



# Corporate Report

Clerk's Files

Originator's  
Files OZ 04/037 W2

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**DATE:** May 23, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 12, 2006

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

**SUBJECT:** **Official Plan Amendment and Rezoning Applications**  
**To permit two 18 storey residential condominium buildings**  
**containing 424 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**

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

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**RECOMMENDATION:** That the Report dated May 23, 2006, from the Commissioner of Planning and Building recommending approval of the applications under file OZ 04/037 W2, Stonebrook Properties Inc., 1075 Southdown Road and 2007 Lakeshore Road West, be adopted in accordance with the following:

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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Residential High Density II", "Mainstreet Commercial" and "Greenbelt" to "Residential High Density II-Special Site" and "Community Park" to permit two 18 storey residential condominium buildings containing 424 apartment units and a community park be approved.
3. That the application to change the Zoning from "H-RM7D5-2093" (Residential Apartments with Holding Provision), "AC6" (Automotive Commercial) and "G" (Greenbelt) to "H-RM7D5-Special Section" (Residential Apartments with Holding Provision) and "O1" (Open Space) to permit two 18 storey residential condominium buildings containing 424 apartment units and a community park be approved in accordance with the zoning standards outlined in Appendix S-5 attached to this report and subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (b) 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.
4. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new Mississauga Zoning By-law be amended from "H-RA4-23" (Residential Apartments with Holding Provision) to "H-RA4-Exception" (Residential Apartments with Holding Provision) subject to conditions contained in recommendation 3.
5. That the "H" Holding Provision is to be removed from the "H-RM7D5-Special Section" (Residential Apartments with Holding Provision) zone applicable to the subject lands, by

further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated May 23, 2006, from the Commissioner of Planning and Building, have been satisfactorily addressed.

6. 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.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee (PDC) on February 27, 2006, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information. Recommendation PDC-0025-2006 was subsequently adopted by Council and is attached as Appendix S-2.

On May 2, 2006, the applicant submitted a revised concept plan (attached as Appendix S-3) incorporating the following changes:

- the net site area has been reduced from 1.05 ha (2.6 ac.) to 1.02 ha (2.5 ac.) resulting from an increase in the amount of land being dedicated to the City for Greenbelt purposes;
- the proposed Floor Space Index (FSI) has increased from 4.0 to 4.5 as a result of the reduced net site area;
- the requested number of units has been increased from 418 to 424 to reflect the inclusion of 4 guest suites and 2 additional dwelling units. The 'guest suites' are available for guests of owners to rent when visiting and differ from normal units in that they are smaller and contain no kitchen amenities;
- the required parking standard for all dwelling units has been amended from 1.5 spaces per one bedroom unit and 1.65 spaces per two bedroom unit to 1.5 spaces per unit (including visitors spaces) for one and two bedroom units;
- the number of parking spaces proposed in a tandem configuration has been increased from 11% to 15% of the total parking provided;
- the minimum front yard setback to the underground parking structure has been increased from 0.7 m (2.3 ft.) to 1.2 m (3.9 ft.);

- the minimum side yard setbacks to the underground parking structure have been increased from 1.0 m (3.3 ft.) to 3.0 m (9.8 ft.);
- the minimum rear yard setback to the underground parking structure has been increased from 2.0 m (6.6 ft.) to 3.0 m (9.8 ft.); and,
- a 5.0 m (16.4 ft.) structural setback from Sheridan Creek is to be conveyed to the City of Mississauga, retaining the existing "G" (Greenbelt) zoning.

The applicant further revised the rezoning application on May 10, 2006 to request the inclusion of an "H" Holding provision. The owner is seeking some degree of certainty that the land use is appropriate prior to addressing all outstanding technical requirements. These requirements must be fulfilled prior removal of the holding provision.

**COMMENTS:****COMMUNITY ISSUES**

Community meetings were held by the Ward 2 Councillor, Patricia Mullin, in June of 2005 and February of 2006 in addition to informal resident focus group meetings held in August and October of 2005.

At the PDC meeting on February 27, 2006, several area residents were in attendance; a number of which spoke to the applications, expressing concerns. Outlined below is a summary of issues together with corresponding responses.

**Comment**

What community benefit will be realized by permitting the proposed increase in height and density?

**Response**

A detailed response to this inquiry is included in the Planning Comments section on page 8 of this report.

**Comment**

How are the lands located at 2007 Lakeshore Road West associated with the proposed development at 1075 Southdown Road?

**Response**

The applicant proposes to convey these lands to the City as a community park to be added to Twin Spruce Park. The conveyance of these lands is a fulfillment of part of the parkland dedication requirement for developing 1075 Southdown Road. The applicant also received approval from the Committee of Adjustment to construct a temporary sales office on these lands which will remain open for the duration of sales/construction for a period of no more than five (5) years. An access to the sales office will be provided at the eastern most extent of this site. The applicant will be required to remove all materials from site and reinstate it to a natural condition prior to the termination of the five (5) year period.

**Comment**

What kind of vehicular access is proposed and has it been supported by the submission of a traffic impact study?

**Response**

The applicant has provided a traffic impact study in support of the proposed development. The Transportation and Works Department has reviewed the study and support the conclusions which indicate that the area road system can accommodate traffic generated by the proposed development with the introduction of a signalized intersection opposite the existing GO Station access.

**Comment**

Will view corridors be negatively impacted for adjacent developments located at 1201 and 1271 Walden Circle?

**Response**

View corridors from 1271 Walden Circle to Lake Ontario will not be impacted by the proposed development. The units located on the west side of this building will lose some range of view to the west, over the Southdown Employment District. The most desirable views of the lake will be maintained.

Sight lines from 1201 Walden Circle to the lake will be impacted by the proposed development. The proposed buildings are expected to transect the view of Lake Ontario from this building for a range of approximately 45 degrees. Views to the west and east will be maintained. The building located at 1201 Walden Circle is oriented with its narrow façade facing south and as such the greatest number of units that presently have sight lines to the lake, on the west façade, will maintain unobstructed sight lines.

