



Corporate Report

Clerk's Files

Originator's
Files OZ 04/037 W2

DATE: February 7, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 27, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit two 18 storey condominium tenure apartment
buildings containing 418 apartment units and a community
park
1075 Southdown Road and 2007 Lakeshore Road West
Northeast corner of Lakeshore Road West and Southdown
Road
Owner: Stonebrook Properties Inc.
Applicant: Glen Schnarr and Associates Inc.
Bill 20

Public Meeting **Ward 2**

RECOMMENDATION: That the Report dated February 7, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential High Density II", "Mainstreet Commercial" and "Greenbelt" to "Residential High Density II - Special Site" and "Community Park" and to change the Zoning from "H-RM7D5-2093" (Residential Apartments with Holding Provision), "AC6" (Automotive Commercial) and "G" (Greenbelt) to "RM7D5-Special Section" (Residential Apartments) and "O1" (Open Space) to permit two 18 storey condominium tenure apartment buildings containing 418 units and a community park under file OZ 04/037 W2, Stonebrook Properties Inc., 1075

Southdown Road and 2007 Lakeshore Road West, be received for information.

BACKGROUND:

As part of the Official Plan Amendment and Rezoning applications for two 18 storey condominium apartment buildings, the applicant also proposes to convey the lands located at 2007 Lakeshore Road West to the City as community park, to be added to Twin Spruce Park. The conveyance of these lands would constitute a portion of the parkland dedication requirements for developing 1075 Southdown Road. They initially wish to lease these lands from the City for a period of not more than 5 years to allow a temporary real estate sales office. A minor variance application will be required to accommodate this proposal.

The purpose of this report is to provide preliminary information on the above-noted applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 22, 2004
Applications revised:	April 20, 2005 and January 15, 2006
Height:	18 storeys
Lot Coverage:	25%
Floor Space Index:	4.0
Landscaped Area:	53%
Gross Density:	399 units/ha 160 units/acre
Net Density:	To be determined
Gross Floor Area:	45 486 m ² (489,623 sq. ft.)
Number of units:	418

Development Proposal	
Anticipated Population:	994* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2003 Growth Forecasts for the City of Mississauga.
Parking Required:	664
Parking Provided:	670 (59 of which are proposed in a tandem configuration)
Supporting Documents:	Proposed Standards and Planning Justification, Detailed Noise Control Study, Soils Reports, Scoped Environmental Impact Statement, Slope Stability Report, Stage 1 and 2 Archaeological Assessment, Traffic Impact Study, Preliminary Servicing and Stormwater Management Report

Site Characteristics	
Frontage:	134 m (440 ft.) – 1075 Southdown Rd. 54 m (177 ft.) – 2007 Lakeshore Rd. W.
Depth:	80 m (262 ft.) – 1075 Southdown Rd. 43 m (141 ft.) – 2007 Lakeshore Rd. W.
Gross Lot Area:	1.05 ha (2.59 ac.) – 1075 Southdown Rd. 0.187 ha (0.46 ac.) – 2007 Lakeshore Rd. W.
Net Lot Area:	To be determined
Existing Use:	Vacant

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

Neighbourhood Context

The property at 2007 Lakeshore Road is located on the north side of Lakeshore Road West, approximately 50 m (164 ft.) east of Southdown Road, abutting the eastern extent of Twin Spruce Park. This property was previously used as a gas station and is currently vacant, relatively flat, with a variety of vegetation surrounding the perimeter of the site. The lands at 1075 Southdown Road are

located on the east side of Southdown Road, approximately 50 m (164 ft.) north of Lakeshore Road West. This site abuts the northern extent of Twin Spruce Park, is vacant, relatively flat with moderate vegetation.

The surrounding land uses are as follows:

North: Sheridan Creek, beyond which is a 21storey apartment building
East: Sheridan Creek, beyond which is a 15 storey apartment building part of the Walden Spinney development
South: Twin Spruce Park
West: Clarkson GO Train Station and commercial uses on the west side of Southdown Road

**Current Mississauga Plan Designation and Policies for
Clarkson - Lorne Park District (May 5, 2003)**

"Residential High Density II" which permits apartment dwellings at a Floor Space Index of 1.0 to 2.5. **"Mainstreet Commercial"** which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses will also be permitted. **"Greenbelt"** which include lands reserved principally for flood and erosion management and conservation purposes.

The applications are not in conformity with the Mississauga Plan policies for Clarkson-Lorne Park District and propose to change the applicable land use designation to accommodate the apartment and community park uses.

The subject lands are located within the Clarkson Village Node. The **"City Centre and Nodes"** policies indicate that these areas will accommodate a greater variety and concentration of uses than their surrounding areas and will act as a focus for more compact, mixed use and higher intensity transit oriented development, provide community focus and identity, maximize the use of existing infrastructure, provide access for more people to a wider variety of community and commercial services and facilities, and employment opportunities, protect the stability of existing neighbourhoods, enhance the use of transit, walking and cycling.

A high quality, compact and urban built form will be encouraged to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Node from surrounding areas. The built form should be closely related to, and integrated with, the streetline, with minimal building setbacks, to provide special enclosure and street-related activity. Front building facades should be located parallel with the street.

