



Corporate Report

Clerk's Files

Originator's
Files OZ 03/033 W11

DATE: May 8, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 28, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit apartment dwellings
Block 82, Registered Plan 43M-1710
West side of McLaughlin Road, south of Derry Road West
Owner: DiBlasio Corporation
Applicant: Glen Broll, Glen Schnarr & Associates Inc.
Bill 20

Public Meeting

Ward 11

RECOMMENDATION: That the Report dated May 8, 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 on a portion of the lands from "RM5-2328" (Multiple Residential) to permit apartment dwellings under file OZ 03/033 W11, DiBlasio Corporation, Block 82, Registered Plan 43M-1710, be received for information.

BACKGROUND: Applications have been filed to permit 36 apartment units, divided into three structures, having a building height of three storeys facing McLaughlin Road and four storeys facing Fletcher's Creek.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	September 15, 2003, amended on February 28, 2005 and May 3, 2006
Proposal and Building Height:	Three apartment buildings, 3 storeys facing McLaughlin Road, 4 storeys facing Fletcher's Creek
Lot Coverage:	28.5%
Floor Space Index:	0.85
Landscaped Area:	45.4%
Net Density:	47.8 units/ha 19.3 units/acre
Gross Floor Area:	6,425 m ² (69,158 sq. ft.)
Number of units:	36 units (12 units per structure)
Anticipated Population:	83 people* *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.
Parking Required:	85
Parking Provided:	Underground 60 Surface 25 Total 85
Supporting Documents:	Planning Justification Study Environmental Review Report

Site Characteristics	
Frontage:	460 m (1,509 ft.) facing McLaughlin Road
Depth:	Irregular, varies between 31 m (102 ft.)

	and 63 m (207 ft.)
Net Lot Area:	0.75 ha (1.86 ac.)
Existing Use:	The lands are presently vacant

Additional information is provided in Appendices I-1 to I-9.

Neighbourhood Context

The subject property is located on the west side of McLaughlin Road, south of Novo Star Drive, approximately 0.5 km (0.3 miles) south of Derry Road West. The lands form part of a recently developed residential area that includes a range of low and medium density developments. Separating the lands from the detached dwellings to the west is a tributary of Fletchers Creek. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Three-storey townhouse dwellings with walkout basements, having a density of 32.6 units per hectare (13.2 units per acre)
- East: Across McLaughlin Road, two-storey detached and semi-detached dwellings
- South: Mostly vacant, with detached dwellings under construction by same owner (Registered Plan 43M-1710)
- West: Tributary of Fletchers Creek, and beyond the creek are two-storey detached dwellings with walkout basements

Current Mississauga Plan Designation and Policies for Meadowvale Village Planning District (May 5, 2003)

"Residential - Medium Density I" which permits townhouse development at a density range of 25-50 units per net residential hectare (10-20 units per net residential acre). The applications are not in conformity with the land use designation, as it does not permit apartment development.

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

Residential Policies:

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. Section 3.2.3.8 of Mississauga Plan indicates that residential intensification, in the form of more compact development and higher densities in appropriate development areas, is encouraged subject to certain criteria. This criteria speaks to meeting the following: adequate engineering and community services; compatibility with surrounding land uses; and, development proposals addressing the scale and character of the existing residential area.

Environmental Policies:

The subject lands are located adjacent to a Natural Area as identified on Schedule 3, Environmental Areas of Mississauga Plan (MV2, Meadowvale Station Woods and Fletchers Creek). Section 3.12.2.2.h specifies that development applications within or adjacent to such areas must submit an Environmental Impact Study (EIS). Through the processing of the associated draft plan of subdivision, an EIS was submitted by Dougan & Associates in 1996, which determined the width and location of the buffer that separates the natural and developable areas. A subsequent update to the EIS report was provided which confirms the original conclusions of the report (see Credit Valley Conservation comments in Appendix I-8 for greater detail).

Urban Design Policies:

Section 3.2.3.2 of Mississauga Plan indicates that design matters related to built form, scale, massing, orientation, parking, overshadowing, and the quality and quantity of open space will be priorities in assessing the merits of residential development. 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 requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

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

Proposed Official Plan Designation and Policies

“Residential - Medium Density I - Special Site” to permit an apartment development. No change is proposed to the density range.

