



# Corporate Report

Clerk's Files

Originator's

Files OZ 08/006 W10  
T-M08002 W10

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**DATE:** September 9, 2008

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 29, 2008

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

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit 81 Common Element Condominium Townhouses**  
**2249 Derry Road West and 7050 Terragar Boulevard**  
**Northwest corner of Derry Road West and Terragar Boulevard**  
**Owner: Bremont Homes Corporation**  
**Applicant: Deanlee Management Inc.**  
**Bill 51**

**Public Meeting** **Ward 10**

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**RECOMMENDATION:** That the Report dated September 9, 2008, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "D" ("Development") to "RM6 - Exception" (Townhouse Dwellings on a CEC - Private Road), to permit 81 common element condominium townhouse dwellings under files OZ 08/006 W10 and T-M08002 W10, Bremont Homes, 2249 Derry Road West and 7050 Terragar Boulevard, be received for information.

**BACKGROUND:** The above-noted applications have been circulated for technical comments. A community meeting has not 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:

<b>Development Proposal</b>	
Applications complete:	May 14, 2008
Height:	2.5 storeys
Lot Coverage:	32.27%
Floor Space Index:	0.678
Landscaped Area:	33.97%
Density:	47.37 units/ha 19.17 units/acre
Number of units:	81
Anticipated Population:	235* *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:	162 resident spaces 21 visitor spaces
Parking Provided:	162 resident spaces 21 visitor spaces (including one space for persons with disabilities)
Supporting Documents:	Planning Justification Report Traffic Impact Assessment Noise Feasibility Study Phase I Environmental Site Assessment Draft Plan of Subdivision

<b>Site Characteristics</b>	
Frontage:	117.38 m (385.10 ft.) - Wild Cherry Lane 88.84 m (291.47 ft.) - Derry Road West
Depth:	167.38 m (549.15 ft.)
Net Lot Area:	1.71 ha (4.23 ac.)
Existing Use:	Vacant land

When the application was initially submitted, 82 units were proposed and the private amenity area was in the northwest corner of the subject site. Following discussions with staff and Councillor McFadden, the amenity area has been relocated to an interior part of the site (see Appendix I-5), and the unit count has been reduced from 82 to 81.

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

### **Neighbourhood Context**

The subject property is located in a primarily residential neighbourhood in the Lisgar Planning District. The site is currently vacant. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Semi-detached and detached dwellings

East: Commercial plaza, anchored by a Dominion grocery store

South: Derry Road West, south of which are detached dwellings and St. Therese of the Child Jesus (elementary) School

West: Semi-detached dwellings

### **Current Mississauga Plan Designation and Policies for Lisgar Planning District (October 1, 2007)**

**"Residential Medium Density II"** which permits townhouse dwellings and all forms of horizontal multiple dwellings, as well as apartment buildings, at a floor space index of 0.4 - 0.9. Building height should not exceed four (4) storeys. The applications are in conformity with the land use designation.

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

**Urban Design Policies** - Section 2.11, which outlines a number of goals for development in the City, including that "Mississauga will achieve high quality and innovative urban design represented by its .... development, architecture and landscape architecture."

Section 3.2, Residential Policies, reiterate the City's requirements for high quality and innovative residential design, the creation of an urban street character and development to appropriate densities.

Further, Crime Prevention Through Environmental Design principles must also be considered in the final design of the project.

**Urban Form and Community Identity Policies** - One of the Objectives in Section 2.2, is "to achieve an urban form which will support a high level of transit usage." Building to the appropriate density works to achieve this objective.

The Lisgar Planning District Policies note that when adjacent to low density residential neighbourhoods, buildings should be limited to three (3) storeys. The proposed development meets this policy, as the proposed units are 2.5 storeys in height.

### **Existing Zoning**

**"D" (Development)**, which recognizes vacant lands not yet developed until such time as the lands are rezoned in conformity with Mississauga Plan (Official Plan).

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

**"RM6 - Exception" (Townhouse Dwellings on a CEC - Private Road)**, to permit 81 common element condominium townhouse dwellings and a private amenity area on the subject site.

The revised site concept plan for 81 units meets all of the "RM6" zoning standards with the exception of the 7.5 m (24.6 ft.) rear yard setback for Type 'B' and Type 'B Modified' units, for which there are 4.84 m (15.9 ft.) rear yard setbacks provided, due to the rear lane/garage condition. These units face Derry Road West and Wild Cherry Lane. There are no individual driveways accessing these two streets. These units provide the required private amenity area on a deck at the second storey height, with limited landscaping at grade.

