



Corporate Report

Clerk's Files

Originator's

Files OZ 05/046 W9

T-M05011 W9

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**
Rezoning and Draft Plan of Subdivision Applications
To permit six detached dwellings on a new public road
6316 Tenth Line West
Part of Lot 7, Concession 10 and Part of Block 157, Registered
Plan 43M-750
West side of Tenth Line West, north of Switzer Gate
Owner: 2076695 Ontario Inc. (M. Riaz)
Applicant: Flato Design and Management
Bill 20

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated June 6, 2006, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "A" (Agricultural) and "RL4 - 1508" (Residential) to "RL4 - Special Section" (Residential) and a draft plan of subdivision to permit six detached dwellings under files OZ 05/046 W9 and T-M05011 W9, 2076695 Ontario Inc., 6316 Tenth Line West, be received for information.

BACKGROUND: A rezoning application has been filed in conjunction with a draft plan of subdivision to permit six detached dwellings on a new public cul-de-sac consistent with the development pattern established for the surrounding Trelawny community.

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 applications submitted:	March 13, 2006
Number of units:	6 detached dwellings
Gross Density:	15.5 units/ha 6.25 units/acre
Net Density:	18.9 units/ha 7.6 units/acre
Anticipated Population:	21* *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.
Supporting Documents:	<ul style="list-style-type: none"> • Planning Justification • Environmental Noise Analysis • Landscape Inventory

Site Characteristics	
Frontage:	49 m (160.8 ft.) on Tenth Line West
Depth:	78.39 m (257.19 ft.)
Gross Lot Area:	0.387 ha (0.96 ac.)
Net Lot Area:	0.318 ha (0.79 ac.)
Existing Use:	One detached dwelling

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

Neighbourhood Context

The subject property contains a detached dwelling and is located in the Lisgar residential district. This is one of the few remaining vacant parcels within the Trelawny Community. The City of Mississauga's Cultural Landscape Inventory recognizes the Trelawny community as an innovative approach to neighbourhood design, utilizing narrow hammerhead cul-de-sacs and a unique modular lot which places the homes at an angle facing the street. To implement this unique approach, a specific residential zoning category was created. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are detached dwellings. The applicant is proposing to continue with this established pattern to seamlessly fit within the neighbourhood. A copy of the draft plan of subdivision is attached as Appendix I-5.

Current Mississauga Plan Designation and Policies for the Lisgar District (March 31, 2003)

“Residential Low Density II” which permits detached, semi-detached, street townhouse and duplex dwellings, within a density range of 17-45 units per net residential hectare (6.9-18.2 units per acre). In addition, the Lisgar District policies do not permit direct residential access to Tenth Line West. The applications are in conformity with the land use designation.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

Residential Policies – Compatibility is a major consideration in evaluating applications within established neighbourhoods. The applicant's justification report highlighted their desire to fit seamlessly within the surrounding Trelawny community.

Proposed Official Plan Designation and Policies

The applicant is not proposing any changes to the Official Plan.

Existing Zoning

“A” (Agricultural), which permits the existing detached dwelling and other uses such as a place of worship.

“RL4-1508” (Residential), which permits detached dwellings based on the Trelawny modular development concept. This zoning applies to the remnant blocks resulting from the adjacent residential subdivision approval. Since 1995, these blocks were held by the City of Mississauga and were acquired in 2002 by the then owner of the subject lands.

Proposed Zoning By-law Amendment

“RL4 – Special Section” (Residential), to permit detached dwellings based on the Trelawny modular development concept.

Draft Mississauga Zoning By-law

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

In this particular instance, the proposed zoning category “RL4 – Special Section” (Residential), is being renamed “R13” (Detached Dwellings - Modular Lots) 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. One call was received by an area resident regarding the loss of the existing trees on the property as a result of development activity.

Response

The applicant submitted a Landscape Inventory indicating that the majority of the trees would be removed due to construction activity and grading. A few of the trees adjacent to the fence will be retained. Additional tree planting along the new public road and Tenth Line West would be required as part of the standard subdivision approval conditions.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6 and school accommodation information is contained in Appendix I-7.