Existing Zoning

"RM5-2328" (Multiple Residential), which permits a maximum of 20 townhouse dwellings.

“G-2151” (Greenbelt), which permits only a Natural Protection Area and a Natural Adjustment Area. This zone is 5.0 m (16.4 ft.) in width and is contained entirely within the limits of the residential lot, abutting the Fletcher’s Creek tributary.

Proposed Zoning By-law Amendment

The applicant has requested that the "RM5-2328" (Multiple Residential) lands be rezoned to the following:

"RM5-Special Section" (Multiple Residential), to permit an apartment building. The development form as it pertains to building heights and setbacks is proposed to be in accordance with Appendix I-5.

No changes are proposed to the current boundaries of the "G-2151" (Greenbelt) zone.

Draft Mississauga Zoning By-law

The latest report on the new draft Zoning By-law was received by Planning and Development Committee on April 30, 2007 with the request that staff provide further information at a future meeting of Council. An Addendum report will be presented to Council on May 23, 2007. The draft Zoning for this property is "RM4" which permits townhouses.

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

A community meeting was held by Ward 11, Councillor Carlson on April 10, 2007. The following is a summary of issues raised by the Community:

Comments

- The proposal in regards to building height and scale is not in keeping with the character of the surrounding community. Development should be no higher than the townhouses located to the immediate north;

- The development will result in an overlook condition for residents immediately to the west facing Western Skies Way;
- The look of the proposed rear building elevations, in particular the garages;
- The fencing and landscape treatment proposed along the rear perimeter of the site;
- Traffic impacts of the development on the McLaughlin Road and Rothschild Trail intersection and whether it should be signalized;
- Location of overflow visitor parking;
- Concern for the location and screening of the proposed garbage storage area.

Response

The comments regarding compatibility and design of the proposed development will be considered by the Planning and Building Department in a future Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I- 9. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- compatibility of the proposed apartment building with neighbouring land uses;
- appropriate site design including elevations, parking, access and landscaping (including fencing);
- addressing issues of Credit Valley Conservation to ensure there are limited impacts on the adjacent greenbelt lands;
- submission and review of an acoustical study to address noise from McLaughlin Road and overhead aircraft;
- submission of grading information and cross sections to provide an understanding how the site will function;

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters which will require the applicant to enter into appropriate agreements with the City.

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

CONCLUSION: Most agency and City department comments have been received and after the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding this application(s).

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Meadowvale Village District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Front Building Elevations
- Appendix I-7 - Rear Building Elevations
- Appendix I-8 - Agency Comments
- Appendix I-9 - School Accommodation
- Appendix I-10 - General Context Map

