



# Corporate Report

Clerk's Files

Originator's  
Files OZ 07/009 W7

---

**DATE:** November 13, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: December 3, 2007

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

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit eleven (11) detached dwellings with frontage on a**  
**condominium road**  
**2452 and 2464 Glengarry Road**  
**West side of Glengarry Road at Avongate Drive**  
**Owner: Sedona Development Group (Glengarry) Inc., by**  
**agreement of purchase and sale**  
**Applicant: J. Levac, Korsiak and Company**  
**Bill 51**

**Public Meeting** **Ward 7**

---

**RECOMMENDATION:** That the Report dated November 13, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R2" (Residential - Detached) to "R2 – Exception" (Residential - Detached) in By-law 0225-2007, to permit eleven (11) detached dwellings under file OZ 07/009 W7, Sedona Development Group (Glengarry) Inc., by agreement of purchase and sale, 2454 and 2464 Glengarry Road, be received for information.

**BACKGROUND:** The above-noted application has been circulated for technical comments. The purpose of this report is to provide preliminary

information on the application and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application submitted:	May 2, 2007
Net Density:	16.3 units/ha 6.6 units/acre
Gross Floor Area:	2 914 m <sup>2</sup> (31,367 sq. ft.)
Number of units:	11
Anticipated Population:	37* *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:	2 resident spaces per unit 0.25 visitor spaces per unit
Parking Provided:	44 resident spaces (4 resident spaces per unit) 3 visitor spaces (0.25 visitor spaces per unit)
Supporting Documents:	Planning Justification Report Functional Servicing Report Phase 1 Environmental Site Assessment Tree Inventory, Preservation Plan and Arborist Report Survey Preliminary Site Plan

<b>Site Characteristics</b>	
Frontage:	47 m (154.2 ft.) on Glengarry Road
Depth:	119 m (390.4 ft.)
Net Lot Area:	0.67 ha (1.67 ac.)
Existing Use:	Detached dwelling

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

## **Neighbourhood Context**

The subject property is located on the west side of Glengarry Road, at the intersection of Avongate Drive, roughly half-way between Dundas Street West and The Queensway. The surrounding area is characterized by detached dwellings, predominantly one and a half (side and/or rear split) and two-storeys in height. A place of religious assembly abuts the site to the south. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings

East: Across Glengarry Road, detached dwellings

South: Place of religious assembly (Ebenezer Reformed Church)

West: Condominium development comprised of 17 detached dwellings with frontage on a condominium road

## **Current Mississauga Plan Designation and Policies for Erindale (May 5, 2003)**

**"Residential Low Density 1"** which permits detached dwellings up to a maximum density of 17 units per net residential hectare (6.9 units per acre). The application is in conformity with the land use designation and no official plan amendments are proposed.

The General Policies of Mississauga Plan are also applicable in the review of this application.

## **Existing Zoning**

**"R2" (Residential – Detached)**, which permits detached dwellings on lots having a minimum frontage of 18 m (59 ft.) and a minimum area of 695 m<sup>2</sup> (7,481 sq. ft.).

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

**"R2 - Exception" (Residential - Detached)**, to permit eleven (11) detached dwellings with frontage on a condominium road. The applicant has proposed a schedule to the zoning by-law that depicts the proposed building envelopes (Appendix I-4). The application

proposes that the maximum Gross Floor Area for each dwelling shall be 297 m<sup>2</sup> (3,197 sq. ft.) and that the maximum height shall be 10.7 m (35 ft.). Resident and visitor parking will be provided in accordance with Zoning By-law 0225-2007, as amended.

## **COMMUNITY ISSUES**

No community meetings were held. One written comment was received by the Planning and Building Department, objecting to the application with the view that the proposal destroys wildlife habitat and creates crowded and bulky houses that are out of character with the local architecture.

