



Corporate Report

Clerk's Files

Originator's
Files T-M08004 W11

DATE: March 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Draft Plan of Subdivision
To permit 27 detached dwelling lots on a public road
Block 114, Registered Plan 43M-856
North side of Eglinton Avenue West, east of Erin Mills
Parkway
Owner: Peel District School Board
Applicant: Erin Mills Development Corporation
Bill 51

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application for a draft plan of subdivision to permit 27 detached dwelling lots on a public road, under File T-M08004 W11, Erin Mills Development Corporation on behalf of the Peel District School Board, Block 114, Registered Plan 43M-856, north side of Eglinton Avenue West, east of Erin Mills Parkway, be received for information.

BACKGROUND: The subject lands were originally set aside for a public elementary school, which is no longer required at this location. The applicant is proposing to develop the site in accordance with current zoning provisions that apply to the lands. The above-noted application has been circulated for technical comments. 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:	Deemed to be complete on September 19, 2008
Net Density:	10.98 units/ha 4.45 units/acre
Minimum lot frontages:	18.0 m (59.0 ft.)
Minimum lot areas:	707.8 m ² (7,619 sq. ft.)
Number of units:	27 detached dwellings
Anticipated Population:	90 people* *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:	2.0 spaces per dwelling unit
Parking Provided:	2.0 spaces per dwelling unit
Supporting Documents:	Draft plan of subdivision; Grading information; Acoustic report.

Site Characteristics	
Frontage:	180 m (590 ft.) on Eglinton Avenue West 25 m (82 ft.) on Elderview Court
Depth:	180 m (590 ft.)
Net Lot Area:	2.55 ha (6.30 ac.)
Existing Use:	Vacant land, a portion of which is used for overflow parking for the medical building at southeast corner of Eglinton Avenue West and Credit Valley Road.

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-8.

Neighbourhood Context

The subject property is a vacant site, located in an established, low density residential neighbourhood which was developed approximately twenty years ago. The site was set aside for the Peel District School Board as an elementary school site for the neighbourhood. The lands, however, have been declared surplus by the Board. The applicant is proposing to develop the parcel with bungalow and two storey homes, in accordance with the existing zoning. Access for the development is proposed from Eglinton Avenue West, opposite Credit Valley Road. No access is proposed to Elderview Court. The site is relatively flat, with a gradual slope up to the northwest, and is not impacted by any significant natural features such as valley lands or woodlots. As noted above, a portion of the lands are presently used as an overflow parking lot for the medical building located across Eglinton Avenue West at 2000 Credit Valley Road, a non-permitted use. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Single detached dwellings on 18.3 m (60 ft.) lots fronting Forest Hill Drive
- East: Enersource hydro sub-station, Forest Hill Park
- South: Office building, Credit Valley Hospital (including a helicopter landing pad)
- West: Single detached dwellings on 20 m (66 ft.) lots fronting Elderview Court, Woodland Chase Trail and stormwater pond

Current Mississauga Plan Designation and Policies for Central Erin Mills Planning District (May 5, 2003)

"Residential - Low Density I" which permits detached and semi-detached dwellings, to a maximum density of 17 uph (6.9 upa).

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 this application including:

Urban Form and Community Identity - Objective 2.2.2.4 is "to maintain the established historic character, living environment and sense of community through the preservation and protection of existing residential neighbourhoods."

Housing - Objective 2.4.2.4 is "to encourage compatible residential intensification."

Residential Policies - Section 3.2.3.1 states that "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 3.2.3.9 states that "Permitted uses must be compatible with the surrounding development."

Urban Design - Section 3.18.2.4. states that "Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area."

Existing Zoning

"R2-8" (Detached Dwellings - Typical Lots), which permits detached dwellings on lots with minimum frontages of 18.0 m (59.0 ft.) and minimum lot areas of 695 m² (7,481 sq. ft.). The exception speaks to variations in the lot coverage, front yard setback, and side yard setback. The subject zoning also permits a public school. Neither an Official Plan Amendment nor a zoning change is required as part of this application.

COMMUNITY ISSUES

No community meetings were held. The owner of adjacent lands on Elderview Court (Lot 90, Registered Plan 43M-856) expressed written concern regarding the following:

- Configuration of proposed Lot 16;
- Fencing and retaining wall treatment;
- Impacts of construction on existing house foundation.