The lands are also identified as Natural Site CL13 in the City's Natural Areas Survey (NAS). The "**Natural Heritage Policies**" in Mississauga Plan indicate that the maintenance of the long term ecological integrity of the remnant Natural Areas will be a critical consideration in all decisions regarding development. No new building development should be allowed within Natural Sites unless it is demonstrated that the ecological function is being maintained or enhanced.

Proposed Official Plan Designation and Policies

The applicant is proposing to change the Official Plan designations applicable to the lands at 1075 Southdown Road from "**Residential High Density II**" and "**Greenbelt**" to "**Residential High Density II - Special Site**" to permit two 18 storey apartment buildings with 418 units and a Floor Space Index of 4.0. The lands located at 2007 Lakeshore Road West are proposed to be redesignated from "**Mainstreet Commercial**" to "**Community Park**" to permit the lands to be conveyed to the City as community park and added to the existing Twin Spruce Park.

Existing Zoning

1075 Southdown Road

"**H-RM7D5 - 2093**" (**Residential Apartments with Holding Provision**), which permits apartment houses with a maximum of 319 units per hectare (129 units per acre), to a maximum Floor Space Index of 5.5 and a maximum building height of 15 storeys and "**G**" (**Greenbelt**), which permits conservation purposes associated with Sheridan Creek.

2007 Lakeshore Road West

"AC6" (Automotive Commercial), which permits gas bars, convenience retail and service kiosks and automobile service stations.

Proposed Zoning By-law Amendment

The applicant has requested that the lands be rezoned to the following:

1075 Southdown Road

"RM7D5 - Special Section" (Residential Apartments), to permit two 18 storey apartment buildings containing 418 units with a Floor Space Index of 4.0. Specifically, reductions to front, rear and side yard setbacks are proposed to accommodate the concept site plan attached as Appendix I-6 and a reduction in the landscape open space requirement.

2007 Lakeshore Road West

"O1" (Open Space), to permit the lands to be conveyed to the City as community park and added to the existing Twin Spruce Park.

As part of the rezoning for 1075 Southdown Road, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Landscaped Open Space	67.5%	53%
Minimum Front Yard Setback	7.5 m (24.6 ft.)	7.5 m (24.6 ft.) 0.7 m (2.3 ft.) (underground parking garage)

Minimum Rear Yard Setback	7.5 m (24.6 ft.)	10 m (32.8 ft.) 2.0 m (6.6 ft.) (underground parking garage)
Minimum Side Yard Setback	7.5 m (24.6 ft.)	4.4 m (14.4 ft.) 1.0 m (3.3 ft.) (underground parking garage)
Encroachments Retaining Walls:	N/A	3.0 m (9.8 ft.)

Draft Mississauga Zoning By-law

The zoning for 1075 Southdown Road under the new draft zoning by-law released in January 2005 is proposed to be "H-RA4-23" (Apartment Dwellings with Holding Provision). This proposed zone is consistent with the permitted uses and regulations contained within the existing "H-RM7D5-2093" (Residential Apartments with Holding Provision) zone.

Should these applications be approved, a new "RA4-Exception" (Apartment Dwelling) zone would be required to reflect the site specific provisions sought through these applications.

The zoning for 2007 Lakeshore Road West under the new draft zoning by-law is proposed to be "D" (Development). This proposed zone is not consistent with the permitted uses and regulations contained within the existing "AC6" (Automotive Commercial) zone.

Should these applications be approved, a new "OS1" (Open Space) zone would be required to reflect the provisions sought through these applications.

COMMUNITY ISSUES

A community meeting was held by Ward 2, Councillor Patricia Mullin on June 22, 2005 in addition to a focus group meeting held on October 12, 2005. Prior to this focus group meeting, the proponent held a meeting with focus group members on August

11, 2005, at which City staff and the Ward 2 Councillor were not in attendance.

The following is a summary of issues raised by the Community:

- What community benefit will be realized by permitting the proposed increase in height and density?
- How are the lands located at 2007 Lakeshore Road West associated with the proposed development at 1075 Southdown Road?
- What kind of vehicular access is proposed and has it been supported by the submission of a traffic impact study?
- Where will the real estate sales office and its access be located?
- Are vehicular/pedestrian connections proposed to Walden Circle?
- Will view corridors be negatively impacted for adjacent development located at 1201 and 1271 Walden Circle?
- Will adjacent lands be negatively impacted by shadows?

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-5 and school accommodation information is contained in Appendix I-6. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed prior to the preparation of the Supplementary Report.

Site Design

Discussions with the applicant are ongoing regarding a number of site design related issues, which may result in changes to the concept site plan and elevation drawings attached as Appendices I-7 and I-8.

We have concerns that the proposed design of the buildings does not consider the prominence of the site within the Clarkson Village Node, and its proximity to the intersection of Southdown Road and Lakeshore Road West. It is important to design the elements of the built form and streetscape in order to improve the visual image of the City specifically for those sites which are located within

Nodes. As a result, the buildings should incorporate high quality urban design, landscaping and pedestrian amenity as well as create a sense of place within the Node by the use of distinctive architecture and landscaping. The concept elevation drawings provided to date, attached as Appendix I-8, need to better address the principles included in the Nodes policies.

Consideration should also be given to relocating the underground parking garage entrance structure, which is currently shown on the concept site plan as being setback only 1.0 m (3.3 ft.) from the front property line. This one storey structure will isolate the site from Southdown Road and minimize opportunities to promote desirable street related connections and safety.

