicant is proposing to rezone part of the subject property from **C3-12** (General Commercial) to **R4-Exception** (Detached Dwellings – Typical Lots).

	Existing C3-12 Zoning By-law Standards	Base R4 Zoning By-law Standards	Proposed R4 - Exception Zoning By-law Standards
Use	Restaurant	Detached Dwelling	Detached Dwelling
Minimum lot area - Interior lot	n/a	365 m ² (3,928.8 sq. ft.)	275 m ² (2,960.1 sq. ft.)
Maximum lot coverage	n/a	40%	Not provided
Minimum front yard	n/a	6 m (19.7 sq. ft.)	4.5 m (14.8 ft.)
Minimum exterior side yard	n/a	4.5 m (14.8 sq. ft.)	3 m (9.8 ft.)
Minimum interior side yard - Interior lot	13 m* (42.7 ft.)	1.2 m (3.9 ft.)	0.65 m (2.1 ft.) and 1.25 m (4.1 ft.)
Minimum rear yard - Interior lot	13 m* (42.7 ft.)	7.5 m (24.6 ft.)	7.0 m (22.9 ft.)
Maximum height	n/a	10.7 m (35.1 ft.)	10.97 m (35.99 ft.)
Maximum driveway width	n/a	6.0 m (19.7 ft.)	Not provided
Minimum landscaped soft area in the yard containing the driveway	n/a	40% of the front yard and/or exterior side yard	Not provided
Maximum encroachment of a balcony into the required rear yard	n/a	1.0 m (3.3 ft.) into required front, exterior side or rear yard (Residential Zones)	Not dimensioned

*Minimum separation distance from a restaurant to a Residential Zone

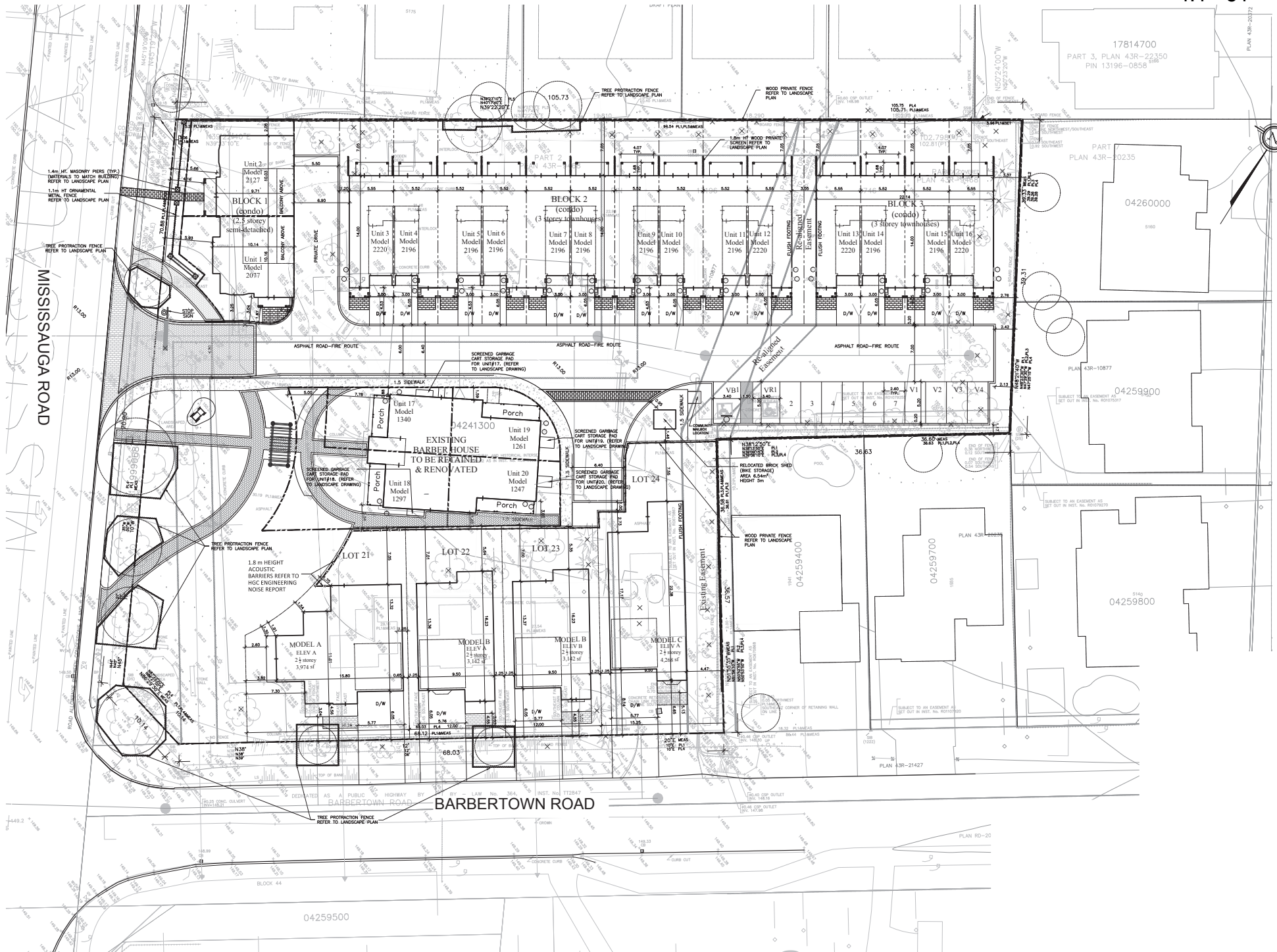
City Park (Old Barber) Homes Inc.

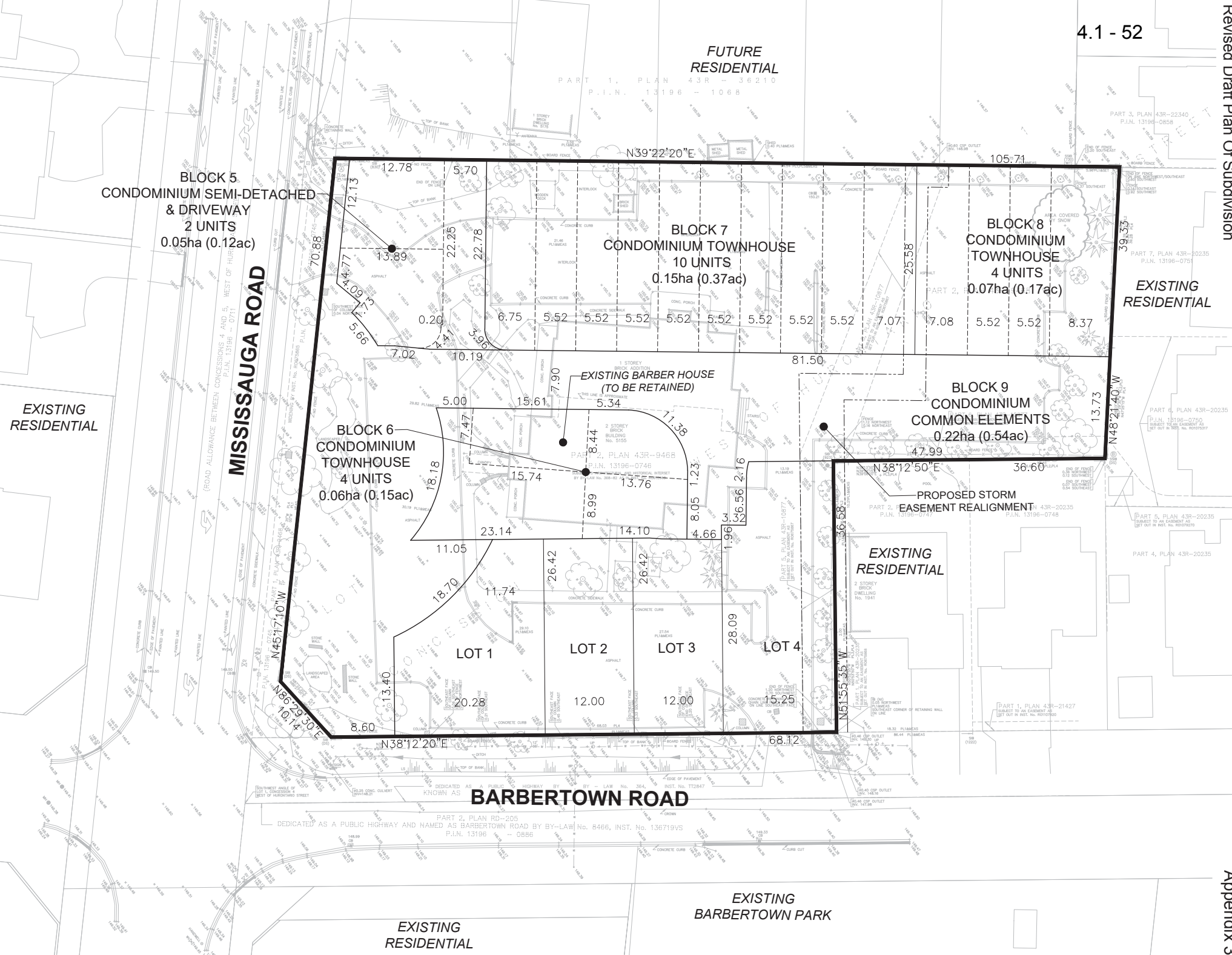
Files: OZ 16/011 W11 & T-M16003 W11

The applicant is proposing to rezone part of the subject property from **C3-12** (General Commercial) to **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road).

	Existing C3-12 Zoning By-law Standards	Base RM6 Zoning By-law Standards	Proposed RM6-Exception Zoning By-law Standards	
Use	Restaurant	Townhouse dwellings on a CEC – private road	Townhouse dwellings on a CEC – private road	back-to-back dwelling units on a CEC – private road
Minimum lot area Interior lot	n/a	115 m ² (1,237.9 sq.ft.)	138.87 m ² (1,494.8 sq.ft.)	99.75 m ² * (1,073.7 sq. ft.)
Minimum front yard	n/a	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	0.8 m * (2.6 ft.)
Minimum exterior side yard	n/a	7.5 m (24.6 ft.)	6.3 m (20.7 ft.)	TBD
Minimum exterior side yard - Lot with an exterior side lot line abutting a CEC – sidewalk	n/a	3.3 m (10.8 ft.)	n/a	1.48 m * (4.9 ft.)
Minimum rear yard	13 m	7.5 m (24.6 ft.)	7 m (22.9 ft.)	n/a
Maximum height	n/a	10.7 m (35.1 ft.)	10.9 m (35.8 ft.)	3 storeys *
Maximum encroachment of a balcony into the required rear yard	n/a	1.0 m (3.3 ft.) into required front, exterior side or rear yard (Residential Zones)	1.68 m (5.5 ft.)	n/a
Attached garage	n/a	Required	Required	Not required*
Minimum width of a CEC – private road	n/a	7 m (22.9 ft.)	6.0 m (19.7 ft.)	6.0 m * (19.7ft.)

*horizontal multiple dwelling - with 4 dwelling units are typically captured under RM8 City zoning standards







flanagan
beresford
& patterson
architects
70 silton road, unit # 01, woodbridge,
ontario, l4f 5b9, (905) 265-2688



CONDOMINIUM SEMI DETACHED
BLOCK 1
(UNITS 1 & 2)

CLIENT CITY PARK (OLD BARBER) HOMES INC.
950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905 552 5200 FAX 905 552 5201
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 3/32"=1'0" FEB 5 2018

City Park (Old Barber) Homes Inc.

File: OZ 16/011 W11 and T-M16003 W11

Revised Official Plan Amendment

Current Mississauga Official Plan Designation and Policies for the Central Erin Mills Neighbourhood Character Area

Mixed Use which permits a mix of residential and commercial uses.

Proposed Official Plan Amendment Provisions

The portion of the lands fronting Barbertown Road are proposed to be designated **Residential Medium Density** to permit 4 detached homes on Barbertown Road, 2 semi-detached homes, 14 townhomes and 4 back to back townhomes within the Old Barber House heritage building on a common element condominium road. A Special Site policy within the Central Erin Mills Neighbourhood Character Area is also proposed to permit single and semi-detached dwellings within the **Residential Medium Density** designation.

City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

Revised Zoning Standards

Existing Zoning By-law Provisions

C3-12 (General Commercial), which only permits a restaurant subject to specific regulations.

Proposed Zoning Provisions

The applicant is proposing to rezone part of the subject property from **C3-12** (General Commercial) to **H-R4-Exception** (Detached Dwellings – Typical Lots with holding provision).

	Base R4 Zoning By-law Standards	Proposed R4 - Exception Zoning By-law Standards
Use	Detached Dwelling	Detached Dwelling
Minimum lot area - Interior lot	365 m ² (3,928.8 sq. ft.)	315 m ² (sq. ft.)
Maximum lot coverage	40%	47%
Minimum front yard	6.0 m (19.7 sq. ft.)	4.5 m (14.8 ft.)
Minimum interior side yard - Interior lot	1.2 m (3.9 ft.)	1.2 m (3.9 ft.) unless otherwise shown on exception schedule
Minimum rear yard - Interior lot	7.5 m (24.6 ft.)	7.0 m (22.9 ft.) unless otherwise shown on exception schedule

The applicant is proposing to rezone part of the subject property from **C3-12** (General Commercial) to **H-RM6-Exception** (Townhouse Dwellings on a CEC – Private Road with holding provision).

The **H-RM6-Exception** zoning standards permitting the back to back townhouse use were designed to accommodate the existing heritage building in its existing location. A maximum of 4 dwelling units, a minimum of 7 parking spaces are required and no attached garage is required.

	Base RM6 Zoning By-law Standards	Proposed RM6-Exception Zoning By-law Standards	
Use	Townhouse dwellings on a CEC – private road	Townhouse dwellings on a CEC – private road	Semi detached on a CEC – private road
Minimum lot area Interior lot	115 m ² (1,237.8 sq.ft.)	115 m ² (1,237.8 sq.ft.)	n/a
Minimum front yard	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	3.7 m (12.1 ft.)
Minimum exterior	4.5 m (14.8 ft.)	n/a	3.0 m (9.8 ft.)

City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 & T-M16003 W11

	Base RM6 Zoning By-law Standards	Proposed RM6-Exception Zoning By-law Standards	
side yard - Lot with an exterior side lot line abutting a CEC – private road			
Minimum rear yard	7.5 m (24.6 ft.)	7 m (23.0 ft.)	n/a
Maximum height	10.7 m (35.1 ft.) and 3 storey	10.9 m (35.8 ft.) and 3 storey	n/a
Maximum height – highest ridge	n/a	n/a	12.8 m (42.0 ft)
Maximum encroachment of a balcony into the required rear yard	1.0 m (3.3 ft.) into required front, exterior side or rear yard (Residential Zones)	1.7 m (5.6 ft.)	n/a
Minimum area of balcony over an attached garage	n/a	n/a	10.0 m ² (107.6 sq. ft)
Minimum width of a sidewalk	2.0 m (6.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)
Minimum width of a CEC – private road	7 m (23.0 ft.)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M 16003 W11

SUBJECT: Draft Plan of Subdivision
5155 Mississauga Road
Northeast corner of Mississauga Road and Barbertown Road
City of Mississauga
City Park (Old Barber) Homes Inc.

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

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

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated April 18, 2018.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into a Subdivision Agreement and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0 Prior to final approval, the City 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 this plan.
- 12.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Subdivision Agreement and all offers of purchase and sale for all residential lots, the following warning clauses:
 - 12.1 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.
 - 12.2 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.
- 13.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Subdivision Agreement and on all offers of purchase and sale with respect to any lots on this plan for a period of five years after registration of the plan:
 - 13.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood

schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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.

- 13.2 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.
- 14.0 Prior to preservicing and/or execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 15.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 16.0 The applicant/owner shall establish any necessary easements in support of the development; including any required private access arrangements and parking restrictions for the semi-detached condominium units fronting Mississauga Road.
- 17.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

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

City of Mississauga

Corporate Report



Date: May 23, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, Commissioner of Planning and Building

Originator's file:
OZ 17/014 W3

Meeting date:
2018/06/11

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit a 15 storey apartment building and a 6 storey apartment building 1750 Bloor Street and 3315 Fieldgate Drive, Southeast corner of Bloor Street and Fieldgate Drive

Owner: TC Core GP Inc.

File: OZ 17/014 W3

Bill 139

Recommendation

That the report dated May 18, 2018, from the Commissioner of Planning and Building regarding the applications by TC Core GP Inc. to permit a 15 storey apartment building and a 6 storey apartment building under File OZ 17/014 W3, 1750 Bloor Street and 3315 Fieldgate Drive, 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 official plan and zoning by-law
- Community concerns identified to date relate to the number of additional apartment units being proposed, vehicular access to the site, garbage on-site, property values, privacy, crime rate in area, potential for low income rental, location of play area and dog park, and parking of commercial motor vehicles
- Prior to the next report, matters to be addressed include: height and density, traffic, noise, and the satisfactory resolution of other technical requirements and studies related to the project

Background

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

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	Bloor Street – 211 m (692.3 ft.) Fieldgate Drive – 130 m (426.5 ft.) Kirkwall Crescent – 96 m (314.9 ft.)
Depth:	107 m (351.0 ft.)
Gross Lot Area:	2.5 ha (6.2 ac.)
Existing Uses:	There are 2 existing 11 storey rental apartment buildings on the site.

The property is located at the southeast corner of Bloor Street and Fieldgate Drive within the Applewood Neighbourhood Character Area. Kirkwall Crescent borders the site along a portion of the southern property line. There are two existing 11 storey rental apartment buildings located on the property with surface parking and amenity areas located between the buildings.

The immediate neighbourhood contains a mixture of low, medium and high density residential buildings, with a gas station and commercial plaza to the northeast of the subject property.

Bloor Street is identified as a major collector road and Fieldgate is identified as a minor collector road, although it dead ends south of the site before reaching Dixie Road. An existing bus stop is located in front of the apartment building at 1750 Bloor Street. This location also includes a signalized pedestrian crossing. A City park is located to the south of the property on the southeast corner of Kirkwall Crescent and Fieldgate Drive.



Aerial photo of subject lands

The surrounding land uses are:

- North: A gas station, commercial plaza and a two 9 storey apartment buildings are located directly across Bloor Street
- East: A 6 storey apartment building
- South: Two storey townhouses abut a portion of the rear property, and a City park (Bethesda Common) is located on the south side of Kirkwall Crescent
- West: An 8 storey apartment building is located directly across Fieldgate Drive

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 a 15 storey rental apartment building and a 6 storey rental apartment building. The existing two 11 storey rental apartment buildings will remain. The 15 storey building will be located along Bloor Street, west of the existing building fronting onto Bloor Street (1750 Bloor Street). The 6 storey building is proposed to the rear of the property along Kirkwall Crescent, with its orientation parallel to Fieldgate Drive. The site currently has an outdoor swimming pool, which will be removed and outdoor grassed areas. The proposal would include an indoor swimming pool with adjacent outdoor patio, gym and amenity rooms, as well as an outdoor grassed playing field and a sport court area.

Development Proposal	
Application submitted:	Received: November 9, 2017 Deemed complete: December 11, 2017

Development Proposal		
Developer Owner:	TC Core GP Inc.	
Applicant:	Bousefields Inc. (Peter Smith)	
Apartment Units Proposed:	Tower C (Bloor) – 200 units Tower D (Kirkwall) – 92 units	
Apartment Units Existing:	Tower A (1750 Bloor) – 153 units Tower B (3315 Fieldgate) – 149 units	
Gross Floor Area Existing:	23 690.2 m ² (254,999.2 ft ²)	
Proposed:	20 337.2 m ² (218,907.8 ft. ²)	
Total:	44 027.4 m ² (473,906.9 ft. ²)	
Height:	15 storeys and 6 storeys	
Lot Coverage:	23.1%	
Floor Space Index Proposed:	1.75	
Landscaped Area:	48.3%	
Anticipated Population:	639* *Average household sizes for all units (by type) based on 2016 Census	
Parking:	Required	Proposed
resident spaces	785	400
visitor spaces	124	80
Total	909	480

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



Image of existing conditions



Applicant's rendering of the proposed apartment buildings from the east

LAND USE CONTROLS

The subject lands are located within the Applewood Neighbourhood Character Area and are designated **High Density** which permits apartment buildings with a floor space index (FSI) range of 0.5 to 1.2 (Appendix 5). A Mississauga Official Plan amendment will be required to increase the FSI on the subject property to 1.75 and to allow a building exceeding 11 storeys in height.

The lands are currently zoned **RA3-1** (Apartment Dwellings – Exception) (see Appendix 6) which permits apartment dwellings, long-term care dwellings and retirement dwellings with an FSI range between 0.5 and 1.2. A rezoning is proposed to **RA3-Exception** (Apartment Dwellings - Exception) to permit an increase in the FSI to 1.75.

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

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY

A community meeting was held by Ward 3 Councillor, Chris Fonseca on April 23, 2018.

Comments made by the community are listed below and are grouped by issue. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- Concern regarding the density and number of additional units/people in the area
- This development does not provide a benefit to the community
- Concerns with existing garbage on the site and overcrowding of the adjacent park
- Are proposed units low income housing; potential decrease in property values
- Concerns regarding location of entrance to underground parking, location of dog run, location of amenity area, and overall privacy issues
- Concern with existing crime in the area

In addition, a petition was received at the May 23, 2018 Council meeting that was signed by a number of area residents indicating concerns with the density, overcrowding of the schools, conditions of the existing buildings and potential for the increase in crime in the area.

