



Corporate Report

Clerk's Files

Originator's
Files OZ 08/006 W10

DATE: January 13, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 2, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit 80 Standard 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**

RECOMMENDATION: That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" ("Development") to "RM4 - Exception" (Townhouse Dwellings), to permit 80 standard condominium townhouse dwellings under file OZ 08/006 W10, Bremont Homes, 2249 Derry Road West and 7050 Terragar Boulevard, be received for information.

BACKGROUND: This application originally proposed 82 common element condominium townhouse units under files T-M08002 W10 and OZ 08/006 W10. The number of units was revised to 81 during the circulation of the file for departmental and agency comments. A Public Meeting was scheduled for the September 29, 2008 meeting of Planning and Development Committee. However, prior to the meeting but following the circulation of the notice, the applicant, at

the request of the local Councillor, agreed to amend the condominium tenure of the townhouses. The item was received at the Public Meeting with no input garnered from the residents, so that the application could be revised.

On October 28, 2008, the application was revised to propose 81 standard condominium townhouse units, and the subdivision file T-M08002 W10 was subsequently closed. The revised proposal was circulated for technical comments. The application was further amended to 80 units on December 9, 2008. A community meeting has not been held.

COMMENTS:

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

Details of the proposal are as follows:

Development Proposal	
Initial Application complete:	May 14, 2008
Application revised:	October 28, 2008 & December 9, 2008
Height:	3 storeys
Lot Coverage:	33.12%
Floor Space Index:	0.667
Landscaped Area:	34.34
Density:	46.78 units/ha 18.91 units/acre
Number of units:	80
Anticipated Population:	232* *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:	160 resident spaces 21 visitor spaces

Development Proposal	
Parking Provided:	160 resident spaces 21 visitor spaces (including one space for persons with disabilities)
Supporting Documents:	Planning Justification Report Traffic Impact Assessment Noise Feasibility Study - Update Phase I Environmental Site Assessment

Site Characteristics	
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

Green Development Initiatives

There have been no green development initiatives identified by the applicant at this time.

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 application is in conformity with the land use designation.

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

Urban Design Policies - Section 2.11 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 3 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

"RM4 - Exception" (Condominium Townhouse Dwellings), to permit 80 standard condominium townhouse dwellings and a private amenity area on the subject site.

The revised site concept plan for 80 units meets most of the "RM4" zoning standards with the exceptions identified in the chart below. The most significant exception is to the rear and front lot line setbacks of the Type 'B' and Type 'B' Modified units, due to the rear lane/garage condition. The required rear yard setback of 7.5 m (24.6 ft.) for these units is proposed to be reduced to 4.5 m (15 ft.). 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.

The proposed front lot line setback is also proposed to be reduced from 7.5 m (24.6 ft.) to 4.5 m (15 ft.) along the Derry Road West and Wild Cherry Lane frontages to ensure that an appropriate streetscape is achieved along these roadways.

As part of the rezoning, the applicant is proposing that the following exceptions to the "RM4" zone standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Minimum Rear Lot Line Setback	7.5 m (24.6 ft.)	Type 'A' units - 7.5 m (24.6 ft.) Type 'B' units - 4.5 m (14.8 ft.)
Minimum Exterior Side Lot Line Setback	7.5 m (24.6 ft.)	4.5 m (14.8 ft.) -Terragar Boulevard and Wild Cherry Lane only
Minimum Front Wall to a street line	7.5 m (24.6 ft.)	4.5 m (14.8 ft.) -Type 'B' units
Minimum Landscaped Area	40%	34.34%

Setback from a side wall of a townhouse dwelling to an internal road, sidewalk or visitor parking space	4.5 m (14.8 ft.)	3.35 m (11 ft.) – in three locations on the site (Block 2, Block 8 & Block 9)
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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;
- approval of the updated Noise Report (revised October 24, 2008) by 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.

These comments were provided following the circulation of the initial application, and will not change due to the change in tenure of the project.

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 rezoning application.

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 this application.

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
- Appendix I-6 - Conceptual 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: Lisa Christie, Development Planner

Bremont Homes Corp.