Prior to the preparation of the Supplementary Report, a Phase 1 Environmental Site Assessment and a letter of reliance will be required.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading, drainage, road construction, reserves and warning clauses, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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 - Site History
Appendix I-2 - Excerpt of Lisgar District Land Use Map
Appendix I-3 - Excerpt of Existing Land Use Map
Appendix I-4 - Aerial Photograph
Appendix I-5 - Draft Plan of Subdivision Map
Appendix I-6 - 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

2076695 Ontario Inc. (M. Riaz)

**File: OZ 05/046 W9
T-M05011 W9**

Site History

1959 – Dwelling constructed on lands zoned “A” (Agricultural) in the Town of Oakville.

1974 – Lisgar District becomes part of the City of Mississauga.

1981 – Official (Primary) Plan designated the subject lands for residential purposes.

1983 - 1985 – The “Lisgar Modular Development Concept” is introduced to City Council with the draft plan of subdivision application T-83036 (First City Development Corporation). This first phase was processed on an experimental basis. Phases of this first modular concept were registered in 1984 and 1985.

1987 – The Modular Development Concept is extended along the west side of Tenth Line West.

1995 – Dunhill lands abutting the subject property to the north and the south are rezoned for the modular concept (OZ 94/031 W9). Two remnant “future development” parcels were transferred from the developer to the City of Mississauga as a condition related to the ultimate development of the hold-out subject property.

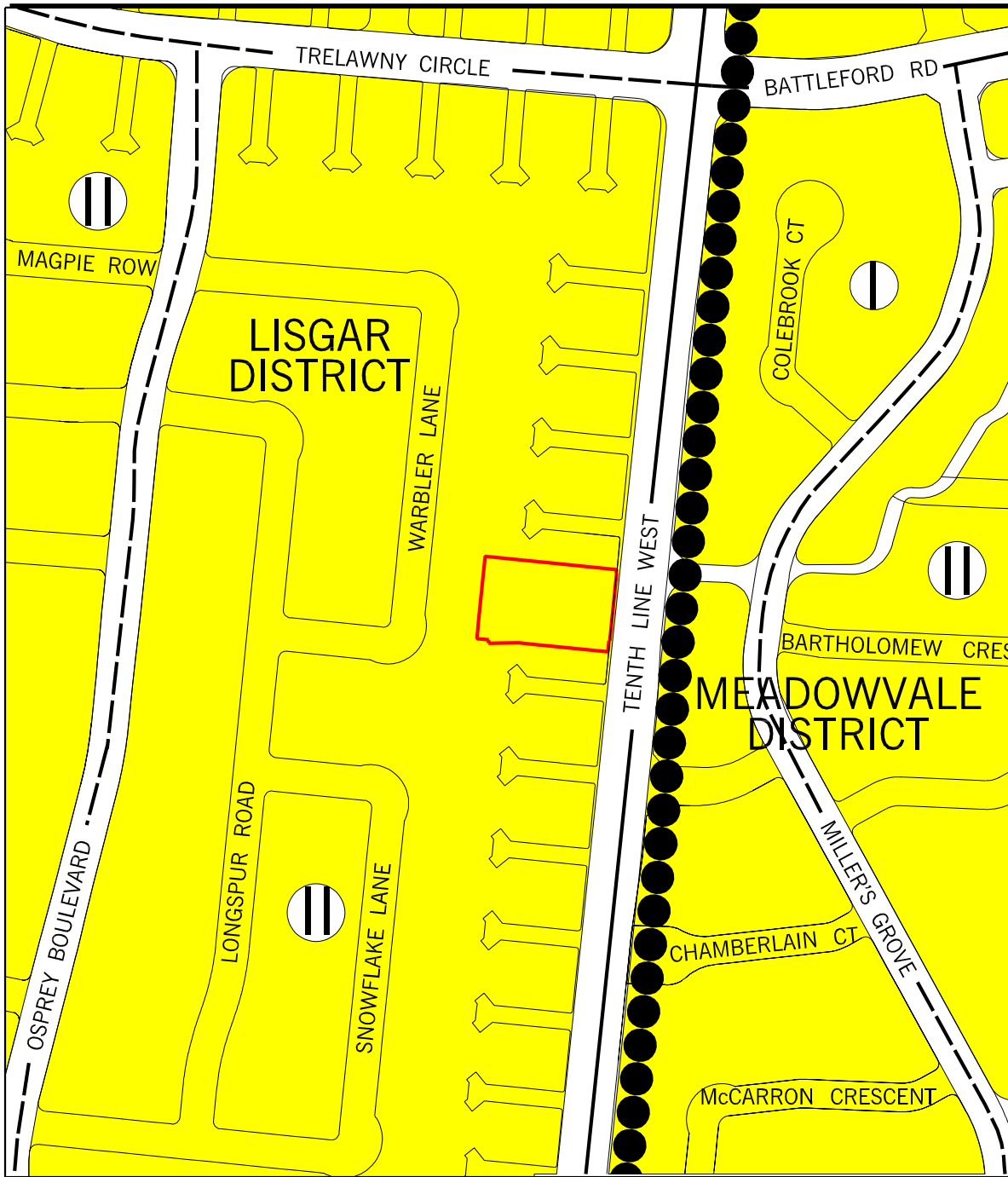
2002 - Remnant parcels were transferred from the City of Mississauga back to the developer who sold the lands to the owner of 6316 Tenth Line West, in order to consolidate the three land parcels.

