



Corporate Report

Clerk's Files

Originator's
Files OZ 07/016 W7

DATE: March 11, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 31, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit 23 standard condominium townhouses
1110 Dundas Street West and 2590 Glengarry Road
South side of Dundas Street West, west side of Glengarry Road
Owner: Sedona Development Group (Glengarry) Inc.
Applicant: Korsiak & Company Ltd.
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated March 11, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1" (Convenience Commercial), "RM4-6" and "RM4-37" (Townhouse Dwellings) to "RM4-Exception" (Townhouse Dwellings) to permit 23 standard condominium townhouses under file OZ 07/016 W7, Sedona Development Group (Glengarry) Inc., 1110 Dundas Street West and 2590 Glengarry Road, south side of Dundas Street West, west side of Glengarry Road, be received for information.

BACKGROUND: The rezoning application has been filed to permit 23 standard condominium townhouses. A previous application on these lands (File OZ 05/038 W7) was closed in 2007. At that time,

the applicant was not able to accommodate the proposal due, in part, to insufficient lot depth for the proposed townhouses.

To address the previous staff concerns, Sedona Development Group submitted applications to consolidate the two vacant parcels into one viable development parcel. On November 1, 2007, the Committee of Adjustment approved application 'B' 82/07, subject to satisfying conditions, for a severance and lot addition of 580.8 m² (6,243 ft²) from the existing convenience commercial centre at 1100 Dundas Street West to provide this additional lot depth. A variance application 'A' 429/07 was also approved, based on an acceptable parking study, to permit a reduced parking standard for the existing convenience commercial centre. A shared access with the commercial property is proposed from Glengarry Road. The new lot configuration and orientation of the buildings provide an enhanced opportunity to buffer the residential dwellings from the commercial lands with landscaping.

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

COMMENTS:

Details of the proposed residential proposal are as follows:

Development Proposal	
Application submitted:	August 28, 2007
Proposed Height:	3 storeys
Proposed Residential Landscaped Area:	42 %
Proposed Residential Net Density:	40 units/ha. 16 units/acre
Number of units:	23
Anticipated Population:	68* *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/ Provided:	46 resident (2 spaces/unit) 6 visitor parking spaces (0.25 spaces/unit)

Development Proposal	
Supporting Documents:	Planning Justification Report Functional Servicing Report Tree Preservation Plan Noise Control Study Phase 1 Site Evaluation Parking Review

Site Characteristics	
Frontage:	30.5 m (100 ft.) on Dundas Street West 30.9 m (101.4 ft.) on Glengarry Road
Depth:	122.7 m (402.6 ft.) on Dundas Street West 60.9 m (200 ft.) on Glengarry Road
Lot Area:	0.58 ha (1.4 ac.)
Existing Use:	Vacant land (formerly residential and zoned for commercial uses)

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property consists of an L-shaped parcel with frontage on the south side of Dundas Street West and on the west side of Glengarry Road. As noted above, a minor lot addition has recently been approved from the existing convenience commercial centre. Information regarding the history of these properties is found in Appendix I-1.

The surrounding land uses are described as follows:

Northeast:	Convenience commercial plaza
North:	Commercial centre (Westdale Mall)
East:	Commercial and standard condominium townhouses
South:	Detached dwellings
West:	Standard condominium townhouses

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

"Residential Medium Density I" which permits a townhouse development within a density range of 25-50 units per net residential hectare (10-20 units per acre). Building heights should not exceed 3 storeys in height.

The proposed residential lands are also identified as "Special Site 3" in the Erindale District policies of Mississauga Plan. This policy encourages housing forms to be oriented toward Dundas Street West in order to enhance the streetscape and to promote compatible development adjacent to existing residential lands. Offices and a medical building are also permitted.

There are other policies in the Official Plan which also are applicable in the review of this application including:

Residential and Urban Design policies which encourage housing forms that are compatible, respect context and create a quality living environment. Design considerations related to built form, orientation of buildings and the quality and quantity of open space are considered in assessing the merits of residential development.

The Implementation policies provide criteria to evaluate development applications. Measures to enhance compatibility between the existing and proposed land uses must be demonstrated by the applicant. The suitability of the site in terms of its size and shape to accommodate the necessary on-site circulation, activities and functions must also be evaluated. An evaluation of the proposal's merits will be provided in the Supplementary Report.

Existing Zoning

"C1" (Convenience Commercial), which permits a range of convenience commercial uses. As noted above, a lot addition from the commercial lands to the residential lands was approved to increase the lot width for the proposed

townhouses. As a result, a portion of the subject property is currently zoned "C1" (Convenience Commercial). The interpretation policies of Mississauga Plan recognize that the land use boundaries are approximate where they are not defined by physical features. An Official Plan Amendment is therefore not required.

"RM4-6" (Townhouse Dwellings), which only permits offices and a medical building.

"RM4-37" (Townhouse Dwellings), which only permits offices, financial institutions and accessory uses.

Proposed Zoning By-law Amendment

"RM4-Exception" (Townhouse Dwellings) to permit 23 standard condominium townhouses. As part of the rezoning, the applicant is proposing several site-specific zoning standards be applied to the subject lands as outlined in Appendix I-5.

Several of the site-specific standards relate to the 3 townhouse dwellings facing Dundas Street West which have garages at the rear of the dwelling. The balance of the proposal generally complies with the provision of the "RM4" (Townhouse Dwellings) zone.

COMMUNITY ISSUES

A community meeting has been tentatively scheduled by Ward 7 Councillor Nando Iannicca for March 26, 2008. Comments and concerns raised during that meeting will be outlined and addressed in the Supplementary Report.

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

Comment

Concern was raised regarding the proposal to connect the internal driveway of this proposal with the driveways of the

three condominium corporations to the west. Prior to considering this arrangement, agreements regarding shared road access, maintenance and liability will be required.

Response

The applicant has decided not to pursue this connection with the other condominiums and will revise the plans accordingly.

Comment

Details regarding the construction access and location of the material stockpile and refuse removal were requested. Concern was expressed with the impact of construction on the adjacent residential homes.

Response

The applicant prefers a construction access from Glengarry Road. No construction activity or access would occur on the adjacent residential properties. As part of the site plan approval process, the City collects securities from the developer to ensure that construction activity meets City requirements for keeping the streets clean, identifying areas for material stockpiling and ensuring debris is removed.

Comment

Concern with the location of the garbage and recycling bins on the existing convenience commercial centre will impact the new residents.

Response

The applicant has committed, prior to final site plan approval, to work with the owner of the commercial property to relocate the refuse and recycling containers, reconfigure the parking layout and to install the required landscape buffer on the convenience commercial property. The new City Zoning By-law 0225-2007 also requires a 6 m (19.7 ft.) setback between a garbage enclosure and a residential zone.

Comment

Concern raised that drivers using the Glengarry Road access would have their view obstructed at times by the Mississauga Transit bus adjacent to the commercial plaza and that this would result in an accident.

Response

This safety concern will be evaluated in the Supplementary report in consultation with other City Departments.

Comment

Controls should be in place to ensure that the exteriors of the townhouses have a common appearance. This practice has been achieved in the adjacent townhouse condominiums.

Response

The proposal is for a standard condominium, and the applicant indicates that restrictive covenants will be included in the condominium documents to require exterior elements to be maintained in accordance with the approved plans.

DEVELOPMENT ISSUES

The applicant has submitted an application for Site Plan Approval (File SP 07/293 W7), and many of the technical details will be addressed through that process. A copy of the site plan is attached as Appendix I-6 and the elevations are attached as Appendix I-7.

Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed prior to the preparation of the Supplementary Report:

- Clarification regarding which of the existing easements are to remain and details of the restrictions that will apply;
- Details on the landscape buffer between the proposed residential uses and the existing commercial uses are to be provided to staff for review;
- Mutual access and maintenance agreement between the commercial property and the subject property is to be provided to staff for review.

The above matters will be evaluated in the Supplementary Report. Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to site servicing, road widening and easements which will require the applicant to enter into appropriate agreements with the City and Region of Peel.

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

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all issues 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 – Draft Zoning Provisions

Appendix I-6 – Site Plan
Appendix I-7 - 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: Michael Crechiolo, Development Planner

Site History

1110 Dundas Street West


- 1948 to 1994 - Residential use of the property.
- 1994 - Detached dwelling demolished and development application received for a medical office building.
- 1996 - Council approves rezoning request to permit medical office uses.
- 2007 – Rezoning file proposing 30 townhouses cancelled by previous owner.
- August 28, 2007 – New Rezoning application submitted proposing 23 townhouses.
- November 1, 2007 – Committee of Adjustment approves a lot addition to create a parcel of sufficient size to accommodate the proposal.

2590 Glengarry Road


- 1950 to present - Lands remain vacant.
- 1987 - Council approves rezoning request to permit an office building.
- 1999 - Rezoning application to permit a retirement home submitted.
- 2004 - Rezoning application closed due to inactivity.
- 2007 – Rezoning file proposing 30 townhouses cancelled by previous owner.
- August 28, 2007 – New Rezoning application submitted proposing 23 townhouses.
- November 1, 2007 – Committee of Adjustment approves a lot addition to create a parcel of sufficient size to accommodate the proposal.



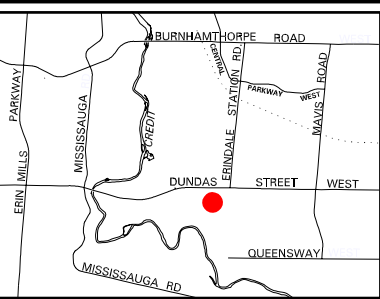
LEGEND:

**SUBJECT LANDS**

DATE OF AERIAL PHOTO: 2007



SUBJECT: SEDONA DEVELOPMENT GROUP
(GLENGARRY) INC.



MISSISSAUGA
Planning and Building

FILE NO:
OZ 07/016 W7

DWG. NO:
07016A

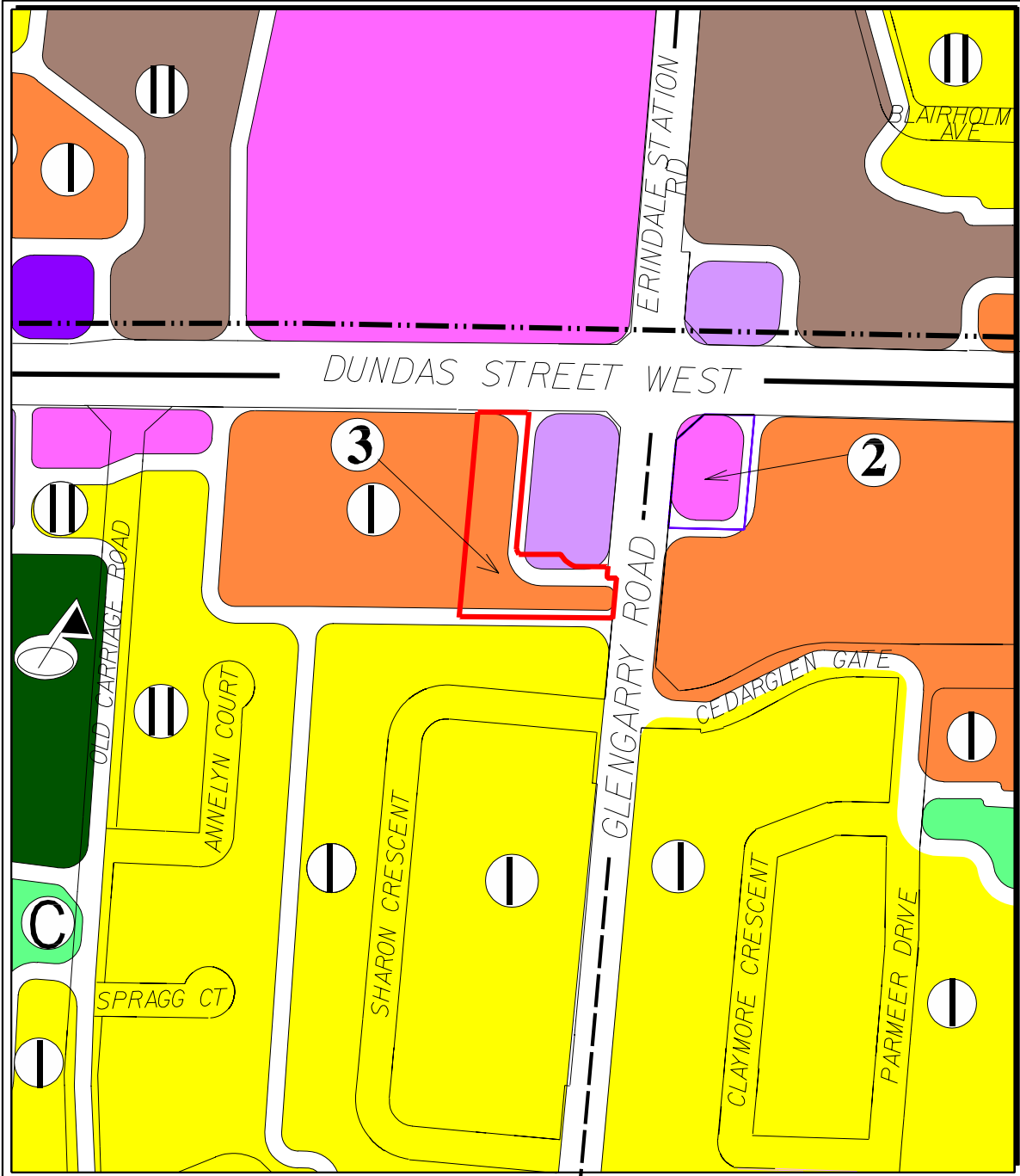
SCALE:
NTS

PDC DATE:
2008 03 31

DRAWN BY:
R.DICOSOLA

APPENDIX I-2

Produced by
T&W, Geomatics



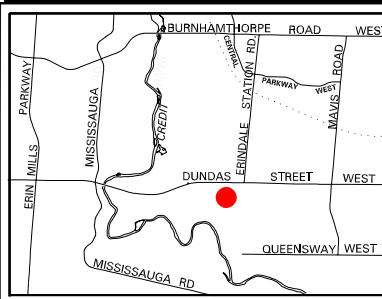
**PART OF ERINDALE DISTRICT LAND USE MAP
ERINDALE DISTRICT POLICIES OF MISSISSAUGA PLAN**

- | | |
|--------------------------------|------------------------------------|
| LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
| Residential - Low Density I | Provincial Highway and Interchange |
| Residential - Low Density II | Arterial |
| Residential - Medium Density I | Major Collector |
| Residential - High Density I | Major Collector (Scenic Route) |
| Residential - High Density II | Minor Collector |
| Mainstreet Commercial | Minor Collector (Scenic Route) |
| General Commercial | Local Road |
| Convenience Commercial | Existing Commuter Rail |
| Motor Vehicle Commercial | GO Transit Station |
| Office | Major Transit Corridor |
| Open Space | LAND USE LEGEND |
| Greenbelt | City Park |
| Private Open Space | Community Park |
| Parkway Belt West | Golf Course |
| Utility | Planning District |
| | Planning District |