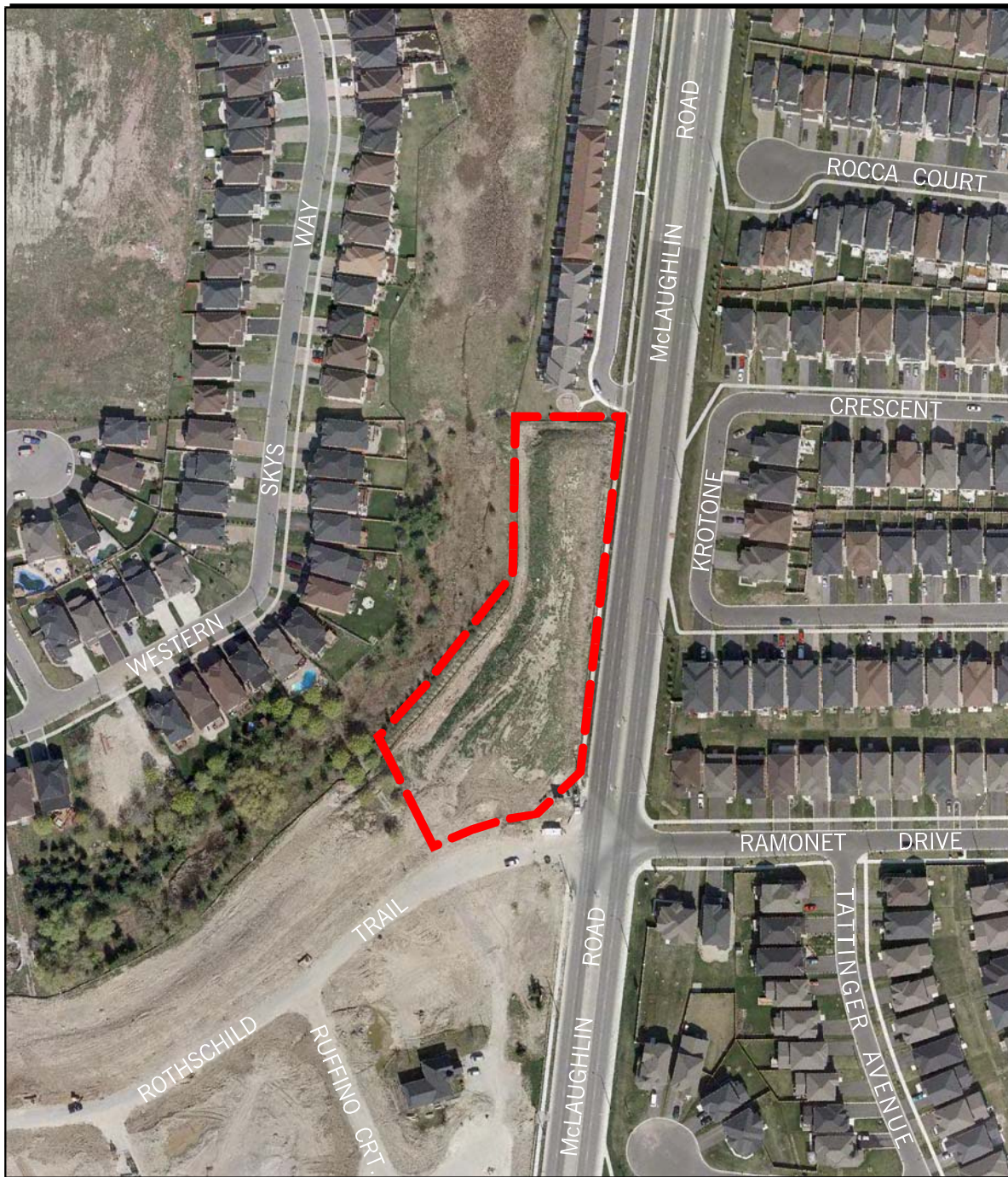
Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner


Site History

- November 10, 1998 - The Ontario Municipal Board (OMB) approved a draft plan of subdivision composed of 147 lots and medium density, park, open space and buffer blocks under file T-M95019 W5. As a second phase to this development, the draft plan of subdivision consisted of 89 lots and a multiple residential block (being the subject lands). Through the OMB order, lands within the draft plan were zoned from “A” (Agricultural) to “RG3-2336” (Detached Residential), “RG4(12)” (Detached Residential), “RM5-2328” (Multiple Residential, being the subject lands), “G” (Greenbelt) and “G-2151” (Greenbelt).
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for Meadowvale Village District, designating the subject lands as “Residential – Medium Density I”.
- September 15, 2003 - Official Plan Amendment and Rezoning applications were submitted by DiBlasio Corporation under file OZ 03/033 W5 which included all lands subject to T-M95019 W5 Phase II to permit the following:
 - For the subject lands, known as Parcel One, to amend the Official Plan from "Residential - Medium Density I" to "Residential - Low Density II" and to change the zoning from "RM5- 2328" (Multiple Residential) to "R3-Special Section" (Detached Residential) to permit ten detached bungalows under standard condominium tenure;
 - For the remainder of the lands under T-M95019 W5, known as Parcel Two, to change the zoning from "RG3-2336" (Detached Residential) and "RG4(12)" (Detached Residential) to "R3-Special Section" (Detached Residential) to permit 63 detached dwellings under vacant land condominium tenure
- May 13, 2004 - The Planning and Development Committee considered the above noted matters under file OZ 03/033 W5. The Committee adopted the recommendation to receive the report for information.
- February 28, 2005 - The applicant amended their applications to delete lands referenced above as Parcel Two from the applications and to propose for the remainder of the lands (formerly known as Parcel One) a 75 unit apartment building, ranging in height from 5.5 to 6.5 storeys.


