



Corporate Report

Clerk's Files

Originator's
Files OZ 07/020 W2

DATE: May 20, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 9, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit Four (4) Semi-detached Condominium Dwellings
and Five (5) Townhouse Condominium Dwellings
1195, 1197 & 1203 Lorne Park Road
East side of Lorne Park Road, north of Queen Victoria Avenue
Owner: Casaco Developments Inc.
Applicant: Korsiak and Company Ltd.
Bill 51

Public Meeting **Ward 2**

RECOMMENDATION: That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I" to "Residential Low Density II – Special Site" and "Greenbelt" and to change the Zoning from "R2-1" (Detached Dwellings) and "D" (Development) to "RM4 – Exception" (Semi-detached and Townhouse Dwellings) and "G1" (Greenbelt) in By-law 0225-2007, to permit four (4) semi-detached condominium dwellings and five (5) townhouse condominium dwellings under file OZ 07/020 W2, Casaco Developments Inc., 1195, 1197 & 1203 Lorne Park Road, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting has been held.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	October 3, 2007 (submitted) October 24, 2007 (deemed complete)
Height:	Two (2) storeys
Lot Coverage:	31%
Landscaped Area:	50%
Net Density:	19 units/ha (8 units/ac.)
Gross Floor Area:	2 154.00 m ² (23,186.22 sq. ft.) for all 9 units
Number of units:	9
Anticipated Population:	28* *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:	18 resident spaces at a rate of 2.0 spaces per unit 2 visitor spaces at a rate of 0.25 spaces per unit Total = 20 spaces
Supporting Documents:	Concept Plan; Planning Justification Report; Preliminary Tree Inventory, Preservation Plan and Arborist Report; Functional Servicing Report; and, Phase I Environmental Site Assessment

Site Characteristics	
Frontage:	65.25 m (214.07 ft.)
Depth:	Variable – 118.07 m (387.37 ft.) to 136.30 m (447.18 ft.)
Net Lot Area:	0.48 ha (1.18 ac.)
Existing Use:	Vacant

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

Neighbourhood Context

The subject property is located in a stable residential community characterized by detached dwellings on large lots with low lot coverage and generous setbacks. The subject site is currently vacant and is relatively flat. There is a change in grade at the rear of the property which is heavily treed and has been identified as a natural feature. 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: Detached dwellings

South: One detached dwelling and vacant parcels

West: Across Lorne Park Road is a commercial plaza

Current Mississauga Plan Designation and Policies for the Clarkson-Lorne Park District

"Residential Low Density I" which permits detached dwellings to a maximum density of 10 units per net residential hectare (4 units per net residential acre). As both semi-detached and townhouse dwellings are proposed rather than detached dwellings, the applications are not in conformity with the land use designation.

"Greenbelt" to provide for the conservation of natural heritage features and areas and to recognize lands associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage.

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

Urban Design Policies

Section 4.7.3.3.2 – Lorne Park Road Corridor

- a. This streetscape should emphasize older buildings which are close to the street;
- b. Encourage two (2) storey development with buildings designed to de-emphasize height, and to be consistent with the residential character of the neighbourhood.

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 lands are 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 Low Density II – Special Site" to permit four (4) semi-detached dwellings and five (5) townhouse dwellings to a maximum density of 19 units per net residential hectare (8 units per net residential acre).

"Greenbelt" to expand the existing area designated "Greenbelt" in order to provide for the conservation of the entire natural heritage feature which has been identified on site.

Existing Zoning

"R2-1" (Detached Dwellings), which permits detached dwellings on lots with a minimum lot area of 695.00 m² (7,481.16 sq. ft.) and a minimum lot frontage of 18.00 m (59.05 ft.) and subject to the Infill Exception Regulations.

"D" (Development), which recognizes vacant lands not yet developed and/or permits the use that legally existed on the date of the passing of Zoning By-law 0225-2007.

Proposed Zoning By-law Amendment

"RM4-Exception" (Semi-detached and townhouse dwellings), to permit four (4) semi-detached dwellings and five (5) townhouse dwellings.

"G1" (Greenbelt) to allow for the protection of natural features and a limited range of uses and activities specific to the protection of people and property from flooding and erosion hazards.