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 building heights, density and massing appropriate and compatible with the existing and planned Applewood Neighbourhood Character Area
- Are the proposed zoning regulations appropriate
- Is the proposed site access and internal driveway and parking lot configuration appropriate
- Have all other technical requirements and studies, including servicing, traffic impacts, noise and wind assessments, sun/shadow impacts, location of amenity areas and landscape areas been addressed and found to be acceptable

OTHER INFORMATION

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

- | | |
|--|--|
| • Survey | • Functional Servicing, Stormwater Management Report |
| • Context Plan | • Hydrogeological Assessment |
| • Project Statistics and 3D Rendering | • Geotechnical Investigation |
| • Existing Conditions/Removals Site Plan | • Phase One Environmental Site Assessment |
| • Proposed Site Plan | • Public Consultation Strategy |
| • Grading Plan | • Arborist Report and Tree Protection |
| • Site Servicing Plan | |
| • Landscape Concept Plan | |

- | | |
|---|---------------------------------|
| • Tree Protection Plan | Plan |
| • Planning & Urban Design Rationale | • Draft Official Plan Amendment |
| • Pedestrian Wind Study | • Draft Zoning by-law |
| • Shadow Study | • Parcel Register |
| • Environmental Noise Feasibility Study | • Land Register Documents |
| • Transportation Impact Study | |

Development Requirements

There are engineering matters including: grading, servicing, and stormwater management matters 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: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Proposed Concept Plan
- Appendix 4: Proposed Elevations
- Appendix 5: Excerpt of Applewood Character Area Land Use Map
- Appendix 6: Existing Zoning and General Context Map
- Appendix 7: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 8: Summary of Existing and Proposed Zoning Provisions
- Appendix 9: Agency Comments
- Appendix 10: School Accommodation



Andrew Whitemore, Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Development Planner

TC Core GP Inc.

File: OZ 17/014 W3

Site History

- By-law 5500, zoned the property **RM7D4 (Multiple Family Zones)** which permitted apartment buildings
- Building permit applications were issued in 1968 for the construction of 2 apartment buildings
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA3-1** (Apartment Dwellings) which permits apartment buildings, long-term care buildings and retirement buildings with a FSI range of 0.5 to 1.2
- 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 Mississauga Official Plan apply. The subject lands are designated **Residential High Density** in the Applewood Neighbourhood Character Area which permits a FSI range of 0.5 to 1.2



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017

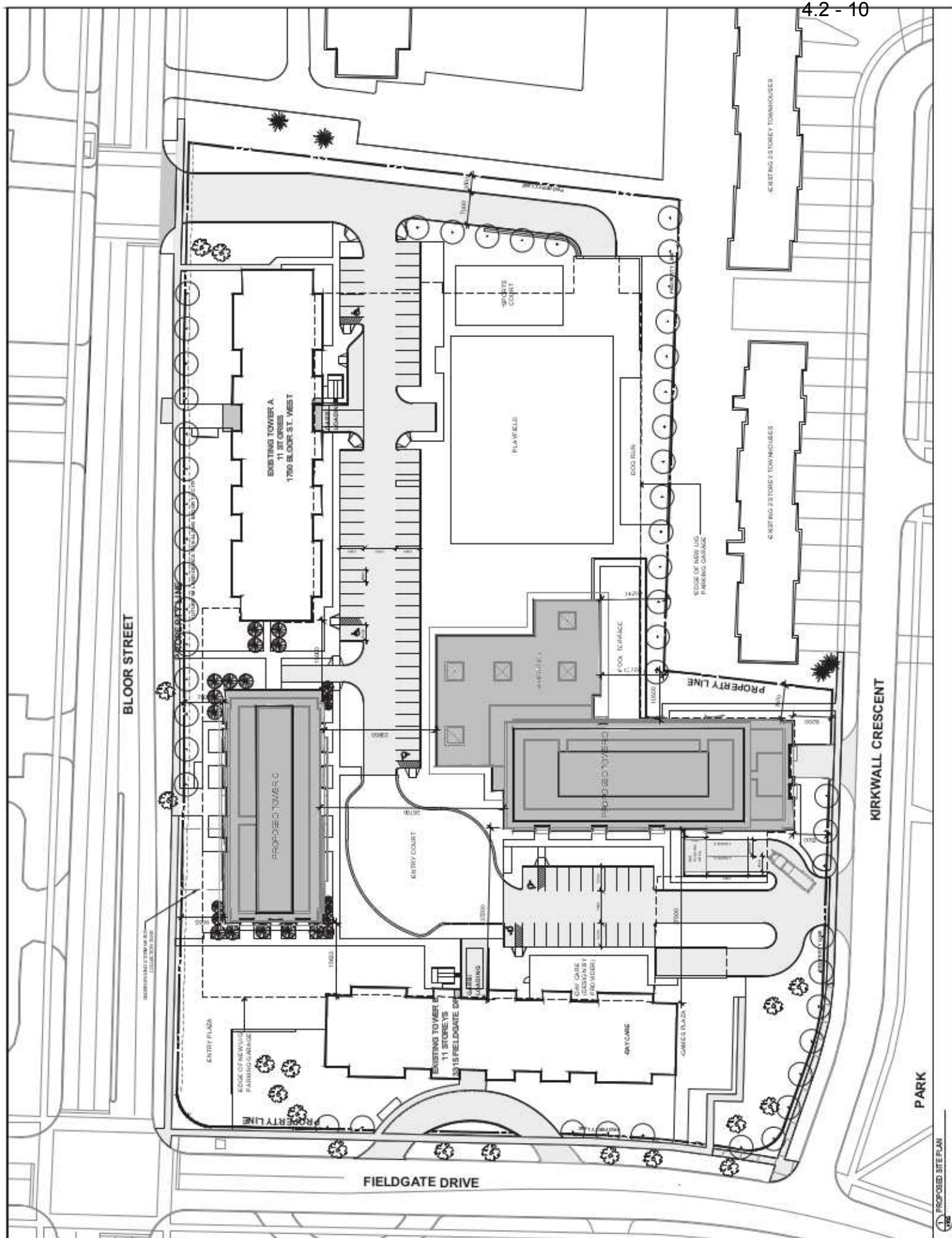


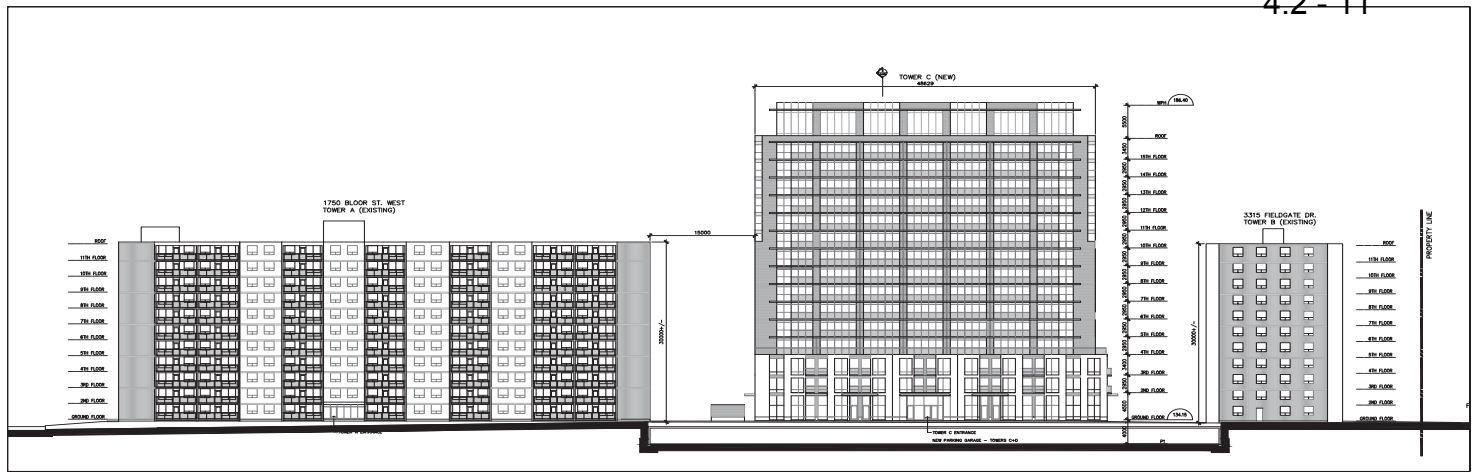
TITLE: TC CORE GP INC.

FILE NO: OZ 17/ 014 W3

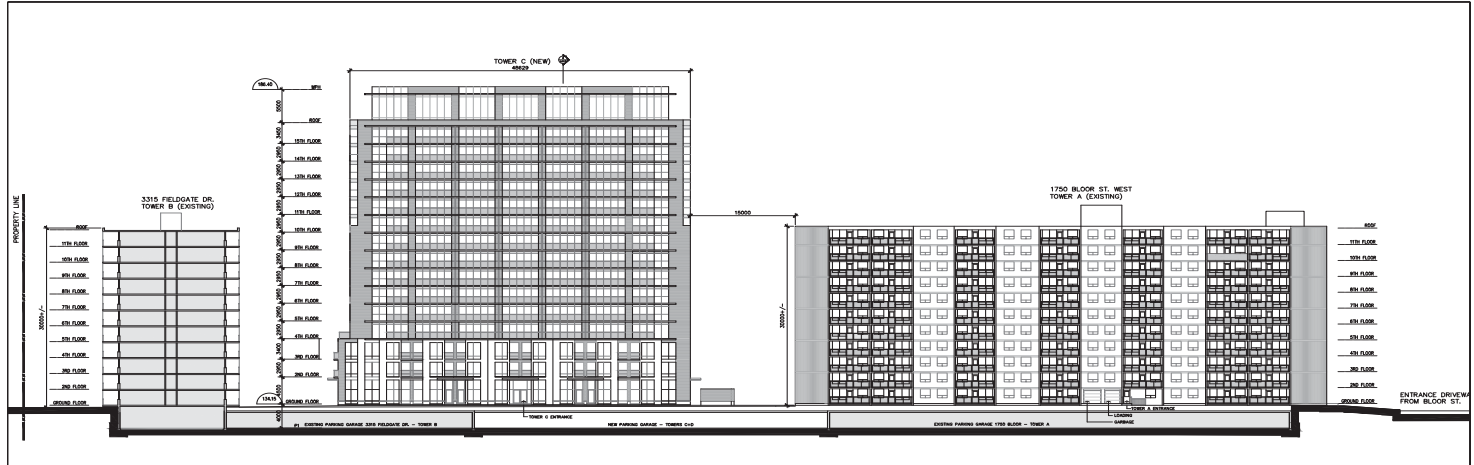


Produced by
T&W, Geomatics

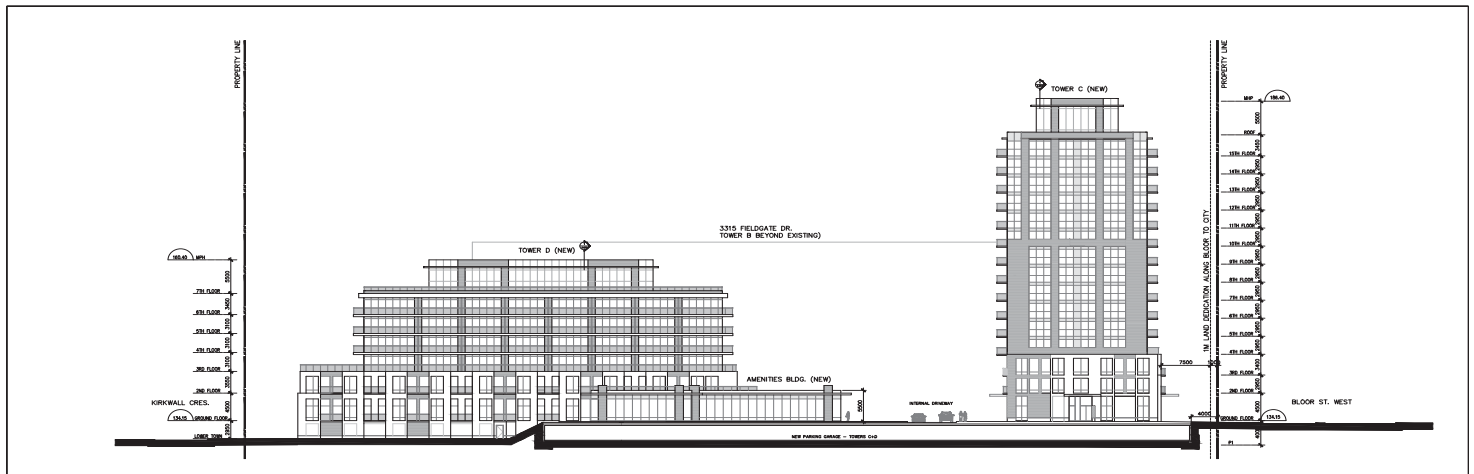




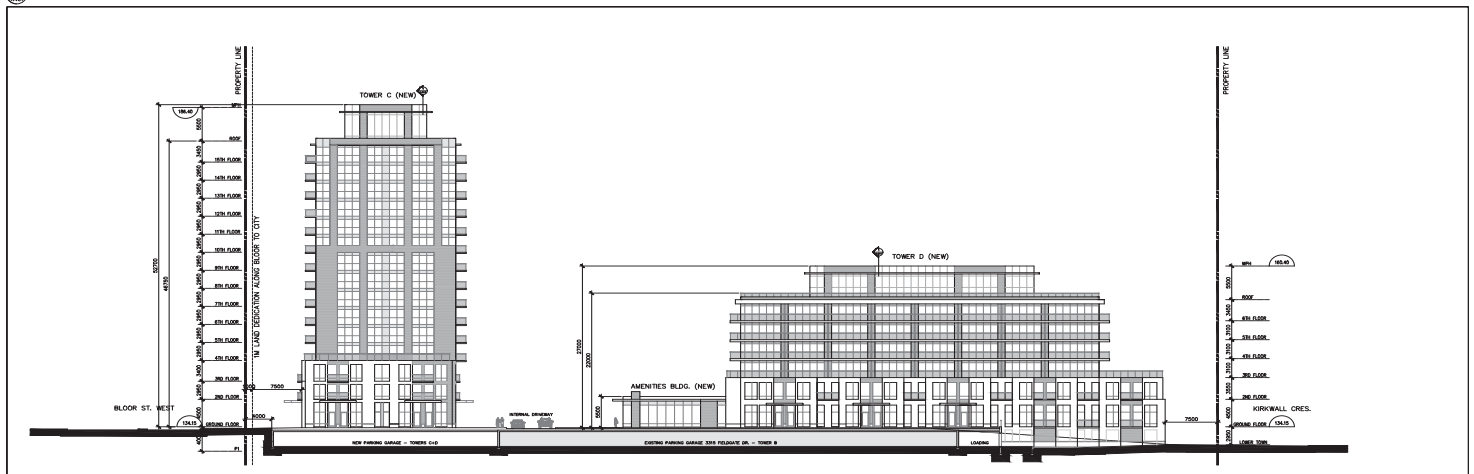
② TOWER C - ELEVATION LOOKING SOUTH



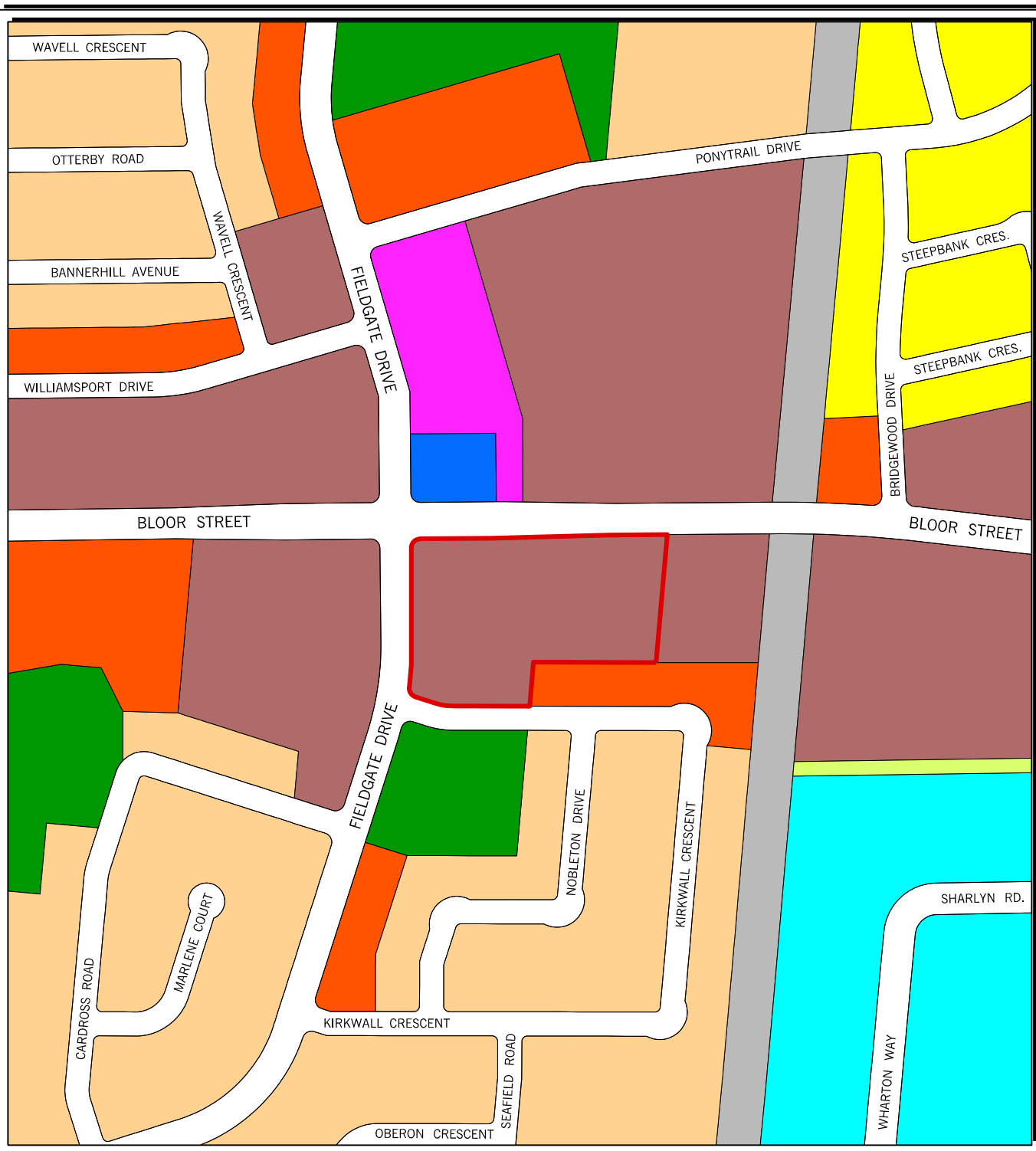
③ TOWER C - ELEVATION LOOKING NORTH



④ TOWER C & D - ELEVATION LOOKING EAST



⑤ TOWER C & D - ELEVATION LOOKING WEST



**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

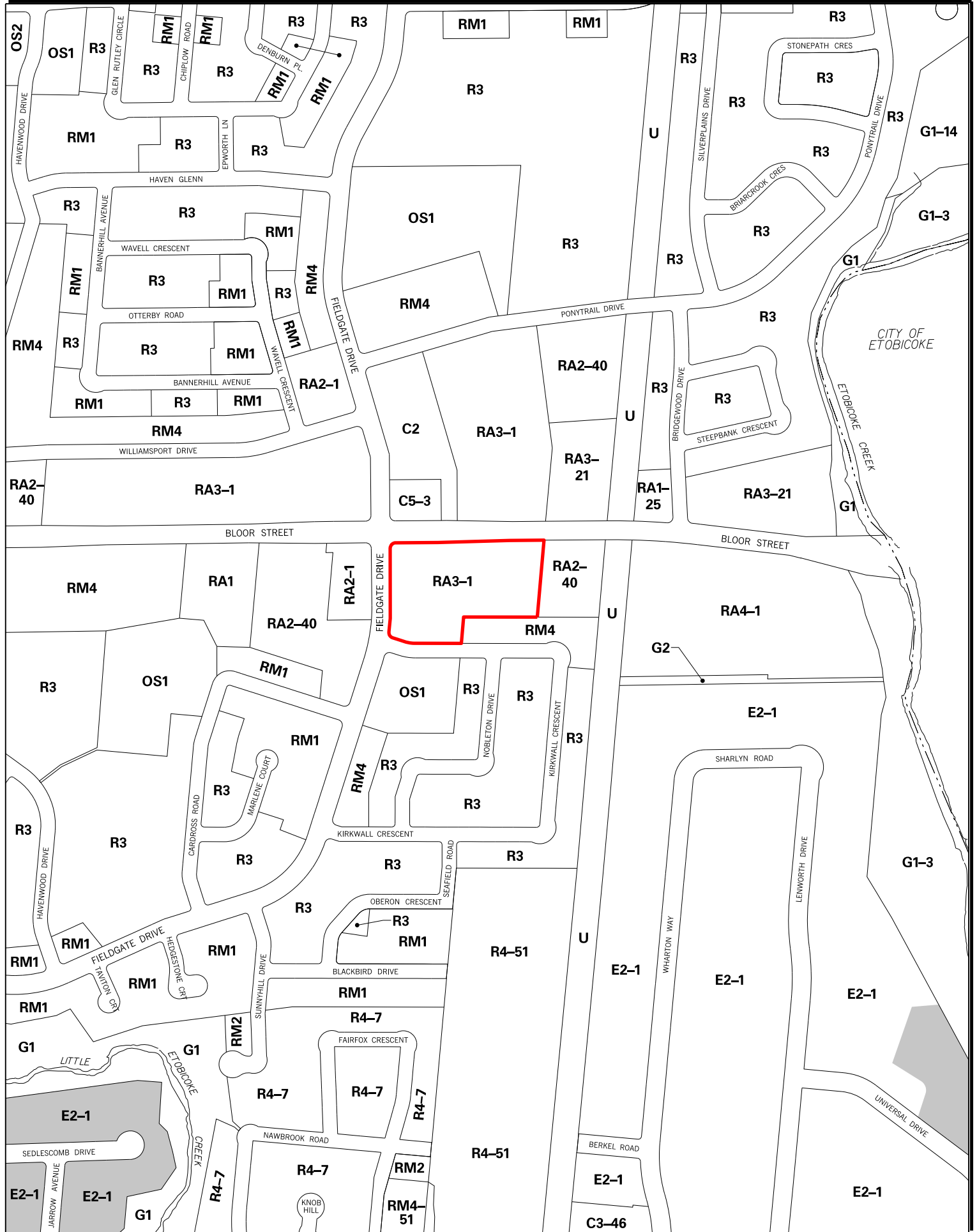


TITLE: TC CORE GP INC.