**Comment**

Will adjacent lands be negatively impacted by shadows?

**Response**

Townhouse units to the northeast of the subject lands on the west side of Walden Circle will experience some degree of shadow impacts within the rear yard amenity areas. The additional 3 storeys in height proposed for these buildings will not increase the amount or duration of shadow impact that would be experienced over that of the currently permitted 15 storey apartment development. The greatest impact on these dwellings results from the existing building located at 1201 Walden Circle.

**UPDATED AGENCY AND CITY DEPARTMENT  
COMMENTS**

A summary of updated comments from agencies and departments regarding the subject applications is provided in Appendix S-4.

## **PLANNING COMMENTS**

The proposed Official Plan Amendment and rezoning applications have been evaluated in the context of the relevant policies in the Provincial Policy Statement, Mississauga Plan and in comments received from various City Departments and agencies and the public.

### **Official Plan**

#### 1075 Southdown Road

As noted earlier in the Background Section of this report, the applicant has modified the proposed development to increase the maximum permitted number of units to 424 and to increase the maximum permitted FSI from 4.0 to 4.5. Neither of the proposed modifications are a result of increases to the size of the buildings or the intensity of use.

Mississauga Plan speaks to providing a range of housing choices in terms of type, tenure and price and encouraging residential intensification that is compatible with the surrounding land uses. The Plan further calls for high density development within High Density I and II categories to locate along major roads and transit corridors, near concentrations of commercial and community and transportation facilities such as the Clarkson GO Station.

The site is located within the Clarkson Village Node, is well serviced by public transit and benefits from proximity to the Clarkson GO Station, as well as shopping and services. The proposed development would result in no increased impacts from a sun shadow or view corridor perspective on adjacent lands over the presently permitted 15 storey buildings.

Mississauga Plan indicates that the maintenance of the long term ecological integrity will be a critical consideration in all decisions regarding proposed developments. CVC have provided technical advice regarding the maintenance and enhancement of the Natural Site which is found partially on the subject lands and the adjacent Sheridan Creek corridor. They have identified locations on site, within the adjacent Sheridan Creek valley corridor and on lands to

be conveyed to the City for park purposes, where restoration works and rehabilitation planting may occur. These works are to result in the replacement and enhancement of the ecological function which is presently served by this Natural Site.

The applicant has agreed to convey additional lands along the rear and north side yards to the City to address concerns expressed in the Information Report regarding the maintenance and enhancement of the ecological function served by the Natural Site. Accordingly, the 5.0 m (16.4 ft.) CVC structural setback from the top of bank, where it falls on the subject lands, will come into public ownership to assist in maintaining and enhancing the long term ecological function presently served by the subject lands.

The proposed development will support a number of community benefits. It will enhance the ecological function associated with the Natural Site, the Sheridan Creek valley corridor and lands located at 2007 Lakeshore Road West. The incorporation of green roofs helps to absorb stormwater and reduce run-off and also reduce contributions to the urban heat island effect. The provision of additional parkland with the addition of 2007 Lakeshore Road West to Twin Spruce Park, will be an asset for the local community.

In recognition of above, the applicant's proposed redesignation of the lands at 1075 Southdown Road from "Residential High Density II", and "Greenbelt" to "Residential High Density II-Special Site" to permit the development of 424 apartment dwellings to a maximum height of 18 storeys with a FSI of 4.5 is consistent with the applicable provisions of Mississauga Plan as referenced above.

#### 2007 Lakeshore Road West

The proposed redesignation of the subject lands from "Mainstreet Commercial" to "Community Park" to allow the dedication of these lands to the City as a portion of the parkland dedication requirement to be added to Twin Spruce Park is appropriate subject to the concurrent approval of the proposed Official Plan amendment affecting the lands at 1075 Southdown Road as noted above.

## **Zoning**

### 1075 Southdown Road

Subsequent to the public meeting, the rezoning application has been modified to reflect the revised concept plan submitted by the applicant (see Appendix S-3) and are outlined in further detail below.

The intent of the increased southerly side yard setback to the garage is to ensure that proposed construction activities will not encroach into the abutting Twin Spruce Park. The setback is appropriate provided that hoarding, tree protection/removal and replacement provisions are addressed prior to the commencement of construction and that all above ground structures maintain at least a 6.0 m (19.7 ft.) setback.

The increased rear and northerly side yards are intended to provide adequate space for restoration and rehabilitation plantings along the valley corridor. Since the requested restoration and rehabilitation plan has not yet been provided, it cannot be concluded that the above-noted setbacks are sufficient to accommodate the intended function of the plan. In consultation with CVC, it has been agreed that the restoration and rehabilitation plan can be deferred to by-law implementation subject to the following:

- that the required setbacks from the Sheridan Creek corridor (rear and north side yards) be increased from 3.0 m (9.8 ft.) to 6.0 m (19.7 ft.), which may be reduced to 3.0 m (9.8 ft.) if supported by the required restoration and rehabilitation plan, and;
- that the lands located within the rear and north side yards be identified on a Schedule "I" to the implementing zoning By-law as a tree preservation and protection area to ensure that any plantings associated with the restoration and rehabilitation plan are preserved over the long term.

The modification to the required parking standard represents a modest decrease in the total number of provided parking spaces of

less than 5%. This reduction is supported in light of the site's proximity to major transit routes and the Clarkson GO Station and the resulting reduction in car dependency of prospective purchasers. The proposed increase in the number of parking spaces provided in a tandem configuration represents a more efficient use of space within the parking structure.

Accordingly, the proposed "H - RM7D5 – Special Section" (Residential Apartments with Holding Provision) zone category, as revised, is considered appropriate to accommodate the residential condominium apartment development, subject to the site specific development standards outlined in Appendix S-5.

