



# Corporate Report

Clerk's Files

Originator's

Files OZ 06/015 W2

OZ 06/020 W2

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**DATE:** April 24, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 14, 2007

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit 76 row dwellings and 2 detached dwellings all under**  
**common element condominium tenure and 6 freehold street**  
**row dwellings;**  
**943 Southdown Road, 2003, 2004 & 2012 Lushes Avenue,**  
**and 0, 1998, 2004 & 2008-2030 Lakeshore Road West**  
**South side of Lakeshore Road West, east of Southdown Road**  
**Owner: Gemini Urban Design Corp.**  
**Applicant: Jim Levac, Korsiak & Company Ltd.**  
**Bill 20**

**Public Meeting** **Ward 2**

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**RECOMMENDATION:** That the Report dated April 24, 2007, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Medium Density I" to "Residential Medium Density I – Special Site" and to change the Zoning from "R4-1824" (Detached Dwellings) to "RM5-Special Section" (Street Row Dwellings), "RM5-Special Sections" (Row Dwellings) and "R3-Special Section" (Detached Dwellings) to permit 76 row dwellings and 2 detached dwellings all under common element condominium tenure and 6 freehold street row dwellings under files OZ 06/015 W2 and OZ 06/020 W2, Gemini

Urban Design Corp., 943 Southdown Road, 2003, 2004 & 2012 Lushes Avenue, and 0, 1998, 2004 & 2008-2030 Lakeshore Road West, be received for information.

**BACKGROUND:**

It is intended that 2 existing detached dwellings of heritage significance remain and that they will be incorporated into the common element condominium.

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

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	South Parcel (OZ 06/015 W2) – July 28, 2006 North Parcel (OZ 06/020 W2) – October 20, 2006 * both applications were revised on March 20, 2007
Height:	Row dwellings - 3 storeys Street row dwellings - 3 storeys Existing detached dwellings - 2 storeys
Lot Coverage:	South Parcel- 33 % North Parcel - 32 %
Landscaped Area:	South Parcel 43 % North Parcel 40 %
Net Density:	South Parcel – 46 units/ha (19 units/ac.) North Parcel – 43 units/ha (18 units/ac.)
Number of units:	South Parcel – 24 units North Parcel – 60 units Total – 84 units

<b>Development Proposal</b>	
Anticipated Population:	<p>South Parcel – 71*</p> <p>North Parcel – 179*</p> <p>Total – 250*</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>
Parking Required:	<p>“RM5” (Street Row Dwellings) zone provisions: minimum of 2 spaces per unit for freehold street row dwellings = 12 spaces</p> <p>Condominium row dwellings: minimum of 2.3 spaces per unit = 175 spaces.</p> <p>Condominium detached dwellings: no requirement. Condominium detached dwellings projects approved elsewhere in the City have special section zoning that requires a minimum of 4 parking spaces be provided per detached dwelling.</p> <p>Recommendation CPD 121-91, as approved by Council Resolution 160-91 requires that a minimum of three (3) vehicle parking spaces, including those in a garage be provided on-site per on-street dwelling unit, and a minimum of 0.25 visitor parking spaces be provided on the street per on-street dwelling unit where the lot width is less than 12.0 m (39.4 ft.). This recommendation would be applicable to twelve (12) units on the south parcel and three (3) units on the north parcel.</p>

<b>Development Proposal</b>	
Parking Provided:	<p><b>South</b></p> <p>54 spaces in driveways and garages of individual units and 5 visitor parking spaces for a total of 59 spaces.</p> <p><b>North</b></p> <p>120 spaces in driveways and garages of individual units and 15 visitor spaces for a total of 135 spaces.</p> <p>Total parking provided for both parcels - 194 spaces.</p> <p>* Note that the proposal does not currently meet the requirements of Recommendation CPD 121-91. The applicant will need to request relief from this provision.</p>
Supporting Documents:	<p>Planning Justification Statement; Environmental Noise Analysis; Addendum Environmental Noise Analysis; Functional Servicing Report; Phase I Environmental Site Assessment (ESA); Phase II ESA; Heritage Impact Statements; and, Tree Inventory and Preservation Plan.</p>

<b>Site Characteristics – South Parcel</b>	
Frontage:	<p>Lushes Avenue - 101.94 m (334.45 ft.)</p> <p>Southdown Road - 30.50 m (100.06 ft.)</p>
Depth:	Irregular - 30.50 m (100.06 ft.) to 115.27 m (378.18 ft.)
Net Lot Area:	0.52 ha (1.28 ac.)
Existing Use:	Detached dwellings

<b>Site Characteristics – North Parcel</b>	
Frontage:	Lakeshore Road West - 110.07 m (361.12 ft.) Lushes Avenue - 51.74 m (169.75 ft.)
Depth:	Irregular - 75.00 m (246.06 ft.) to 153.21 m (502.66 ft.)
Net Lot Area:	1.38 ha (3.41 ac.)
Existing Use:	Detached dwellings including two (2) detached dwellings of heritage significance that are to be retained.

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

### **Neighbourhood Context**

The subject properties are located at the western fringe of the Clarkson-Lorne Park Residential District. Lushes Avenue which runs east from Southdown Road presently terminates at the Sheridan Creek. The lands include a number of smaller residential properties on the north and south sides of Lushes Avenue, which have been assembled for purposes of the subject applications. The south parcel is comprised of three properties, each of which contains a detached dwelling to be demolished. Two of the properties front onto Lushes Avenue and are very large, deep lots with the rear of these lots being constrained by the floodplain. The third property fronts onto Southdown Road and is significantly smaller than the Lushes Avenue properties. The north parcel is comprised of five properties with detached dwellings, three of which will be demolished. Two of the dwellings have significant heritage value. The “Rackus Studio”, located at 1998 Lakeshore Road West is listed on the City’s Heritage Register. The “Boulder Villa”, also known as “Stevenson House”, is located at 2030 Lakeshore Road West and is designated under the *Ontario Heritage Act*. The Boulder Villa is proposed to be retained in its present location and the Rackus Studio house is proposed to be relocated adjacent to the Boulder Villa.

Overall the site is relatively flat, gently sloping downwards to Sheridan Creek with a significant number of trees. The floodplain associated with the Sheridan Creek valley is identified as a “linkage” by the Natural Areas Survey and is owned by the City and known as Park #171. The subject properties are also adjacent to the Clarkson Fire Station (#103).

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

The surrounding land uses are described as follows:

- North: Across Lakeshore Road West - Twin Spruce Park and the temporary sales centre for the proposed 18 storey apartments to be constructed further north on Southdown Road (Stonebrook Properties);
- East: Sheridan Creek, beyond which are two apartment buildings, one is 17 storeys and the other is 8 storeys in height;
- South: Three 4 storey apartment buildings;
- West: Across Southdown Road - a commercial development known as “Clarkson Crossings”. Also, two detached dwellings and the Clarkson Fire Station (#103) are immediately west of the north parcel.

**Current Mississauga Plan Designation and Policies for Clarkson-Lorne Park District (May 5, 2003)**

**“Residential Medium Density I”** which permits townhouse dwellings within a net density range of 30-50 units per net residential hectare (12-20 units per net residential acre).

The application for the south parcel is in conformity with the land use designation and no official plan amendment is required.

The applications for the north parcel are not in conformity with the land use designation as two existing detached dwellings are being retained because of their heritage value. The north parcel requires an official plan amendment to permit the “Rackus Studio” and “Boulder Villa” to remain.

There are other policies in the Official Plan which also are applicable in the review of these applications, including those set out in Appendix I-10.

### **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**

For the north parcel, the proposed Official Plan designation is **“Residential Medium Density I – Special Site”** to permit the two detached dwellings to remain in addition to the proposed row dwellings. The proposed density for the north parcel at 43 units per net residential hectare (18 units per net residential acre) falls within the permitted density of 30-50 units per net residential hectare (12-20 units per net residential acre) for this designation.

### **Existing Zoning**

**“R4-1824” (Residential Detached)**, which permits detached dwellings on lots with a minimum frontage of 15.00 m (49.21 ft.) and a minimum area of 605.00 m<sup>2</sup> (6,512.38 sq. ft.).

### **Proposed Zoning By-law Amendment**

The applicant has requested that the lands be rezoned to the following:

**“RM5-Special Section” (Street Row Dwellings)**, to permit 6 street row dwellings with minimum lot frontages of 6.30 m (20.77 ft.) and minimum lot areas of 185.00 m<sup>2</sup> (1,991.39 sq. ft.).

Zoning By-law 5500, as amended, currently requires a minimum lot frontage of 6.85 m (22.47 ft.) and a minimum lot area of 205.00 m<sup>2</sup> (2,206.67 sq. ft.) for street row dwellings in accordance with the “RM5” (Street Row Dwellings) zone provisions.

**“RM5-Special Section” (Row Dwellings)**, to permit 18 row dwellings with minimum lot frontages of 5.00 m (16.40 ft.) and minimum lot areas of 115.00 m<sup>2</sup> (1,237.89 sq. ft.) and in accordance with the zoning provisions contained in Appendix I-9.

