



Corporate Report

Clerk's Files

Originator's
Files OZ 08/010 W2

DATE: April 14, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 4, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit nine standard condominium townhouse dwellings
2385 Truscott Drive
Northeast corner of Truscott Drive and Bodmin Road
Owner: 1197140 Ontario Ltd.
Applicant: Sernas Associates
Bill 51

Public Meeting **Ward 2**

RECOMMENDATION: That the Report dated April 14, 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 nine standard condominium townhouse dwellings under file OZ 08/010 W2, 1197140 Ontario Ltd., 2385 Truscott Drive, be received for information.

BACKGROUND: A rezoning application has been filed to permit nine standard condominium townhouse dwellings on the subject lands. Five units are proposed to front onto Truscott Drive, while the remaining four would front onto Bodmin Road. Resident parking is proposed within individual two car garages for each townhouse unit, with four visitor parking spaces located behind the units as

surface parking. Private amenity spaces are proposed on individual rooftop patios and rear yard balconies. A concept plan is depicted in Appendix I-5 and building elevations are shown in Appendix I-6. The application has been circulated for technical comments and a community meeting has been held. A site plan application has not yet been submitted by the owner.

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:	April 28, 2008 (submitted) June 6, 2008 (deemed complete)
Height:	3 storeys
Lot Coverage:	29.1 %
Floor Space Index:	0.95
Landscaped Area:	42 %
Net Density:	38.1 units/ha 15.4 units/ac.
Gross Floor Area:	2 249 m ² (24,209 sq. ft.)
Number of units:	9
Anticipated Population:	27* *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:	21
Parking Provided:	22
Supporting Documents:	Noise Impact Assessment Stormwater Management Report Phase II Environmental Site Assessment Soil Decommissioning Report

Site Characteristics	
Frontage:	39.62 m (130.0 ft.) along Truscott Drive
Depth:	39.64 m (130.1 ft.)
Net Lot Area:	0.24 ha (0.58 ac.)
Existing Use:	Vacant; previously a gas station

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 near the centre of Park Royal, a mature residential neighbourhood built in the 1960s, south of the Queen Elizabeth Way and west of Southdown Road. It is a transitional property, situated between detached dwellings to the south and apartment buildings to the north and east. The Park Royal Plaza, a long-established commercial plaza serving the larger neighbourhood, is located to the west of the subject site. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: 12 storey apartment building and associated parking area
East: 5 storey apartment building and associated parking area
South: Fronting onto the south side of Truscott Drive, detached dwellings and a place of religious assembly
West: Fronting onto the west side of Bodmin Road, a commercial plaza

Current Mississauga Plan Designation and Policies for the Clarkson-Lorne Park Planning District (May 5, 2003)

"Residential – Medium Density I" which permits townhouse dwellings within a net density range of 30-50 units per net

residential hectare (12.1-20.2 units per net residential acre). The application is in conformity with the land use designation and no official plan amendment is proposed.

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

Interim Residential Intensification Policies (Section 3.2.4)

To ensure compatibility with the scale and character of neighbourhoods, new developments are to have regard for the following elements: natural environment, hazards and heritage features; lot frontages and areas; street and block patterns; building height; coverage; massing; architectural character; streetscapes and the pedestrian environment; heritage features; setbacks; privacy and overview; parking.

Urban Design Policies (Section 3.18)

The urban design policies of Mississauga Plan require that building, landscaping and site design are compatible with site conditions and will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements are also to minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Existing Zoning

"D" (Development), which permits a building or structure legally existing on June 20, 2007 and the existing legal use of that building or structure.