Although the applicant has indicated that both buildings and the underground parking garage entrance structure will be designed to accommodate green roofs, supporting documentation has not been received to date. Detailed information concerning this matter will be required as part of the Site Plan approval process.

The concept site plan also depicts a 0 m (0 ft.) setback for the underground parking structure from the required development setback. Credit Valley Conservation (CVC) has indicated that all lands below the development setback limits should come into City ownership should the applications be approved. To accommodate the proposed underground structure, excavation, shoring and grading activities would be required within City owned lands contrary to CVC requirements. An alternative solution will need to be achieved prior to preparing the Supplementary Report for Planning and Development Committee's consideration.

CVC has also recommended that a restoration/rehabilitation plan be prepared which would outline the ecological functions that will be lost as a result of the proposed development and how development setbacks and valley lands may be rehabilitated to recoup these lost functions. Efforts should be undertaken to increase the corridor area adjacent to Sheridan Creek, thereby addressing Mississauga Plan Natural Heritage Policies. In order to achieve these objectives, the applicant will be required to convey additional lands and undertake rehabilitation measures to demonstrate the continued preservation and enhancement of

ecological functions associated with Natural Site CL13 and Natural Heritage Policies of Mississauga Plan. Community Services have indicated that an additional 5.0 m (16.4 ft.) will be required along the east and north property lines immediately adjacent to Sheridan Creek as part of the parkland dedication requirements.

OTHER INFORMATION

Clarkson Village Vision Study

The Clarkson Village Vision study was identified within the 2005 Planning Work Program and is ongoing throughout 2006. This study will in consultation with area stakeholders make recommendations of policy changes in the Clarkson Village area which are intended to promote, maintain and enhance a vibrant and pedestrian friendly main street area.

The study area includes the entirety of Clarkson Village as well as transitional areas to the east and west. The subject lands are contained within the western extent of the study area.

Notwithstanding the ongoing study, the subject applications will be evaluated on their own merits but also in the context of the work that will have been undertaken on the study at the time of the Supplementary Report for these applications.

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to site access, conveyance of conservation lands, and noise mitigation measures, which will require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT:

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION:

Most agency and City department comments have been received and after the public meeting has been held and all issues are

resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS :

Appendix I-1 - Site History
Appendix I-2 - Excerpt of Clarkson - Lorne Park District
Land Use Map
Appendix I-3 - Excerpt of Existing Land Use Map
Appendix I-4 - Aerial Photograph
Appendix I-5 - Agency Comments
Appendix I-6 - School Accommodation
Appendix I-7 - Concept Site Plan Drawing
Appendix I-8 - Concept Elevation Drawings
Appendix I-9 - General Context Map

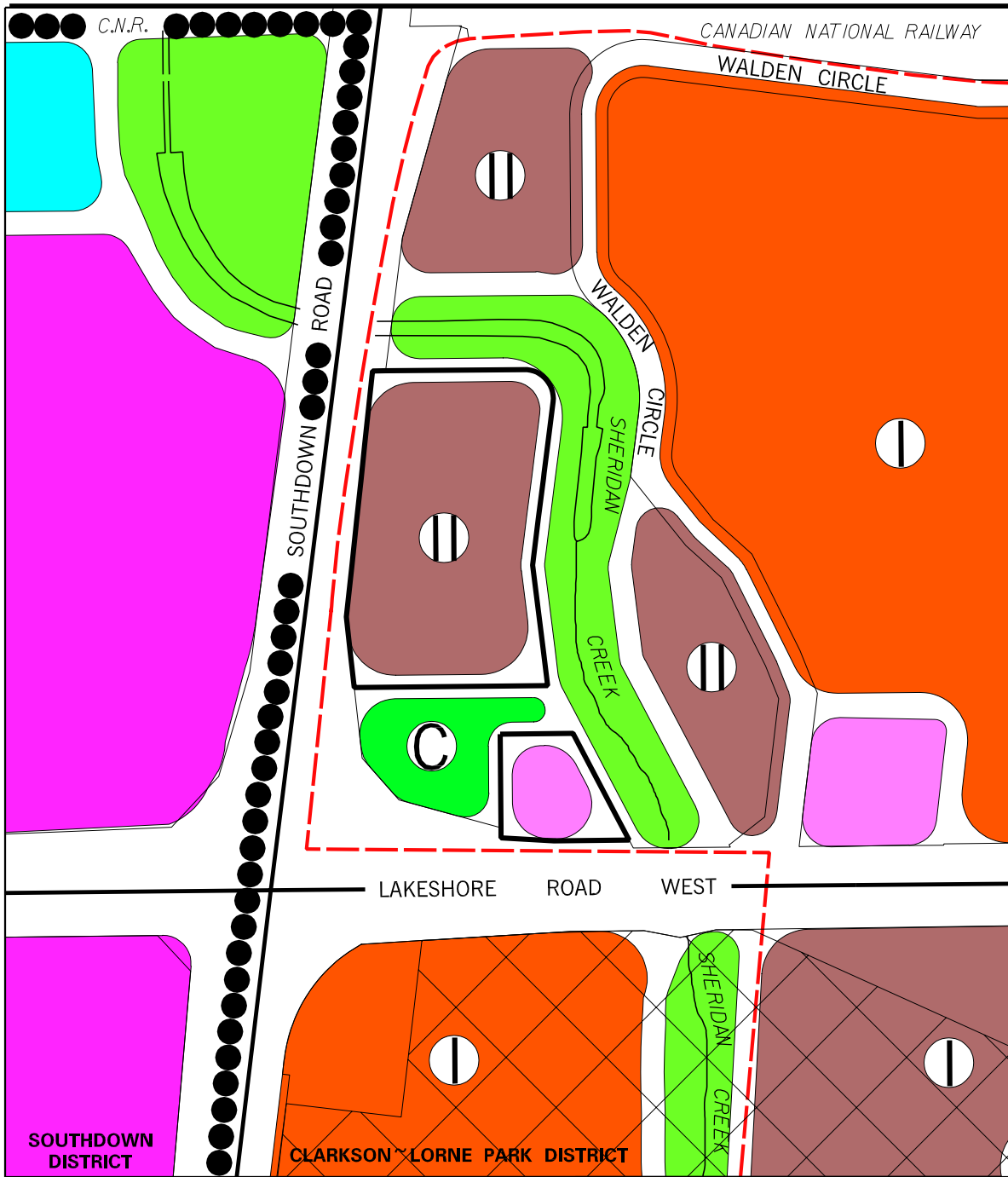
Edward R. Sajecki
Commissioner of Planning and Building

