



Corporate Report

Clerk's Files

Originator's
Files OZ 05/045 W7

DATE: June 6, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 26, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit six street townhouses
264 Hillcrest Avenue
South side of Hillcrest Avenue, west of Parkerhill Road
Owner: Royal Vista Homes (Hillcrest) Limited
Applicant: Humphries Planning Group
Bill 20

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated June 6, 2006, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - Low Density I" to "Residential - Low Density II" and to change the Zoning from "R4" (Residential) to "RM5 – Special Section" (Residential) to permit six street townhouses under file OZ 05/045 W7, Royal Vista Homes (Hillcrest) Limited, 264 Hillcrest Avenue, be received for information.

BACKGROUND: Official Plan Amendment and Rezoning applications have been filed to permit six street townhouses. 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	
Complete Application submitted:	January 18, 2006
Number of units:	Six street townhouses
Density:	31.6 units/ha (12.8 units/ac.)
Gross Floor Area:	1 894 m ² (20,388 sq. ft.)
Height:	3 storeys: 10.83 m (35.53 ft.)
Landscaped Area:	46 %
Anticipated Population:	18*
Parking Required:	3.25 spaces per dwelling in accordance with Council resolution CPD 121-91
Parking Provided:	1 parking space in the garage and 2 tandem driveway spaces per dwelling. The applicant has requested relief from the on-street parking requirement of 0.25 spaces per unit
Supporting Documents:	<ul style="list-style-type: none"> Proposed Standards and Planning Justification Report Municipal Servicing Design Brief

*Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.

Site Characteristics	
Frontage:	41.9 m (137.5 ft.) on Hillcrest Avenue
Depth:	45.79 m (150.2 ft.)
Lot Area:	0.19 ha (0.47 ac.)
Existing Use:	Vacant land

Additional information is provided in Appendices I-1 to I-8.

Neighbourhood Context

The subject property is vacant and located within a residential community containing a broad range of housing types including detached, semi-detached and townhouse dwellings.

The surrounding land uses are described as follows:

North: Detached dwellings

East: Detached dwellings

South: Semi-detached dwellings

West: Townhouse dwellings

Current Mississauga Plan Designation and Policies for the Cooksville District (February 26, 2003)

"Residential Low Density I" which permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per hectare (6.9 units per acre). The applications are not in conformity with the current land use designation since street townhouses are not a permitted use, and the proposed density exceeds the maximum specified for this land use designation.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Proposed Official Plan Designation and Policies

"Residential Low Density II", which allows street townhouses within a net density range of 18-50 units per net residential hectare (7.3 - 20.2 units per acre). The proposed street townhouses would have a density of 31.6 units per hectare (12.8 units per acre).

Existing Zoning

"R4" (Residential), which permits primarily detached dwellings on lots with a minimum frontage of 15 m (49.2 ft.) and a minimum lot area of 550 m² (5,920.3 sq. ft.).

Proposed Zoning By-law Amendment

"RM5 – Special Section" (Residential), to permit six street townhouses. As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Minimum Lot Frontage	6.85 m (22.5 ft.)	6.2 m (20.3 ft.)
Maximum Gross Floor Area per Lot	0.75 FSI	0.87 FSI
Minimum Side Yard	1.5 m (4.9 ft.)	2 m (6.6 ft.)
Minimum Setback to Garage	6 m (19.7 ft.)	12 m (39.3 ft.)
Maximum Height	10.7 m (35.1 ft.)	10.83 m (35.53 ft.)

In addition to the zoning requested above, the applicant has requested relief from Council resolution CPD 121-91 which requires 3 on-site parking spaces per unit and 0.25 visitor parking spaces per unit for all street related units with frontages less than 12 m (39.4 ft.). On-street visitor parking is not permitted on Hillcrest Avenue, therefore the applicant is requesting a site-

specific parking standard of 1 parking space in the garage and 2 tandem parking spaces on the driveway.

