



Corporate Report

Clerk's Files

Originator's

Files OZ 05/023 W6
T-M05008 W6

DATE: December 12, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 8, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit detached dwellings, semi-detached dwellings,
street townhouses, apartment dwellings and a park block
Part of Lot 21, Concession 2 N.D.S.
South west quadrant of Eglinton Avenue West and Mavis Road
Owner: Southlawn Developments Inc.
Applicant: PMG Planning Consultants
Bill 20

Public Meeting **Ward 6**

RECOMMENDATION: That the Report dated December 12, 2006, from the Commissioner of Planning and Building regarding the applications under file OZ 05/023 W6 to amend the Official Plan from "Residential High Density I" and "Residential Low Density II" to "Residential High Density I - Special Site", "Residential Medium Density I" and "Open Space" and to change the Zoning to permit various residential zoning categories and park as detailed in Appendix I-9, and a Draft Plan of Subdivision under file T-M05008 W6 to accommodate 50 detached dwellings, 84 semi-detached dwellings, 34 semi-detached dwellings on wide shallow lots, 20 street row dwellings on wide shallow lots, 465 apartments and a community

park block, Southlawn Developments Inc., Part of Lot 21,
Concession 2 N.D.S., be received for information.

BACKGROUND:

The subject lands commonly known as the J. Sanford Farm represent the Phase 2 portion of Draft Plan of Subdivision under File T-M90035 W6 which was originally approved on July 6, 1993, and subsequently amended with updated conditions on April 15, 2002. The proposal introduces changes to the approved road pattern, deletes row dwelling blocks, reduces the area of the approved residential high density block and proposes additional lots that would accommodate detached dwellings, semi-detached dwellings, street row dwellings and incorporates an additional block of land to the approved community park located on the north side of White Clover Way. The proposed changes will increase the overall unit yield on the subject lands from 572 units to 653 units, an increase of 81 units. The purpose of this report is to provide preliminary information on the above-noted applications and seek comments from the community.

On November 27, 2006, the Planning and Development Committee considered a previous staff report on the subject applications and deferred the matter to be brought forward for consideration at a future meeting.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	September 19, 2005
Number of Units:	Detached Dwellings – 50 Semi-Detached Dwellings (conventional lots) - 84 Semi-Detached Dwellings (wide shallow lots) - 34 Street Townhouses (wide shallow lots) - 20 Apartment Units – 465
Total	653 units

Development Proposal	
Maximum Building Height:	<p>Detached Dwellings, Semi-Detached Dwellings and Street Townhouses – 11 m (36 ft.)</p> <p>Apartment Buildings - along Eglinton Ave. West ranging in height from 18 to 24 storeys; along Mavis Road ranging in height from 13 to 19 storeys; at the corner of Eglinton Avenue West and Mavis Road ranging in height from 3 to 4 storeys.</p>
Lot Coverage:	<p>Detached Dwellings - 45 %</p> <p>Semi-detached Dwellings and Street Townhouses regulated by minimum yards</p>
Floor Space Index:	Apartments - 3.5
Net Density:	<p>Detached Dwellings, Semi-Detached Dwellings and Street Townhouses – 41.9 units/ha (16.9 units/ac.)</p> <p>Apartments (Block 5) 358 units/ha (145 units/ac.)</p>
Landscaped Area:	Apartments (Block 5) - 40.1 %
Anticipated Population*:	<p>Detached Dwellings - 166</p> <p>Semi-Detached Dwellings - 388</p> <p>Street Townhouses - 59</p> <p>Apartments – 1066</p> <p>Total: 1679 persons (the current approved plan would generate a total population of 1474 persons)</p> <p>*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.</p>

Development Proposal	
Minimum Parking Required/Provided:	Detached Dwellings – 50/50 Semi-Detached Dwellings – 118/118 Street Townhouses – 40/40 Apartments Visitor: 0.25/0.15 per unit 1 Bedroom: 1.25/1.25 per unit 2 Bedroom: 1.40/1.40 per unit 3 Bedroom: 1.75/1.40 per unit
Supporting Documents:	Planning Justification Report, June 14, 2005; Noise Feasibility Study, March 8, 2006; Urban Design Study, July 11, 2006; Revised Sun-Shade Modelling Study, July 10, 2006; Revised Traffic Impact Analysis, June, 2006; Wetland Assessment Report, November 3, 2004; Phase 1 Environmental Assessment, June, 2006

Site Characteristics	
Frontage:	262.8 m (862.2 ft.) along Mavis Road 387.4 m (1270.9 ft.) along Eglinton Avenue West
Depth:	Approximately 180 m (590 ft.) from Eglinton Avenue West
Net Lot Area:	10.17 ha (25.1 ac.)
Existing Use:	An unoccupied farm house and a portion of a woodlot are designated under the Ontario Heritage Act.

Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

Except for the farm house and a woodlot, the site is vacant and represents one of the few remaining undeveloped residential parcels in the area. The portion of the property near the intersection of Eglinton Avenue West and Mavis Road is characterized as a low topographical area where surface runoff collects against the existing road embankment and is not

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

The surrounding land uses are described as follows:

North: Gas bar, row dwellings and retail commercial plaza.

