



Corporate Report

Clerk's Files

Originator's

Files OZ 08/005 W4
T-M08001 W4

DATE: June 3, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit detached dwellings, semi-detached dwellings, a
community park block and to delete a minor collector road
Part of Lot 19 Concession 2, N.D.S and
Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered
Plan 43M-728
Southwest quadrant of Eglinton Avenue West and
Confederation Parkway
Owner: Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)
Applicant: Lethbridge and Lawson Inc.
Bill 51

Public Meeting

Ward 4

RECOMMENDATION: That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application under file OZ 08/005 W4 to amend the Official Plan from "Residential Low Density II" and "Residential Medium Density I" to "Residential Low Density II" and "Public Open Space", to delete a minor collector road by changing the proposed road network and to

change the Zoning from "R4" (Detached Dwellings), "R4-20" (Detached Dwellings), "R5" (Detached Dwellings) and "RM4-1" (Townhouse Dwellings and Street Townhouse Dwellings) to "R5-Exception" (Detached Dwellings), "RM2 - Exception" (Semi-Detached Dwellings) and "OS1" (Community Park) zones in By-law 0225-2007 and a Draft Plan of Subdivision under file T-M08001 W4 to accommodate 31 detached dwellings, 270 semi-detached dwellings and a community park block, Partacc Mississauga Developments Inc. (by Agreement of Purchase and Sale), Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, be received for information.

BACKGROUND:

The subject lands which are commonly known as the Madill Farm represent the last phase of the original red line revised Draft Plan of Subdivision approved subject to conditions on January 28, 1988, under file T-M86088 W4. Subsequent amendments to the Conditions of Draft Approval have been issued on July 21, 2004 and July 12, 2005.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	April 16, 2008
Number of Units: Total	270 Semi-Detached Dwellings 31 Detached Dwellings 301 units
Maximum Building Height:	10.7 m (35 ft.), all units
Minimum Front Yard	4.5 m (14.8 ft.), all units 7.0 m (22.9 ft.) to garage face, all units
Minimum Rear Yard	7.5 m (24.6 ft.) for detached dwelling lots abutting the west limit of the subdivision 7.0 m (22.9 ft.), for all other detached and semi-detached dwellings lots internal to the subdivision

Development Proposal	
Lot Coverage:	Detached Dwellings - 45% Semi-Detached Dwellings - 48%
Net Density:	37.21 units/ha (15.05 units/acre)
Minimum Side Yard:	Detached Dwellings - 1.2 m (3.9 ft.) on one side and 0.61 m (2.0 ft.) on the other side Semi-Detached Dwellings - 0.9 m (2.95 ft.) on unattached side
Minimum Landscaped Area:	Semi-Detached Dwellings - 25% of the lot area
Anticipated Population*:	Detached Dwellings - 103 persons Semi-Detached Dwellings - 887 persons *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
Supporting Documents:	Planning Justification Report, April 2008 Traffic Impact Review, April 2008 Noise Feasibility Study, April 2008 Archaeological Assessment, May 2008 Tree Inventory and Preservation Plan

Site Characteristics	
Frontage: (approx.)	253.0 m (830 ft.) along Eglinton Ave.W. 440.0 m (1,443 ft.) along Confederation Parkway 76.0 m (249 ft.) along Huntington Ridge Drive
Depth:	253.44 m (831.49 ft.)
Gross Lot Area	11.11 ha (27.45 ac.)
Net Lot Area:	8.09 ha (19.99 ac.)
Existing Use:	Farm related buildings and secondary structures

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

Neighbourhood Context

The subject property is located on the south side of Eglinton Avenue West, west of Confederation Parkway. The site is located in a Residential District and forms part of an approved red line revised Draft Plan of Subdivision. This subdivision has been registered in phases. The first phase is the portion south of Huntington Ridge Drive, west of Confederation Parkway and was registered on January 25, 2006. The community park on the north side of Huntington Ridge Drive, forming part of the subdivision, was dedicated to the City as part of the parkland requirements. The second phase, on the east side of Confederation Parkway, was registered on August 28, 2007 and includes the residential lands immediately south of the convenience commercial block at the southeast corner of Eglinton Avenue West and Confederation Parkway. The property is generally flat and free of any woodlot and does not contain any environmentally sensitive uses. Additional information regarding the history of the site has been included in Appendix I-1.