#### 2007 Lakeshore Road West

The proposed "O1" (Open Space) zone category is appropriate for lands located at 2007 Lakeshore Road West which are to be conveyed to the City and added to Twin Spruce Park.

As noted in the Updated Agency and City Department Comments in Appendix S-4, the Transportation and Works Department and Region of Peel require a revised Record of Site Condition prior to the implementation of the zoning by-law.

#### **Restoration and Rehabilitation Plan**

The restoration and rehabilitation plan previously mentioned must demonstrate the replacement and enhancement of the existing ecological function served by the Natural Site, due to the removal of most on-site vegetation, which will result from the proposed development. Ecological function is a generally defined term which speaks not just to the provision of flora and the creation of habitat for fauna but to preservation of resources and reduced impacts on the environment. As such, the green roofs identified by the applicant will form an integral part of the provided plan due primarily to the contribution to the reduction of heating fuels and decreased impact of the proposed development on the storm sewer system.

To ensure the plan is implemented as approved, to the satisfaction of the City and CVC, the applicant will be required to secure the

necessary works through the execution of a development agreement, required prior to lifting of the "H" Holding Provision.

### **Site Design**

Concerns were expressed in the Information Report regarding the proposed design of the buildings given the site's prominence within the Clarkson Village Node, and its proximity to the intersection of Southdown Road and Lakeshore Road West.

Through the site plan approval process, the City will ensure that the proposed buildings 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 in order to address the principles included in the Nodes policies.

The applicant has agreed to upgrade the quality and design of the underground parking entrance structure given its prominence at the street edge. An appropriate landscape and fencing treatment which encourages desirable street related connections and safety will also be pursued through the site plan process. Current elevations, perspectives and streetscape treatment are attached as Appendices S-6, S-7 and S-8.

### **"H" Holding Provision**

Section 5.3.3.1 of Mississauga Plan permits the enactment of an "H" Holding Provision to implement the policies of Mississauga Plan for staging of development and specific requirements. In light of the outstanding development issues, it is necessary to implement an "H" Holding Provision until such time as the following matters have been satisfactorily addressed by the applicant to the satisfaction of the City:

- an executed Servicing Agreement for Municipal Works Only in a form satisfactory to the City and the Region of Peel for the construction of a sanitary sewer system, a storm outfall and any other required municipal works and services in support of the proposed development;
- an executed Development Agreement;

- a Geotechnical Report;
- a Functional Servicing Report;
- satisfactory arrangements are made with the Transportation and Works Department and GO Transit regarding the proposed design and construction of the Southdown Road/GO access/Development access intersection including funding and any land requirements;
- finalized detailed design drawings and cost estimates for the required intersection improvements in support of the proposed signalized access to Southdown Road to the satisfaction of the City. A Letter of Credit securing the required works will also be required;
- a cash contribution to the City of Mississauga in the amount of \$125,000 toward 100% of the cost of installing Traffic Control Signals at the intersection of Southdown Road and the proposed access;
- a restoration and rehabilitation plan to the satisfaction of the City and CVC and inclusion of the plan within the development agreement.

**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:** In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The proposed revisions to the application which primarily comprise site layout changes as shown on Appendix S-3, an increase in the unit count and FSI, modifications to the applicable parking standard and the introduction of an "H" Holding Provision, are deemed minor. Therefore, it is recommended that no further public meeting need be held regarding the proposed changes.

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

1. The subject site is suitable for residential intensification in that it is located on an arterial roadway, in close walking distance from higher order transit, is part of the Clarkson Village Node and is in proximity to parkland and commercial activities.
2. The proposed increases in building height and number of units will have no net impact in regard to sun shadow, view corridors, traffic and are contextually compatible with the surrounding lands.
3. The proposal is compatible with the surrounding residential and commercial uses and will result in a net ecological benefit to the community.

**ATTACHMENTS:**

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-0025-2006

Appendix S-3 - Revised Concept Site Plan

Appendix S-4 - Updated Agency and City Department Comments

Appendix S-5 - Recommended "H-RM7D5 - Special Section"

Zone Standards

Appendix S-6 - Proposed Elevations

Appendix S-7 - Building Perspective

Appendix S-8 - Streetscape Perspective

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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: John Hardcastle, Development Planner*



# Corporate Report

Clerk's Files

Originator's

Files OZ 04/037 W2

**PDC FEB 27, 2006**

**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:

<b>Development Proposal</b>	
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 <sup>2</sup> (489,623 sq. ft.)
Number of units:	418

<b>Development Proposal</b>	
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

<b>Site Characteristics</b>	
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:

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
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