In response to the concerns raised, the applicant modified the draft plan to incorporate a buffer block at the end of Elderview Court, resulting in a more regular lot configuration adjacent to the above homeowner's property. The applicant has committed to addressing the other matters through the continued processing of the subject application, which would include the submission of detailed engineering plans that illustrate fencing and retaining works, and the drafting of any applicable development and servicing agreements.

In addition, correspondence was received regarding the loss of the overflow parking for the neighbouring medical building, once the site is developed. The correspondent was advised that while the building complied with City parking standards when constructed, the increase in the number of practitioners in the building has since placed pressure on the parking situation. This has been further compromised with the interim loss of access to the below deck portions of the parking area due to an ownership situation. As the City has no ability to control either issue, the matter remains an item for the controlling Condominium Board to resolve.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6 and school accommodation information is contained in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- Clarification of the berm adjacent to the stormwater management facility, and confirmation on the exact location of the regulatory flood line to ensure the proposed building lots are not encumbered by such, to the satisfaction of Credit Valley Conservation;
- Submission of a grading plan demonstrating the compatibility of grading with adjacent lands;
- Details on the noise wall and buffer block works proposed for Eglinton Avenue West.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to 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: Once all agency and City department comments have been received and after the public meeting has been held, 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 Central Erin Mills District
Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Draft Plan of Subdivision
- Appendix I-6 - Agency Comments
- Appendix I-7 - School Accommodation
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

Site History

- September 2, 1988 - Subject lands are created as Block 114 through the registration of Plan 43M-856 by the Erin Mills Development Corporation.
- May 5, 2003 - Central Erin Mills District Policies are approved, which identified the subject site as "Residential Low Density I".
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed, the provisions of the new By-law apply. The subject lands are zoned "R2-8" (Detached Dwellings - Typical Lots).



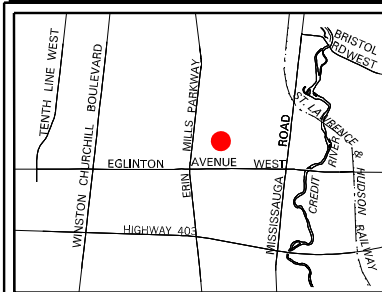
LEGEND:

 SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT:
ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
T-M08004 W11

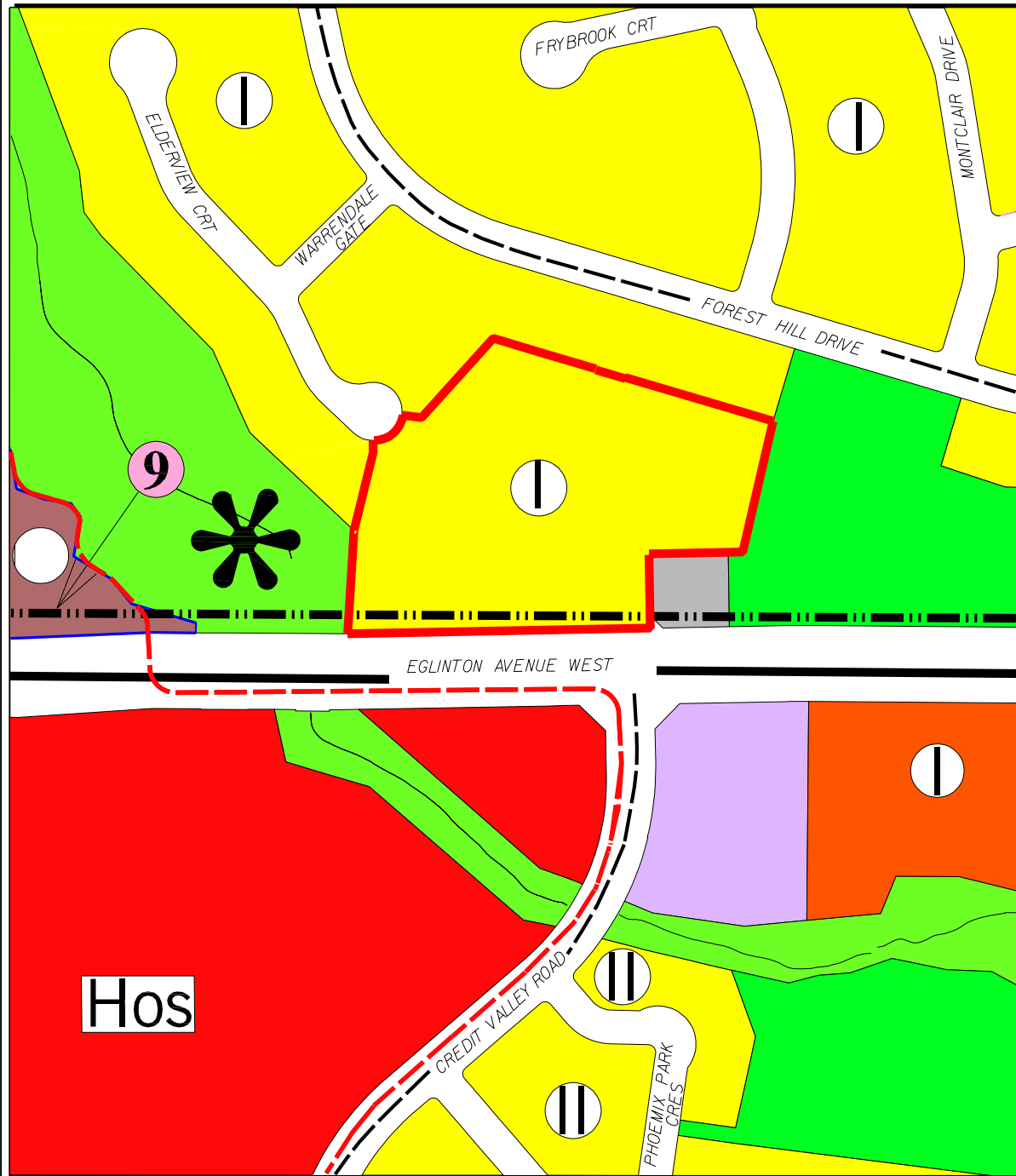
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T-M08004A