Stonebrook Properties Inc.

File: OZ 04/037 W2

Site History

- June 1989 – Rezoning Application received under file OZ 074/89 W2, requesting two 20 storey apartment buildings with a total of 308 units and a net density of 405 units per hectare (165 units per acre) and a Floor Space Index of 5.37;
- February 1990 - Site Plan Application received under file SP 043/90 W2 in support of the above noted Rezoning Application;
- October 4, 1993 - Statutory Public Information meeting was held by Planning and Development Committee regarding file OZ 074/89 W2;
- May 30, 1994 - Planning and Development Committee approved a Planning and Building Department alternative proposal under file OZ 074/89 W2, consisting of two 15 storey apartment buildings with a maximum density of 318 units per hectare (129 units per acre);
- December 1994 - Request received from the property owner to implement a Holding Provision for previously approved file OZ 074/89 W2, to permit the change in land use to be implemented prior to the resolution of outstanding technical issues;
- June 5, 1995 - Planning and Development Committee approved a Planning and Building Department recommendation under file OZ 074/89 W2 to implement a Holding provision in addition to the May 30, 1994 alternative recommendation previously approved;
- July 12, 1995 - Zoning By-law 279-95 was approved by Council, implementing the June 5, 1995 modified Planning and Development Committee resolution;
- August 11, 1995 - Rezoning application under file OZ 074/89 W2 was appealed to the Ontario Municipal Board;
- July 2, 1996 - Ontario Municipal Board appeal was dismissed.



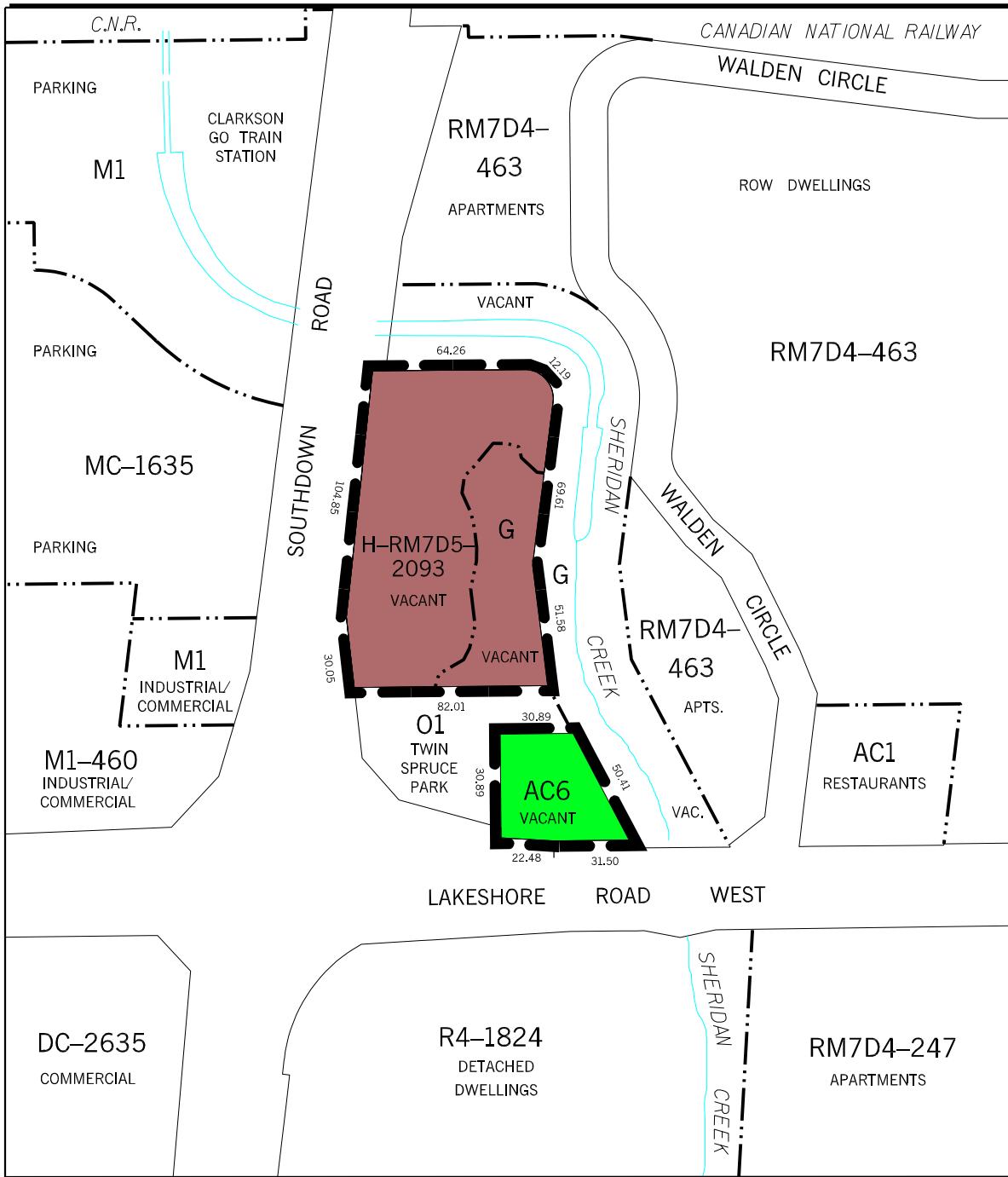
**PART OF CLARKSON~LORNE PARK DISTRICT LAND USE MAP
CLARKSON~LORNE PARK DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS	TRANSPORTATION LEGEND
Residential- Low Density I	Provincial Highway and Interchange
Residential- Low Density II	Arterial
Residential- Medium Density I	Major Collector
Residential- High Density I	Major Collector (Scenic Route)
Residential- High Density II	Minor Collector
Mainstreet Commercial	Local Road
General Commercial	Existing Commuter Rail
Convenience Commercial	GO Transit Station
Motor Vehicle Commercial	
Office	
Business Employment	
Open Space	
Private Open Space	
Greenbelt	
Utility	
SUBJECT LANDS	


