



Corporate Report

Clerk's Files

Originator's
Files OZ 06/019 W7

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**
Official Plan Amendment and Rezoning Applications
To permit a 3 storey medical office building with retail at
grade; a 20 storey, 255 unit apartment building; an 18 storey,
175 unit apartment building; a 9 storey, 135 unit apartment
building and 46 townhouse units
2021 – 2041 Cliff Road
Part of Lot 13, Registered Plan B-27
Northeast corner of North Service Road and Cliff Road
Owner: Gemini Urban Design (Cliff) Corp.
Applicant: Jim Levac, Korsiak and Company Ltd.
Bill 20

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "General Commercial" to "Residential High Density II – Special Site" and to change the Zoning of By-law 0225-2007 from "C2" (Neighbourhood Commercial) to "C2 – Exception" (Neighbourhood Commercial) and "RA5 - Exception" (Residential Apartments), to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9

storey, 135 unit apartment building and 46 townhouse units under file OZ 06/019 W7, Gemini Urban Design (Cliff) Corp., 2021 - 2041 Cliff Road, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments. Community meetings have been held and are addressed in more detail under the Community Issues section of this report.

The original applications were submitted on September 27, 2006. After receiving comments from the City and stakeholders, the applicant subsequently submitted revised development concepts, and amended the applications.

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:

Development Proposal	
Applications submitted:	September 27, 2006 Revised: November 12, 2007, April 2, 2008, and December 2, 2008
Existing Gross Floor Area:	13 380 m ² (144,026 sq. ft.)
Height:	Commercial building: 3 storeys Apartment buildings: 20 storeys 18 storeys 9 storeys Townhouse dwellings: 3 storeys
Lot Coverage:	Total: 34.3% Commercial Site: 20.7% Residential Site: 38.5%
Floor Space Index:	Total: 2.43 Commercial Site: 0.63 Residential Site: 2.97
Net Residential Density:	280 units/ha 113.2 units/acre

Landscaped Area:	Total: 36.7% Commercial Site: 16.2% Residential Site: 42.8%
Gross Floor Area:	Total: 68 988 m ² (742,604 sq. ft.) Commercial Site: 4 141 m ² (44,574 sq. ft.) Residential Site: 64 847 m ² (698,030 sq. ft.)
Number of residential units:	565 Apartment units 46 Townhouse units 610 Total residential units
Anticipated Population:	1,432* *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:	Commercial: 239 spaces Residential: Townhouse residents: 92 spaces Townhouse visitor: 12 spaces Apartment residents: 826 spaces Apartment visitor: 113 spaces
Parking Provided:	Commercial: 252 spaces Residential: Townhouse residents: 92 spaces Townhouse visitor: 12 spaces Apartment residents: 764 spaces Apartment visitor: 113 spaces
Supporting Documents:	Planning Justification Report Site and Phasing Plan Plan of Survey Shadow Study Traffic Impact Study Functional Servicing Report Environmental Noise Analysis Phase II Environmental Subsurface Investigation Tree Inventory and Preservation Plan

Site Characteristics	
Frontage:	Cliff Road: 161 m (528 ft.) North Service Road: 177 m (249 ft.)
Net Lot Area:	Total: 2.84 ha (7.02 ac.) Commercial Site: 0.66 ha (1.63 ac.) Residential Site: 2.18 ha (5.39 ac.)
Existing Use:	The site is occupied by a retail plaza, a fitness centre and medical office building, a tennis court, and parking.

Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- The commercial building will incorporate white roof technology, high efficiency HVAC systems, high efficiency lighting systems (including motion sensors and master switches) and low-flow plumbing fixtures.
- The townhouses will be built in accordance with the Energy Star program standards.
- The apartment buildings could include storm water management and retention methods including green roofs wherever possible, high efficiency HVAC and lighting systems (including motion sensors and master switches) and low-flow plumbing fixtures. Locally-sourced materials could be used in the construction of the building, and the condominium could consider incorporating a car share program in its operation.

Neighbourhood Context

The subject property is located at the northeast corner of North Service Road and Cliff Road. There are five apartment buildings on North Service Road to the west of the site, ranging in height from 6 to 8 storeys. An approximately 40 m (131 ft.) wide hydro/pipeline corridor abuts the site to the north; beyond this, the area is characterized by detached dwellings on 15 m to 18 m (50 ft. to 60 ft.) wide lots. To the immediate east there are detached

dwellings, and there are four apartment buildings to the east of Pear Tree Road, each 6 storeys in height. The Queen Elizabeth Way is located on the south side of North Service Road. Information regarding the history of the site is found in Appendix I-1.

The immediate surrounding land uses are described as follows:

North: Hydro/pipeline corridor, detached dwellings
East: Detached dwellings
South: Across North Service Road, the Queen Elizabeth Way
West: Across Cliff Road, a motor vehicle commercial facility and an eight-storey apartment building

Current Mississauga Plan Designation and Policies for the Cooksville Planning District (May 5, 2003)

"General Commercial" which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses are also permitted. Residential uses must be combined with commercial uses.

The Planning Act and the Provincial Policy Statement

On January 1, 2007, the Planning Act was changed to require municipal councils and the OMB to make decisions that "shall be consistent with" policy statements that are in effect on the date of the decision. These changes require decisions to conform with provincial plans (including the *Growth Plan for the Greater Golden Horseshoe*) that are in effect on the decision date.

The 2005 Provincial Policy Statement (PPS) provides direction regarding intensification, redevelopment, compact form, transit supportive development, development in proximity to existing public facilities and infrastructure, mixture of land use and the efficient use of land. The Provincial Policy Statement (PPS) will be considered in the evaluation of these applications.

The Growth Plan for the Greater Golden Horseshoe

On June 16, 2006 the Province released the *Growth Plan for the Greater Golden Horseshoe, 2006* which was prepared under the *Places to Grow Act, 2005*. The Growth Plan conceptually identified 25 Urban Growth Centres in the Greater Golden Horseshoe and established minimum density targets for each. An Urban Growth Centre was identified for the Mississauga City Centre and a minimum target of 200 residents plus jobs per hectare (80 per acre) was established.