As part of the rezoning, the applicant is proposing that the following exceptions to the RM6 zone standards be applied:

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Minimum Rear Yard	7.5 m (24.6 ft.)	Type 'A' units - 7.5 m (24.6 ft.) Type 'B' units - 4.84 m (15.9 ft.)
CEC - Front Lot Line	Means a line that divides a lot from a CEC private road	Means a line that divides a lot from Derry Road West or Wild Cherry Lane (Type 'B' units)

Further minor exceptions may be identified once the formal site plan application is made for this project and a detailed review of the plans is undertaken.

### **COMMUNITY ISSUES**

No community meetings were held and no written comments were received by the Planning and Building Department.

### **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:

- an archaeological assessment will be required prior to the Supplementary Report as the site is within 300 m (984 ft.) of Sixteen Mile Creek;
- an updated Noise Report to address issues related to noise from the adjacent commercial plaza and mitigation of noise at some of the units' amenity areas, which must be approved by both the City and the Region of Peel;

- contextual plans to illustrate privacy and/or acoustical fencing and how they interface with curbs, sidewalks and parking areas; and,
- a letter of reliance from the consultant that prepared the Phase I Environmental Site Assessment for the property which confirmed that the soils are suitable for development.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to snow removal, noise attenuation and grading, 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.

**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 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 Lisgar District Land Use Map  
Appendix I-4 - Excerpt of Existing Land Use Map  
Appendix I-5 - Concept Plan/Draft Plan of Subdivision  
Appendix I-6 - Conceptual Elevations

Appendix I-7 - Agency Comments

Appendix I-8 - School Accommodation

Appendix I-9 - General Context Map

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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Lisa Christie, Development Planner*

**Bremont Homes Corp.**

**File: OZ 08/006 W10 &  
T-M08002 W10**

### **Site History**

- May 5, 2003 - The Region of Peel approved Mississauga Plan Policies for the Lisgar Planning District, designating the lands "Residential Medium Density II."
- September 12, 2007 - Applications for an Official Plan Amendment and Rezoning under file OZ/OPA 04/035 W10 were refused by City Council. Staff did not support the proposed Official Plan Amendment from "Residential Medium Density II" to "General Commercial" nor the rezoning from "A" (Agricultural) to "DC - Special Section" (District Commercial) for the southern portion of the subject property to permit a commercial development, and the file was subsequently closed.
- 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 "D" (Development Zone).
- May 14, 2008 - the current proposal for common element condominium townhouses was submitted under files OZ 08/006 W10 & T-M08002 W10, and is in conformity with the "Residential Medium Density II" policies in the Lisgar District Policies of Mississauga Plan.





LEGEND:

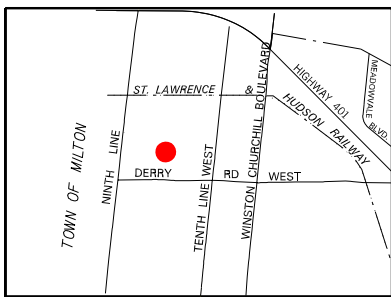


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007

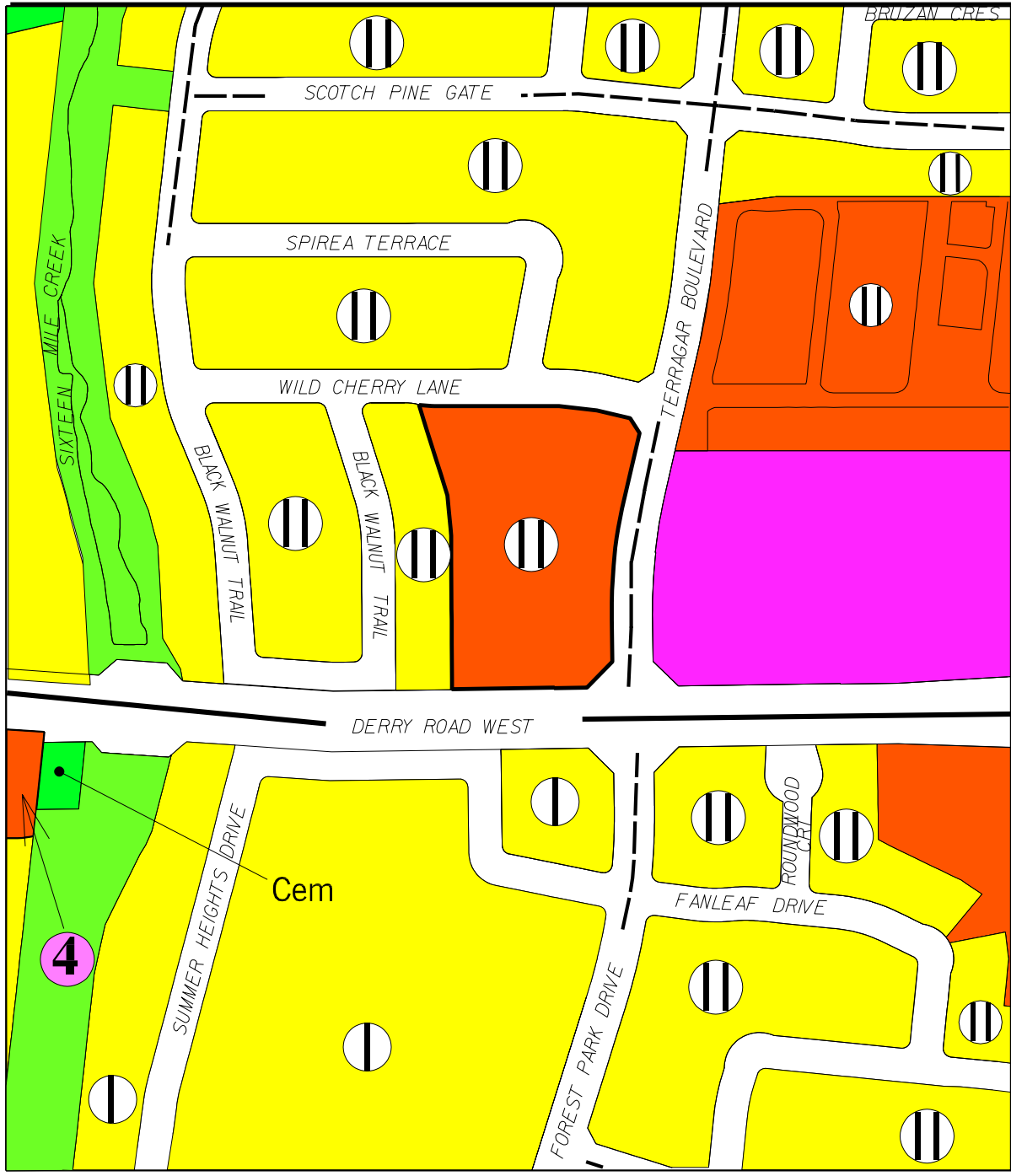


SUBJECT: BREMONT HOMES CORP.



FILE NO:  
OZ 08006 W10  
T-M08002 W10  
DWG. NO:  
08006A  
SCALE:  
NTS  
PDC DATE:  
2008 09 29  
DRAWN BY:  
R.DICOSOLA

APPENDIX I-2



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

**LAND USE DESIGNATIONS**

- Residential – Low Density I
- Residential – Low Density II
- Residential – Medium Density I
- Residential – Medium Density II
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Public Open Space
- Greenbelt
- Utility

**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Existing Commuter Rail
- Future Commuter Rail Station

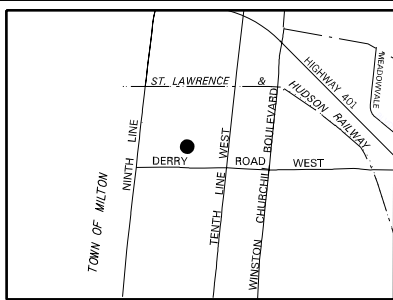
**LAND USE LEGEND**

- Cem – Cemetery
- Existing Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**