East: Gas bar, retail commercial plaza and row dwellings.

South: Detached dwellings and a community park.

West: Street townhouses, semi-detached dwellings and detached dwellings.

Current Mississauga Plan Designation and Policies for East Credit District (May 5, 2003)

"Residential-High Density I" which permits apartment dwellings at a Floor Space Index (FSI) of 1.0 to 1.5.

"Residential-Medium Density I" which permits detached, semi-detached, townhouse dwellings or any combination of these dwelling units including all forms of horizontal buildings, within a density range of 30-57 units per net residential hectare (12-23 units per net residential acre).

"Residential-Low Density II" which permits detached, semi-detached and other types of freehold dwellings including street townhouses, within a density range of 18-30 units per net residential hectare (7-12 units per net residential acre).

"Open Space" which permits community parks.

There are other policies in the Official Plan which are also applicable in the review of these applications including: Section 3.2.3.2 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment.

Urban Design Policies:

Section 3.15 of Mississauga Plan provides for policies which speak to appropriate built form and scale, streetscape and context and compatibility with the surrounding built form.

Criteria for Site Specific Official Plan Amendments:

Section 5.3.2 of Mississauga Plan contains criteria which require applicants 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;
- that the lands are suitable for the proposed use and that the proposed uses are compatible with the 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-High Density I - Special Site" to permit apartment dwellings at a Floor Space Index (FSI) of 3.5.

"Residential-Medium Density I" to permit detached dwellings, semi-detached dwellings and street townhouses.

"Open Space" to permit a community park.

Existing and Proposed Zoning

See Appendix I-9 for details.

The applicant has also requested additional development standards as identified in Appendix I-10.

Draft Mississauga Zoning By-law

A new draft Zoning By-law is being finalized. The proposed zoning for this property are "R3-27 (Detached Dwellings), "R3-37" (Detached Dwellings), "R4-42" (Detached Dwellings), "RM4" (Townhouse Dwellings), "RM5-36" (Street Townhouse Dwellings), "RA4-28" (Apartment Dwellings), and "OS1" (Open Space). These zoning categories with their related development standards reflect the requirement of the existing zoning currently in effect on the subject lands.

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A recommendation 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-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies, a land use planning review will be carried out prior to the completion of the Supplementary Report from the following perspective:

- conformity of proposed development with the goals and objectives of Mississauga Plan;
- evaluation of the proposed road pattern and lotting arrangement to ensure a sustainable design;
- compatibility with the stable neighbourhood to the west;
- scale, density and height of the apartment buildings;
- tree preservation and landscaping requirements;
- noise attenuation;
- size and location of wide shallow lots; and

- proposed driveway widths.

The following additional information will be required from the applicant prior to the preparation of the Supplementary Report:

- a revised Draft Plan of Subdivision;
- an addendum to the Urban Design Study;
- location, dimensions and types of any easements;
- location of all on-site and boulevard utilities;
- an addendum to the noise feasibility study; and
- tree preservation plan.

OTHER INFORMATION

Development Requirements

The documents listed earlier in this report in support of the applications have been reviewed. Detailed comments have been provided to the applicant and additional information has been requested. Prior to the finalization of the Supplementary Report, all outstanding comments will have to be addressed.

In conjunction with the proposed development, there are certain other engineering matters 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 outstanding concerns 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 - Aerial Photograph
Appendix I-3 - Excerpt of the East Credit District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Approved Draft Plan of Subdivision
Appendix I-6 - Proposed Draft Plan of Subdivision
Appendix I-7 - Agency Comments
Appendix I-8 - School Accommodation
Appendix I-9 - Existing and Proposed Zoning Categories
Appendix I-10 - Proposed Zoning Standards
Appendix I-11 - General Context Map

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Haig Yeghouchian, Development Planner

Southlawn Developments Inc.**File: OZ 05/023 W6
T-M05008 W6****Site History**

- June 23, 1993 – Council approved rezoning application under file OZ 070/90 W6 to rezone the subject lands and adjoining lands to the south to implement Draft Plan of Subdivision under file 21T-M90035 W6.
- July 6, 1993 – The land use for the subject lands in Draft Plan of Subdivision under file 21T-M90035 W6 comprised of 33 detached dwelling lots, 16 semi-detached dwelling lots, two condominium row dwelling blocks with 99 units, an apartment block with a maximum of 424 units and a walkway to the community was approved by the Region of Peel, subject to conditions.
- January 12, 2001 – The new owner of lands affected by Draft Plan of Subdivision under file 21T-M90035 W6 appealed to the Ontario Municipal Board (OMB) for approval of the zoning by-law for the entire subdivision including the zoning of the subject lands.
- July 27, 2001 – The Ontario Municipal Board (OMB) issued an order approving the zoning of all lands subject to Draft Plan of Subdivision under file 21T-M90035 W6, including the current zoning of the subject lands.
- August 15, 2001 – Council passed By-law 0410-2001 to incorporate the OMB's approval of the zoning related to Draft Plan of Subdivision under file 21T-M90035 W6.
- April 15, 2002 – The Commissioner of Planning and Building issued amendments to the Condition of Approval for Draft Plan of Subdivision under file 21T-M90035 W6.
- May 5, 2003 – Mississauga Plan with the exception of certain policies that were appealed to the Ontario Municipal Board, came into full force and effect. The appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands.
- October 17, 2003 – Phase 1 of Draft Plan of Subdivision under file 21T-M90035 W6 for lands south of the subject lands was registered as Plan 43M-1596.



