



Corporate Report

Clerk's Files

Originator's

Files OZ 08/017 W 11

DATE: February 10, 2009

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit 37 Condominium Townhouse Dwellings
2290 Britannia Road West and 5960 Turney Drive
Part of Lot 5, Concession 5, W.H.S. and
All of Lot 9, Registered Plan 363
Southwest corner of Britannia Road West and Turney Drive
Owner: 1774496 Ontario Limited
Applicant: Freeman Planning Solutions Inc.
Bill 51

Public Meeting

Ward 11

RECOMMENDATION: That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/017 W11 to change the Zoning of By-law 0225-2007 from "D-1" (Development) to "RM4-Exception" (Townhouse Dwellings) to permit 37 standard condominium townhouse dwellings, 1774496 Ontario Limited, 2290 Britannia Road West and 5960 Turney Drive, be received for information.

BACKGROUND: The above-noted application has been circulated for technical comments and a community meeting has been held.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	October 2, 2008 (deemed complete October 20, 2008)
Height:	2 storeys adjacent Britannia Road West and Turney Drive 3 storeys internal to site along western boundary
Lot Coverage:	28.76%
Landscaped Area:	54.70%
Net Density:	41.2 units/ha (16.7 units/acre)
Number of units:	37 townhouse dwellings under a standard condominium tenure
Anticipated Population:	110 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.
Gross Floor Area	Units ranging from approximately 112 m ² (1,205 sq ft.) to 163 m ² (1,755 sq. ft.)
Parking Required:	2.0 resident spaces per unit 0.25 visitor spaces per unit (9 visitor spaces)
Parking Provided:	2.0 resident spaces per unit 10 visitor spaces
Supporting Documents:	Planning Justification Report; Functional Servicing Report; Noise Study; and, Traffic Study.

Site Characteristics	
Frontage:	approx. 60 m (197 ft.) – Britannia Road. West approx. 174 m (571 ft.) – Turney Drive
Depth:	Irregular
Net Lot Area:	0.90 ha (2.22 ac.)
Existing Use:	two detached dwellings

Neighbourhood Context

The subject property is located on the southwest corner of Britannia Road West and Turney Drive. The surrounding area south of Britannia Road West is low and medium density residential, while north of Britannia Road West is business employment (industrial and office). The middle of the subject site contains a cluster of trees, while the remainder has sporadic tree cover. The two existing homes on the lands are proposed to be removed. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Existing used car sales and rentals operation (subject to OPA/Rezoning application OZ 06/022 W11 for General Commercial), Fire Hall, and Orlando industrial subdivision (under development).
- East: Detached dwellings and semi-detached dwellings;
- South: Detached dwellings and small neighbourhood commercial plaza.
- West: Condominium townhouse dwellings.

Current Mississauga Plan Designation and Policies for Streetsville (November 2, 2006)

"Residential Medium Density I" which permits townhouse development at a density of 26-42 units per net residential hectare (10-17 units per net residential acre). Building height should generally not exceed three storeys. The application is in conformity with the land use designation and no Official Plan amendments are proposed.

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

Residential Policies

Section 3.2.3.2 of Mississauga Plan states that 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.

Section 3.2.3.4

Reduction of residential densities will be discouraged.

Urban Design Policies

Section 3.18.2.4

Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.6

Building , landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Existing Zoning

"D-1" (Development), which permits detached dwellings legally existing on the date of passing of the By-law and accessory buildings and structures.

Proposed Zoning By-law Amendment

"RM4-Exception" (Townhouse Dwellings) to permit 37 standard condominium townhouse dwellings.

As part of the rezoning, the applicant is proposing that exceptions be applied to the "RM4" zone standards, in accordance with Appendix I-9.