**“RM5-Special Section” (Row Dwellings)**, to permit 58 row dwellings with minimum lot frontages of 5.00 m (16.40 ft.) and minimum lot areas of 115.00 m<sup>2</sup> (1,237.89 sq. ft.) in accordance with a Schedule “I” and the zoning provisions contained in Appendix I-9.

**“R3-Special Section” (Detached Dwellings)**, to recognize 2 existing detached dwellings proposed to be retained in accordance with the zoning provisions contained in Appendix I-9.

### **Draft Mississauga Zoning By-law**

A final report on the new draft Zoning By-law will be dealt with by Planning and Development Committee on April 30, 2007 and, it is anticipated that it will be further considered by Council on May 23, 2007. The draft Zoning for these properties is “D-1” (Development).



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. A recommendation will be included in the Supplementary Report to address the new Mississauga Zoning By-law.

## **COMMUNITY ISSUES**

A community meeting was held by Ward 2 Councillor Pat Mullin on February 27, 2007.

The following is a summary of issues raised by the Community:

### **Comment**

Will a pedestrian connection be provided from Lushes Avenue on the east side of Sheridan Creek to this portion of Lushes Avenue?

### **Response**

Ongoing discussions are occurring regarding the feasibility of providing a pedestrian or vehicular connection across Sheridan Creek. This issue will be addressed in a future Supplementary Report.

No additional comments relating to the proposed land use were made.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. In addition to the matter of relief from Council Resolution 160-91 and, based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

### **Connection Over Sheridan Creek**

Some of the residents of the apartment buildings located on the east side of Sheridan Creek have expressed an interest in a pedestrian bridge being provided over Sheridan Creek. This pedestrian connection would provide easier access to the commercial development located on the west side of Southdown Road for these residents.

The City's Community Services Department – Fire and Emergency Services has expressed an interest in exploring opportunities to extend Lushes Avenue by a bridge connection across Sheridan Creek in order to facilitate improved response times.

The feasibility of either a pedestrian or vehicular connection is being explored through the evaluation of these applications. Should a connection ultimately be provided, sidewalks or another appropriate pedestrian pathway should be provided along Lushes Avenue to facilitate safer pedestrian movement.

### **Request to Acquire City-owned Lands**

The applicant has put forth a request to acquire a portion of City owned land, known as Park 171. Should the land not be acquired, the current proposal is not feasible as access cannot be provided to the northerly portion of the site. This issue will be further addressed in the comments provided by the Community Services Department – Planning and Heritage Section.

### **Proposed Rear Yard Setbacks (North Parcel)**

Currently, the row dwelling units proposed along the easterly side of the north parcel have a rear yard setback of approximately 7.00 m (22.97 ft.). Typically a minimum rear yard setback of 7.50 m (24.60 ft.) is required. The applicant will be required to explore opportunities to provide a minimum rear yard setback of 7.50 m (24.60 ft.) either through the repositioning of the units, or a reduction in depth for the affected units.

**Tree Preservation**

The submitted tree inventory plan for the south parcel does not correspond to the tagging on-site. The tagging should be amended so that the inventory can be evaluated by staff.

The submitted tree preservation plans for both the south and north parcels need to be amended to include the layout of underground servicing as it is anticipated that additional trees will be impacted by the proposed services.

Grading information should be provided on the tree preservation plans so that it can be evaluated if there will be any further impact on existing vegetation.

**Greenbelt**

In addition to the zoning requested by the applicant, both the City and Credit Valley Conservation will require that all lands below the Regional Floodplain, plus a 5.00 m (16.40 ft.) setback be dedicated to the City and zoned "G" (Greenbelt) for conservation purposes. To date the extent of the lands to be dedicated has not been accurately identified and will be determined through the review of additional information and resolution of issues.

**Orientation of Units on Major Streets**

Through the approval process, staff will require that it be demonstrated that the units abutting Lakeshore Road West and Southdown Road be orientated in such a way as to ensure that the front door is presented to the public street and the private amenity area associated with each unit is internal to the site.

**Additional Parcels of Land on Lushes Avenue**

Through the review of the subject applications, staff have requested that the applicant demonstrate that the proposed development will not preclude the future development of surrounding parcels of land. Accordingly, the applicant has provided a community plan illustrating how the parcels of land that do not form part of these applications could be developed at some point in the future. In an effort to be proactive, if these applications are approved, the City should undertake a city-initiated rezoning for the lands surrounding this development to assist in ensuring that the future development of any residual parcels is undertaken in an orderly manner.

**OTHER INFORMATION****Development Requirements**

In conjunction with the proposed developments, there are certain other engineering and conservation matters with respect to noise, grading, above and below ground servicing, storm drainage, site remediation, and clean-up and/or restoration of the greenbelt which will require the applicant to enter into appropriate agreements with the City. The applicant will also be required to obtain site plan approval for the proposed developments.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:** Appendix I-1 - Site History  
Appendix I-2 - Aerial Photograph  
Appendix I-3 - Excerpt of Clarkson-Lorne Park District  
Land Use Map

Appendix I-4 - Excerpt of Existing Land Use Map

Appendix I-5 - Concept Plan

Appendix I-6 - Elevations

Appendix I-7 - Agency Comments

Appendix I-8 - School Accommodation

Appendix I-9 - Proposed Zoning Standards

Appendix I-10 - Relevant Mississauga Plan Policies

Appendix I-11 - General Context Map

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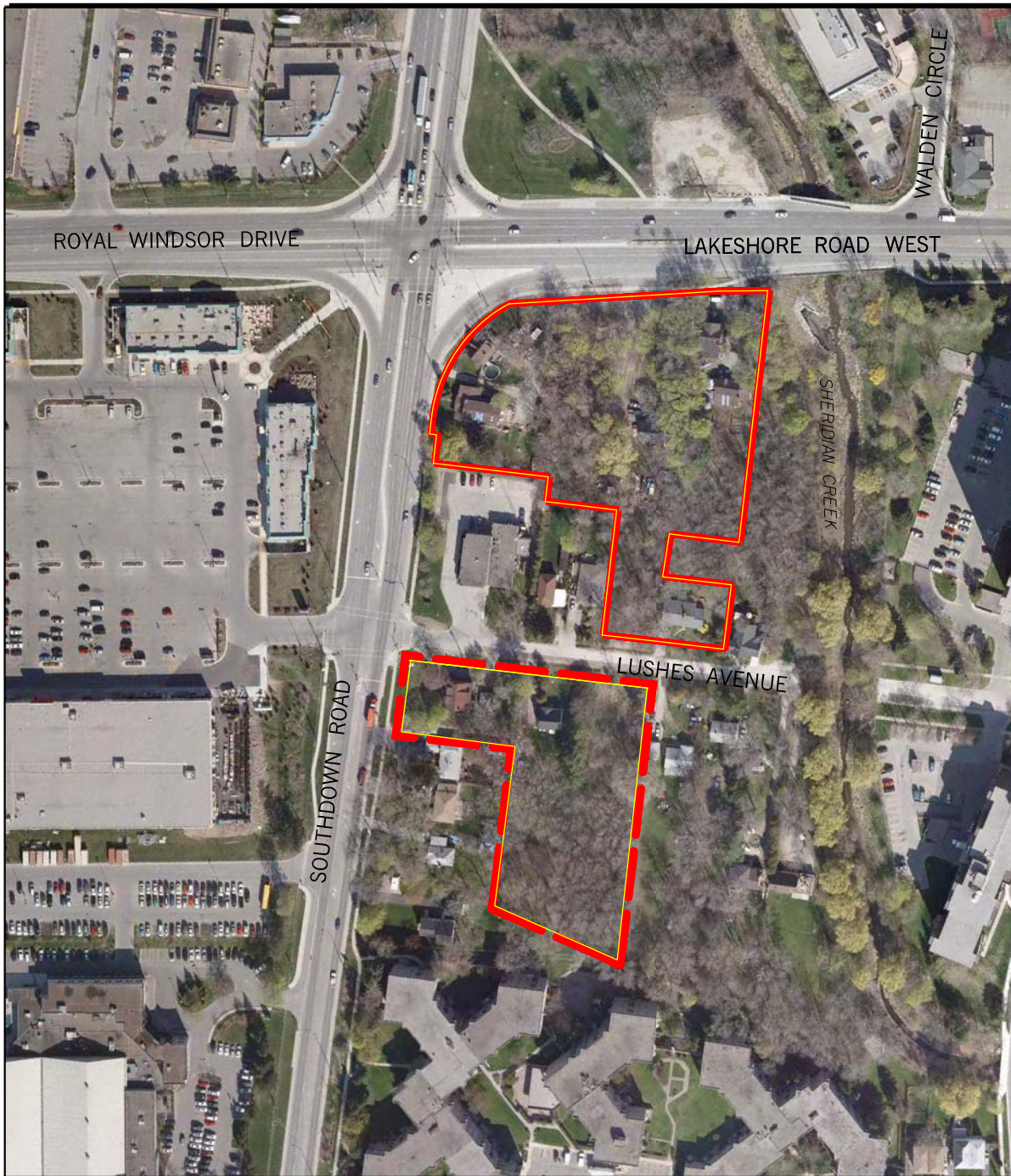
Edward R. Sajecki

Commissioner of Planning and Building

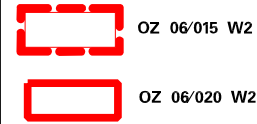
*Prepared By: Stacey Laughlin, Development Planner*