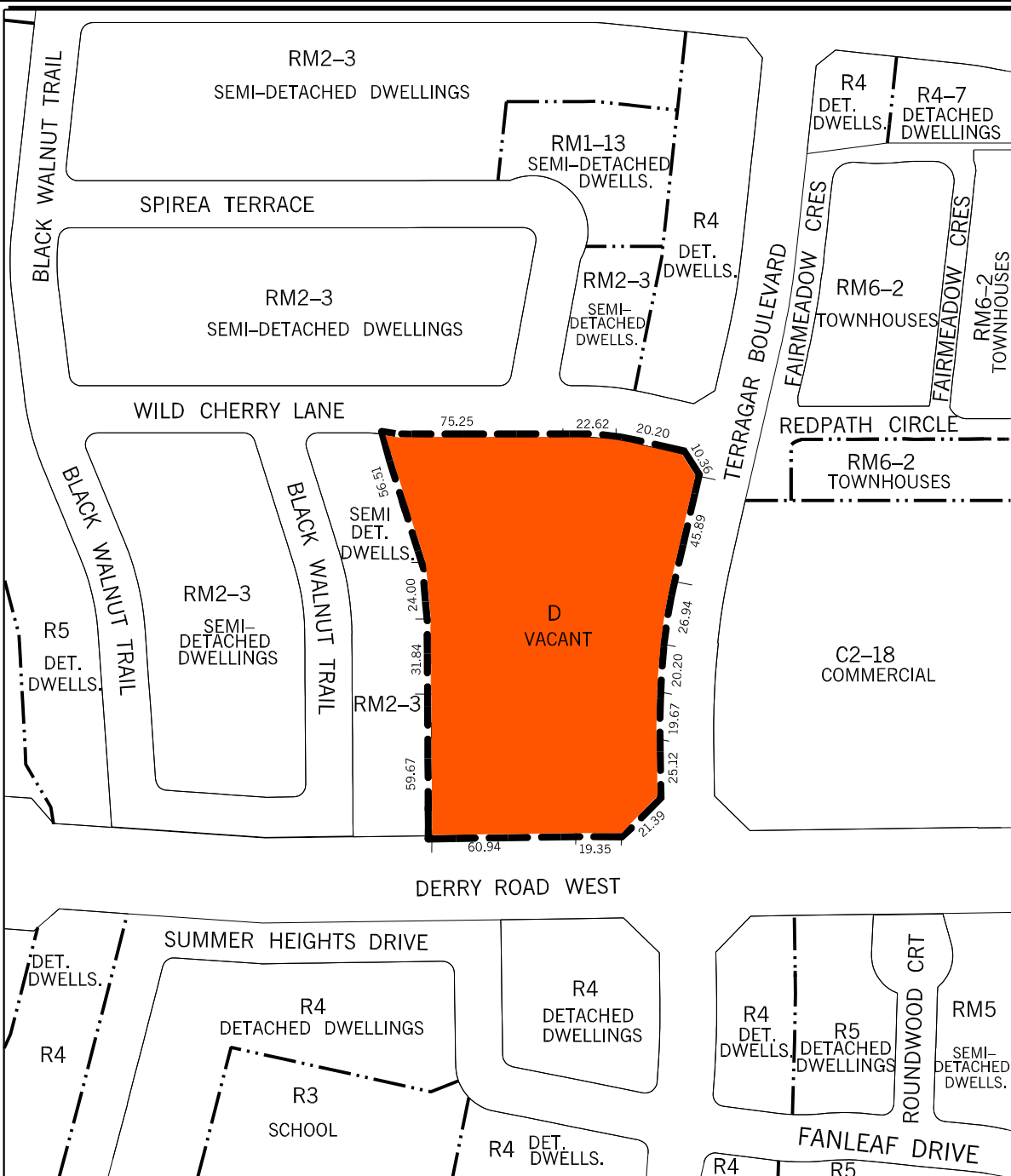


**SUBJECT:**  
**BREMONT HOMES CORP.**



<b>FILE NO:</b> QZ 08/006 W10 T-M08002 W10	
<b>DWG. NO:</b> 08006L	
<b>SCALE:</b> 1:5000	
<b>PDC DATE:</b> 2008 09 29	
<b>DRAWN BY:</b> R.DICOSOLA	