SUBJECT LANDS



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



FILE NO: OZ 07016 W7	
DWG. NO: 07016L	
SCALE: 1:5000	
PDC DATE: 2008 03 31	APPENDIX I-3
DRAWN BY: R.DICOSOLA	

BY-LAW 0225-2007

LEGEND:



SUBJECT LANDS



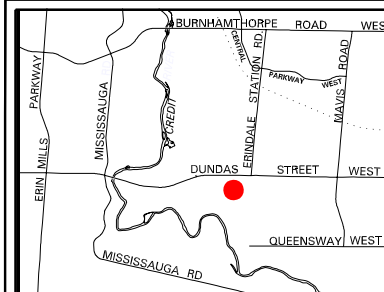
PROPOSED REZONING FROM "C1" (CONVENIENCE COMMERCIAL), "RM4-6" AND "RM4-37" (TOWNHOUSE DWELLINGS) TO "RM4-EXCEPTION" (TOWNHOUSE DWELLINGS) TO PERMIT 23 STANDARD CONDOMINIUM TOWNHOUSES.

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 07016 W7

DWG. NO:
07016R

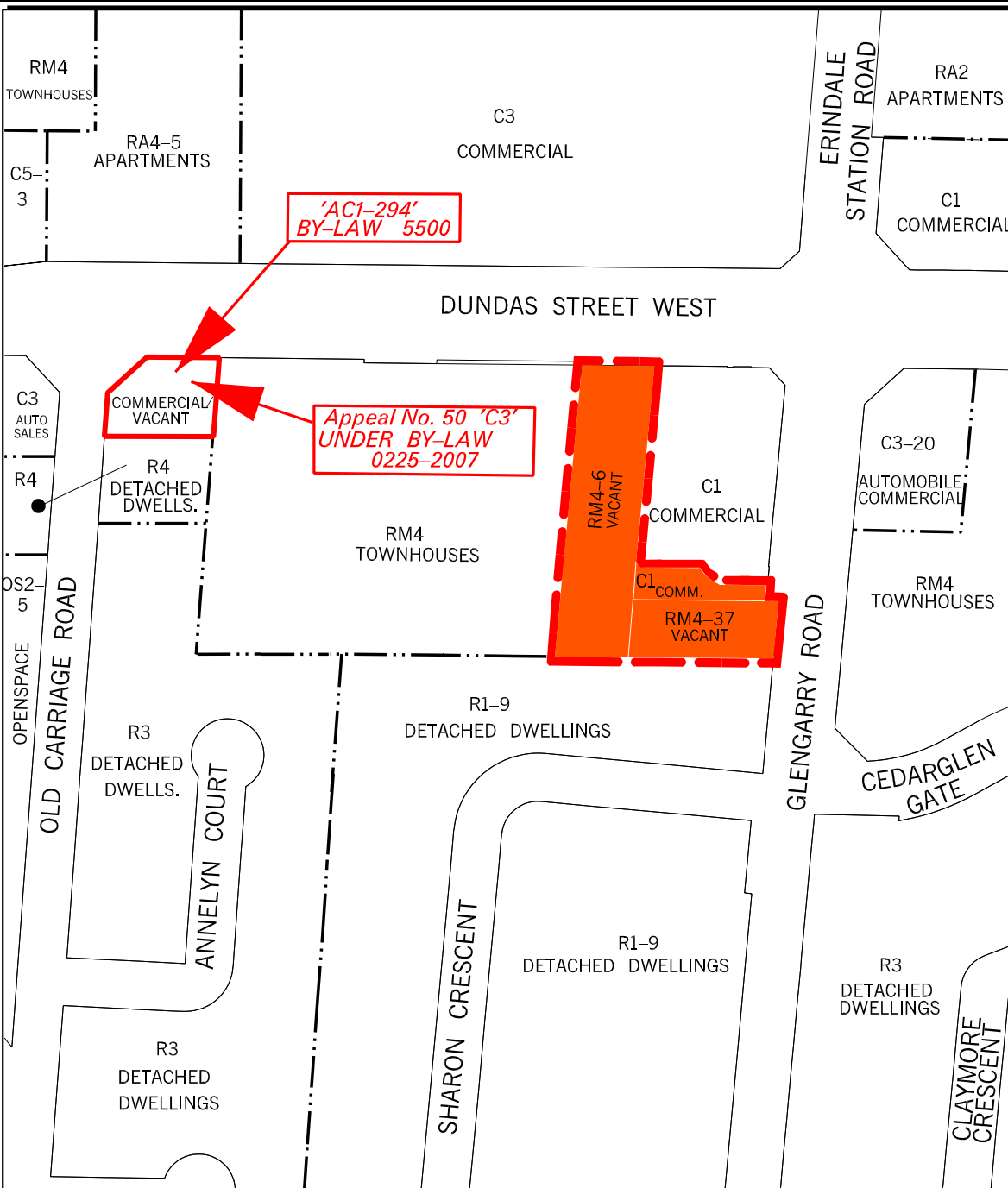
SCALE:
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PDC DATE:
2008 03 31
DRAWN BY:
R.DICOSOLA

APPENDIX 1-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



Draft RM4-Exception Zoning By-law

	Required RM4 Zoning Standard	Proposed Standard
Minimum setback from a rear wall of townhouse dwelling to a side wall of another dwelling	10 m (32.8 ft.)	9.75 m (32 ft.)
Minimum setback from a side wall of townhouse dwelling to a visitor parking space	4.5 m (14.8 ft.)	2.9 m (9.5 ft.)
Minimum setback between a visitor parking space and any other lot line	3 m (9.8 ft.)	1 m (3.3 ft.)
A townhouse dwelling facing Dundas Street West shall comply with the following:		
<ul style="list-style-type: none"> • minimum setback of a townhouse dwelling to Dundas Street West 	7.5 m (24.6 ft.)	6 m (19.7 ft.)
<ul style="list-style-type: none"> • minimum setback from a side wall or rear wall of a townhouse dwelling to an internal road 	4.5 m (14.8 ft.)	1 m (3.3 ft.)
<ul style="list-style-type: none"> • minimum setback from a garage face to an internal road 	6 m (19.7 ft.)	1 m (3.3 ft.)
<ul style="list-style-type: none"> • maximum driveway width 	3 m (9.8 ft.)	5.2 m (17.1 ft.)
<ul style="list-style-type: none"> • the minimum setback of a balcony with an attached garage beneath attached to the rear wall of a dwelling to a lot line 	3 m (9.8 ft.)	2.6 m (8.5 ft.)
<ul style="list-style-type: none"> • maximum area of a balcony above an attached garage 	2 m ² (22 sq. ft)	15 m ² (162 sq.ft)
<ul style="list-style-type: none"> • the main front entrance of a dwelling unit shall face Dundas Street West 		