**Gemini Urban Design Corp.****File: OZ 06/015 W2  
OZ 06/020 W2****Site History**

- August 2, 1990 – A rezoning application was submitted under file OZ 90/058 W2 for 943 Southdown Road to change the zoning to “RM5 – Special Section” (Street Row Dwellings). The rezoning application became inactive and was cancelled on January 31, 1994.
- March 20, 2000 – A rezoning application was submitted under file OZ 00/016 W2 for 943 Southdown Road. Through this application, 6 freehold street row dwellings were proposed. The application was endorsed by Council; however, Development and Servicing Agreements were required to be submitted prior to implementation of the By-law. The agreements were not provided and the application was cancelled on February 19, 2007. The current application for the south parcel is proposing similar freehold street row dwellings on 943 Southdown Road.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Clarkson-Lorne Park District, designating the subject lands “Residential Medium Density I”.
- January 16, 2007 – A minor variance application was submitted under file ‘A’ 070/07 to permit a temporary sales office/trailer for the subject Official Plan Amendment and Rezoning applications to be located at 1998 Lakeshore Road West. This application was considered by the Committee of Adjustment at its meeting on February 15, 2007 and deferred to allow the applicant to address staff concerns regarding the 0.00 m (0.00 ft.) setback to City-owned lands and the Sheridan Creek. The applicant revised the proposal, moving the sales trailer to 0 Lakeshore Road West and placing the parking adjacent to Sheridan Creek, providing a 2.00 m (6.56 ft.) setback. The Committee of Adjustment approved the minor variance application at its meeting on March 1, 2007 for a temporary period of two years. The minor variance was final and binding on March 29 2007.
- March 22, 2007 – A site plan application was submitted under file SPM 07/069 W2 for a temporary sales trailer associated with the subject Official Plan Amendment and Rezoning applications.



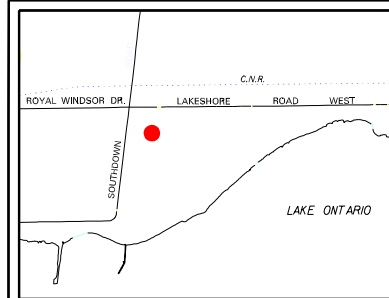
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DATE OF AERIAL PHOTO: 2006

**SUBJECT:**

**GEMINI URBAN DESIGN CORP.**



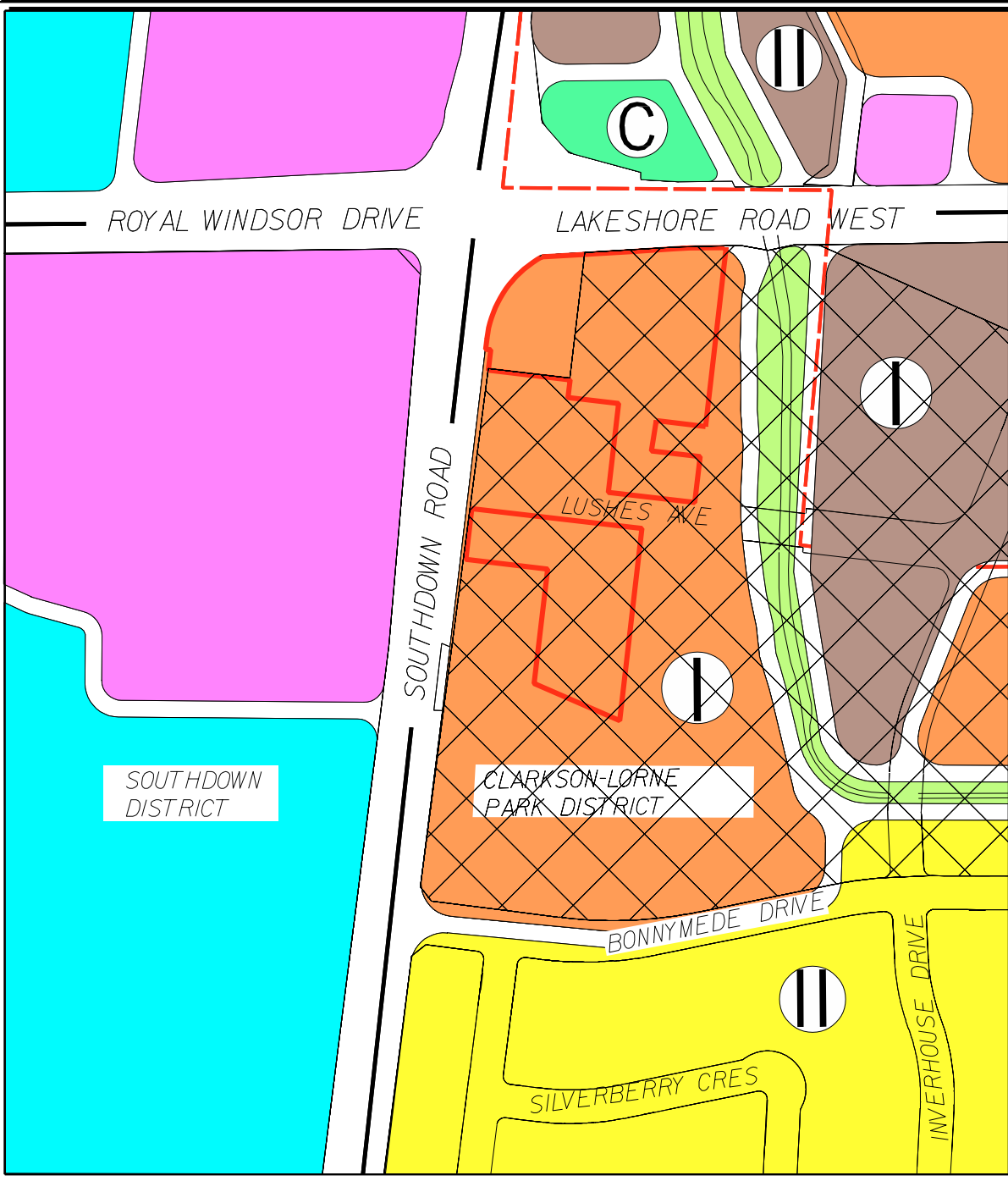
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OZ 06/015 W2  
OZ 06/020 W2

DWG. NO:  
**06015A**

SCALE:  
NTS

PDC DATE:  
2007 05 14

DRAWN BY:  
R.DICOSOLA



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

**LAND USE DESIGNATIONS**

- Residential- Low Density I
- Residential- Low Density II
- Residential- Medium Density I
- Residential- High Density I
- Residential- High Density II
- Mainstreet Commercial
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Open Space
- Private Open Space
- Greenbelt
- Utility