COMMUNITY ISSUES

A community meeting was held by Ward 11, Councillor Carlson on February 25, 2008, to review a preliminary concept for 39 condominium townhouses, with rear yards fronting Turney Drive. A subsequent meeting was held by Councillor Carlson on Wednesday April 23, 2008, with residents from the Turney Woods community. These meetings were held prior to the submission of the rezoning application.

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

Comments

The residents wanted to see detached dwellings, fewer units, and more upscale dwellings along Turney Drive.

Response

The Official Plan designates the subject lands for townhouse dwellings. Since the meeting, the proposal has been revised and the application submitted proposes two fewer dwellings (37 instead of 39 units). In addition, along Turney Drive four blocks of three units each are proposed, 2 storeys in height with the reduced massing intended to appear similar to a detached dwelling, in order to provide transition to the character of the existing dwellings on the east side of Turney Drive (see elevations along Turney Drive in Appendix I-6).

Comments

There was concern with the proposal for the rear amenity areas of the units being exposed to Turney Drive, with back yards and privacy fencing.

Response

The application submitted has eliminated the rear yard condition along Turney Drive, and proposes front yards with entrances to the street, with driveways and garages accessed from the internal private road.

Comments

Some residents raised issue with the 3 storey height of the townhouses proposed at the west end of the side adjacent to the existing townhouses to the west.

Response

The Official Plan permits a three storey height limit, and the existing townhouses to the west are 2.5 - 3 storeys in height.

Comments

The residents had concerns regarding traffic congestion at Turney Drive and Britannia Road West, and wanted access to be provided via Britannia Road West, not Turney Drive.

Response

A Traffic Study was submitted with the application and is being reviewed by the City's Transportation and Works Department. Comments will be provided in the Supplementary Report.

Britannia Road West is a Regional road, and the Region of Peel has indicated that no access will be permitted from this development. In addition, they require a 0.3 metre (1 ft.) reserve to prevent future access.

Comments

A concern was raised regarding on-street parking from this development along Turney Drive.

Response

The zoning by-law parking requirement of 2 spaces per unit is being met, and the proposal shows 10 visitor parking spaces, whereas the by-law requires 9 visitor spaces. Turney Drive currently permits on-street parking.

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:

- the identification of any sustainable green technology to be used in the proposed development;
- compatibility with surrounding lands;
- resolution of urban design and landscape matters;
- tree removal permit required once preservation and removal issues are addressed;
- review of requested zone standards;
- submission of an updated Functional Servicing Report and Traffic Study; and,
- dedication of road widening and daylight triangle, and provision of 0.3 metre reserve for the Region of Peel along Britannia Road West – prior to enactment of any by-law.

OTHER INFORMATION**Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to noise and tree preservation, which will require the applicant to enter into the 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 the application.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Streetsville 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 - Zoning Provisions
- Appendix I-10 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

1774496 Ontario Limited

File: OZ 08/017 W11

Site History

- November 2, 2006 – Amendment No. 49 Streetsville District policies came into force.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands did not form part of any appeals.
- December 19, 2007 – Development Application Review Committee meeting was held to discuss preliminary proposal for 39 condominium townhouse dwellings.
- October 2, 2008 – Subject rezoning application submitted to rezone the subject lands to permit 37 condominium townhouse dwellings under file OZ 08/017 W11 (deemed complete October 20, 2008).



LEGEND:

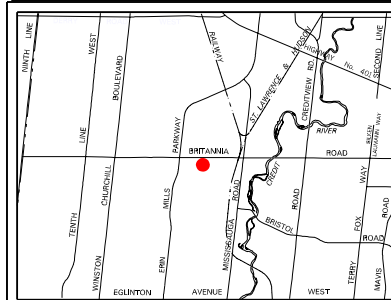


SUBJECT LANDS

DATE OF AREIAL PHOTO: APRIL 2008



SUBJECT: **1774496 ONTARIO LIMITED
(TURNEY DRIVE)**

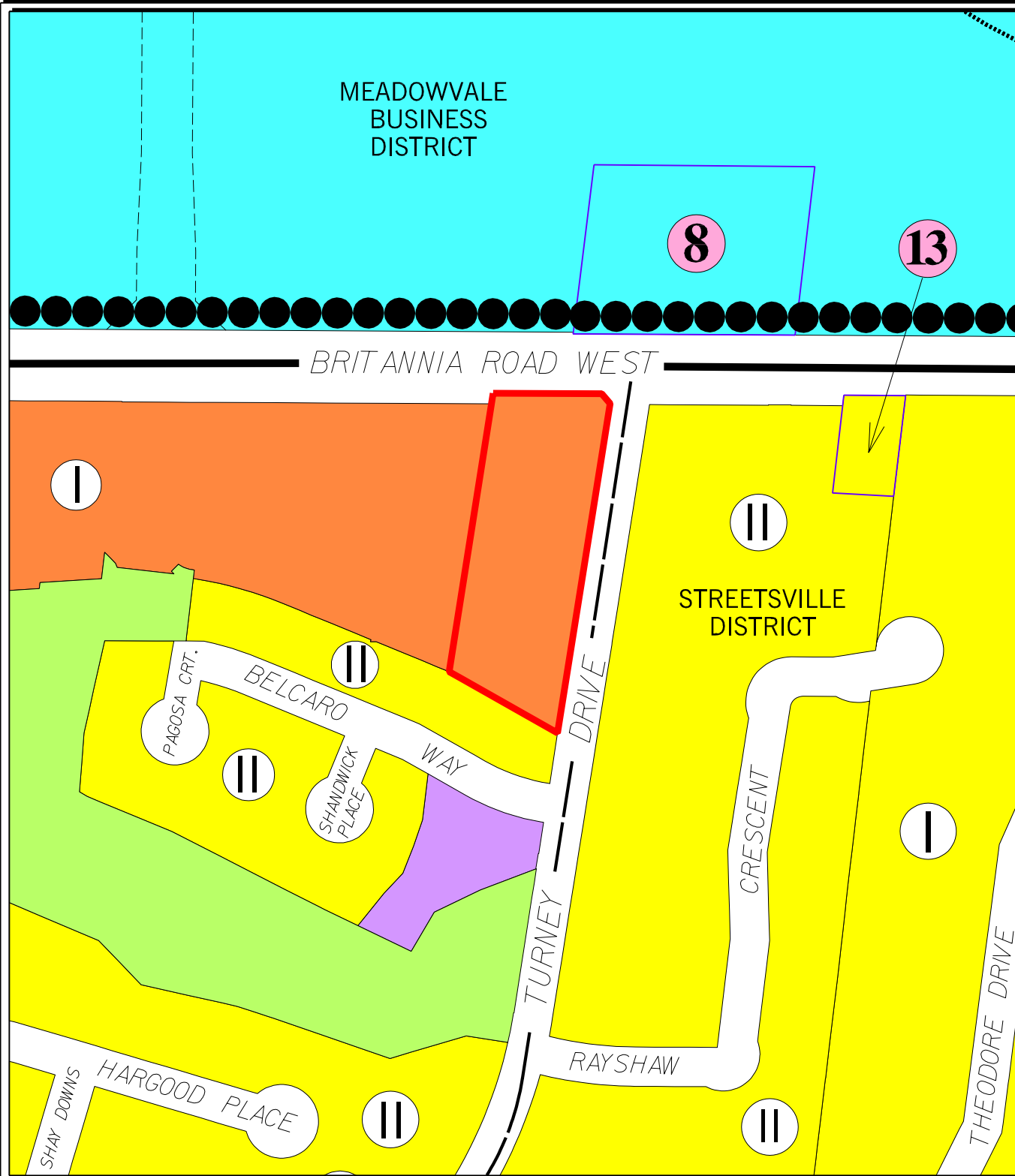


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OZ 08017 W11
DWG. NO:
08017A
SCALE:
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PDC DATE:
20090302
DRAWN BY:
B.Demchuk