**APPENDIX I-3**



**LEGEND:**

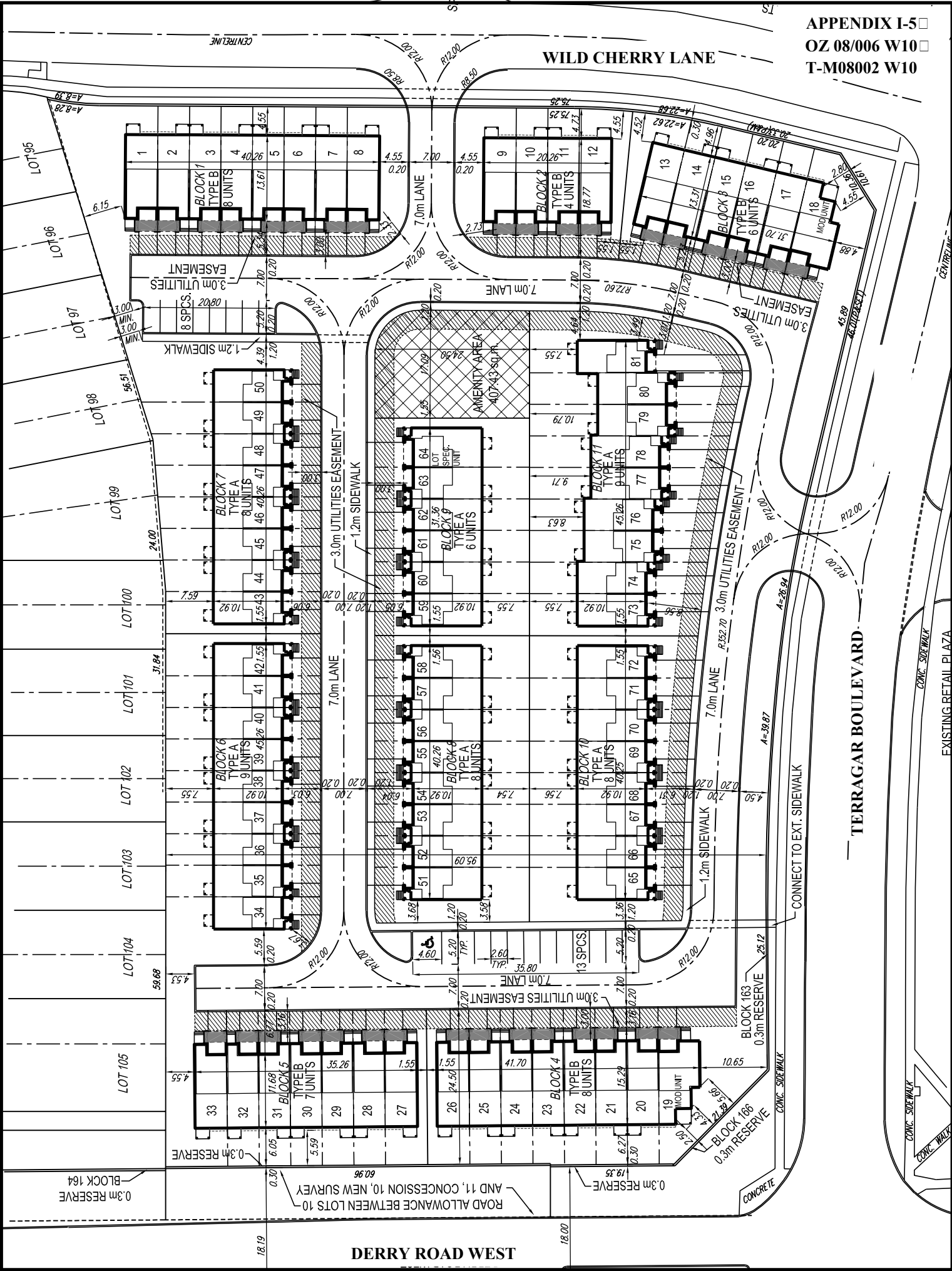
PROPOSED REZONING FROM "D" (DEVELOPMENT ZONE) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 81 COMMON ELEMENT CONDOMINIUM TOWNHOUSE UNITS.

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

**SUBJECT:** BREMONT HOMES CORP.

<b>FILE NO:</b> OZ 08006 W10 T-M08002 W10	
<b>DWG. NO:</b> 08006R	
<b>SCALE:</b> 1:2500	
<b>PDC DATE:</b> 2008 09 29	<b>APPENDIX I-4</b>
<b>DRAWN BY:</b> R.DICOSOLA	