File: OZ 08/006 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:

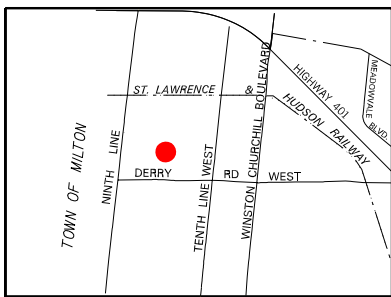


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007

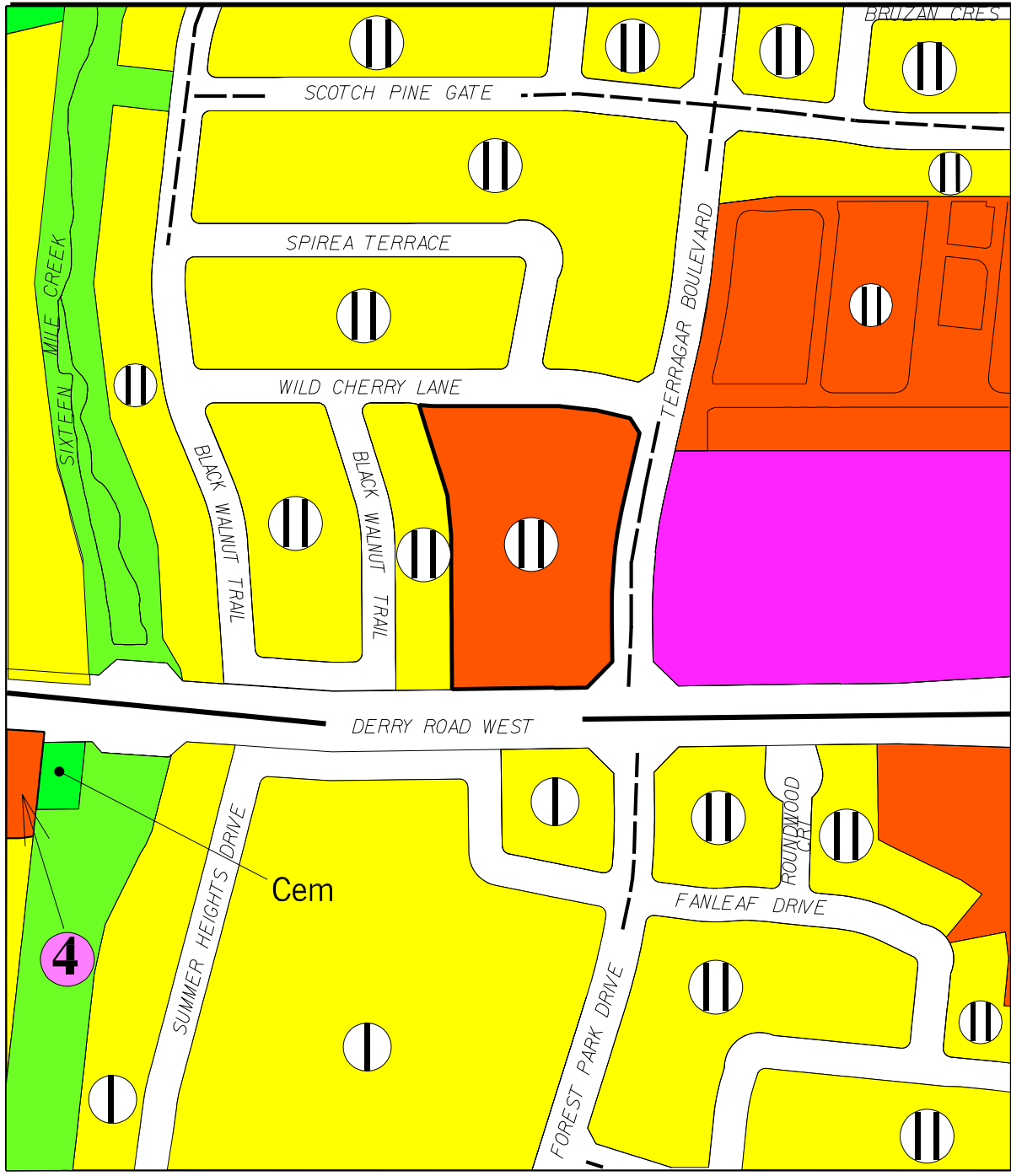


SUBJECT:
BREMONT HOMES CORP.