FILE NO: OZ 17/ 014 W3



Produced by
T&W, Geomatics



TP Core GP Inc.

File: OZ 17/014 W3

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

Current Mississauga Official Plan Designation

The subject property is designated **Residential High Density** which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Mississauga Official Plan Amendment

To amend the floor space index to permit the construction of a 15 storey apartment building and a 6 storey apartment building. The existing two apartment buildings will remain.

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 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.3 Section 5.3.5.5	Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that compliments the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification. Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
Section 7 – Complete Communities	Section 7.2.2 Section 7.2.4 Section 7.2.7	MOP will ensure housing choices in terms of tenure, type, quality and quantity.

[illegible]

TP Core GP Inc.

File: OZ 17/014 W3

	Specific Policies	General Intent
Other related policies	<p>Public Realm Sections 9.3.1.4, 9.3.1.7</p> <p>Site Development and Building Sections 9.5.1, 9.5.1.2, 9.5.1.5, 9.5.1.8, 9.5.1.9</p> <p>Site Development Sections 9.5.2.1, 9.5.2.2, 9.5.2.3</p> <p>Buildings Section 9.5.3.9</p>	<p>Built form policies with respect to the public realm, site development and buildings, to provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.</p> <p>Built form policies with respect to the arrangements of elements on the site, including massing and design, safe and comfortable environmental for pedestrians, and minimum undue physical and visual negative impacts of the development</p>

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File: OZ 17/014 W3

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

RA3-1 (Apartment Dwellings - Exception), which permits apartment dwellings, long-term care dwellings and retirement dwellings with an exception for minimum and maximum floor space index.

Proposed Zoning Standards

Zone Standards	Required RA3-1 Zoning By-law Standards	Proposed RA3 - Exception Zoning By-law Standards (based on Concept Plan dated October 31, 2017)
Maximum Floor Space Index – Apartment Dwelling Zone	1.2	1.75
Maximum Height	38.0 m (124.6 ft.) and 12 storeys	48.0 m (157.48 ft.) and 15 storeys
Minimum exterior side yards	7.5 m (24.6 ft.) for that portion of a dwelling with a height less than or equal to 13.0 m (42.6 ft.)	7.4 m (24.2 ft.) for that portion of a dwelling with a height less than or equal to 13.0 m (42.6 ft.)
Minimum exterior side yards	9.5 m (31.1 ft.) for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	8.4 m (27.5 ft.) for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)
Minimum exterior side yards	10.5 m (34.4 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	9.4 m (30.8 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)
Maximum project of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m (3.2 ft.)	1.5 m (4.9 ft.)
Required number of parking spaces for a rental apartment dwelling	1.0 resident space per bachelor unit 2.0 1.18 resident spaces per one-bedroom unit 3.0 1.36 resident spaces per two-bedroom unit 4.0 1.5 resident spaces per three-bedroom unit	0.67 resident spaces for all types of apartment units
Required number of visitor parking spaces for a rental apartment dwelling	0.20 visitor spaces per unit	0.13 visitor spaces per unit

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

TP Core GP Inc.

File: OZ 17/014 W3

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 8, 2018)	A satisfactory Functional Servicing Report has been submitted and reviewed but is not satisfactory to determine the adequacy of the existing services. A single-use demand table is required. It should be noted that waste collection will be front-end collection and plans should show turning radii and turning movements and details of internal waste storage areas.
Dufferin-Peel Catholic District School Board (January 2, 2018) and the Peel District School Board (January 15, 2018)	<p>The Dufferin-Peel Catholic District School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>The Peel District School Board is satisfied with the current provision of education facilities at the elementary schools and the enrolment is slightly over the capacity for the secondary school for the catchment area in which the subject application is located.</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 applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 18, 2018)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>In comments dated January 18, 2018, Community Services notes that the proposed development is approximately 150m from Bethesda Common (P - 480) which contains a play site. The park is zoned "OS1" (Open Space - Community Park).</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act.</p>
City Community Services Department – Culture Division (January 4, 2018)	The City of Mississauga strongly encourages the inclusion of public art in developments with greater than 10 000 m ² (107,642 sq.ft) in gross floor area, with the exception of non-profit organizations and social housing. Public art helps create vibrant public spaces and streetscapes, making the city a place people want to live in, work in and visit. Public art refers to artwork which is permanent or temporary, in any medium,

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File: OZ 17/014 W3

Agency / Comment Date	Comment
	<p>material, media or combination thereof that is planned and executed with the specific intention of being sited or staged in the public realm and accessible to the public, in general. Such works are created, or managed, by a professional artist, environmentally integrated or installed, and can be acquired by the City through purchase, commission, or donation.</p> <p>The applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 22, 2018)</p>	<p>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.</p>
<p>City Transportation and Works Department (March 20, 2018)</p>	<p>The applicant has been requested to provide additional technical details and reports in support of the application, as follows:</p> <ul style="list-style-type: none"> • Revisions to the Site Plan, Grading Plan, Servicing Plan and Turning Templates; • Revisions to the Noise Study, Functional Servicing Report, Phase I Environmental Site Assessment (ESA) and Traffic Impact Study; • A Letter of Reliance for the Phase I ESA; • A Phase II ESA; • A Dewatering Plan; and, • A Draft Reference Plan detailing the future road widening dedication. <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
<p>Other City Departments and External Agencies</p>	<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"> - Canada Post - Rogers Cable - GTAA

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File: OZ 17/014 W3

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Alectra- Enbridge Gas- City Realty Services- French School Board- GTAA- Trillium Health

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File: OZ 17/014 W3

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 6 22 Grade 7 to Grade 8 37 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Brian W. Fleming P.S. <ul style="list-style-type: none"> Enrolment: 504 Capacity: 813 Portables: 0 Glenhaven Senior P.S. <ul style="list-style-type: none"> Enrolment: 478 Capacity: 559 Portables: 0 Glenforest S.S <ul style="list-style-type: none"> Enrolment: 1 115 Capacity: 1 023 Portables: 3 <p>Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Junior Kindergarten to Grade 8 9 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Alfred Separate School <ul style="list-style-type: none"> Enrolment: 420 Capacity: 444 Portables: 6 Philip Pocock S.S. <ul style="list-style-type: none"> Enrolment: 1 024 Capacity: 1 257 Portables: 5

City of Mississauga

Corporate Report



<p>Date: May 18, 2018</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Originator's file: OZ 15/007 W2</p>
	<p>Meeting date: 2018/06/11</p>

Subject

RECOMMENDATION REPORT (WARD 2)

Application to permit 6 townhomes; 3 fronting onto Lushes Avenue and 3 fronting onto an extension of Oana Drive (a private condominium road)

1996 Lushes Avenue, south side of Lushes Avenue, east of Southdown Road

Owner: Lushes Developments Inc.

File: OZ 15/007 W2

Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 15/007 W2, Lushes Developments Inc., 1996 Lushes Avenue to change the zoning to **RM5-Exception** (Street Townhouse Dwellings), **RM6-Exception** (Townhouse Dwellings on a CEC-Private Road) and **G1** (Greenlands-Natural Hazard) to permit 6 townhomes and to recognize the natural hazard lands associated with Sheridan Creek flood plain, in conformity with the provisions outlined in Appendix 1, be approved.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Planning and Development Committee	2018/05/18	2
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Originator's file: OZ 15/007 W2

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

Report Highlights

- Comments were received from the public regarding the adequacy of visitor parking, side yard setbacks and tree preservation
- The applicant has made minor revisions to the proposal to address issues raised, including the addition of a second visitor parking space
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the application be approved

Background

A public meeting was held by the Planning and Development Committee on February 26, 2018, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0014-2018 was then adopted by Council on March 7, 2018.

1. That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the application by Lushes Developments Inc. to permit 6 townhomes, under File OZ 15/007 W2, 1996 Lushes Avenue, be received for information.
2. That two oral submissions made to the Planning and Development Committee on February 26, 2018, be received.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made minor modifications to the proposed concept plan, including the addition of a second visitor parking space on the extension of Oana Drive.

COMMUNITY COMMENTS

The issues below were raised by residents at both the Public Meeting and the community meeting held on January 31, 2018, by Ward 2 Councillor Karen Ras.

Comment

An additional visitor parking space should be added to the extension of Oana Drive. The area illustrated as a garbage pad should be converted into a visitor parking space.

Response

Subsequent to negotiations with the Region of Peel, it was resolved that garbage pick-up will be curb side along the Oana Drive extension and that the garbage pad will not be required. The

applicant has submitted a revised concept plan with an additional visitor parking space provided.

Comment

The townhomes should be shifted eastward in order to increase the westerly side yard setbacks and maximize the space available to preserve and plant new vegetation along that side.

Response

Staff have further reviewed the layout of the townhomes. Given the constraints associated with the stormwater sewer and sanitary sewer connections, the location of the townhomes cannot be shifted in a meaningful way. A 2.55 m (8.37 ft.) side yard setback is being provided to the townhome to the west which exceeds the by-law-requirement of 1.5 m (4.9 ft.). While it is expected that some trees along the westerly side yard will have to be removed in order to accommodate the sanitary sewer connection, through the Site Plan approval process staff will emphasize opportunities for tree preservation and replanting.

Comment

Access for construction vehicles should be from Lushes Avenue and not Oana Drive. The developer should be responsible for any maintenance required to Oana Drive during construction.

Response

The Transportation and Works Department has been in discussions with the applicant and comments are included in the Updated Agency and City Department Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department

Comments updated May 8, 2018, state that prior to enactment of the Zoning By-law, the applicant will be required to:

- Enter into a Development Agreement with the City and Region to address the implementation of the conditions of rezoning; including provisions and restrictions that the main construction vehicular access be from Lushes Avenue in order to minimize the use of Oana Drive (private road). Additional provisions and restriction on title may be required to the satisfaction of the City's Legal Services
- Provide any other necessary easements/license agreements, land dedications (i.e. greenbelt/hazard lands), securities and fees

Site specific details are to be addressed through the Site Plan approval process, including the establishment of reciprocal private access easements with the adjacent existing condominium

corporation, PCECP-859, to address mutual access and future repair and maintenance of the private roads and services.

City Community Services Department – Culture Division

Comments updated May 9, 2018 indicate that the applicant has submitted a satisfactory Stage 2 Archeological Assessment. A letter from the Ministry of Tourism, Culture and Sport indicating acceptance of the assessment will be required prior to the implementation of the amending by-law.

Region of Peel

Comments updated March 28, 2018 indicate that subsequent to the Public Meeting, the applicant has provided a revised Functional Servicing Report (FSR) which satisfactorily addresses the requirements of the Region of Peel.

PLANNING COMMENTS

Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan)

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

Consistency with PPS

Section 1.1.3.3 of the PPS states that "Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock. Section 1.1.3.4 states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety."

Section 5.3.5.5 of MOP (Neighbourhoods) states that intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development and enhances the existing or planned development.

This policy of the Mississauga Official Plan is consistent with the PPS.

This Rezoning application is consistent with the high level policies of the PPS.

Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs Municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas".

The subject property is located in an area designated **Residential Medium Density** which anticipates the proposed use and built form in conformity with the Growth Plan. The proposed townhome development is also adjacent to an existing townhome community.

This Rezoning application conforms to the Growth Plan.

Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General objectives in 5.3.1 and General Policies in Section 5.3.2 directs development and redevelopment to the Urban System to achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

The proposal completes the townhome community for the area and takes advantage of a private condominium road which was designed to be further extended.

The Rezoning application conforms to the Peel Region Official Plan.

Official Plan

The proposal does not require an amendment to the Mississauga Official Plan policies for the Clarkson-Lorne Park Neighbourhood Character Area. The **Residential Medium Density** designation permits townhomes.

Zoning

The proposed **RM5-Exception** (Street Townhouse Dwellings) and **RM6-Exception** (Townhouse Dwellings on a CEC-Private Road) zones are appropriate to accommodate the townhomes. The proposed development forms a natural extension to the private condominium road, Oana Drive, and completes the community in this area. The proposed townhomes are similar in form, height and architectural style to the existing neighborhood, while the lots being created are slightly more generous in area than the existing townhome lots.

The **G1** (Greenlands–Natural Hazards) zone delineation follows the natural hazard limits for Sheridan Creek which were staked by staff and Credit Valley Conservation.

Site Layout

Oana Drive had been designed with the anticipation that a future townhouse development would be built to the east. Accordingly a public easement was placed over Oana Drive so that it could not be closed off from public use and a future development would not be prevented from accessing Oana Drive. This proposal fulfills that expectation. The applicant has agreed to enter into a reciprocal easement with the condominium corporation to the west. Accordingly, the existing condominium corporation and the future condominium corporation that will represent the three new townhomes fronting onto Oana Drive will have equal access to each other's portion of road. With this reciprocal easement being registered, the public easement will be removed.

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.

In this instance, community benefits would not be sought given the size of the proposal does not meet the minimum threshold for Section 37 applicability. In addition, the combination of the **D-1** (Development) zone and **Residential Medium Density** designation are representative of the intent for a townhome built form for the site.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. A site plan application has been submitted for the proposed development and is currently under review. While the applicant has worked with City departments to address many site plan related issues through the review of the Rezoning concept plan, further revisions will be needed to address matters such as tree preservation and landscaping.

Financial Impact

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

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the requested revisions to the application are not considered major changes to the development, it is recommended that no further public notice be required.

The proposed Rezoning is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed townhomes are consistent with the overall intent, goals and objectives of the Official Plan as the site is already designated to permit them.
2. The proposed townhomes form a natural extension of the existing townhome community and are similar in form and scale to the existing character of the area.
3. The proposed zoning standards, as identified, are appropriate to accommodate the requested uses.

Planning and Development Committee

2018/05/18

7

Originator's file: OZ 15/007 W2

Should the application be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Revised Concept Plan



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

City of Mississauga

Corporate Report



Date: February 6, 2018 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 15/007 W2
From: Edward R. Sajecki, Commissioner of Planning and Building	Meeting date: 2018/02/26

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 2)

Application to permit 6 townhomes; 3 of which would front onto Lushes Avenue and 3 of which would front onto an extension of Oana Drive (a private condominium road) 1996 Lushes Avenue, south side of Lushes Avenue, east of Southdown Road

Owner: Lushes Developments Inc.

File: OZ 15/007 W2

Recommendation

That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the application by Lushes Developments Inc. to permit 6 townhomes, under File OZ 15/007 W2, 1996 Lushes Avenue, 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
- Community concerns identified to date relate to visitor parking, tree preservation, construction access and maintenance of the roads during construction
- Prior to the next report, matters to be addressed include the appropriateness of the proposed development including compatibility with the surrounding neighbourhood and the satisfactory resolution of other technical requirements

Background

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

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage:	26.6 m (87.3 ft.)
Depth:	115 m (378 ft.) - Irregular
Gross Lot Area:	0.32 ha (0.78 ac.)
Existing Uses:	vacant

The property is located in the Clarkson-Lorne Park Neighbourhood Character Area, south of Lakeshore Road West and east of Southdown Road. The immediate neighbourhood consists of a newer townhomes, both freehold and condominium to the west and north and a few older detached homes to the east. The townhome development to the west was designed with the private condominium road, Oana Drive, leading directly to the subject site as it was intended that the road would be extended eastward when the lands develop. The property is vacant and contains some trees and vegetation towards the rear of the property. Based on a top-of-bank staking of the property, the rear two thirds of the property falls within the floodplain of Sheridan Creek.



Aerial image showing property

The surrounding land uses are:

- North: Townhomes and a detached home
- East: Detached homes
- South: 4 storey condominium apartment buildings
- West: Townhomes

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 3 freehold townhomes fronting onto Lushes Avenue and 3 townhomes fronting onto the extension of Oana Drive, a private condominium road. The townhomes are proposed to be 3 storeys.

Development Proposal					
Applications submitted:	Received: September 4, 2015 Deemed complete: October 1, 2015				
Developer Owner:	Lushes Developments Inc.				
Applicant:	A. Young Planner Ltd.				
Number of units:	6 townhomes				
Height:	3 storeys				
Landscaped Area:	38% (of developable area)				
Gross Floor Area:	900 m ² (9,688 ft ²)				
Road type:	Public for 3 units fronting onto Lushes Avenue Common element condominium for 3 units fronting onto the extension of Oana Drive				
Anticipated Population:	18* *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:	<table> <tr> <th>Required</th><th>Proposed</th></tr> <tr> <td>2 spaces per unit</td><td>2 spaces per unit 1 visitor parking space on Oana Dr.</td></tr> </table>	Required	Proposed	2 spaces per unit	2 spaces per unit 1 visitor parking space on Oana Dr.
Required	Proposed				
2 spaces per unit	2 spaces per unit 1 visitor parking space on Oana Dr.				
Parking Provided:	13 spaces total (12 resident + 1 visitor)				

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



Image of
existing
conditions



Applicant's
rendering of
proposed
development

LAND USE CONTROLS

The subject lands are located within the Clarkson Lorne-Park Neighbourhood Character Area and are designated **Residential Medium Density** (see Appendix 5) which permits townhomes. The application is in conformity with the land use designation.

The lands are currently zoned **D-1 (Development)** (see Appendix 6) which permits a detached dwelling and accessory buildings and structures that legally existed on the date of the passing

of the By-law. The applicant is proposing to rezone the lands to **RM6 – Exception (Townhouse Dwellings on a CEC-Private Road)** and **RM5 – Exception (Street Townhouse Dwellings)** to permit the townhomes. A **G1 (Greenlands – Natural Hazards)** zone will be applied to the Sheridan Creek floodplain lands.

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

WHAT DID THE COMMUNITY SAY

Staff and representatives from the adjoining condominium corporation met to discuss the extension of Oana Drive needed to provide access to three of the proposed townhomes. The condominium corporation is currently in negotiations with the applicant in order to secure a reciprocal agreement that allows shared access to all of Oana Drive.

A community meeting was held by Ward 2 Councillor, Karen Ras on January 31, 2018.

Comments made by the community are listed below. Comments from that meeting will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- The single condominium visitor parking space is insufficient
- There should be assurances that the roads be properly maintained and not damaged during construction
- Heavy equipment should not be permitted through Oana Drive
- The garbage pick-up pad should be eliminated or relocated
- Trees should be preserved and protected, especially along the westerly property line

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 building heights, density and massing appropriate and compatible with existing and planned character
- Are the proposed zoning regulations appropriate
- Have all other technical requirements and studies, including servicing, archeological assessments and function servicing reports been addressed and found to be acceptable

OTHER INFORMATION

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

- Planning Justification Report
- Draft Zoning By-law
- Survey
- Site Plan
- Elevations
- Parcel Register
- Environmental Impact Study and Arborist Report
- Functional Servicing Report
- Noise Feasibility Study
- Phase 1 Archeological Assessment

Development Requirements

There are engineering matters including grading, servicing and storm water management 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

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 Clarkson-Lorne Park 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

Planning and Development Committee

2018/02/06

7

Originator's file: OZ 15/007 W2

A handwritten signature in dark ink, appearing to read "E.R. Sajecki". The signature is written in a cursive style with a horizontal line extending from the end.

Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: David Breveglieri. Development Planner

Appendix 1

Lushes Developments Inc.

File: OZ 15/007 W2

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D-1 (Development)**
- August 2008 – Rezoning OZ 06/015 W2 was approved permitting the townhome common element condominium development to the west
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Medium Density** in the Clarkson-Lorne Park Neighbourhood Character Area



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017

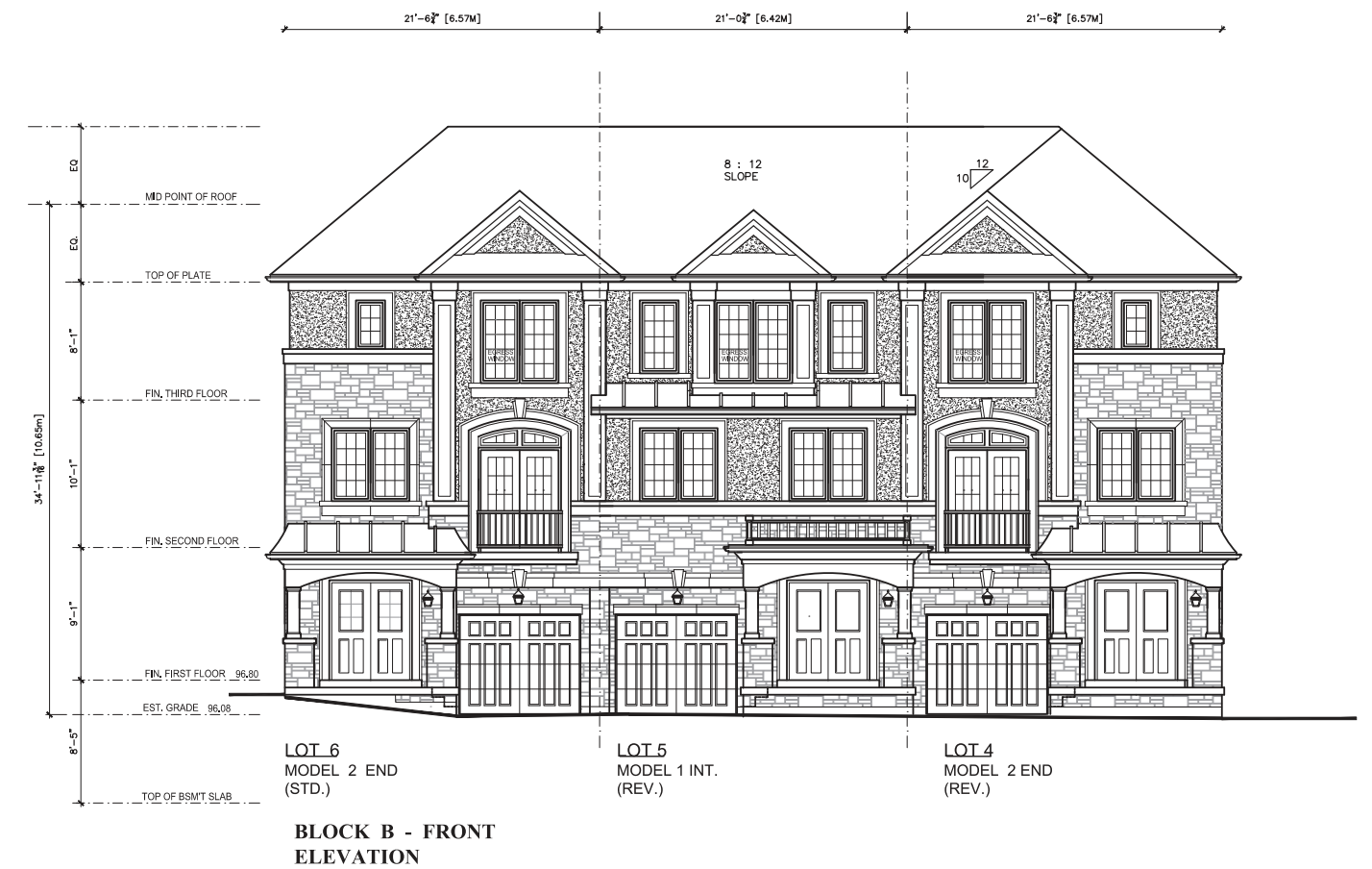


TITLE: LUSHES DEVELOPMENTS INC.