- December 12, 2005 - The Planning and Development Committee considered the above noted revised development applications for the apartment building. The Committee adopted the recommendation to receive the report for information.
- May 3, 2006 - The applicant amended their applications to permit the construction of the 36 unit apartment proposal as described in the subject report.
- June 20, 2006 - Lands registered as Block 82, Registered Plan 43M-1710.



LEGEND:

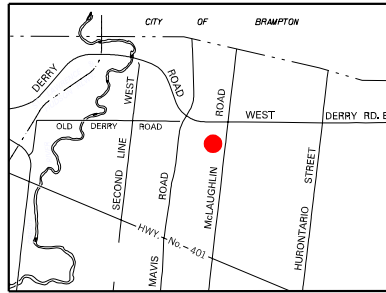
**SUBJECT LANDS**

DATE OF AERIAL PHOTO: MARCH 2006



SUBJECT:

DIBLASIO CORPORATION



CITY OF BRAMPTON

DERRY ROAD WEST

OLD DERRY ROAD

SECOND LINE ROAD

MAVIS ROAD

HWY No. 401

McLAUGHLIN ROAD

WEST DERRY RD. E.

HURONTARIO STREET

FILE NO:
OZ 03/033 W11


DWG. NO:
03033A

SCALE:
1:2500

DATE:
2007 05 28

DRAWN BY:
N.BISKARIS

APPENDIX I-2














MISSISSAUGA
Planning and Building







Produced by
T&W, Geomatics

**PART OF MEADOWVALE VILLAGE DISTRICT LAND USE MAP
MEADOWVALE VILLAGE DISTRICT POLICIES OF MISSISSAUGA PLAN**


LAND USE DESIGNATIONS

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

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Major Transit Corridor

LAND USE LEGEND

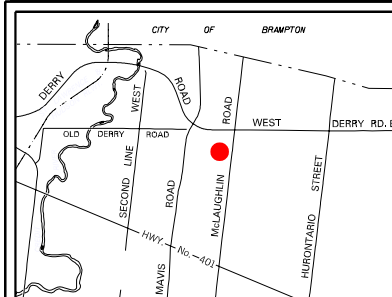
-  Area Exempt From LBPIA Operating Area