The surrounding land uses are described as follows:

- North: Street townhouses and a gas bar on the north side of Eglinton Avenue West
- East: Detached dwellings and proposed convenience commercial plaza under file OZ 07/014 W4
- South: Detached dwellings and community park
- West: Detached dwellings and community park

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

"Residential Medium Density I" which permits townhouse developments at a density of 25-50 units per net residential hectare (10-20 units per net residential acre).

"Residential Low Density II" which permits detached, semi-detached, street townhouses and duplex dwellings within a net density range of 18-50 units per net residential hectare (7-20 units per net residential acre).

The Official Plan also designates Desborough Drive between Guildwood Way and Huntington Ridge Drive as a minor collector road.

An excerpt of the Hurontario District Land Use Map has been included in Appendix I-3.

There are other policies in the Official Plan that are also applicable in the review of these applications, including urban design policies, that are set out in Appendix I-9. Land use compatibility with the surrounding neighbourhood and conformity with the goals and objectives of Mississauga Plan policies will be reviewed prior to completion of the Supplementary Report.

Proposed Official Plan Designation and Policies

"Residential Low Density II" to permit detached, semi-detached, street townhouses and duplex dwellings within a net density range of 18-50 units per net residential hectare (7-20 units per net residential hectare), and remove the Residential Medium Density I designation.

"Public Open Space" to add additional lands to an approved community park adjoining the subject lands.

"Local Road Classification" to delete the minor collector classification of Desborough Drive between Guildwood Way and Huntington Ridge Drive by amending the proposed road network.

Existing Zoning

"R4" (Detached Dwellings) and "R4-20" (Detached Dwellings) which permit detached dwellings on lots with minimum frontages of 12 m (39 ft.) and minimum lot areas of 365 m² (3,929 sq. ft.) and 360 m² (3,875 sq. ft.), respectively.

"R5" (Detached Dwellings) which permits detached dwellings on lots with minimum frontages of 9.75 m (39 ft.) and minimum lot areas of 295 m² (3,175 sq. ft.).

"RM4-1" (Townhouse Dwellings and Street Townhouse

Dwellings) which permits townhouse dwellings on minimum lot frontages of 30 m (98.4 ft.) and minimum lot area per dwelling unit of 200 m² (2,153 sq. ft.), and street townhouse dwellings on lots with minimum frontages of 6.8 m (22.3 ft.) and minimum lot areas of 200 m² (2,153 sq. ft.).

Proposed Zoning By-law Amendment

"R5 - Exception" (Detached Dwellings) to permit detached dwellings on lots with minimum frontages of 9.75 m (39 ft.) and minimum lot areas of 295 m² (3,175 sq. ft.) including corner lots with minimum frontages of 13.5 m (44.2 ft.) and minimum lot areas of 415 m² (4,467 sq. ft.).

"RM2 - Exception" to permit detached dwellings on lots with minimum frontages of 9.75 m (32 ft.) and minimum lot areas of 295 m² (3,175 sq. ft.) and semi-detached dwellings on lots with minimum frontages of 6.8 m (22.3 ft.) and minimum lot areas of 200 m² (2,153 sq. ft.).

"OS1" (Community Park) to permit a community park use by adding a parcel of land to the adjoining community park.

The proposed amendments are shown in detail in Appendix I-4. The proposed zoning standards (exceptions) are detailed within Appendix I-10 along with the general base zone requirements.

COMMUNITY ISSUES

A community meeting was held by Ward 4 Councillor, Frank Dale on May 22, 2008. The following is a summary of issues raised by the Community:

Comment

There were comments raised regarding the amount of traffic which currently exists along Guildwood Way to access Eglinton Avenue West, and the concern of increased traffic from the proposed development.

Response

The two access points proposed under the revised plan are at the same location as under the previously approved plan under file T-M86088 W4. A Traffic Impact Study was submitted with the application and will be reviewed by the Transportation and Works Department. Any comments from staff will be provided in the Supplementary Report.

Comment

Residents inquired into the proposed layout of the park, with soccer field, playground, and bocce court, and how this was determined.

Response

The Community Services Department undertakes the programming of parks throughout the City, and determined there was a demand for the proposed facilities.