## **DEVELOPMENT ISSUES**

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

- The appropriateness of the proposed “R2 – Exception” zone, in light of the general policies of Mississauga Plan and the surrounding development;
- The adequacy of municipal services and the storm drainage design.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters and warning provisions 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 and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

**ATTACHMENTS:**

Appendix I-1 - Site History  
Appendix I-2 - Aerial Photograph  
Appendix I-3 - Excerpt of Erindale District Land Use Map  
Appendix I-4 - Excerpt of Existing Land Use Map  
Appendix I-5 – Proposed building envelopes  
Appendix I-6 - Concept Plan  
Appendix I-7 - Elevations  
Appendix I-8 - Agency Comments  
Appendix I-8 - School Accommodation  
Appendix I-10 - General Context Map

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Hugh Lynch, Development Planner*

**Sedona Development Group (Glengarry) Inc.**

**File: OZ 07/009 W7**

### **Site History**

- November 30, 1999 – The Erindale District Policies of City Plan were approved by the Region of Peel which designated the subject lands “Residential Low Density I”.
- May 5, 2003 – Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board. Mississauga Plan designates the subject lands “Residential Low Density I”.
- September 13, 2007 – The Committee of Adjustment conditionally approves application B 83/07, which severs the dwelling at 2464 Glengarry Road from the balance of the development lands.