Proposed Zoning By-law Amendment

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

As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Minimum setback to a public street 20 m (65.6 ft.) or wider (Truscott Drive)	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum setback from a side wall to an internal road	4.5 m (14.8 ft.)	0.0 m
Minimum setback from a rear wall to an internal road	7.5 m (24.6 ft.)	0.0 m
Minimum setback from a garage face to an internal road	6.0 m (19.7 ft.)	0.0 m

COMMUNITY ISSUES

A community meeting was held by Ward 2 Councillor Pat Mullin on October 23, 2008. Five area residents were in attendance. Although there was discussion regarding site plan issues including streetscape treatment, landscaping, grading and garbage collection, no specific concerns with the application were raised by area residents. Residents did express concern over the quality of property maintenance, citing poor site cleanliness and excessive weed growth. On October 27, 2008, the applicant advised the City that they had arranged for garbage and weed removal on the site.

A signed resolution supporting the proposal was introduced at the community meeting by the president of the Park Royal Community Association.

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:

- evaluation of the site configuration, building elevations, parking, streetscape and landscaping for conformity to the City's urban design policies;
- the internal condominium road beside Unit 1 requires changes to improve vehicular manoeuvring and sight visibility;
- the applicant is to provide an updated Stormwater Management Report for review and approval.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to boulevard improvements/reinstatement, road improvements, storm drainage, streetscape and utility requirements 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: 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 Clarkson-Lorne Park 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 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

1197140 Ontario Ltd.

File: OZ 08/010 W2

Site History

- The subject lands were originally designated "Highway Commercial" under the Clarkson-Lorne Park Secondary Plan and zoned "AC" (Automotive Commercial) to recognize the existing gas station which had been operating on the site since 1962.
- 1993 – The automobile service station was demolished and the site was decommissioned.
- July 1997 – The Ministry approved City Plan, which continued to designate the subject property "Highway Commercial" within the Clarkson-Lorne Park/Southdown District.
- October 1999 – The subject property was designated "Residential – Medium Density I" through the approval of the new Clarkson-Lorne Park District Policies.
- January 7, 2000 – A rezoning application under file OZ 00/001 W2 was submitted to permit 11 street row dwellings on the subject lands in compliance with the Official Plan and subsequently modified to nine units in June 2002. The application was abandoned near completion of the process and the lands were sold. The file was closed on January 27, 2004.
- January 13, 2004 – Starland Contracting Inc. submitted Official Plan and Zoning By-law Amendment applications to permit a 6-bay enclosed car wash and ancillary commercial uses including a retail store and propane dispensing facilities.
- June 8, 2006 – Starland Contracting Inc. appealed the applications to the Ontario Municipal Board (OMB).
- October 2006 – Council refused the applications for the proposed enclosed car wash and ancillary uses.
- February 27, 2007 – The OMB dismissed the appeal by Starland Contracting Inc.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. Although the landowner originally appealed the "D" (Development) zone placed on the subject lands, the appeal was withdrawn on July 18, 2008.



LEGEND:



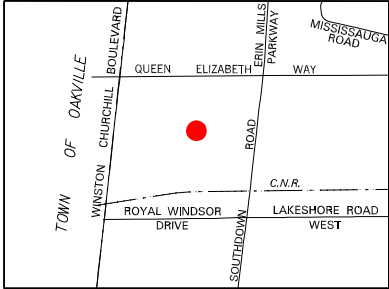
SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT:

1197140 ONTARIO LTD.



FILE NO:
OZ 08010 W2

DWG. NO:
08010A

SCALE:
1:2000

PDC DATE:
2009/05/04

DRAWN BY:
**B. MISTAK
B. KRUGER**

APPENDIX I-2



PART OF CLARKSON-LORNE PARK DISTRICT LAND USE MAP **CLARKSON-LORNE PARK 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
- Mainstreet Commercial
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

TRANSPORTATION LEGEND

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

LAND USE LEGEND

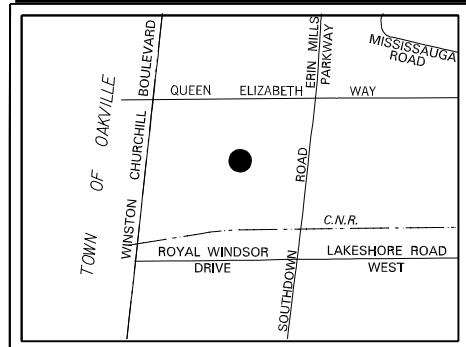
- Regulatory Floodplain
- Node Boundary
- Cem - Cemetery
- Existing Stormwater Management Facility
- Planning District

