



Corporate Report

Clerk's Files

Originator's

File T-M06004 W9

DATE: November 14, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 5, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Draft Plan of Subdivision Application
To permit forty-one (41) lots for detached dwellings
fronting on a new public road
Block 26, Plan 43M-1607
South side of Erin Centre Boulevard,
West of Tenth Line West
Owner/Applicant: The Erin Mills Development Corporation:
Neighbourhood 406 Phase 2A
Bill 20

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated November 14, 2006, from the Commissioner of Planning and Building regarding the application to permit forty-one (41) lots for detached dwellings fronting on a new public road under file T-M06004 W9, The Erin Mills Development Corporation: Neighbourhood 406 Phase 2A, Block 26, Plan 43M-1607, south side of Erin Centre Boulevard, west of Tenth Line West be received for information.

BACKGROUND:

An application to remove the “H” Holding Symbol from the existing “H-R4(12)-2349” zoning has been filed and is the subject of a report before Planning and Development Committee on November 27, 2006. Arrangements are being made to have a By-law before City Council on November 29, 2006 lifting the “H” Holding Symbol, as the requirements to lift the “H” Holding Symbol have been fulfilled.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	July 25, 2006
Existing Gross Site Area:	2.442 ha (6.03 acres)
Proposed Net Site Area:	1.933 ha (4.77 acres)
Net Density:	21.2 units/ha 8.6 units/acre
Number of units:	41 detached dwellings
Anticipated Population:	136* *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:	Approximately 152.44 m (500 ft.) on the south side of Erin Centre Boulevard
Depth:	Approximately 164.66 m (540.2 ft.)
Gross Lot Area:	2.442 ha (6.03 ac.)
Existing Use:	Vacant

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

Neighbourhood Context

The subject property is located within the central area of the Churchill Meadows Planning District which is designated as a residential community with ancillary commercial and community uses including open space and schools. The lands are vacant and located on the south side of Erin Centre Boulevard between an existing City owned Woodlot and an existing Junior Public School.

Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North:	Detached dwellings fronting on Erin Centre Boulevard and Topeka Drive.
East:	Oscar Peterson Junior Public School
South and West:	The Marco Muzzo Memorial Woods and Park

Current Mississauga Plan Designation and Policies for Churchill Meadows District (May 5, 2003)

"Residential – Low Density II" which permits detached, semi-detached, street townhouses and duplex dwellings, within a net density range of 20-45 units per net residential hectare (8-18.2 units per net residential acre).

The application is in conformity with the land use designations and no official plan amendments are proposed.

Existing Zoning

"H-R4(12)-2349" permits a school, or subject to the lifting of the "H" Holding Symbol, detached dwellings on lots with minimum lot frontages of 12.2 m (39.3 ft.) and minimum lot areas of 360 m² (3,875 ft.), in accordance with the "R4(12)-2349" zone provisions.

Proposed By-law Amendment

The applicant has filed an application to remove the “H” Holding Symbol, under file H-OZ06/003 W9.

A Corporate Report on the removal of the “H” Holding Symbol is to be considered by Planning and Development Committee on November 27, 2006.

Draft Mississauga Zoning By-law

A report on the new draft Zoning By-law was received at the Planning and Development Committee on September 18, 2006 and will be considered at a future meeting. The draft Zoning for this property is "R6-1" which permits detached dwellings on lots with minimum lot frontages of 12.2 m (39.3 ft.).

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-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed.

- Feasibility of Development on Lot 1 given the presence of a Hydro easement and the submission of a Phase 1 Environmental Site Assessment.

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, warning clauses, parkland dedication, noise mitigation, reserves, easements and sidewalks, 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 this application.