**TRANSPORTATION LEGEND**

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

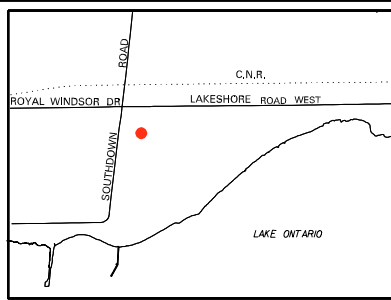
**LAND USE LEGEND**

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

**SUBJECT LANDS**



**SUBJECT:**  
**GEMINI URBAN DESIGN CORP.**



**FILE NO:**  
OZ 06015 W2  
OZ 06020 W2

**DWG. NO:**  
06015L

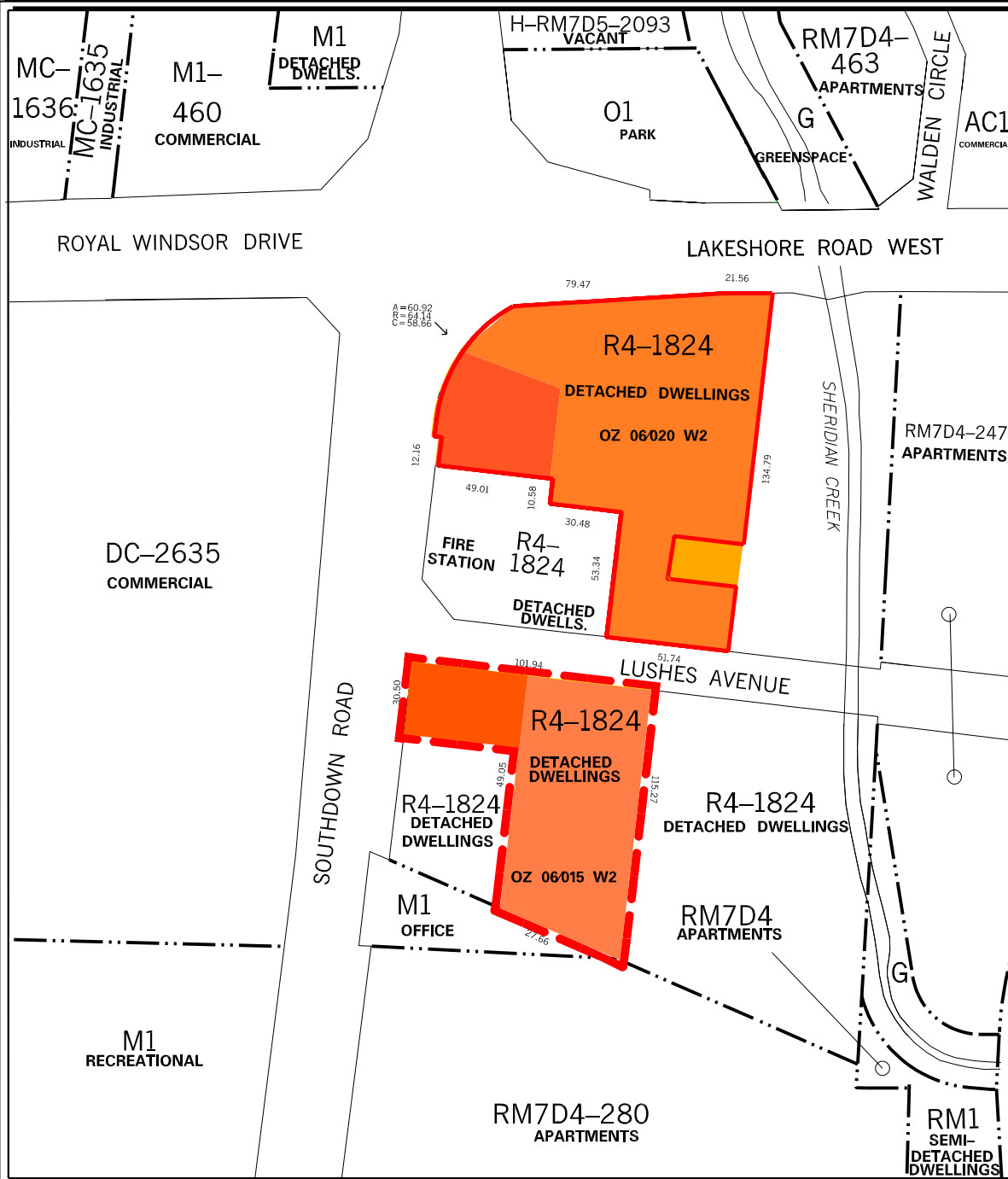
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**PDC DATE:**  
2007 05 14








**DRAWN BY:**  
R.DICOSOLA

**APPENDIX 1-3**



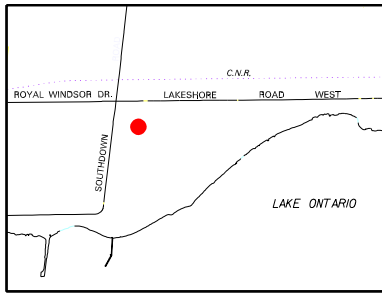



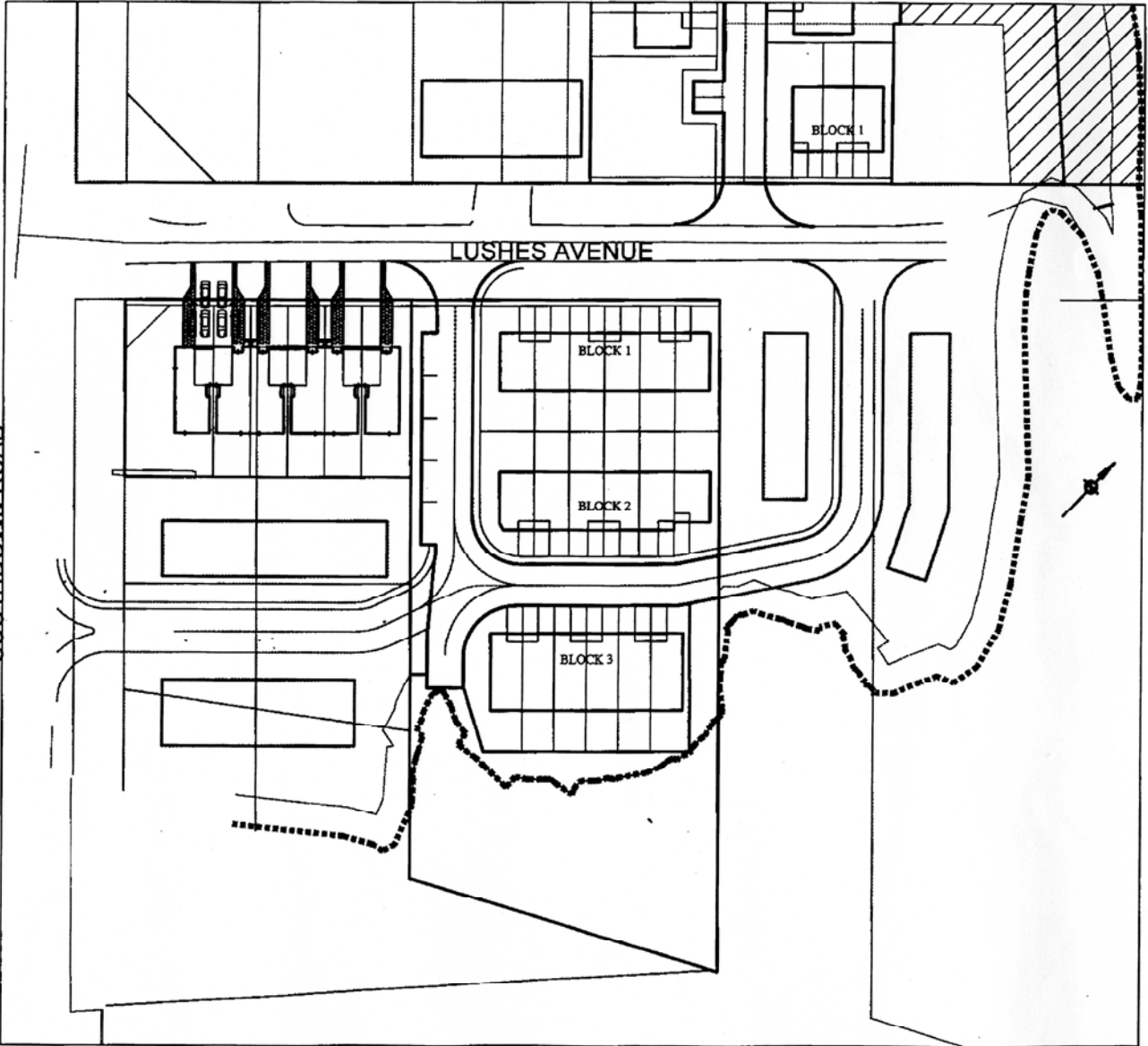
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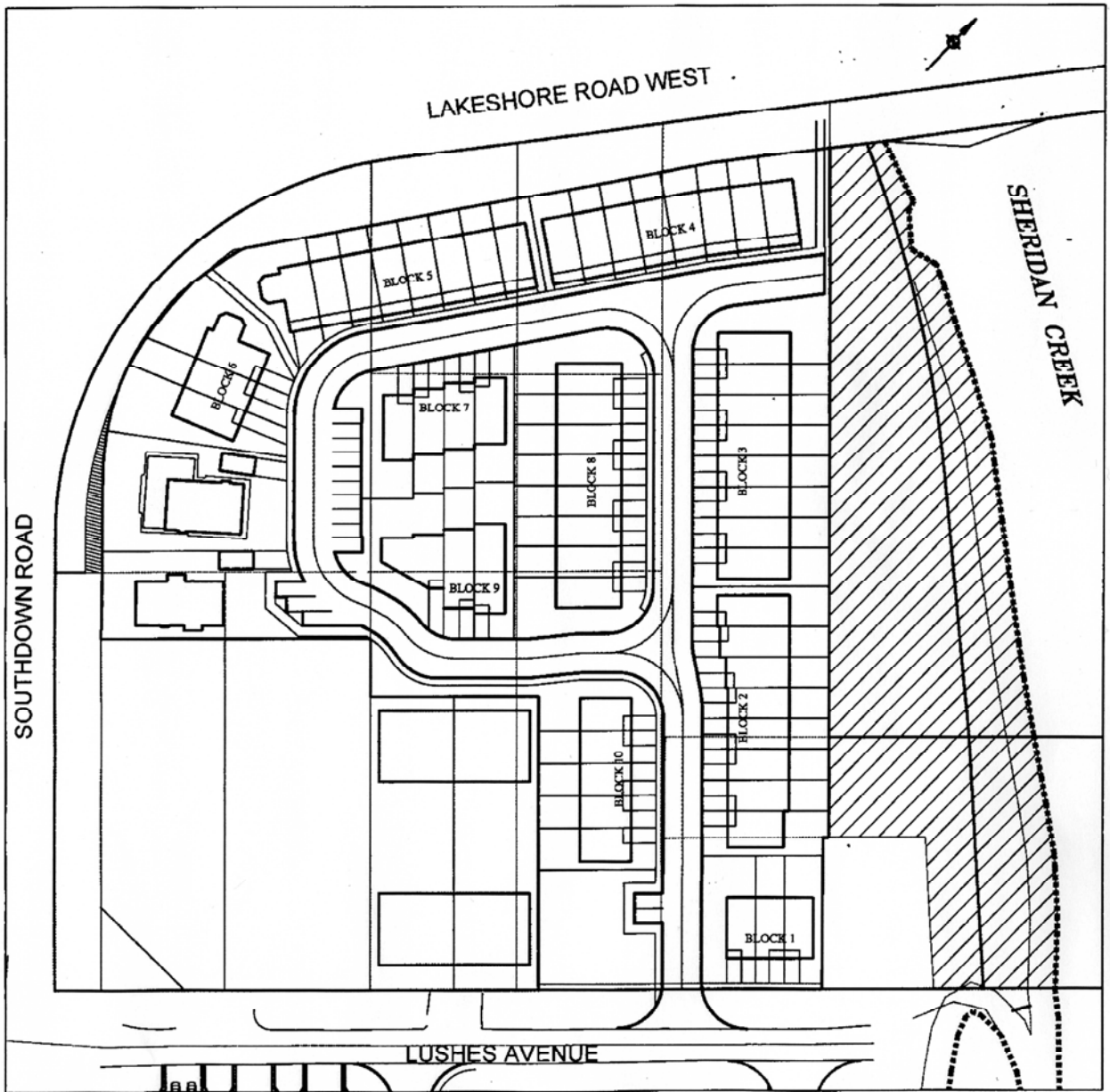
-  **SUBJECT LANDS**  
OZ 06/015 W2
-  PROPOSED REZONING FROM "R4-1824" (DETACHED DWELLINGS) TO "RM5-SPECIAL SECTION" (STREET ROW DWELLINGS) TO PERMIT 6 FREEHOLD STREET ROW DWELLINGS FRONTING ON THE SOUTH SIDE OF LUSHES AVENUE.
-  PROPOSED REZONING FROM "R4-1824" (DETACHED DWELLINGS) TO "RM5-SPECIAL SECTION" (ROW DWELLINGS) TO PERMIT 18 ROW DWELLINGS ON THE SOUTH SIDE OF LUSHES AVENUE.
-  **SUBJECT LANDS**  
OZ 06/020 W2  
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL MEDIUM DENSITY I" TO "RESIDENTIAL MEDIUM DENSITY I-SPECIAL SITE".
-  PROPOSED REZONING FROM "R4-1824" (DETACHED DWELLINGS) TO "RM5-SPECIAL SECTION" (ROW DWELLINGS) TO PERMIT 58 ROW DWELLINGS ON THE NORTH SIDE OF LUSHES AVENUE.
-  PROPOSED REZONING FROM "R4-1824" (DETACHED DWELLINGS) TO "R3-SPECIAL SECTION" (DETACHED DWELLINGS) TO PERMIT 2 DETACHED DWELLINGS OF HERITAGE SIGNIFICANCE TO REMAIN ON THE NORTH SIDE OF LUSHES AVENUE.
-  CITY OWNED LANDS THE APPLICANT HAS REQUESTED TO ACQUIRE.