On April 2, 2008, the Ministry of Public Infrastructure Renewal released the *Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe*. Subsequently, the approximate size and location of each of the 25 Urban Growth Centres, including Mississauga's, were confirmed in a report titled *Size and Location of Urban Growth Centres in the Greater Golden Horseshoe* by the Ministry of Energy and Infrastructure.

The subject lands are not included in Mississauga's Urban Growth Centre.

Residential Intensification Policies

On October 26, 2006, City Council adopted OPA #58 which provides Residential Intensification Interim Policies that directs residential intensification principally to the Urban Growth Centre. However, because of an appeal of these policies to the Ontario Municipal Board (OMB) as they pertain to the subject lands, the previous policy framework under Section 3.2.3.8 applies. To date, no hearings have been scheduled by the OMB concerning this matter.

Section 3.2.3.8 encourages residential intensification in the form of more compact development and higher densities in appropriate development areas, subject to:

- adequate engineering and community services;
- compatibility with surrounding land uses;

- development proposals addressing the scale and character of the existing residential area by having regard for natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview.

Cooksville District Policies of Mississauga Plan Development Concept

Section 4.8.2 of the Cooksville District Policies of Mississauga Plan describes the District as a generally stable, established area and the focus of the Plan on recognizing the scale and enhancing the character of existing neighbourhoods.

Specific sites that are appropriate for redevelopment, infilling or intensification should be developed in a manner that is both functionally and visually compatible with the character of existing neighbourhoods. Higher densities are encouraged near the Cooksville GO Station and along major arterial roads where existing infrastructure and services can be utilized.

Urban Design Policies

The Cooksville District Policies of Mississauga Plan provide Urban Design policies for the Cooksville Node only. As the subject lands are not located within the Node, these policies do not apply, and therefore one must defer to the General Policies – Urban Design of Mississauga Plan.

Section 3.18 of Mississauga Plan provides general guidance concerning urban design, recognizing that consideration must be given to the specific circumstances of the Planning District. These policies direct 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.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Proposed Official Plan Designation and Policies

"Residential High Density II – Special Site" to permit apartment and townhouse development up to a maximum Floor Space Index (FSI) of 2.97 times the lot area. The Special Site policy seeks to permit townhouses in a High Density Residential II designation, whereas only apartment dwellings would be permitted. The Special Site Policy also seeks to increase the maximum permitted density in the Cooksville Planning District to an FSI of 2.97, whereas the Residential High Density II designation permits development within a range of 1.5 to 2.9 FSI.

Existing Zoning

"C2" (Neighbourhood Commercial), which permits retail, service commercial uses, recreation and entertainment establishments.

Proposed Zoning By-law Amendment

"C2 – Exception" (Neighbourhood Commercial) to permit retail, service commercial uses, recreation and entertainment establishments.

"RA5 - Exception" (Residential Apartments), to permit apartment and townhouse development.

The proposed standards and site development schedules are attached as Appendix I-9 of this report.

COMMUNITY ISSUES

Planning and Building Department staff met and held an information session concerning the applications with representatives of the Cooksville Munden Park Residents' Association on December 13, 2006. Staff also attended a community meeting held by Ward 7 Councillor Iannicca on June 7, 2007.

The following is a summary of the comments expressed by the Community:

- Retention of the commercial use of the site is desirable as it serves a community need, particularly the fitness and medical facility;
- The high-density residential nature of the proposal is not in keeping with the form of the surrounding residential area and its zoning;
- The increase in density would create a social impact in the area, both in terms of community character and impact on community services (schools, hospitals, public transit, emergency services);
- A perception of an increased crime rate and impacts on property values as a result of lower cost housing;
- Traffic impact and pedestrian safety;
- Shadow impacts;
- The phasing of development will contribute to a prolonged construction period, impacting surrounding properties.

After the Public Meeting is held, a future Supplementary Report will respond to matters raised by the community.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based

on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- The appropriateness of the proposed residential density with consideration for the surrounding land uses, character, and the City's urban form;
- Site layout and urban design matters including the height, bulk and massing of the apartment buildings; the distribution of buildings and site elements; and the relationship of the buildings' form to the surrounding context;
- The appropriateness of the proposed "Residential High Density I - Special Site" land use designation, in light of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the general policies of Mississauga Plan and the surrounding development;
- The appropriateness of the proposed "C2 – Exception" and "RA5 – Exception" zone provisions, in light of the policies of Mississauga Plan and the surrounding development;

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to servicing, shared facilities and acoustical mitigation which will require the applicant to enter into 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:

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 the Cooksville District Land Use Map
Appendix I-4 - Excerpt of the Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 - Elevations/Renderings
Appendix I-7 - Zone Provisions
Appendix I-8 - Agency Comments
Appendix I-9 - School Accommodation
Appendix I-10 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner

Gemini Urban Design (Cliff) Corp.

File: OZ 06/019 W7

Site History

- May 5, 2003 – Mississauga Plan comes into force and effect, with the exception of certain policies that were appealed to the Ontario Municipal Board. The subject lands are designated "General Commercial".
- September 27, 2006 – Applications to amend the Official Plan and Zoning By-law are submitted by Korsiak and Company Ltd. on behalf of Gemini Urban Design (Cliff) Corp.
- September 27, 2006 – By By-law 0389-2006, City Council adopts OPA #58, the Residential Intensification Interim Policies.
- October 13, 2006 – The policies of OPA #58 as they pertain to 2021-2041 Cliff are appealed to the Ontario Municipal Board by Gemini Urban Design (Cliff) Corp.
- October 26, 2006 – OPA #58 comes into force and effect, with the exception of those sites under appeal.
- 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 "C2" (Neighbourhood Commercial).