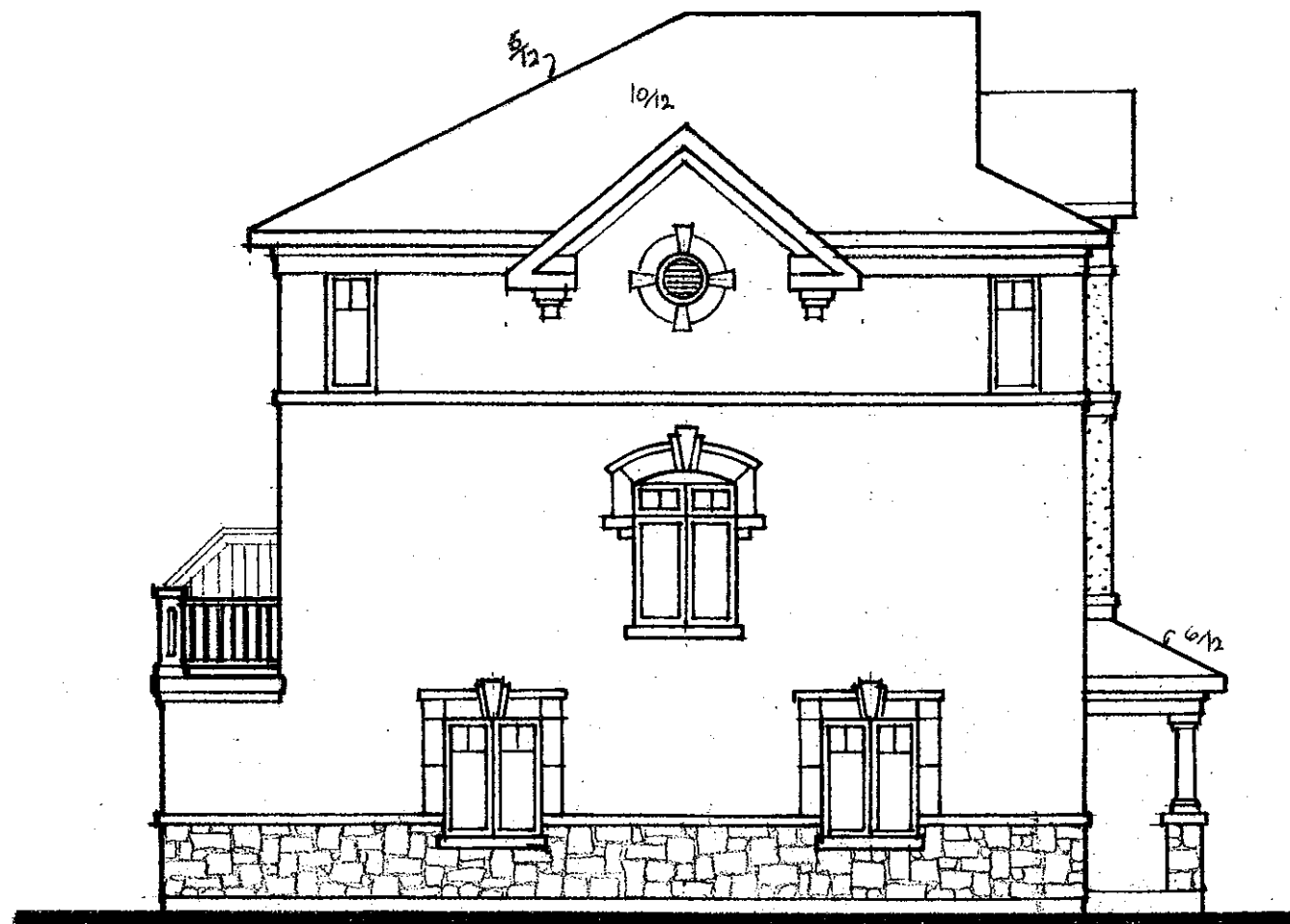


BLOCK ELEVATION
DUNDAS STREET WEST

SEDONA DEVELOPMENT
GROUP
PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

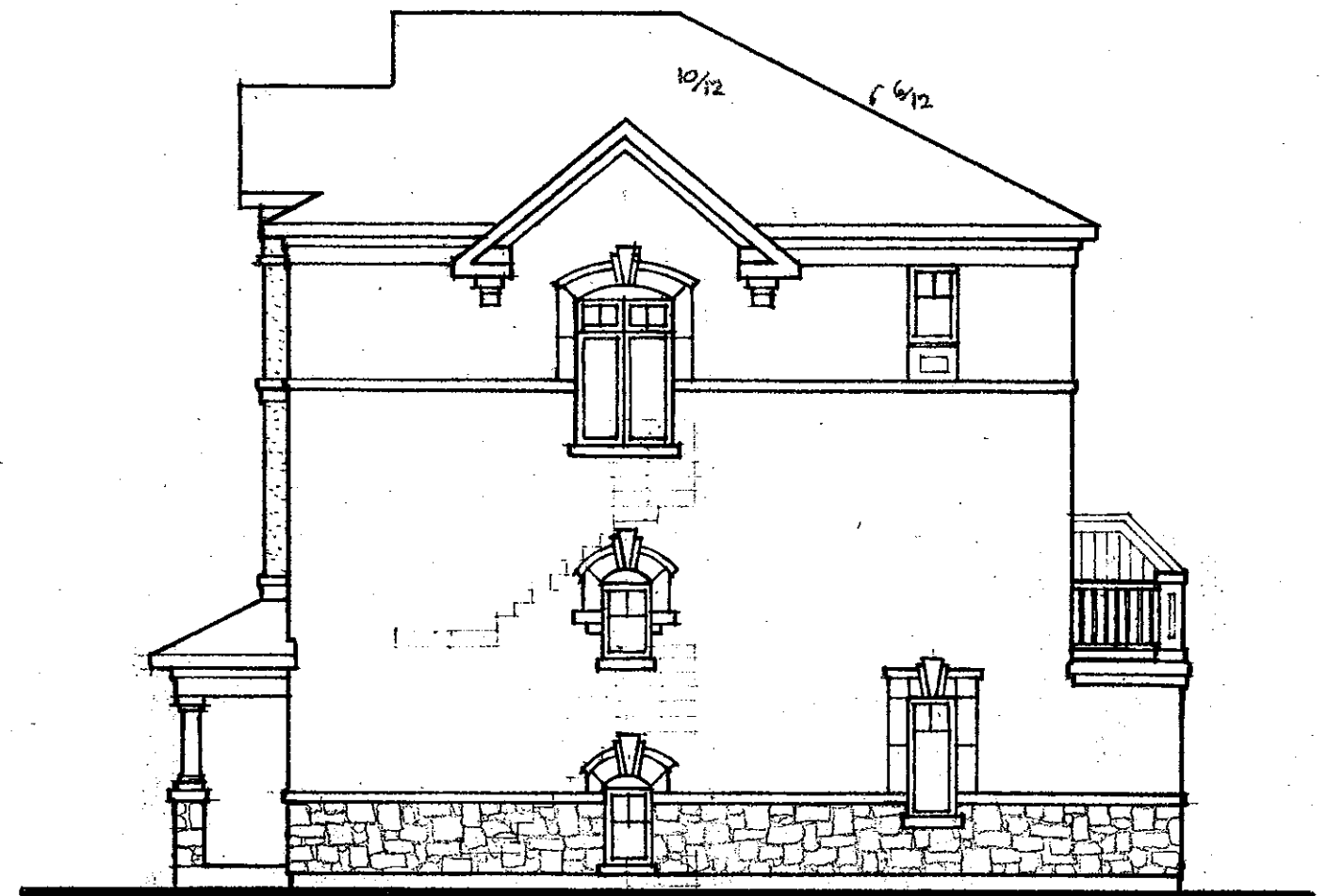
BLOCK ELEVATION

06-850 1/8"=1'0" OCT. 4/07



MODEL 1 LEFT SIDE ELEV 'A'
UNIT 1

BLOCK ELEVATION
DUNDAS STREET WEST

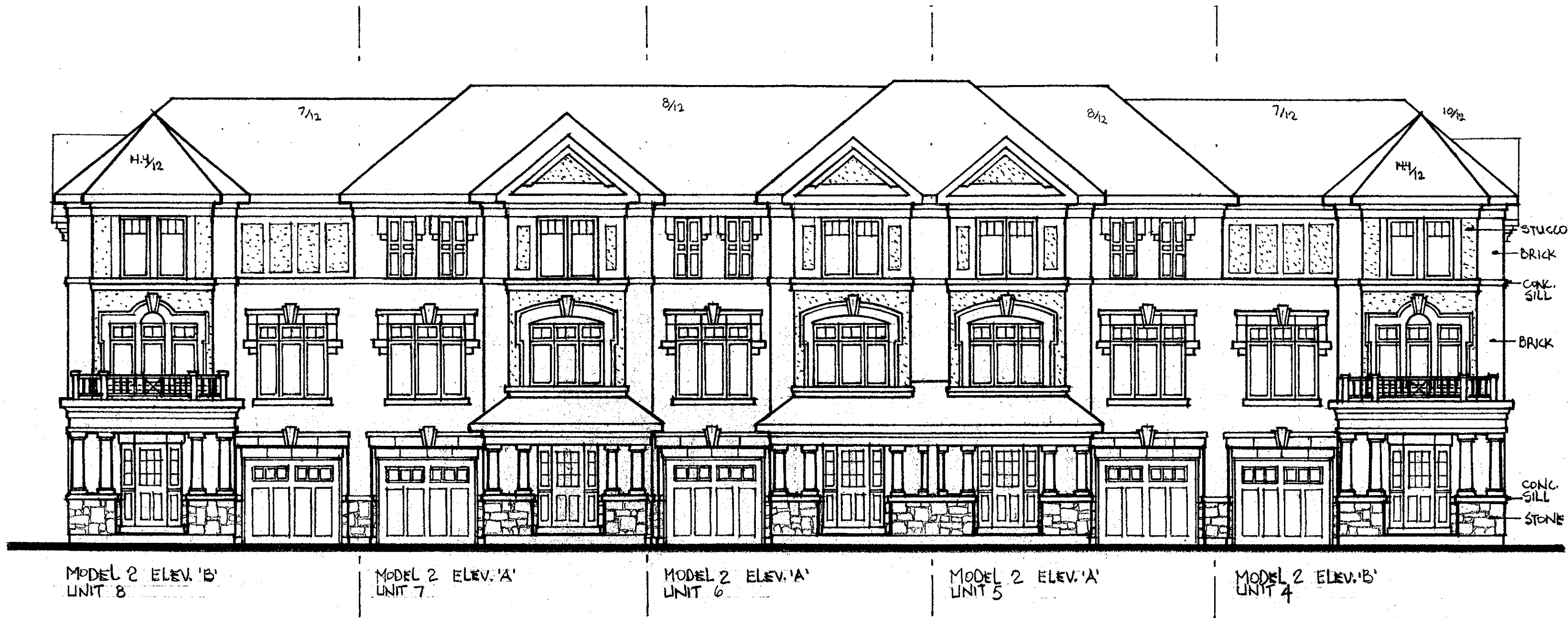