LEGEND:



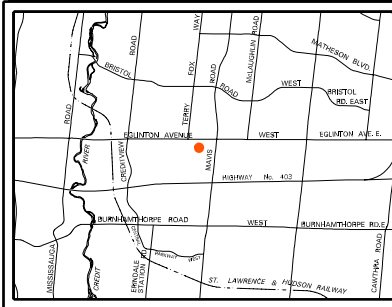
SUBJECT LANDS

DATE OF AERIAL PHOTO: 2006 03



SUBJECT:

SOUTHLAWN DEVELOPMENTS INC.



FILE NO:
OZ 05023 W6 &
T-M05008 W6

DWG. NO:
05023A1.DGN

SCALE:
N.T.S.

DATE:
2007 01 08

DRAWN BY:
K. PROKOP













APPENDIX I-2

MISSISSAUGA
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PART OF EAST CREDIT DISTRICT LAND USE MAP EAST CREDIT 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
-  Private Open Space
-  Greenbelt
-  Parkway Belt West

LAND USE LEGEND

-  LBPIA Operating Area Boundary - See Aircraft Noise Policies
-  Area Exempt From LBPIA Operating Area
- C - Community Park
- Com - Community Centre
- Cem - Cemetery
-  Existing Stormwater Management Facility
-  1996 NEP/2000 NEF Composite Noise Contours
-  Planning District

TRANSPORTATION LEGEND

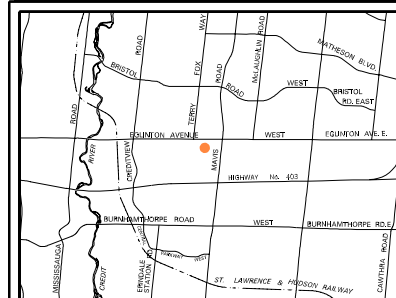
-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Transitway
-  Transitway Station
-  Major Transit Corridor

 SUBJECT LANDS



SUBJECT:

SOUTHLAWN DEVELOPMENTS INC.



FILE NO:
OZ 05023 W6 &
T-M05008 W6

DWG. NO:
05023L.DGN

SCALE:
N.T.S.


DATE:
2007 01 08

DRAWN BY:
K. PROKOP

APPENDIX I-3

MISSISSAUGA
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PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-HIGH DENSITY I' AND 'RESIDENTIAL-LOW DENSITY II' TO 'RESIDENTIAL-MEDIUM DENSITY I' AND PROPOSED REZONING FROM 'RM7D4-2537' (APARTMENTS), 'R3-2530', TO 'R4(12)-SPECIAL SECTION' TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 12m (39.4ft.).




PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-HIGH DENSITY I' TO 'RESIDENTIAL-MEDIUM DENSITY I' AND PROPOSED REZONING FROM 'RM7D4-2537' (APARTMENTS) TO 'RM5-SPECIAL SECTION' TO PERMIT SEMI-DETACHED DWELLINGS ON WIDE SHALLOW LOTS WITH MINIMUM FRONTAGES OF 17.4m (57ft.).



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-HIGH DENSITY I' AND 'RESIDENTIAL-LOW DENSITY II' TO 'RESIDENTIAL-MEDIUM DENSITY I' AND PROPOSED REZONING FROM 'RM7D4-2537' (APARTMENTS) AND 'R3-2530' TO 'RM2-SPECIAL SECTION' TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 14m (45.9ft.).




PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-HIGH DENSITY I' TO 'RESIDENTIAL-MEDIUM DENSITY I' AND PROPOSED REZONING FROM 'RM7D4-2537' (APARTMENTS) TO 'RM5-SPECIAL SECTION' TO PERMIT STREET TOWNHOUSES ON WIDE SHALLOW LOTS WITH MINIMUM FRONTAGES OF 6m (19.6ft.).




PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-HIGH DENSITY I' TO 'RESIDENTIAL-HIGH DENSITY I-SPECIAL SITE' AND PROPOSED REZONING FROM 'RM7D4-2537' (APARTMENTS) TO 'RM7D4-SPECIAL SECTION' TO PERMIT A MAXIMUM OF 465 APARTMENT UNITS AT A FLOOR SPACE INDEX (FSI) OF 3.5.



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-LOW DENSITY II' TO 'OPEN SPACE' AND PROPOSED REZONING FROM 'R3-2529' AND 'R3-2530' (DETACHED DWELLINGS), 'G' (GREENBELT) TO 'O1' (OPEN SPACE) TO PERMIT A COMMUNITY PARK AND A WALKWAY.