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 a land use planning review will be carried out prior to the completion of the Supplementary Report which will include an analysis of the following matters:

- noise attenuation;
- traffic impact review;
- impact of existing easements; and
- assessment of the proposed reverse lot condition.

OTHER INFORMATION

Development Requirements

The documents listed in the Comments section of this report submitted in support of the applications have been reviewed, comments have been provided to the applicant, and additional information has been requested. Prior to the finalization of the Supplementary Report, all outstanding comments will have to be addressed.

In conjunction with the proposed development, there are certain other engineering matters which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision under file T-M08001 W4, if the applications are approved.

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 outstanding concerns 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 Hurontario District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Approved Draft Plan of Subdivision
Appendix I-6 - Proposed Draft Plan of Subdivision
Appendix I-7 - Agency Comments
Appendix I-8 - School Accommodation

Appendix I-9 - Relevant Mississauga Plan Policies

Appendix I-10 - Zoning Requirements and Proposed Standards

Appendix I-11 - General Context Map

original signed by

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Haig Yeghouchian, Development Planner

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

Site History

- January 28, 1988 - Draft Plan of Subdivision, under File 21T-M86088 W4 comprised of 371 detached dwellings lots, a townhouse block with 97 units, a commercial block, a park block, residential reserve blocks and road widening blocks was approved subject to conditions by the Region of Peel.
- October 11, 1988 - City Council approved a rezoning application under File OZ 86/134 W4 to rezone the subject lands in accordance with draft approved plan of subdivision under File 21T-M86088 W4.
- May 5, 2003 - Mississauga Plan except for matters under appeal to the Ontario Municipal Board, came into full force and effect. The appeals were unrelated to the subject lands and, therefore, the new policies in Mississauga Plan applied to the site.
- July 21, 2004 - Amendments to the Conditions of Approval were issued for the Draft Plan of Subdivision under File T-M86088 W4.
- November 18, 2004 - A demolition permit was issued by the City under File 04/4244 for the farm house.
- July 12, 2005 - Amendments to the Conditions of Approval were issued for the Draft Plan of Subdivision under File T-M86088 W4.
- Aug 21, 2007 - A demolition permit was issued by the City under File 07/4653 for two barns on the subject lands.
- September 13, 2007 - The Committee of Adjustment approved consent applications to create seven lots for detached dwellings with frontages on Huntington Ridge Drive under Files 'B' 72/07 to 'B' 78/07 inclusive. These applications allowed the development of the lots at the northwest quadrant of Huntington Ridge Drive and Confederation Parkway prior to the development of the subject lands.



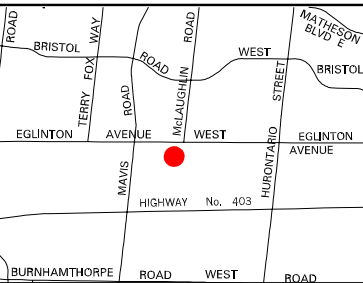

LEGEND:

 **SUBJECT LANDS**

DATE OR AERIAL PHOTO: 03 2007



SUBJECT:
PARTACC MISSISSAUGA DEVELOPMENT INC.
 (by Agreement of Purchase and Sale)

	FILE NO: OZ 08005 W4 & T-M08001 W4		APPENDIX I-2
	DWG. NO: APP 2		
	SCALE: 1:4000		
	PDC DATE: 2008 06 23		
DRAWN BY: K. PROKOP		Produced by T&W, Geomatics	
			

PART OF HURONTARIO DISTRICT LAND USE MAP HURONTARIO DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - Medium Density II
- Residential - High Density I
- Residential - High Density II
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- City Centre Transit Terminal
- Major Transit Corridor
- Proposed Grade Separation

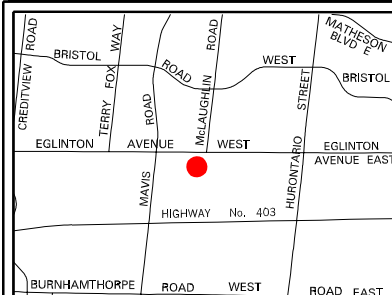
LAND USE LEGEND

- Regulatory Floodplain
- Node Boundary
- 1996 NEP /2000 NEF Composite Note Contours
- Golf Course
- Planning District
- Special Site Areas (See Special Site Policies)

