



Corporate Report

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CD.03.APP
(Applewood)

DATE: May 9, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 29, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendment to the Residential Low Density II Land Use Policies – Applewood District Policies of Mississauga Plan**

RECOMMENDATION: That a public meeting be held at the Planning and Development Committee to consider the following recommendation as outlined in the report titled “Proposed Amendment to the Residential Low Density II Land Use Policies – Applewood District Policies of Mississauga Plan” dated May 9, 2006 from the Commissioner of Planning and Building:

“That Section 4.3.4.1.2, Residential Low Density II, Land Use, Mississauga Plan Policies for the Applewood District be amended to read as follows: The Residential low Density II designation permits detached, semi-detached, and duplex dwellings at a density range of 18 - 30 units per net residential hectare (7.3 - 12.1 units per net residential acre).”

BACKGROUND: During discussions arising from the report titled, “Proposed Amendments to Mississauga Plan - Supplementary Report” at the Public Meeting of the Planning and Development Committee held on April 3, 2006, the Planning and Building Department was asked to review the maximum density provision of the “Residential Low Density II” designation of the Mississauga Plan Policies for the Applewood District.

COMMENTS:

The “Residential Low Density II” designation of the Mississauga Plan Policies for the Applewood District permits detached, semi-detached and duplex dwellings at a density range of 18 - 50 units per net residential hectare (7.3 - 20.2 units per net residential acre). These provisions originated through the approval of Official Plan Amendment (OPA) No. 5 (Applewood District Policies and District Land Use Map of City Plan) by the Region of Peel on August 20, 1998, following a review of the Applewood District Policies by the City of Mississauga.

Prior to OPA No. 5, lands designated “Residential Low Density II” in the Applewood District permitted street townhouses in addition to detached, semi-detached and other forms of freehold dwellings. The amendment removed the allowance for street townhouses from the “Residential Low Density II” designation, and specified “other forms of freehold dwellings” to mean duplex dwellings.

A maximum permitted density of 50 units per net residential hectare (20.2 units per net residential acre) accommodates circumstances where townhouses are a permitted built-form. As street townhouses are no longer permitted under the “Residential Low Density II” designation in the Applewood District, the maximum permitted density should have been reduced. Due to this oversight, the maximum permitted density should be reconsidered as this provision is high in light of the permitted dwelling types and could result in development which may not be compatible with the existing development pattern.

Mississauga Plan recognizes that the Applewood District is generally a stable, established area with a number of sites remaining to be developed or redeveloped. The focus of the Applewood District Policies of Mississauga Plan is on preserving the character of existing neighbourhoods while facilitating infill and redevelopment, among other goals.

Mississauga Plan seeks to achieve a compact, orderly urban form in its residential land use pattern, generally characterised by lower densities in the interior of communities and higher densities along major roads and near concentrations of commercial, community and transportation

facilities. Higher densities are encouraged and permitted within Nodes and City Centre.

The Applewood District Policies direct higher density residential development and a variety of land uses to the node in the vicinity of the Burnhamthorpe Road East and Dixie Road intersection. Within the district, medium and high density residential development is also directed towards sections of Bloor Street and to areas in proximity of Dundas Street East. Lower density development is found in the interior of the district. The Applewood District Land Use Map is attached to this report as Appendix 1.

The Applewood Planning District contains approximately 13,670 dwelling units accommodating a population of approximately 38,600 persons. The residential density for the district is approximately 36 units per net residential hectare (14.6 units per net residential acre). Lands designated “Residential Low Density II” represent approximately 38% of the residential land area of the Applewood Planning District and 21.4% of the housing units, respectively.

In most residential planning districts within the City, street townhouses are permitted under their respective “Residential Low Density II” provisions. Six planning districts permit detached, semi-detached and duplex dwellings under their “Residential Low Density II” designation, with varying permitted densities, as follows:

Planning District	Density Range Residential Low Density II Designation	
	Units per net residential hectare	Units per net residential acre
Applewood	18 - 50	7.3 - 20.2
Clarkson – Lorne Park	11 - 30	4.5 - 12.1
Creditview	18 - 36	7.3 - 14.6
Malton	18 - 30	7.3 - 12.1
Meadowvale	18 - 37	7.3 - 15.0
Sheridan	10 - 30	4.0 - 12.1

The existing density of developed “Residential Low Density II” lands in the Applewood District is 21.2 units per net residential hectare (8.6 units per net residential acre). Densities by Traffic Zone for “Residential Low Density II” lands in the Applewood District are as follows (see Appendix 2 for a map of the Traffic Zone boundaries):

Traffic Zone	# of Residential Low Density II units	Net Residential Area		Net Residential Density	
		Hectares	Acres	Units per hectare	Units per acre
69	1,219	54.2	133.9	22.5	9.1
70	817	37.1	91.6	22.0	8.9
74	398	19.9	49.2	20.0	8.1
75	491	26.2	64.7	18.7	7.6

District Total:	2,925	137.4	339.5	21.2	8.6
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There are certain areas designated “Residential Low Density II” in the Applewood Planning District that are developed at densities greater than the district average. For example, Annamore Road, Greenore Road and Greta Gate are developed with an average density of 28 units per net residential hectare (11.3 units per net residential acre).