PROPOSED REZONING FROM 'RM5-2534' (SEMI-DETACHED DWELLINGS/STREET ROW DWELLINGS) AND 'RM5-2535' (ROW DWELLINGS) TO 'R5-SPECIAL SECTION' TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 13.7m (44.9ft.).




PROPOSED REZONING FROM 'RM5-2534' (SEMI-DETACHED DWELLINGS/STREET ROW DWELLINGS), 'RM5-2535' AND 'RM5-2536' (ROW DWELLINGS) AND 'R4-2531' (DETACHED DWELLINGS) TO 'RM2-SPECIAL SECTION' TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 14m (45.9ft.).




PROPOSED REZONING FROM 'RM5-2536' (ROW DWELLINGS) TO 'RM5-SPECIAL SECTION' TO PERMIT SEMI-DETACHED DWELLINGS ON WIDE SHALLOW LOTS WITH MINIMUM FRONTAGES OF 17.4m (57ft.).



PROPOSED REZONING FROM 'R3-2530' (DETACHED DWELLINGS) TO 'R3-SPECIAL SECTION' TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 15m (49.2ft.).

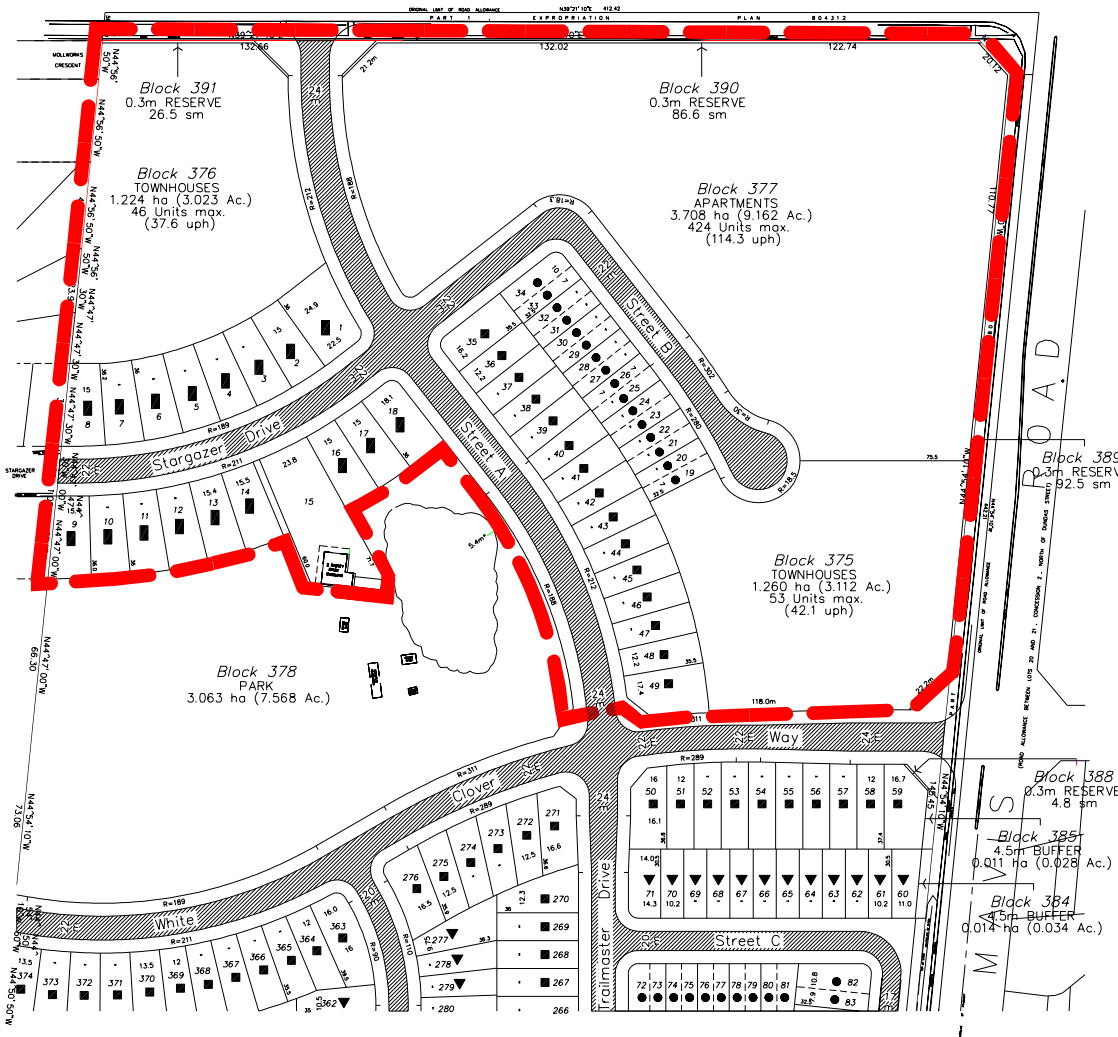


PROPOSED REZONING FROM 'R3-2529', 'R3-2530' AND 'R4-2531' (DETACHED DWELLINGS), 'RM5-2535' AND 'RM5-2536' (ROW DWELLINGS) AND 'G' (GREENBELT) TO 'R4(12)-SPECIAL SECTION' TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 12m (39.4ft.).