**LEGEND:**

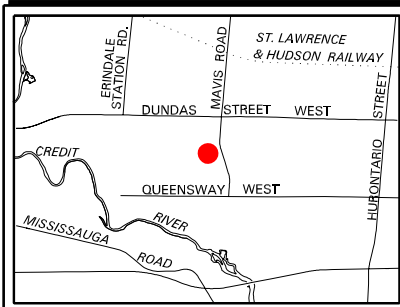


**SUBJECT LANDS**

**DATE OF AERIAL PHOTO: 2007**



**SUBJECT:** SEDONA DEVELOPMENT GROUP  
(GLENGARRY) INC

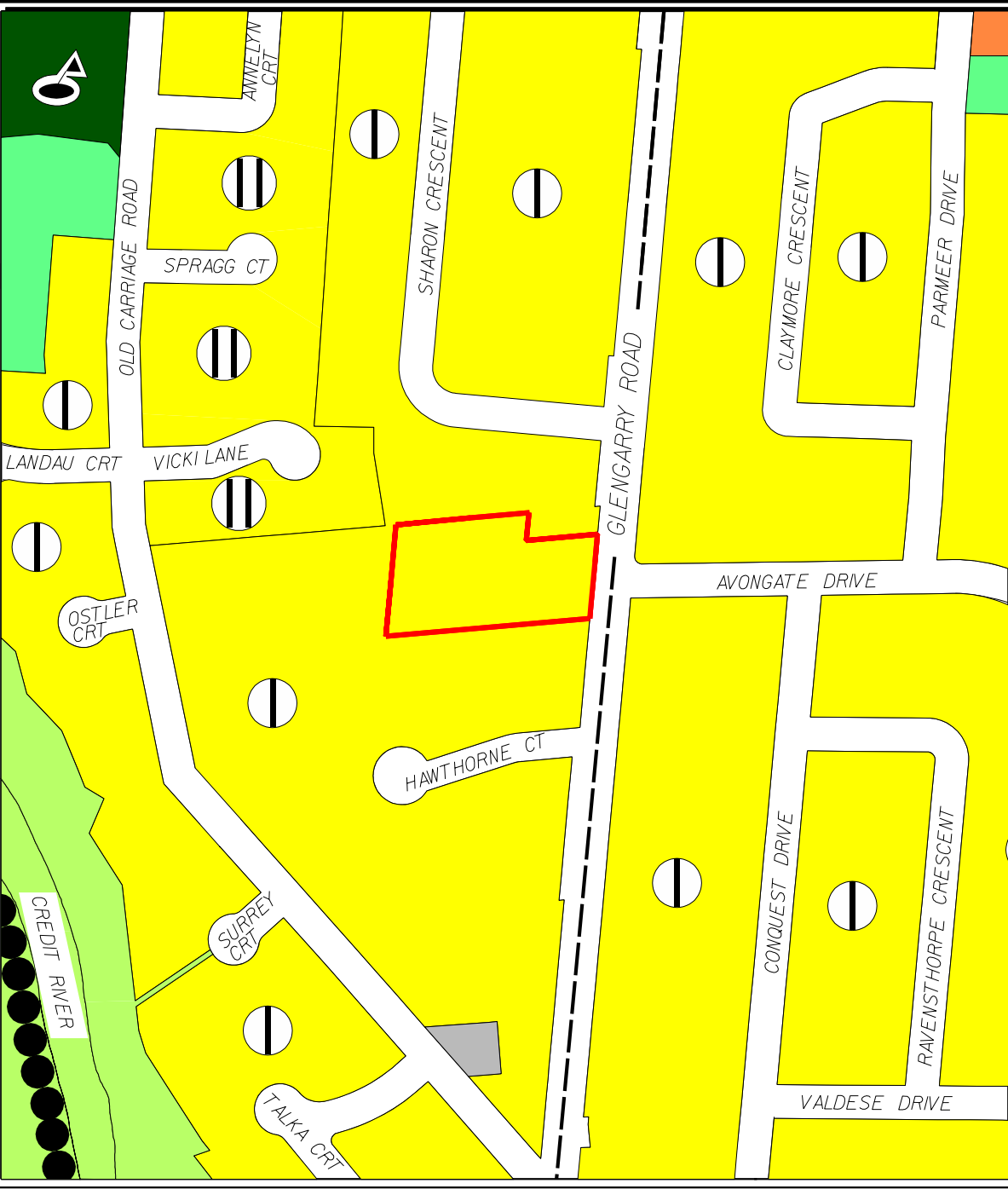


<b>FILE NO:</b>	<b>OZ 07009 W7</b>
<b>DWG. NO:</b>	<b>07009A</b>
<b>SCALE:</b>	<b>NTS</b>
<b>PDC DATE:</b>	<b>2007 12 03</b>
<b>DRAWN BY:</b>	<b>R.DICOSOLA</b>

**MISSISSAUGA**  
Planning and Building

*Produced by*  
**T&W, Geomatics**

**APPENDIX I-2**



# **PART OF ERINDALE DISTRICT LAND USE MAP** **ERINDALE 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
- Public Open Space
- Greenbelt
- Private Open Space
- Parkway Belt West
- Utility

## **TRANSPORTATION LEGEND**

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

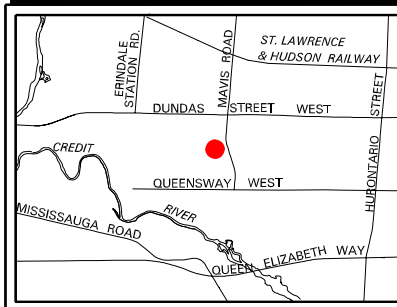
## **LAND USE LEGEND**

- Golf Course
- Planning District
- Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**



**SUBJECT:** SEDONA DEVELOPMENT GROUP (GLENGARRY) INC



**FILE NO:**  
OZ 07/009 W7

**DWG. NO:**  
07009L

**SCALE:**  
NTS

**PDC DATE:**  
2007 12 03

**DRAWN BY:**  
R.DICOSOLA

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

APPENDIX I-3

# BY-LAW 0225-2007

## LEGEND:



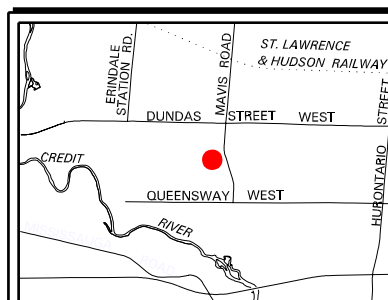
PROPOSED REZONING FROM "R2" (RESIDENTIAL DETACHED) TO "R2-EXCEPTION" TO PERMIT DETACHED DWELLINGS ON A CONDOMINIUM ROAD.

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



## SUBJECT:

SEDONA DEVELOPMENT GROUP  
(GLENGARRY) INC.