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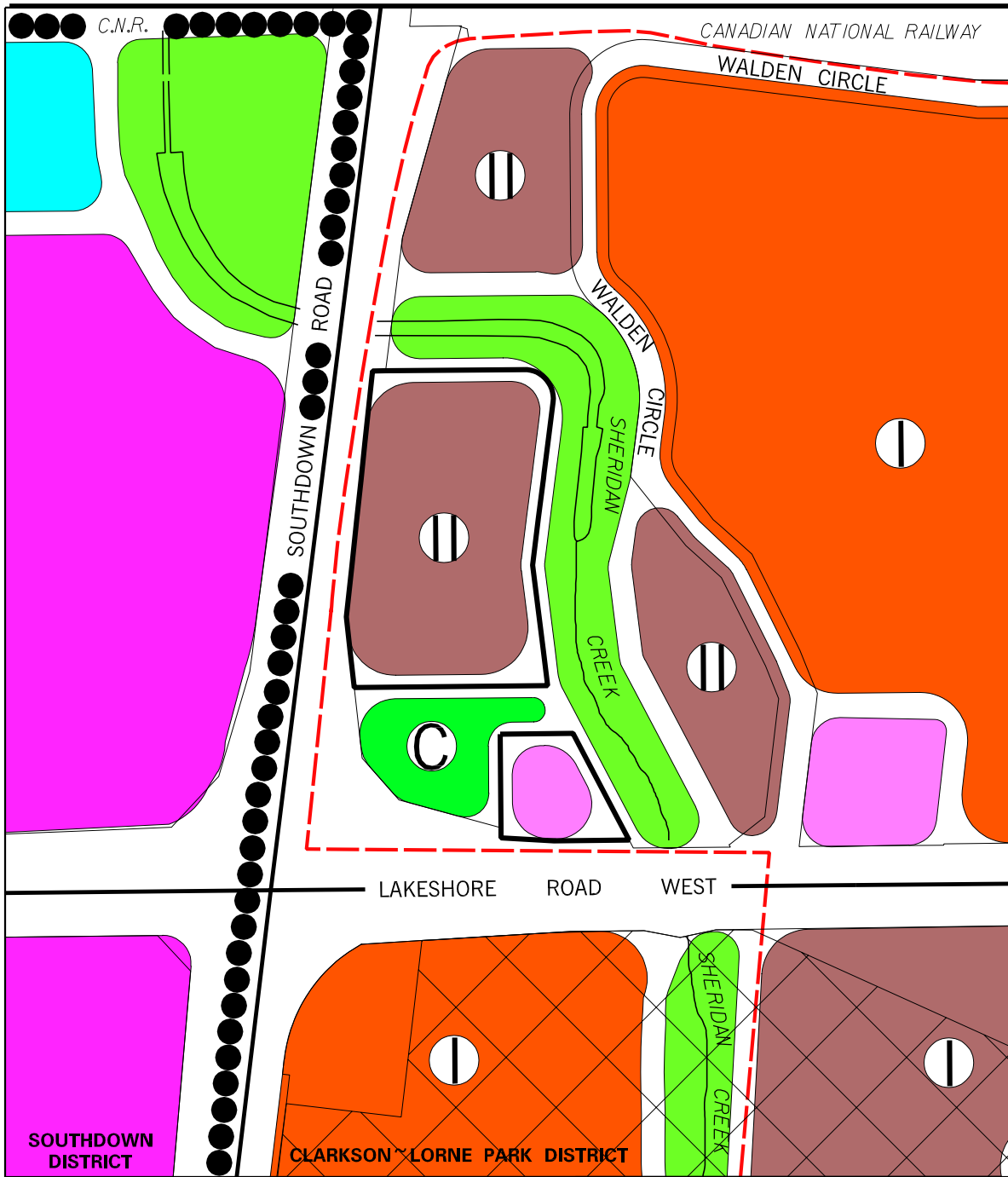
Edward R. Sajecki  
Commissioner of Planning and Building