**SUBJECT:**  
**GEMINI URBAN DESIGN CORP.**

	<b>FILE NO:</b> OZ 06/015 W2 OZ 06/020 W2
	<b>DWG. NO:</b> 06015R
	<b>SCALE:</b> 1:2500
	<b>PDC DATE:</b> 2007 05 14
	<b>DRAWN BY:</b> R.DICOSOLA
	
Produced by T&W, Geomatics	
<b>APPENDIX I-4</b>	







flanagan  
bernstorf  
& partners  
architects  
1000 SHEPPARD AVE. E. SUITE 100  
SCARBOROUGH, ONT. M1S 1T5



GEMINI URBAN DESIGN  
TOWNHOUSES FACING LAKESHORE RD. W.  
LUSHES AVENUE MISSISSAUGA ONTARIO  
M5S 1A5



Sanagan  
beresford  
& patterson  
architects  
25 elgin street, unit # 20, north York  
ontario, M2N 0K6 (416) 291-2000



GEMINI URBAN DESIGN  
TOWNHOUSES FACING LUSHES AVENUE  
LUSHES AVENUE MISSISSAUGA, ONTARIO  
00-001 FEB. 2007





GEMINI URBAN DESIGN

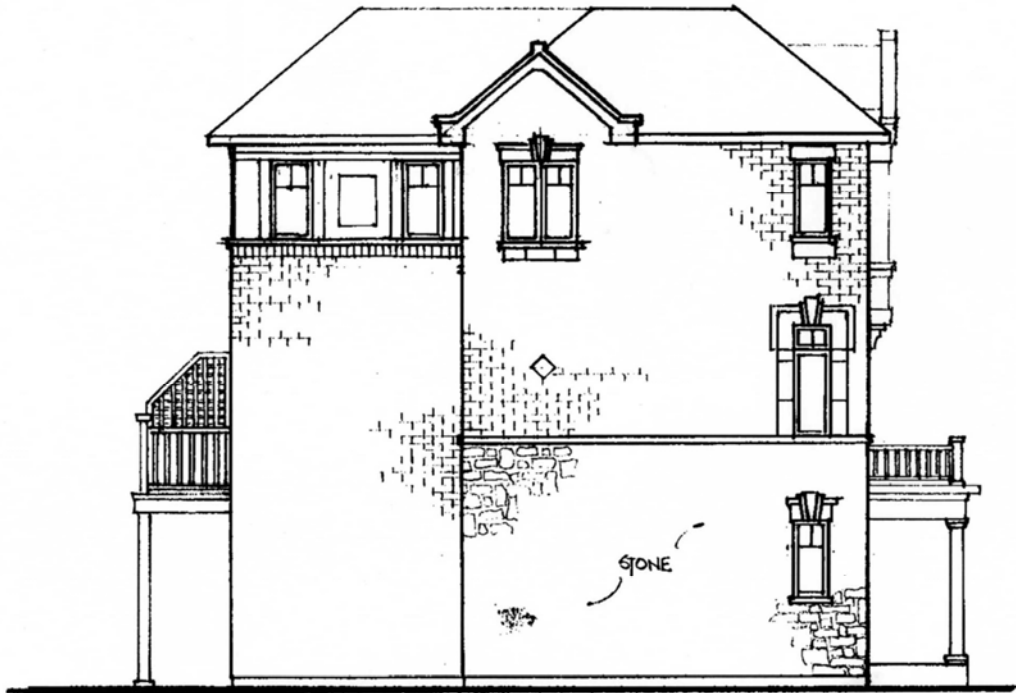
3 STOREY TOWNHOUSES • UPGRADED SIDE ELEVATION

LOT 39 LUSHES AVE. NORTH SIDE 06-841  
MAR. 21/07

LUSHES AVE. NORTH / MISSISSAUGA / ONTARIO

Flanagan Beresford & Patteson  
Architects  
70 Siltan Road, Unit 1  
Woodbridge, Ontario L4L 8B9  
Tel: 905-265-2688 Fax: 905-265-2685





GEMINI URBAN DESIGN

3 STOREY TOWNHOUSES - UPGRADED SIDE ELEVATION  
LOTS 4, 5B LUSHES AVE. NORTH SIDE 06-803

Flanagan Beresford & Patteson  
Architects  
70 Siltan Road, Unit 1  
Woodbridge, Ontario L4L 8B9  
Tel: 905-265-2088 Fax: 905-265-2885

LUSHES AVE. NORTH / MISSISSAUGA / ONTARIO

MAR 21/07





**Flanagan Beresford & Patteson**  
Architects

70 Siltan Road, Unit 1  
Woodbridge, Ontario L4L 8B9  
Tel: 905-265-2638 Fax: 905-265-2685

GEMINI URBAN DESIGN

3 STOREY TOWN HOUSES • UPGRADED FLANKAGE SIDE ELEVATION

LOTS 1 & 7 LUSHES AVE. SOUTH SIDE

06-841

LOT 54 LUSHES AVE. NORTH SIDE

06-833

LUSHES AVE. NORTH & SOUTH / MISSISSAUGA / ONTARIO

MAR. 21/07



**Flanagan Beresford & Patteson**  
Architects

70 Siltan Road, Unit 1  
Woodbridge, Ontario L4L 8B9  
Tel: 905-265-2638 Fax: 905-265-2635

GEMINI URBAN DESIGN

3 STOREY TOWNHOUSES • UPGRADED FLANKAGE SIDE ELEVATION  
LOTS 19, 43 & 50 LUSHES AVE, NORTH SIDE 06-833

LUSHES AVE. NORTH • MISSISSAUGA • ONTARIO

MAR.21/07



GEMINI URBAN DESIGN

TOWNHOUSES FACING SOUTHDOWN RD.  
ADJACENT TO BOULDER HOUSE

06-B41  
MAR. 21/07

LUSHES AVE. NORTH / MISSISSAUGA • ONTARIO



GEMINI URBAN DESIGN  
FLANKING TOWNHOUSE ELEVATION  
ADJACENT TO BOULDER HOUSE

LUSHES AVE. NORTH / MISSISSAUGA • ONTARIO

Gemini Urban Design Corp.