SUBJECT LANDS



SUBJECT: PARTACC MISSISSAUGA DEVELOPMENT INC.
(by Agreement of Purchase and Sale)



FILE NO:
OZ 08005 W4 &
T-M08001 W4

DWG. NO:
APP_3

SCALE:
NTS

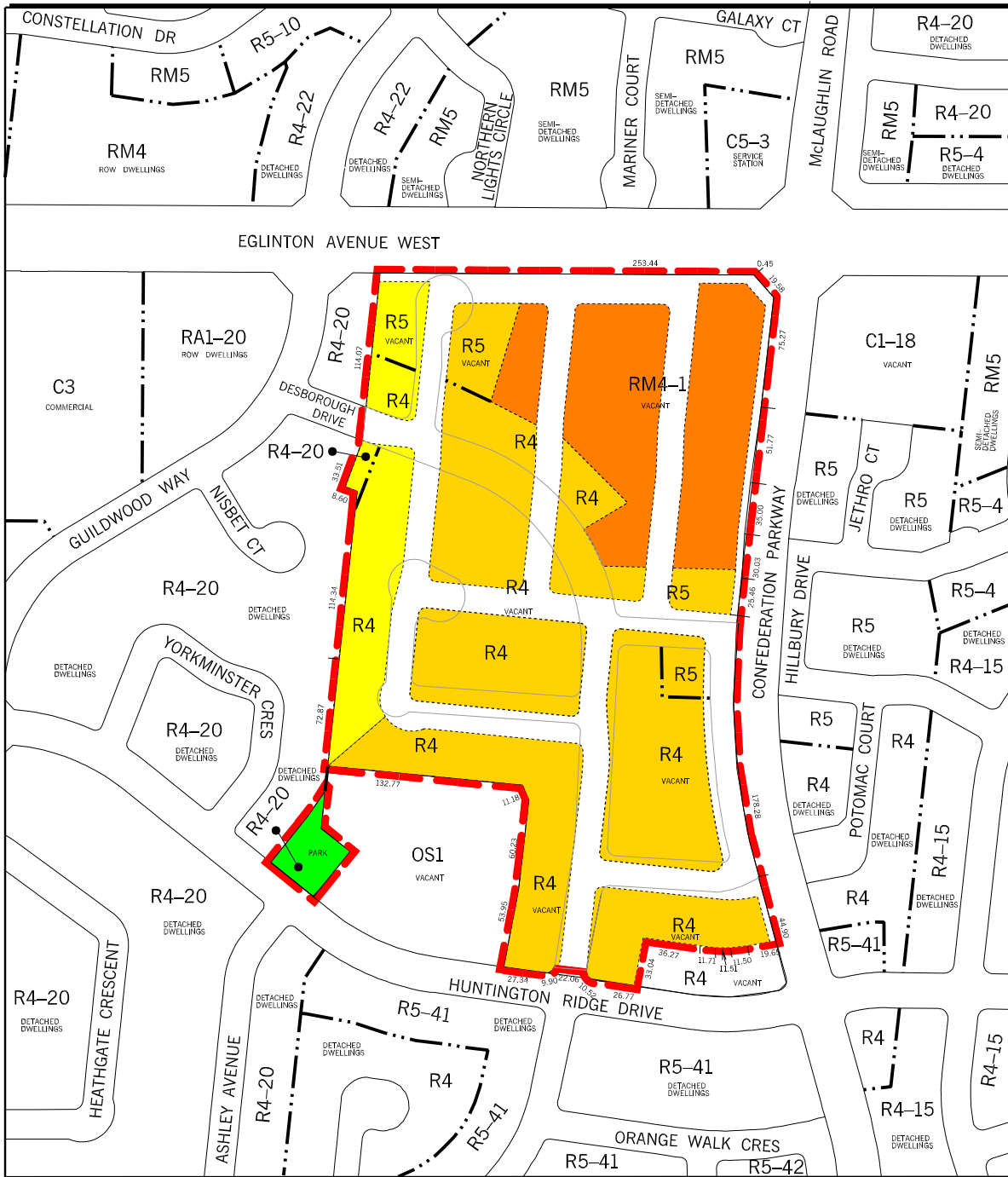
PDC DATE:
2008 06 23

DRAWN BY:
K. PROKOP


MISSISSAUGA
Planning and Building


Produced by
T&W, Geomatics


APPENDIX I-3





LEGEND:

 **SUBJECT LANDS**

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-MEDIUM DENSITY I' TO 'RESIDENTIAL-LOW DENSITY II' AND PROPOSED REZONING FROM 'RM4-1 (TOWNHOUSES AND STREET TOWNHOUSES)' TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS) TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 6.8m(22.3ft.) AND MINIMUM AREAS OF 200sq.m.(2,153sq.ft.). AND TO CHANGE THE ROAD CLASSIFICATION OF DESBOROUGH DRIVE FROM MINOR COLLECTOR TO LOCAL ROAD FROM GUILDWOOD WAY TO HUNTINGTON RIDGE DRIVE.**

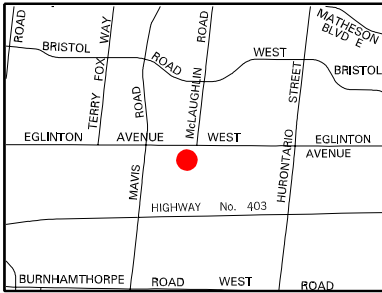
 **PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-LOW DENSITY II' TO 'PUBLIC OPEN SPACE' AND PROPOSED REZONING FROM 'R4-20' (DETACHED DWELLINGS) TO 'OS1' (OPEN SPACE) TO PERMIT A COMMUNITY PARK.**

 **PROPOSED REZONING FROM 'R4' (DETACHED DWELLINGS), 'R4-20' (DETACHED DWELLINGS) AND 'R5' (DETACHED DWELLINGS) TO 'R5-EXCEPTION' (DETACHED DWELLINGS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 9.75m(32ft.) AND MINIMUM AREAS OF 295 sq.m.(3,175 sq.ft.).**

 **PROPOSED REZONING FROM 'R4' (DETACHED DWELLINGS) AND 'R5' (DETACHED DWELLINGS) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 9.75m(32ft.) AND MINIMUM AREAS OF 295 sq.m.(3,175 sq.ft.) AND SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 6.8m(22.3ft.) AND MINIMUM AREAS OF 200sq.m.(2,153 sq.ft.).**

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

SUBJECT:
PARTACC MISSISSAUGA DEVELOPMENT INC.
(by Agreement of Purchase and Sale)



FILE NO:
OZ 08005 W4 &
T-M08001 W4

DWG. NO:
APP 4A

SCALE:
1:4000

PDC DATE:
2008 06 23

DRAWN BY:
K. PROKOP

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX 1-4

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 8, 2008)	<p>Municipal sanitary sewer facilities consist of a 250 mm (9.8 in.) diameter sewer on Huntington Ridge Drive and a 250 mm (9.8 in.) diameter sewer on Desborough Drive.</p> <p>Municipal water facilities consist of a 300 mm (12 in.) diameter watermain on Huntington Ridge Drive and a 200 mm (8 in.) diameter watermain on Desborough Drive.</p> <p>The Region of Peel has no objection to the approval of these applications and has advised that the proposed development does not require an amendment to the Regional Official Plan.</p>
Credit Valley Conservation (May 20, 2008)	This agency is reviewing the storm water management information for the subject lands and will provide comments upon completing the technical review.
Greater Toronto Airport Authority (May 7, 2008)	The subject property lies within the 25-28 NEF/NEP of the composite contour map for the Toronto Pearson International Airport. According to the Airport Zoning Regulations, the proposed development elevations on the property are not affected by any airport restrictions.
Dufferin-Peel Catholic District School Board (May 12, 2008)	<p>The Board has advised that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the</p>