**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.

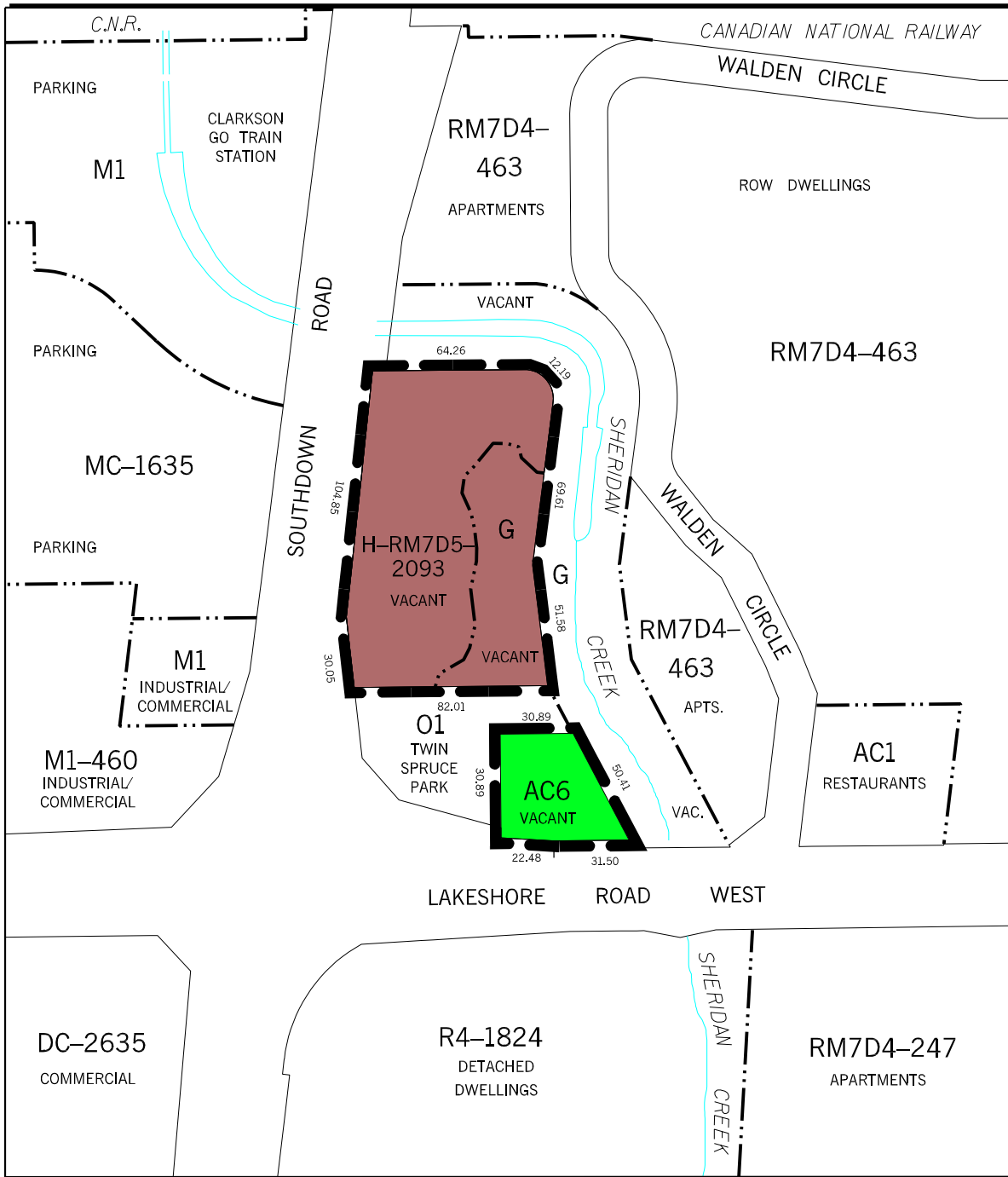


**PART OF CLARKSON~LORNE PARK DISTRICT LAND USE MAP  
CLARKSON~LORNE PARK DISTRICT POLICIES OF MISSISSAUGA PLAN**


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	LAND USE LEGEND
Business Employment	Regulatory Floodplain
Open Space	Node Boundary
Private Open Space	City Park
Greenbelt	Community Park
Utility	Cemetery
SUBJECT LANDS	Existing Stormwater Management Facility
	Planning District


**SUBJECT:**  
**STONEBROOK PROPERTIES INC**


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



**LEGEND:**

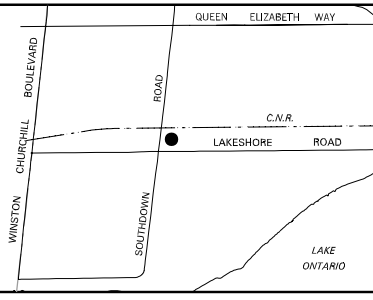

 **SUBJECT LANDS**

 **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**

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



LEGEND:



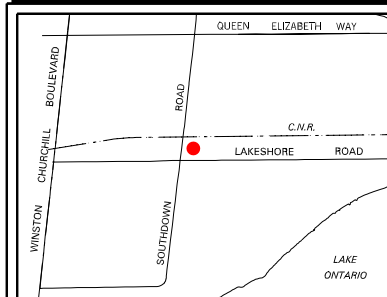
SUBJECT LANDS

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"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
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**

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

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		- %

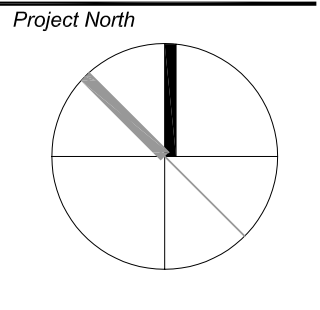
TOTAL NO. SUITES = 414 SUITES  
1 BDRM = 210 SUITES (AVG. AREA: 749 ft2)  
2 BDRM = 208 SUITES (AVG. AREA: 1,315 ft2)

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		



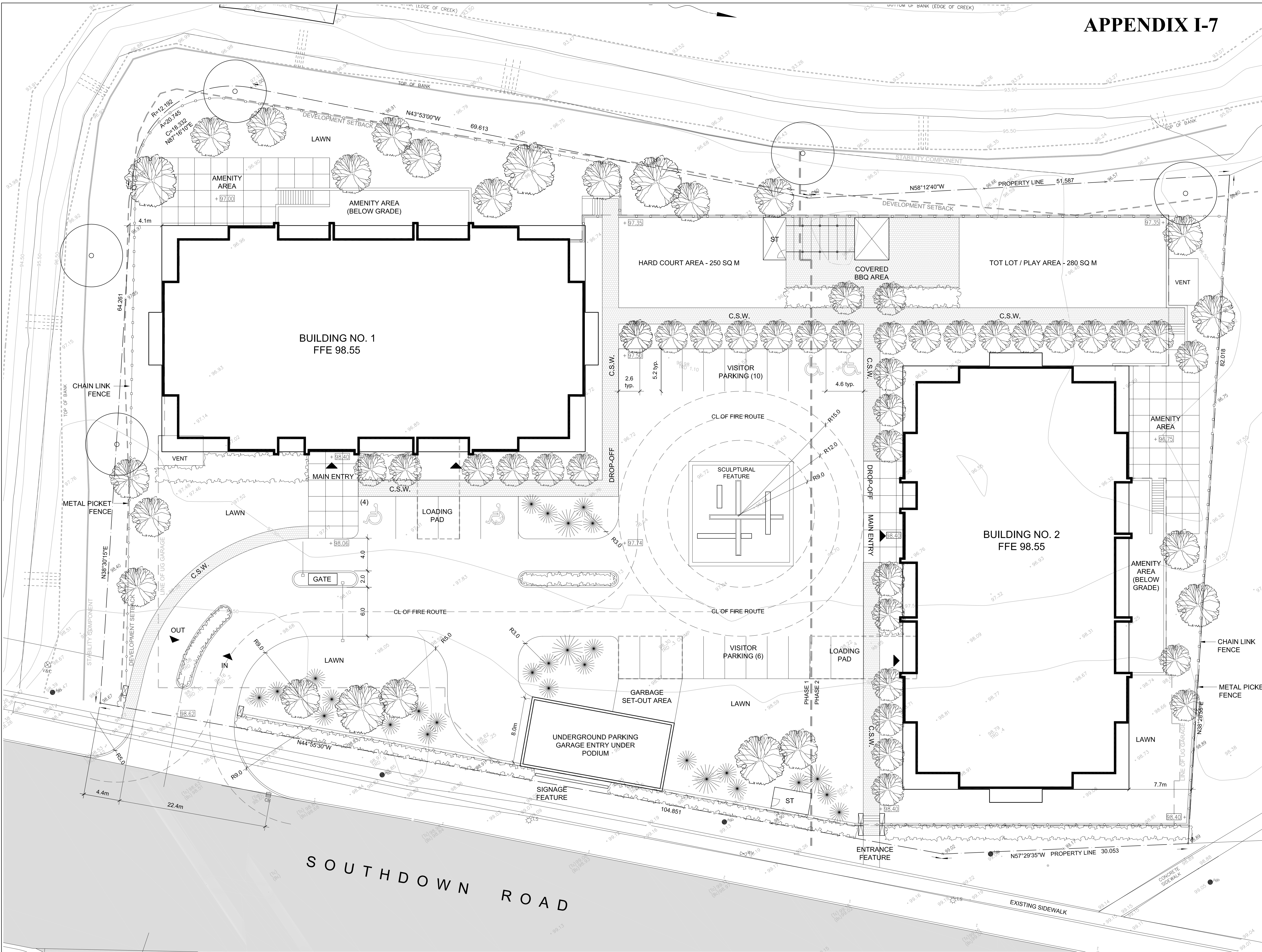
**STONEBROOK**  
RESIDENTIAL DEVELOPMENT  
1075 Southdown Road  
Mississauga, ON