Draft Mississauga Zoning By-law

Arrangements are being made to finalize the new Mississauga Zoning By-law, which will result in the renaming of existing zone categories within the Cooksville Planning District and zone categories proposed for the subject lands.

In this particular instance, the proposed "RM5 – Special Section" (Residential) is being renamed "RM5 – Exception" (Residential Street Townhouse) in the new Mississauga Zoning By-law.

The timing of the site specific Zoning By-law to permit the proposed development is such that it may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A provision will be included in the supplementary report to address the new Mississauga Zoning By-law.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-1 and school accommodation information is contained in Appendix I-2.

Appendix I-6 illustrates the proposed concept plan. Rear yard access for yard maintenance for the interior units will be accommodated by a shared easement along the side and rear yards. A warning clause will be required to inform potential owners of this arrangement. Appendix I-7 illustrates the proposed elevations. The Supplementary Report will evaluate the compatibility of the proposal with the adjacent detached dwellings.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to site servicing, 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: All 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- Excerpt of Cooksville District Land Use Map
- Appendix I-2 - Excerpt of Existing Land Use Map
- Appendix I-3 - Aerial Photograph
- Appendix I-4 - Concept Plan
- Appendix I-5 - Proposed Elevations
- Appendix I-6 - Department and Agency Comments
- Appendix I-7- School Accommodation
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Crechiolo, Development Planner

ST. LAWRENCE & HUDSON

RAILWAY

HIGH SPRINGS

ROCK HARBOUR ROAD

CRESCENT

ROLLING STONE COURT

PARKERHILL ROAD

SALMONA COURT


















PARKERHILL BOULEVARD

ANASTASIA TERR










DUNDAS ST. W.

PART OF COOKVILLE DISTRICT LAND USE MAP COOKVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN








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
-  Mainstreet Commercial
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Business Employment
-  Institutional
-  Open Space
-  Private Open Space
-  Greenbelt
-  Utility

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Minor Collector (Scenic Route)
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Major Transit Corridor

LAND USE LEGEND

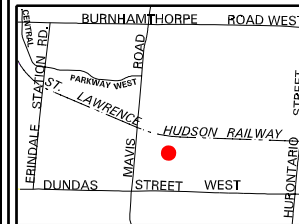
-  Regulatory Floodplain
-  Node Boundary
-  Community Park
-  Hospital
-  Cemetery
-  Existing Stormwater Management Facility
-  Planning District

 SUBJECT LANDS



SUBJECT:

ROYAL VISTA HOMES (HILLCREST) LTD.