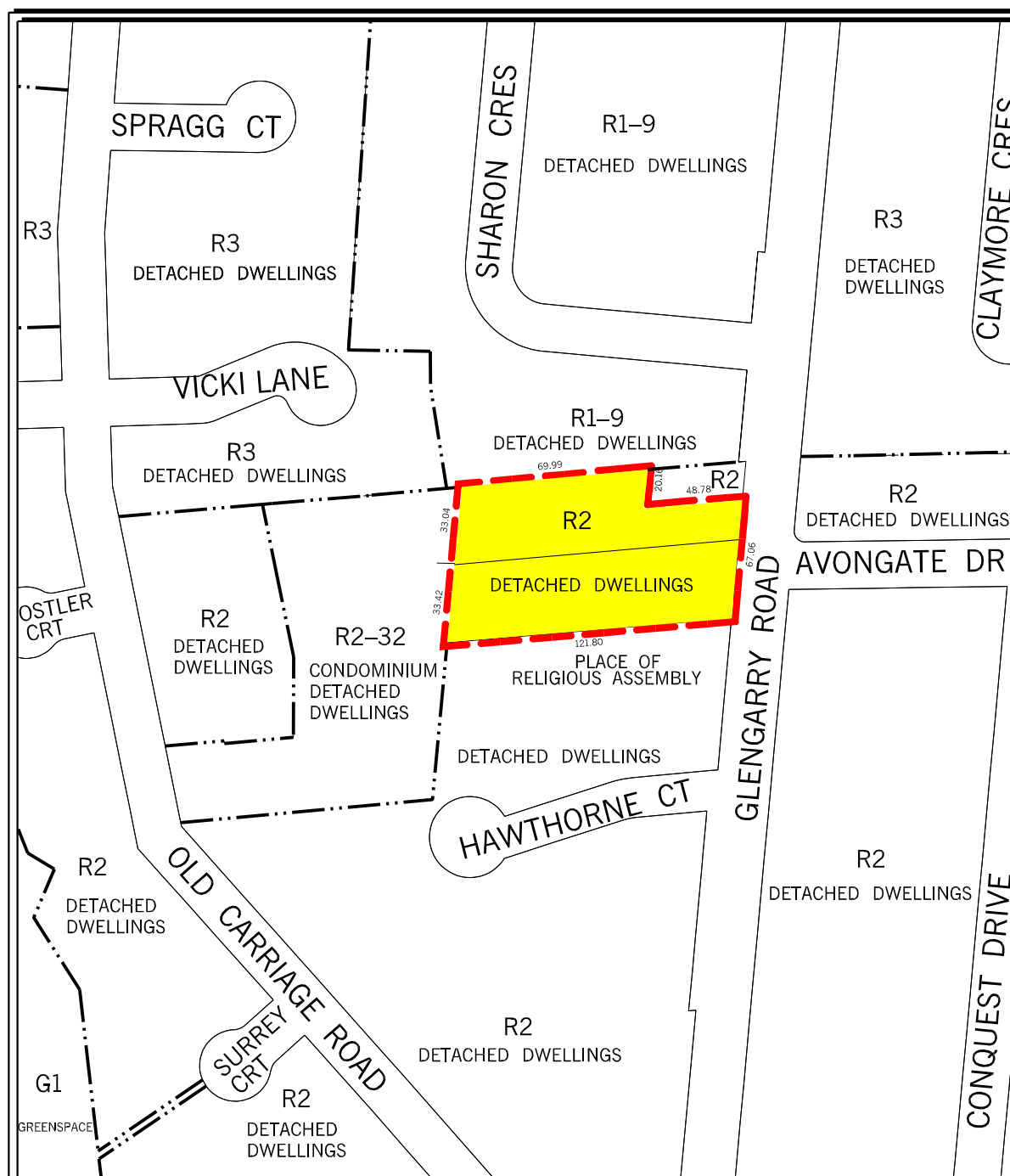


FILE NO:  
**OZ 07/009 W7**  
DWG. NO:  
**07009R**  
SCALE:  
**1:2500**  
PDC DATE:  
**2007 12 03**  
DRAWN BY:  
**R.DICOSOLA**