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

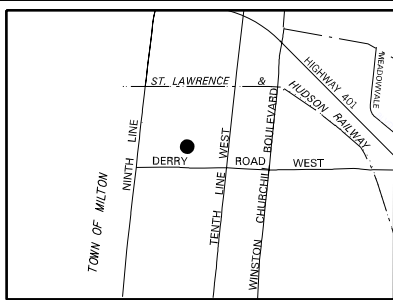
LAND USE LEGEND

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

SUBJECT LANDS

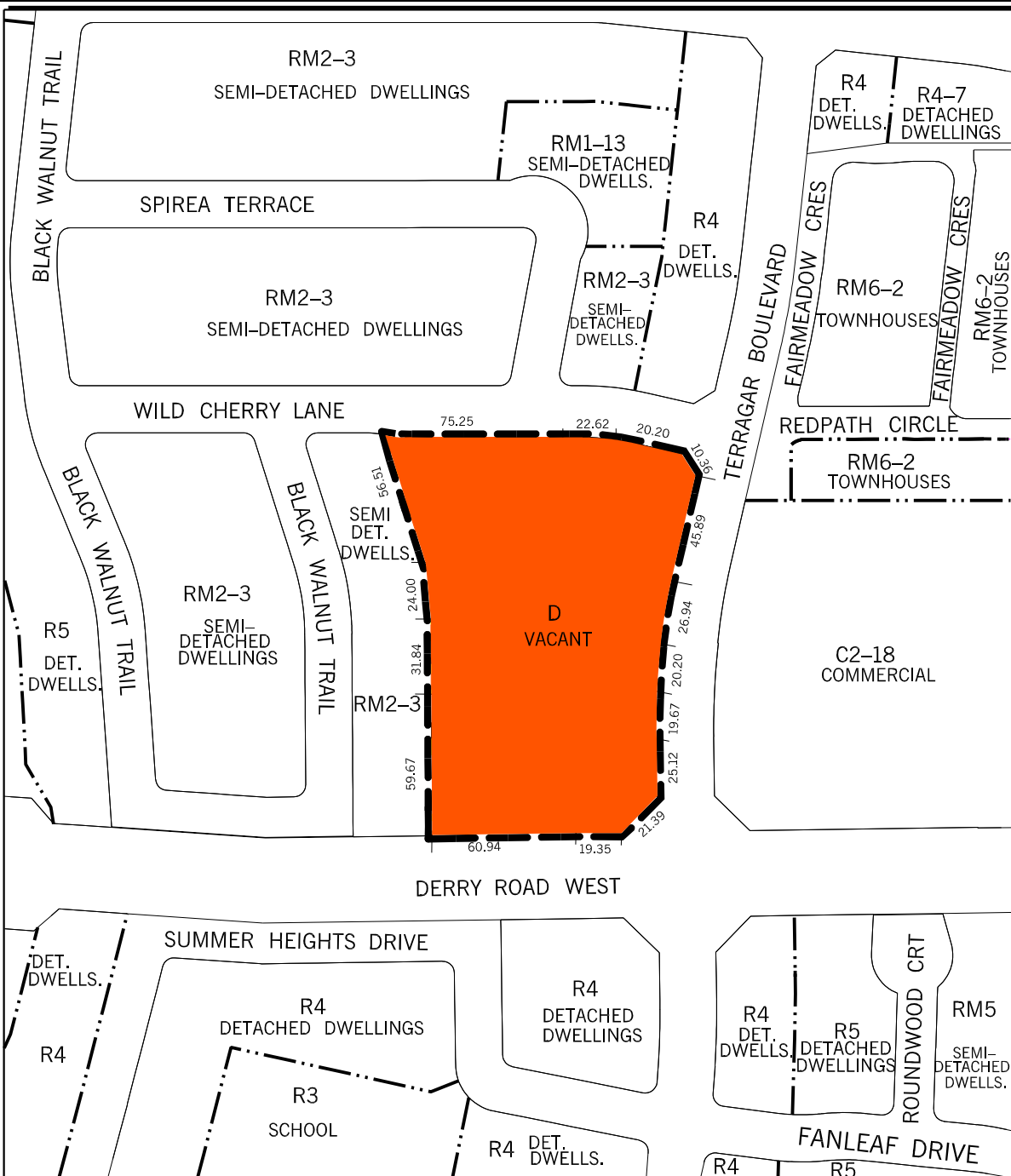


SUBJECT: BREMONT HOMES CORP.



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

APPENDIX I-3



LEGEND:



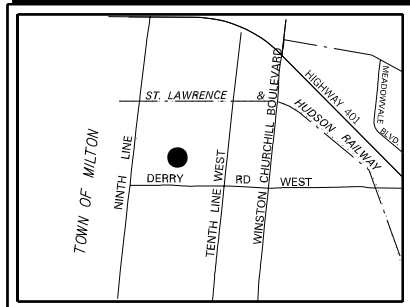
PROPOSED REZONING FROM "D"
(DEVELOPMENT ZONE) TO "RM6-EXCEPTION"
(TOWNHOUSE DWELLINGS ON A CEC-PRIVATE
ROAD) TO PERMIT 81 COMMON ELEMENT
CONDOMINIUM TOWNHOUSE UNITS.