 **SUBJECT LANDS**



SUBJECT: DIBLASIO CORPORATION



FILE NO:
OZ 03/033 W11

DWG. NO:
03033L

SCALE:
1:2500

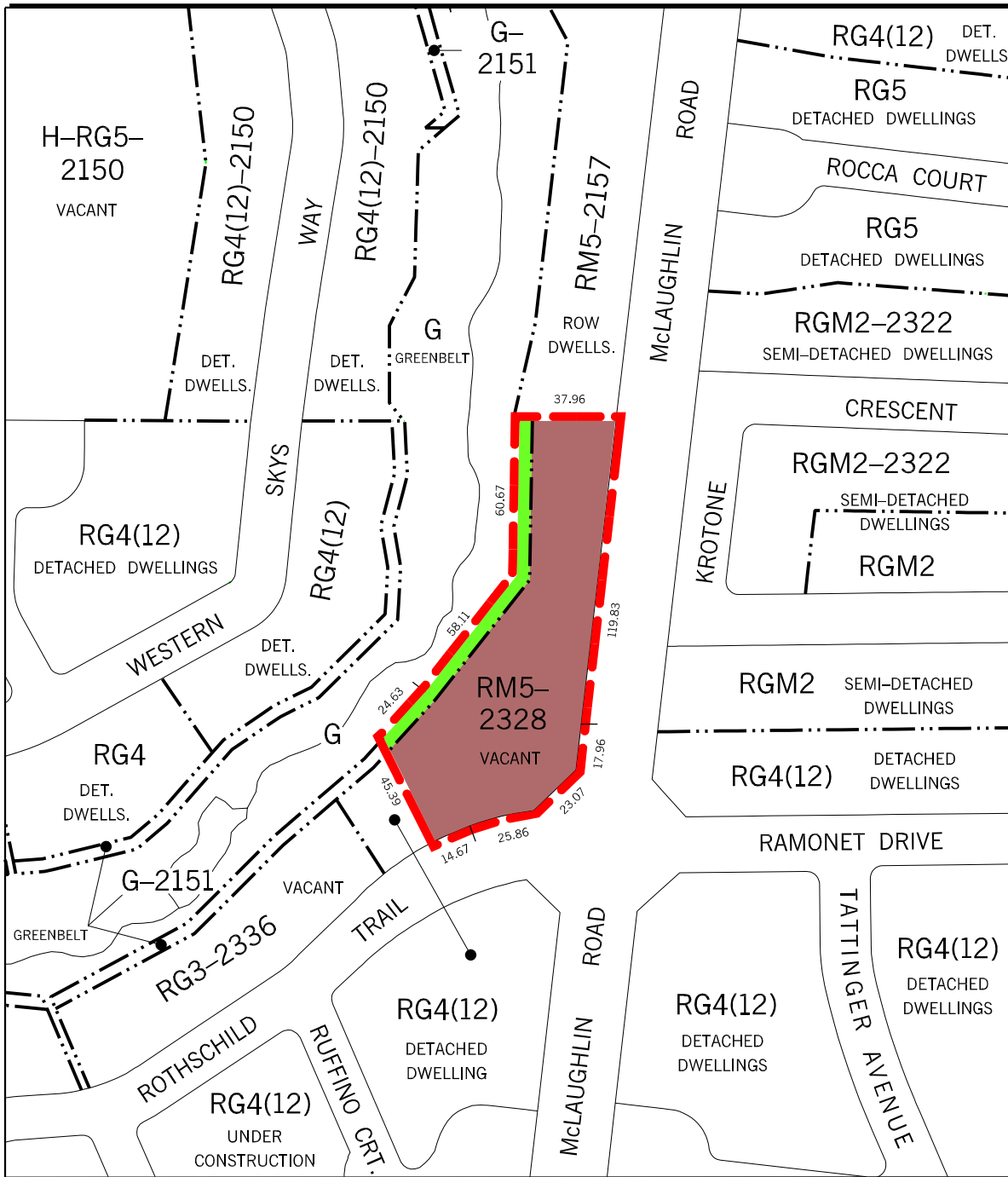
DATE:
2007 05 28

DRAWN BY:
N.BISKARIS


APPENDIX I-3


 **MISSISSAUGA
Planning and Building**


**Produced by
T&W, Geomatics**




LEGEND:

 **SUBJECT LANDS**

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL - MEDIUM DENSITY I' TO 'RESIDENTIAL - MEDIUM DENSITY I - SPECIAL SITE' AND PROPOSED REZONING FROM 'RM5-2328' (Multiple Residential) to 'RM5-SPECIAL SECTION' (Multiple Residential) to permit apartment dwellings.**

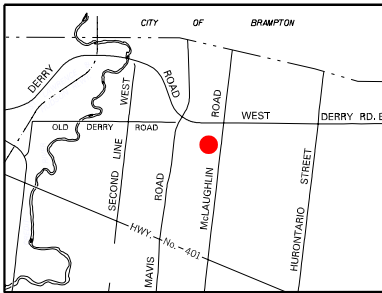

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL - MEDIUM DENSITY I' TO 'RESIDENTIAL - MEDIUM DENSITY I - SPECIAL SITE', EXISTING ZONING 'G-2151' (Greenbelt) to remain.**