MODEL 1 RIGHT SIDE ELEV 'A'
UNIT 3

SEDONA DEVELOPMENT
GROUP
PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

BLOCK ELEVATION

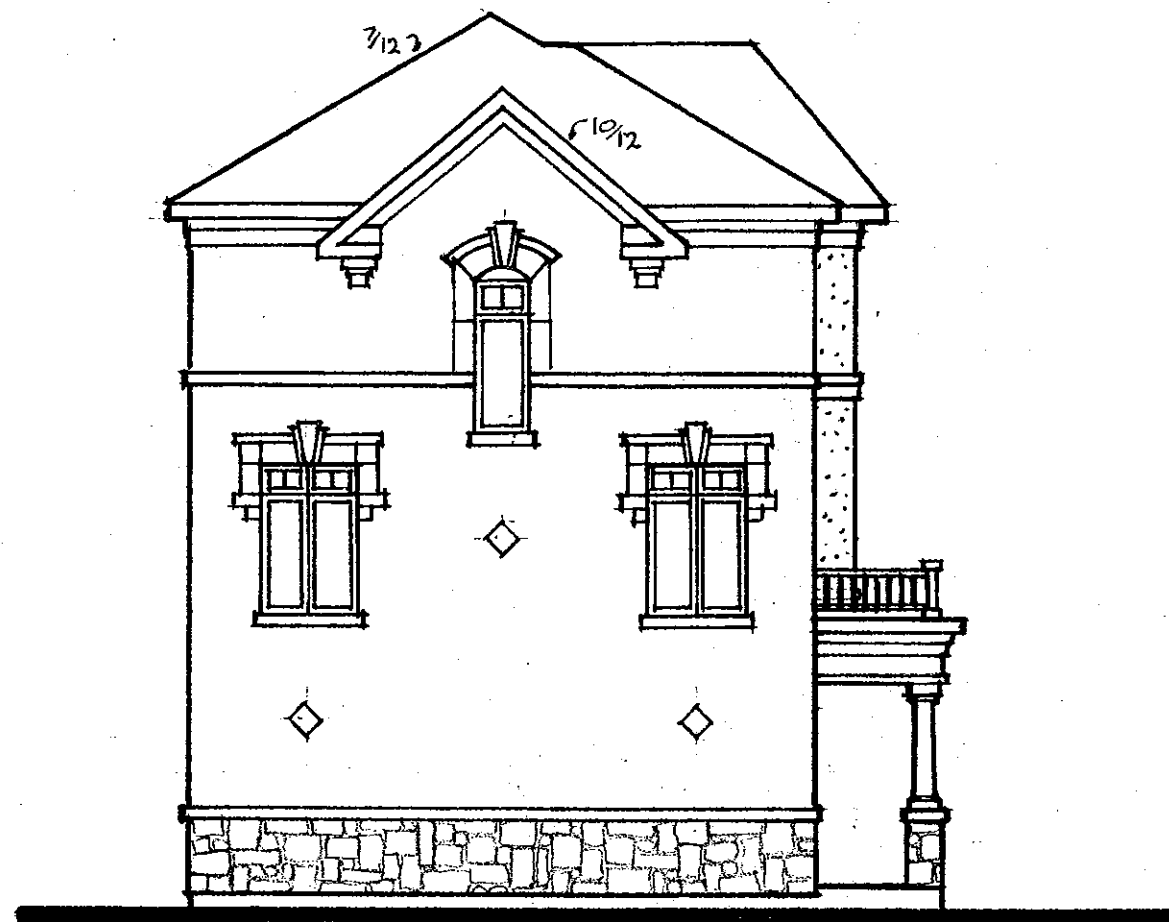
06-850 1/8"=1'0" OCT. 11/07



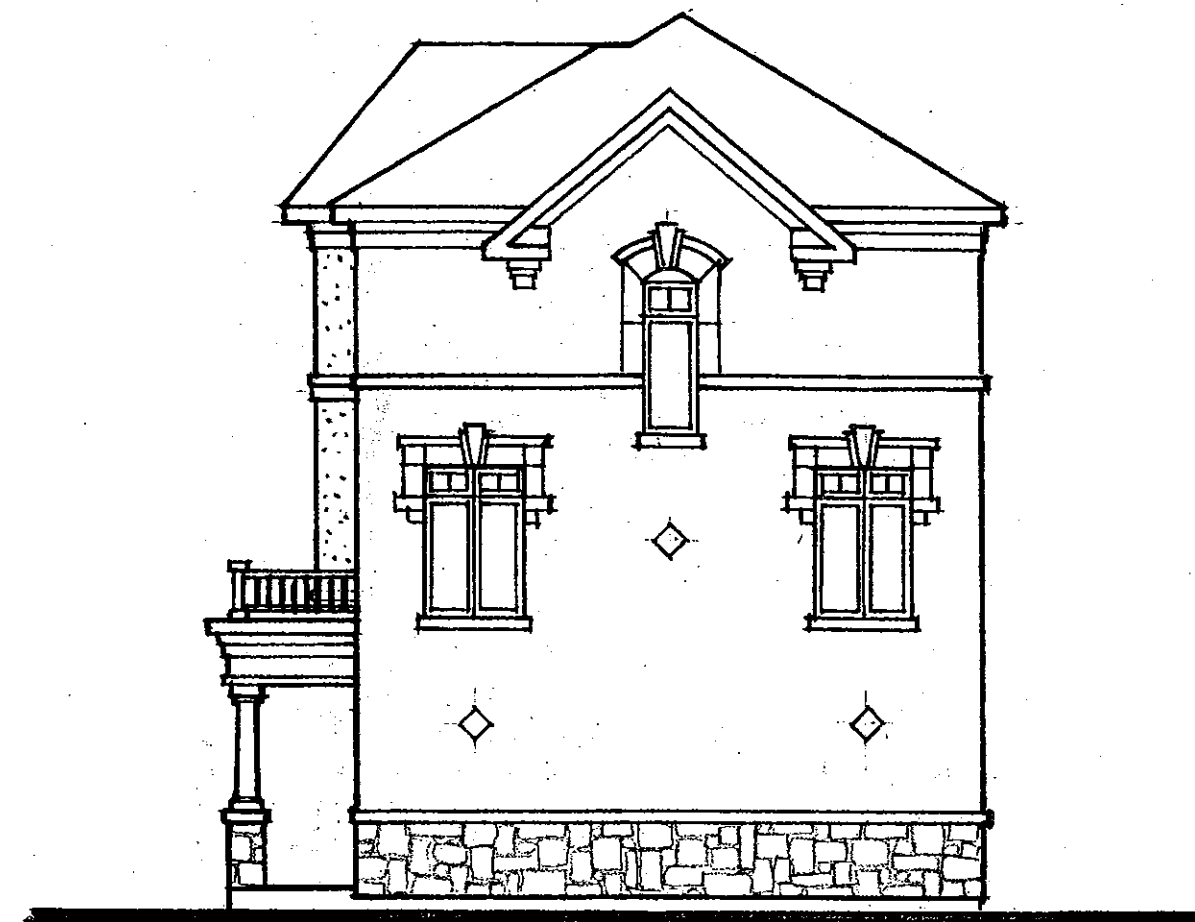
SEDONA DEVELOPMENT
GROUP
PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