As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Parking	2.0 spaces/unit 0.25 visitor spaces/unit	No change
Landscaped Open Space	40% of the lot area	50% of the lot area
Minimum Front Yard Setback	4.50 m (14.76 ft.)	4.00 m (13.12 ft.)
Minimum Rear Yard Setback	7.50 m (24.60 ft.)	No change
Minimum Side Yard Setback	2.50 m (8.20 ft.)	No change
Maximum Height	10.70 m (35.10 ft.)	No change

COMMUNITY ISSUES

Ward 2 Councillor, Pat Mullin held a community meeting on April 2, 2008 and a further focus group meeting on May 6, 2008.

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

Comment

As the natural area at the rear of the property is to be dedicated to the City, why will public access not be permitted to this area and what will the City do with it?

Response

The area at the rear of the subject lands has been identified as a natural feature, therefore, it is being dedicated to the City for conservation purposes. It is the City's intent to protect the area and allow it to remain in a naturalized state. Butternut trees have been identified in this natural area. These trees are provincially protected and, therefore, must be appropriately buffered and preserved.

Comments

The proposed development will double the density of what is currently permitted. This much of an increase in density is not typically seen anywhere else in this area.

This area has a low water table, why can't the foundations of the proposed dwellings be dug deeper in order to reduce the impact of their height.

Response

The appropriateness of the proposed density and dwelling height is being reviewed by staff and will be addressed in a future Supplementary Report.

Comment

The proposal includes dwelling units with one car garages. This raises a concern as most purchasers of these units will own two cars.

Response

Zoning By-law 0225-2007 requires parking to be provided at a rate of 2.0 spaces per unit for residents plus 0.25 visitor spaces per unit. Each unit provides 2 parking spaces and additional visitor parking is provided. There is no requirement for the parking spaces to be provided in a garage.

Comment

There are existing trees along the south-easterly property line. Residents backing onto this property would prefer if the mature trees are preserved.

Response

The applicant has modified their tree preservation plan to ensure that the mature trees along the south-easterly property line are protected and preserved.

Comment

The proposed entrance to the site is directly across the street from the entrance to the commercial plaza. It is already difficult enough to see when leaving the plaza because of the electric boxes.

Response

The traffic impacts of the proposed development are being examined by the Transportation and Works Department and further comment will be provided in the Supplementary Report. Ward 2 Councillor, Pat Mullin advised at the community meeting that she will pursue action regarding the sightlines for entering and exiting the commercial plaza as this issue is not related to the proposed development.

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 through the further processing of these applications:

- a heritage impact study will be required to ensure that the proposed development does not negatively impact the detached dwelling located at 1207 Lorne Park Road which is designated under the *Ontario Heritage Act*;
- the proposed site layout will have to be modified to provide a pedestrian walkway connection from Lorne Park Road to the townhouses proposed at the rear of the development area;
- the design of the proposed semi-detached dwellings along Lorne Park Road will have to be complimentary to both the heritage dwelling to the northwest and to each other. The design of the two buildings (4 dwelling units) cannot be the exact same or mirror images of each other;
- the exact limits of the natural feature must be defined based on the required removal of a hazardous butternut tree and the appropriate buffering and protection of the remaining butternut trees in this area;
- the tree preservation plan must be revised and resubmitted for review based on the applicant's intention to preserve the trees along south-easterly property line as described at the community meeting;
- arrangements must be made for the dedication of land both at the front of the property in the form of a road widening and at the rear of the property for the lands identified as the natural feature;
- an updated Phase I Environmental Site Assessment (ESA), as well as a Phase II ESA must be submitted and reviewed by staff;
- a storm water management (SWM) report outlining how best management practices will be implemented on this site must be submitted and reviewed by staff.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading,

drainage, hoarding, easements and fencing 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 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 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stacey Laughlin, Development Planner

Casaco Developments Inc.

File: OZ 07/020 W2

Site History

- December 17, 1999 – applications were submitted under files OZ 99/073 W2 and SP 99/494 W2 proposing seven (7) detached dwellings for the subject property. These applications were cancelled on July 26, 2005 due to inactivity ;
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Clarkson-Lorne Park District, designating the subject lands "Residential Low Density I" and "Greenbelt";
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed, the provisions of the new By-law apply. The subject lands are zoned "R2-1" (Detached Dwellings).



LEGEND:

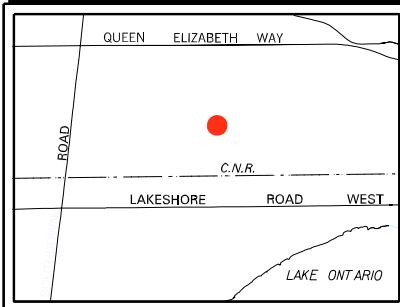


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007



SUBJECT: CASACO DEVELOPMENTS INC.