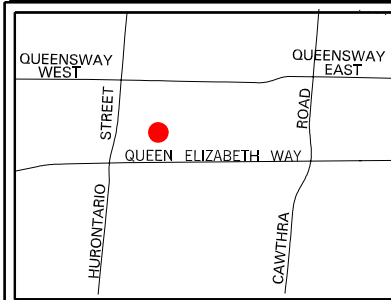


LEGEND:

 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: JULY 2008

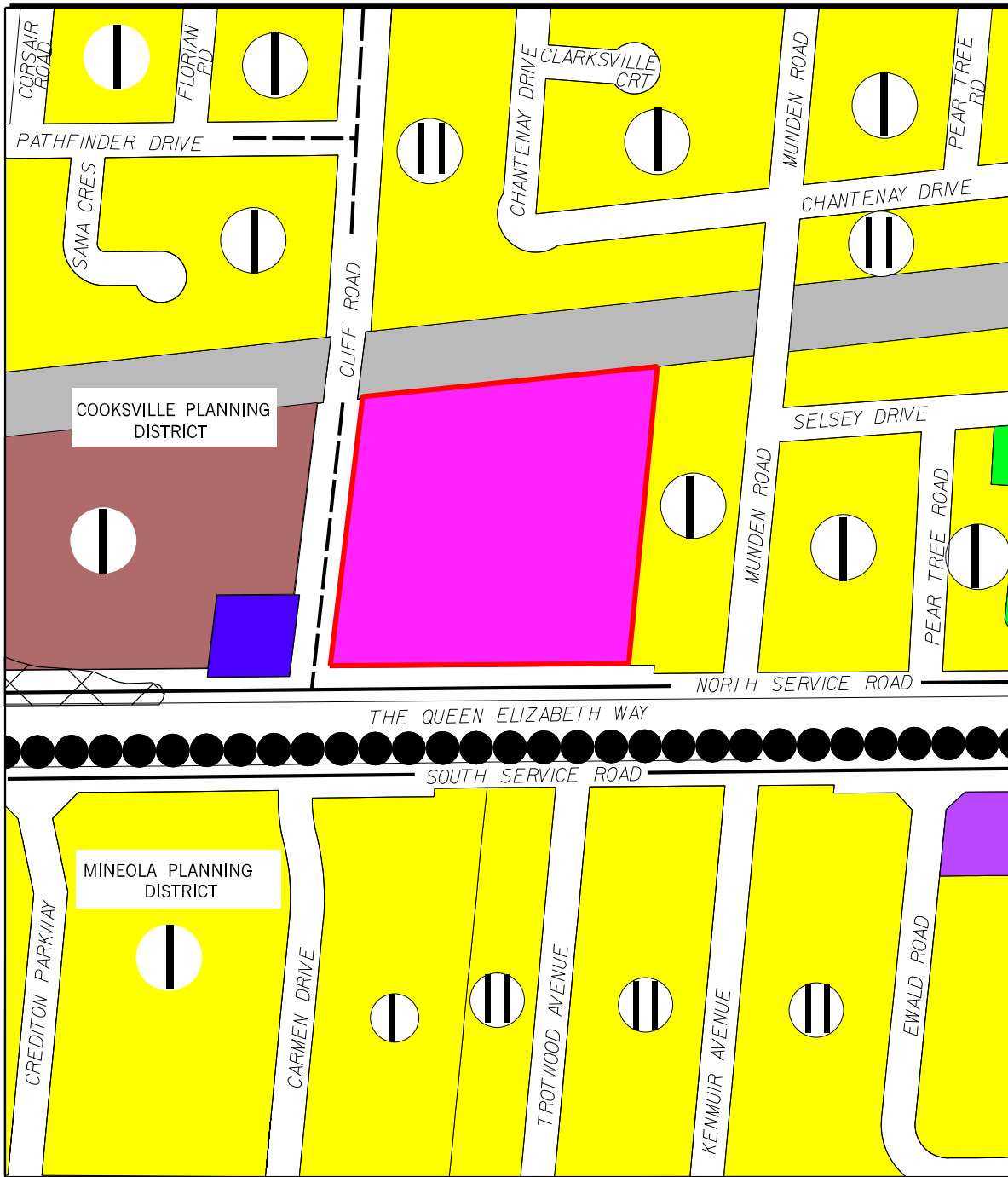
SUBJECT:
GEMINI URBAN DESIGN (CLIFF) CORP.



FILE NO: OZ 06019 W7	APPENDIX 1-2
DWG. NO: 06019A	
SCALE: NTS	
PDC DATE: 2009 03 30	
DRAWN BY: K. PROKOP	

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF COOKSVILLE DISTRICT LAND USE MAP **COOKSVILLE 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
 - Mainstreet Commercial
 - General Commercial
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Utility
- TRANSPORTATION**