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

Agency / Comment Date	Comment
	<p>developer/applicant and the School Boards for this plan."</p> <p>The Board has also requested that warning clauses with respect to temporary school accommodation and transportation arrangements be included in any servicing and/or development agreements.</p> <p>The developer will also be required to post and maintain information signs warning prospective purchasers that students from the subdivision may be accommodated in temporary facilities or bused to schools.</p>
Peel District School Board (April 24, 2008)	<p>The Board has requested that warning clauses with respect to temporary school accommodation and transportation arrangements be included in any servicing and/or development agreements.</p> <p>The developer will also be required to post and maintain information signs warning prospective purchasers that students from the subdivision may be accommodated in temporary facilities or bused to schools.</p>
City Community Services Department - Planning, Development and Business Services Division (May 23, 2008)	<p>In comments dated May 23, 2008, it was indicated that the Community Services Department has been working with the applicant and will continue to finalize details on the parkland and walkway to enhance the original design and size of Madill Common (P-340).</p> <p>Prior to the Supplementary report the applicant shall continue to investigate the potential of relocating Walkway Block 167 west of its current location to better allow for it to line up with Street A's north-south sidewalk; shall revise the submitted plan to include a new parkland block to be located at the rear of lots 11 to 14 that regularizes the parkland and residential property line; shall confirm whether there is a requirement to locate utility cabinets (i.e. Hydro/Bell) on the subject lands and if required, identify the locations on the Draft Plan of Subdivision as a separate block(s); shall prepare a concept plan for Madill Common (P-340) that addresses the proposed additional parkland and walkway; and receive clearance from the Ministry of Culture for the archaeological survey of the subject lands.</p>

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

Agency / Comment Date	Comment
	<p>Prior to Pre-Servicing, hoarding shall be provided along the property boundary where the plan abuts Madill Common (P-340) including the lands at the rear of Lots 11 through 14 that regularizes the property boundary.</p> <p>With the First Engineering Submission, a master plan for all buffer plantings shall be submitted and receive approval; shall submit and receive approval for a revised master plan for Madill Common (P-340) that addresses the proposed additional parkland and walkway.</p> <p>With the Second Engineering Submission, shall submit and receive approval for detailed working drawings in accordance with the approved buffer planting plan(s) for cul-de-sacs, crescents, and service roads that abut Buffer Blocks 168 through 173 inclusive; shall submit and receive approval for working drawings for Madill Common (P-340), the additional parkland and the walkway; shall indicate on all drawings the location and conditions associated with the 1.5 metre high, black vinyl chainlink fence to be built to current municipal standards, between the park block and subject property.</p> <p>Through the Servicing and Development agreements the applicant shall prepare warning clauses pertaining to the provision of Community Services Department requirements.</p> <p>Prior to Registration, shall provide securities for hoarding, buffer planting, fencing, as-built drawings, parkland cleanup, park protection; provide contributions towards tree planting, trail signage; provide processing fees for park development and streetscape works; shall deed to the City the additional parkland and walkway; and shall provide the City with a certified cheque to cover the under-dedication of 0.14 ha (0.35 ac.) of parkland, based upon the current per acre rate land costs at the time of registration.</p>
City Transportation and Works Department (May 20, 2008)	Comments dated May 15, 2008 indicate that a Noise Report and Traffic Impact Study, dated April 11, 2008 have been received and are currently under review. Detailed

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

Agency / Comment Date	Comment
	<p>comments/conditions will be provided prior the supplementary meeting pending the review of the foregoing.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant will be required to address the conflict with an existing storm sewer and the proposed acoustical barrier at the northeast corner of the site. Further detailed comments/conditions will be provided prior the supplementary meeting pending the review of the revised Draft Plan of Subdivision to the satisfaction of the City.</p> <p>In the event that this application is approved by Council, the owner will be required to make satisfactory arrangements with the City and the Region of Peel for the dedication and construction of roads and municipal services required in support of this development.</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>Peel Regional Police Services City Community Services Department - Fire Prevention City's Corporate Services Department - Realty Services Enersource Hydro Mississauga Endbrige Pipelines Inc. Enbridge Gas Distribution Inc. Credit Valley Hospital Bell Canada Canada Post Corporation Hydro One</p> <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Sun-Canadian Pipe Line Company Ltd. Imperial Oil - Sarnia Products Pipe Line Union Gas Limited Pipelines Trillium Health Centre</p>

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

Agency / Comment Date	Comment
	French District Catholic School Board Conseil Scolaire de District Catholique Centre - Sud Conseil Scolaire de District Catholique Centre - Sud Ouest Rogers Cable