BLOCK ELEVATION

06-850 1/8"=10' OCT. 4/07



MODEL 2 LEFT SIDE ELEV. 'B'
UNIT 8

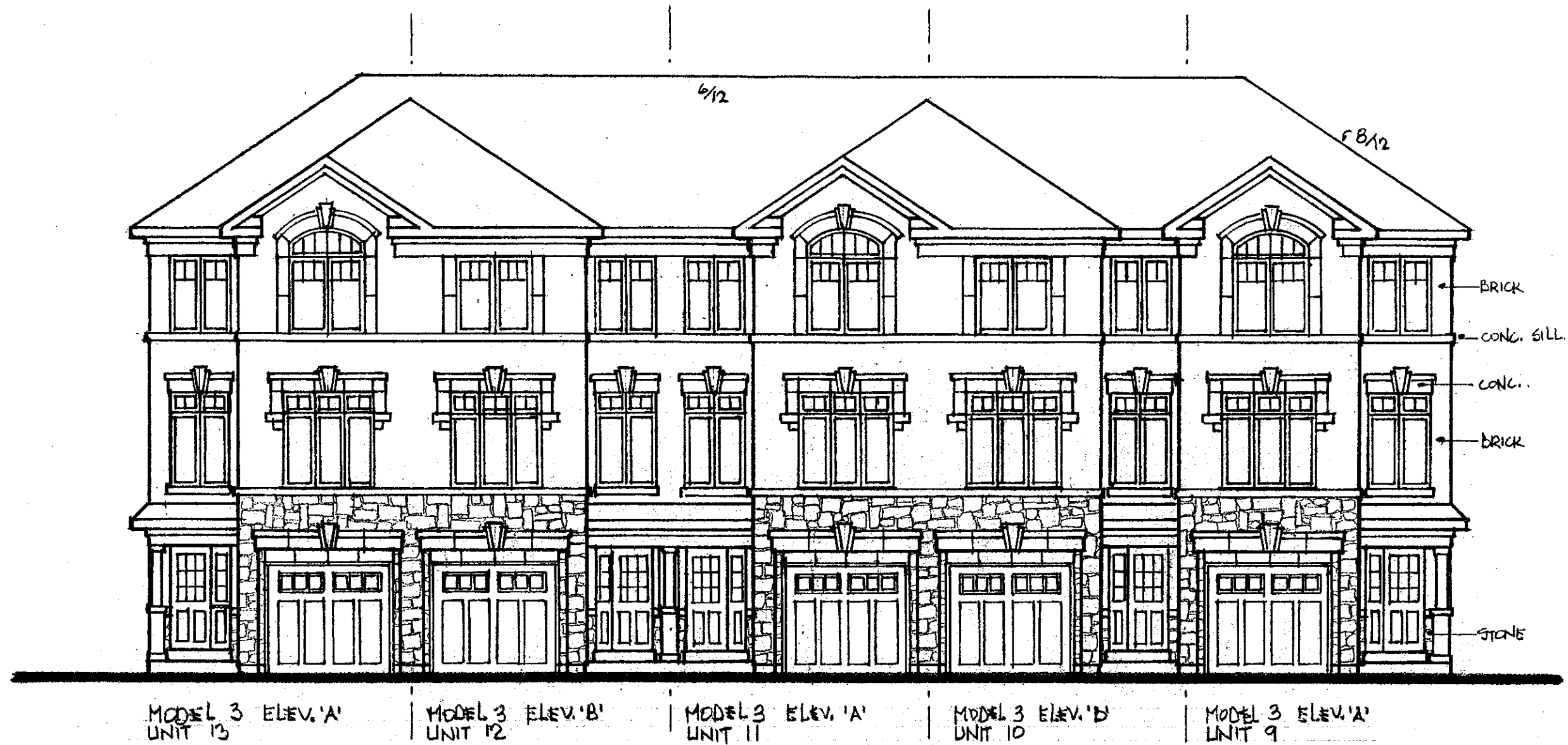


MODEL 2 RIGHT SIDE ELEV. 'B'
UNIT 4

SEDONA DEVELOPMENT
GROUP
PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

BLOCK ELEVATION

06-850 1/8"=1'0" OCT. 11/07



BLOCK ELEVATION

SEDONA DEVELOPMENT
GROUP
PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

BLOCK ELEVATION

06.850 1/8"=10' OCT. 5/07



MODEL 3 ELEV. 'A'
UNIT 19

MODEL 3 ELEV. 'B'
UNIT 18

MODEL 3 ELEV. 'A'
UNIT 17

MODEL 3 ELEV. 'B'
UNIT 16

MODEL 3 ELEV. 'B'
UNIT 15

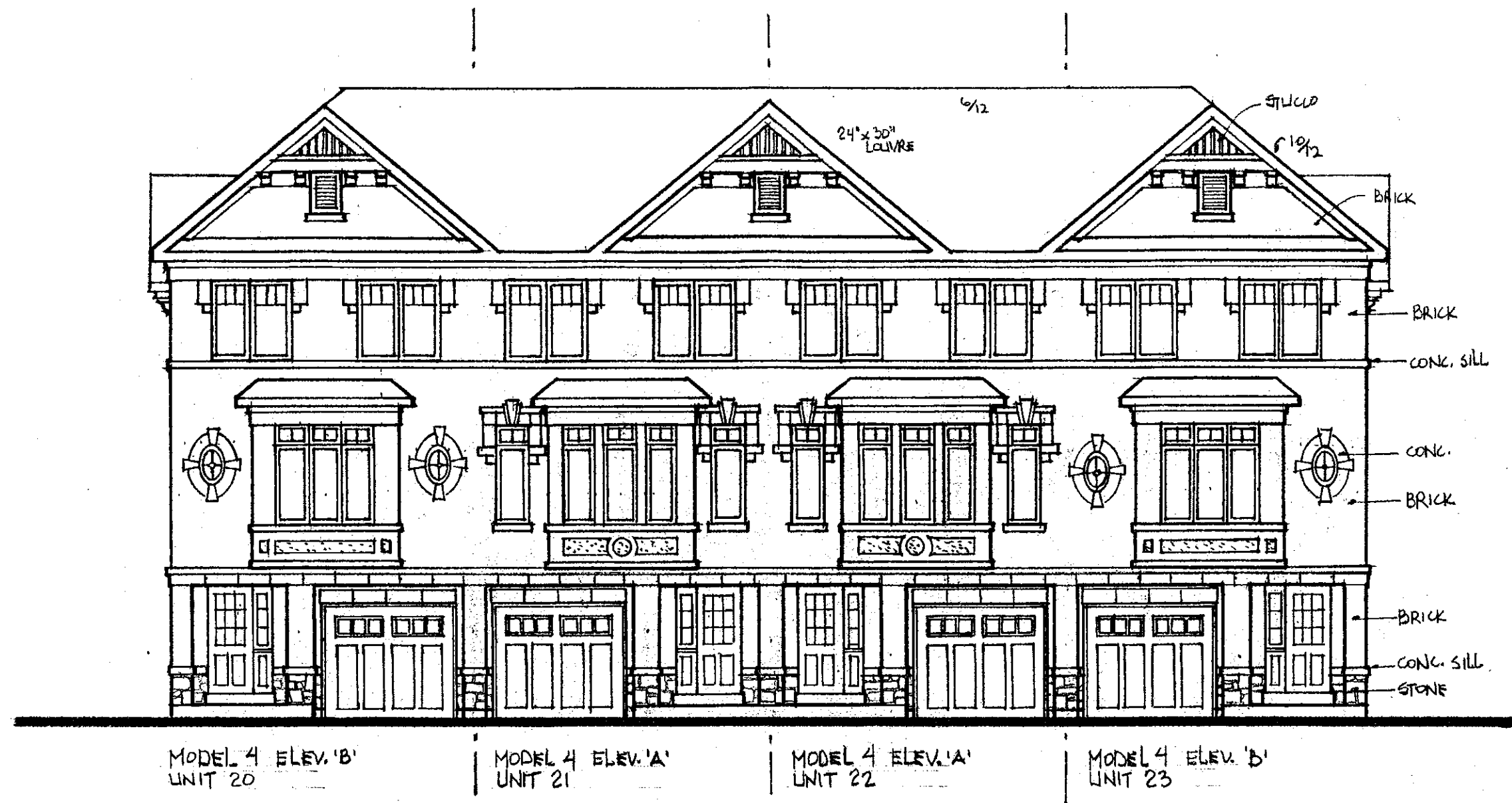
MODEL 3 ELEV. 'A'
UNIT 14

BLOCK ELEVATION

SEDONA DEVELOPMENT
GROUP
PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

BLOCK ELEVATION

06-850 1/8"=1'-0" OCT. 5/07

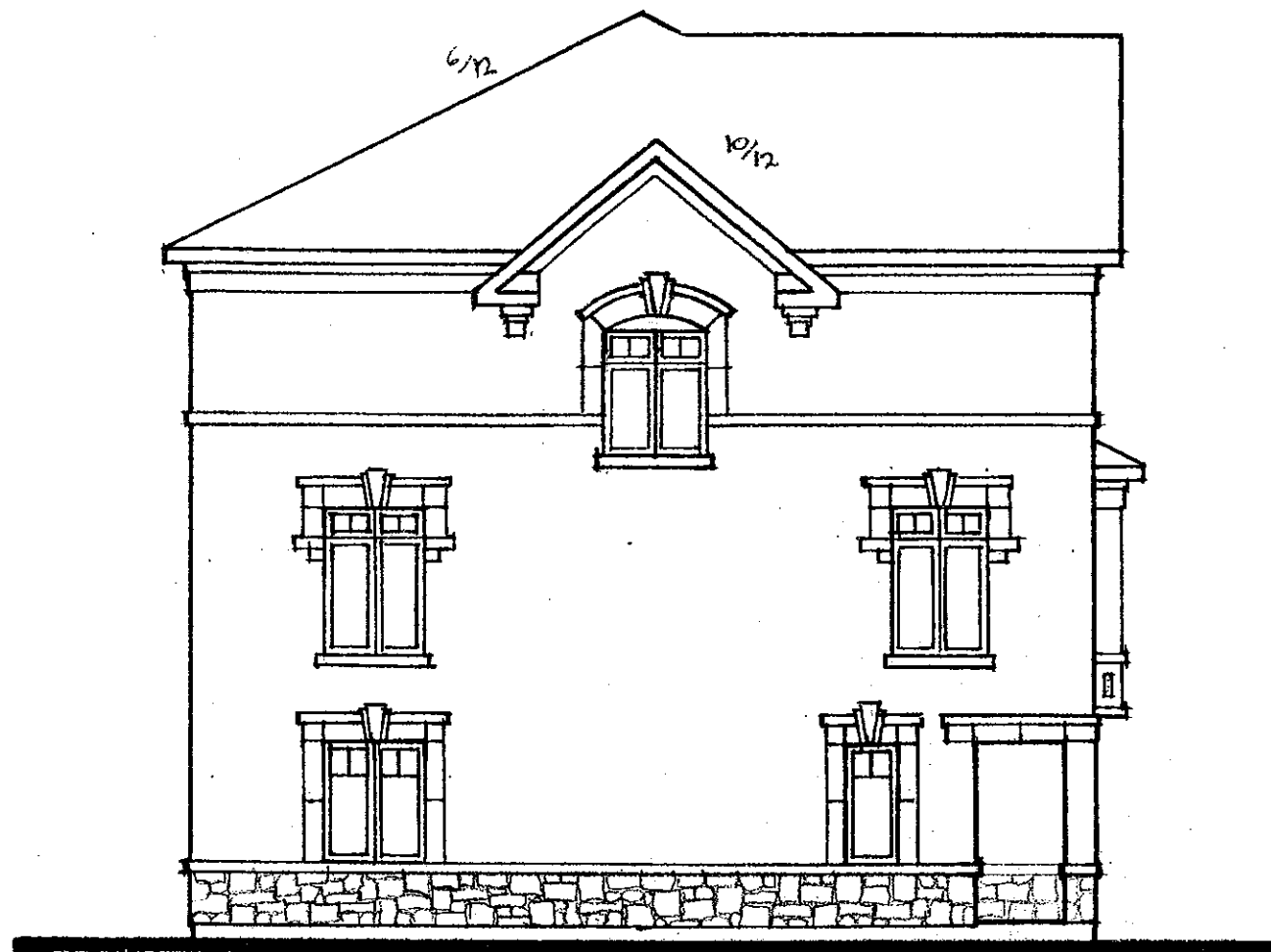


BLOCK ELEVATION
GLENGARRY ROAD

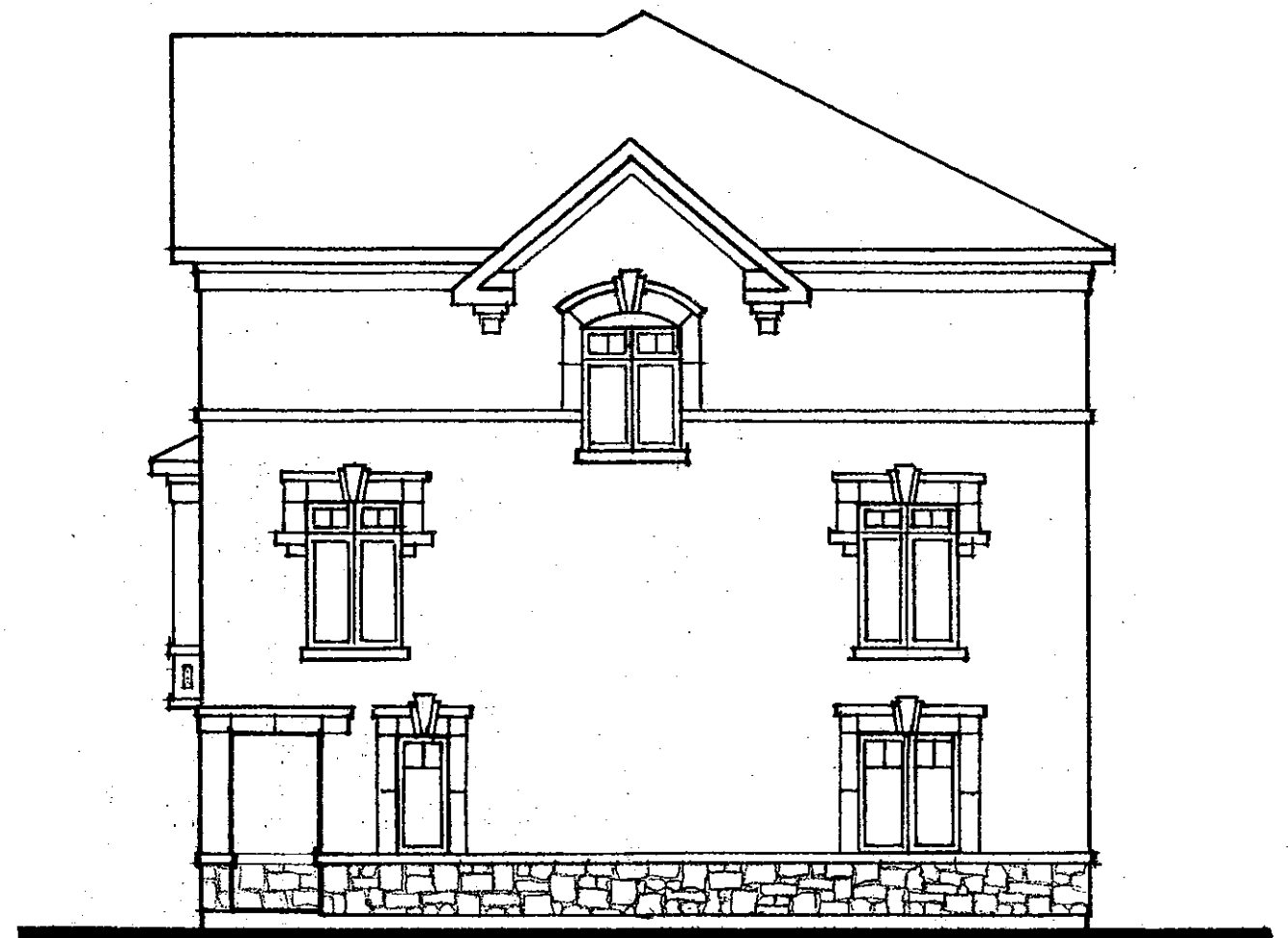
SEDONA DEVELOPMENT
GROUP
PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

BLOCK ELEVATION

06-850 1/8"=1'0" OCT. 4/07



MODEL 4 LEFT SIDE ELEV. 'B'
UNIT 20



MODEL 4 RIGHT SIDE ELEV. 'B'
UNIT 23

SEDDNA DEVELOPMENT
GROUP

PROPOSED CONDOMINIUM
TOWNHOUSE DEVELOPMENT

BLOCK ELEVATION

06-850 1/8"=1'0" OCT. 11/07

Sedona Development Group (Glengarry) Inc.

File: OZ 07/016 W7

Department and Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (October 5, 2007)	Curbside waste collection will be provided by the Region of Peel. Municipal water and sanitary services are available to accommodate this proposal.