File: OZ 06/015 W2  
OZ 06/020 W2**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (August 10, 2006 & November 11, 2006))	<p>The Region has no objection to the subject applications and provides the following comments:</p> <p>The subject land is located adjacent to the Sheridan Creek. The Regional Official Plan (ROP) designates the Sheridan Creek as a Core Area of the Greenlands System in Peel, under Policy 2.3.2.6. Within this designation, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of Credit Valley Conservation (CVC) staff for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that City staff consider comments from CVC and incorporate their conditions of approval appropriately. Prior to final Site Plan approval, Regional Planning staff will require confirmation from CVC that all environmental concerns have been addressed to their satisfaction.</p> <p>Municipal sanitary services consist of a 250 mm (10.00 in.) and 300 mm (12.00 in.) diameter sanitary sewer on Southdown Road and a 250 mm (10.00 in.) diameter sanitary sewer on Lushes Avenue. Municipal water services consist of a 400 mm (16.00 in.) diameter watermain on Lakeshore Road West, a 400 mm (16.00 in.) and 150 mm (6.00 in.) diameter watermain on Southdown Road and a 150 mm (6.00 in.) diameter watermain on Lushes Avenue.</p> <p>The applicant will be required to enter into a Condominium Water Servicing Agreement with the Region of Peel at the Draft Plan of Condominium Stage.</p> <p>Regional staff has reviewed the Functional Servicing Report dated September 2006, prepared by Skira &amp; Associates Ltd. and finds it to be satisfactory.</p> <p>The subject land is not located within the vicinity of a landfill.</p>

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Agency / Comment Date	Comment
	<p>The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that our records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous waste on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer.</p> <p>The applicant is advised that curbside waste collection will be provided by the Region on both Lushes Avenue and the internal private road.</p> <p>For collection of garbage, recyclable materials, yard waste and household organics from private lanes, apartments and or condominiums, an Acknowledgement and Release Form and an Application for Private Property Waste Collection Services must be completed prior to commencement of waste collection.</p> <p>The applicant will be responsible for the collection and disposal of waste until 90 percent occupancy of the development has been reached. The applicant will be required to contact the Region's Waste Management Division at 905-791-9499 to authorize commencement of collection. Waste Management staff will visit the site to confirm that the development has reached 90 percent occupancy. Upon confirmation of the above and provided that there is safe access for waste collection vehicles, Waste Management staff will recommend that waste collection service commence.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (November 30, 2006 & April 3, 2007)	This Dufferin-Peel Catholic District School Board has indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, they have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a Bill 20 development

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Agency / Comment Date	Comment
	<p>application include the following as a condition of approval:</p> <p>“Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.”</p> <p>The Peel District School Board has responded that it is satisfied with the current provision of educational facilities for the catchment area 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 these development applications.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included within the Servicing Agreement and that signs be posted at the entry of developments advising of this.</p>
<p>Credit Valley Conservation (CVC) (January 19, 2007 and updated on March 29, 2007)</p>	<p>CVC staff have the following concerns with the subject applications:</p> <ul style="list-style-type: none"> <li>- the location of the Regional Storm Floodplain and its required setback in relation to the proposed developments;</li> <li>- the provision of adequate Erosion and Sediment Controls (E&amp;SC) prior to and during the period of construction;</li> <li>- the provision of suitable Stormwater Management (SWM) measures; and</li> <li>- the exploration of tree preservation and restoration opportunities in and adjacent to the Floodplain and in the City of Mississauga designated linkage area.</li> </ul> <p>To address these concerns, the following comments must be addressed:</p>

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>- The location of the floodplain hazard in the vicinity of the subject property should be established using the Geodetic Elevations and interpolation. Once the location of this hazard is established, all lands contained below the Regional Storm Floodplain, plus a 5.0 m (16.4 ft.) development setback, should be zoned in an appropriately restrictive "G" greenbelt zoning category and be dedicated to the City of Mississauga for conservation purposes.</li> <li>- A revised Functional Servicing Report should be prepared to the satisfaction of CVC describing means whereby stormwater will be treated and conducted from the site to a receiving body. Further, it should explain how appropriate Erosion and Sediment Control Best Management Practices will be implemented during the different phases of construction.</li> <li>- With respect to tree preservation and restoration opportunities, it is unclear why poor-health and non-native species located in the vicinity of Sheridan Creek and its associated floodplain area are being preserved. Only healthy native trees in this area should be preserved. Furthermore, since the subject properties are located in the vicinity of the above-noted designated natural areas, opportunities for restoration and enhancement should be explored. On this basis, a restoration/enhancement plan should be submitted prior to the passage of the Rezoning By-law and prior to the issuance of a Tree Removal Permit indicating all poor-health and/or non-native trees in the vicinity of the floodplain and its associated setback are replaced with more appropriate alternatives and indicating further enhancement plantings opportunities generally.</li> </ul> <p><b><i>Lushes South Concept Plan</i></b></p> <p>CVC staff have indicated that they would agree in principle that in certain areas along the southernmost row of row dwellings, a 0.30 m (1.00 ft.) freeboard could be allowed in lieu of our 5.00 m (16.40 ft.) setback requirement provided that:</p> <ul style="list-style-type: none"> <li>- the 0.30 m (1.00 ft.) freeboard is achieved through creation of a maximum 3:1 slope;</li> </ul>



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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>- the sloped area needed to achieve the 0.30 m (1.00 ft.) freeboard would be zoned “G” (Greenbelt) and be dedicated to the City of Mississauga for conservation purposes;</li> <li>- this option is considered only as a last resort and all other possibilities related to revising lot configuration and reducing municipal setbacks have first been exhausted.</li> </ul> <p>At this time, insufficient information has been provided to determine whether these conditions can be met. Significantly, we note that the applicant has failed to allow for the required slope needed to achieve the 0.30 m (1.00 ft.) freeboard. In order to address this concern, the applicant should revise the concept plans to provide sufficient space to allow for the required slope. In addition, we will require grading plans showing the max 3:1 slope needed to achieve the 0.30 m (1.00 ft.) freeboard matched to existing grades at the limit of the floodplain.</p> <p>CVC staff also note that the listed conditions imply that in all instances where use of the 0.30 m (1.00 ft.) freeboard option is not absolutely necessary, the required 5.00 m (16.40 ft.) setback applies and should be provided.</p> <p><b><i>Lushes North Concept Plan:</i></b></p> <p>The revised site concept plan and site grading plan submitted shows further development adjacent to the designated Linkage Area. It is recommended that a site meeting be scheduled with City and CVC staff present to examine the vegetation in this area and assess the need for an EIS. If it is determined that an EIS is not required, CVC staff will continue to recommend the City require a restoration/rehabilitation plan be submitted in support of the proposal.</p> <p><b><i>Community Plan:</i></b></p> <p>The Community Plans submitted in support of both applications identify that a road terminating along the eastern boundary of the Lushes South development is intended to continue eastwards through CVC’s required 5.00 m (16.40 ft.) setback from the Regional Storm Floodplain. As noted above,</p>

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Agency / Comment Date	Comment
	<p>staff would be unable to support this encroachment unless a 0.30 m (1.00 ft.) freeboard is provided to perform a similar buffer function as the 5.00 m (16.40 ft.) required setback. Additionally, this concession would be dependant on the fulfillment of the conditions outlined above.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (March 29, 2007)</p>	<p>To facilitate the proposal, the applicant has put forward a request to acquire 0.05 ha (0.13 ac.) of City land (Park 171). This land is part of a larger irregular shaped parcel, purchased by the City in 1978 for flood and erosion works which were being conducted at the time. The parcel of land the applicant is seeking to acquire is not designated greenbelt. The trees on this parcel are of poor quality, and the grading and drainage of the land would have been negatively impacted by surrounding development due to the irregular boundary. Therefore, this Department does not have any objection in declaring these lands surplus and the applicant incorporating the lands within the development proposal.</p> <p>The park and recreational provisions for the proposed development are satisfied by Twin Spruce Park (P-139) and Lewis Bradley Park, (P-081) located approximately 30 m (98.43 ft.) and 600 m (1,968.50 ft.) from the site respectively. Lewis Bradley Park contains an outdoor pool, play structure and senior soccer field. Prior to the issuance of building permits, cash-in-lieu of parkland dedication will be required. The property at 2030 Lakeshore Road West, known as "Boulder Villa" is a heritage designated property under By-law 62-89. The second structure known as the Rackus House, 1998 Lakeshore Road West is listed on the City's Heritage Register. The applicant is proposing to retain and renovate both buildings for residential purposes. The Rackus House is proposed to be relocated to the west side of the property. The applicant has submitted a satisfactory Heritage Impact Statement. The proposed alterations or changes to the heritage designated structure, including detailed modification, must be reviewed by the Heritage Advisory Committee and seek Council approval. Through the site plan process, the design of the proposed units adjacent to Boulder Villa will be reviewed for compatibility. Securities will be required prior to the relocation of the Rackus House.</p>