PROPOSED REZONING FROM 'R3-2529' TO 'O1' (OPEN SPACE) TO PERMIT A COMMUNITY PARK.

EGLINTON AVENUE WEST



LEGEND:

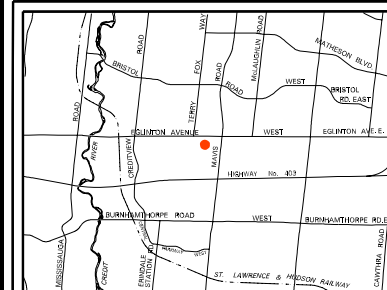


APPROVED DRAFT PLAN OF
SUBDIVISION T-M90035 W6-
JULY 6, 1993



SUBJECT:

SOUTHLAWN DEVELOPMENTS INC.



FILE NO:
OZ 05/023 W6 &
T-M05008 W6

DWG. NO:
05023S A.DGN

SCALE:
N.T.S.

PDC DATE:
2007 01 08

DRAWN BY:
K. PROKOP

Produced by
T&W, Geomatics

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Planning and Building

APPENDIX I-5

RM5-1783

TOWNHOUSES

HEATHERLEIGH AVENUE

RM5-2437

TOWNHOUSES

DC-1785

COMMERCIAL

RM7D5-1784

TOWNHOUSES

AC6-1799

SERVICE STATION

EGLINTON AVENUE WEST

R4(12)-SPECIAL SECTION

BLOCK A 4.5m BUFFER

BLOCK B 4.5m BUFFER

BLOCK C 3.0m BUFFER

RM5-1621

RM1-1654

SEMI-DETACHED DWELLINGS

MILLWORKS CRES

R3-1634

R3-1634

RM2-SPECIAL SECTION

RM5-SPECIAL SECTION

ST. B

STARGAZER DR.

R4(12)-SPECIAL SECTION

STREET A

ST. C

ST. E

STREET D

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Southlawn Developments Inc.**File: OZ 05/023 W6
T-M05008 W6****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (September 18, 2006)	<p>Municipal sanitary facilities are available in a 300 mm (12 in.) diameter sanitary sewer on White Clover Way. Municipal watermain facilities are available as follows:</p> <ul style="list-style-type: none"> - a 300 mm (12 in.) diameter watermain on White Clover Way; - a 200 mm (8 in.) diameter watermain on Stargazer Drive; - a 150 mm (6 in.) diameter watermain on Millworks Crescent; and - a 200 mm (8 in.) diameter watermain on Heatherleigh Avenue.
Greater Toronto Airport Authority (March 17, 2006) (July 28, 2006)	<p>The subject property lies within the 25-28 NEF (Noise Exposure Forecast)/NEP (Noise Exposure Projection) of the composite contour map for the Toronto Pearson International Airport. According to the Zoning Regulations for the Airport, the development elevations on the subject property are not affected by any airport restrictions.</p>
Dufferin-Peel Catholic District School Board (March 20, 2006) (October 16, 2006)	<p>There is no available capacity to accommodate students generated by these applications. The 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 development applications 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 the subject plan."</p> <p>The Board has also requested that warning clauses with respect to temporary school accommodation and transportation arrangements be included in any servicing and/or development agreements.</p>

Southlawn Developments Inc.

File: OZ 05/023 W6
T-M05008 W6

Agency / Comment Date	Comment
Peel District School Board (March 17, 2006) (July 26, 2006) (October 13, 2006)	The Board has requested that warning clauses with respect to temporary school accommodation and transportation arrangements be included in any servicing and/or development agreements.
City Community Services Department – Planning, Development and Business Services Division (April 24, 2006) (September 6, 2006)	<p>The applicant is proposing 653 units resulting in an increase in density for this development parcel and that it is the City's desire to maximize the parkland dedication through an expansion of the existing park. To maximize the parkland dedication, the applicant is proposing the dedication of Open Space Block F, presently occupied by the Heritage Designated Sandford Home and the dedication of Park Addition Block G which includes a walkway connection between the park and Stargazer Drive. The Department will review the proposed parkland dedication in the context of the review of the development application being undertaken by the Planning and Building Department.</p> <p>The J. Sandford Farm building and a portion of the property that included the woodlot were heritage designated, pursuant to the Ontario Heritage Act on October 26, 1994 under By-law 473-94. The Gothic Revival building was built in the mid to late nineteenth century (circa 1870) and was damaged by arson in June 1999 and abandoned. The building no longer merits heritage designation as a result of its condition. On August 2, 2006, City Council recommended through Resolution 0164-2006 that permission be granted to demolish the heritage structure pending the submission and acceptance of a Heritage Impact Statement. This document must include a detailed site history. Upon completion of the Heritage Impact Statement to the satisfaction of the Community Services Department, Planning and Heritage Section, the heritage designation by-law will be repealed and a demolition permit issued.</p>
City Community Services Department – Fire and Emergency Services Division (June 19, 2006) (November 28, 2006)	No concerns, as the emergency response time and water supply are acceptable.
City Transportation and Works Department (September 18, 2006)	A supporting Traffic Impact Study has been provided which is currently under review by staff. Comments will be provided prior to the preparation of the Supplementary Report. The draft plan of subdivision is to be revised to relocate the proposed switchgear on Lot 62 on a separate block of land to