LAND USE LEGEND	
	- Regulatory Floodplain
	- Node Boundary
	- City Park
	- Community Park
	- Cemetery
	- Existing Stormwater Management Facility
	- Planning District


SUBJECT:
STONEBROOK PROPERTIES INC


	FILE NO: OZ 04037 W2	APPENDIX 1-2
	DWG. NO: 04037L	
	SCALE: 1:25,000	
	PDC DATE: 2006 02 27	
	DRAWN BY: N.BISKARIS	
Produced by T&W, LIS		



LEGEND:

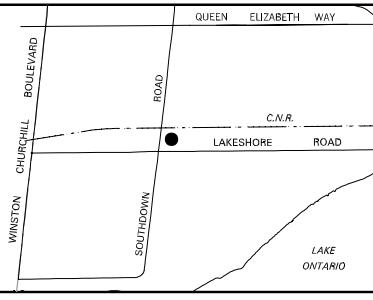

 **SUBJECT LANDS**

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY II' AND 'GREENBELT' TO 'RESIDENTIAL HIGH DENSITY II - SPECIAL SITE' AND PROPOSED REZONING FROM 'H-RM7D5-2093' (RESIDENTIAL APARTMENTS WITH HOLDING PROVISION) AND 'G' (GREENBELT) TO 'RM7D5-SPECIAL SECTION' (RESIDENTIAL APARTMENTS) to permit two 18 storey apartment buildings containing 418 units.**

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM 'MAINSTREET COMMERCIAL' TO 'COMMUNITY PARK' AND PROPOSED REZONING FROM 'AC6' (AUTOMOTIVE COMMERCIAL) TO 'O1-SPECIAL SECTION' (OPEN SPACE) to permit the lands to be added to Twin Spruce Park.**

**NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.**

SUBJECT:
STONEBROOK PROPERTIES INC

	FILE NO: OZ 04037 W2	APPENDIX I-3
	DWG. NO: 04037R	
	SCALE: 1:25,000	
	PDC DATE: 2006 02 27	
	DRAWN BY: N.BISKARIS	
 Produced by T&W, LIS		



LEGEND:



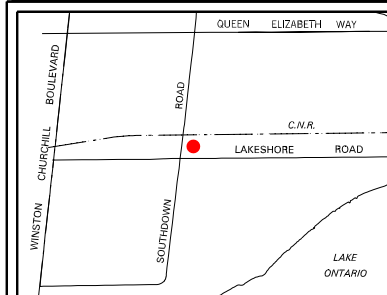
SUBJECT LANDS

DATE OF AERIAL PHOTO: MARCH 2005



SUBJECT:

STONEBROOK PROPERTIES INC



FILE NO:
OZ 04037 W2
DWG. NO:
04037A
SCALE:
1:25,000
PDC DATE:
2006 02 27
DRAWN BY:
N.BISKARIS

APPENDIX I-4

MISSISSAUGA
Planning and Building

Produced by
T&W, LIS

Stonebrook Properties Inc.