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OZ 06/020 W2

Agency / Comment Date	Comment
	<p>The applicant has also conducted a Stage 1 and Stage 2 archaeological assessment of the property. There were no archaeological resources found on the site.</p> <p>The site is adjacent to City owned greenbelt lands identified as P-171, Sheridan Creek. Prior to the preparation of a Supplementary Report, in order to address our grading concerns, approval of a detailed grading plan is required. Fencing, hoarding, and associated securities will be required. Further, securities for greenbelt clean up, greenbelt planting and cash contributions for street tree planting will be required.</p>
City Community Services Department – Fire and Emergency Services Division (January 22, 2007)	<p>These applications have been reviewed from an emergency response perspective and this Division has no concerns; emergency response time to the site and water supply available are acceptable.</p>
City Transportation and Works Department (April 4, 2007)	<p><b>OZ 06/015 W2 (South Parcel)</b></p> <p>The applicant is to submit a parking layout plan for the proposed units fronting onto Lushes Avenue demonstrating 3.25 spaces per unit in accordance with Council Resolution #121-91.</p> <p>Based on the review of the submitted concept plan, this Department indicated that the applicant must elaborate as to how the future developments to the east and west will be incorporated to what will be an established common element condominium development, recognizing that the remaining undeveloped parcel to the west will not have full access to Southdown Road. Vehicular access and servicing for these adjacent lands must also be accommodated through this development parcel.</p> <p>Prior to the preparation of a Supplementary Report, the applicant will be required to revise and resubmit an updated Functional Servicing Report and a Noise Addendum Study to address this Department's comments.</p> <p>Additional comments will be provided pending the receipt and review of these items.</p>

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File: OZ 06/015 W2  
OZ 06/020 W2

Agency / Comment Date	Comment
	<p><b>OZ 06/020 W2 (North Parcel)</b></p> <p>The applicant is to submit a parking layout plan for the proposed units fronting onto Lushes Avenue demonstrating 3.25 spaces per unit in accordance with Council Resolution #121-91.</p> <p>The applicant will also be required to revise the supporting concept site plan to illustrate the feasibility of the proposed common element condominium development, including the placement of the required minimum 3.0 m (9.84 ft.) utility corridor, incorporation of the City's standard road cross-section for a Common Element Condominium and details regarding the proposed fencing, buffering, grading and common element features. Given the nature of the proposed condominium tenure, defined POTL boundaries are to also be illustrated on the concept site plan.</p> <p>Prior to the preparation of a Supplementary Report, the applicant will be required to revise and resubmit an updated Noise Addendum Study and a Preliminary Grading Plan to address this Department's comments. An updated Storm Drainage Report is also required for review and approval. All on-site drainage is to be self-contained and directed to the appropriate municipal outlet.</p> <p>The applicant is to also delineate the impacted area which was identified as exceeding the MOE's Table 3 for petroleum hydrocarbons. A remedial action plan is to be submitted to this Department for review and approval.</p> <p>Additional comments will be provided pending the receipt and review of these items</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City's Economic Development Office; Credit Valley Hospital; Hydro One Networks; Enersource Hydro Mississauga; Enbridge Gas Distribution Inc.; Canada Post Corporation; and, Conseil Scolaire de District Catholique Centre-Sud.</p>

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**File: OZ 06/015 W2  
OZ 06/020 W2**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City's Realty Services; Conseil Scolaire de District Centre-Sud-Ouest; Enbridge Pipelines Inc.; Trans-Northern Pipelines Inc.; Rogers Cable; and, The Trillium Health Centre.</p>

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File: OZ 06/015 W2  
OZ 06/020 W2**School Accommodation – OZ 06/015 W2 (South Parcel)**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>4 Kindergarten to Grade 5</li> <li>2 Grade 6 to Grade 8</li> <li>3 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Clarkson Public School <ul style="list-style-type: none"> <li>Enrolment: 143</li> <li>Capacity: 273</li> <li>Portables: 0</li> </ul> </li> <li>Green Glade Sr. <ul style="list-style-type: none"> <li>Enrolment: 263</li> <li>Capacity: 366</li> <li>Portables: 0</li> </ul> </li> <li>Clarkson S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,275</li> <li>Capacity: 1,253</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <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"> <li>Student Yield: <ul style="list-style-type: none"> <li>5 Junior Kindergarten to Grade 8</li> <li>2 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Christopher <ul style="list-style-type: none"> <li>Enrolment: 550</li> <li>Capacity: 443</li> <li>Portables: 3</li> </ul> </li> <li>Iona Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1100</li> <li>Capacity: 723</li> <li>Portables: 13</li> </ul> </li> </ul> </li> </ul>

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File: OZ 06/015 W2  
OZ 06/020 W2**School Accommodation – OZ 06/020 W2 (North Parcel)**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>10 Kindergarten to Grade 5</li> <li>5 Grade 6 to Grade 8</li> <li>9 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Clarkson Public School <ul style="list-style-type: none"> <li>Enrolment: 143</li> <li>Capacity: 273</li> <li>Portables: 0</li> </ul> </li> <li>Green Glade Sr. <ul style="list-style-type: none"> <li>Enrolment: 263</li> <li>Capacity: 366</li> <li>Portables: 0</li> </ul> </li> <li>Clarkson S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,275</li> <li>Capacity: 1,253</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <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"> <li>Student Yield: <ul style="list-style-type: none"> <li>14 Junior Kindergarten to Grade 8</li> <li>4 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Christopher <ul style="list-style-type: none"> <li>Enrolment: 550</li> <li>Capacity: 443</li> <li>Portables: 3</li> </ul> </li> <li>Iona Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1100</li> <li>Capacity: 723</li> <li>Portables: 13</li> </ul> </li> </ul> </li> </ul>

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File: OZ 06/015 W2  
OZ 06/020 W2**Proposed Zoning Standards****Common Element Condominium Dwelling Zone Regulations  
Row Dwelling Development**

<b>Category</b>	<b>Council Endorsed Guidelines</b>	<b>Proposed RM5-Special Section</b>	<b>Proposed RM5-Special Section</b>
Minimum Lot Area (Interior/Corner)	115/190 m <sup>2</sup> (1,238 sq. ft./2,045 sq. ft.)	No change	No change
Minimum Lot Frontage (Interior/Corner)	5.0/8.3 m (16.4/27.2 ft.)	No change	No change
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	5.4 m (17.7 ft.)	5.4 m (17.7 ft.)
Minimum Front Yard Dwelling: Front garage face:	4.5 m (14.8 ft.) 6.0 m (19.7 ft.)	No change No change	Schedule "I" No change
Minimum Exterior Side Yard Dwelling: Front garage: Adjacent to a sidewalk: Adjacent to parking area: Adjacent to amenity area:	4.5 m (14.8 ft.) 6.0 m (19.7 ft.) 3.3 m (10.8 ft.) 3.3 m (10.8 ft.) 1.5 m (4.9 ft.)	3.0 m (9.8 ft.) No change No change No change No change	Schedule "I" No change Schedule "I" No change Schedule "I"
Minimum Interior Side Yard	1.5 m (4.9 ft.)	No change	No change
Minimum Rear Yard	7.5 m (24.6 ft.)	No change	Schedule "I"
Maximum Height	10.7 m (35.1 ft.)	No change	No change
Minimum Gross Floor Area	60 m <sup>2</sup> (645.8 sq. ft.)	No change	No change
Parking and Driveways Minimum spaces per dwelling: Minimum visitor spaces: Maximum driveway width:	2 0.25/dwelling 3.8 m (12.5 ft.)	No change No change No change	No change No change No change
Private Garage	Required	No change	No change
Maximum Encroachments Porches: Front yard projections: Side yard projections: Rear yard decks:	1.5 m (4.9 ft.) 0.6 m (2.0 ft.) 0.3 m (1.0 ft.) 2.5 m (8.2 ft.)	No change No change No change No change	No change No change No change No change
Minimum Width of Private Road Road only: Road with sidewalk: Road with parallel parking: Road with sidewalk and parking:	7.0 m (22.9 ft.) 8.2 m (26.9 ft.) 6.0 m (19.6 ft.) 7.2 m (23.6 ft.)	No change No change No change No change	No change No change No change No change