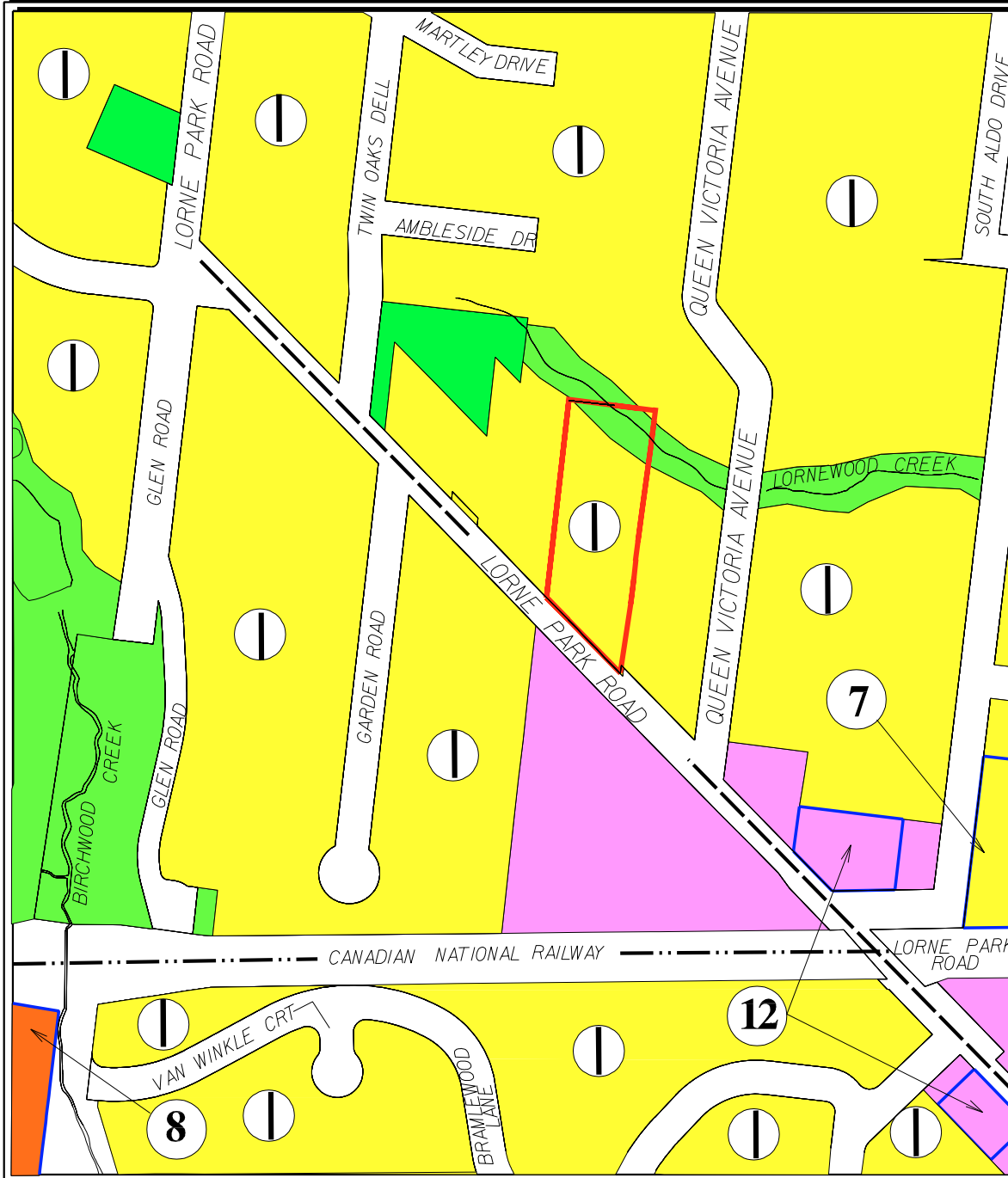


FILE NO: OZ 07020 W2
DWG. NO: 07020A
SCALE: NTS
PDC DATE: 2008 06 09
DRAWN BY: R.DICOSOLA

APPENDIX I-2
















MISSISSAUGA
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T&W, Geomatics











**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
-  Public 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

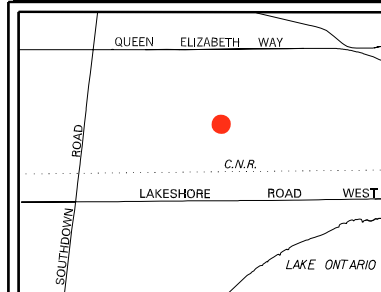
-  Regulatory Floodplain
-  Node Boundary
-  Cem - Cemetery
-  Existing Stormwater Management Facility
-  Planning District
-  Special Site Areas (See Special Site Policies)