Special Site Areas
(See Special Site Policies)

SUBJECT LANDS



SUBJECT: 1197140 ONTARIO LTD



FILE NO:
OZ 08010 W2

DWG. NO:
08010L

SCALE:
1:2000

PDC DATE:
2009/05/04

DRAWN BY:
B. MISTAK
B. KRUGER


APPENDIX 1-3

MISSISSAUGA
Planning and Building


Produced by
T&W, Geomatics



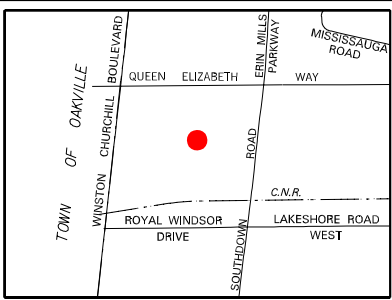
LEGEND:

 **PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM4-EXCEPTION" (TOWNHOUSE DWELLINGS) TO PERMIT 9 STANDARD CONDOMINIUM TOWNHOUSE DWELLINGS.**

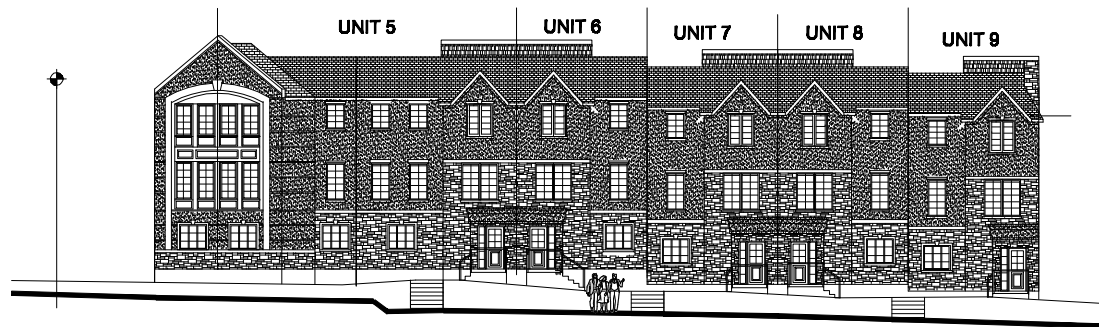
NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.



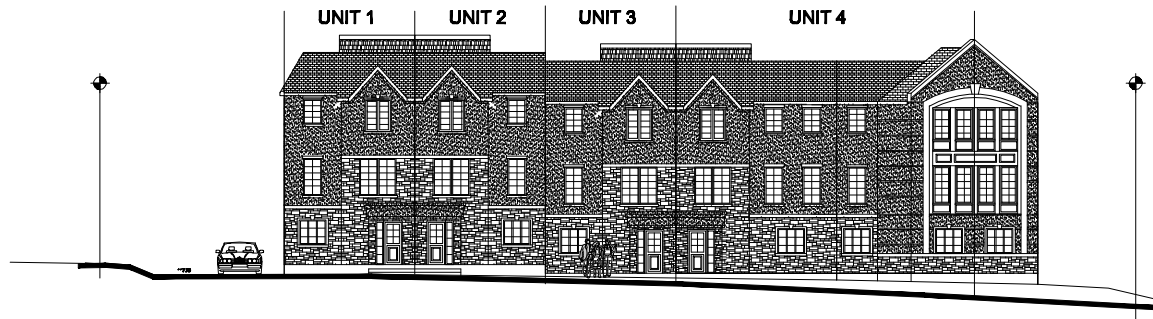
SUBJECT:
1197140 ONTARIO LTD.