SCALE:
NTS

PDC DATE:
2009 03 30

DRAWN BY:
R. DICOSOLA
B. KRUGER

APPENDIX 1-2



**PART OF CENTRAL ERIN MILLS DISTRICT LAND USE MAP
CENTRAL ERIN MILLS DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

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

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Major Transit Corridor

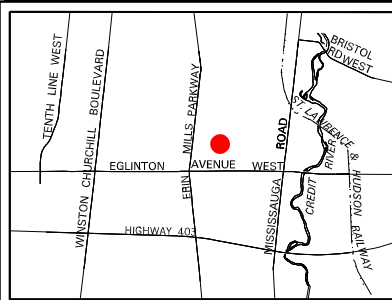
LAND USE LEGEND

- Node Boundary
- Hos – Hospital
- Existing Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)

SUBJECT LANDS



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ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
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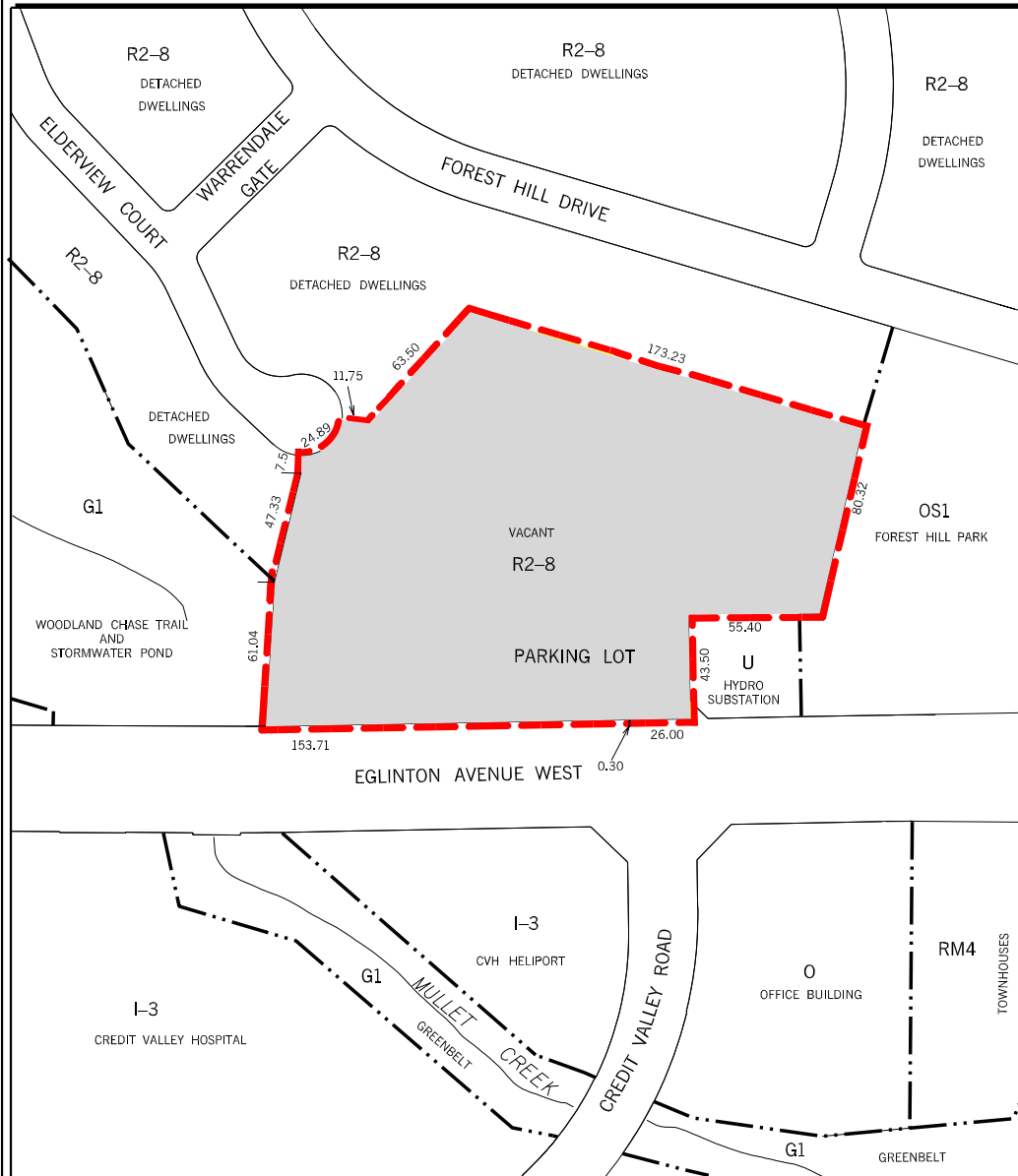
DWG. NO:
T-M08004L

SCALE:
NTS


PDC DATE:
2008 03 30

DRAWN BY:
**R.DICOSOLA
B. KRUGER**


APPENDIX 1-3



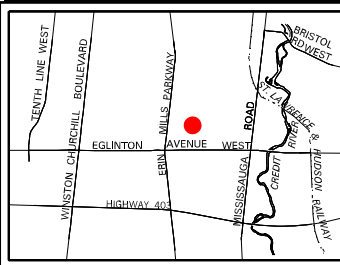
LEGEND:

 PROPOSED DRAFT PLAN OF SUBDIVISION TO PERMIT 27 DETACHED DWELLINGS ON 18m (59ft) LOTS.