 **SUBJECT LANDS**



SUBJECT:

CASACO DEVELOPMENTS INC



FILE NO:
OZ 07/020 W2

DWG. NO:
07020L

SCALE:
1:5000

PDC DATE:
2008 06 09

DRAWN BY:
R.DICOSOLA

APPENDIX I-3

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BY-LAW 0225-2007 (UNDER APPEAL)

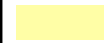
LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY I" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND REZONING FROM "D" (DEVELOPMENT) TO "RM4-EXCEPTION" (SEMI-DETACHED AND TOWNHOUSE DWELLINGS) TO PERMIT SEMI-DETACHED AND TOWNHOUSE DWELLINGS.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY I" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND REZONING FROM "R2-1" (DETACHED DWELLINGS) TO "RM4-EXCEPTION" (SEMI-DETACHED AND TOWNHOUSE DWELLINGS) TO PERMIT SEMI-DETACHED AND TOWNHOUSE DWELLINGS.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY I" TO "GREENBELT" AND REZONING FROM "R2-1" (DETACHED DWELLINGS) TO "G1" (GREENBELT) FOR CONSERVATION PURPOSES.



PROPOSED REZONING FROM "R2-1" (DETACHED DWELLINGS) TO "G1" (GREENBELT) FOR CONSERVATION PURPOSES.

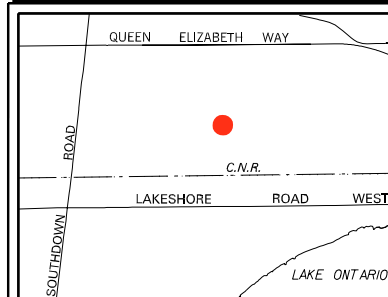
GREENBELT OVERLAY

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



SUBJECT:

CASACO DEVELOPMENTS INC.



FILE NO:
OZ 07020 W2

DWG. NO:
07020R

SCALE:
1:2500

PDC DATE:
2008 06 09

DRAWN BY:
R.DICOSOLA

APPENDIX I-4

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LANDS TO BE DEDICATED TO
CONSERVATION AUTHORITY

1203

1195-1197

TOP OF BANK
ON JANUARY 27, 2007
BY RADY-PENTEC &
EDWARD SURVEYING LTD.
CAD FILE: 07-009

EXISTING TREES
TO BE SAVED TYP

TOP OF BANK AS
STAKED ON JULY 12, 2006

BLOCK 3
BUNGALOW TOWNHOUSES & LOFTS

BLOCK 2
2 STOREY SEM.

BLOCK 1
2 STOREY SEM.

LORNE PARK ROAD

ASPHALT ROAD - FIRE ROUTE

4.0m ROAD WIDENING

2.0m EASEMENT

0.07m 1.8m PRIVATE FENCE

20m 1.8m PRIVATE FENCE

VISITOR PARKING

LOTLINE

SOD

SOD

50

1

2

3

6

1207

1200



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beresford
& patteson
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(LORNE PARK) INC.

1195, 1197 & 1203 LORNE PARK ROAD MISSISSAUGA ONT.

05-813

JUNE 22 2007

N.T.



LEFT SIDE ELEVATION "A"