FILE NO:
OZ 05045 W7

DWG. NO:
05045L

SCALE:
NTS

PDC DATE:
2006 06 26

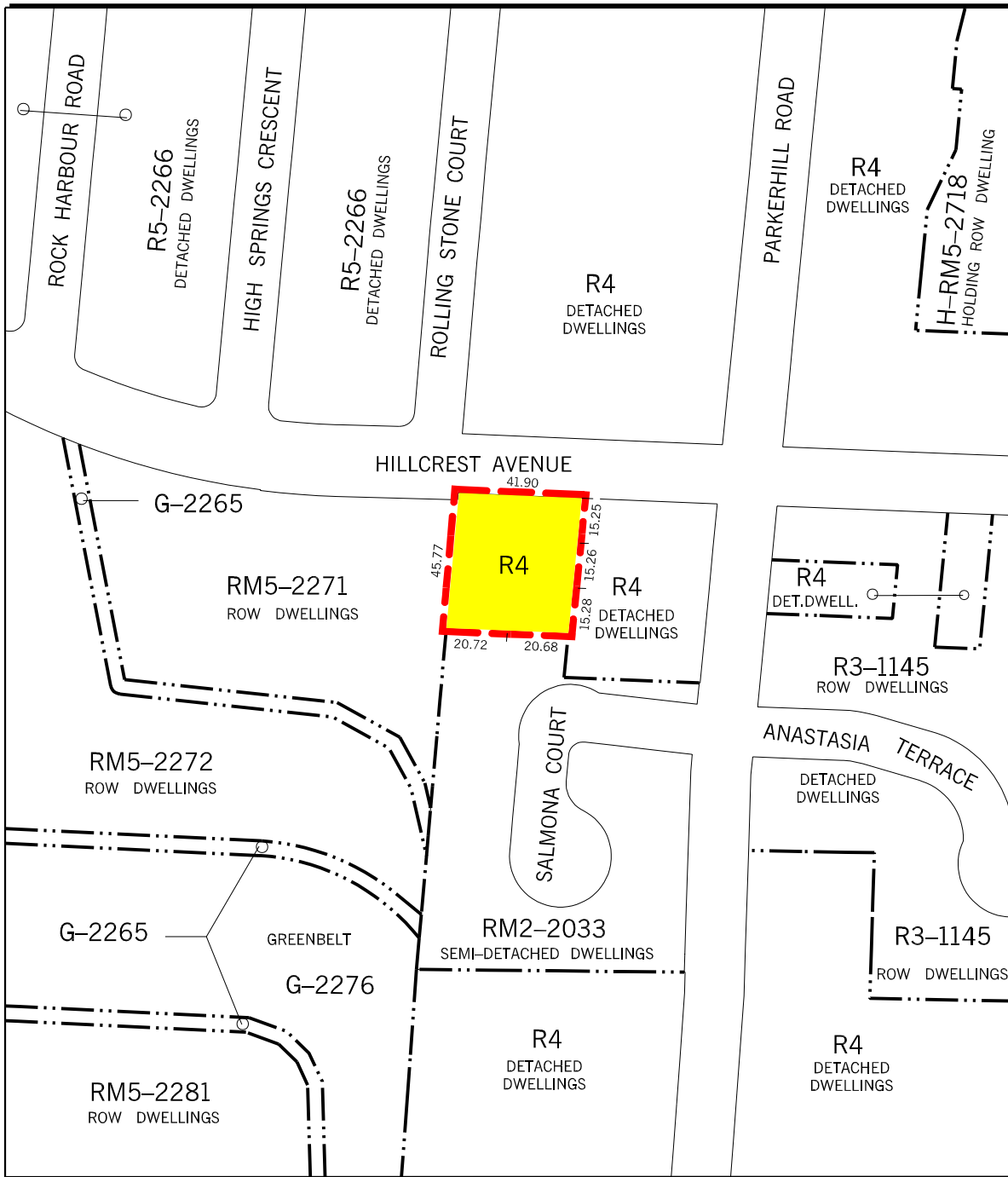
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N.A.

APPENDIX I-1


MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

DESIGN FILE

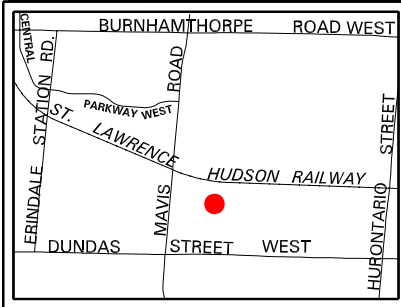


LEGEND:

 PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL LOW DENSITY I' TO 'LOW DENSITY RESIDENTIAL II' AND PROPOSED REZONING FROM 'R4' (RESIDENTIAL) TO 'RM5-SPECIAL SECTION' (RESIDENTIAL) TO PERMIT 6 STREET TOWNHOUSES.

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

SUBJECT:
ROYAL VISTA HOMES (HILLCREST) LTD.



FILE NO:	OZ 05045 W7
DWG. NO:	05045R
SCALE:	1:2000
PDC DATE:	2006 06 26
DRAWN BY:	N.A.