ATTACHMENTS:

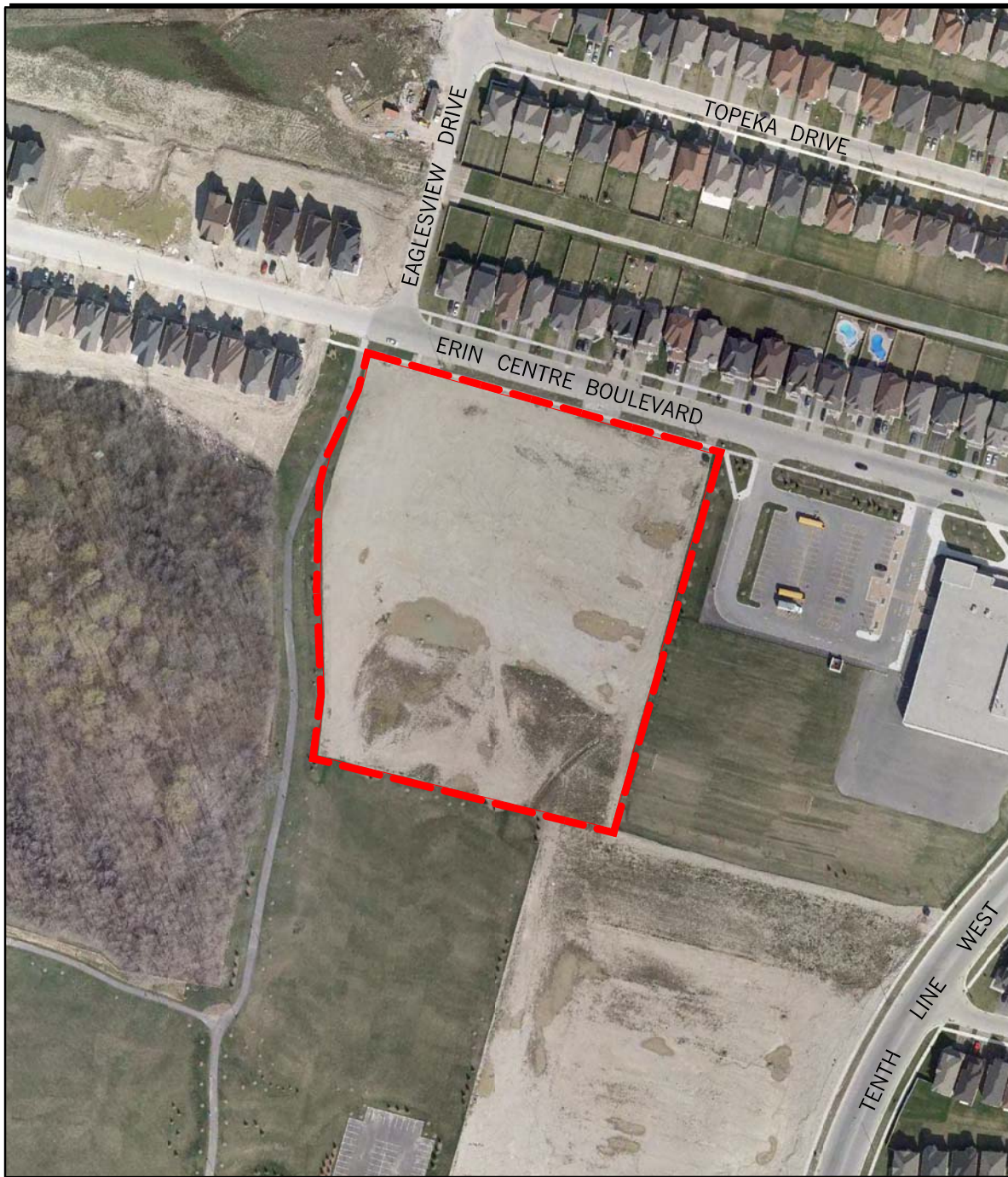
- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Churchill Meadows District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 – Draft Plan of Subdivision Map
- Appendix I-6 – Agency Comments
- Appendix I-7 - School Accommodation
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jim Doran, Development Planner