**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

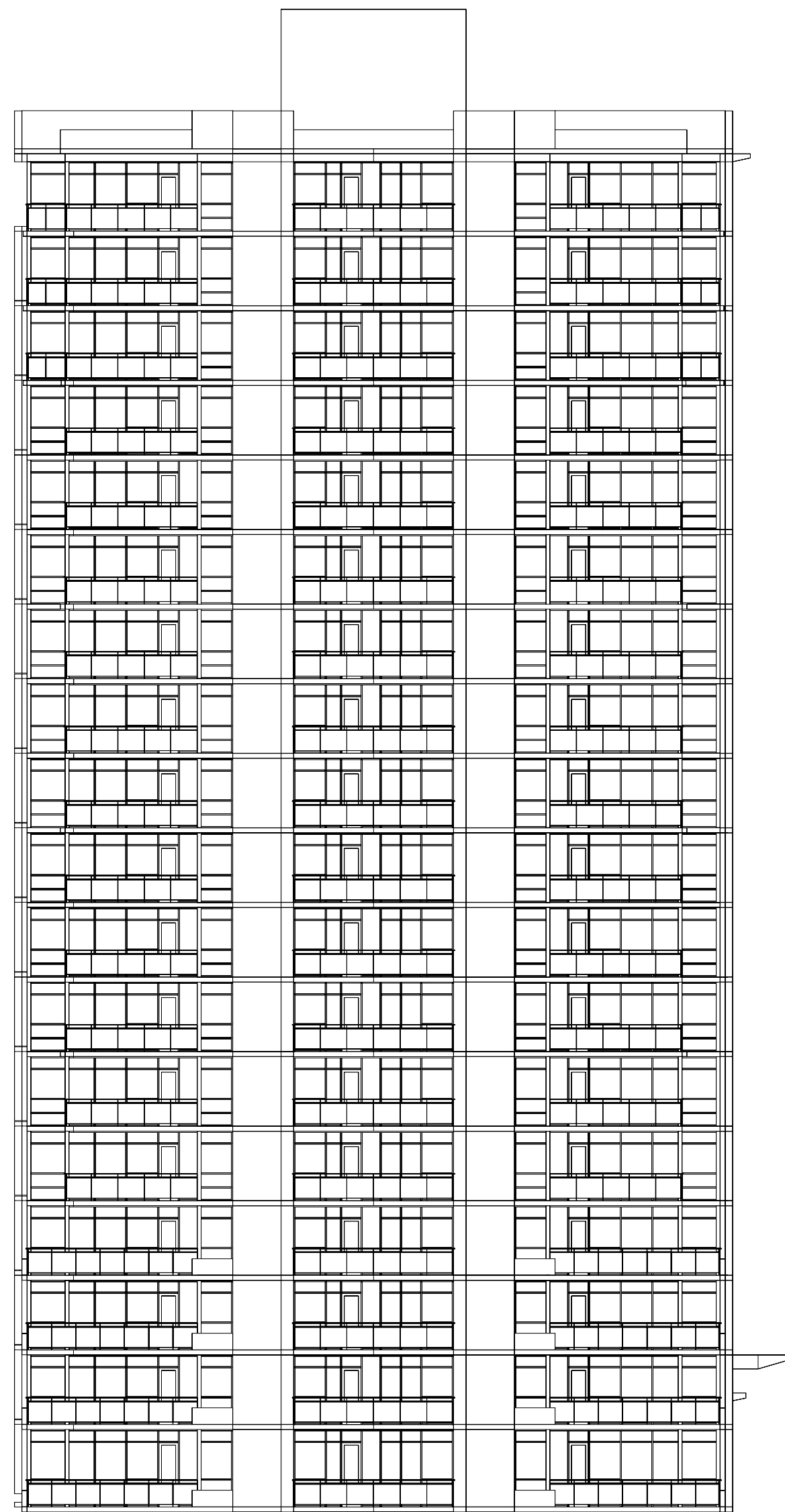
Scale	1:200	Print Date	2006-01-11
Drawn by	JS	Sheet No.	A1
Project No.	A-2450		



*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



1  
AX

**ELEVATION B**

SCALE = 1:200



1  
AX

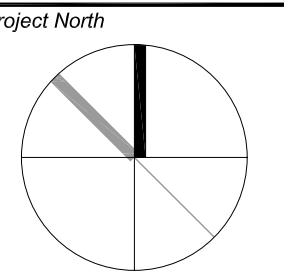
**ELEVATION A**

SCALE = 1:200

[illegible]

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

*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	



**Stonebrook Properties Inc.**

**File: OZ 04/037 W2**

**Recommendation PDC-0025-2006**


PDC-0025-2006      "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."