APPENDIX I-4

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**

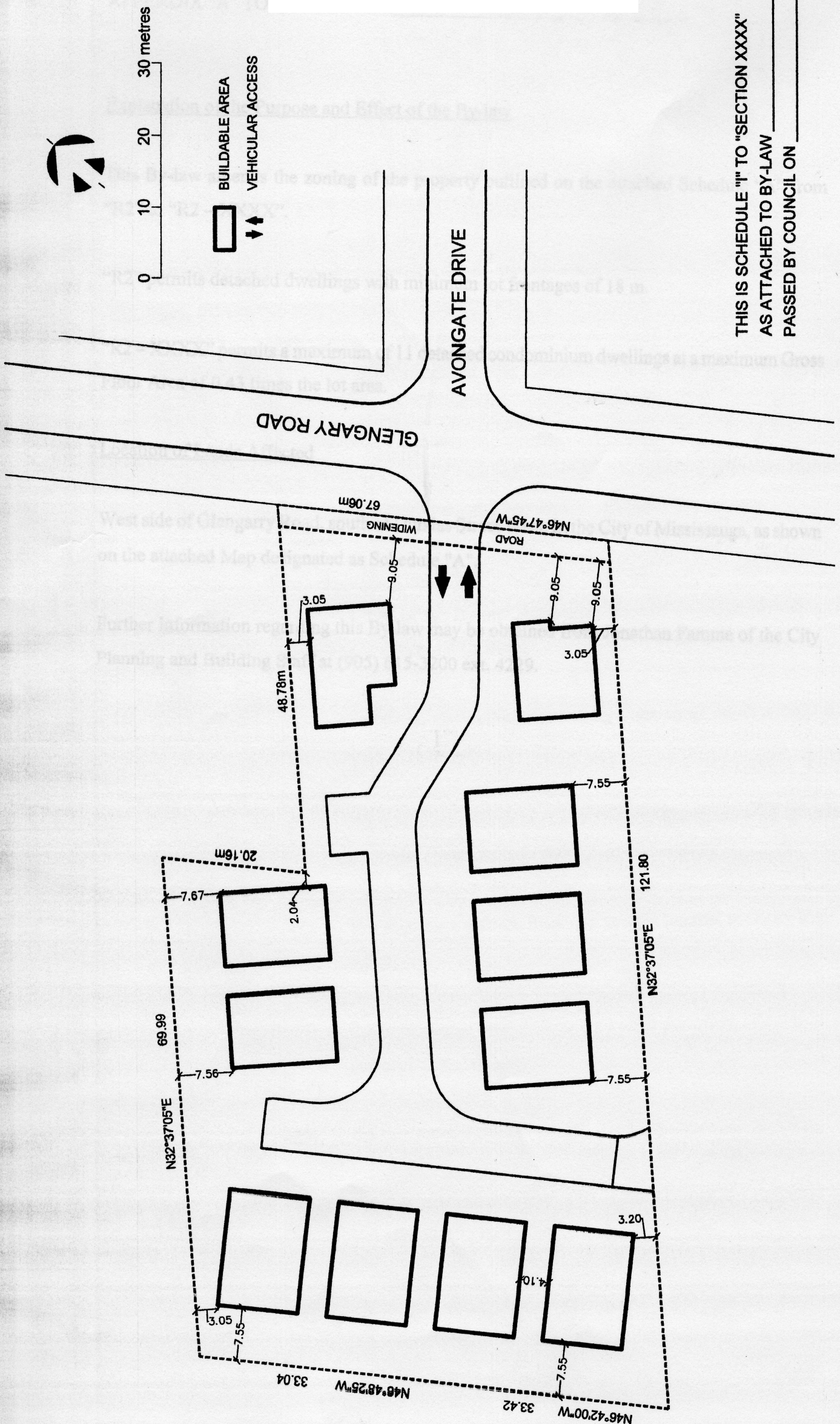




# PROPOSED BUILDING ENVELOPES

APPENDIX I-5  
OZ 07/009 W7

THIS IS SCHEDULE "I" TO "SECTION XXXX"  
AS ATTACHED TO BY-LAW  
PASSED BY COUNCIL ON



2488

CONCEPT PLAN

APPENDIX I-6  
OZ 07/009 W7

REG PLAN 393

ROAD

SHARON CRESCENT

REG PLAN 393

2482

2476

2466

2460

2486

GLENGARRY

STREET WIDENING

N32°37'05"E

EXISTING DWELLING

LOT AREA =  
966.3202 sq. m

PARKING

ASPHALT ROAD - FIRE ROUTE

BLOCK A - ROAD WIDENING

BLOCK B -  
FUTURE ACCESS  
TO ADJACENT LAND

#2438  
BRICK BUILDING  
EBENEZER  
REFORMED CHURCH

BLOCK 9 (STREET WIDENING)