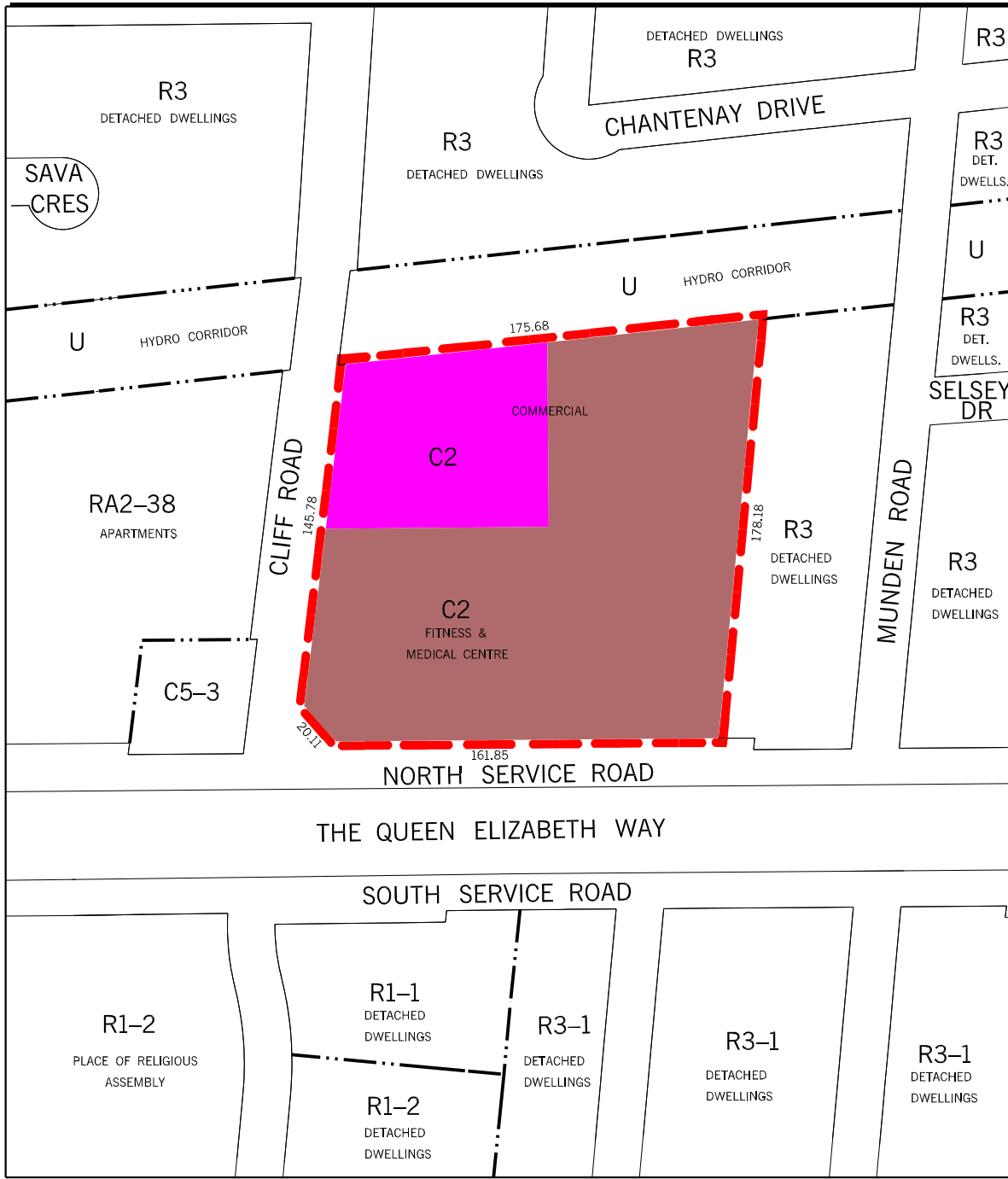
 - Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Minor Collector
 - Minor Collector (Scenic Route)
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Major Transit Corridor
- LAND USE LEGEND**

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


SUBJECT LANDS


SUBJECT:
GEMINI URBAN DESIGN (CLIFF) CORP.


	FILE NO: OZ 06019 W7	<p>APPENDIX I-3</p>
	DWG. NO: 06019L	
	SCALE: 1:5000	
	PDC DATE: 2009 03 30	
	DRAWN BY: K. PROKOP	




LEGEND:

 **SUBJECT LANDS**

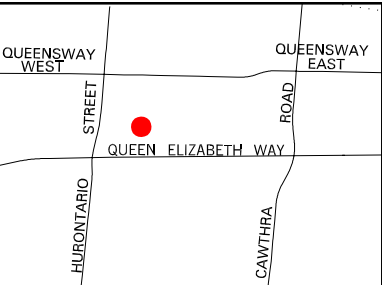

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM "GENERAL COMMERCIAL" TO "RESIDENTIAL HIGH DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM 'C2' (NEIGHBOURHOOD COMMERCIAL) TO 'RA5-EXCEPTION" (RESIDENTIAL-APARTMENTS) TO PERMIT A TWENTY STOREY, 255 UNIT APARTMENT BUILDING, AN EIGHTEEN STOREY, 175 UNIT APARTMENT BUILDING, A NINE STOREY 135 UNIT APARTMENT BUILDING AND 46 TOWN-HOUSE UNITS.**