Produced by  
T&W, Geomatics





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FEB 19, 08 PP



INTERIOR STREETScape

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**Bremont Homes Corp.****File: OZ 08/006 W10 &  
T-M08002 W10****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 (July 17, 2008)	No objection to the proposed applications. If approved, a number of clauses must be included as part of the Servicing and/or Development Agreement, and have been forwarded to the applicant under separate cover.
Dufferin-Peel Catholic District School Board (May 26, 2008)	<p>It is satisfied with the current provision of educational facilities for the catchment area and, as such, 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 Dufferin-Peel Catholic District School Board also require the following conditions be incorporated into the conditions of draft approval:</p> <ol style="list-style-type: none"> <li>1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. <ol style="list-style-type: none"> <li>(a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."</li> <li>(b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</li> </ol> </li> </ol>

**Bremont Homes Corp.****File: OZ 08/006 W10 &  
T-M08002 W10**

Agency / Comment Date	Comment
Peel District School Board (June 10, 2008)	<p>The following conditions should be incorporated into the Servicing and/or Development Agreement, if approved:</p> <ol style="list-style-type: none"> <li>1. 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 developer/applicant and the School Boards for this plan.</li> <li>2. The Developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.</li> <li>3. 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 students may be accommodated in temporary facilities and/or bussed 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.</li> </ol>
City Community Services Department - Heritage Coordinator (May 21, 2008)	Due to the subject site's proximity to Sixteen Mile Creek, an Archeological Assessment will be required prior to the Supplementary Report.
City Transportation and Works Department (August 13, 2008)	The applicant has submitted a supporting Traffic Impact Study which is currently under review by staff. It was also indicated that the applicant is required to submit an updated Noise Feasibility Study, a revised Environmental Site Screening Questionnaire and Declaration (ESSQD) form and a reliance letter to the supporting Phase I Environmental Site Assessment (ESA) for review and approval.



**Bremont Homes Corp.****File: OZ 08/006 W10 &  
T-M08002 W10**

Agency / Comment Date	Comment
	<p>Furthermore, the applicant is required to provide preliminary contextual details concerning any proposed privacy fencing and/or acoustical berm/fence combinations which may ultimately require adjusting the limits of the proposed parcels-of-tied-land (POTLs) to accommodate the appropriate buffers to common element features such as curbing, sidewalks and parking areas.</p> <p>The applicant has also been requested to demonstrate to the satisfaction of the department the means whereby the front downspouts for the townhouse units can be splashed to grade and directed to the private/municipal roads by way of the sodded areas, avoiding drainage over walkways or driveways that are utilized by pedestrians.</p> <p>Upon receipt and review of the above details the Transportation and Works comments will be finalized and included in the Supplementary Report.</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>Town of Milton (May 22, 2008)  Enersource Hydro Mississauga (May 23, 2008)  Hydro One Network (May 28, 2008)  Enbridge Gas Distribution (June 2, 2008)  Bell Canada (June 3, 2008)  Credit Valley Hospital (June 12, 2008)  Community Services, Planning, Development and Business Services (July 11, 2008)  Canada Post (July 29, 2008)</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Community Services - Fire and Emergency Services Division  City of Mississauga, Realty Services  Rogers Cable  GO Transit</p>

**Bremont Homes Corp.**

**File: OZ 08/006 W10 &  
T-M08002 W10**

Agency / Comment Date	Comment
	Peel Regional Police Trillium Health Care Centre Lisgar Ratepayers Association

**Bremont Homes Corp.****File: OZ 08/006 W10 &  
T-M08002 W10****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>16 Kindergarten to Grade 5</li> <li>8 Grade 6 to Grade 8</li> <li>9 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Kindree Public School <ul style="list-style-type: none"> <li>Enrolment: 716</li> <li>Capacity: 583</li> <li>Portables: 5</li> </ul> </li> <li>Lisgar Middle School <ul style="list-style-type: none"> <li>Enrolment: 841</li> <li>Capacity: 964</li> <li>Portables: 0</li> </ul> </li> <li>Meadowvale Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,656</li> <li>Capacity: 1,497</li> <li>Portables: 1</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>8 Junior Kindergarten to Grade 8</li> <li>7 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Therese of the Child Jesus <ul style="list-style-type: none"> <li>Enrolment: 663</li> <li>Capacity: 446</li> <li>Portables: 8</li> </ul> </li> <li>Our Lady of Mount Carmel <ul style="list-style-type: none"> <li>Enrolment: 1,831</li> <li>Capacity: 1,320</li> <li>Portables: 16</li> </ul> </li> </ul> </li> </ul>

## APPENDIX I-9