[illegible]

I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN  
RESPECTS TO THE SITE DEVELOPMENT AS FAR AS IS  
APPROVED BY THE CITY OF TORONTO UNDER FILE  
NO. 19811150 \*\*\*\*\*

ARCHITECT'S OR ENGINEER'S SIGNATURE: \_\_\_\_\_

PROFESSIONAL SEAL:

The seal is circular with the text "ONTARIO ASSOCIATION OF ARCHITECTS" around the top and "REGISTERED ARCHITECT" around the bottom. In the center, there is a signature "Michael J. [illegible]" and the name "MICHAEL J. [illegible]" printed below it. The year "1982" is at the bottom.

**SITE PLAN APPLICATION NOTES:**

THE CITY OF MISSOURI SPRING AGREES THAT ALL WINNING DRAWINGS ARE "LIMITED TO THE USE OF PLANNING AND SURVEYING DEPARTMENT AS A PART OF AN ADMINISTRATION OF THE CITY OF MISSOURI SPRING. NO OTHER PERSON SHALL BE CERTIFIED TO THE APPLICANT OR EMPLOYER AND NO OTHER PERSON SHALL BE INVOLVED IN THE DEVELOPMENT OF ANY PROJECT OR PROJECTS OF THE CITY OF MISSOURI SPRING."

ALL EXISTOR LUMP SUM WILL BE CREDITED ONTO THE SITE AND WILL BE IN ACCORDANCE WITH THE ADJACENT PROPERTIES.

GRADES WILL BE SET WITHIN 5% MAXIMUM SLOPE AT THE PROPOSED DRIVE AND EXISTING RITE.

PAVING SHALL BE 18" IN THICKNESS. ALL DRIVEWAYS SHALL BE IDENTIFIED BY A SIGN POSTAL AT THE APT. KIOSK NOTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE D (SCHEDULE 15-8)

CONTRIBUTORS 15mm HIGH BARRIER TO BE POURED CONCRETE TO CURBING WALL BE PROVIDED BY ALLWELL, ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.

ALL FLOOR TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING ARE TO BE CAPABLE OF SUPPORTING THE FOLLOWING:

- 15mm OF DRAINAGE GRAVEL PLUS 40mm TOPSOIL FOR 800
- 15mm OF DRAINAGE GRAVEL PLUS 40mm TOPSOIL FOR 800
- 15mm OF DRAINAGE GRAVEL PLUS 40mm TOPSOIL FOR 800

THE STRUCTURAL DESIGN OF ANY RETAINING WALL OR CURBING WALL HEIGHT OVER 1.5M IS TO BE PROVIDED BY THE APPLICANT. THE SITE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE PROVIDED BY THE APPLICANT. THE ENGINEER FOR THE PROJECT.

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT THEIR PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS INCLUDING MANHOLE COVERS, ETC., MAY BE STOCKPILED WITHIN THE AREA OF THE HOARDING. FAILURE TO MAINTAIN THE PROTECTION AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION OFFICE OF CREDIT TO BE FORTHWITH FORFEITED AND FURTHER COMPLETION OF ALL SITE WORKS.

OWNER'S SIGNATURE: \_\_\_\_\_

**KEY PLAN**

Stonebrook Properties Inc.

File: OZ 04/037 W2

**Updated Agency and City Department Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (May 4 and 12, 2006)	<p><b>Region of Peel</b></p> <p>The Region does not object to the approval of these applications, however, requests that the developer resolve the following Regional concerns at the site plan stage of development.</p> <ul style="list-style-type: none"> <li>• The developer will be required to construct a sanitary sewer off-site to connect the subject lands to the Region's sanitary sewer system to provide service to the proposed development and will be required to enter into a servicing agreement with the Region and the City to ensure that the sanitary sewer will be constructed to Regional standards as ultimately it will become part of the Region's sanitary sewer system.</li> <li>• The developer has not yet resolved the Region's concerns with respect to soil contamination, however, it acknowledges that the City's process for site restoration will require the developer to submit a Record of Site Condition (RSC) Report to the Ministry of the Environment and the City receive acknowledgement of the same prior to rezoning. As such, the Region has no objection to following the City's process in this regard.</li> </ul>
Credit Valley Conservation (May 11, 2006)	<p>CVC advises that further to its letter of April 18, 2006, they are in receipt and have had an opportunity to review the following material submitted in support of the subject applications:</p> <ul style="list-style-type: none"> <li>• an engineer-stamped version of the report prepared by C.F. Crozier &amp; Associates Inc., titled <i>Sheridan Creek Slope Stability Analysis Report</i>, dated November 2004;</li> <li>• a revised site plan submission prepared by du Toit Allsopp Hillier, including Sheet Nos. A1.0, L1 &amp; L2 (Project No. B-2603), dated May 5, 2006;</li> <li>• a Plan of Survey of the subject property prepared by KRMTAR, dated April 28, 2006; and</li> </ul>

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	<ul style="list-style-type: none"> <li>• a Preliminary Tree Inventory/Preservation Plan prepared by Baker Turner Inc., dated April 2006.</li> </ul> <p>The above-referenced material in part satisfactorily fulfills CVC's earlier comments. Still outstanding is a satisfactory restoration/ regeneration plan, providing enhancement plantings where feasible in the following areas:</p> <ul style="list-style-type: none"> <li>• the existing municipal park block at the corner of Lakeshore Road West and Southdown Road;</li> <li>• the proposed municipal park block between this property and Lakeshore Road West;</li> <li>• the City owned land adjacent to Sheridan Creek;</li> <li>• the 5.0 m (16.4 ft.) development setback area;</li> <li>• the area of the property beyond the 5.0 m (16.4 ft.) development setback deemed necessary to allow for maintenance work; and,</li> <li>• other areas of the property that are suitable for restoration.</li> </ul> <p>It is CVC's understanding that the applicant intends to prepare the requested restoration/rehabilitation plan in support of the applications in the near future and will forward this plan to the City and CVC for review and comment. On this basis, CVC has no objection to the Supplementary Report for these applications being considered by Council but recommend that the requested restoration/rehabilitation plan be prepared to that satisfaction of City and CVC prior the enactment of the amending Zoning By-law.</p> <p>Depending on which locations from the list provided above are deemed appropriate by the City of Mississauga, we further note that it may be appropriate to retain the existing Greenbelt zoning category or implement a Greenbelt Special Section zoning on additional privately held lands coinciding with the extent of the restoration/rehabilitation plan to ensure their long term protection.. The extent of this area will be determined by the satisfactory restoration/rehabilitation plan.</p>
City Community Services Department – Planning and Administration Division (May 9, 2006)	<p>This Department has not yet received the Restoration/ Regeneration Plan and Stormwater Management Plan. These plans are to be submitted to this Department for review and approval prior to by-law enactment.</p> <p>Upon further review, it has been determined that a trail is not feasible within the naturalized area. The applicant has agreed</p>