It is proposed that the upper limit of the “Residential Low Density II” land use policies for the Applewood Planning District be reduced from 50 units per net residential hectare (20.2 units per net residential acre) to 30 units per net residential hectare (12.1 units per net residential acre). This reduction reflects the established development pattern and will serve to promote future development occurring in a manner that is consistent with the character of existing neighbourhoods.

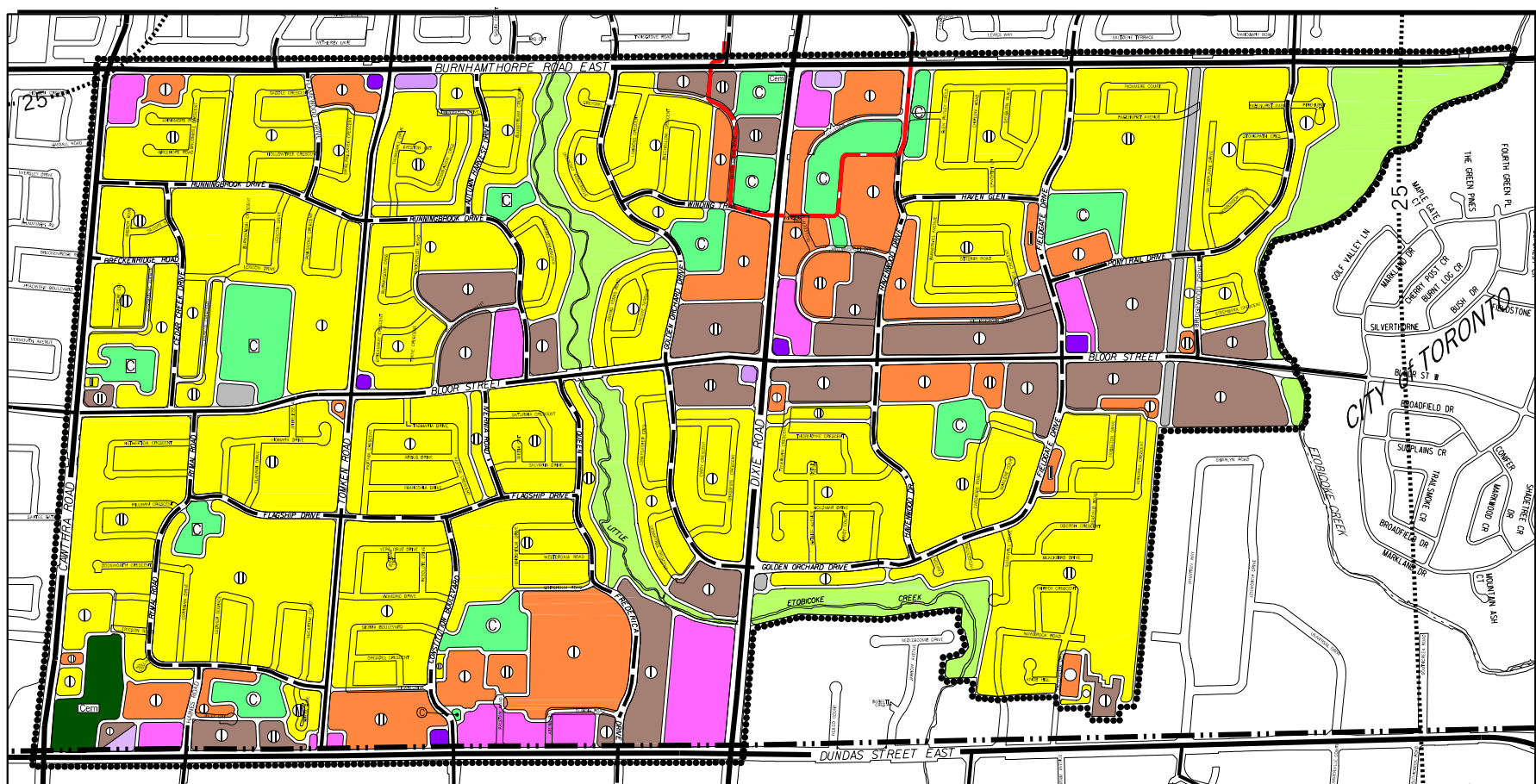
FINANCIAL IMPACT: Not applicable.

CONCLUSION: Reducing the maximum net residential density permitted under the “Residential Low Density II” designation of the Mississauga Plan Policies for the Applewood District from 50 units per net residential hectare to 30 units per net residential hectare (from 20.2 units per net residential acre to 12.2 units per net residential acre) is appropriate to recognize the established densities of lands designated “Residential Low Density II”. This is similar to the “Residential Low Density II” density range in other planning districts, will accommodate future development in a manner that is consistent with the character of existing neighbourhoods, and is consistent with the goals, objectives and policies of Mississauga Plan.