Southlawn Developments Inc.**File: OZ 05/023 W6
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Agency / Comment Date	Comment
	be dedicated to the City.
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>Ministry of Transportation City Economic Development Office Hydro One Network Enersource Hydro Mississauga Canada Post Bell Canada Enbridge Consumers Gas Enbridge Pipelines Inc. The Credit Valley Hospital Rogers Cable</p>
	<p>The following external agencies were circulated the applications but provided no comments:</p> <p>Enbridge Gas Distribution Conseil Scolaire de District Catholique Centre Sud Conseil Scolaire de District Catholique Centre Sud Ouest TransCanada Pipelines Ltd. Sun Canadian Pipe Line Company Ltd. Trans Northern Pipelines Inc. Union Gas Limited Pipelines Air Transport Association of Canada The Trillium Health Centre</p>

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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"> 78 Kindergarten to Grade 5 39 Grade 6 to Grade 8 79 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Edenrose Public school <ul style="list-style-type: none"> Enrolment: 551 Capacity: 620 Portables: *1 Fallingbrook Middle School <ul style="list-style-type: none"> Enrolment: 801 Capacity: 665 Portables: 5 Rick Hansen Secondary School <ul style="list-style-type: none"> Enrolment: 2,135 Capacity: 1,725 Portables: 8 <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"> 131 Junior Kindergarten to Grade 8 38 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Bernadette School <ul style="list-style-type: none"> Enrolment: 525 Capacity: 498 Portables: 0 St. Joseph Secondary School <ul style="list-style-type: none"> Enrolment: 1923 Capacity: 1269 Portables: 24

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T-M05008 W6**Existing and Proposed Zoning Categories**

Existing/From	Proposed/To
"R3-2530" which permits detached dwellings on lots with minimum frontages of 15 m (49.2 ft.) and minimum lot areas of 550 m ² (5,920 sq. ft.).	"R3 - Special Section" to permit detached dwellings on lots with minimum frontages of 15 m (49.2 ft.) and minimum lot areas of 480 m ² (5,167 sq. ft.).
"R3-2529" which permits detached dwellings on lots with minimum frontages of 20 m (65.6 ft.); "R3-2530" which permits detached dwellings on lots with minimum frontages of 15 m (49.2 ft.); "R4-2531" which permits detached dwellings on lots with minimum frontages of 12 m (39.4 ft.); "RM5-2535" which permits a maximum of 53 condominium row dwellings; "RM5-2536" which permits a maximum of 46 condominium row dwellings; "RM7D4-2537" which permits a minimum of 212 apartment dwellings or a maximum of 424 apartment dwellings; "G" Open Space which permits a walkway for the adjoining community park.	"R4 (12) - Special Section" to permit detached dwellings with minimum frontages of 12 m (39.4 ft.).
"RM5-2534" which permits semi-detached dwellings on lots with minimum frontages of 14 m (45.9 ft) or street townhouses on lots with minimum frontages of 6.85 m (22.4 ft); "RM5-2535" which permits a maximum of 53 condominium row dwellings.	"R5 - Special Section" to permit detached dwellings with minimum lot frontages of 13.7 m (44.9 ft.).
"R3-2530" which permits detached dwellings on lots with minimum frontages of 15 m (49.2 ft.); "R4-2531" which permits detached dwellings on lots with minimum frontages of 12 m (39.4 ft.); "RM5-2534" which permits semi-detached dwellings on lots with minimum frontages of 14 m (45.9 ft) or street townhouses on lots with minimum frontages of 6.85 m (22.4 ft); "RM5-2535" which permits a maximum of 53 condominium row dwellings; "RM5-2536" which permits a maximum of 46 condominium row dwellings; "RM7D4-2537" which permits a minimum of 212 apartment dwellings or a maximum of 424 apartment dwellings.	"RM2 - Special Section" to permit semi-detached dwellings on lots with minimum frontages of 14 m (45.9 ft.).