FILE NO: OZ 15/ 007 W2

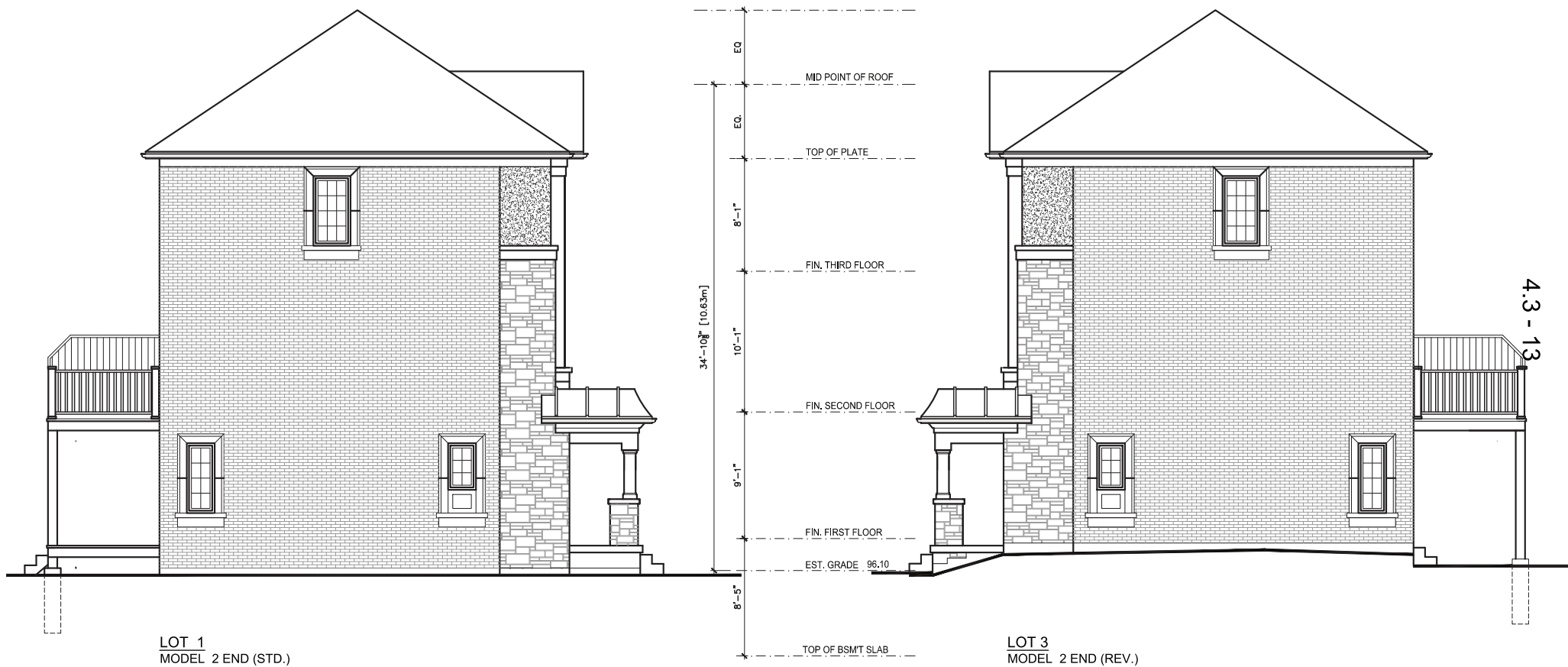


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T&W, Geomatics





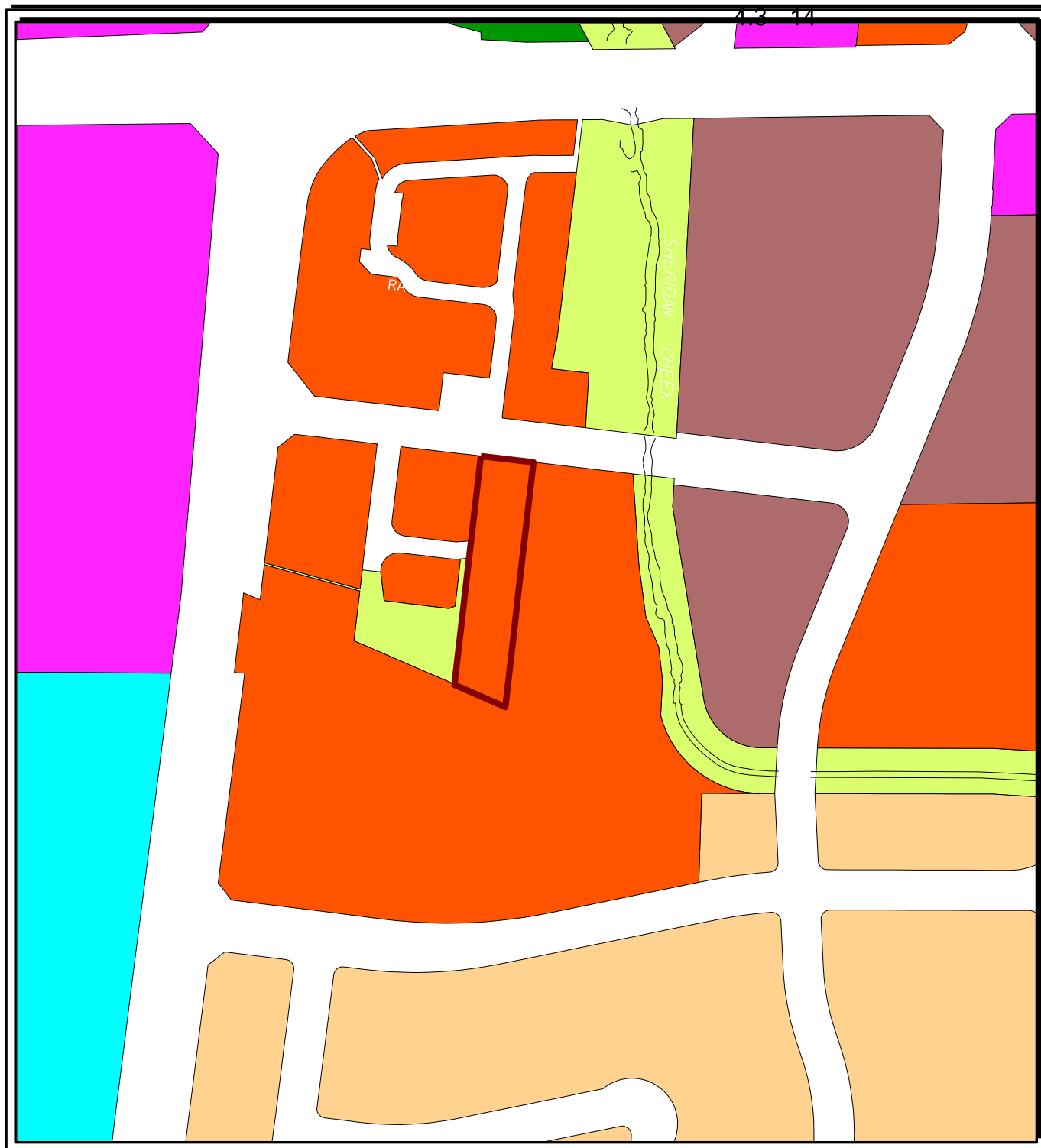
BLOCK A - REAR ELEVATION



BLOCK A - LEFT SIDE ELEVATION

BLOCK A - RIGHT SIDE ELEVATION

4.3 - 13



**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

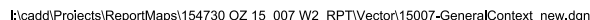


TITLE: LUSHES DEVELOPMENTS INC.

FILE NO: OZ 15/ 007 W2



Produced by
T&W, Geomatics



Lushes Developments Inc.

File: OZ 15/007 W2

Summary of Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

Residential Medium Density which permits townhomes.

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 5.1 Section 5.3	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensification within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas and is to be sensitive to the context. Intensification may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of Mississauga Official Plan.
Section 6 – Value the Environment	Section 6.1 Section 6.3	The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions. Natural Hazard Lands and buffers will be designated Greenlands and zoned to protect life and property.
Section 9 – Building a Desirable Urban	Section 9.1 Section 9.2	Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties. Neighbourhoods are stable areas where limited growth is anticipated. Development in neighbourhoods will be required to be context sensitive and respect the existing and planned character and scale of development.
Section 16 – Clarkson-Lorne Park	Section 16.5	Developments should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area.

Summary of Existing and Proposed Zoning Provisions

The site is currently zoned **D-1 (Development)** which only permits uses legally existing. There are no specific development parameters associated with a **D-1 (Development)** zone. The application is proposing **RM5-Exception (Townhouse Dwellings on a CEC Private Road)** and **RM5-Exception (Street Townhomes Dwellings)** zones to permit the townhomes. A **G1 (Greenlands – Natural Hazards)** zone will be applied to the hazard lands.

Proposed RM5-Exception Zoning Standards

Zone Standards	Base RM5 Zoning By-law Standards	Proposed RM5-Exception Zoning By-law Standards
Use	Townhomes on a public street	Townhomes on a public street
Minimum interior lot area	200 m ² (2,153 ft ²)	135 m ² (1,453 ft ²)
Minimum lot frontage	6.8 m (22.3 ft.)	6.4 m (21.0 ft.)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Minimum front yard setback	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)
Minimum rear yard setback	7.5 m (24.6 ft.)	7.0 m (23.0 ft.)
Minimum interior side yard setback (unattached side)	1.5 m (4.9 ft.)	2.5 m (8.2 ft.)
Minimum setback from a front garage face to a road (private or public)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Maximum encroachment of a porch, steps or balcony into a required front yard	n/a	1.0 m (3.3 ft.)
Maximum encroachment of a balcony into a required rear yard	n/a	2.5 m (8.2 ft.)
Resident parking	2 spaces/unit	2 spaces/unit

Proposed RM6-Exception Zoning Standards

Zone Standards	Base RM6-Exception Zoning By-law Standards	Proposed RM6-Exception Zoning By-law Standards
Use	Townhomes on a CEC private road	Townhomes on a CEC private road
Minimum interior lot area	115 m ² (1,238 ft ²)	135 m ² (1453 ft ²)
Minimum lot frontage	5.0 m (16.4 ft.)	6.4 m (21.0 ft.)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Minimum front yard setback	4.5 m (14.8 ft.)	3.8 m (12.5 ft.)
Minimum rear yard setback	7.5 m (24.6 ft.)	7.0 m (23.0 ft.)
Minimum interior side yard setback (unattached side)	1.5 m (4.9 ft.)	2.5 m (8.2 ft.)
Minimum setback from a front garage face to a road (private or public)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Maximum encroachment of a porch or steps into a required front yard	1.5 m (4.9 ft.)	1.0 m (3.3 ft.)
Maximum encroachment of a balcony into a required rear yard	n/a	2.5 m (8.2 ft.)
Minimum width of a sidewalk	2.0 m (6.6 ft.)	1.2 m (3.9 ft.)
Minimum width of an internal road	7.0 m (23 ft.)	6.4 m (21.0 ft.)
Resident parking	2 spaces/unit	2 spaces per unit
Visitor parking	0.25 spaces/unit	0.25 spaces/unit

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

Lushes Developments Inc.

File: OZ 15/007 W2

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (December 5, 2017)</p>	<p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. Private servicing easements may be required. This will be determined once the site servicing proposal is reviewed.</p> <p>Shared servicing is not permitted between freehold and condominium units. Each freehold unit must have independent connection to municipal infrastructure. CEC Condominium lands must be connected to municipal infrastructure.</p> <p>A Condominium Water Servicing Agreement will be required. The Region requires review of the Declaration and Description prior to registration of the Condominium.</p> <p>A revised Functional Servicing Report (FSR) will be required. An existing 150 mm (6 in.) diameter water main is located on Lushes Avenue. An existing 250 mm (10 in.) diameter sanitary sewer is located on Lushes Avenue.</p> <p>Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste specifically to Building B (Condominium townhouse units). At Site Plan stage, a revised Site Plan will be required addressing the Waste Collection Vehicle Access Route.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (January 16, 2018)</p>	<p>Both School Boards responded advising 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, both School Boards require that warning clauses with respect to temporary school accommodations and transportation arrangements be included in the Development Agreement.</p>

Lushes Developments Inc.

File: OZ 15/007 W2

Agency / Comment Date	Comment
Credit Valley Conservation (December 13, 2017)	The property is regulated as it is traversed by the Regulatory Floodplain of Sheridan Creek. A permit from CVC is required for the proposed development prior to the commencement of grading works on the subject property and prior to the issuance of a building permit from the City. Upon obtaining the planning approvals from the City, the applicant shall submit the CVC permit application directly to CVC.
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 19, 2018)	<p>The proposed development is adjacent to City owned lands, identified as Sheridan Creek Trail (P-171), zoned G1. A portion of the development lands fall within the CVC Regulatory Flood Plain, as such this department supports the gratuitous dedication of all lands within the flood plain to the City for long term conservation and zoned as Greenlands (G1). This department also notes that, Lewis Bradley Park (P-081), zoned OS1, is located approximately 550 m (1,800 ft.) south of the proposed development and contains a playground and a soccer field.</p> <p>Through the review of Site Plan application process, this department will be requesting an updated Tree Preservation and Planting Plan, a restoration plan for lands to be dedicated as informed by the Environmental Impact Statement, grading and site servicing plans along with required securities.</p> <p>Furthermore, 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>
City Community Services Department – Culture Division (November 16, 2017)	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to the Culture Division for review.</p> <p>A Stage 1 Archeological Assessment has been submitted. A Stage 2 Assessment is required.</p>

Lushes Developments Inc.

File: OZ 15/007 W2

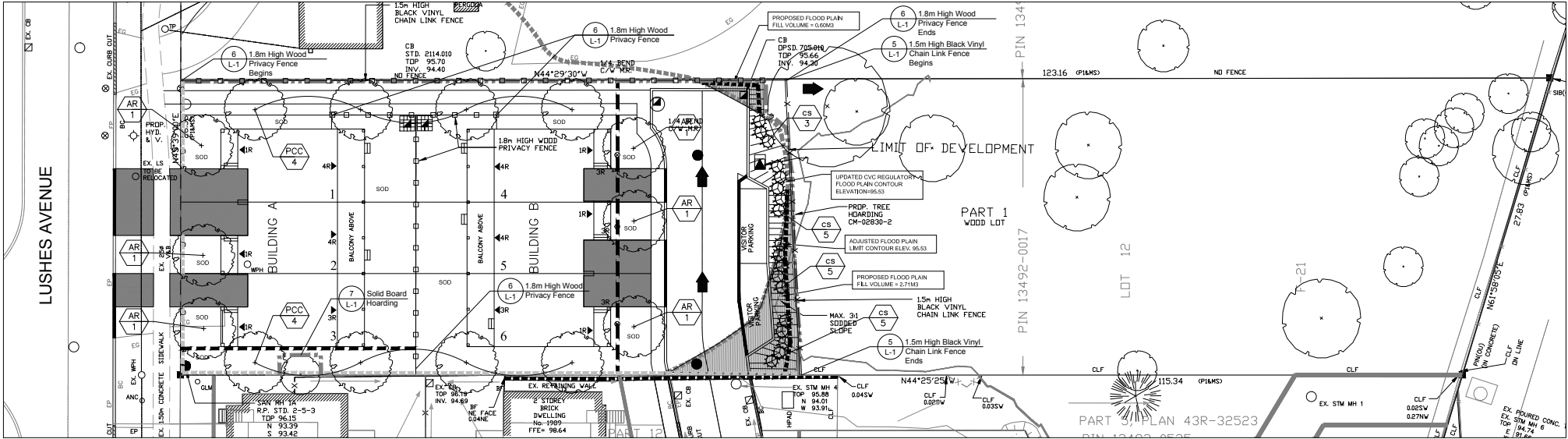
Agency / Comment Date	Comment
City Transportation and Works Department (January 16 2018)	<p>The applicant has been requested to provide additional technical details. Development matters currently under review and consideration by this department include:</p> <ul style="list-style-type: none"> • Revisions to the engineering drawings to add additional technical details; • Clarification of traffic related matters related to access design and easements to ensure they are adequate for Fire and Waste Collection vehicles; • Further clarifications to the Functional Servicing/ Stormwater Management Report; • Provision of a Slope Stability Report; • Submission of documentation detailing the procedure to inspect/handle potential environmental constraints identified in the Phase 1 Environmental Site Assessment.
Fire Prevention (January 22 2018)	<p>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.</p>
Other 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"> • Enbridge Gas Distribution • Canada Post • Rogers Cable • Development Services, Planning and Building Department • Alectra <p>The following City Departments and Agencies were circulated but did not provide comments:</p> <ul style="list-style-type: none"> • Bell Canada • Trillium Health Partners • Conseil Scolaire de District Catholique Centre-Sud • Conseil Scolaire Viamonde • Trans-Northern Pipelines Inc.

Lushes Developments Inc.

Fie: OZ 15/007 W2

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 5 1 Grade 6 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Clarkson Public School <ul style="list-style-type: none"> Enrolment: 117 Capacity: 245 Portables: 0 Green Glade Sr. Public School <ul style="list-style-type: none"> Enrolment: 292 Capacity: 366 Portables: 0 Clarkson Secondary School <ul style="list-style-type: none"> Enrolment: 811 Capacity: 1,392 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 0 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Christopher <ul style="list-style-type: none"> Enrolment: 426 Capacity: 452 Portables: 2 Iona Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 965 Capacity: 723 Portables: 17



City of Mississauga

Corporate Report



Date: May 18, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 16/009 W7

Meeting date:
2018/06/11

Subject

RECOMMENDATION REPORT (WARD 7)

Applications to permit a three to eight storey mixed use building with 91 apartment dwelling units and commercial uses on the ground floor such as retail office and/or restaurant

1646 Dundas Street West, south side of Dundas Street West, east of Mississauga Road

Owner: Erindale Village Living Inc.

File: OZ 16/009 W7

Pre-Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal hearing on the subject applications under File OZ 16/009 W7, Erindale Village Living Inc., 1646 Dundas Street West to permit a three to eight storey mixed use building with 91 apartment dwelling units and commercial uses on the ground floor such as retail, office and/or restaurant in support of the recommendations outlined in the report dated May 18, 2018 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved subject to the provisions outlined in this report.

3. That City Council provide the Commissioner of Planning and Building or his designate with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the LPAT hearing process, including the authority to instruct and confirm a settlement of the appeal, if any.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the total gross floor area (GFA) as approved in these applications shall remain the same.

Report Highlights

- Comments were received from the public regarding height, density, heritage character of the area, traffic, and environmental impacts
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting, including revising the plan to break up the mass of the building and provide additional stepping of the building, elimination of 5 units, provision of increased landscape buffer adjacent to the Village Hall, and elimination of a proposed catchbasin from the adjacent Village Hall lands
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved
- The applicant has appealed the applications to the Local Planning Appeal Tribunal (LPAT), formerly Ontario Municipal Board (OMB). The pre-hearing conference is scheduled for June 15, 2018.
- Staff are seeking direction from Council to attend any LPAT proceedings which may take place in connection with the applications and in support of the recommendations outlined in this report

Background

A public meeting was held by the Planning and Development Committee on March 19, 2018, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0022-2018 was then adopted by Council on March 28, 2018.

1. That the report dated February 23, 2018, from the Commissioner of Planning and Building regarding the applications by Erindale Village Living Inc. to permit an eight storey mixed use building with 96 residential units and commercial uses on the ground floor under File OZ 16/009 W7, 1646 Dundas Street West, be received for information.
2. That eight oral submissions made to the Planning and Development Committee at its meeting held on March 19, 2018, be received.