File: OZ 04/037 W2

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (September 16, 2005)	The Region has completed a review of the Environmental Impact Statement report conducted by Stantec dated November 29, 2004, and request that the report be amended to include formal comments dated August 19, 2004 prior to the preparation of a Supplementary Report for Council consideration.
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 9, 2006)	<p>Both School Boards indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Boards have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a Bill 20 development application include the following as a condition of approval:</p> <p>“Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.”</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included within the Servicing Agreement and that signs be posted at the entry of the development advising of this.</p>
Credit Valley Conservation (January 9, 2006)	<p>The subject property is located adjacent to Sheridan Creek and as such within the Fill Regulated Area. In this regard, Ontario Regulation 146/90, as amended, applies and a permit from the CVC will be required prior to the issuance of a building permit.</p> <p>CVC has reviewed the Slope Stability Assessment report prepared by C.F. Crozier and Associates Inc. dated November 2004 and offer the following:</p>

Stonebrook Properties Inc.

File: OZ 04/037 W2

Agency / Comment Date	Comment
	<p>The report is satisfactory but must be sealed by a Professional Engineer prior to acceptance. The plans in the report show a concrete sidewalk near the northwest corner of the site to be within the development setback. Revised concept site plan drawings dated March 18, 2005 locate the sidewalk outside the development setback, and therefore, this is no longer a concern.</p> <p>The development setback is to remain free of any development including grading, and therefore, any additional setbacks required by the City that may involve grading or alteration should be outside of this location. The lands within the 5 m (16.4 ft.) development setback should be zoned in the appropriate greenbelt category (or remain in the existing greenbelt category if applicable) and be dedicated to the City, and, therefore, the development setback will act as the new property line.</p> <p>It was noted during site inspection that the grouted site slopes (natural rocks set in a base of concrete) are beginning to fail and that there are isolated areas of erosion along Sheridan Creek adjacent to this development. By way of this letter, the CVC is notifying the City of Mississauga of the deteriorating conditions along Sheridan Creek near this development. It is recommended that the remediation methods (ie bio-engineering) should be considered for the creek banks and side slopes, preferably, prior to development of this site.</p> <p>A review of the Environmental Impact Study report prepared by Stantec Consulting Ltd. has been completed and the following is noted:</p> <p>The site has not been identified as an Environmentally Significant Area (ESA) by the CVC and, therefore, staff generally have no major concerns. The property is within the Core Greenlands within the Region of Peel.</p> <p>Since the site is located within the City of Mississauga's NAS, staff offers the following comments to support City staff's review of this document. The report is weak because: field work was done only in late September; there are no species lists or field data sheets provided; the value of the property as a NAS has not been assessed; the site's location within the watershed and its contextual significance has not been addressed; and, it does not examine what the function of this</p>

Stonebrook Properties Inc.

File: OZ 04/037 W2

Agency / Comment Date	Comment
	<p>property is and if it is to be developed, what opportunities exist to replace these functions.</p> <p>If the City determines that the development can proceed, then CVC recommends that a restoration/rehabilitation plan be submitted, which would replace some of the functions that will be lost. A number of enhancements should be considered including: the 5 m (16.4 ft.) development buffer and undeveloped areas of the property. Efforts should be undertaken to increase the corridor area and the City owned lands adjacent to Sheridan Creek and the proposed park area between this property and Lakeshore Road West.</p> <p>More value would be obtained by preparing a rehabilitation plan than by revising the EIS to address the above points.</p>
<p>City Community Services Department – Planning and Administration Division (January 20, 2006)</p>	<p>Prior to the Supplementary Report proceeding, the applicant is required to submit a revised Vegetation Analysis and Stormwater Management Report to reassess the impacts on the proposed tree preservation areas as it relates to the adjacent greenbelt and buffer lands; and that the approval by the Ministry of Culture on the applicant's archaeological assessment is received.</p> <p>Should the subject applications be approved, prior to the enactment of the by-law, all lands below the established top-of-bank, the Regional Storm floodplain, or within the stability and/or erosion component of the valley slope, whichever is greater, shall be deeded gratuitously to the City as greenbelt.</p> <p>The applicant proposes to dedicate to the City, 2007 Lakeshore Road West to be added to the adjacent Twin Spruce Park (P-139). This dedication would accommodate a portion of the applicant's parkland dedication requirements. This Department notes that a portion of the lands are subject to the Natural Area Survey (NAS). Relevant departments and CVC shall review with the applicant, the dedication of a 5 m (16.4 ft.) naturalized area, to be measured from the property line.</p> <p>The applicant's intention is to use the lands at 2007 Lakeshore Road West, for a sales office for a temporary period prior to the dedication. This Department finds the applicant's proposal acceptable subject to following conditions:</p>

Stonebrook Properties Inc.