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



SUBJECT:

BREMONT HOMES CORP.



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

SPIREA TERRACE

EXISTING RESIDENTIAL

WILD CHERRY LANE

7.0m ROAD

7.0m ROAD

7.0m ROAD

7.0m ROAD

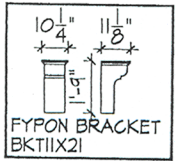
7.0m ROAD

TERRAGAR BOULEVARD

EXISTING RETAIL PLAZA

EXISTING RETAIL PLAZA

DERRY ROAD WEST



TYPE A FRONT ELEVATION 'B'
BLOCK OF 6



UNIT 12 - 1608 (REV.)

UNIT 11 - 1607 (REV.)

UNIT 10 - 1607

UNIT 9 - 1608

TYPE B FRONT ELEVATION 'A'
BLOCK 2

HUNT
 DESIGN ASSOCIATES INC.
 www.hunt-design.ca

BREMONT HOMES - 20807

MISSISSAUGA, ONTARIO

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(TYPE B) UNIT 1608

1783 S.F.



TYPE B REAR ELEVATION 'B' (UNIT 1607 VER.1)
(FACING 7.0m INTERIOR ROADWAY)
BLOCK OF 6

NOV. 26, 08 EX
 30 | Tue, 09 Dec 2008 - 4:51 am | V:\PROJECTS\20807\20807.Dwg | 1:50.00
 V:\PROJECTS\20807\20807.Dwg | 1:50.00

ROOF PLAN - BLOCK 2



Bremont Homes Corp.**File: OZ 08/006 W10****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (July 17, 2008)	<p>No objection to the proposed applications.</p> <p>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.</p>
Dufferin-Peel Catholic District School Board (May 26, 2008, updated December 8, 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 fulfilled prior to the final approval of the by-law:</p> <ol style="list-style-type: none"> 1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available". These signs, shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration. 2. 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. <p>(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</p>

Bremont Homes Corp.

File: OZ 08/006 W10

Agency / Comment Date	Comment
	<p>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."</p> <p>(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."</p> <p>3. Prior to final approval, the City of Mississauga shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.</p>
Peel District School Board (June 10, 2008)	<p>The following conditions should be incorporated into the Servicing and/or Development Agreement, if approved:</p> <p>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.</p> <p>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.</p> <p>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</p>

Bremont Homes Corp.**File: OZ 08/006 W10**

Agency / Comment Date	Comment
	<p>the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.</p>
<p>City Community Services Department - Heritage Coordinator (May 21, 2008, updated November 5, 2008)</p>	<p>Due to the subject site's proximity to Sixteen Mile Creek, an Archeological Assessment will be required prior to the Supplementary Report.</p>
<p>City Transportation and Works Department (August 13, 2008, updated November 25, 2008)</p>	<p>The applicant has submitted a supporting Traffic Impact Study which is currently under review by staff. It was also indicated that a reliance letter to the supporting Phase I Environmental Site Assessment (ESA) is to be provided for review and approval. In addition, it was requested that the applicant clarify the necessity of the "storm sewer easements" currently illustrated on the site plan.</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>Updated comments on the above-noted items will be provided prior to the preparation of the Supplementary Report.</p>
<p>Other City Departments and External Agencies</p>	<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>

Bremont Homes Corp.**File: OZ 08/006 W10**

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

Bremont Homes Corp.

File: OZ 08/006 W10

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"> 16 Kindergarten to Grade 5 8 Grade 6 to Grade 8 9 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Kindree Public School <ul style="list-style-type: none"> Enrolment: 665 Capacity: 583 Portables: 4 Lisgar Middle School <ul style="list-style-type: none"> Enrolment: 791 Capacity: 964 Portables: 0 Meadowvale Secondary School <ul style="list-style-type: none"> Enrolment: 1,612 Capacity: 1,497 Portables: 1 <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"> 8 Junior Kindergarten to Grade 8 7 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Therese of the Child Jesus <ul style="list-style-type: none"> Enrolment: 663 Capacity: 446 Portables: 8 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1,831 Capacity: 1,320 Portables: 16

GENERAL CONTEXT MAP

OZ 08006 W10

APPENDIX I-9