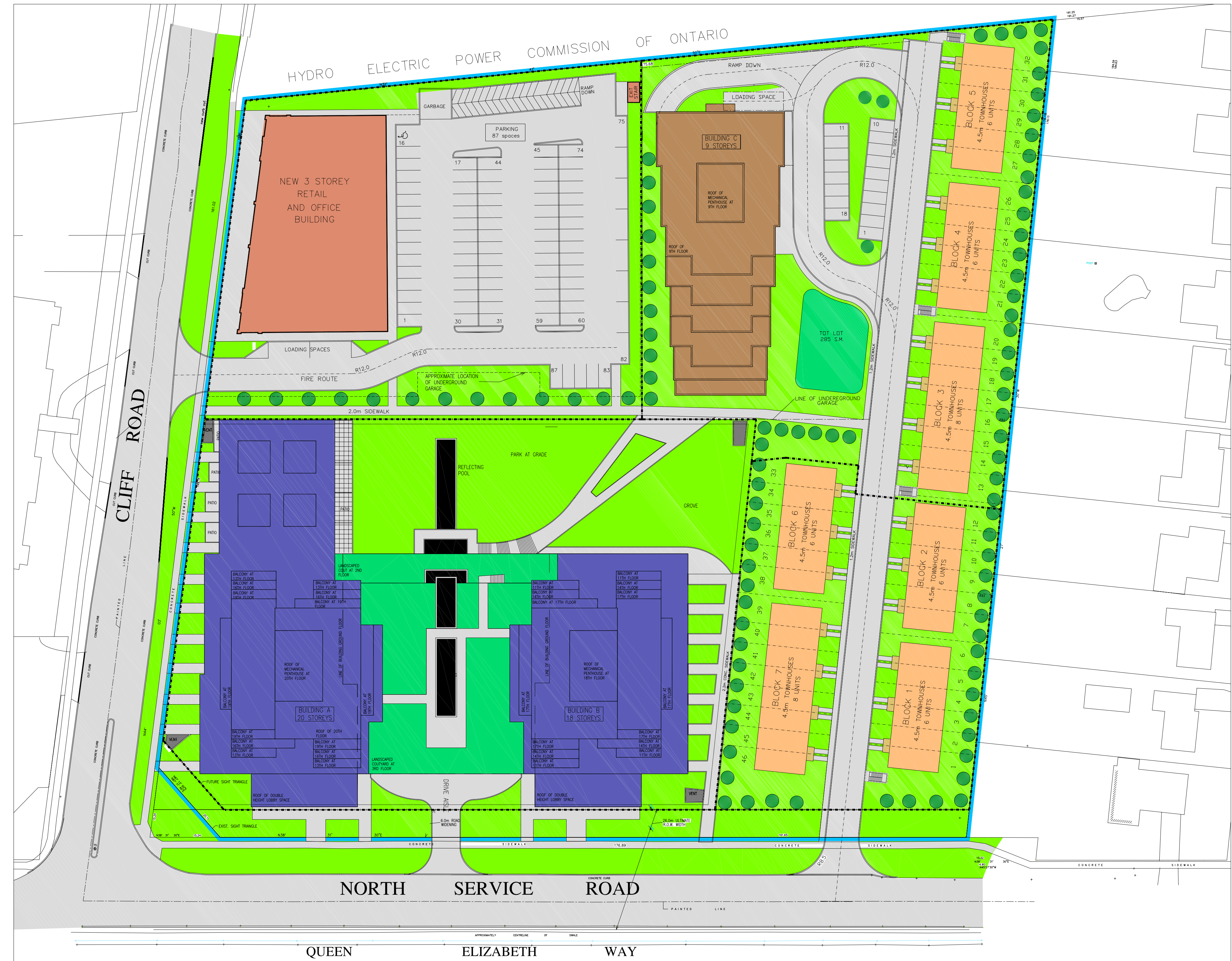
 **PROPOSED REZONING FROM "C2" (NEIGHBOURHOOD COMMERCIAL) TO "C2-EXCEPTION" (NEIGHBOURHOOD COMMERCIAL) TO PERMIT A THREE STOREY MEDICAL OFFICE BUILDING WITH RETAIL AT GRADE.**

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



SUBJECT:
GEMINI URBAN DESIGN (CLIFF) CORP.

		FILE NO: OZ 06019 W7		APPENDIX I-4
		DWG. NO: 06019R		
		SCALE: 1:2500		
		PDC DATE: 2009 03 30		
DRAWN BY: K. PROKOP				
		Produced by T&W, Geomatics		



SITE STATISTICS FOR FINAL SITE PLAN	
<div><div>SITE 1 RET/OFFICE & GARAGE</div><div>SITE 2 9 STORY CONDO & TOWNHOUSES</div><div>SITE 3 APARTMENT TOWERS & TOWNHOUSES</div></div>	
EXISTING ZONING –	PROPOSED ZONING –
TOTAL SITE AREA – 29448 sq.m/ 2.94 Ha /7.27 Ac	
6.0m ROAD WIDENING & DAYLIGHT TRIANGLE	1103 sq.m.
SITE AREA – 28345 sq.m/ 2.83 Ha / 7.00 Ac (EXCLUDING ROAD WIDENING & DAYLIGHT TRIANGLE)	
G.F.A.	68988 sq.m.
BUILDING COVERAGE	9725 sq.m. 34.3%
LANDSCAPED OPEN SPACE	10393 sq.m. 36.7%
ROADS, PARKING, D/WAYS	8227 sq.m. 29.0%
PARKING (SITE 1)	
NEW RETAIL/OFFICE BUILDING IS BASED ON	
FIRST FLOOR – RETAIL 5.4 SPACES/100 sq.m. OF GROSS LEASABLE AREA (1239.82 sq.m. / 100 sq.m.) X 5.4 =	67
SECOND FLOOR – MEDICAL 6.5 SPACES/100 sq.m. OF GROSS FLOOR AREA (1326.00 sq.m. / 100 sq.m.) X 6.5 =	86
THIRD FLOOR – MEDICAL 6.5 SPACES/100 sq.m. OF GROSS FLOOR AREA (1326.00 sq.m. / 100 sq.m.) X 6.5 =	86
TOTAL PARKING REQUIRED	239
TOTAL PARKING PROVIDED (87 SURFACE + 165 UNDERGROUND)	252
PARKING (SITE 2) BUILDING C & NEW 4.5m TOWNHOUSES	
NEW 9 STOREY APARTMENT BUILDING (C) as per Quadrangle Architect's drawings provided (visitor + residential) (6 SURFACE + 207 UNDERGROUND)	
NEW 4.5m TOWNHOUSES required 2 in underground garage structure for 20 units provided	40 40
VISITOR PARKING (SURFACE PARKING) required provided	20 X 0.25=5 5 5
TOTAL	258
PARKING (SITE 3) BUILDINGS A+B & NEW 4.5m TOWNHOUSES	
NEW APARTMENT BUILDINGS (A+B) as per Quadrangle Architect's drawings provided (visitor + residential) (35 SURFACE + 629 UNDERGROUND)	
NEW 4.5m TOWNHOUSES required 2 in underground garage structure for 26 units = 52 provided	52 52
VISITOR PARKING (SURFACE PARKING) required provided	26 X 0.25=6.5 7 7
TOTAL	723
TOTAL SITE PARKING	1233
GROSS FLOOR AREA	
SITE 1 NEW RETAIL/OFFICE BUILDING	
FIRST FLOOR	1379 sq.m.
SECOND FLOOR	1381 sq.m.
THIRD FLOOR	1381 sq.m.
TOTAL	4141 sq.m.
SITE 2 NEW 9 STY. CONDOMINIUM APARTMENT BUILDING 135 UNITS	
NEW 4.5m TOWNHOUSES 20 UNITS X 148.45 sq.m.	2969 sq.m.
TOTAL (155 UNITS)	14043 sq.m.
SITE 3 BUILDING A + B + 26 TOWNHOUSES 255+175+26 = 456 UNITS (26668+20276+3860) sq.m.	
TOTAL SITE GFA	68988 sq.m.
SITE DENSITY (SITE 1+2+3)	
ROAD WIDTH CL ROAD RADIUS	611 UNITS 2.84 HA = 215.2 UpHA 7.0m 12.0m
FSI CALCULATION (GFA/AREA)	
TOTAL SITE GFA	68988 sq.m.
TOTAL SITE AREA	28345 sq.m.
FSI	2.43