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

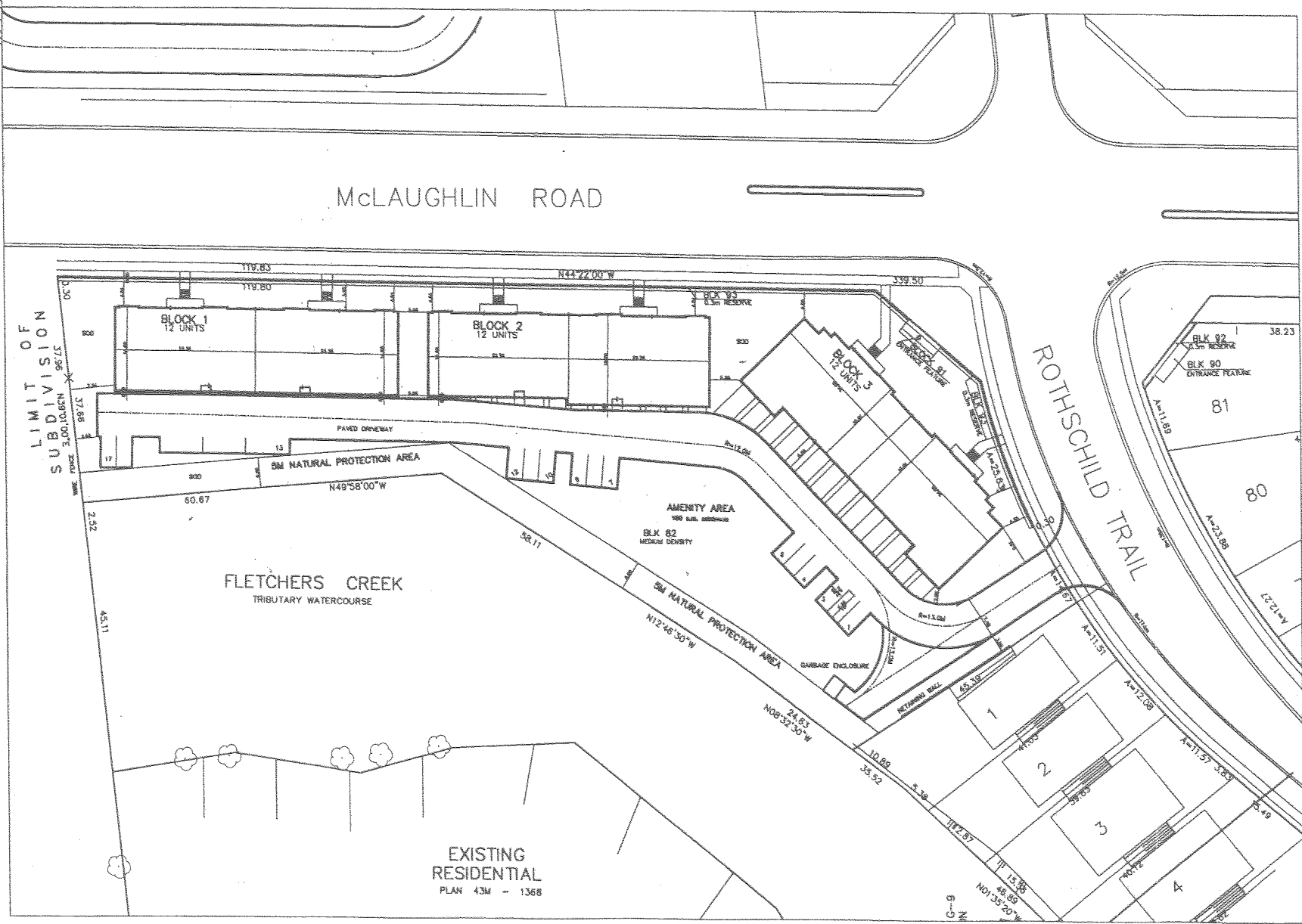


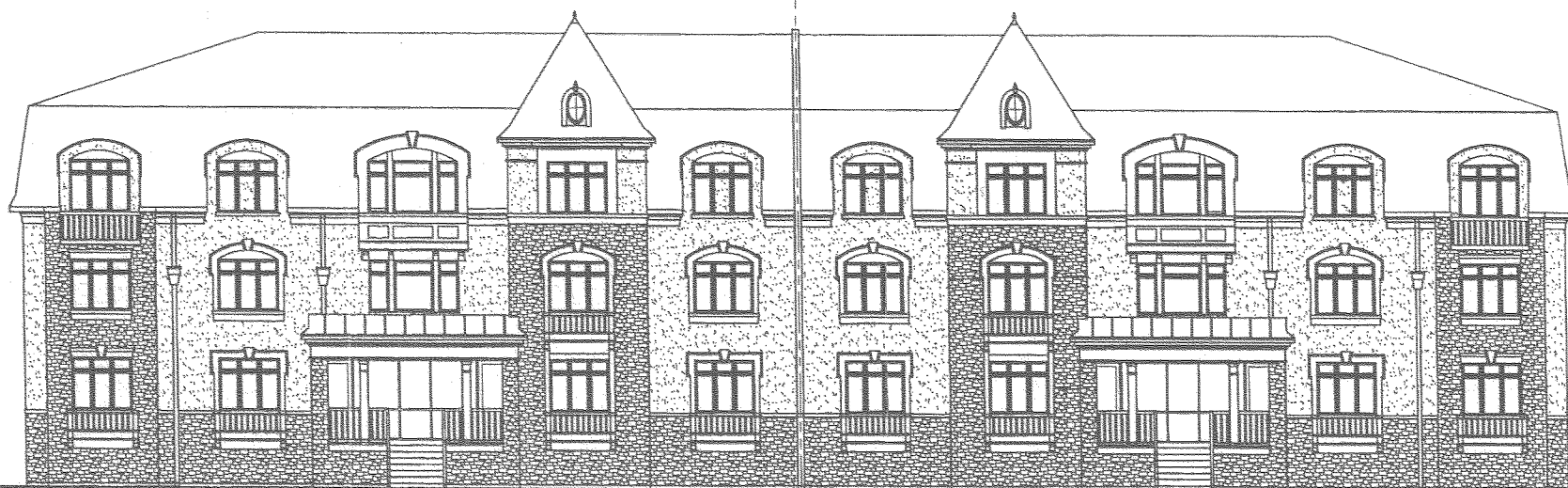
SUBJECT:

DIBLASIO CORPORATION

	FILE NO: OZ 03/033 W11	
	DWG. NO: 03033R	
	SCALE: 1:2500	
	DATE: 2007 05 28	APPENDIX 14
	DRAWN BY: N.BISKARIS	
 MISSISSAUGA Planning and Building		
Produced by T&W, Geomatics		

APPENDIX I-5





DI BLASIO HOMES

6720 McLAUGHLIN ROAD
MISSISSAUGA ONT.
L5W 1N9 905-890-2263

CONDOMINIUM APARTMENT

BLOCK 1 FRONT ELEVATION

BLOCK 82 21T - 95019 PHASE 2
McLAUGHLIN RD. MISSISSAUGA

Alan Agan
beresford
& patterson
architects
70 Silver Road, Unit 1,
Woodbridge, Ontario
L4L 8B9



Tel. (905) 265-2888
Fax. (905) 265-2888



DI BLASIO HOMES

6720 McLAUGHLIN ROAD
MISSISSAUGA ONT.
L5W 1N9 905-890-2263

CONDOMINIUM APARTMENT

BLOCK 1 REAR ELEVATION

BLOCK 82 21T - 95019 PHASE 2
McLAUGHLIN RD, MISSISSAUGA

flanagan
beresford
& patteson
architects



70 Siltan Road, Unit 1,
Woodbridge, Ontario
L4L 8B8

Tel. (905) 265-2688
Fax. (905) 265-2885

DiBlasio Corporation**File: OZ 03/033 W11****Agency Comments**

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

Agency / Comment Date	Comment
Greater Toronto Airports Authority (May 26, 2006)	This Agency indicated that they would not object to medium density uses on the subject site, in accordance with the 25-50 uph (10-20 upa) density range prescribed for the “Residential - Medium Density I” designation. The proposed three storey apartment buildings would be within the allowable height limitations associated with the Airport Zoning Regulations for Lester B. Pearson International Airport (LBPIA). In addition, the subject lands are located within an “Exempt Area” of the LBPIA Operating Area, where residential development is permitted subject to certain criteria within Mississauga Plan. The property is also part of an existing Aircraft Noise Warning Agreement with DiBlasio Corporation under the associated draft plan of subdivision, which is registered on title. Conditions within this agreement require the developer to enter into a Development Agreement which contains matters respecting construction conditions and clauses for residential development.
Region of Peel (March 5, 2007)	This Agency indicated that they have no objection to the approval of the applications, and that an amendment to the Regional Official Plan is not required. Both water and sanitary sewer services are available. The applicant will be required to comply with the Region’s waste collection design standards, as identified in the comments.
Dufferin-Peel Catholic District School Board and the Peel District School Board (May 19, 2006 and May 12, 2006)	The Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are 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.