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-2



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

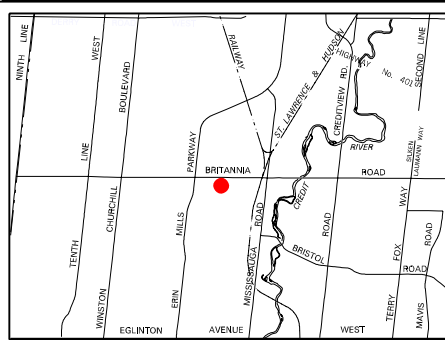
- | LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
|-------------------------------|------------------------------------|
| Residential - Low Density I | Provincial Highway and Interchange |
| Residential - Low Density II | Arterial |
| Residential - Med. Density I | Major Collector |
| Residential - Med. Density II | Major Collector (Scenic Route) |
| Residential - High Density I | Minor Collector |
| Mainstreet Commercial | Local Road |
| General Commercial | Existing Commuter Rail |
| Convenience Commercial | GO Transit Station |
| Motor Vehicle Commercial | |
| Business Employment | |
| Public Open Space | |
| Private Open Space | |
| Greenbelt | |
| Utility | |

- LAND USE LEGEND**
- LBPIA Operating Area Boundary - See Aircraft Noise Policies
 - Node Boundary
 - Cem - Cemetery
 - 1996 NEP /2000 NEF Composite Noise Contours
 - Planning District
- Special Site Areas (See Special Site Policies)

Notes:
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

SUBJECT LANDS

**SUBJECT: 1774496 ONTARIO LIMITED
(TURNERY ROAD)**



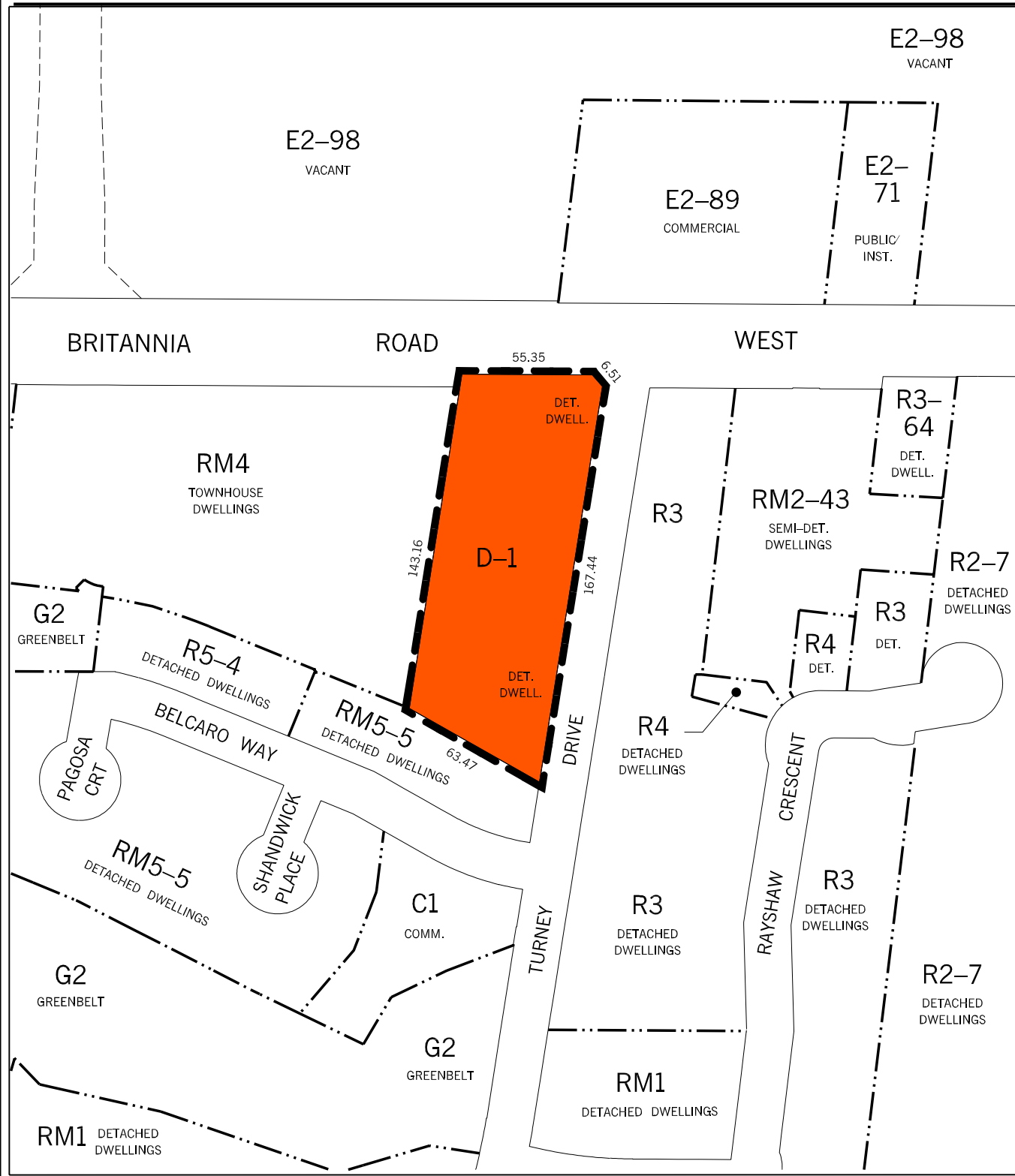
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OZ 08/017 W11