Dufferin-Peel Catholic District School Board and the Peel District School Board (September 28, 2007)	The current provision of educational facilities for the catchment area is satisfactory and 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. If approved, the School Boards require the standard signs to be installed and development agreement warning clauses to be included.
City Community Services Department – Planning, Development and Business Services Division (September 13, 2007)	<p>Huron Park (P-026) is located 350m (1,148 ft.) from the site and Carriage Way Park (P-157) is located 500 m (1,640 ft.) from the site. Carriage Way Park contains a play structure, while Huron Park provides various recreational opportunities as facilitated through the Huron Park Recreation Centre.</p> <p>Prior to by-law enactment, a cash contribution for street tree planting and trail signage will be required. Further, prior to the issuance of building permits, cash in-lieu for park or other public recreational purpose is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.</p>
City Community Services Department – Fire and Emergency Services Division (Feb. 15, 2008)	Emergency response time to the site and available water supply are acceptable.

Sedona Development Group (Glengarry) Inc.

File: OZ 07/016 W7

Agency / Comment Date	Comment
City Transportation and Works Department (February 15, 2008)	Prior to the preparation of a Supplementary Report, the applicant is to provide an updated Noise Report for review. The Phase I Environmental Site Assessment (ESA) is to be amended to include an investigation of 1100 Dundas Street