July 26, 2005 – Current owner purchases the property.

December 23, 2005 – Applications for rezoning and a draft plan of subdivision submitted to the City.

January 25, 2006 – Meeting with applicant to review outstanding requirements.

March 13, 2006 – Complete application circulated for City department and agency review.



PART OF LISGAR DISTRICT LAND USE MAP
LISGAR 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 - Medium Density II | Minor Collector |
| Residential - High Density I | Local Road |
| General Commercial | Existing Commuter Rail |
| Convenience Commercial | Future Commuter Rail Station |
| Motor Vehicle Commercial | |
| Open Space | |
| Greenbelt | |
| Utility | |

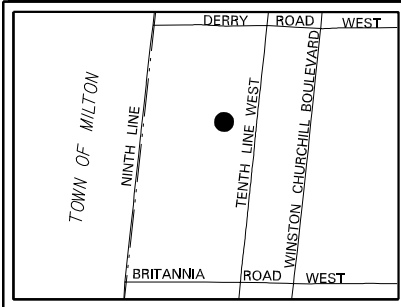
LAND USE LEGEND

- C - Community Park
- Cem - Cemetery
- * - Existing Stormwater Management Facility
- - Planning District

SUBJECT LANDS

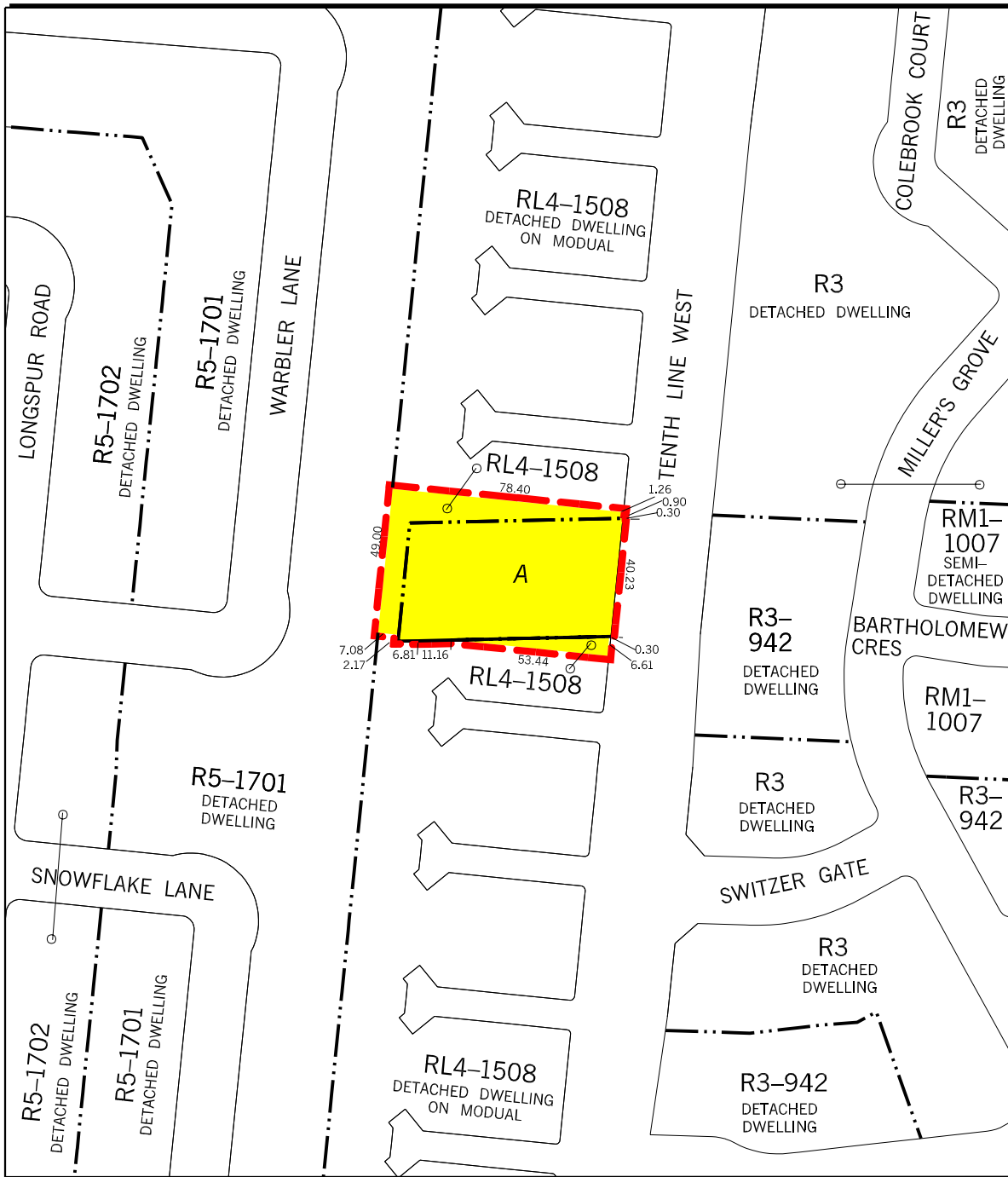


SUBJECT:
2076695 ONTARIO INC. c/o RIAZ




FILE NO: OZ 05/046 W9 & TM05011 W9
DWG. NO: 05046L
SCALE: NTS
PDC DATE: 2006 06 26
DRAWN BY: N.A.

APPENDIX I-2

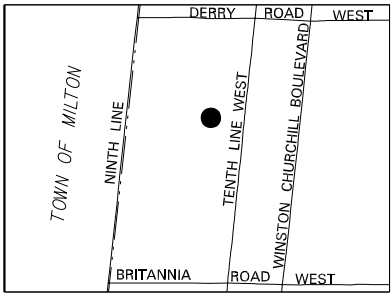


LEGEND:

**PROPOSED REZONING AND DRAFT PLAN OF SUBDIVISION FROM 'A' AND 'RL4-1508' TO 'RL4-SPECIAL SECTION' TO PERMIT SIX DETACHED DWELLINGS ON A PUBLIC ROAD.**


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

SUBJECT:
2076695 ONTARIO INC. c/o RIAZ



FILE NO:
OZ 05/046 W9 &
TM05011 W9
DWG. NO:
05046R
SCALE:
1:2000
PDC DATE:
2006 06 26
DRAWN BY:
N.A.

APPENDIX I-3



Produced by
T&W, Geomatics



LEGEND:



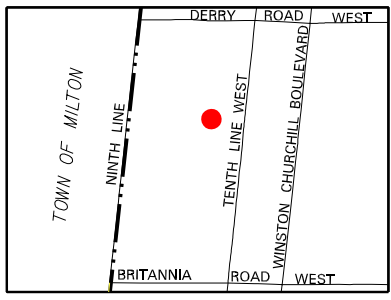
SUBJECT LANDS

DATE OF AERIAL PHOTO: MARCH 2006



SUBJECT:

2076695 ONTARIO INC. c/o RIAZ



FILE NO:
OZ 05046 W9 &
T-M05011 W9

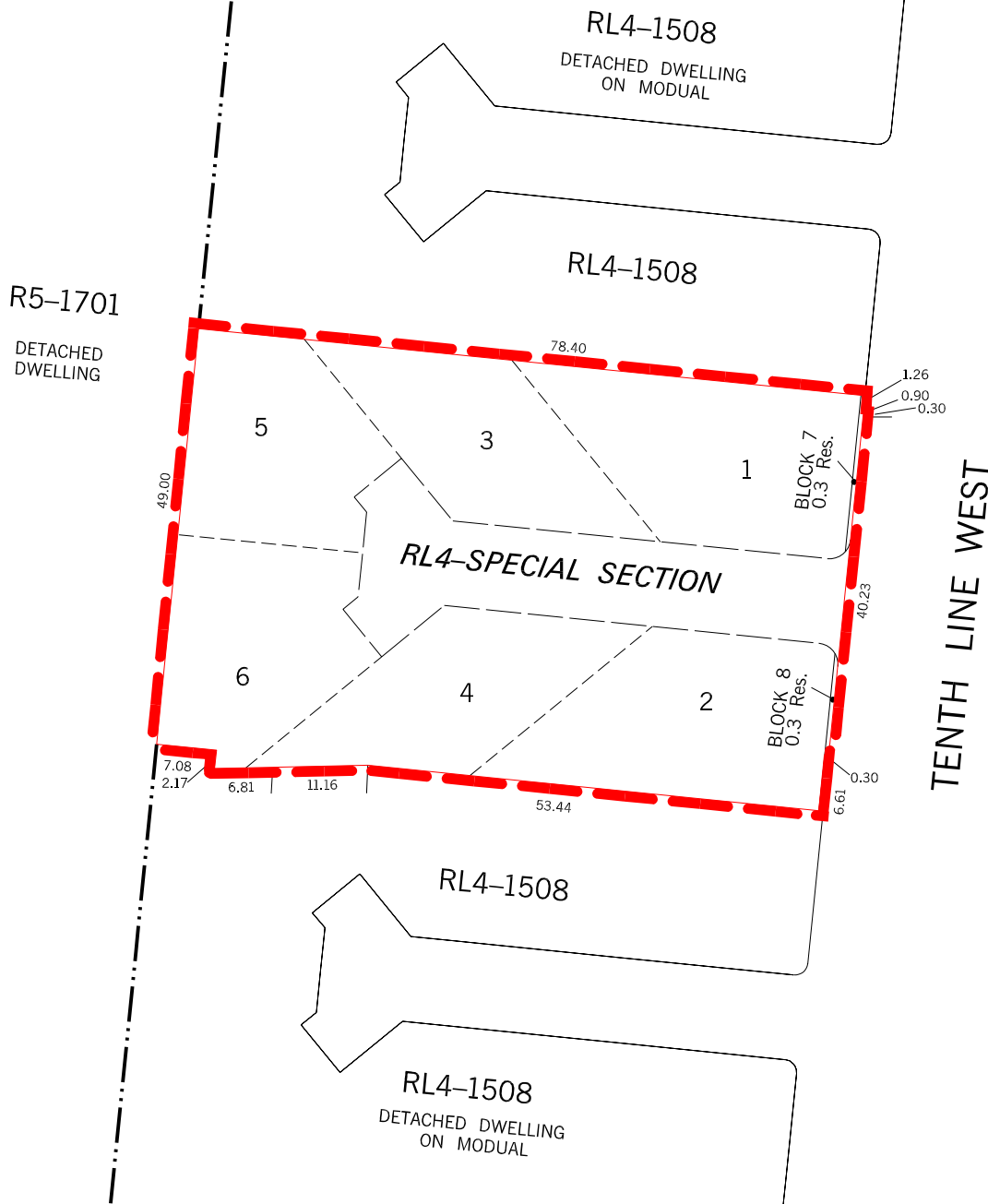
DWG. NO:
05046A

SCALE:
1:2000

PDC DATE:
2006 06 26

DRAWN BY:
N.A.