REG PLAN 43M-697

HAWTHORNE COURT

1113

1107

1101

1095

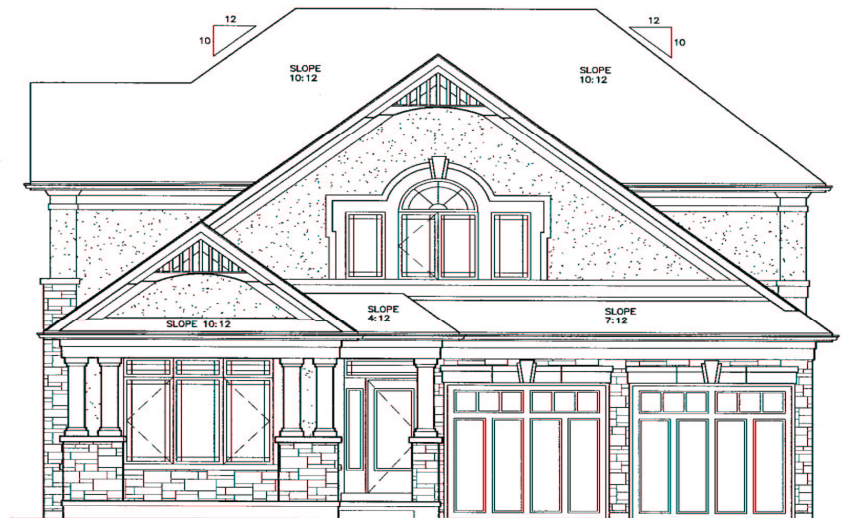
1089

2413

ELEVATIONS



FRONT ELEVATION A.



FRONT ELEVATION  
MODEL 1



ELEVATIONS

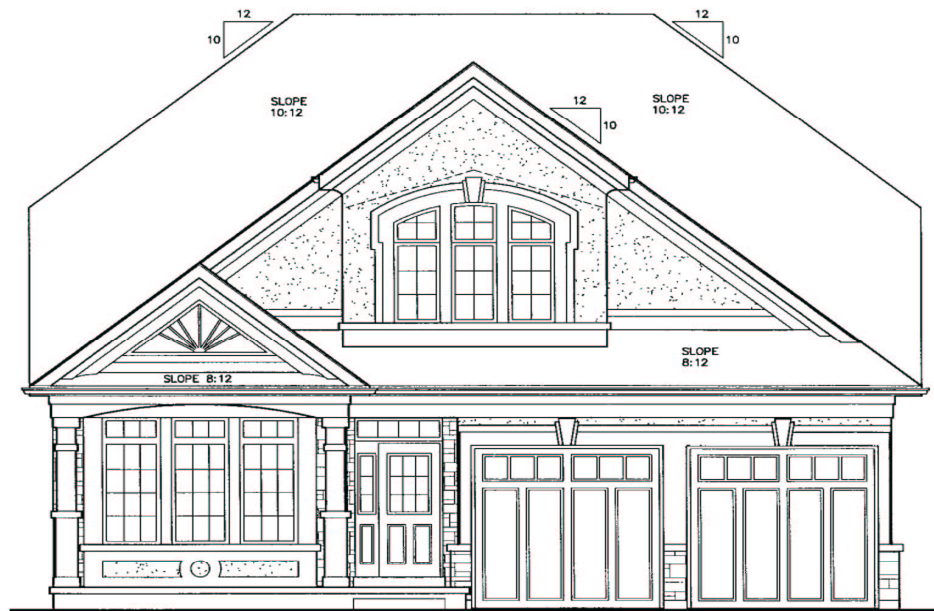


FRONT ELEVATION A.