DiBlasio Corporation

File: OZ 03/033 W11

Agency / Comment Date	Comment
	In addition, if approved, the Dufferin-Peel Catholic District School Board has requested warning clauses with respect to temporary school accommodation and transportation arrangements to be included within the Development Agreement.
Credit Valley Conservation (April 27, 2007)	<p>Credit Valley Conservation staff note that Regional Storm Flood Plain Elevations in the vicinity of the subject property have been updated as a result of new Regional Storm Flood Plain Mapping for Fletcher's Creek. Based on a review of Grading Plans approved through the subdivision process for the DiBlasio West development under file T-M95020, it appears that a portion of Block 82 is affected by these updates. Specifically, a portion located within the 5.0m natural protection area at the corner closest to Block 1 appears to be below the flood-related hazard.</p> <p>Through review of planning applications involving proposed changes to zoning, it is the policy of CVC to request that flood-related hazard areas, plus a 5m setback area, be zoned in a suitably restrictive zoning category. Furthermore, we encourage that these lands be dedicated to the City of Mississauga for conservation purposes. As such, we will require that the proposed Rezoning and Official Plan Amendment Application be revised accordingly.</p>
City Community Services Department – Planning, Development and Business Services Division (March 7, 2007)	<p>This Department indicated that prior to the enactment of the implementing Zoning By-law, the applicant will be required to provide securities for clean up and tree preservation within the adjacent Greenbelt (Park #428, Fletcher's Flats).</p> <p>Through the Site Plan application, the applicant will be required to provide hoarding for the protection of the adjacent Greenbelt (Park #428, Fletcher's Flats); and fencing along the Greenbelt property boundary. Parkland dedication requirements have been resolved through the registration of plan 21T-95019.</p>

DiBlasio Corporation

File: OZ 03/033 W11

Agency / Comment Date	Comment
City Community Services Department – Fire and Emergency Services Division (April 16, 2007)	The proposal is located within the response area of Fire Station 121. At present, the average travel times to emergencies in this area of the City is 2.9 minutes based on normal traffic and weather conditions. Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes. Minimum widths, load carrying capacity, turning radii, gradient change, hydrants, surface material, turnaround facilities etc., will be assessed through the site plan review and building permit approval process.
City Transportation and Works Department (April 16, 2007)	This Department indicated that prior to these applications proceeding to the Supplementary Public Meeting stage, the owner is to submit an Acoustical Feasibility Report and a Preliminary Grading Plan with representative cross-sectional details for review. It was also noted that the applicant must provide written confirmation that the long-term stable top of bank and any required development setbacks has been established to the satisfaction of the Credit Valley Conservation. Further comments will be provided pending the receipt of above items.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: <ul style="list-style-type: none"> - Bell Canada - Canada Post - Enersource Hydro Mississauga - Economic Development Office
	The following City Departments and external agencies were circulated the applications but provided no comments: <ul style="list-style-type: none"> - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Enbridge Gas Distribution - Hydro One Networks Inc. - Realty Services - Rogers Cable - Union Gas Limited Pipelines

DiBlasio Corporation

File: OZ 03/033 W11

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"> 3 Kindergarten to Grade 6 2 Grade 7 to Grade 8 3 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Meadowvale Village Public School <ul style="list-style-type: none"> Enrolment: 501 Capacity: 315 Portables: 7 David Leeder Middle Public School <ul style="list-style-type: none"> Enrolment: 720 Capacity: 630 Portables: 8 Streetsville Secondary School <ul style="list-style-type: none"> Enrolment: 1,150 Capacity: 1,008 Portables: 10 <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"> 7 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> St. Veronica Elementary School <ul style="list-style-type: none"> Enrolment: 487 Capacity: 629 Portables: 0 St. Marcellinus Secondary School <ul style="list-style-type: none"> Enrolment: 681 Capacity: 1,521 Portables: 0