The Erin Mills Development Corporation**File: T-M06004 W9****Site History**

- October 7, 1996 - The Ministry of Municipal Affairs and Housing approved the Churchill Meadows Secondary Plan, designating the subject lands as "Residential – Low Density II", "Open Space – Neighbourhood Park".
- July 8, 1997 - Ministry of Municipal Affairs and Housing approved City Plan which re-adopted and re-titled the Churchill Meadows Secondary Plan as the Churchill Meadows District Plan (Amendment 103).
- July 16, 1997 - City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines.
- June 23, 2000 - City Council adopted the Churchill Meadows District Policies (Amendment 16), designating the subject lands "Residential – Low Density II".
- March 12, 2003 – The Commissioner of Planning and Building issued draft plan approval for lands under file T-M94025 W9 Phase 2, which included the lands that are subject to this application. The approved draft plan identified that subject property to be reserved for an Elementary Separate School Block.
- April 23, 2003 – City Council enacted and passed By-law 0161-2003, zoning the subject lands “H-R4(12)-2349”. “R4(12)-2349” is a Holding zone that permits detached dwellings and a school.
- May 5, 2003 - Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board. Mississauga Plan designates the subject lands "Residential – Low Density II".
- July 7, 2006 – The applicant, The Erin Mills Development Corporation, filed an application to remove the “H” Holding symbol from the existing “H-R4(12)-2349” zoning, as a result of the Dufferin-Peel Catholic District School Board issuing a letter dated May 31, 2006 confirming that the Board no longer required the subject site for school purposes and that the site may be released back to the landowner.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: MAY 2006



**SUBJECT: THE ERIN MILLS DEVELOPMENT CORPORATION:
NEIGHBOURHOOD 406 PHASE 2A**



FILE NO:
T-M06004 W10

DWG. NO:
V8H06003A

SCALE:
1:2500













PDC DATE:
2006 12 05

DRAWN BY:
W. FINLAY








APPENDIX I-2

**PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP
CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN**




LAND USE DESIGNATIONS


-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Residential – High Density I
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Business Employment
-  Open Space
-  Greenbelt
-  Parkway Belt West
-  Utility

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Proposed Transitway
-  Transitway Station

LAND USE LEGEND

-  C – Community Park
-  Proposed Stormwater Management Facility
-  Planning District