DWG. NO:
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SCALE:
1:2500

PDC DATE:
2009/03/02

DRAWN BY:
B.Demchuk



LEGEND:



SUBJECT LANDS

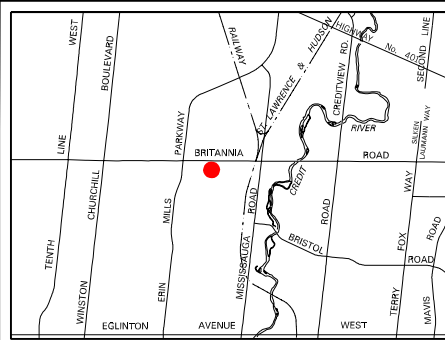


PROPOSED REZONING FROM "D-1" (DEVELOPMENT) TO "RM4-EXCEPTION" (TOWNHOUSE DWELLINGS) TO PERMIT 37 STANDARD CONDOMINIUM DWELLINGS.

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



SUBJECT: 1774496 ONTARIO LIMITED (TURNEY DRIVE)



FILE NO:
OZ 08/017 W11

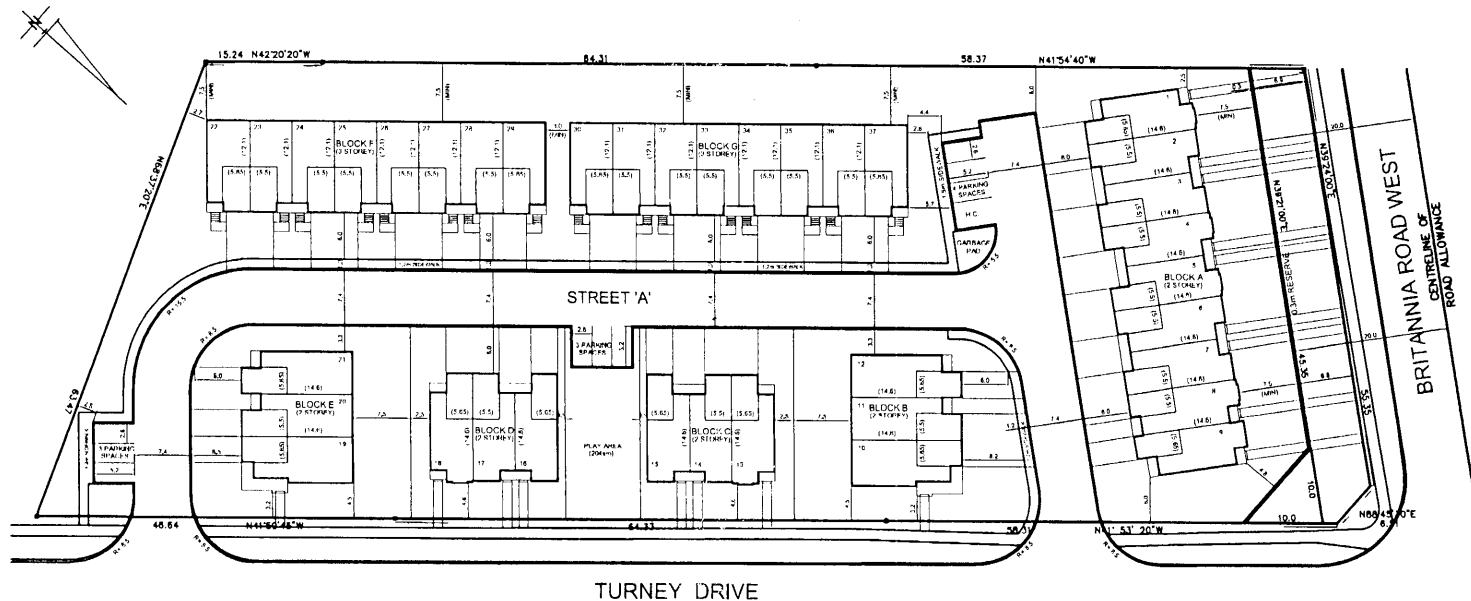
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PDC DATE:
2009/03/02

DRAWN BY:
B.KRUGER

APPENDIX I-4



SITE STATISTICS		
GROSS SITE AREA	9,473.3 SQ.M.	
ROAD WIDENING	400.5 SQ.M.	
SITE TRIANGLE	49.4 SQ.M.	
0.3m RESERVE	19.0 SQ.M.	
NET SITE AREA	9,004.4 SQ.M.	100.00 %
BUILDING COVERAGE	2590.3 SQ.M.	28.76 %
LANDSCAPED AREA	4925.2 SQ.M.	54.70 %
PAVED AREA	1488.9 SQ.M.	16.54 %

DENSITY IN OFFICIAL PLAN: 26-42 uph (10.5-17 upa)
 PROPOSED DENSITY: 41.2 uph (16.7 upa)
 NUMBER OF UNITS = 37 Units
 PARKING: 0.25 SPACES/UNIT
 TOTAL = 10 SPACES

TURNERY DRIVE CONDOMINIUM TOWNHOUSE CONCEPT PLAN

SCALE 1:750
 JUNE 20, 2008

**Freeman Planning
 Solutions Inc.**

6424 Edenwood Drive
 Mississauga, Ontario
 L5N 3H3

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 F. 905-824-9833
 C. 416-689-7290



LOT 19
Block 'E'



LOT 18
Block 'D'

LOT 17

LOT 16

TURNERY ROAD



LOT 15
Block 'C'