\*\* note that the Schedule "I" referred to is attached as Appendix I-9, Page 3

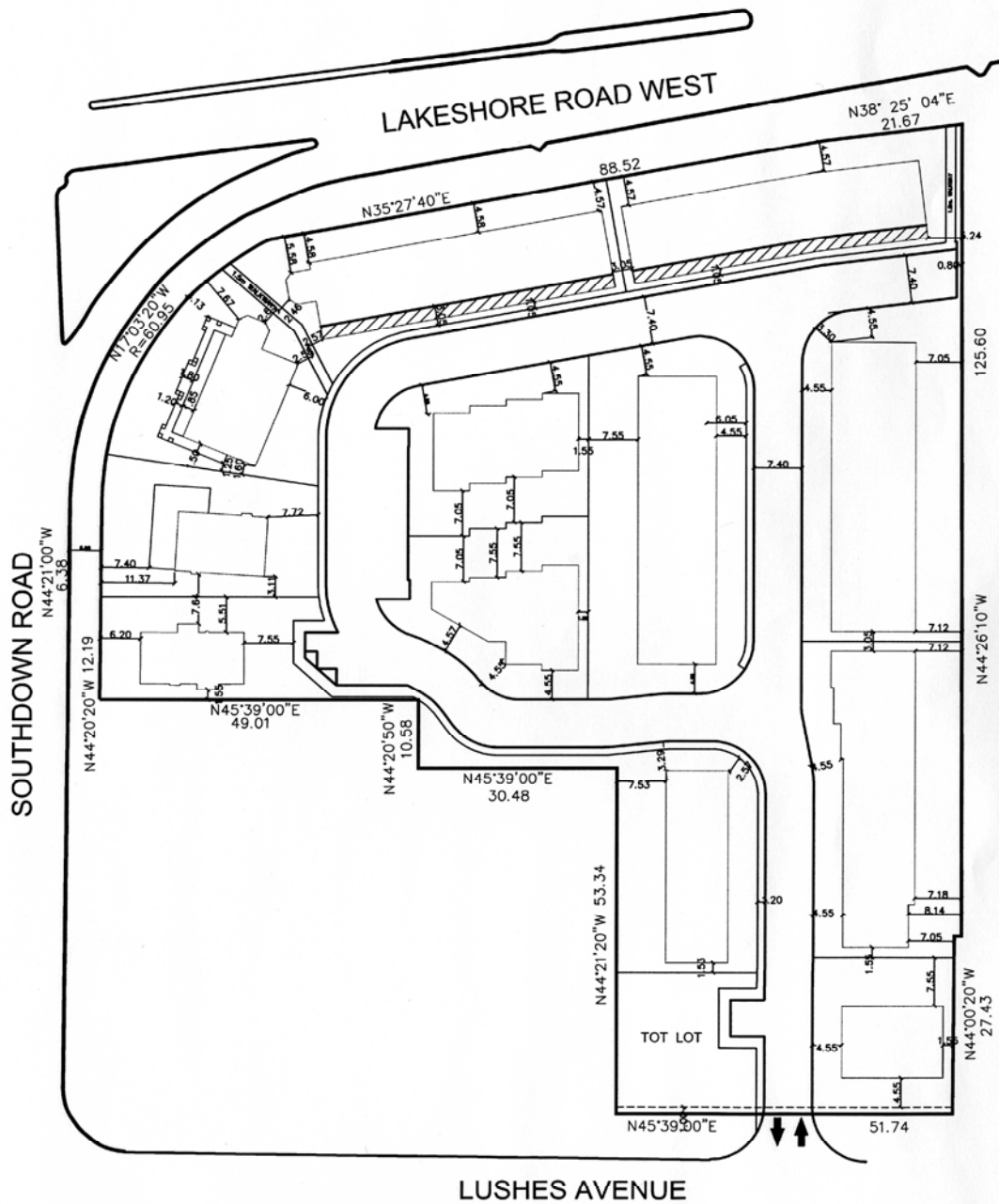


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File: OZ 06/015 W2  
OZ 06/020 W2**Common Element Condominium Dwelling Zone Regulations  
Detached Dwelling Development**

Category	Council Endorsed Guidelines	Proposed
Minimum Lot Area (Interior)	550 m <sup>2</sup> (5,920 sq. ft.)	Schedule "I"
Minimum Lot Frontage (Interior)	15.0 m (49.2 ft.)	Schedule "I"
Maximum Lot Coverage	35%	Schedule "I"
Minimum Front Yard Dwelling:	7.5 m (24.6 ft.)	Schedule "I"
Front garage face:	7.5 m (24.6 ft.)	Schedule "I"
Minimum Exterior Side Yard Dwelling:	6.0 m (14.8 ft.)	Schedule "I"
Front garage:	6.0 m (19.7 ft.)	Schedule "I"
Minimum Interior Side Yard	1.2 m + 0.61 m (3.9 ft. + 2.0 ft.)	Schedule "I"
Minimum Rear Yard	7.5 m (24.6 ft.)	Schedule "I"
Maximum Height	10.7 m (35.1 ft.)	No change
Minimum Gross Floor Area	60 m <sup>2</sup> (645.8 sq. ft.)	No change
Parking and Driveways		
Minimum spaces per dwelling:	2	Maximum 2
Minimum visitor spaces:	0.25/dwelling	No change
Maximum driveway width:	6.5 m (21.3 ft.)	5.2 m (17.1 ft.)
Private Garage	Required	No change
Maximum Encroachments		
Porches:	1.5 m (4.9 ft.)	Schedule "I"
Front yard projections:	0.6 m (2.0 ft.)	1.5 m (4.9 ft.)
Side yard projections:	0.3 m (1.0 ft.)	1.5 m (4.9 ft.)
Rear yard decks:	2.5 m (8.2 ft.)	No change
Minimum Width of Private Road		
Road only:	7.0 m (22.9 ft.)	No change
Road with sidewalk:	8.2 m (26.9 ft.)	No change
Road with parallel parking:	6.0 m (19.6 ft.)	No change
Road with sidewalk and parking:	7.2 m (23.6 ft.)	No change

\*\* note that the Schedule "I" referred to is attached as Appendix I-9, Page 3



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OZ 06/020 W2**

### **Relevant Mississauga Plan Policies**

#### **Urban Design Policies (Section 3.15)**

Section 3.15.2.3 – Heritage resources should be conserved and incorporated into community design and new development in a manner that enhances the heritage resources and makes them focal points for the community.

Section 3.15.5.14 – For new residential development abutting major roads, appropriate measures will be taken to protect the development from traffic noise and to ensure the attractiveness of the thoroughfare. These measures will be established at the time of approval of specific development applications.

Section 3.15.5.15 – Major roads and their streetscapes should create spaces which are integral parts of the adjacent communities thus serving to link communities rather than creating barriers between them.

Section 3.15.5.7 – Where possible, developments abutting major roads should focus on the street to ensure that the street becomes a space which belongs to the community...

Section 3.15.6.6 – Residential areas will be planned to preserve privacy and comfort and will provide easy and safe pedestrian access to commercial and community facilities.

Section 3.15.7.5 – Building and site designs will provide adequate outdoor amenity spaces to suit the needs of building users.

#### **Urban Design Policies for the Clarkson-Lorne Park District (Section 4.7.3.1)**

Section 4.7.3.1 a. – Development should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area.

Section 4.7.3.1 b – Development should be designed to reflect and enhance the Clarkson Village Mainstreet Commercial area streetscape.

Section 4.7.3.1 c – The Clarkson Node, will be the focus of activity for the District, combining residential uses, cultural activities, shopping, dining, commerce and recreation.

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### **Greenbelt Policies (Section 3.8.4)**

Section 3.8.4.3.1 identifies that where a proposed development proposal includes Greenbelt lands which are required for purposes such as: lands required for conservation; lands required solely for drainage; lands susceptible to flooding; steep valley slopes; and lands below the top-of-bank; such lands will be conveyed to the City or other public agency. Such lands will not be accepted as part of the dedication of land for park or other public recreational purposes contribution or credited against any cash in lieu for park or other public recreational purposes or be included in the calculation of density for building coverage. Development adjacent to Greenbelt lands will be subject to the delineation of the natural features, buffers and setbacks by the City in consultation with the appropriate Conservation Authority.

Section 3.8.4.3.2 identifies that Mississauga may also request that proponents conduct site evaluation, site cleanup or management measures prior to conveyance of Greenbelt lands.

Section 3.8.4.3.3 outlines that dedication or restrictive zoning of buffers to Greenbelt may also be required by the City in consultation with the appropriate Conservation Authority.

### **Environmental Policies – Natural Heritage (Section 3.12.2)**

Section 3.12.2.1 b indicates that although some of the natural areas are of higher quality than others, a fundamental premise is that all remnant natural areas are part of a system, and the total or partial loss of any one of them diminishes the entire system. Therefore, the health and connection of areas should be maintained to the highest possible degree.

Section 3.12.2.2 e. identifies that Linkages are areas which serve to link two or more of the components of the Natural Areas System within the City, or to natural areas outside of the City boundaries. Linkages include, but are not limited to the following:

- storm water management facilities including ponds and watercourses;
- designated open space;
- rights-of-way;
- greenspace along major arterial roads providing there is an adequate barrier between the linkage and the roadway

Section 3.12.2.2 i. outlines that the long-term protection and preservation of natural areas will be promoted through the following measures:

- placing those areas identified for protection and preservation through development applications in the appropriate zoning to ensure their long term protection;
- discouraging the fragmentation of ownership of natural areas and buffers;

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- using native materials and species, and reducing and/or eliminating existing non-native plant species to improve ecological value;
- controlling activities which may be incompatible with the retention of natural forms, functions and linkages;
- the promotion of stewardship within privately owned natural areas;
- regulation of encroachment by the public and control of non-native plant species.

Section 3.12.2.2 k. indicates that where appropriate, Linkages should be restored to natural systems with the eventual aim of reclassifying them as Natural Green Space or Natural Sites.

### **Environmental Policies – Natural Hazards (Section 3.12.3)**

Section 3.12.3.2 j. identifies that development adjacent to Valley and Watercourse Corridors will be restricted within the identified hazard lands. The limit of Valley and Watercourse Corridors is determined on a site by site basis and is defined by the greater of “Top-of Bank” and/or combined influence of the stable slope/stable slope allowance, erosion allowance, and the average annual recession rate. These parameters are determined through studies completed by the proponent to the satisfaction of the City and the appropriate Conservation Authority...

### **Heritage Resources (Section 3.17)**

Section 3.17.2.6 – Heritage resources must be maintained in a manner that prevents deterioration and protects the heritage qualities of the resource.

Section 3.17.2.7 – Heritage resources will be integrated with development proposals.

Section 3.17.2.8 – Mississauga will regulate use and other matters, as appropriate, for heritage preservation through Zoning By-laws.

## APPENDIX I-11