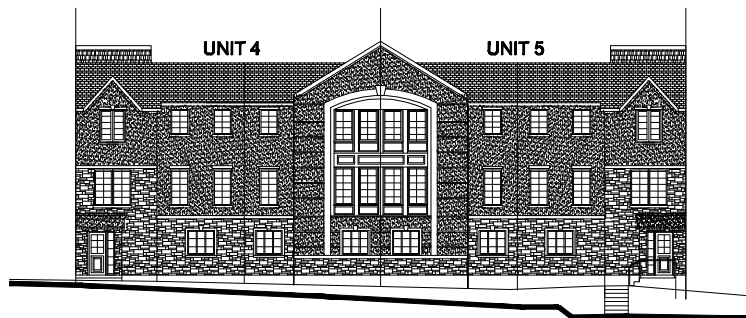
FILE NO: OZ 08010 W2	
DWG. NO: 08010R	
SCALE: 1:2000	
PDC DATE: 2009/05/04	
DRAWN BY: B. MISTAK B. KRUGER	



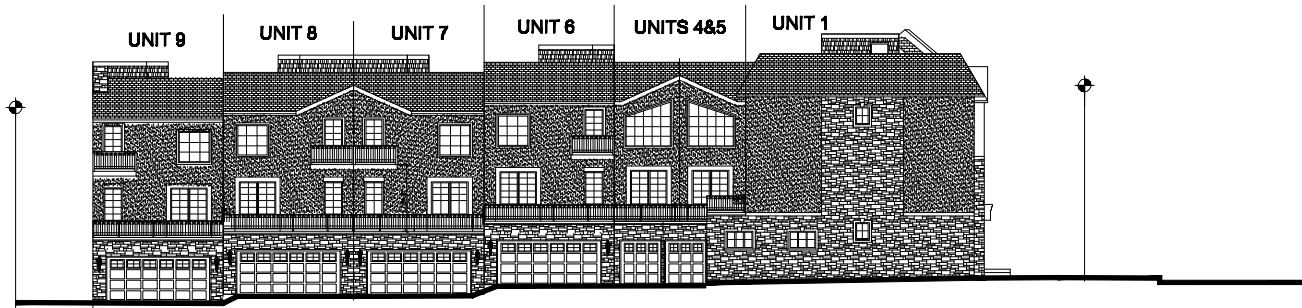
1 STREET ELEVATION - TRUSCOTT DRIVE
SCALE: 1/80



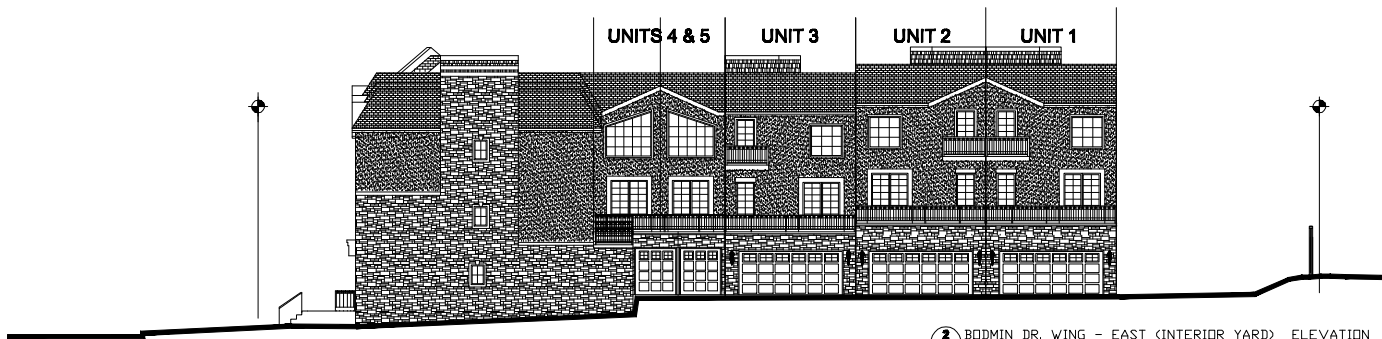
2 STREET ELEVATION - BODMIN DRIVE
SCALE: 1/80