11.26.08	FP	REV. SITE PLAN AND STATISTICS PER PARKING STUDY
10.06.08	FP	REV. SITE PLAN AND STATISTICS
3.12.08	FP	REV. SITE PLAN AND STATISTICS
2.14.08	FP	REV. SITE PLAN RESIDENTIAL ELEMENTS
12.11.07	FP	REV. CONDO TOWERS UNIT COUNTS AND STEPPING PER QUADRANGLE LATEST PLANS
REVISIONS		



quadrangle

ARCHITECTS LIMITED

380 Wellington St. W. Toronto, Ontario
T416 598 1240 F416 598 3123

flanagan
beresford
&patteson
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GEMINI URBAN DESIGN (CLIFF) CORP.

70 CONNIE CRESCENT, UNIT 1
CONCORD, ONTARIO
L4K 1L6
Ph.(905)669-4483, Fax (905)669-3995

2021 CLIFF ROAD

PROPOSED COMMERCIAL, CONDOMINIUM APARTMENT AND CONDOMINIUM TERRACE UNIT DEVELOPMENT

04-769
SCALE: 1:500
NOVEMBER 26, 2008
PHASE 3



CLIFF ROAD

2021 Cliff Road
Mississauga, Ontario
Project No. 06072
November 2008

VIEW FROM SOUTHWEST



quadrangle
ARCHITECTS LIMITED



CLIFF ROAD

2021 Cliff Road
Mississauga, Ontario
Project No. 06072
November 2008

VIEW FROM NORTHEAST



CLIFF ROAD

2021 Cliff Road
Mississauga, Ontario
Project No. 06072
November 2008

COURTYARD VIEW FROM NORTHWEST



flanagan
beresford
& patteson
architects
70 elton road, unit # 01, woodbridge,
ontario, l4l 8b5, (905) 265-2688



GEMINI URBAN DESIGN RETAIL/OFFICE BUILDING

2021 CLIFF ROAD MISSISSAUGA ONTARIO
04-169 SEPT. 2006



flanagan
beresford
& patteson
architects



70 Silton Road, Unit 1,
Woodbridge, Ontario
L4L 8B9

Tel. (905) 265-2688
Fax. (905) 265-2685

FRONT ELEVATION BLOCK 5

4.5 M WIDE TOWNHOUSES
GEMINI URBAN DESIGN INC
CLIFF ROAD MISSISSAUGA

04-769

SEPT 25 2008

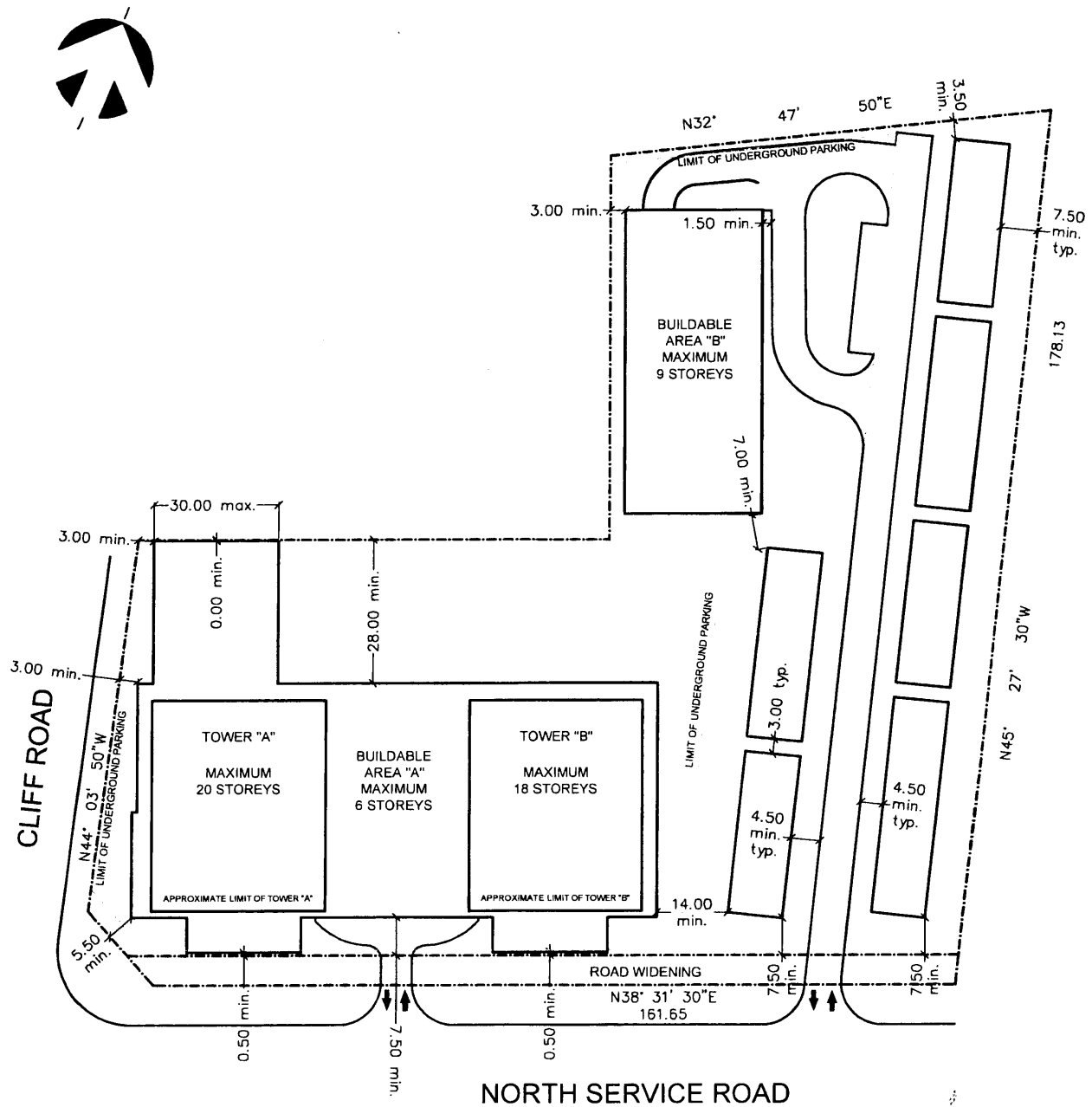
Gemini Urban Design (Cliff) Corp.