File: OZ 04/037 W2

Agency / Comment Date	Comment
	<ol style="list-style-type: none"> 1. All the conditions of the Transportation and Works Department are met in regards to the required Site Remediation and Clean-up Report, the Record of Site Condition and any other related environmental matters. 2. Review of the feasibility of a trail along the north and east perimeter of the subject lands from Southdown Road to Lakeshore Road West. 3. Prior to enactment of the implementing zoning by-law, the applicant is to enter into an agreement with the City regarding parkland dedication and timing; cash-in-lieu for parks or other public recreational purposes; park and trail development costs; fencing, hoarding, greenbelt clean up and protection, restoration planting; and street tree planting.
City Community Services Department – Fire and Emergency Services Division (January 9, 2006)	<p>Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.</p> <p>The fire access proposed for future Building B is not acceptable as it does not depict compliance with the Ontario Building Code nor By-law 1036-81.</p> <p>This will be reviewed in detail through the site plan/building permit process.</p>
City Transportation and Works Department (January 13, 2006)	<p>The applicant has submitted a supporting Traffic Impact Study which is currently under review by staff. Prior to the preparation of a Supplementary Report, the applicant will be required to update and resubmit the supporting Noise Report and the Preliminary Servicing and Stormwater Management Report. In addition, a Slope Stability Study, a Phase II Environmental Site Assessment (ESA) for 1075 Southdown Road and a Site Remediation/Clean-up Report for 2007 Lakeshore Road West are to be submitted in support of the proposed development. Comments on the above reports will be finalized prior to the preparation of a Supplementary Report.</p>
CN Railway Properties (January 6, 2006)	<p>The owner will be required to place the following warning clause in all development agreements, offers of purchase and sale or lease and include in a Noise Impact Statement:</p>

Stonebrook Properties Inc.

File: OZ 04/037 W2

Agency / Comment Date	Comment
	<p>“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future, including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CN will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.”</p> <p>The owner is required to engage a consultant to undertake an analysis of rail noise and provide abatement measures necessary to achieve limits established by the Ministry of Environment and Canadian National.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Enersource Hydro Mississauga Bell Canada Enbridge Consumers Gas Canada Post Corporation Credit Valley Hospital Community Services Department – Realty Services Division Conseil Scolaire de District Catholique Centre-Sud</p>
	<p>The following external agencies were circulated the applications but provided no comments:</p> <p>Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable Go Transit The Trillium Health Centre Hydro One Trans Northern Pipeline</p>

Stonebrook Properties Inc.

File: OZ 04/037 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"> 38 Kindergarten to Grade 5 19 Grade 6 to Grade 8 40 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Whiteoaks Public School <ul style="list-style-type: none"> Enrolment: 496 Capacity: 479 Portables: 2 Hillcrest Public School <ul style="list-style-type: none"> Enrolment: 486 Capacity: 582 Portables: 0 Lorne Park Secondary School <ul style="list-style-type: none"> Enrolment: 1,396 Capacity: 1,236 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 77 Junior Kindergarten to Grade 8 22 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Christopher Catholic Elementary <ul style="list-style-type: none"> Enrolment: 564 Capacity: 513 Portables: 2 Iona Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 1,107 Capacity: 723 Portables: 7

APPENDIX I-7

Consulting Architects
Dietrich Boecker Architect
970 Lawrence Avenue West Toronto, Ontario M6A 3B6
t: 416.256.9828 f: 416.256.9825

Local Architect of Record
du Toit Architects Limited
50 Park Road Toronto, Ontario M4W 2N5
t: 416.968.7908 f: 416.968.0687

Landscape Architects
du Toit Allsopp Hillier
50 Park Road Toronto, Ontario M4W 2N5
t: 416.968.9479 f: 416.968.0687

SITE DATA

UNITS	ha	m2	ft2	%
SITE AREA:	1.0503ha	10,503 m2	113,053 ft2	
BUILDING COVERAGE:		2,527 m2		24.0%
PARKING/DRIVEWAYS:		2,276 m2		21.7%
LANDSCAPING:		5,700m2		54.3%
GROSS FLOOR AREA:		- m2		- %

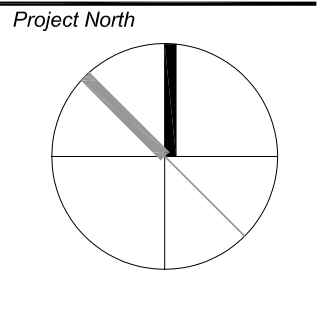
TOTAL NO. SUITES = 414 SUITES
1 BDRM = 210 SUITES (AVG. AREA: 749 ft2)
2 BDRM = 208 SUITES (AVG. AREA: 1,315 ft2)

PARKING REQUIRED:
212 (1 BDRM SUITES) AT 1.25 = 265 SPACES
210 (2 BDRM SUITES) AT 1.40 = 294 SPACES
VISITORS (420 SUITES) AT 0.25 = 105 SPACES
TOTAL = 664 SPACES

PARKING PROVIDED:
AT GRADE = 20 SPACES (INCL. 4 HDCCP.)
UNDERGROUND P1 = 210 SPACES
P2 = 220 SPACES
P3 = 220 SPACES
TOTAL = 670 SPACES

(INCLUDES 59 TANDEM SPACES - 8.69% OF TOTAL PARKING)

No.	Date	Description
Drawing Issuances and Revisions		
The General Contractor shall verify and be responsible for all dimensions and conditions on the job site and shall inform the Architect of any discrepancy or variation from the drawings. Do not scale drawings		