On July 14, 2017 Erindale Village Living Inc. (the applicant) submitted a letter advising of their interest in acquiring the adjacent Community Hall at 1620 Dundas Street West to: renovate and restore the heritage building; move it closer to Dundas Street West and lift its height to make it more visible and better address the street; create a landscaped public courtyard to the rear of the building to be open to local residents and the public; and amend their application to provide underground parking below the hall and extend their proposed condominium easterly onto the property. On October 18, 2017 General Committee received a report dated September 25, 2017 from the Commissioner of Community Services entitled "Authority to enter into negotiations to assess the potential sale of City-owned lands located at 1620 Dundas Street West (Erindale Community Hall)". General Committee decided that no further action be taken with respect to disposition of the property. The current application remains only for the subject lands at 1646 Dundas Street West.

Should talks resume, and it is determined by Council that the Erindale Community Hall can be sold and incorporated into the development site, the applicant can apply to the Committee of Adjustment to deal with the required changes to the building and site layout provided that the total gross floor area (GFA) as approved in these applications shall remain the same and there is an appropriate transition to the Erindale Community Hall.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Revising the plan to break up the mass of the building and provide additional stepping of the building
- Elimination of 5 units
- Provision of increased landscape buffer adjacent to the Community Hall with no underground parking under the landscape buffer
- Elimination of a proposed catchbasin from the adjacent Community Hall lands

COMMUNITY COMMENTS

The issues below were raised by residents: at the community meetings on November 23, 2016 and June 8, 2017; the Focus Group meeting on March 29, 2017 held by Ward 7 Councillor Nando Iannicca, and the Public Meeting on March 19, 2018.

Comment

Erindale is a historic village and its character should be protected

Response

The existing commercial building on the subject property was constructed in 1984 with an asphalt surface parking lot between the building and the street. It is not of heritage significance. The subject lands are situated at the westerly limit of the original village and do not appear to have been a significant part of its heritage. The buildings remaining along Dundas Street West have a varied relationship to the street and to each other with no consistent or defined heritage

streetscape. However, the property is within the Erindale Village Cultural Landscape area and a Heritage Impact Assessment was prepared to assess the proposal and concluded that it will result in no adverse impacts. The proposed development is seeking to be respectful of its heritage surroundings by bringing the building up to the street at a three storey height, concealing parking underground, providing landscaping and stepping of the building height to provide an appropriate transition to the historic Erindale Village Hall to the immediate east. The colours and materials selected are also intended to relate and be sensitive to the adjacent Village Hall. The combination of both active commercial uses on the ground floor and residential uses above are also in keeping with the character of this historic community.

Comment

The proposal is too tall, the building mass is too large, and the architecture is too modern

Response

The building is eight storeys at its maximum height. However, the revised design reduces the effect of the building's mass through a series of different design elements. The podium along Dundas Street West is three storeys in height with brown brick elements repeated across the façade within a limestone coloured concrete frame suspended above the commercial curtain-wall. The retail component has glass storefronts joined at the ground floor with an open terrace adjacent to the municipal sidewalk. Beyond the three storey podium, the penthouses of each floor are stepped, providing a terraced effect. This meets a 45 degree angular plane measured from the datum line established by the height of the adjacent Erindale Community Hall, and steps on all sides (north, south, east and west). These are clad in glass and aluminum to provide an appearance of openness, and reduce the building mass and visual impact. The architecture, colour and materials are not intended to be identical to the adjacent heritage building, but complementary and compatible. In addition, the lands slope downwards from east to west and from north to south toward the Credit River, so that the elevation of the subject property is lower than that of Erindale Village. The above factors help mitigate the perceived height of the building.



Applicant's rendering of proposal adjacent to the existing historic Erindale Village Hall

Comment

There will be shadow impacts on adjacent properties

Response

A Sun and Shadow Impact Study was submitted to assess potential shadow impacts upon adjacent properties and found there to be no significant impacts from the proposed development.

Comment

There are too many units and there will be increased road traffic and safety concerns

Response

The number of units proposed has been reduced from 131 units in the original proposal to 91 units in the current proposal (reduction of 40 units). A Traffic Impact Study was submitted and reviewed by the City's Transportation and Works Department which found the proposed development would not result in any significant impacts on traffic or safety within the area. An updated study is required prior to By-law Enactment or Removal of the "H" Holding Symbol.

Comment

There will be overflow parking from this development on local streets in the area

Response

The proposed development is providing parking in accordance with the City's Zoning By-law standards and a reduction has not been requested. Therefore, no overflow parking is anticipated.

Comment

Concern regarding contamination on property from past uses

Response

The City has received and reviewed both Phase 1 and Phase 2 Environmental Site Assessment Reports. Moderate contamination was found, which will require a remedial action plan. A Record of Site Condition is recommended prior to lifting of the "H" Holding Symbol, should the applications be approved.

Comment

Environmental impacts on adjacent Credit River Valley

Response

The Credit Valley Conservation Authority (CVC) were circulated and consulted in the review of the applications. They have visited the site to assess the top of bank associated with the Credit River and potential impacts from the proposed redevelopment. CVC have confirmed the proposal is outside of the limits of the hazardous lands. However, a permit will be required for development at the site plan stage, as the lands are located within the CVC's regulated area.

Comment

Pollution concerns in the air affecting health resulting from traffic and construction

Response

The vehicular traffic increase from the proposed development is anticipated to be negligible with no measurable impact to air quality. Should the applications be approved, a Construction Management Plan will be required prior to any development. This will ensure proper site management and watering to prevent excessive dust and dirt spread within the area.

Comment

Do not want to see the loss of Piatto Restaurant

Response

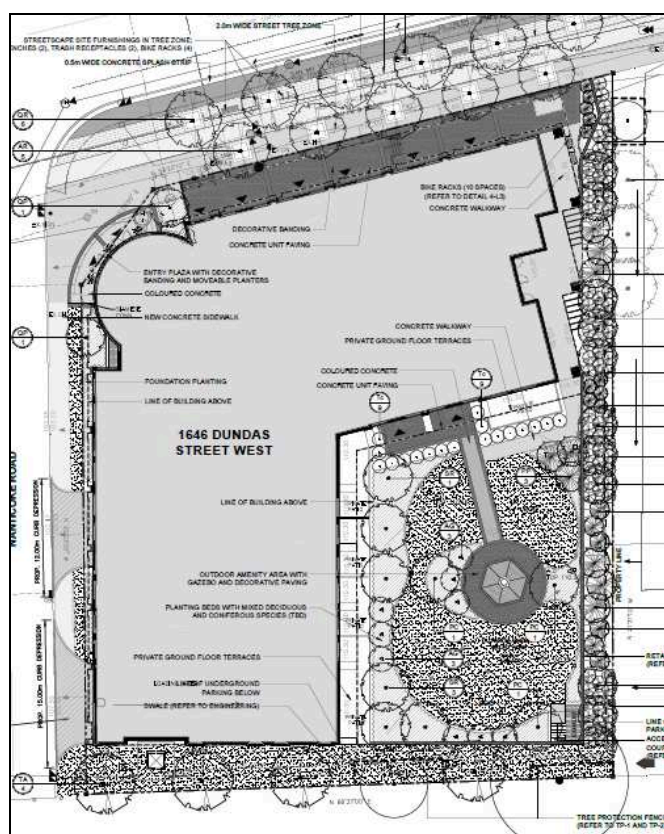
The proposed development and zoning would allow for a restaurant as a permitted use within the ground floor commercial component. The owner of the lands control the tenants and leases, not the City.

Comment

Concern with loss of mature trees

Response

The native vegetation was stripped from the lands when they were developed in 1984. There is landscaping within the parking lot and rear of the property. A mature Black Walnut tree and Manitoba Maple tree along the rear property line are proposed to be retained, while the remainder of the trees are insignificant or in poor health (many due to the Emerald Ash Borer) and are to be removed and replaced with new landscaping. A landscape plan will be required as part of the site plan approval process should this application be approved. A preliminary landscape plan has been submitted.



Applicant's proposed
Landscape Plan

Comment

There will be noise impacts

Response

A Noise Control Feasibility Study was submitted and assessed through these applications. There will be minimal noise impacts on the proposed development which can be mitigated with central air conditioning in all units, warning clauses and the use of landscaping adjacent to the outdoor living area. The roof-top mechanical unit of the building, which would emit some noise, is proposed to have units surrounding it which will reduce the levels. A more detailed noise assessment will be carried out during the site plan application process to determine if further mitigation is required. Access to the underground garage for vehicular access, loading and garbage pick-up is proposed on the west side of the building adjacent to Nanticoke Road, providing the greatest separation and protection to existing residences to the east (blocked by the building itself).

Comment

Will result in reduced property values

Response

The subject lands are currently occupied by a commercial property with surface parking and the proposal is to provide a new mixed use development focused along Dundas Street West

and Nanticoke Road with a landscaped courtyard, buffering it from any residential development to the southeast. The development is not expanding its property boundaries or encroaching into the stable neighbourhood, and no impacts are anticipated.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Community Services

Comments updated April 30, 2018, stated that in the event that the application is approved, the Community Services Department - Park Planning - note the following conditions:

Future residents of this development will receive parks service from unnamed Park 241, located to the west across Nanticoke Road (approximately 30 m (98 ft.)); and Erindale Park (P-060) located approximately 100 m (328 ft.) to the north across Dundas Street West. Erindale Park contains active and passive recreational opportunities including picnicking in 5 picnic areas, a children's playground, one comfort station, a toboggan hill and parking for approximately 400 vehicles. Securities related to streetscape, tree preservation, clean up, fencing and hoarding along the adjacent City owned lands will be reviewed through the site plan process.

Prior to issuance of building permits for each lot or block, a cash-in-lieu payment for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with City's Policies and By-laws.

Transportation and Works

Comments updated May 16, 2018, state that the following matters are to be addressed in order to determine the feasibility of the proposed development prior to by-law enactment:

- Details to confirm the appropriate sizing of the existing and proposed municipal storm sewer required to accommodate the proposed development
- A satisfactory Functional Servicing Report
- A Remedial Action Plan to address site contamination issues; and
- A satisfactory Traffic Impact Study and Turning Movement Plans

The following matter remains outstanding:

- Completion and filing of a Record of Site Condition

As the above noted items requested remains outstanding, this department is not in favour of this application proceeding until the outstanding matters have been satisfactorily resolved.

Should the application be approved in principle, the Transportation & Works Department will request an "H" holding zone be placed on these lands. The outstanding matters noted above, or amended, as necessary, are to form part of the conditions for lifting the "H" holding symbol and implementation of the By-Law.

PLANNING COMMENTS

Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan)

Under the Planning Act, all planning decisions must be consistent with the PPS and conform to the Growth Plan

Consistency with PPS

Section 1.1.3.3 of the PPS states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock and Section 1.1.3.4 states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety."

Section 5.3.5.2 of MOP (Neighbourhoods) states that residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.

Section 5.4.11 states that Hurontario Street and Dundas Street have been identified as Intensification Corridors, while Section 5.5.1 indicates that Intensification Corridors are part of the City's Intensification Areas and are to be the focus for intensification.

The subject property is designated **Mixed Use** and the proposed intensification is taking place within an existing commercial site and on an Intensification Corridor. The applications conform to the intent of the PPS.

Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development and transition of built form to adjacent areas in intensification areas.

The subject property is located on the Dundas Street Intensification Corridor (Schedule 1c – MOP). Intensification Corridors have been identified along with the Downtown, Major Nodes, Community Nodes, Corporate Centres and Major Transit Station Areas, as the focus for intensification (Section 5.5.1) and development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding neighbourhood and Employment Area (Section 5.4.4).

These applications for amendments to the existing MOP designation and proposed zoning conform to the Growth Plan.

Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and

redevelopment to the Urban System to achieve an urban structure, form and densities which are pedestrian-friendly and transit supportive.

Section 5.1.4 of MOP (Direct Growth) indicates that most of Mississauga's future growth will be directed to Intensification Areas. The proposed development is located along Dundas Street which is an Intensification Corridor (Schedule 1c of MOP). Further, Section 5.1.6 states that the City encourages compact mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.

These applications conform to the Peel Region Official Plan.

The City of Mississauga has received a request to amend MOP to permit a three to eight storey mixed use building. A detailed review of MOP has occurred and planning staff support the proposed development. The proposed development adequately takes into account the existing context and does provide an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below. The policies from MOP used to assess the application conform to the PPS, Growth Plan, and Region of Peel Official Plan.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Erindale Neighbourhood Character Area. Amendments to the Mississauga Official Plan are required to permit more than 3 storeys. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has 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 been provided by the applicant?***

Planning staff have undertaken an evaluation of the criteria against this proposed development application.

Land Use

The subject lands are designated **Mixed Use** in Mississauga Official Plan. The designation encourages a mixture of permitted uses and requires residential uses to be combined on the same lot or same building with another permitted use, and discourages residential uses on the ground floor. Given there are commercial uses proposed on the ground floor with residential apartments proposed above, the proposal meets the intent of the Official Plan. The Special

Site 1 policy for Erindale Neighbourhood will have to be amended to permit a maximum height of 8 storeys for the subject lands.

Intensification Areas

Dundas Street West is designated in Mississauga Official Plan as an Intensification Corridor which is to be the focus for intensification along with the Downtown, Major Nodes, Community Nodes, Corporate Centres, and Major Transit Station Areas (Intensification Areas). Residential and employment density should be sufficiently high to support transit usage and maximize the use of existing and planned infrastructure in these areas. Low density development is to be discouraged. Developments in these areas are to promote the qualities of complete communities and provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. The plan also states that not all segments of Intensification Corridors are appropriate for intensification and that planning studies will identify appropriate locations, density and uses.

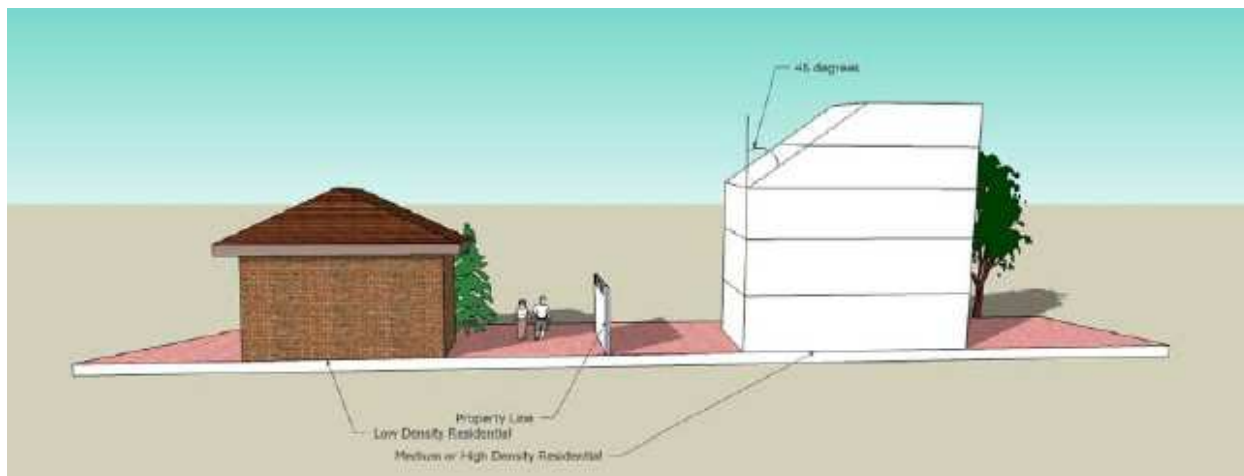
The draft Dundas Connects Study speaks to enhancing the pedestrian space along Dundas Street with wider sidewalks, landscaping, street furniture, and providing for other desirable streetscape elements such as patios and retail spill out space. It recommends creating a complete street for all users with pedestrian space that is vibrant, safer and accessible; has continuous cycling facilities that are safe; providing convenient access to properties; creating a street that supports social and economic vitality; and has continuous and consistent planting. The study also states that a mix of uses and transit supportive intensification is encouraged to support the achievement of complete communities and provide a variety of uses along the Dundas corridor. The proposed development would meet these objectives. The current draft of the Dundas Connects Master Plan does not show a stop in Erindale Village. As Dundas Connects provides no detailed assessment specifically for Erindale Village, the policies of Mississauga Plan continue to provide direction for assessment of applications for increased density.

Neighbourhoods

The subject property is designated Special Site 1 within the Erindale Neighbourhood Character Area of Mississauga Official Plan. The Plan states that buildings should have a minimum height of 2 storeys and a maximum height of 3 storeys. However, while neighbourhoods are not to be the focus for intensification and the existing character is to be preserved, the Plan states that intensification may occur through infilling and the development of existing commercial sites as mixed use areas (Section 5.3.5.2). It also states where higher density uses are proposed, they should be located along Corridors or in commercial centres. Dundas Street West is not only a Corridor, but an Intensification Corridor.

The Plan states intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development, enhances the existing or planned development and is consistent with the policies of the Plan (Section 5.3.5.5). Compatibility does not require development to be replicated or the same form, rather it needs to be sensitive to the existing and planned context, and include appropriate transitions in

use, built form, density and scale (Section 5.3.5.6). The below diagram shows what the City's Official Plan intends for an appropriate transition in built form to low-rise residential areas.



Extract from Mississauga Official Plan (Figure 9-30) which states 'Development will respect the existing context and provide an appropriate transition in built form to low-rise residential areas.'

The original proposal has been revised to provide for improved transition to the adjacent low rise character of the Erindale Village Hall. The proposed building maintains a similar base height for the podium with complementary materials and colours, and terraces the upper storeys at a 45 degree angular plane with lighter materials and colours. Staff find this to be an appropriate and sensitive condition with the existing and planned context along Dundas Street West (see revised proposal below).



Applicant's rendering showing transition between proposed development and the Erindale Village Hall, incorporating 45 degree angular plane and complimentary colours and materials.

The proposed development is also terraced on the north facade from Dundas Street West, on the west from Nanticoke Road, and on the south abutting the residential detached dwellings on deep lots to reduce the mass of the building (see Concept Plan in Appendix 2 and Elevations in Appendix 3).

Heritage

The official plan requires the proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource, or which is proposed adjacent to a cultural heritage resource, to submit a Heritage Impact Assessment. The applicant has submitted the required Heritage Impact Assessment. Planning staff find the proposal is compatible with the adjacent cultural heritage property and cultural landscape.

Built Form

Mississauga Official Plan states built form will relate to the width of the street right-of-way, and where the right-of-way width exceeds 20 m (65.6 ft.), a greater building height may be required to achieve appropriate street enclosure in relation to the road width. Dundas Street West has been widened significantly over the years from when it was a village and currently has a right-of-way of approximately 38 m (124.7 ft.) in this location. The tallest point of the proposed building is 28.1 m (92.2 ft.) which is less than the width of the street right-of-way. The Plan states that development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive with active uses along principal streets (Section 9.2.1.21, 9.2.1.23). Developments are to minimize the use of surface parking in favour of underground or structured parking, and all surface parking should be screened from the street (Section 9.2.1.37). The proposal is consistent with these Official Plan policies.

Services

There is sufficient sewer and water infrastructure on Dundas Street to accommodate the proposed development. Mississauga Official Plan states that urban form will support the creation of an efficient multi-modal transportation system that encourages a greater utilization of transit and active transportation modes (Section 9.1.9). Higher order transit is planned for the Dundas Street Intensification Corridor. The area is currently served by bus route 1/1C and route 101/101A-Dundas Express on Dundas Street West with a transit stop (stop #0520) located directly along the frontage of the site.

Zoning

The proposed **C4-Exception** (Mainstreet Commercial) is appropriate to accommodate the proposed development of a three to eight storey mixed use building with 91 apartment dwelling units and commercial uses on the ground floor such as retail, office and/or restaurant, in accordance with the provisions contained in Appendix 4.

"H" Holding Provision

There are a number of technical matters that must be addressed prior to allowing for site plan approval and building permits to be issued. As a result, the Zoning By-law will incorporate an "H" Holding provision which can be lifted upon clearance of the conditions.

Section 19.7 of Mississauga Official Plan (MOP) permits the enactment of an "H" Holding Provision to implement the policies of MOP for staging of development and specific requirements. It is recommended that the following conditions be fulfilled prior to removal of the "H" Holding Symbol:

- Provision of details to confirm the proposed development can be satisfactorily accommodated through the existing municipal storm sewer system, or alternatively entering into any required agreements to upgrade the system
- Provision of satisfactory Functional Servicing Report
- Provision of satisfactory Traffic Impact Study and turning movements plans
- Provision of a satisfactory Remedial Action Plan to address site contamination issues
- Completion and filing of a Record of Site Condition
- Entering into a Servicing and/or Development Agreement to the satisfaction of the City
- Entering into a Section 37 Agreement for the provision of community benefits
- Provision of an updated Heritage Impact Assessment to the satisfaction of the City

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding provision would be removed by further amendment to the Zoning By-law.

Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. 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.

The subject lands are currently zoned C4 (Mainstreet Commercial) which permits both apartment dwellings and commercial uses at a maximum height of 3 storeys. While there is no cap in the current zoning on number of units, floor space index or gross floor area, as the proposal seeks to increase the height above 3 storeys, it meets the policy threshold for a Section 37 contribution.

Should the Local Planning Appeal Tribunal (LPAT) render a decision on the applicant's appeals that results in an increase in height or density, staff will hold discussions with the applicant to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount as a condition of lifting the "H" holding symbol.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further revisions will be needed to address detailed design.

Financial Impact

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

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the requested revisions to the application are not considered major changes to the development, it is recommended that no further public notice be required.

The proposed Official Plan Amendment and Rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The development proposal conforms to the Provincial Policy Statement, Growth Plan, and Region of Peel Official Plan.
2. The existing Mississauga Official Plan policies relevant to the evaluation of this development proposal conform to the Provincial Policy Statement, Growth Plan, and Region of Peel Official Plan.
3. The proposed development of a three to eight storey mixed use building with 91 apartment dwelling units and commercial uses on the ground floor such as retail, office and/or restaurant is consistent with the overall intent, goals and objectives of the Official Plan as the site is located on an Intensification Corridor that will be served by higher order transit and will not destabilize the surrounding Erindale neighbourhood given it is a redevelopment of an existing commercial site for a mixed use development as contemplated by the Plan.
4. The proposed mixed use development is compatible with the surrounding land uses as it provides for an appropriate transition in scale to the adjacent village hall to the east and low rise neighbourhood to the southeast.
5. The proposed official plan provisions and zoning standards, as identified, are appropriate to accommodate the requested uses.