 **SUBJECT LANDS**



**SUBJECT: THE ERIN MILLS DEVELOPMENT CORPORATION:
NEIGHBOURHOOD 406 PHASE 2A**



FILE NO:
T-M06004 W10

DWG. NO:
H06003L

SCALE:
NTS

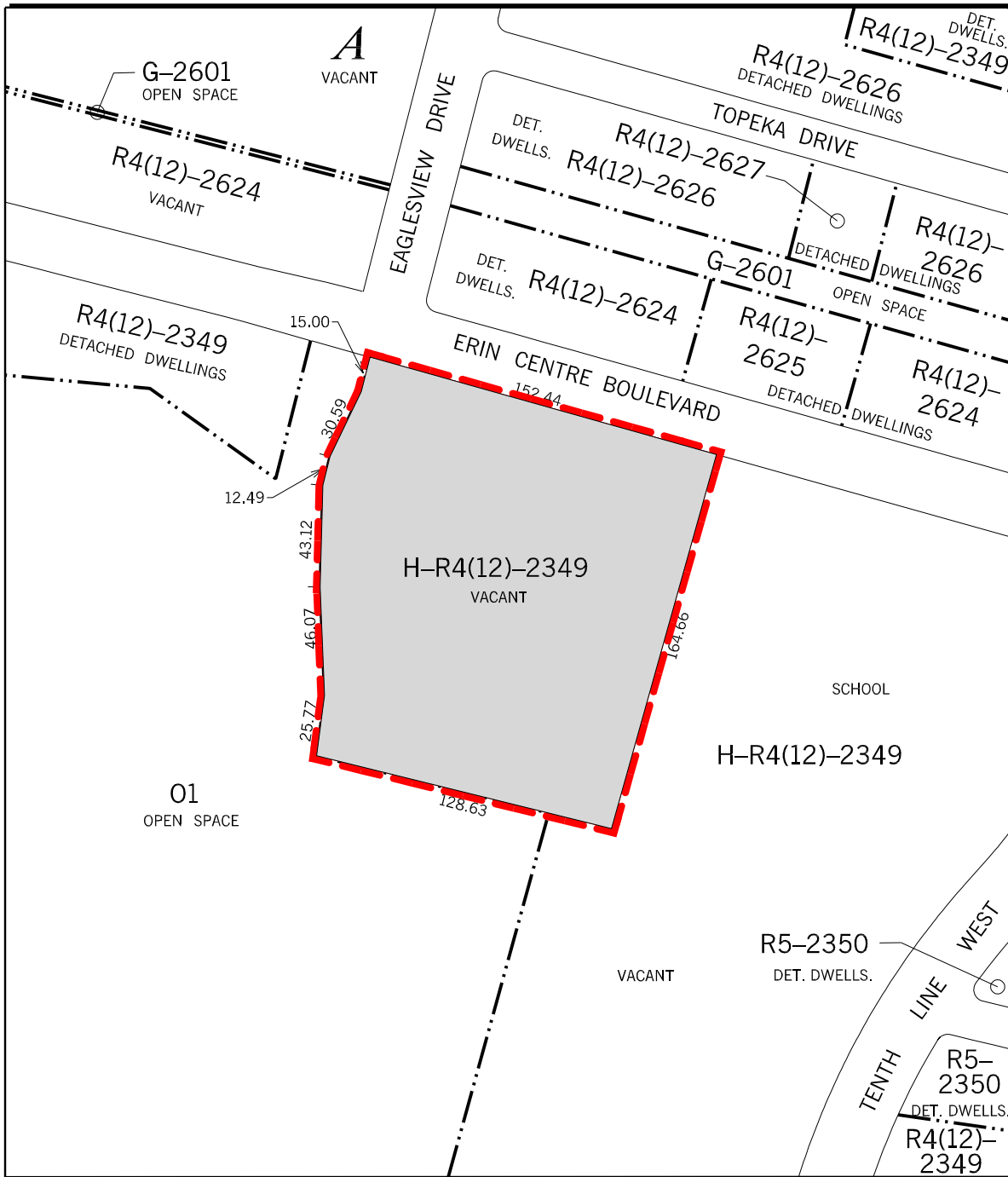
PDC DATE:
2006 12 05

DRAWN BY:
R. DICOSOLA

APPENDIX I-3

MISSISSAUGA
Planning and Building

*Produced by
T&W, Geomatics*



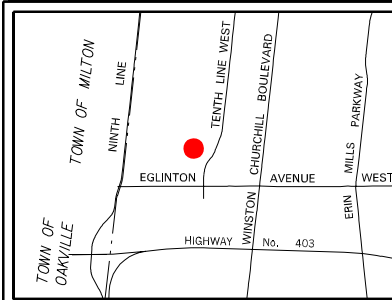
LEGEND:



LANDS AFFECTED BY THE REQUEST FOR
REMOVAL OF THE "H" HOLDING SYMBOL,
UNDER FILE H-OZ 06003 W9



**SUBJECT: THE ERIN MILLS DEVELOPMENT CORPORATION:
NEIGHBOURHOOD 406 PHASE 2A**

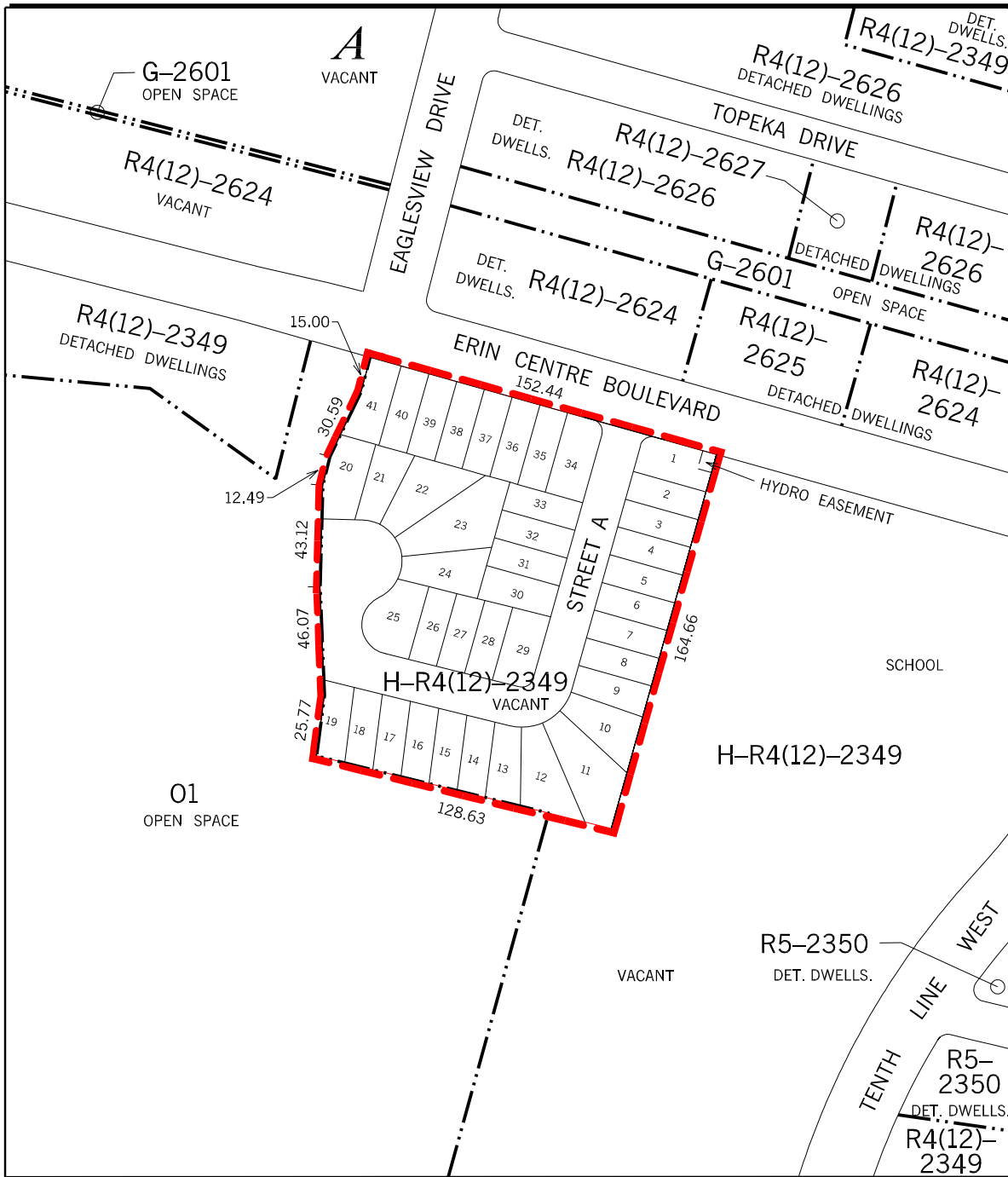


FILE NO:	T-M06004 W10
DWG. NO:	H06003R
SCALE:	1:2500
PDC DATE:	2006 12 05
DRAWN BY:	W. FINLAY

MISSISSAUGA
Planning and Building

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APPENDIX 1-4



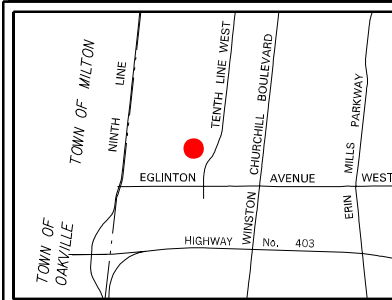
LEGEND:



PLAN OF SUBDIVISION UNDER
FILE T-M06004 W10



SUBJECT: THE ERIN MILLS DEVELOPMENT CORPORATION:
NEIGHBOURHOOD 406 PHASE 2A



FILE NO: T-M06004 W10
DWG. NO: H06003S
SCALE: 1:2500
PDC DATE: 2006 12 05
DRAWN BY: W. FINLAY

APPENDIX I-5

MISSISSAUGA
Planning and Building

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The Erin Mills Development Corporation
Neighbourhood 406 Phase 2A