ATTACHMENTS: APPENDIX 1: Applewood District Land Use Map
APPENDIX 2: Traffic Zones - Applewood Planning District

Original Signed By:






Edward R. Sajecki
Commissioner of Planning and Building








LAND USE DESIGNATIONS

-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Residential – Medium Density II
-  Residential – High Density I
-  Residential – High Density II
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Open Space
-  Private Open Space
-  Greenbelt
-  Utility

TRANSPORTATION LEGEND

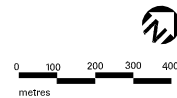
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Major Transit Corridor

LAND USE LEGEND

-  – Node Boundary
-  – Community Park
-  – Cemetery
-  – 1996 NEP/2000 NEF Composite Noise Contours
-  – Planning District

Note:

The 1996 Noise Exposure Projection (NEP/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.



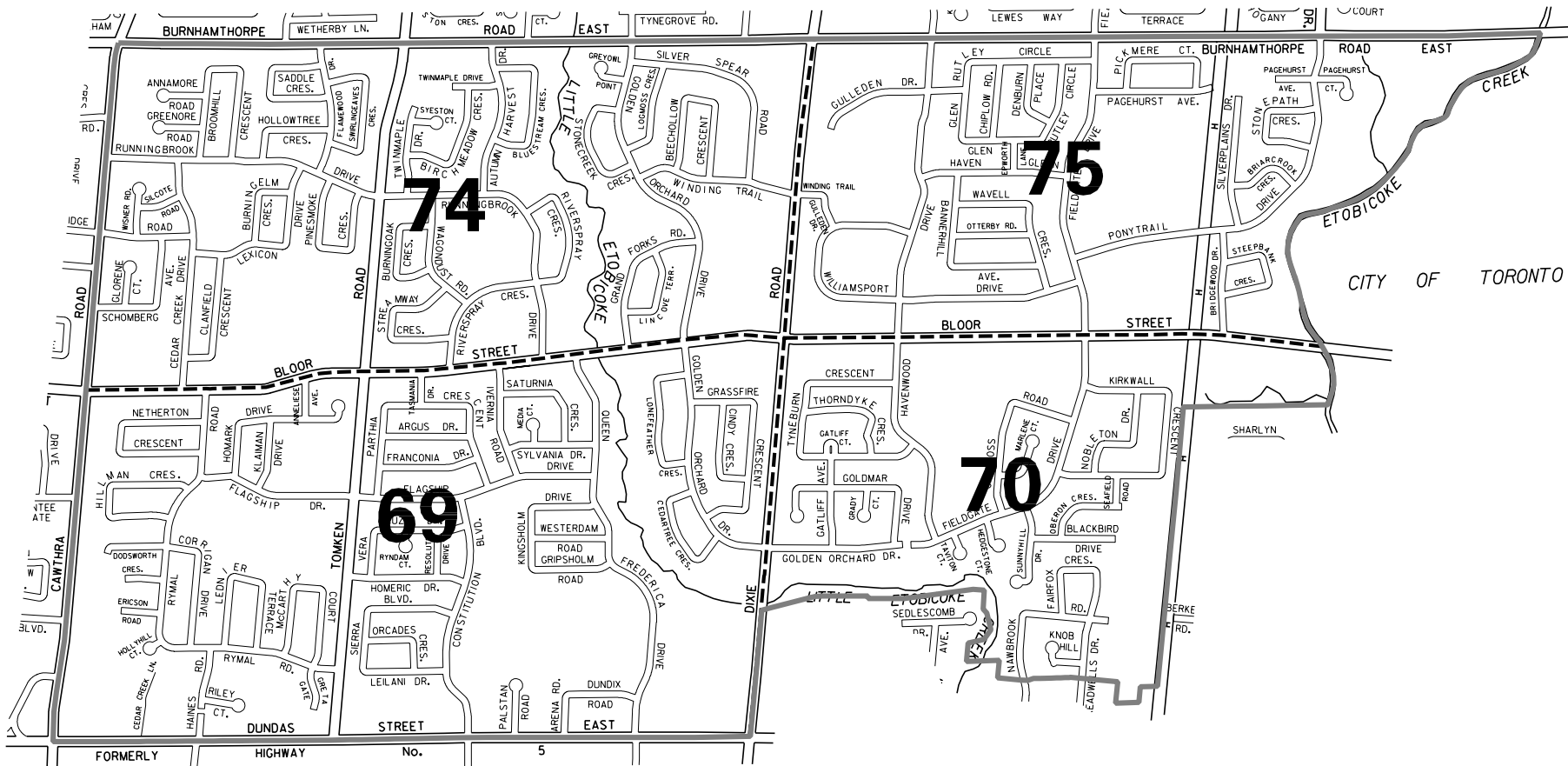
NOTE:

ANY PART OF THE ROAD NETWORK SHOWN OUTSIDE THE CITY BOUNDARIES IS SHOWN FOR INFORMATION PURPOSES ONLY.



**Applewood District
Land Use Map**

This Consolidation includes Latest Approved Amendment –
No. 44 Approved 2005 November 11
City of Mississauga 2005 November



TRAFFIC ZONES – APPLEWOOD PLANNING DISTRICT