Attachments

Appendix 1: Information Report

Appendix 2: Revised Concept Plan

Appendix 3: Revised Elevations

Appendix 4: Revised Summary of Existing and Proposed Zoning Provisions



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Jonathan Famme, Development Planner

City of Mississauga

Corporate Report



Date: February 23, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 16/009 W7

Meeting date:
2018/03/19

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Applications to permit an eight storey mixed use building with 96 apartment dwelling units and commercial uses on the ground floor such as retail, office and/or restaurant, 1646 Dundas Street West, South side of Dundas Street West, east of Mississauga Road

Owner: Erindale Village Living Inc.

File: OZ 16/009 W7

Recommendation

That the report dated February 23, 2018, from the Commissioner of Planning and Building regarding the applications by Erindale Village Living Inc. to permit an eight storey mixed use building with 96 residential units and commercial uses on the ground floor under File OZ 16/009 W7, 1646 Dundas Street 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 official plan and zoning by-law
- Community concerns identified to date relate to height, density, heritage character of the area, traffic, and environmental impacts
- The applicant has appealed the applications to the Ontario Municipal Board, but no hearing date has yet been scheduled. Staff will report back to Planning and Development Committee with a Recommendation Report to get direction from Council on how to proceed with the matter before the OMB
- Prior to the next report, matters to be addressed include an assessment of the proposed height and transition to adjacent lands, as well as grading, servicing and traffic.

Background

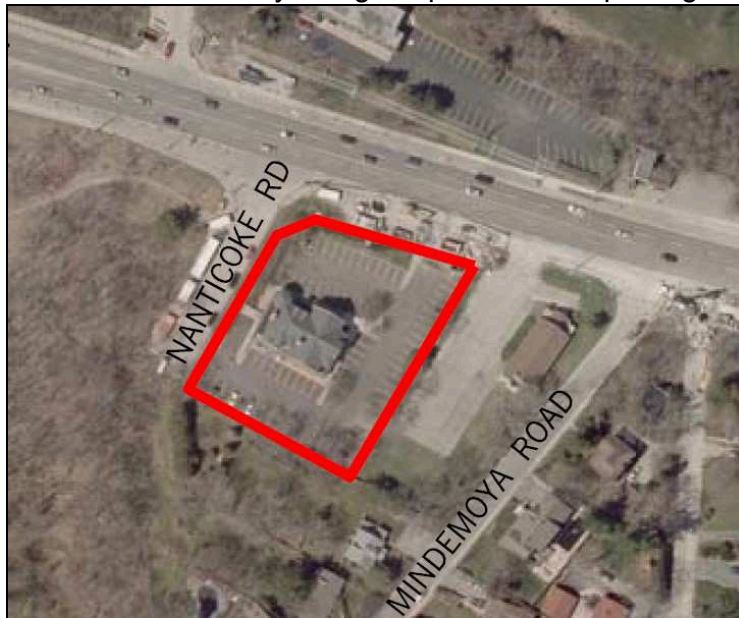
The applications have been circulated for technical comments and community meetings have been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage:	approx. 45 m (148 ft.)
Depth:	71.46 m (234 ft.)
Gross Lot Area:	0.35 ha (0.86 ac.)
Existing Uses:	3 storey commercial building (spa, Piatto restaurant, office)

The property is located on the south side of Dundas Street West at the western edge of Erindale Village which has a few commercial buildings, Erindale community hall, Erindale Academy and a church along Dundas Street West. To the south is a residential community of detached homes. Erindale Park is located to the north on the north side of Dundas Street West. The site slopes downward from east to west towards the Credit River valley. There is a 3 storey building on-site surrounded by a large asphalt surface parking lot and several trees.



Aerial photo of subject lands

The surrounding land uses are:

North: Dundas Street West, commercial building, Erindale Park

East: Erindale Community Hall, detached dwellings, Erindale Academy, Erindale Presbyterian Church
 South: Detached homes, Credit River valley
 West: Nanticoke Road, Credit River valley

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 an eight storey building containing 96 apartment dwelling units and approximately 419 m² (4,510 ft²) of commercial uses on the ground floor fronting Dundas Street West. The commercial uses proposed may include retail, restaurant or offices in accordance with the current Mainstreet Commercial zoning category. Access to the site will be from Nanticoke Road, along the west side of the property. Although there were earlier investigations regarding the possibility of including the Erindale Community Hall, it does not form part of the applications or this development proposal.

Development Proposal		
Applications submitted:	Received: September 1, 2016 Deemed complete: September 30, 2016	
Developer Owner:	Erindale Village Living Inc.	
Applicant:	YYZed Project Management	
Existing Gross Floor Area:	980 m ² (10,549 ft ²) – built 1984	
Proposed Gross Floor Area:	12,415 m ² (133,634 ft ²)	
Number of units:	96 units	
Height:	8 storeys	
Floor Space Index:	3.7	
Landscaped Area:	20%	
Anticipated Population:	210* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	135 spaces	136 spaces
visitor spaces	19 spaces	19 spaces
commercial sp.	17 spaces	17 spaces

Planning and Development Committee

2018/02/23

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Originator's file: OZ 16/009 W7

Development Proposal		
Total	171 spaces	172 spaces
Green Initiatives:	<ul style="list-style-type: none"> • secure indoor bicycle parking 	

Proposed concept plan is found in Appendix 3.



Existing Site Condition



Applicant's rendering of the proposed building from Dundas Street West

LAND USE CONTROLS

The subject lands are located within the Erindale Neighbourhood Character Area and are designated **Mixed Use – Special Site 1 (Erindale Neighbourhood)** (see Appendix 5) which permits retail stores, restaurants, secondary offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, post-secondary educational facilities, and residential uses. The Special Site 1 policies for the Erindale Neighbourhood permit a maximum height of 3 storeys. The subject lands are located within a designated **Intensification Area/Intensification Corridor** (Dundas Street). The applicant is proposing to change the designation to **Mixed Use – Special Site 1 (Erindale Neighbourhood), as amended** to permit a maximum height of 8 storeys.

The lands are currently zoned **C4 (Mainstreet Commercial)** (see Appendix 6) which permit retail stores, restaurants, offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, universities/colleges, apartment dwellings and residential dwelling units located above the first storey of a commercial building, with a maximum height of 3 storeys. A rezoning is proposed from **C4 (Mainstreet Commercial)** to **C4-Exception (Mainstreet Commercial)** to permit a maximum height of 8 storeys.

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

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 through the Ontario Municipal Board, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY

Community meetings were held by Ward 7 Councillor Iannicca on November 23, 2016 and June 8, 2017 and a Focus Group meeting was held by the Councillor on March 29, 2017.

Comments made by the community are listed below and are grouped by issue. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- Erindale is a historic village and its character should be protected
- The proposal is too tall, the building mass is too large, and the architecture is too modern
- There will be shadow impacts on adjacent properties
- There are too many units and there will be increased road traffic and safety concerns

- There will be overflow parking from this development on local streets in the area
- Concern regarding contamination on property from past uses
- Environmental impacts on adjacent Credit River Valley
- Pollution concerns in air affecting health resulting from traffic and construction
- Don't want to see the loss of Piatto restaurant
- Will result in reduced property values

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:

- Appropriateness of the proposed applications
- The relationship of the proposed building to the surrounding area context and character
- Demonstration of an appropriate transition of building height and massing
- Satisfactory resolution of grading, servicing and traffic
- Resolution of heritage matters

URBAN DESIGN REVIEW PANEL

The Urban Design Review Panel reviewed the application on June 7, 2016. Comments from the panel include the following:

- Further discussion with the City's heritage staff was suggested
- Focus darker brick material at the base with lighter materials/colours above
- More study of the massing and step backs required to address transition to adjacent lands

DUNDAS CONNECTS STUDY

The City is currently undertaking a Master Plan for the entire Dundas Street Corridor from Etobicoke to Oakville. The Dundas Connects Master Plan aims to integrate transportation and land use planning to address both current and future demands along the corridor. These include a higher order transit plan and changes to land use to support sustainable transit-oriented development and intensification along the Dundas Street Corridor. It is anticipated that the Master Plan will be completed in spring 2018.

Development Requirements

There are engineering matters including: grading, servicing and traffic 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.

Planning and Development Committee

2018/02/23

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Originator's file: OZ 16/009 W7

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 Erindale Neighbourhood Character Area Land Use Map
- Appendix 6: Existing Zoning and General Context Map
- Appendix 7: Summary of Existing and Proposed Mississauga Official Plan Policies 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

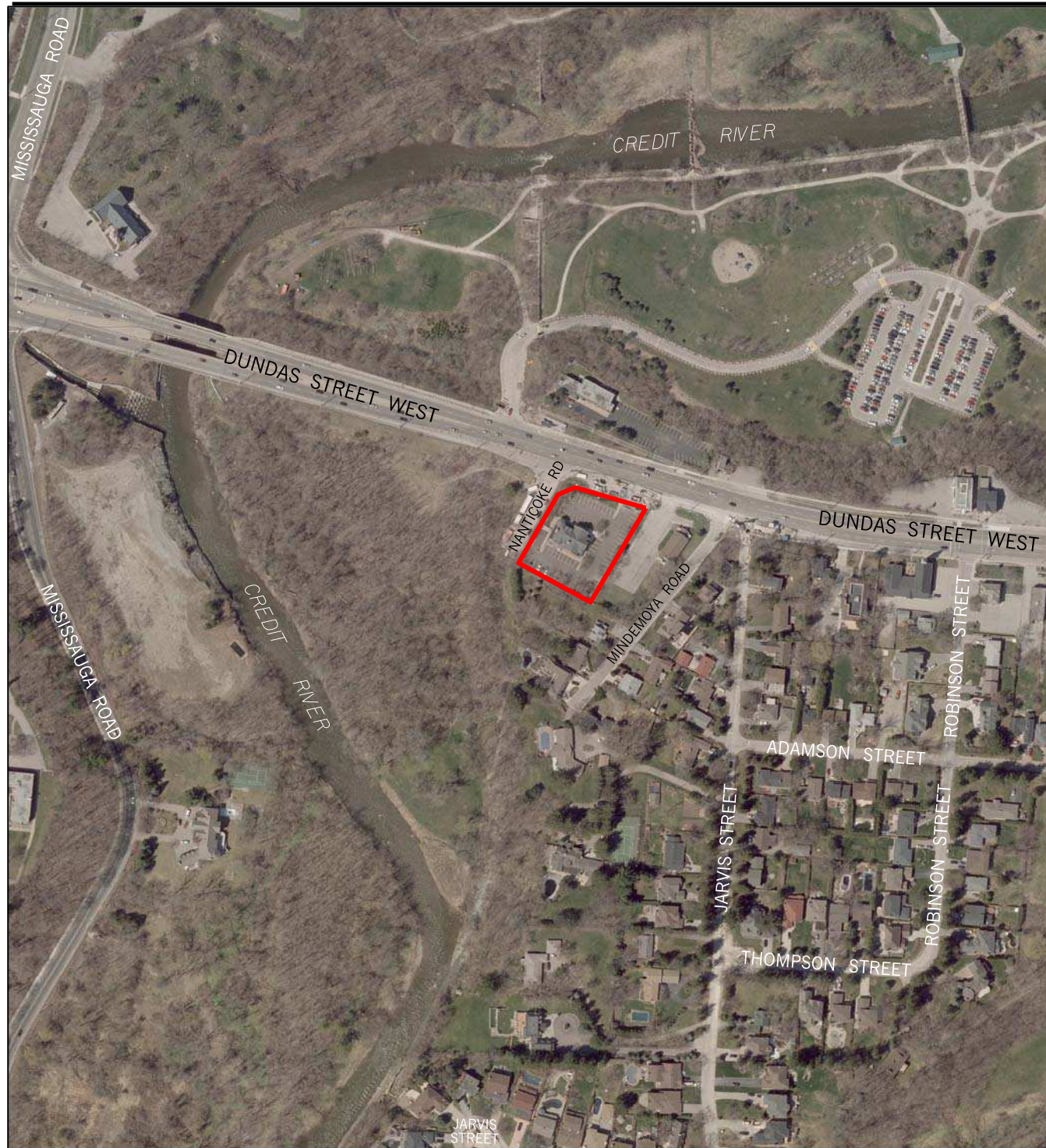
Prepared by: Jonathan Famme, Planner Development Central Area

Erindale Village Living Inc.

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Site History

- June 18, 1984 – Site Plan approved for existing 3 storey commercial building;
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned **C4** (Mainstreet Commercial)
- 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 **Mixed Use – Special Site 1** in the Erindale Neighbourhood Character Area
- September 1, 2016 – subject application submitted for official plan amendment and rezoning under file OZ 16/009 W7 and deemed complete on September 30, 2016.
- November 3, 2017 – applicant appealed applications to Ontario Municipal Board.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017



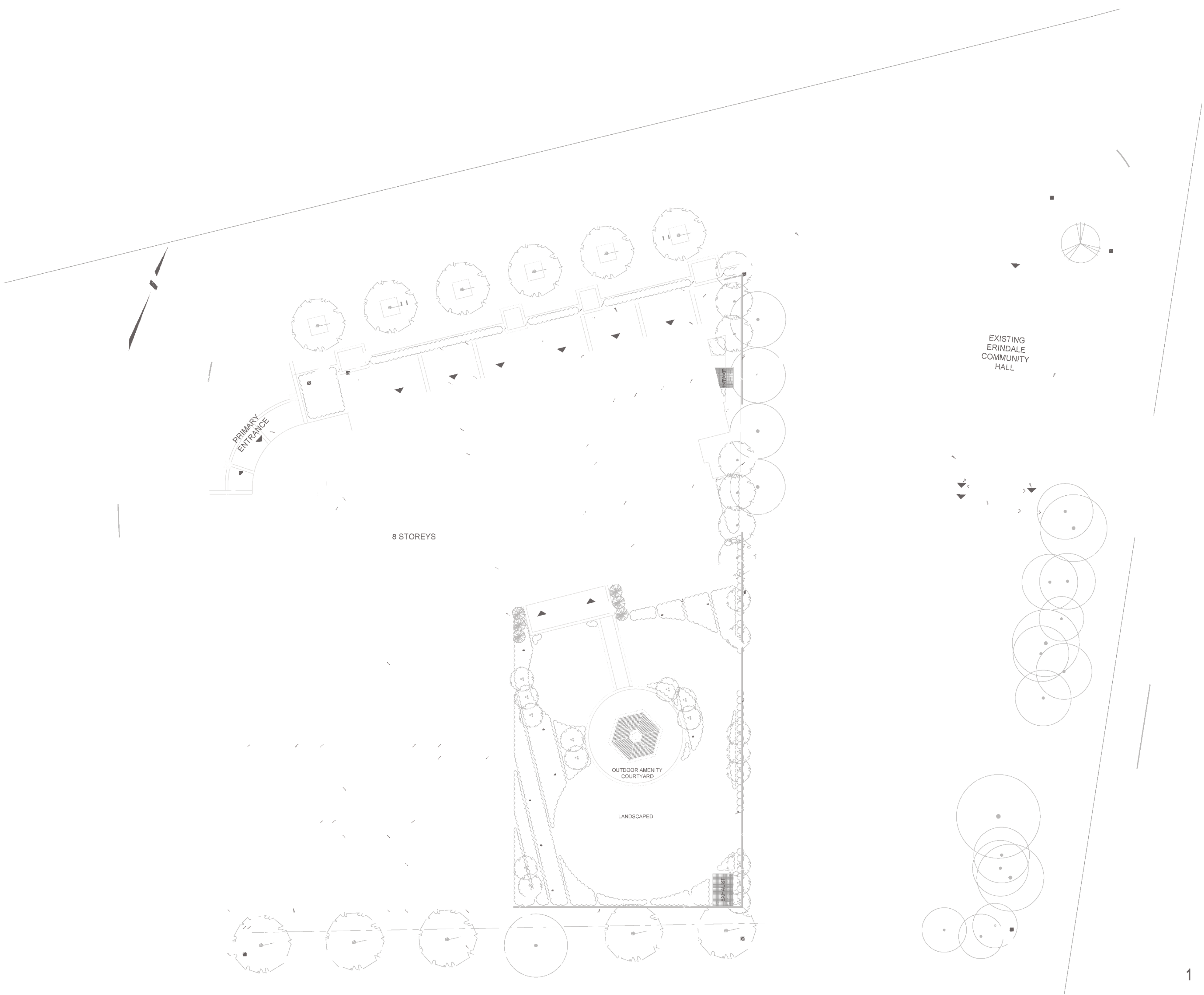
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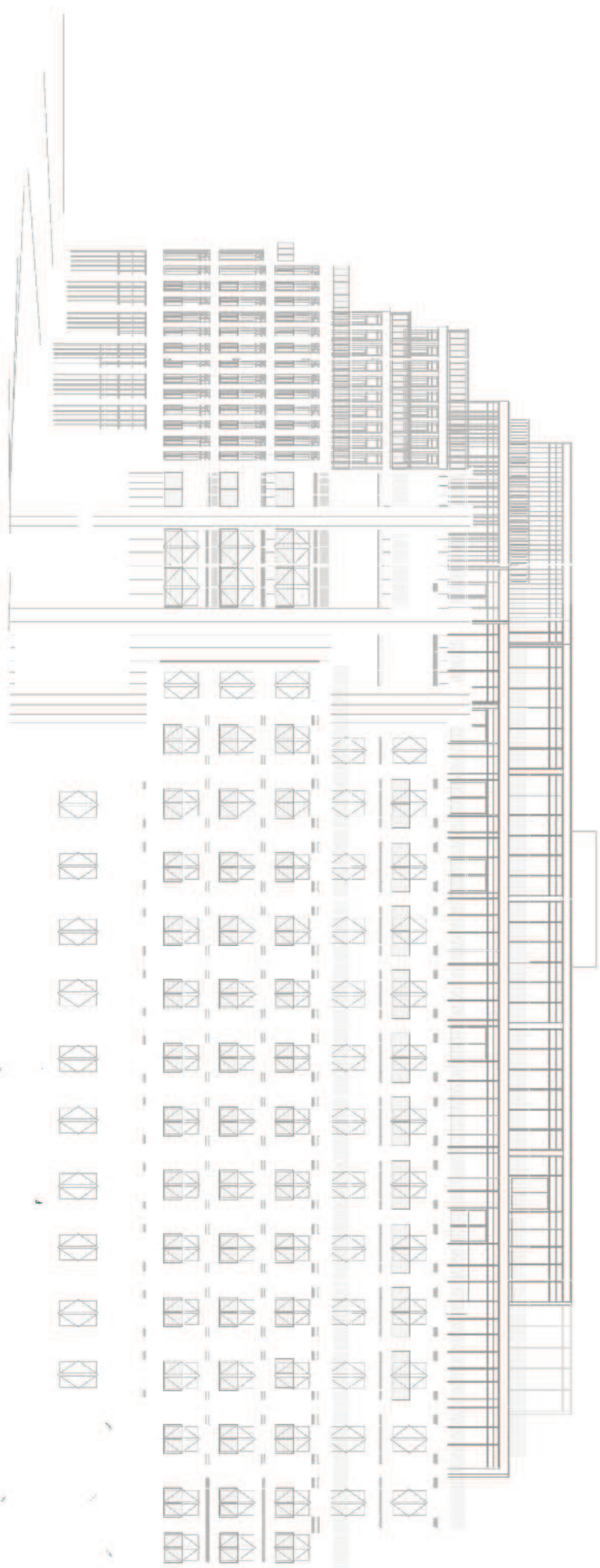
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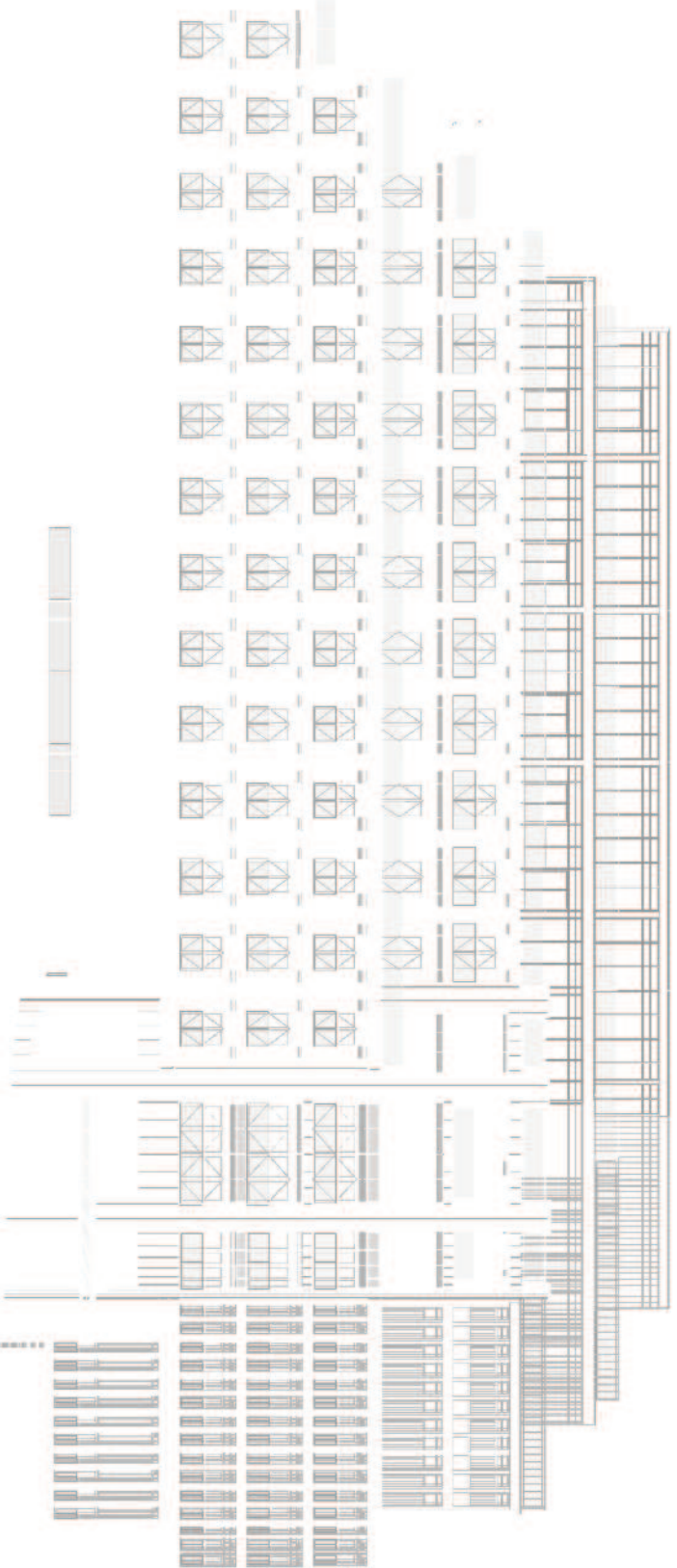
MISSISSAUGA