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SEMI DETACHED UNITS 1&2

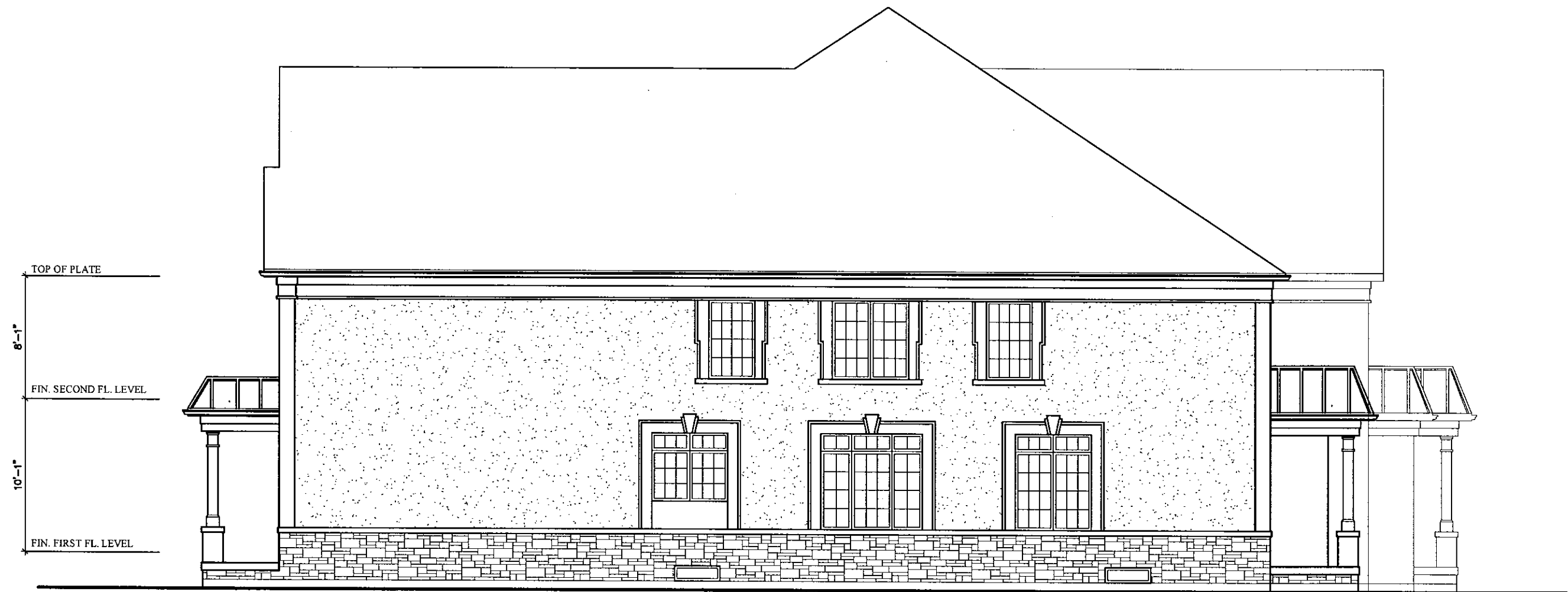
SEDONA DEVELOPMENT GROUP
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JUNE 22 2007

N.T.S



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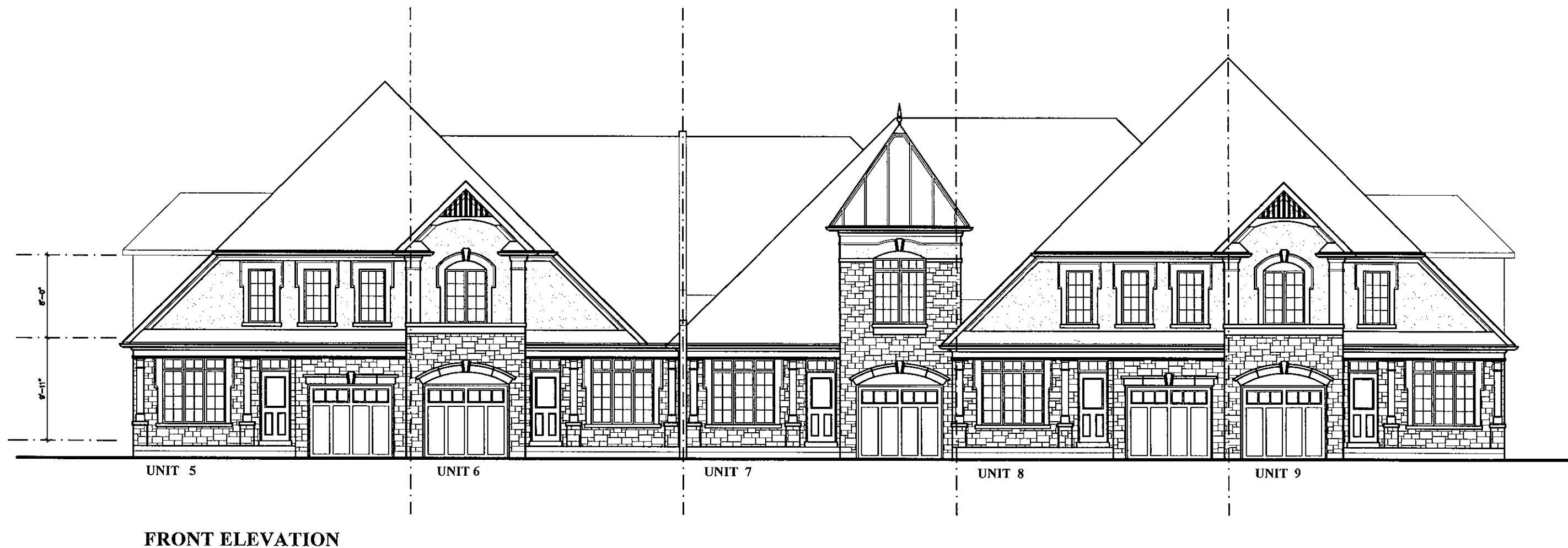
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TOWNHOUSES