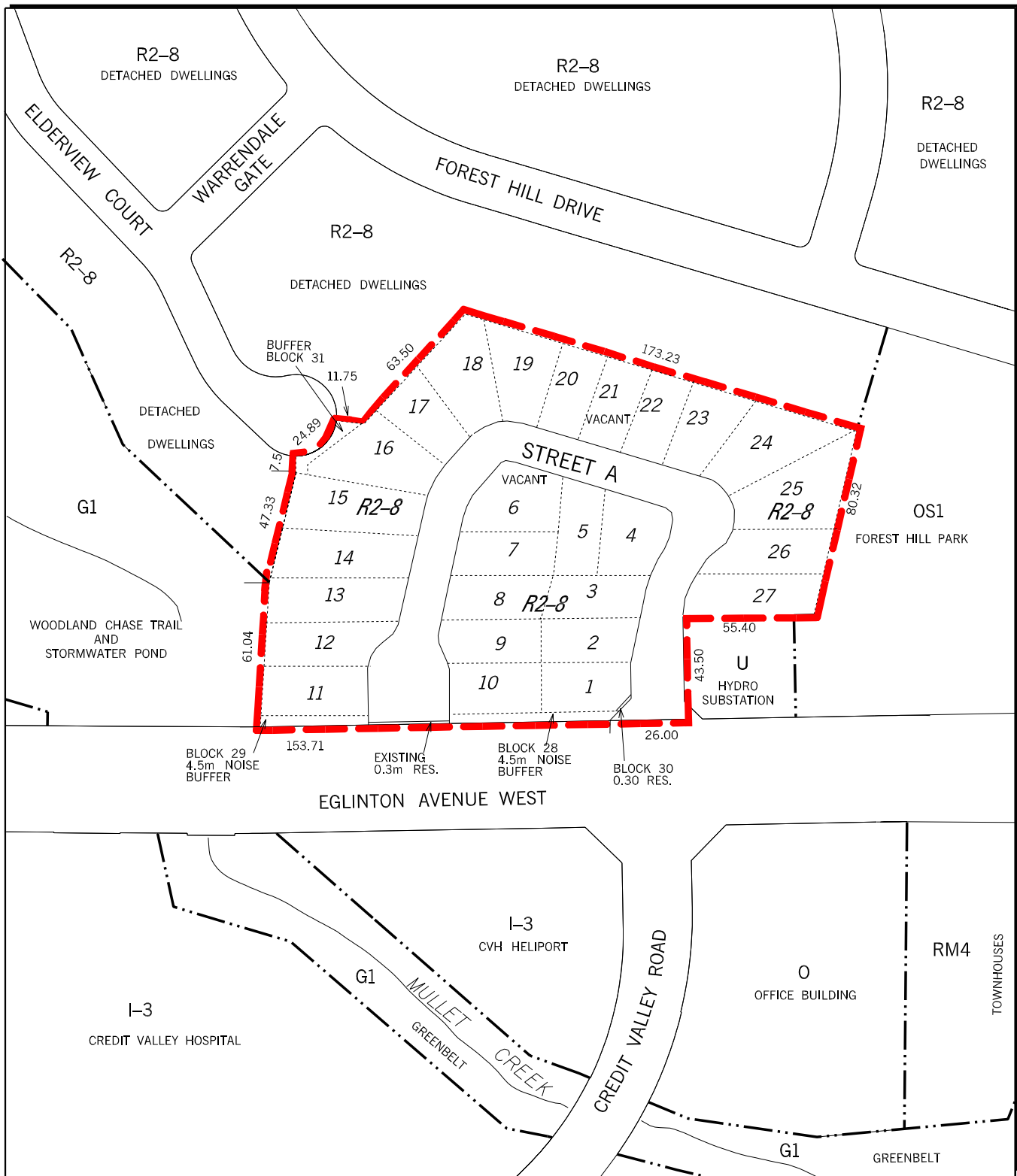
NOTE: EXISTING ZONING DELINEATED ON THE PLAN
 PROPOSED ZONING INDICATED BY SHADING WITHIN
 THE APPLICATION AREA.



SUBJECT:
ERIN MILLS DEVELOPMENT CORPORATION



FILE NO: T-M08004 W11	APPENDIX I-4
DWG. NO: T-M08004R	
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PDC DATE: 2009 03 30	
DRAWN BY: R. DICOSOLA B. KRUGER	



LEGEND:

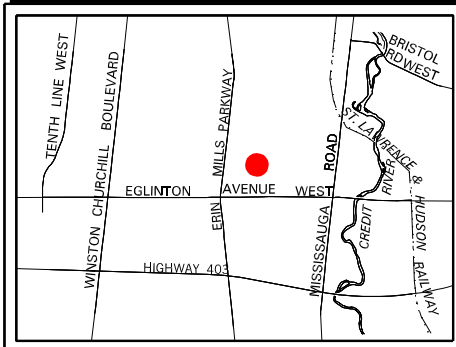


**AREA DRAFT PLAN OF SUBDIVISION
T-M08004 W11.**

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



**SUBJECT:
ERIN MILLS DEVELOPMENT CORPORATION**



**FILE NO:
T-M08004 W11**

**DWG. NO:
T-M08004S**

**SCALE:
1:2500**

**PDC DATE:
2009 03 30**

**DRAWN BY:
R. DICOSOLA
B. KRUGER**

APPENDIX I-5

MISSISSAUGA
Planning and Building

*Produced by
T&W, Geomatics*

Peel District School Board (Erin Mills Development Corporation) File: T-M08004 W11**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (February 2009)	Municipal sanitary sewer facilities consist of a 250 mm diameter sewer within an easement off Forest Hill Drive, north of the property and a 250 mm sewer on Elderview Court. Provisions will be required in the sanitary sewers to accommodate external lands. Municipal water facilities consist of a 300 mm diameter watermain on Forest Hill Drive, a 300Z mm diameter water main on Eglinton Avenue West at Credit Valley Road, and a 150 mm diameter watermain on Elderview Court. Regional roads are not adversely affected. According to current Region of Peel's records, the subject land is not located within the vicinity of a hazardous wastes or a municipal waste disposal site. The developer will be required to enter into a Development and/or Servicing Agreement with the local Municipality and the Region of Peel for the construction of municipal sewer, water, and Regional roads associated with the lands. Certain conditions of Draft Plan Approval shall apply, as listed in the detailed comments.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 2009)	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. In addition, if approved, both the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require certain conditions of draft plan approval that speak to bussing and school accommodation.
Credit Valley Conservation (February 2009)	The subject property is located within the Regulated Area associated with a tributary of Mullett Creek, and adjacent to

Peel District School Board (Erin Mills Development Corporation) File: T-M08004 W11

Agency / Comment Date	Comment
	<p>the Quenippenon Brook Stormwater Management Facility. A permit will be required from CVC for any grading or construction works within this area. Lots 11 to 13 contain a portion of a berm adjacent to the SWM pond. The applicant's engineer is to clarify the purpose of this berm (i.e flood control).</p> <p>The exact location of the regulatory flood line must be determined to the satisfaction of the Credit Valley Conservation through the submission of surveyed geodetic elevations. An updated survey of the existing westerly limits of the property is required to confirm the flood line. The confirmed flood line is to be included on any future plans submitted. In addition, a grading plan is required to demonstrate that the proposed development will be located 0.3 m (1.0 ft.) above the Regulatory Flood Elevation of 161.5 m (530 ft.). Upon receipt of the grading plan, the top of bank setback will be established. A minimum 5 m setback would be required outside the property limits.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (February 17, 2009)</p>	<p>The City will require payment of cash-in-lieu for park or other recreation purposes as a condition of development prior to the issuance of building permits pursuant to Section 42(6) of the Planning Act, R.S.O. 1990, c. p. 13, as amended, and in accordance with the City's policies and by-laws.</p> <p>The applicant has provided information which indicates that the subject property has undergone significant disturbance which would have removed any archaeological evidence. There are no heritage related concerns with this application.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 17, 2009)</p>	<p>This proposal is located within the response area of Fire Station 115. At present average travel times to emergencies in this area of the City is 2.0 minutes based on normal traffic and weather conditions. Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.</p>

Peel District School Board (Erin Mills Development Corporation) File: T-M08004 W11

Agency / Comment Date	Comment
<p>City Transportation and Works Department (February 9, 2009)</p>	<p>Comments indicate that prior to a Supplementary Meeting, the applicant is to provide a grading plan demonstrating the compatibility of grading with adjacent lands. It was requested that plan and cross-section details be provided to address potential conflicts with the proposed acoustical fencing works and the existing hydro plant located within the 3.0 m easements along the southerly and westerly boundaries of the lands. Written approval will be required from Enersource Mississauga with respect to the proposed berming and fencing details.</p> <p>A Preliminary Noise Report dated August 26, 2008 has been received which concludes that with the use of appropriate attenuation measures and warning clauses the proposed development can be adequately attenuated from the surrounding noise sources in accordance with Ministry of Environment (MOE) guidelines.</p> <p>It was also indicated that the draft plan of subdivision is to be revised to depict Street 'A' directly aligning with Credit Valley Road at Eglinton Ave. Further detailed comments/conditions will be provided prior the supplementary meeting pending the review of the requested information and 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>
<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"> - Bell Canada - Canada Post

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> - Credit Valley Hospital - Enersource Hydro Mississauga - Hydro One Networks
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Mississauga Realty Services - French District Catholic School Board - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Rogers Cable - Consumers Gas

Peel District School Board (Erin Mills Development Corporation) File: T-M08004 W11

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"> 5 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"> Middlebury Elementary School <ul style="list-style-type: none"> Enrolment: 429 Capacity: 688 Portables: 0 Thomas Street Middle School <ul style="list-style-type: none"> Enrolment: 819 Capacity: 755 Portables: 6 John Fraser Secondary School <ul style="list-style-type: none"> Enrolment: 1,322 Capacity: 1,236 Portables: 1 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 4 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Devine Mercy Elementary <ul style="list-style-type: none"> Enrolment: 621 Capacity: 728 Portables: 0 St. Aloysius Gonzaga Secondary <ul style="list-style-type: none"> Enrolment: 1,887 Capacity: 1,566 Portables: 0



R.D.