West. Additional soil testing is also required for 1110 Dundas Street West given that a slight exceedence for barium was identified in the supporting Phase I ESA. It was noted that all hard surfaces or structures (including fencing, trees, sidewalks, interlocking brick etc.) illustrated within the existing easements are to be removed from the concept plan. Further comments will be provided pending the receipt and review of the above items.
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> <ul style="list-style-type: none"> • Bell Canada • Canada Post Corporation • Hydro One Networks Inc. • Enersource Hydro Mississauga • Credit Valley Hospital
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Conseil Scolaire de District Catholique Centre-Sud • Conseil Scolaire de District Centre-Sud-Ouest • Rogers Cable • Trillium Health Centre

Sedona Development Group (Glengarry) Inc.

File: OZ 07/016 W7

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"> 6 Kindergarten to Grade 8 3 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Hawthorn Elementary School <ul style="list-style-type: none"> Enrolment: 218 Capacity: 141 Portables: 3 The Woodlands Secondary School <ul style="list-style-type: none"> Enrolment: 1,405 Capacity: 1,080 Portables: 12 <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"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Jerome Elementary School <ul style="list-style-type: none"> Enrolment: 355 Capacity: 233 Portables: 7 St. Martin Secondary School <ul style="list-style-type: none"> Enrolment: 959 Capacity: 1026 Portables: 0