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Existing/From	Proposed/To
"R3-2530" which permits detached dwellings on lots with minimum frontages of 15 m (49.2 ft.); "RM5-2536" which permits a maximum of 46 condominium row dwellings; "RM7D4-2537" which permits a minimum of 212 apartment dwellings or a maximum of 424 apartment dwellings.	"RM5 - Special Section" to permit semi-detached dwellings on wide shallow lots with minimum frontages of 17.4 m (57 ft.).
"RM7D4-2537" which permits a minimum of 212 apartment dwellings or a maximum of 424 apartment dwellings.	"RM5 - Special Section" to permit street townhouses on wide shallow lots with minimum frontages of 6 m (19.6 ft.).
"RM7D4-2537" which permits a minimum of 212 apartment dwellings or a maximum of 424 apartment dwellings.	"RM7D4 - Special Section" to permit a maximum of 465 apartment units at a maximum Floor Space Index of 3.5.
"R3-2529" which permits detached dwellings on lots with minimum frontages of 20 m (65.6 ft.); "R3-2530" which permits detached dwellings on lots with minimum frontages of 15 m (49.2 ft.); "G" which permits a walkway.	"O1" to permit a community park and a walkway.

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T-M05008 W6**Existing and Proposed Zoning Standards**

Standards	Existing "R3-2530" (Detached Dwellings) Zone in the Subdivision	Proposed "R3 - Special Section" (Detached Dwelling)
Minimum Lot Area (Interior/Corner)	540/680 m ² (5,813/7,320 sq. ft.)	480 m ² (5,166 sq. ft.)/ no corner lots proposed
Minimum Lot Frontage (Interior/Corner)	15/19 m (49.2/62.3 ft.)	no change/no corner lots proposed
Minimum Front Yard Dwelling:	4.5 m (14.7 ft.)	no change
Front garage face:	6.0 m (19.7 ft.)	no change
Minimum Side Yard, Interior Lot	1.2 m (3.9 ft.)	no change
Minimum Interior Side Yard, Exterior Lot	1.2 m (3.9 ft.)	no corner lots proposed
Minimum Rear Yard	7.5 m (24.6 ft.)	no change
Maximum Coverage	40 %	45 %
Maximum Height	11 m (36 ft.)	no change
Maximum Driveway Width	The lesser of 50 % of the lot frontage or 8.5 m (27.8 ft.)	no change
Maximum Porch Encroachment Front and Exterior Side Yards	2 m (6.5 ft.)	no change
Maximum Awning/Architectural Element Encroachment		
Front Yard	0.61 m (2 ft.)	no change
Exterior Side Yard	0.3 m (1 ft.)	no change

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T-M05008 W6**Existing and Proposed Zoning Standards**

Standards	Existing "R4-2531" (Detached Dwellings) Zone in the Subdivision	Proposed "R4(12) - Special Section" (Detached Dwellings)
Minimum Lot Area (Interior/Corner)	425/500 m ² (4,575/5,382 sq. ft.)	365/460 m ² (3,929/4,952 sq. ft.)
Minimum Lot Frontage (Interior/Corner)	12/16 m (39.3/52.5 ft.)	no change/15.2 m (49.8 ft.)
Minimum Front Yard Dwelling: Front garage face:	4.5 m (14.7 ft.) 6.0 m (19.7 ft.)	no change no change
Minimum Side Yard, Interior Lot	1.2 m (3.9 ft.)	1.2 m (3.9 ft.) one side and 0.61 m (2 ft.) other side
Minimum Interior Side Yard, Exterior Lot	1.2 m (3.9 ft.)	0.61 m (2 ft.)
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	4.2 m (13.7 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	no change
Maximum Coverage	40 %	45 %
Maximum Height	11 m (36 ft.)	no change
Maximum Driveway Width	The lesser of 50 % of the lot frontage or 8.5 m (27.8 ft.)	no change
Maximum Porch Encroachment Front and Exterior Side Yards	2 m (6.5 ft.)	no change
Maximum Awning/Architectural Element Encroachment Front Yard Exterior Side Yard	0.61 m (2 ft.) 0.3 m (1 ft.)	no change no change

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T-M05008 W6**Existing and Proposed Zoning Standards**

Standards	"R5" (Detached Dwellings) Zone Zoning By-law 5500 (*)	Proposed "R5 - Special Section" (Detached Dwellings)
Minimum Lot Area (Interior/Corner)	295/415 m ² (3,175/4,467 sq. ft.)	no interior lots proposed/ 410 m ² (4,413 sq. ft.)
Minimum Lot Frontage (Interior/Corner)	9.75/13.5 m (31.9/44.3 ft.)	no change/no interior lots proposed
Minimum Front Yard Dwelling:	4.5 m (14.7 ft.)	no change
Front Garage Face:	6.0 m (19.7 ft.)	no change
Minimum Side Yard, Interior Lot	1.2 m (3.9 ft.) one side and 0.61 m (2 ft.) other side	no interior lots proposed
Minimum Interior Side Yard, Exterior Lot	1.2 m (3.9 ft.) on one side and 0.61 m (2 ft.) on other side	0.61 m (2 ft.)
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	4.2 m (13.7 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	no change
Maximum Coverage	40 %	45 %
Maximum Height	10.7 m (35.1 ft.)	11 m (36 ft.)
Maximum Driveway Width	The lesser of 50 % of the lot frontage or 8.5 m (27.8 ft.)	5.5 m (18 ft.)
Maximum Porch Encroachment Front and Exterior Side Yards	0 m (0 ft.)	2 m (6.5 ft.)
Maximum Awning/Architectural Element Encroachment		
Front Yard	0 m (0 ft.)	0.61 m (2 ft.)
Exterior Side Yard	0 m (0 ft.)	0.3 m (1 ft.)