LOT 14

LOT 13

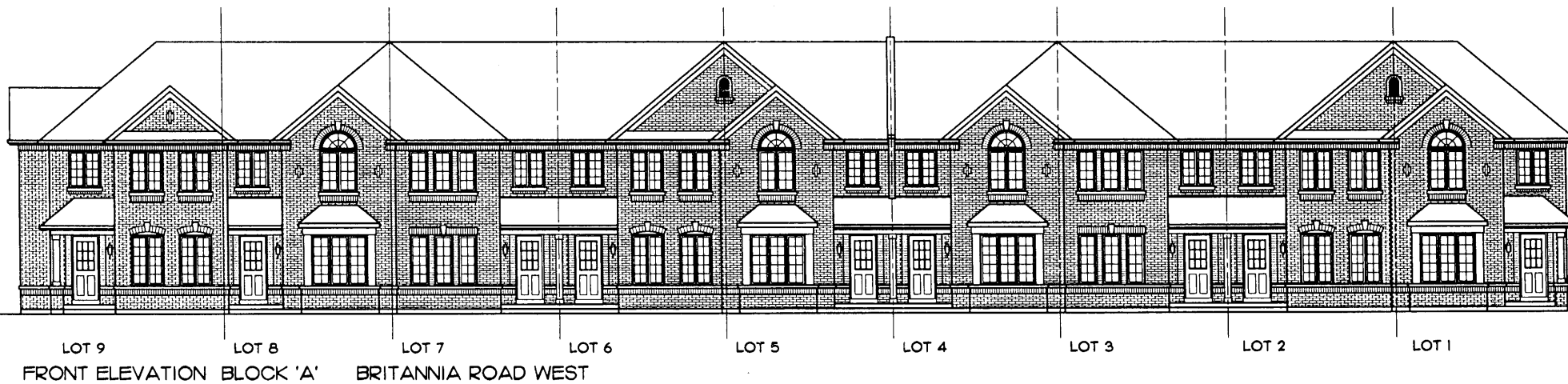
TURNERY ROAD



LOT 10
Block 'B'

TURNERY DRIVE CONCEPTUAL ELEVATIONS

JUNE 2008



1774496 Ontario Limited

File:OZ 08/017 W11

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (December 3, 2008)	<p>The Region of Peel has reviewed the Functional Servicing Report and have no objection in principle to the water and sewer servicing of the development</p> <p>Peel Region requires the applicant to enter into a Condominium Water Servicing Agreement at the Draft Plan of Condominium stage of development.</p> <p>An existing 300 mm diameter watermain and 750 mm diameter watermain is located on Britannia Road West. An existing 200 mm diameter watermain is located on Turney Drive and an existing 250 mm diameter sanitary sewer is located on Turney Drive.</p> <p>Region of Peel records indicate no landfill in the vicinity of the subject lands.</p> <p>Curbside waste collection will be provided by the Region of Peel upon 90 percent occupancy. An Acknowledgement and Release for Private Property Waste Collection Services and an Application for Private Property Waste Collection Services must be completed prior to the commencement of collection.</p> <p>No access will be permitted to Britannia Road West.</p> <p>Britannia Road West has a designated right-of-way of 36 metres (118 ft.) and 45 metres (148 ft.) at the intersection. The Region requires the gratuitous dedication of land to accommodate the designated right-of-way. No landscaping is permitted within the Region's right-of-way unless prior approval is given.</p> <p>A 15 x 15 metre (49 x 49 ft.) daylight triangle is required at the intersection of Britannia Road West and Turney Drive.</p> <p>A 0.3 metre (1 ft.) reserve is required along the frontage of the property on Britannia Road West and the daylight triangle.</p>

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Agency / Comment Date	Comment
<p>Peel District School Board (November 26, 2008) and the Dufferin-Peel Catholic District School Board (October 28, 2008)</p>	<p>In comments, dated November 26, 2008 and October 28, 2008 respectively, 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 require the following be incorporated within the conditions of approval:</p> <p>The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:</p> <p>1. 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 some students may be accommodated in temporary facilities 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.</p> <p>If approved, the Dufferin-Peel Catholic District School Board require the following be incorporated within the conditions of approval:</p> <p>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.</p> <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 area, you</p>