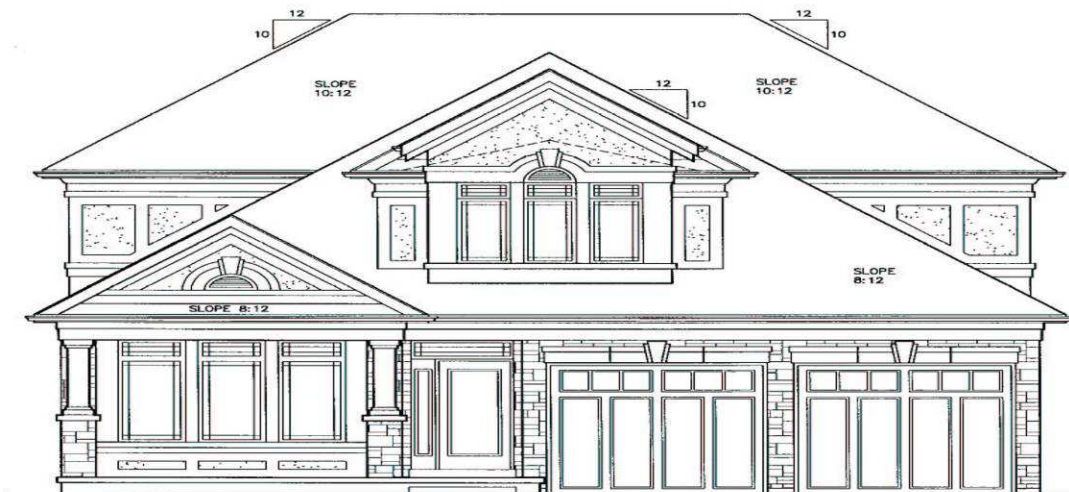


FRONT ELEVATION B.

## ELEVATIONS



**FRONT ELEVATION B**  
**MODEL 4**



**FRONT ELEVATION A**  
**MODEL 4**

ELEVATIONS



FRONT ELEVATION A.



FRONT ELEVATION B.

**Sedona Development Group (Glengarry) Inc.****File: OZ 07/009 W7****Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (June 4, 2007)	Comments note that a Functional Servicing Report is currently under review. Water and sewer service is available on Glengarry Road, and curbside waste collection will be provided.
Peel District School Board (June 14, 2007)	<p>The following clause is to be placed in any agreement of purchase and sale entered into with respect to any dwelling unit, within a period of five years from the date of registration of the subdivision agreement:</p> <p>“Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”</p>
Dufferin-Peel Catholic District School Board (October 26, 2007)	The Board 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 this development application. Warning clauses are required concerning student accommodation and bussing.
City Community Services Department – Planning, Development and Business Services Division (October 22, 2007)	Park #138 - Avongate Park and Park #026 - Huron Park, are located approximately 275 m (902 ft.) and 625 metres (2025 ft.) from the site respectively. Avongate Park (0.91 ha) contains a play structure, and Huron Park (22.46 ha) contains

Sedona Development Group (Glengarry) Inc.

File: OZ 07/009 W7

Agency / Comment Date	Comment
	<p>numerous sports fields, spray pad, play structure, picnic areas, and Huron Park Recreation Centre.</p> <p>Should this application be approved, prior to enactment of the implementing zoning by-law, a cash contribution for street tree planting and trail signs is required. Protective hoarding for the existing street trees will also be required. Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (May 23, 2007)	No concerns are noted from an emergency response perspective. Emergency response time to the site and the available water supply are acceptable. The private road is to be designed, constructed and designated as a fire route as per bylaw 1036-81, as amended.
City Transportation and Works Department (October 4, 2007)	<p>Prior to the preparation of a Supplementary Report, the applicant is to provide a revised Functional Servicing Report and an updated Environmental Site Screening Questionnaire and Declaration (ESSQD) for review and approval. In addition, based on the review of the supporting concept plan, the applicant is to elaborate as to how the possible future development to the south will be added to what will be an established condominium development.</p> <p>Further comments will be provided pending the receipt and review of the above 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>Bell Canada Canada Post Credit Valley Hospital</p>

**Sedona Development Group (Glengarry) Inc.****File: OZ 07/009 W7**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Enersource Hydro Mississauga Hydro One Networks French District Catholic School Board Conseil Scolaire Public de District Du Centre-Sud-Ouest Rogers Cable Enbridge Pipelines Trillium Health Centre</p>

Sedona Development Group (Glengarry) Inc.

File: OZ 07/009 W7

**School Accommodation**

<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>2 Kindergarten to Grade 5</li> <li>1 Grade 6 to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Hawthorne Public School <ul style="list-style-type: none"> <li>Enrolment: 215</li> <li>Capacity: 141</li> <li>Portables: 3</li> </ul> </li> <li>The Woodlands Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,412</li> <li>Capacity: 1,080</li> <li>Portables: 12</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>2 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Jerome <ul style="list-style-type: none"> <li>Enrolment: 370</li> <li>Capacity: 233</li> <li>Portables: 7</li> </ul> </li> <li>St. Martin <ul style="list-style-type: none"> <li>Enrolment: 933</li> <li>Capacity: 1026</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>