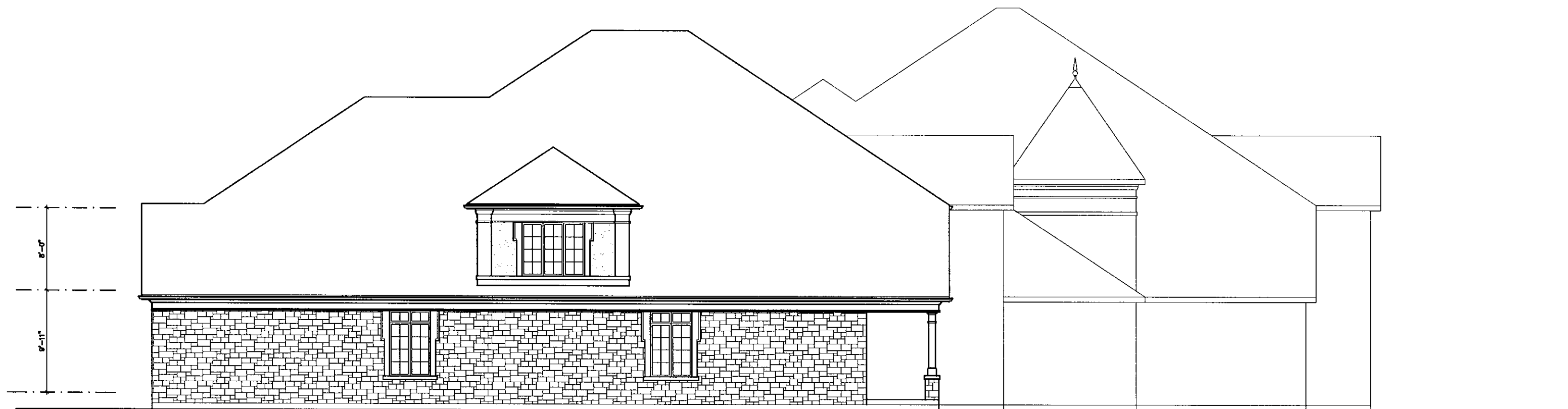
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UNIT 5

LEFT SIDE ELEVATION

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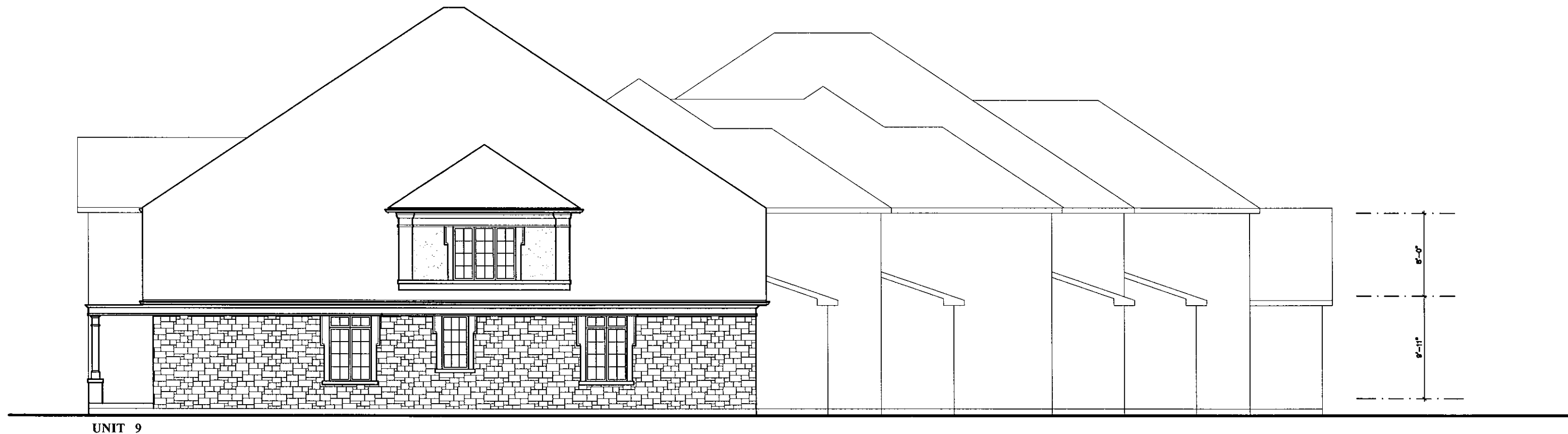
TOWNHOUSES