File:T-M06004 W9

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (September 5, 2006)	<p>No objection to the proposed draft plan of subdivision, as they do not raise any concerns from a Regional perspective.</p> <p>Municipal sanitary sewer facilities are available in a 250 mm (9.8 in) diameter sewer on Erin Centre Boulevard.</p> <p>External easements and construction will be required.</p> <p>Water facilities are available in a 300 mm (11.8 in.) diameter water main located on Erin Centre Boulevard.</p> <p>External easements and construction will be required.</p> <p>Curbside collection will be provided by The Region of Peel.</p>
Dufferin-Peel Catholic District School Board (October 30, 2006) and Peel District School Board (August 8, 2006)	<p>The Dufferin Peel Catholic District School Board has requested that in the event that the application is 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 final approval, 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 this plan.”</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also conditions be incorporated in the conditions of draft approval with respect to:</p> <ul style="list-style-type: none"> a) notice signs regarding temporary accommodation; and b) warning clauses in all offers of purchase and sale with respect to temporary accommodation, bussing outside the neighbourhood and location of children being picked-up and dropped off.

The Erin Mills Development Corporation
Neighbourhood 406 Phase 2A

File:T-M06004 W9

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division (October 25, 2006)	The parkland dedication requirements for application T-06004 have been dealt with through the Amending Agreement authorized under By-law 391-2006, September 27, 2006 to amend the Parkland Conveyance Agreement between the City and The Erin Mills Development Corporation authorized under By-law 351-98, July 15, 1998.
City Community Services Department – Fire and Emergency Services Division (October 24, 2006)	This proposal is located within the response area of Fire Station 122. At present, average travel times to emergencies in this area of the City is 2.2 minutes, based on normal traffic and weather conditions. Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.
City Transportation and Works Department (October 20, 2006)	Prior to the Supplementary Meeting, the applicant is to provide this department with a revised plan to depict the existing hydro easement on Lot 1 as block to be deeded to the City. Also, a detailed plan is to be prepared to demonstrate the feasibility of Lot 1 with the removal of this easement. Further detailed comments/conditions will be provided pending the review of the foregoing.
Mississauga Transit (October 23, 2006)	The proposed subdivision is currently serviced by Mississauga Transit Route 35 which operates on weekdays (peak, midday and evening) along Tenth Line. The current route may change with the future expansion of service in Churchill Meadows.
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>Development Services, Planning and Building Department Enersource Hydro Mississauga Enbridge Gas Distribution Inc. Bell Canada Canada Post Corporation</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Realty Services, Corporate Services Rogers Cable Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest The Trillium Health Centre Sun-Canadian Pipelines</p>

**The Erin Mills Development Corporation
Neighbourhood 406 Phase 2A**

File: T-M06004 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"> 8 Kindergarten to Grade 5 4 Grade 6 to Grade 8 8 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Oscar Peterson Junior Public School <ul style="list-style-type: none"> Enrolment: 426 Capacity: 600 Portables: 0 Ruth Thompson Middle School <ul style="list-style-type: none"> Enrolment: 338 Capacity: 800 Portables: 0 Stephen Lewis S.S. <ul style="list-style-type: none"> Enrolment: 475 Capacity: 1,596 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"> 8 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Blessed Trinity <ul style="list-style-type: none"> Enrolment: 322 Capacity: 336 Portables: 0 St. Joan of Arc Secondary School** <ul style="list-style-type: none"> Enrolment: 298 Capacity: 1446 Portables: 0 <p>**St. Joan of Arc is scheduled to open in Spring 2007 with Grades 9 to 11. Grades 9 to 11 are currently being accommodated at the Streetsville Campus at 6341 Mississauga Road, while Grade 12 students are being accommodated at St. Aloysius Gonzaga Secondary School.</p>

APPENDIX I-8