Produced by
T&W, Geomatics





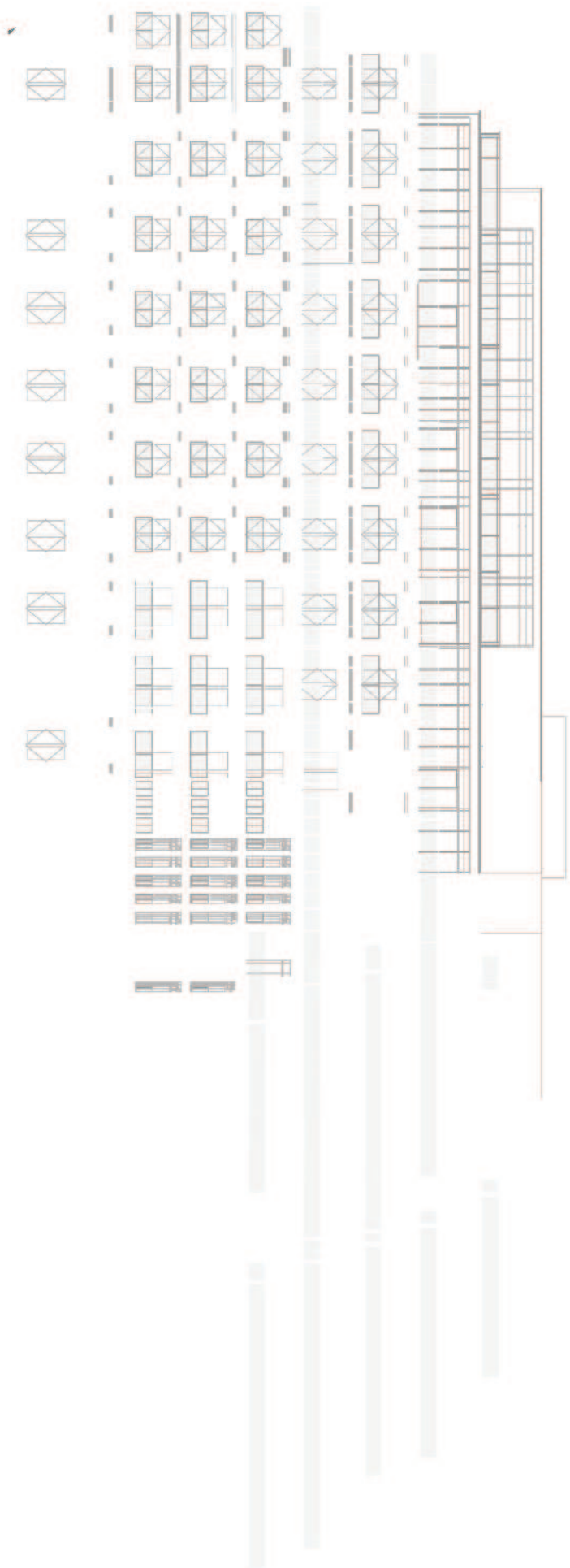
2 WEST ELEVATION
SCALE 1/200



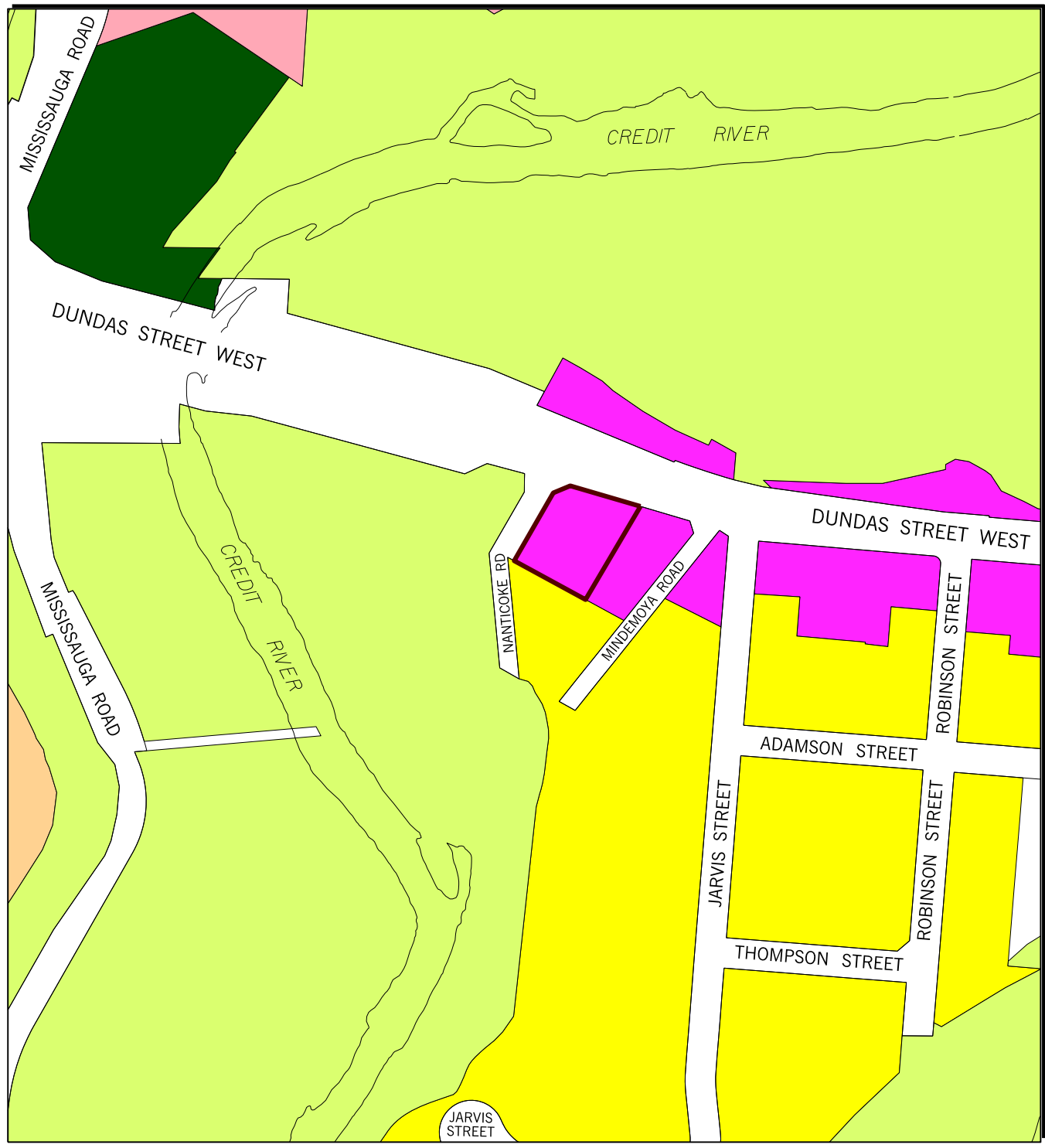
1 NORTH ELEVATION
SCALE 1/200



2 SOUTH ELEVATION
SCALE 1/200



1 EAST ELEVATION @ PROPERTY LINE
SCALE 1/200



**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

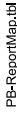


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FILE NO: OZ 16/ 009 W7



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File: OZ 16/009 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 Erindale Neighbourhood

Mixed Use – Special Site 1 which permits a mix of uses including retail stores, restaurants, secondary offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, post-secondary educational facilities, and residential uses. Special Site 1 states that buildings should have a minimum of two storeys and a maximum of three storeys in height.

The subject lands are within an **Intensification Area/Intensification Corridor** (Dundas Street).

Proposed Official Plan Amendment Provisions

Mixed Use – Special Site 1, as amended which would permit a maximum height of 8 storeys on the subject lands.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, some of which are found below.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 11 - General Land Use Designations	11.2.6.2	Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.
	11.2.6.3	Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.
	11.2.6.4	Residential uses will be combined on the same lot or same building with another permitted use.
	11.2.6.5	Residential uses will be discouraged on the ground floor.

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	Specific Policies	General Intent
Section 16 - Neighbourhoods	16.1.1.1	For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.
	16.1.1.2	Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that: <ul style="list-style-type: none"> a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan.
Section 5 – Direct	5.3.5.1	Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.
	5.3.5.2	Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.
	5.3.5.3	Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.
	5.3.5.4	Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.
	5.3.5.5	Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
	5.3.5.6	Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.
	5.4.1	A Corridor is generally comprised of the road right-of-way as well as the lands on either side of the road.
	5.4.4	Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.

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	Specific Policies	General Intent
Section 5 - Direct Growth	5.4.5	Where higher density uses within Neighbourhoods are directed to Corridors , development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.
	5.4.11	Hurontario Street and Dundas Street have been identified as Intensification Corridors . These are Intensification Areas. Additional Intensification Corridors may be identified in the future.
	5.4.12	Not all segments of Intensification Corridors are appropriate for intensification. Planning studies for Intensification Corridors will identify appropriate locations for intensification and the appropriate densities, land uses and building heights.
	5.4.13	Low density residential development will be discouraged from locating within Intensification Corridors .
	5.5.1	The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas , as shown on Schedule 2: Intensification Areas.
	5.5.5	Development will promote the qualities of complete communities.
	5.5.7	A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas.
	5.5.8	Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.
	5.5.9	Intensification Areas will be planned to maximize the use of existing and planned infrastructure.
Section 7 – Complete Communities	7.1.3	<p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <ul style="list-style-type: none"> a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking; c. encourage environments that foster incidental and recreational activity; and d. encourage land use planning practices conducive to good public health.

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	Specific Policies	General Intent
Section 7 – Complete Communities	7.1.10	When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area.
	7.4.1.12	The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment , prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
	7.4.2.3	Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
Section 9 – Build a Desirable Urban Form	9.1.2	Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.
	9.1.3	9.1.3 Infill and redevelopment within Neighbourhoods will respect the existing and planned character.
	9.1.5	Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.
	9.1.7	Mississauga will promote a built environment that protects and conserves heritage resources.
	9.1.9	9.1.9 Urban form will support the creation of an efficient multi-modal transportation system that encourages a greater utilization of transit and active transportation modes.
	9.1.10	The city vision will be supported by site development that: <ul style="list-style-type: none"> a. respects the urban hierarchy; b. utilizes best sustainable practices; c. demonstrates context sensitivity, including the public realm; d. promotes universal accessibility and public safety; and e. employs design excellence.
	9.2.1.4	Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas.

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	Specific Policies	General Intent
Section 9 – Build a Desirable Urban Form	9.2.1.9	Where the right-of-way width exceeds 20 m, a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width.
	9.2.1.10	Appropriate height and built form transitions will be required between sites and their surrounding areas.
	9.2.1.21	Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive.
	9.2.1.23	Active uses will be required on principal streets with direct access to the public sidewalk.
	9.2.1.25	Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.
	9.2.1.26	For non-residential uses, at grade windows will be required facing major streets and must be transparent.
	9.2.1.37	Developments should minimize the use of surface parking in favour of underground or aboveground structured parking. All surface parking should be screened from the street and be designed to ensure for natural surveillance from public areas. Aboveground structured parking should be lined with residential, commercial or office uses.
	9.2.4.2	Development and open spaces adjacent to significant cultural heritage resources will: <ul style="list-style-type: none"> a. contribute to the conservation of the heritage attributes of the resource and the heritage character of the area; b. emphasize the visual prominence of cultural heritage resources; and c. provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources.
	9.4.1.2	A transit and active transportation supportive urban form will be required in Intensification Areas and in appropriate locations along Corridors and encouraged throughout the rest of the city.

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	Specific Policies	General Intent
Section 9 – Build a Desirable Urban Form	9.5.1.2	<p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> a. natural Heritage System; b. natural hazards (flooding and erosion); c. natural and cultural heritage features; d. street and block patterns; e. the size and configuration of properties along a street, including lot frontages and areas; f. continuity and enhancement of streetscapes; g. the size and distribution of building mass and height; h. front, side and rear yards; i. the orientation of buildings, structures and landscapes on a property; j. views, sunlight and wind conditions; k. the local vernacular and architectural character as represented by the rhythm, textures and building materials; l. privacy and overlook; and m. the function and use of buildings, structures and landscapes.
	9.5.1.5	Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.
	9.5.2.5	<p>Development proponents may be required to upgrade the public boulevard and contribute to the quality and character of streets and open spaces by providing:</p> <ul style="list-style-type: none"> a. street trees and landscaping, and relocating utilities, if required; b. lighting; c. weather protection elements; d. screening of parking areas; e. bicycle parking; f. public art; and g. street furniture.
	9.5.4.5	Built form will relate to the width of the street right-of-way.

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	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.

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Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

C4 (Mainstreet Commercial), which permits retail stores, restaurants, offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, universities/colleges, apartment dwellings and residential dwelling units located above the first storey of a commercial building, with a maximum height of 3 storeys.

Proposed Zoning Standards

	Base C4 Zoning By-law Standards	Proposed C4-Exception Zoning By-law Standards
Minimum Front Yard	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Maximum Front Yard	3.0 m (9.8 ft.)	4.0 m (13.1 ft.)
Minimum Exterior Side Yard	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Maximum Exterior Side Yard	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard abutting a C4 zone	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Rear Yard abutting a residential zone	4.5 m (14.8 ft.)	4.1 m (13.5 ft.)
Minimum Height (Flat Roof)	2 storeys	2 storeys
Maximum Height (Flat Roof)	12.5 m (41 ft.) and 3 storeys	28.1 m (92.2 ft.) and 8 storeys
Minimum Depth of Landscaped Buffer along a street line	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Depth of Landscaped Buffer along a lot line abutting a C4 zone	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Depth of Landscaped Buffer along a lot line abutting residential	4.5 m (14.8 ft.)	4.1 m (13.5 ft.)
Minimum setback of underground parking structure to any lot line	-	0.4 m (1.3 ft.)
Minimum Floor Space Index	-	3.7
Minimum Landscaped Area	-	20%
Minimum Parking Requirement	- 1-bedroom: 1.25 spaces per unit x 38 units = 48 spaces; - 2-bedroom: 1.4 spaces per unit x 42 units = 59 spaces; - 3-bedroom: 1.75 spaces per unit x 13 units = 23 spaces; - 4-bedroom: 1.75 spaces per unit x 3 units = 5 spaces - visitor parking at 0.2 spaces	- 1-bedroom: 1.25 spaces per unit x 38 units = 48 spaces; - 2-bedroom: 1.4 spaces per unit x 42 units = 59 spaces; - 3-bedroom: 1.75 spaces per unit x 13 units = 23 spaces; - 4-bedroom: 1.75 spaces per unit x 3 units = 5 spaces - visitor parking at 0.2 spaces

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	Base C4 Zoning By-law Standards	Proposed C4-Exception Zoning By-law Standards
	per unit x 96 units = 19 spaces; - retail store at 4 spaces per 100 m ² (328 ft ²) gross floor area x 419 m ² = 17 spaces TOTAL = 171 spaces (Note: Restaurant requires 9 spaces per 100 m ² (328 ft ²) gross floor area)	per unit x 96 units = 19 spaces; - retail store at 4 spaces per 100 m ² (328 ft ²) gross floor area x 419 m ² = 17 spaces TOTAL = 171 spaces (Note: Restaurant requires 9 spaces per 100 m ² (328 ft ²) gross floor area)
Shared Parking Arrangement	-	That non-residential and visitor parking spaces may be shared at the higher of the two requirements
Minimum Distance Separation of Restaurant to Residential	60.0 m (196.8 ft.)	None

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

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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (February 2, 2018)	<p>The Region of Peel has provided the following comments:</p> <ul style="list-style-type: none"> - The Region has received the Single-Use Demand Table and detailed comments will be sent directly to the applicant. - A non-refundable Report Fee of \$500 is required to be paid to the Region of Peel. - The Region will be party to the Development Agreement. <p>The Region of Peel provided the following comments:</p> <ul style="list-style-type: none"> - A Regional Official Plan Amendment is not required; - For the commercial units: On-site waste collection will be required through a private waste hauler. - 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.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 2, 2018)	<p>In comments, dated February 2, 2018, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and Dufferin-Peel Catholic District School Board will require certain conditions to be added to the Development Agreement and to any offers of purchase and sale.</p>
Credit Valley Conservation (January 11, 2018)	<p>The Credit Valley Conservation Authority has noted that the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation</p>

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Agency / Comment Date	Comment
	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). Although the proposed development is confirmed to be outside of the limits of the hazardous lands, works are proposed within CVC's regulated area and as such a permit, minor works in nature, is required at the site plan stage.
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 23, 2018)	<p>The Community Services Department indicated that future residents will receive parks service from unnamed Park 241, located to the west across Nanticoke Road (approximately 30 metres/98 ft); and Erindale Park (P-060) located approximately 100m (328 ft) to the north across Dundas Street West. Erindale Park contains active and passive recreational opportunities including picnicking (5 picnic areas), a children's playground, one comfort station, a toboggan hill and parking for approximately 400 vehicles.</p> <p>Furthermore, prior to issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Culture Division (January 4, 2018)	<p>The following comments have been provided by the Culture Division of Community Services:</p> <ul style="list-style-type: none"> - A Stage 1-2 Archaeological assessment by AMICK consultants dated December 13, 2013 was submitted. The corresponding letter from the Ministry of Tourism, Culture and Sport is pending. - Revised Heritage Impact Assessment (dated November 2017) was received and addresses the subject property; however, the assessment does not meet the terms of reference. Additional information is requested along with a completed heritage permit application form. - The applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> - initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.
City Community Services Department – Fire and Emergency Services Division (February 5, 2018)	Fire has reviewed the OPA/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 9, 2018)	<p>The owner 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, Servicing and Site Plans; • Revisions to the Functional Servicing Report; and • Revisions to the Traffic Impact Study <p>The owner has been requested to provide the following material for review:</p> <ul style="list-style-type: none"> • A Slope Stability Report; • A Phase I Environmental Site Assessment Report; • An updated Phase II Environmental Site Assessment Report; • Detailed Turning Movement Diagrams; and • Suitable access and intersection design drawings. <p>In addition, written approval will be required from the City's Community Services Department regarding the owner's proposed external works on the Erindale Community Hall lands.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Mississauga Transit (January 2, 2018)	<p>The following comments are provided by Mississauga Transit:</p> <ul style="list-style-type: none"> - This site is currently serviced by MiWay services Route 1/1C and Route 101/101ADundas Express which together provide service 7 days a week. The nearest express stops on Dundas Street are located at the UTM campus to the west and Erindale Station Road to the east. Transit service levels are subject to change as warranted by passenger demand. - Please be advised that there is an existing transit stop (#0520) located along the frontage of the site. The function of this bus stop is to be maintained with the stop to remain in its current location.
Other City Departments	The following City Departments and external agencies offered

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Agency / Comment Date	Comment
and External Agencies	no objection to these applications provided that all technical matters are addressed in a satisfactory manner: City of Mississauga Development Services Division, Canada Post, Greater Toronto Airport Authority, and Alectra Utilities.
	The following City Departments and external agencies were circulated the applications but provided no comments: City of Mississauga Economic Development Office, City of Mississauga Realty Services, Conseil Scolaire de District Catholique Centre-Sud, Conseil Scolaire Viamonde, Bell Canada, Rogers Cable, and Trillium Health Partners.