APPENDIX 1-4



LEGEND:



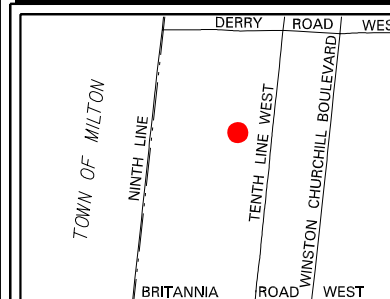
DRAFT PLAN OF SUBDIVISION T-M05011 W9

NOTE: PROPOSED ZONING IS DELINEATED AND SHOWN IN ITALICS WITHIN THE APPLICATION AREA.



SUBJECT:

2076695 ONTARIO INC. c/c RIAZ



FILE NO:
OZ 05/046 W9 &
TM05011 W9

DWG. NO:

05046S

SCALE:

1:750

PDC DATE:

2006 06 26

DRAWN BY:

K. PROKOP

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-5

2076695 Ontario Inc. (M. Riaz)

File: OZ 05/046 W9
T-M05011 W9**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (April 27, 2006)	No objection to the proposed rezoning and the proposed draft plan of subdivision, as they do not raise any concerns from a Regional perspective. Municipal sanitary sewer facilities consist of a 250 mm (9.8 in.) diameter sewer and municipal water facilities consist of a 300 mm (11.8 in.) diameter watermain on Tenth Line West. Curbside collection will be provided. Full residential development charges apply.
Dufferin-Peel Catholic District School Board (March 20, 2006)	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 to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application. The DPCSB also require warning clauses in all offers of purchase and sale with respect to temporary accommodation, bussing outside the neighbourhood, and bus pick-up and drop-off locations.
Peel District School Board (March 17, 2006)	The developer is required to erect notice signs regarding temporary accommodation and warning clauses in all offers of purchase and sale with respect to temporary accommodation and bussing outside the neighbourhood.
City Transportation and Works Department (May 5, 2006)	The Environmental Noise Analysis dated March 6, 2006 has been reviewed and is acceptable. Prior to the Supplementary Report proceeding to Council, the applicant is to provide this department with a Phase 1 Environmental Assessment (ESA) and a letter of reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of the Phase 1 ESA report. Further detailed comments/conditions will be provided pending the review of the foregoing. In the event that this application is approved by Council, the owner will be required to make satisfactory arrangements with the City and the Region of Peel for the dedication and construction of roads and municipal services required in support of the development.

2076695 Ontario Inc. (M. Riaz)

File: OZ 05/046 W9
T-M05011 W9

Agency / Comment Date	Comment
City Community Services Department – Planning and Administration Division (April 6, 2006)	The park and recreational provisions for the proposed development are satisfied by Millgrove Trail (P-196) and Eden Grove (P-205). Both are located approximately 430 m (1,411 ft.) from the site, and include play structures and trails. 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 City policies and By-laws. The subject property is listed on the City's Heritage Inventory as a significant cultural landscape due to the unusual lotting and design of the surrounding lands known as the Trelawny Community. The original intent of this subdivision should be respected and repeated in this application with the same lotting pattern, layout of drives, smaller scale street and relationship and scale of the houses from one to the other.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: Bell Canada Canada Post Credit Valley Hospital Enbridge Gas Hydro One Networks Enersource Hydro Mississauga
	The following City Departments and external agencies were circulated the applications but provided no comments to date: City Fire and Emergency Services Credit Valley Conservation Rogers Cable Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Catholique Centre-Sud-Ouest

2076695 Ontario Inc. (M. Riaz)

File: OZ 05/046 W9
T-M05011 W9**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 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Osprey Woods P.S. <ul style="list-style-type: none"> Enrolment: 521 Capacity: 681 Portables: 0 Lisgar M.S. <ul style="list-style-type: none"> Enrolment: 859 Capacity: 688 Portables: 10 Meadowvale P.S. <ul style="list-style-type: none"> Enrolment: 1639 Capacity: 1497 Portables: 1 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Edith Stein <ul style="list-style-type: none"> Enrolment: 592 Capacity: 351 Portables: 9 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1808 Capacity: 1520 Portables: 12

APPENDIX I-8