APPENDIX I-2



LEGEND:



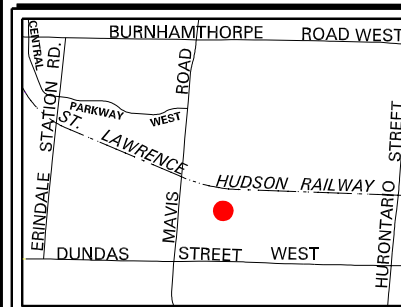
SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2005



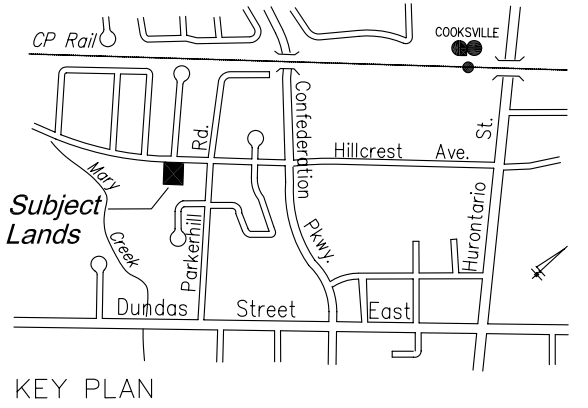
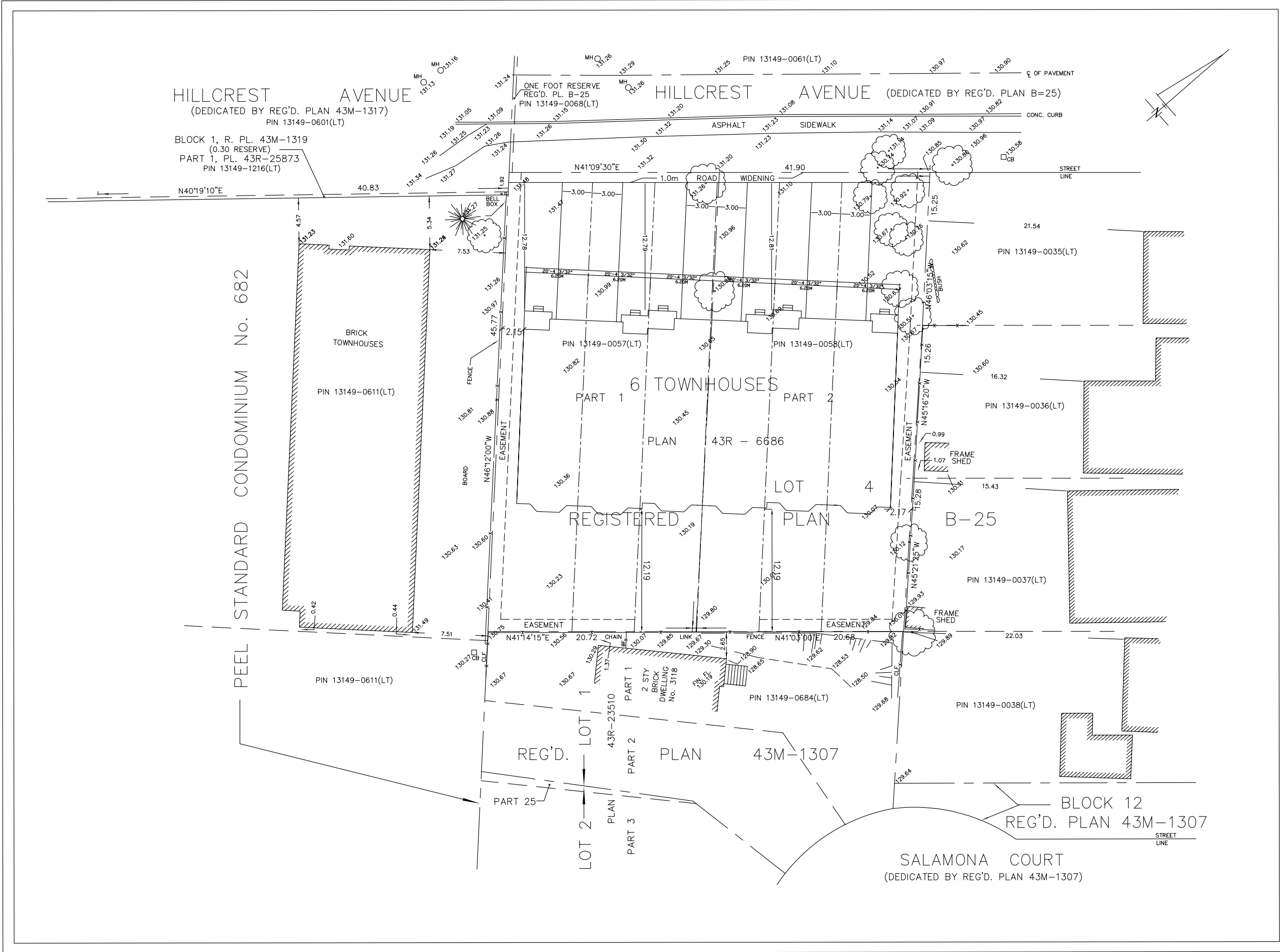
SUBJECT:

ROYAL VISTA HOMES (HILLCREST) LTD.



FILE NO: OZ 05045 W7
DWG. NO: 05045R
SCALE: 1:2000
PDC DATE: 2006 06 26
DRAWN BY: N.A.

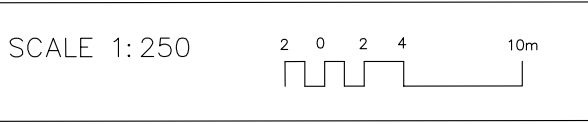
APPENDIX I-3



	HUMPHRIES PLANNING GROUP INC.
	216 CHRISLEA ROAD, SUITE 402, VAUGHAN, ONTARIO, L4L 8S5 TEL (905)264-7678, FAX (905)264-8073 www.humphriesplanning.com



SITE PLAN
PART OF LOT 4
REGISTERED PLAN B-25
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL



	HUMPHRIES PLANNING GROUP INC.	
	216 CHRISLEA ROAD, SUITE 402, VAUGHAN, ONTARIO, L4L 8S5 TEL (905)264-7678, FAX (905)264-8073 www.humphriesplanning.com	
	File Number: 0566	Drawing Number:
	Date Drawn: 7 MAR 06	A1
	Drawn By: L.B.	
Checked By: R.H.		
Date Revised:		
CAD File No. :		



REVISIONS

#	DATE
1	REVISED TO 2 STORY BUILDING
2	REMOVED REAR DETACHED



ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL BE USED OR REPRODUCED WITHOUT HIS APPROVAL.
THE CONTRACTOR SHALL CHECK AND REPORT ANY DISCREPANCY ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT.
ALL DRAWINGS MUST NOT BE SCALED.

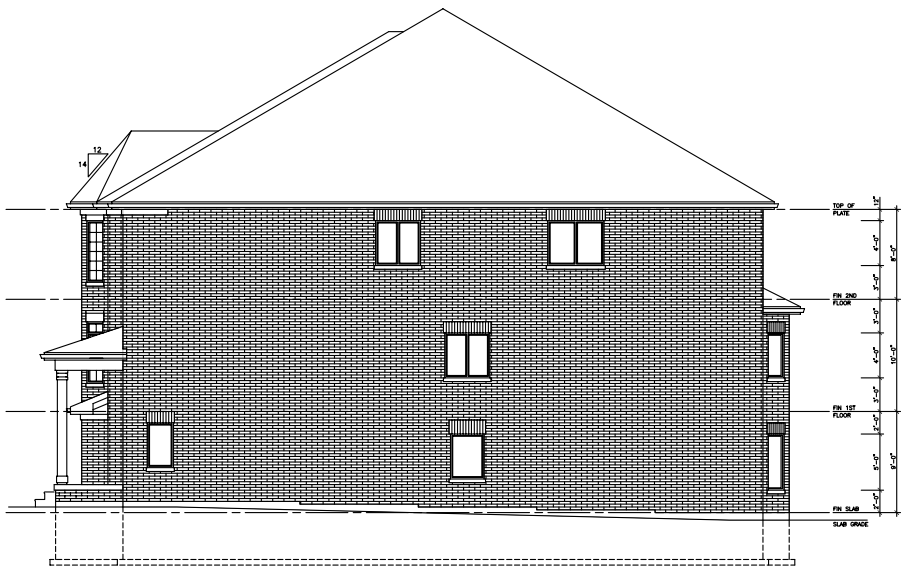
ARCHITECTURAL
DESIGN CO. INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3Y9
TEL. 905 882-8383 FAX 905 882-8419