(*) The subject property does not contain any lands currently zoned as "R5 – Special Section". The "R5" (Detached Dwellings) zone standards in Zoning By-law 5500 have been used as comparison.

Existing and Proposed Zoning Standards

Standards	Existing "RM5-2534" (Semi-detached Dwellings/Street townhouses) Zone in the Subdivision	Proposed "RM2 - Special Section" (Semi-detached Dwellings on Standard lots)	Proposed "RM5 – Special Section" (Semi-detached Dwellings on Wide Shallow Lots)
Minimum Lot Area (Interior/Corner)	450/550 m ² (4,844/5,920 sq. ft.)	424/515 m ² (4,564/5,544 sq. ft.)	425/500 m ² (4,575/5,382 sq. ft.)
Minimum Lot Frontage (Interior/Corner)	14/17 m (45.9/55.8 ft.)	no change	17.4/20.4 m (57/67 ft.)
Minimum Front Yard Dwelling:	4.5 m (14.7 ft.)	no change	no change
Front Garage Face:	6.0 m (19.7 ft.)	no change	no change
Minimum Side Yard, Interior Lot	1.2 m (3.9 ft.) one side and 0.61 m (2 ft.) other side	1.2 m (3.9 ft.)	1.2 m (3.9 ft.)
Minimum Interior Side Yard, Exterior Lot	1.2 m (3.9 ft.)	no change	no change
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	4.2 m (13.7 ft.)	4.2 m (13.7 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	no change	6 m (19.7 ft.)
Maximum Gross Floor Area	0.7 x lot area for semi-detached dwellings	delete	delete
Minimum landscaped open space	25% of lot area for semi-detached	delete	delete
Maximum Height	11 m (36 ft.)	no change	no change
Maximum Driveway Width	3.8 m (12.5 ft.)	5.2 m (17 ft.)	5.2 m (17 ft.)
Maximum Porch Encroachment Front and Exterior Side Yards	2 m (6.5 ft.)	no change	no change
Maximum Awning/Architectural Element Encroachment Front Yard	0.61 m (2 ft.)	no change	no change
Exterior Side Yard	0.3 m (1 ft.)	no change	no change

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T-M05008 W6**Existing and Proposed Zoning Standards**

Standards	Existing "RM5-2534" (Semi-detached Dwellings/Street townhouses) Zone in the Subdivision	Proposed "RM5 – Special Section" (Street Townhouses on Wide Shallow Lots)
Minimum Lot Area (Interior/Corner)	205/325 m ² (2,207/ 3,498 sq. ft.)	142/250 m ² (1,528/ 2,691 sq. ft.)
Minimum Lot Frontage (Interior/Corner)	6.85/10.5 m (22.5/34.4 ft.)	6 m (19.7 ft.)/no change
Minimum Front Yard Dwelling: Front Garage Face:	4.5 m (14.7 ft.) 6.0 m (19.7 ft.)	no change no change
Minimum Interior Side Yard, End Unit	1.5 m (4.9 ft.)	no change
Minimum Side Yard, End Unit to Side Lot Line of Detached or Semi-detached Dwelling	1.8 m (6 ft.)	no change
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	no change
Minimum Rear Yard	7.5 m (24.6 ft.)	6 m (19.7 ft.)
Maximum Gross Floor Area	0.75 x lot area	delete
Maximum Building Height	11 m (36 ft.)	no change
Maximum Driveway Width	3.8 m (12.5 ft.)	no change
Maximum Porch Encroachment Front and Exterior Side Yards	2 m (6.5 ft.)	no change
Maximum Awning/Architectural Element Encroachment Front Yard Exterior Side Yard	0.61 m (2 ft.) 0.3 m (1 ft.)	no change no change

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T-M05008 W6**Existing and Proposed Zoning Standards**

Standards	Existing "RM7D4-2537" Zone in the Subdivision	Proposed "RM7D4 – Special Section" (Apartments)
Maximum Number of Units	424	465
Minimum Number of Units	212	212
Minimum Landscaped Open Space	40 % of lot area	no change
Maximum Gross Floor Area	1 x Lot Area	3.5 x Lot Area
Minimum Setback from Lot Line	7.5 m (24.6 ft.)	6 m (19.7 ft.) from Eglinton Avenue West; 4 m (13.1 ft.) from Mavis Road
Maximum Height	16 storeys excluding mechanical penthouse	24 storeys excluding mechanical penthouse
Underground Garage Setback Street Line Lot Line	7.5 m (24.6 ft.) 1.5 m (4.9 ft.)	0.3 m (1 ft.) 0.3 m (1 ft.)
Minimum Parking – Visitor	0.25 per unit	0.15 per unit
Minimum Parking – 1 Bedroom	1.25 per unit	no change
Minimum Parking – 2 Bedroom	1.40 per unit	no change
Minimum Parking – 3 Bedroom	1.75 per unit	1.40 per unit

APPENDIX I-11