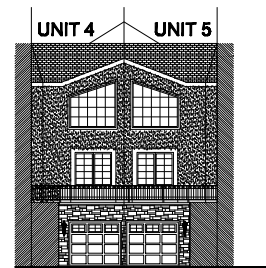
3 CORNER UNITS - UNFOLDED STREET ELEVATION
SCALE: 1/80



1 TRUSCOTT DR. WING - NORTH (INTERIOR YARD) ELEVATION
 Add SCALE: 1/80



2 BODMIN DR. WING - EAST (INTERIOR YARD) ELEVATION
 Add SCALE: 1/80



3 CORNER UNITS - UNFOLDED YARD ELEVATION
 Add SCALE: 1/80

1197140 Ontario Ltd.

File:OZ 08/010 W2

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (March 17, 2009)</p>	<p>The Region has advised that they have no objections to the approval of this Zoning By-law amendment application.</p> <p>An existing 200 mm (8 inch) diameter watermain and 150 mm (6 inch) diameter watermain are located on Truscott Drive. An existing 150 mm (6 inch) diameter watermain is located on Bodmin Road. An existing 450 mm (18 inch) diameter sanitary sewer is located on Truscott Drive. An existing 250 mm (10 inch) diameter sanitary sewer is located on Bodmin Road.</p> <p>The applicant is advised that curb side waste collection will be provided by the Region of Peel. Curb side collection will be provided off of Truscott Drive and Bodmin Road. Please note that in accordance with the Region's Waste Collection By-law, every occupier/owner shall set out waste on public property, as close as possible to the travelled portion of the public highway or roadway directly adjacent to the private property of the occupier/owner, without obstructing the travelled portion of the roadway, sidewalk or footpath.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (March 17, 2009 and March 20, 2007, respectively)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board 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, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be placed in any agreement of purchase and sale entered into with respect to any residential units on this plan.</p>

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File:OZ 08/010 W2

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division (March 18, 2009)	<p>This Department indicated that the subject lands are within 300 m (984 ft.) of the Clarkson Arena and Community Centre (P-036) and are also within 200 m (656 ft.) of Hillside Park (P-004) which contains soccer fields, basketball hoops and a play site.</p> <p>Should this application be approved, prior to the enactment of Implementing Zoning By-law, contributions for street tree planting and trail signs will be required. Further, prior to the issuance of building permits for each lot or block, 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>
City Community Services Department – Fire and Emergency Services Division (March 17, 2009)	This Department has advised that they have reviewed the rezoning application from an emergency response perspective and have no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (November 3, 2008)	<p>The applicant is to provide an updated Stormwater Management Report for review and approval. In addition, the applicant has been requested to make the appropriate revisions to the internal condominium road to improve vehicular manoeuvrability and sight visibility.</p> <p>Comments on the above will be finalized prior to the preparation of the Supplementary Report.</p>
Other City Departments and External Agencies	<p>The following external agencies offered no objection to this application provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Credit Valley Conservation - Enersource Hydro Mississauga - Canada Post Corporation - Bell Canada

1197140 Ontario Ltd.**File:OZ 08/010 W2**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the application but provided no comments:</p> <p>Corporate Services Department – Realty Services Division French District Catholic School Board Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Ouest Rogers Cable</p>

1197140 Ontario Ltd.

File: OZ 08/010 W2

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"> 1 Kindergarten to Grade 5 1 Grade 6 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Elmcrest Public School <ul style="list-style-type: none"> Enrolment: 290 Capacity: 475 Portables: 0 Hillside Senior Public School <ul style="list-style-type: none"> Enrolment: 521 Capacity: 607 Portables: 1* Clarkson Secondary School <ul style="list-style-type: none"> Enrolment: 850 Capacity: 1,392 Portables: 0 <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"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Louis Separate School <ul style="list-style-type: none"> Enrolment: 299 Capacity: 328 Portables: 1* Iona Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 1069 Capacity: 723 Portables: 14