PROJECT
PROPOSED
TOWNHOUSE DWELLING
FOR: HILLCREST
AT: MISSISSAUGA

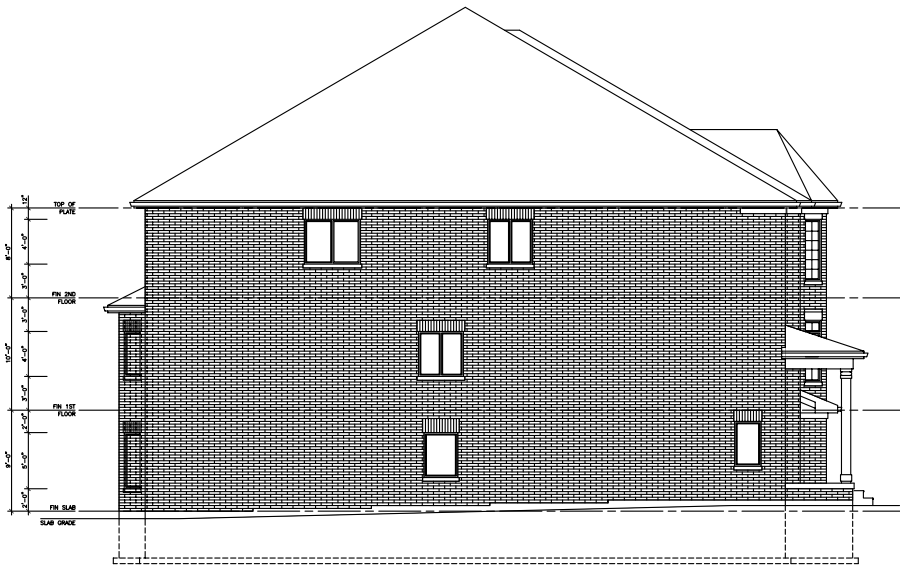
DRAWING
FRONT AND REAR
ELEVATIONS

DATE	APR '06	PROJECT NO	05-65
DRAWN	E.B.	DRAWING NO	P-5
CHECKED			
SCALE	3/16"=1'-0"		



RIGHT SIDE ELEVATION

ALLOWABLE UNPROTECTED OPENINGS	
LIMITING DISTANCE	3.84 FT 1.20 M
MAXIMUM PERCENTAGE	17.00 %
TOTAL WALL AREA	1085.88 SF 100.00 SM
ALLOWABLE OPENINGS	183.60 SF 17.00 SM
ACTUAL OPENINGS	88.00 SF 8.00 SM



LEFT SIDE ELEVATION

ALLOWABLE UNPROTECTED OPENINGS	
LIMITING DISTANCE	3.84 FT 1.20 M
MAXIMUM PERCENTAGE	17.00 %
TOTAL WALL AREA	1085.88 SF 100.00 SM
ALLOWABLE OPENINGS	183.60 SF 17.00 SM
ACTUAL OPENINGS	88.00 SF 8.00 SM

REVISIONS	
#	DATE

ONTARIO ASSOCIATION
OF
ARCHITECTS
DESIGNING HAZARD
RECORD
2002

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY
OF THE ARCHITECT. NO PARTS MAY BE USED OR
REPRODUCED WITHOUT HIS APPROVAL.