File: OZ 06/019 W7

Proposed Zoning Provisions***Proposed RA5-Exception Zone (Residential lands):***

	Required Zoning By-law Standard	Proposed Standard
Maximum Floor Space Index:	2.90	2.97
Minimum Landscaped Area:	40 % of the lot area	36 % of the lot area
Parking, Townhouse Units	2.0 residents spaces per unit 0.25 visitor spaces per unit	2.0 residents spaces per unit 0.25 visitor spaces per unit
Parking, Apartment Units	1.00 resident space per bachelor unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit	1.2 resident spaces per unit 0.20 visitor spaces per unit
Minimum setback to underground parking structure from any lot line:	3.0 m (9.8 ft.)	0.0 m
Maximum Gross Floor Area per storey (apartments):	1 000 m ² (10,764 sq. ft.) for each storey above 12 storeys	1 050 m ² (11,302 sq.ft.) for each storey above 6 storeys
Minimum dwelling unit width (townhouses):	5 m (16.4 ft.)	4.5 m (14.8 ft.)

Site development will comply with the proposed schedule.



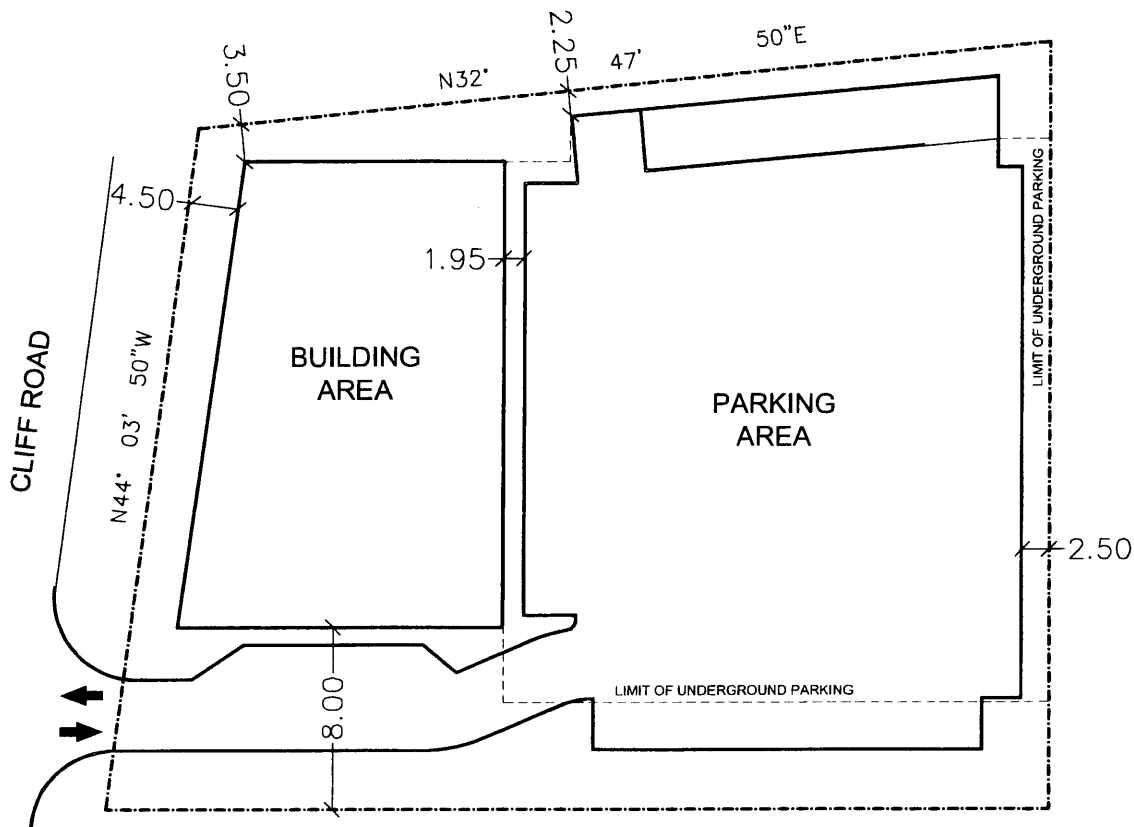
Gemini Urban Design (Cliff) Corp.

File: OZ 06/019 W7

Proposed C4-Exception Zone (Commercial lands):

	Required Zoning By-law Standard	Proposed Standard
Maximum Gross Floor Area – Non residential:	12 000 m ² (129,171 sq. ft.)	4 200 m ² (45,210 sq. ft.)
Minimum Side Yard Setback :	6.0 m (19.7 ft.) adjacent to a residential zone, 4.5 m (14.8 ft.) adjacent to a utility zone	3.5 m (11.5 ft.)
Minimum depth of a landscape buffer adjacent to a utility zone:	3 m (9.8 ft.)	2 m (6.7 ft.)
Minimum depth of a landscape buffer adjacent to any other lot line:	4.5 m (14.8 ft.)	2.5 m (8.2 ft.)

Site development will comply with the proposed schedule.