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RIGHT SIDE ELEVATION

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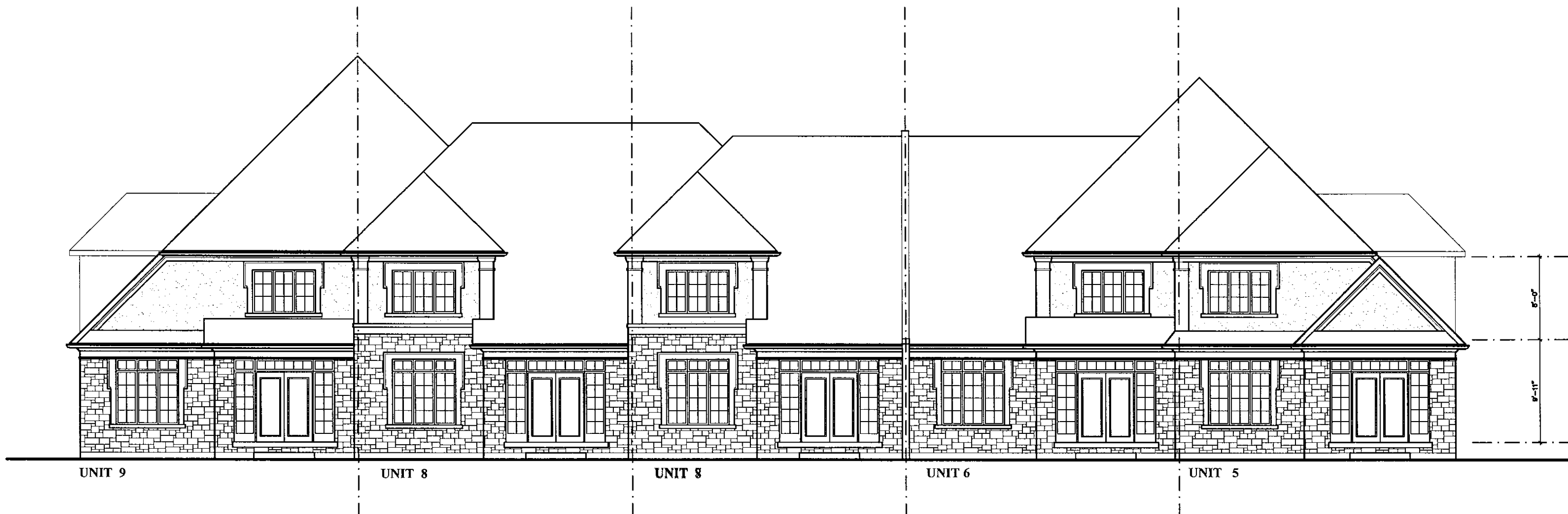
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TOWNHOUSES

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1195, 1197 & 1203 LORNE PARK ROAD MISSISSAUGA, ONTARIO
L4V 1R3
05-813 SEPT 12 2007



REAR ELEVATION

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& patteson
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TOWNHOUSES

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(LORNE PARK) INC.

1195, 1197 & 1203 LORNE PARK ROAD MISSISSAUGA ONT.
05-813

SEPT 12 2007

N.T.

Casaco Developments Inc.