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File:OZ 08/017 W11

Agency / Comment Date	Comment
	<p>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>City Community Services Department – Planning, Development and Business Services Division (November 11, 2008)</p>	<p>In the event that the application is approved, the Community Services Department - Planning and Heritage note the following conditions.</p> <p>This Department notes that Turney Woods (P-220) is located 100 m (328 ft.) from the site, and Vista Heights (P-219) is located 380 metres (1,247 ft.) from the site which contains a play structure.</p> <p>Prior to by-law enactment, a cash contribution for street tree planting and trail signs will be required. Further, 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>
<p>City Community Services Department – Fire and Emergency Services Division (December 2, 2008)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and the water supply available are acceptable.</p>
<p>City Transportation and Works Department (December 9, 2008)</p>	<p>Comments dated December 9, 2008 state that a noise report has been submitted to address the impact of surrounding noise sources on the subject site and is currently under review. A Functional Servicing Report and Traffic Impact Study have also been submitted which are currently under review, however notwithstanding the findings of the report additional information has been requested prior to a supplementary meeting.</p> <p>The applicant has also been requested to provide additional details with respect to the proposed grading and servicing associated with this site.</p>

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Agency / Comment Date	Comment
	<p>Matters pertaining to Britannia Road shall be determined to the satisfaction of the Region of Peel as this road is under their jurisdiction.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending the review of the foregoing.</p>
<p>Greater Toronto Airports Authority (October 29, 2008)</p>	<p>The property is affected by the Approach Surface for Runways 06R and 06L resulting in a maximum allowable development elevation that ranges from approximately 401 metres (1,316 ft.) Above Sea Level (A.S.L.) at the eastern boundary of the property to approximately 402 metres (1,319 ft.) A.S.L. at the western boundary.</p>
<p>Rogers Cable (October 31, 2008)</p>	<p>A pedestal must be relocated due to the proposed north access into the condominium. There is also coaxial TV cable buried approximately 0.8 metres (2.6 ft.) inside the curb along the west side of Turney Drive. Rogers Cable is to be contacted for additional information.</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> <ul style="list-style-type: none"> - Development Services; - Enersource Hydro Mississauga; and, - Bell Canada;
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Policy Division; - Realty Services; - Canada Post; - Peel Regional Police; - French District Catholic School Board; - Conseil Scolaire de District Catholique Centre-Sud; and, - Conseil Scolaire de District Centre-Sud-Ouest.

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File:OZ 08/017 W11

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 6 Kindergarten to Grade 6 3 Grade 7 to Grade 8 4 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Vista Heights P.S. <ul style="list-style-type: none"> Enrolment: 767 Capacity: 589 Portables: 11 Dolphin Sr. <ul style="list-style-type: none"> Enrolment: 516 Capacity: 597 Portables: 6 Streetsville S.S. <ul style="list-style-type: none"> Enrolment: 1,081 Capacity: 1,008 Portables: 6 <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"> 4 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Joseph Streetsville Elementary <ul style="list-style-type: none"> Enrolment: 366 Capacity: 475 Portables: 0 St. Aloysius Gonzaga Secondary <ul style="list-style-type: none"> Enrolment: 1,887 Capacity: 1,870 Portables: 0

1774496 Ontario Limited

File: OZ 08/017 W11

Zoning Provisions

Proposed RM4-Exception Zone

- Minimum setback from a wall of a townhouse dwelling to a site triangle – 4.5 m;
- Minimum setback from a side wall of a townhouse dwelling to an internal road – 3.0 m;
- Minimum setback from a side wall of a townhouse dwelling to a sidewalk – 2.6 m;
- Minimum setback from a side wall of a townhouse dwelling to a visitor's parking space - 4.4 m;
- Minimum setback between a rear wall to an internal road – 6.0 m;
- Minimum setback between a visitor parking space and any lot line – 2.5 m

All other zoning standards will be in accordance with the "RM4" (Townhouse Dwellings) zone and the general provisions of Zoning By-law 0225-2007.