THE CONTRACTOR SHALL CHECK AND REPORT ALL
DIMENSIONS, ON THE SITE, AND REPORT ANY
DISCREPANCY TO THE ARCHITECT.

ALL DRAWINGS MUST BE SCALED.

ARCHITECTURAL
DESIGN CO. INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3Y9
TEL 905 660-8383
FAX 905 660-9419

PROJECT
PROPOSED
TOWNHOUSE DWELLING
FOR: HILLCREST
AT: MISSISSAUGA

DRAWING
LEFT AND RIGHT
SIDE ELEVATIONS

DATE	MAY '06	PROJECT NO.	05-65
DRAWN	E.B.	DRAWING NO.	P-6
CHECKED		SCALE	3/16"=1'-0"

Humphries Planning Group**File: OZ 05/045 W7****Department and Agency Comments**

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

Agency / Comment Date	Comment
<p>Dufferin-Peel Catholic District School Board (January 27, 2006) and the Peel District School Board (February 3, 2006)</p>	<p>The current provision of educational facilities for the catchment area is satisfactory and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires the applicant to agree in the Servicing Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.</p> <p>"Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."</p> <p>"That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</p> <p>In addition, if approved, the Peel District School Board also requires the inclusion of the following conditions in the Development and Engineering Agreements:</p> <p>"The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children in the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy."</p>

Humphries Planning Group

File: OZ 05/045 W7

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board (January 27, 2006) and the Peel District School Board (February 3, 2006) (continued)	In addition, the Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement: "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
City Community Services Department – Planning and Administration Division (January 26, 2006 and February 6, 2006)	Payment for street tree planting and trail signage on Hillcrest Ave. will be required prior to by-law enactment. Further, prior to the issuance of building permits for each lot, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> R.S.O.1990, c.P.13 , as amended, and in accordance with the City's Policies and By-laws. The park provision for the subject lands are satisfied by three community parks, all located approximately 300 m (984 ft.) from the site (P#263, P#380, P#416). An archaeological assessment is required because the site is within 300 m (984 ft.) of Mary Fix Creek.
City Transportation and Works Department (March 3, 2006)	Prior to the Supplementary Report proceeding to Council, the applicant is to provide additional details related to the servicing design brief and grading plan. In addition, a Phase 1 Environmental Site Assessment accompanied by a letter of reliance is to be submitted to this department for review and approval. Detailed comments and conditions will be provided prior to the Supplementary meeting.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Region of Peel • City Development Services • City Realty Services • City Fire Department • Enersource Hydro Mississauga • Bell Canada

Humphries Planning Group**File: OZ 05/045 W7**

Agency / Comment Date	Comment
Other City Departments and External Agencies (cont'd)	<ul style="list-style-type: none"> • Canada Post • Conseil Scolaire De District Catholique Centre-Sud • Enbridge Gas
Other City Departments and External Agencies	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Hydro One Networks • Rogers Cable • Trillium Health Centre • Credit Valley Hospital • North Cooksville Community Association

Humphries Planning Group

File: OZ 05/045 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 5 0 Grade 6 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Floradale P.S. <ul style="list-style-type: none"> Enrolment: 772 Capacity: 667 Portables: 4 Queen Elizabeth Sr. <ul style="list-style-type: none"> Enrolment: 366 Capacity: 268 Portables: 4 Port Credit S.S. <ul style="list-style-type: none"> Enrolment: 1,034 Capacity: 1,179 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 0 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Father Daniel Zanon <ul style="list-style-type: none"> Enrolment: 540 Capacity: 498 Portables: 0 Father Michael Goetz <ul style="list-style-type: none"> Enrolment: 1915 Capacity: 1593 Portables: 0

APPENDIX I-8