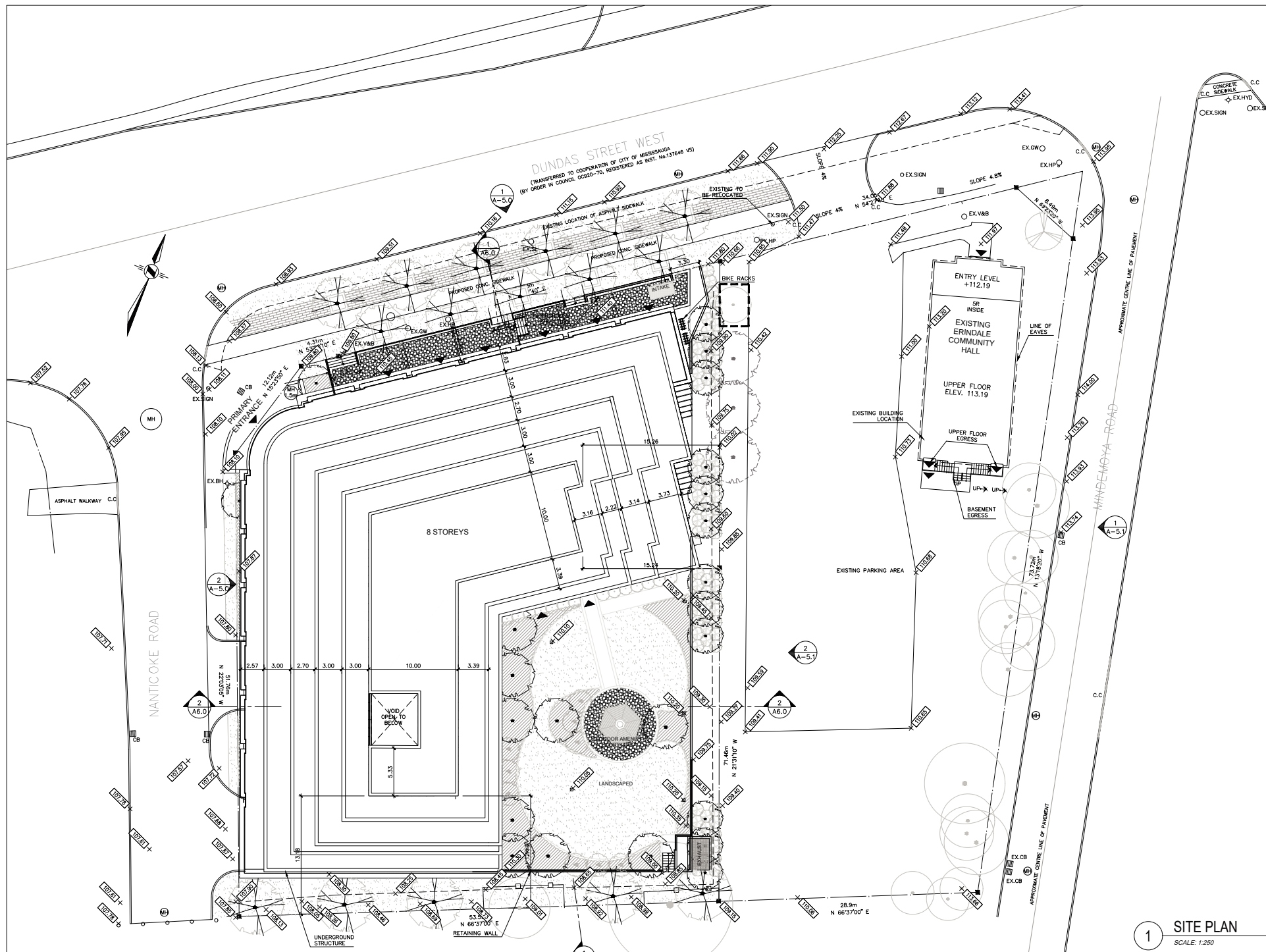
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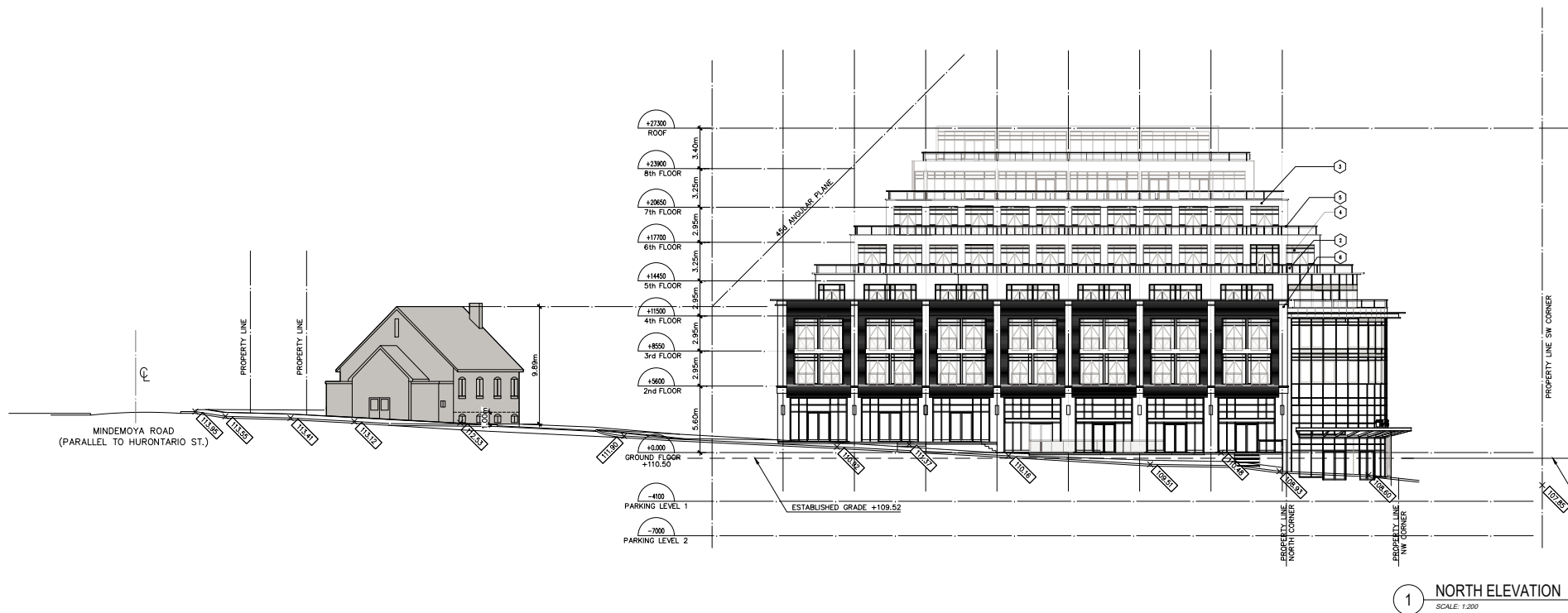
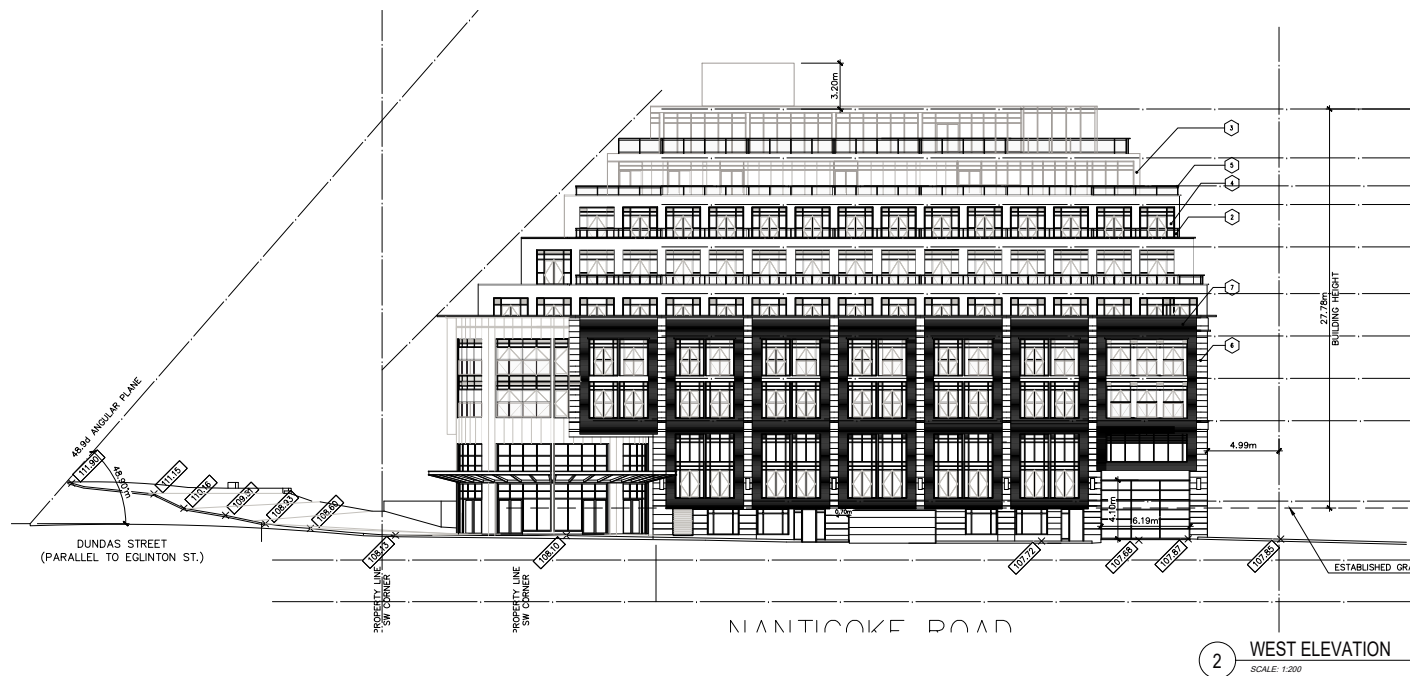
Erindale Village Living Inc.

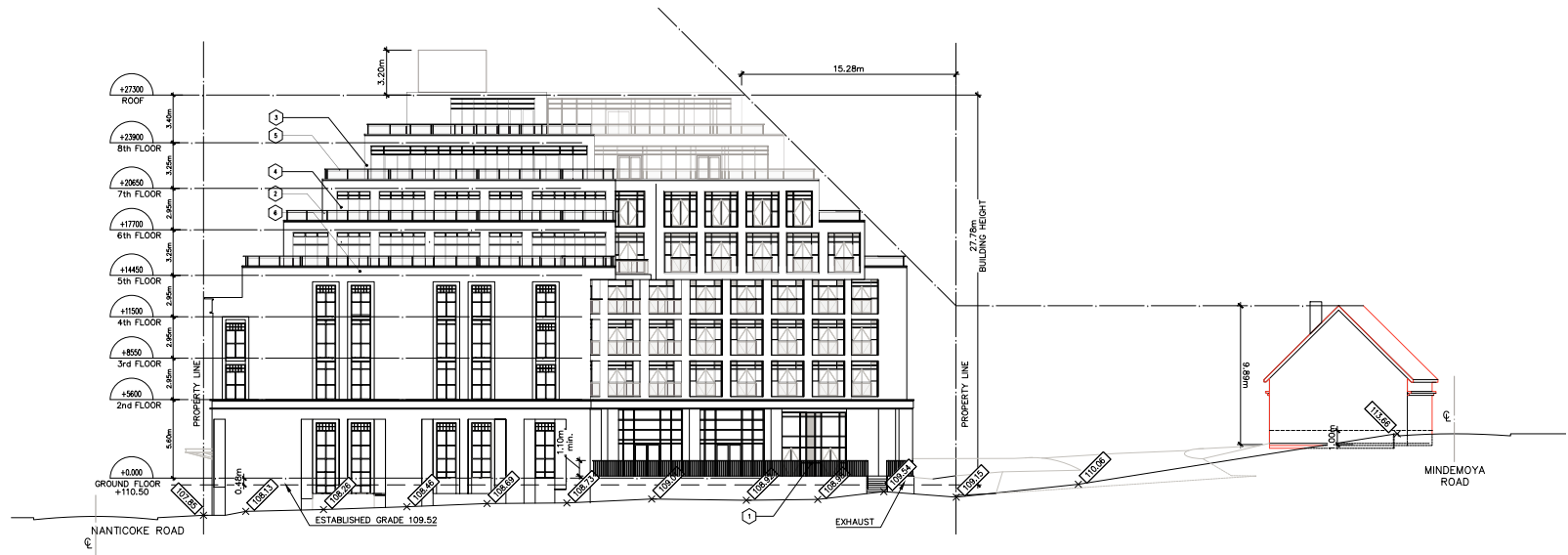
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School Accommodation

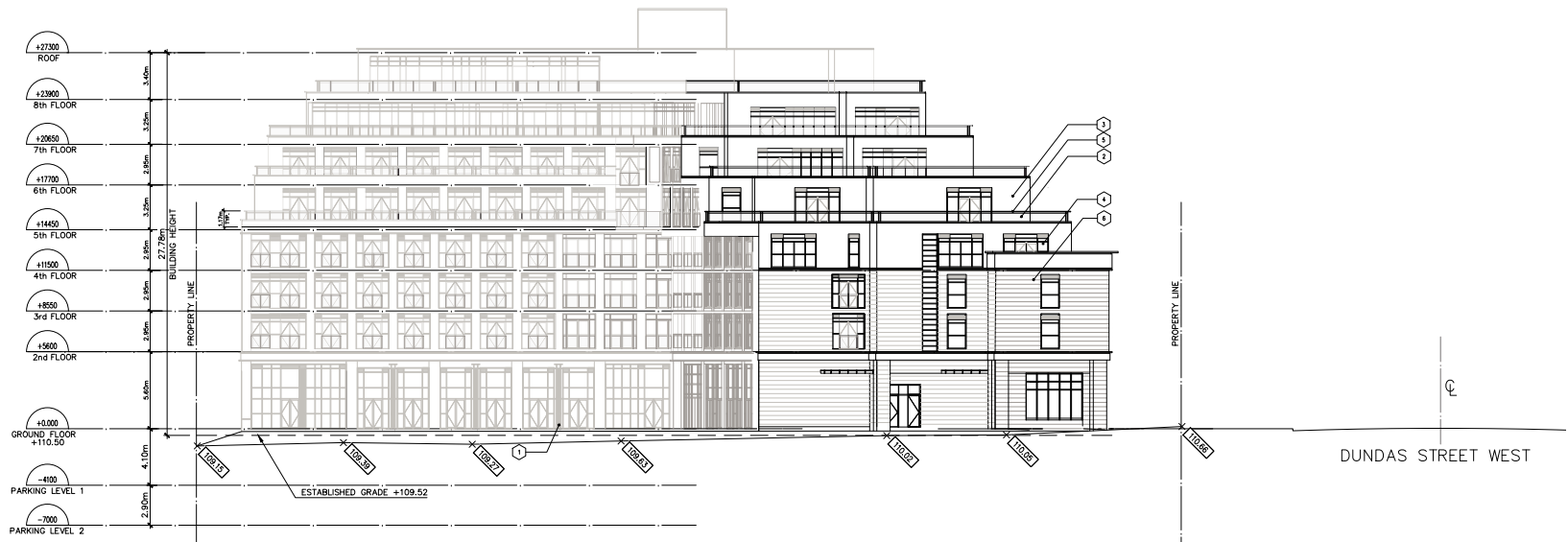
The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 17 Kindergarten to Grade 6 5 Grade 7 to Grade 8 7 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Springfield PS <ul style="list-style-type: none"> Enrolment: 445 Capacity: 409 Portables: 3 The Woodlands Sr. PS <ul style="list-style-type: none"> Enrolment: 175 Capacity: 309 Portables: 0 Woodlands Secondary <ul style="list-style-type: none"> Enrolment: 887 Capacity: 1,080 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"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Jerome Elementary <ul style="list-style-type: none"> Enrolment: 327 Capacity: 245 Portables: 6 St. Martin Secondary <ul style="list-style-type: none"> Enrolment: 1,112 Capacity: 1,026 Portables: 0







2 SOUTH ELEVATION
SCALE: 1:200



1 EAST ELEVATION @ PROPERTY LINE
SCALE: 1:200

Erindale Village Living Inc.

File: OZ 16/009 W7

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

C4 (Mainstreet Commercial), which permits retail stores, restaurants, offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, universities/colleges, apartment dwellings and residential dwelling units located above the first storey of a commercial building, with a maximum height of 3 storeys.

Proposed Zoning Standards

	Base C4 Zoning By-law Standards	Proposed C4-Exception Zoning By-law Standards
Minimum Front Yard	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Maximum Front Yard	3.0 m (9.8 ft.)	4.0 m (13.1 ft.)
Minimum Exterior Side Yard	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Maximum Exterior Side Yard	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard abutting a C4 zone	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Rear Yard abutting a residential zone	4.5 m (14.8 ft.)	4.1 m (13.5 ft.)
Minimum Height (Flat Roof)	2 storeys	2 storeys
Maximum Height (Flat Roof)	12.5 m (41 ft.) and 3 storeys	stepping from 12.2 m (40 ft.) and 3 storeys to 28.0 m (91.9 ft.) and 8 storeys as per exception schedule
Minimum Depth of Landscaped Buffer along a street line	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Depth of Landscaped Buffer along a lot line abutting a C4 zone	0.0 m (0.0 ft.)	3.0 m (9.8 ft.)
Minimum Depth of Landscaped Buffer along a lot line abutting residential	4.5 m (14.8 ft.)	4.1 m (13.5 ft.)
Minimum setback of underground parking structure to any lot line	-	0.7 m (2.3 ft.)
Maximum Floor Space Index	-	3.6
Minimum Landscaped Area	-	20%
Minimum Parking Requirement	- 1-bedroom: 1.25 spaces per unit x 40 units = 50 spaces; - 2-bedroom: 1.4 spaces per unit x 45 units = 63 spaces; - 3-bedroom or more: 1.75 spaces per unit x 6 units = 11	- 1-bedroom: 1.25 spaces per unit x 40 units = 50 spaces; - 2-bedroom: 1.4 spaces per unit x 45 units = 63 spaces; - 3-bedroom or more: 1.75 spaces per unit x 6 units = 11

Erindale Village Living Inc.

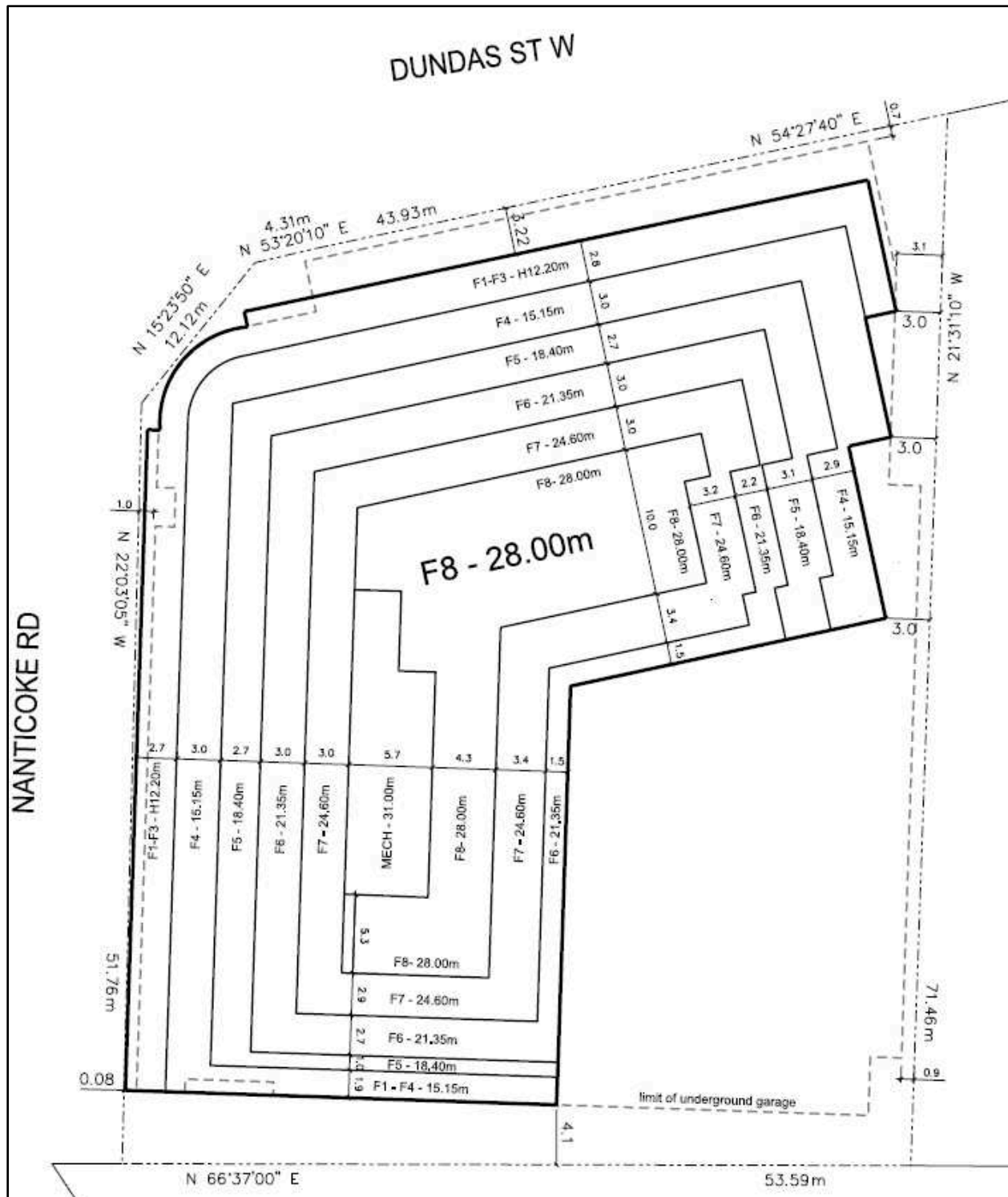
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	Base C4 Zoning By-law Standards	Proposed C4-Exception Zoning By-law Standards
	spaces; - visitor parking at 0.2 spaces per unit x 91 units = 18 spaces; - retail store at 4 spaces per 100 m ² (328 ft ²) gross floor area x 434 m ² = 17 spaces TOTAL = 159 spaces (Note: Restaurant requires 9 spaces per 100 m ² (328 ft ²) gross floor area)	spaces; - visitor parking at 0.2 spaces per unit x 91 units = 18 spaces; - retail store at 4 spaces per 100 m ² (328 ft ²) gross floor area x 434 m ² = 17 spaces TOTAL = 159 spaces (Note: Restaurant requires 9 spaces per 100 m ² (328 ft ²) gross floor area)
Shared Parking Arrangement	-	That non-residential and visitor parking spaces may be shared at the higher of the two requirements
Minimum Distance Separation of Restaurant to Residential	60.0 m (196.8 ft.)	None

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

Erindale Village Living Inc.

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Exception Schedule C4-____

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