BUILDABLE AREA



VEHICULAR ACCESS



LIMIT OF
UNDERGROUND PARKING

THIS IS SCHEDULE C2-XX
AS ATTACHED TO BY-LAW _____
PASSED BY COUNCIL ON _____

Gemini Urban Design (Cliff) Corp.

File: OZ 06/019 W7

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (January 5, 2009)	No objection to the proposed rezoning, however the Ministry has undertaken a Feasibility Study for the widening of the QEW in this area to accommodate the introduction of HOV lanes. Until the Ministry's plans are finalized and an Environmental Assessment is completed, a 14 m (46 ft.) setback from the north property limit of the North Service Road along the full frontage of the property will be required.
Region of Peel (January 26, 2009)	<p>Municipal water service consists of a 150 mm (6 in.) watermain on Cliff Road and a 250 mm (9.5 in.) sanitary sewer on North Service Road, east of the subject property.</p> <p>A Revised Functional Servicing Report (FSR) has been reviewed and additional information respecting domestic water demand calculations, fire flow water demand calculations, and a hydro flow test to confirm water availability is required.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 5, 2009 and February 25, 2009)	<p>The School Boards have 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 Boards require warning clauses be included in all offers of purchase and sale:</p> <p>a) Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board and the Peel District School Board, sufficient accommodation may not be available for all anticipated students in 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.</p>

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	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 Boards.
City Community Services Department – Planning, Development and Business Services Division (December 19, 2008)	<p>Should this application be approved, prior to by-law enactment, the applicant will be required to make a cash contribution for trail signage, and provide securities for street tree preservation. Further, prior to the issuance of building permits, cash-in-lieu of parkland dedication 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 the City's Policies and By-laws.</p> <p>This Department notes, future residents of the proposed development would be served by Munden Park (P-018) located on the north side of North Service Road, which is approximately 250 metres (820 ft) from the subject lands. This 0.95 ha (2.35 ac) park contains a play site and open play areas. Additionally, Cliff Park (P-014) located on the west side of Cliff Road and is approximately 270 metres (890 ft) from the subject lands would also service the proposed development. This 0.32 ha (0.79 ac) park contains open play areas."</p>
City Community Services Department – Fire and Emergency Services Division (October 26, 2006, confirmed February 17, 2009)	<p>The subject lands are within the response area of Fire Station 110. At present, average travel times to emergencies in this area of the City is 3 minutes based on normal traffic and weather conditions.</p> <p>Prior to site plan, servicing or building permit approval, the engineer is to demonstrate that an adequate water supply is available for external and interior fire protection systems and fire fighting operations. Access for fire fighting and rescue operations is required per the OBC and By-law 1036-81.</p>
City Transportation and Works Department (February 6, 2009)	<p>An updated Traffic Impact Study, dated March 2008 and a Noise Report and Addendum, updated December 1, 2009 have been received and are under review.</p> <p>The applicant has been advised to amend the site plan to illustrate the existing transit bus stops on Cliff Road, the required acoustical buffer block and additional details for any streetscape works proposed within the North Service Road</p>

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	<p>municipal boulevard. In addition, the applicant has been requested to provide clarification with respect to phasing of the development and the extent of the above ground encroachment.</p> <p>The applicant was also advised that the Functional Servicing Report is to be updated to reflect the latest proposal, confirm capacity on the downstream storm sewer system and remove the proposed sanitary and storm sewer with the future road widening on North Service Road.</p> <p>This department is also in receipt of a Phase 1 Environmental Site Evaluation and Phase 2 Geo-Environmental Subsurface Investigation prepared by Bruce A. Brown Associates. Prior to a Supplementary Report, soil testing and a Remedial Work Plan will be required to address how remediation of contaminated areas will be conducted. Furthermore, a letter of reliance shall be provided from the applicant's Environmental Consultant allowing the City to rely on the findings of all environmental reports.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending the review of the foregoing.</p>
City Economic Development Office (January 6, 2009)	The proposed development does not represent a conversion of "Business Employment" or "Industrial" lands to non-employment uses. The amended proposal will not have a detrimental impact on the City's employment base or its ability to accommodate employment uses associated with the "General Commercial" land use designation elsewhere in the City.
Mississauga Transit (February 6, 2009)	This site is currently serviced by Mississauga Transit Route 4 on Cliff Road. Route 4 provides daily weekday service, with peak hour frequencies of 32 minutes and off-peak hour frequencies of 47 minutes. Saturday service is provided with all day frequencies of 45 minutes. There is no Sunday/Holiday Service. The site plan is to be amended to show the existing transit stops. All existing transit stops and shelters will remain in their current location.

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Trans-Northern Pipelines Inc. (October 31, 2006)	Trans-Northern operates two petroleum products transmission pipelines within the Hydro corridor to the north of the site, and these pipeline lie within the southern 5 m (16.4 ft.) of the corridor. Trans-Northern expresses no objection to the applications, and recommends that dwellings be set back 10 m (33 ft.) from the northern property line, and that they be contacted prior to any excavation or construction works within 30 m (98.4 ft.), including the installation of perimeter fences.
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>Canada Post Enersource Hydro Mississauga Hydro One Networks</p>
	<p>The following external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Credit Valley Hospital Enbridge Gas Distribution Inc. Enbridge Pipelines French District Catholic School Board GO Transit Peel Regional Police Rogers Cable Trillium Health Centre</p>

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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"> 57 Kindergarten to Grade 5 30 Grade 6 to Grade 8 57 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Munden Park Public School <ul style="list-style-type: none"> Enrolment: 269 Capacity: 331 Portables: 0 Camilla Road Senior Public School <ul style="list-style-type: none"> Enrolment: 662 Capacity: 683 Portables: 1 Cawthra Park Secondary School <ul style="list-style-type: none"> Enrolment: 1341 Capacity: 1044 Portables: 4 <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"> 47 Junior Kindergarten to Grade 8 35 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Timothy Separate School <ul style="list-style-type: none"> Enrolment: 511 Capacity: 331 Portables: 6 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 808 Capacity: 807 Portables: 0

APPENDIX 1-10