File: OZ 07/020 W2

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (March 19, 2008)	<p>The Region provided the following comments for the applicant's information:</p> <ul style="list-style-type: none"> - The submitted Planning Justification report has identified and addressed the appropriate Regional and Provincial policies for urban development, intensification and housing; - It is recommended that a Phase II ESA be submitted in order to confirm the soil conditions of the subject property; - The submitted Functional Servicing Report is found to be satisfactory and there is no objection to water and sanitary servicing for the proposed development; - A 300 mm (12 in.) diameter watermain and a 250 mm (10 in.) diameter sanitary sewer are located on Lorne Park Road; - Through the Draft Plan of Condominium, the applicant will be required to enter into a Condominium Water Servicing Agreement with the Region of Peel; - The subject land is located within the vicinity of Birchwood Park which was used for the disposal of flyash and bottom ash from the Lakeview Generating station. Leachate has been detected; and, - Curbside waste collection will be provided.
Dufferin-Peel Catholic District School Board and the Peel District School Board (April 28, 2008)	<p>The Peel District School Board and the Dufferin-Peel Catholic 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 this development application.</p> <p>In addition, if approved, the Peel District School Board requires that warning clauses with respect to temporary school accommodation and transportation arrangements be included within the Development and/or Servicing Agreement.</p>

Casaco Developments Inc.

File: OZ 07/020 W2

Agency / Comment Date	Comment
Credit Valley Conservation (February 11, 2008)	<p>This agency indicated as follows:</p> <ul style="list-style-type: none"> - the natural feature plus a 5.00 m (16.40 ft.) buffer area should be dedicated to the City for conservation purposes. The exact limits of the feature should be defined based on the removal of the hazardous butternut tree; - invasive species management, the removal of garbage and debris, and the inter-planting of native species should all form part of a restoration/rehabilitation plan for the natural feature; - a SWM report outlining Best Management Practices (BMP) is required; and, - Water quality control should be consistent with the SWM Planning and Design Manual (MOE, 2003) or as required by the City of Mississauga.
City Community Services Department – Planning, Development and Business Services Division (January 11, 2008)	<p>This Department notes that Twin Oaks Park (P-009) is located approximately 50.00 m (164.00 ft.) from the site, and contains a play structure. The subject property is adjacent to 1207 Lorne Park Road, which has a heritage designation under Part IV of the <i>Ontario Heritage Act</i>. In accordance with City policies, a Heritage Impact Statement will be required prior to the Supplementary Report, to ensure the proposed development will respect and be compatible with the existing heritage resource.</p> <p>Should this application be approved, prior to by-law enactment, a cash contribution for street trees and trail signage will be required. 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 <i>Planning Act</i> (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 (January 25, 2008)	<p>This Department has reviewed the applications from an emergency response perspective and has no concerns as emergency response time to the site and water supply availability are acceptable.</p>
City Transportation and Works Department (February 11, 2008)	<p>This Department indicates that prior to the preparation of a Supplementary Report, the applicant is to provide confirmation that the existing storm sewer system on Lorne Park Road has</p>

Casaco Developments Inc.

File: OZ 07/020 W2

Agency / Comment Date	Comment
	sufficient capacity for the proposed development. In addition, the applicant is required to provide an updated Environmental Site Screening Questionnaire and Declaration (ESSQD), an amendment to the Phase I Environmental Site Assessment (ESA) to include #1203 Lorne Park Road, and a Phase II Environmental Site Assessment (ESA). Further comments will be provided pending the receipt and review of the above items.
CN Rail (January 28, 2008)	This agency indicated that the proposal is approximately 200.00 m (656.17 ft.) away from the railway right-of-way with intervening issues. At that distance, extensive noise mitigation measures are not likely to be required, but as the dwellings will be within 300.00 m (984.25 ft.), an environmental easement will be required to be registered on the property.
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 Bell Canada Canada Post Corporation Enbridge Gas Distribution Enersource Hydro Mississauga Hydro One Network</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City's Realty Services French Catholic District School Board Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable GO Transit</p>

Casaco Developments Inc.

File: OZ 07/020 W2

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"> 2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 2 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Lorne Park Public School <ul style="list-style-type: none"> Enrolment: 256 Capacity: 331 Portables: 0 Tecumseh Public School <ul style="list-style-type: none"> Enrolment: 494 Capacity: 406 Portables: 5 Lorne Park Secondary School <ul style="list-style-type: none"> Enrolment: 1,338 Capacity: 1,236 Portables: 0 <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"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Luke Elementary School <ul style="list-style-type: none"> Enrolment: 560 Capacity: 584 Portables: 0 Iona Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 1,028 Capacity: 723 Portables: 14