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

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"> 50 Kindergarten to Grade 5 24 Grade 6 to Grade 8 21 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Huntington Ridge Public School <ul style="list-style-type: none"> Enrolment: 544 Capacity: 618 Portables: 0 Fairwind Senior Public School <ul style="list-style-type: none"> Enrolment: 824 Capacity: 699 Portables: 4 Applewood Heights Secondary School <ul style="list-style-type: none"> Enrolment: 1,079 Capacity: 1,284 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 40 Junior Kindergarten to Grade 8 23 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Matthew <ul style="list-style-type: none"> Enrolment: 262 Capacity: 165 Portables: 7 St. Francis Xavier <ul style="list-style-type: none"> Enrolment: 2,197 Capacity: 1,500 Portables: 16

**Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)**

**File: OZ 08/005 W4
T-M08001 W4**

Relevant Mississauga Plan Policies

Residential Policies (Section 3.2.3)

Section 3.2.3.1 - Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of commercial, community, and transportation facilities.

Section 3.2.3.2 - High quality and innovative 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. Innovative housing types and zoning standards will be encouraged. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential *development*. Broader urban design issues related to the creation of an urban street *character*, developing a sense of gateway into a community and highlighting district focal points will also be considered in assessing residential *development*.

Section 3.2.3.4 - Reduction of residential densities will be discouraged.

Urban Design Policies (Section 3.18)

Section 3.18.5.6 - Buildings with direct exposure to Provincial Highways and major roads will be subject to special design controls in order to ensure upgraded building elevations and landscaping.

Section 3.18.5.7 - Frontage service roads will be encouraged as a means of improving noise abatement and quality of *streetscape* aesthetics. Where service roads are not appropriate or cannot be achieved, reversed frontage lots may be permitted.

Section 3.18.5.8 - Reverse frontage lots should be avoided, but may be considered for *infill development* where a street pattern has already been established.

Section 3.18.5.14 - For new residential *development* abutting major roads, appropriate measures will be taken to protect the *development* from traffic noise and to ensure the attractiveness of the thoroughfare. These measures will be established at the time of approval of specific *development* applications.

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

Zoning Requirements and Proposed Standards

Development Standards for the "R5 - Exception" Zone

	Required Zoning By-law Standard	Proposed Standard
Maximum Lot Coverage	40%	45%
Minimum Front Yard	4.5 m (14.8 ft.)	Same as By-law
Minimum Front Yard Setback to Front Garage Face	6.0 m (19.7 ft.)	7.0 m (22.9 ft.)
Minimum Side Yard	1.2 m (3.9 ft.) on one side of the lot and 0.61 m (2.0 ft.) on the other side	Same as By-law
Minimum Rear Yard	7.5 m (24.6 ft.)	Same as By-law
Maximum Building Height:	10.7 m (35 ft.)	Same as By-law
Maximum Driveway Width	6.0 m (19.7 ft.)	Same as By-law

Development Standards for the "RM2 - Exception" Zone

	Required Zoning By-law Standard		Proposed Standard	
	Detached Dwellings - "R5" Zone Regulations	Semi-Detached Dwellings	Detached Dwellings	Semi-Detached Dwellings
Maximum Lot Coverage	40%	45%	45%	48%
Minimum Front Yard	4.5 m (14.8 ft.)	4.5 m (ft.) (14.8 ft.)	Same as By-law	Same as By-law

Partacc Mississauga Developments Inc.
(by Agreement of Purchase and Sale)

File: OZ 08/005 W4
T-M08001 W4

	Required Zoning By-law Standard		Proposed Standard	
Minimum Setback to Front Garage Face	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)	7.0 m (22.9 ft.)	7.0 m (22.9 ft.)
Minimum Side Yard	1.2 m (3.9 ft.) on one side and 0.61 m (2.0 ft.) on the other	0.9 m (2.9 ft.)	Same as By-law	Same as By-law
Minimum Rear Yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.0 m (22.9 ft.)	7.0 m (22.9 ft.)
Maximum Building Height:	10.7 m (35 ft.)	10.7 m (35 ft.)	Same as By-law	Same as By-law
Minimum Landscaped Area	No provision	25 % of Lot Area	No provision	Same as By-law
Maximum Balcony Area Above Attached Garage:	2 m ² (21.5 sq. ft.)	2 m ² (21.5 sq. ft.)	12 m ² (129.2 sq. ft.)	6.0 m ² (64.6 sq. ft.)
Maximum Driveway Width	6.0 m (19.6 ft.)	5.2 m (17.0 ft.)	Same as By-law	Same as By-law

APPENDIX I-11