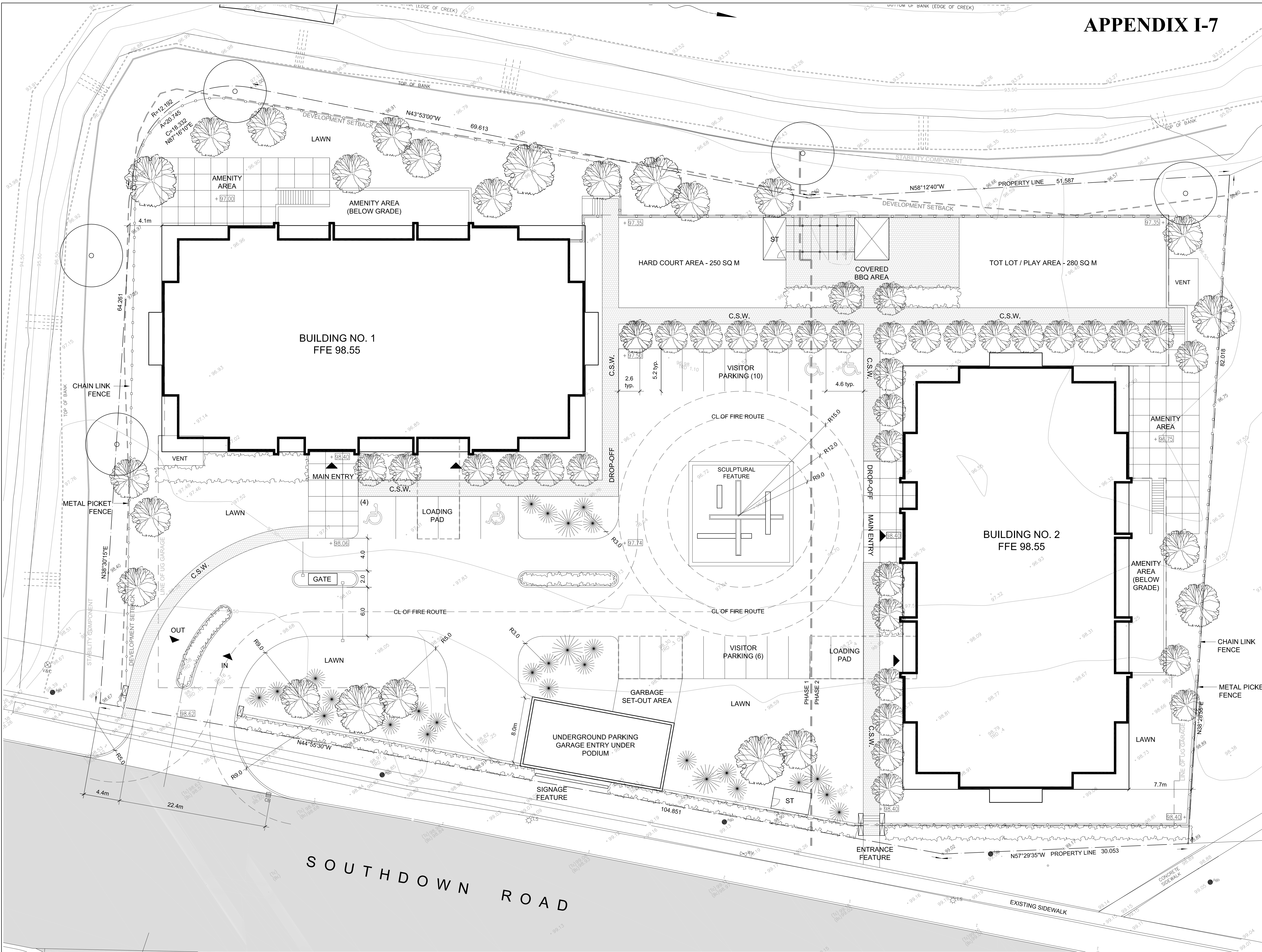
STONEBROOK
RESIDENTIAL DEVELOPMENT
1075 Southdown Road
Mississauga, ON

THE UNITED GROUP
All drawings and specifications are the property of the Architect and must be returned upon request. This drawing is not to be used for construction unless signed by the Architect.

Sheet Title

SITE PLAN

Scale	1:200	Print Date	2006-01-11
Drawn by	JS	Sheet No.	A1
Project No.	A-2450		



Consulting Architect
Dietrich Boecker Architect
 970 Lawrence Avenue West Toronto, Ontario M6A 3B6
 t: 416.256.9828 f: 416.256.9825

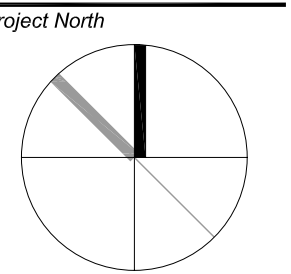
Architect of Record
du Toit Architects Limited
50 Park Road Toronto, Ontario M4W 2N5
t: 416.968.7908 f: 416.968.0687

Landscape Architect
du Toit Allsopp Hillier
50 Park Road Toronto, Ontario M4W 2N5
t: 416.968.9479 f: 416.968.0687

[illegible]

----	12/12/05	----
No.	Date	Description
Drawing Issuances and Revisions		

The General Contractor shall verify and be responsible for all dimensions and conditions on the job site and shall inform the Architect of any discrepancy or variation from the drawings.
Do not scale drawings



STONEBROOK
RESIDENTIAL DEVELOPMENT
1075 Southdown Road
Mississauga, ON

THE UNITED GROUP

All drawings and specifications are the property of the Architect and must be returned upon request. This drawing is not to be used for construction unless signed by the Architect.

Sheet Title

ELEVATIONS

Scale 1:200	Print Date 2006-01-10
Drawn by JP	Sheet No. #####
Project No. A-2450	