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	<p>to deed additional lands to be incorporated into the adjacent valley system for conservation purposes. The transfer of these lands will be required prior to by-law enactment.</p> <p>The applicant proposes to dedicate to the City, 2007 Lakeshore Road West, which to be added to the adjacent Twin Spruce Park (P-139). This dedication would accommodate a portion of the applicant's parkland dedication requirement.</p> <p>It is the applicant's intention to use the lands at 2007 Lakeshore Road West for a sales office then dedicate the lands to the City as part of their parkland dedication requirement pursuant to the <i>Planning Act</i>. This Department is prepared to accept the subject lands as parkland provided that the following conditions are satisfied:</p> <ul style="list-style-type: none"> <li>• 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, and copies of the relevant documentation are provided by the applicant to the Community Services Department; and,</li> <li>• Prior to by-law enactment, the applicant is to enter into an agreement with the City regarding parkland dedication and timing; cash-in-lieu for parks or other public recreation purposes; park development costs; fencing; hoarding; greenbelt clean up and protection; restoration planting; and street tree planting.</li> </ul>
City Transportation and Works Department (May 15, 2006)	<p>This Department is in general agreement with the findings of the supporting Traffic Impact Study which concluded that the traffic generated by the proposed development can be accommodated by the area road system, with the introduction of a signalized intersection opposite the existing GO station access. The applicant has provided a satisfactory addenda to the previously submitted Noise Report and Preliminary Servicing and Stormwater Management Report which confirm the feasibility of these aspects. In addition, satisfactory Environmental Site Assessment (ESA) reports and a Slope Stability Study were also reviewed in support of the proposed development.</p>

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	<p>The applicant has requested that the implementing Zoning By-law for the lands municipally known as 1075 Southdown Road be passed with an 'H' holding provision. In the event that these applications are approved by Council, this Department would have no objection to incorporating an 'H' holding provision provided that the following conditions are satisfied prior to its removal:</p> <ul style="list-style-type: none"> <li>• provision of an executed Servicing Agreement for Municipal Works Only in a form satisfactory to the City and the Region of Peel for the construction of a sanitary sewer system, a storm outfall and any other required municipal works and services in support of the proposed development;</li> <li>• provision of an executed Development Agreement in a form satisfactory to the City;</li> <li>• provision of a Geotechnical Report to the satisfaction of the City;</li> <li>• provision of a Functional Servicing Report to the satisfaction of the City;</li> <li>• satisfactory arrangements are made with Transportation and Works Department and GO Transit regarding the proposed design and construction of the Southdown Road/GO access/Development access intersection including funding and any land requirements.</li> <li>• provision of finalized detailed design drawings and cost estimates for the required intersection improvements in support of the proposed signaled access to Southdown Road to the satisfaction of the City. A Letter of Credit securing the required works will also be required;</li> <li>• provision of a cash contribution to the City of Mississauga in the amount of \$125,000 toward 100% of the cost of installing Traffic Control Signals at the intersection of Southdown Road and the proposed access.</li> </ul> <p>For the lands municipally known as 2007 Lakeshore Road, in the event that these applications are approved by Council, the applicant is required to provide a complete Record of Site Condition (RSC) and a cash contribution for the reinstatement of curbing and boulevard along Lakeshore Road West prior to enactment of the By-law.</p>

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Recommended "H-RM7D5-Special Section" Zone Standards

- Implementation of a Schedule "I" consistent with the Applicant's Revised Concept Site Plan attached as Appendix S-3, including the lands located within the rear and north side yards being identified as a tree preservation and protection area to ensure that any plantings associated with the restoration and rehabilitation plan are preserved over the long term;
- Maximum apartment building height of 18 storeys, excluding mechanical penthouse;
- Maximum FSI of 4.5;
- Maximum residential GFA of 44 600 m<sup>2</sup> (480,086 sq. ft.);
- Maximum residential lot coverage of 2 570 m<sup>2</sup> (27,664 sq. ft.);
- Minimum landscape open space of 58% of lot area;
- Maximum of 424 apartment dwelling units, including 4 guest suites;
- Minimum front yard setback to the underground parking structure of 1.2 m (3.9 ft.);
- Minimum required setbacks from the Sheridan Creek corridor (rear and north side yards) of 6.0 m (19.7 ft.), which may be reduced to 3.0 m (9.8 ft.) if supported by the required restoration and rehabilitation plan;
- Minimum required parking standard for all dwelling units of 1.5 spaces per unit (including visitors spaces) for one and two bedroom units,
- Maximum 15% of the total parking provided may be provided in a tandem;
- Minimum 5.0 m (16.4 ft.) structural setback from Sheridan Creek is to be conveyed to the City of Mississauga, retaining the existing "G" (Greenbelt) zoning.



PROPOSED ELEVATIONS



BUILDING PERSPECTIVE



STREETSCAPE PERSPECTIVE