



Corporate Report

Clerk's Files

Originator's
Files OZ 08/020 W11

DATE: April 28, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 19, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit 66 townhouse dwellings and a parking lot proposed
to form part of the adjacent City park
6601-6611 Falconer Drive
South side of Falconer Drive, west of Creditview Road
Owner: 2095990 Ontario Inc. (Vandyk Group of Companies)
Applicant: S. Chan, Vandyk Group of Companies
Bill 51

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated April 28, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Convenience Commercial" and "Motor Vehicle Commercial" to "Residential - Medium Density II" and "Public Open Space" and to change the Zoning from "C1" (Convenience Commercial) and "C5-3" (Motor Vehicle Commercial-Exception) to "RM4-Exception" (Townhouse Dwellings) and "OS1" (Community Park), to permit 66 townhouse dwellings and a parking lot proposed to form part of the adjacent City park, under file OZ 08/020 W11, 2095990 Ontario Inc. (Vandyk Group of Companies), 6601-6611 Falconer Drive, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting has been held.

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

COMMENTS:

There presently exists on the lands a convenience commercial plaza, which is mostly vacant. The applicant is proposing to remove this building, and replace it with the following land uses: 66 standard condominium townhouse dwellings, a parking lot proposed to form part of the adjacent Meadow Green Park, and a small convenience commercial plaza. The residential and parking lot components of the proposal require changes to the Official Plan and Zoning By-law, while the plaza conforms with the existing land use designations and is being processed through a site plan application. Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 17, 2008, deemed complete on February 11, 2009
Existing Gross Floor Area:	1,810 m ² (19,483 sq. ft.) convenience commercial plaza, in conjunction with a 140 m ² (1,507 sq. ft.) vacant sales trailer (to be removed)
Land Area Residential	1.262 ha. (3.12 ac.)
Land Area Park	0.106 ha. (0.26 ac.), total of 22 parking spaces proposed
Total Units Residential	66 standard condominium townhouse dwellings
Proposed Net Density:	52.3 units/ha. 21.4 units/ac.
Height:	All residential structures - three storeys
Residential Lot Coverage:	34 %
Floor Space Index:	1.9
Landscaped Area:	37.2 %

Development Proposal	
Anticipated Population:	196 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.
Resident Parking Required:	149 spaces (17 of which are to be visitor)
Resident Parking Provided:	149 spaces (17 of which are to be visitor)
Supporting Documents:	<ul style="list-style-type: none">- Preliminary Site, Elevation, Servicing and Grading Plans- Noise Study- Traffic Study- Phase 1 Environmental Site Assessment- Planning Justification Study

Site Characteristics	
Frontage:	122 m (400 ft.)
Depth:	Average 88 m (289 ft.)
Net Lot Area:	1.368 ha. (3.38 ac.)
Existing Use:	The lands are currently occupied by a convenience retail plaza (vacant except for 3 tenants) and a vacant sales trailer. An automotive garage was recently demolished.

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 within the established planned community of Meadowvale, developed by Markborough Properties Limited in the early 1970's. The majority of the properties

surrounding the plaza site have been developed for townhouses, while to the immediate south is Meadow Green Park. The plaza on the lands is for the most part vacant, now only occupied by three tenants, and suffering from neglect and vandalism. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Condominium townhouses, in addition to a private community meeting hall

East: Condominium townhouses, Pathfinder Way Park

South: Meadow Green Park, townhouses

West: Pedestrian connection to Meadow Green Park, with condominium townhouses beyond

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

"Convenience Commercial" which refers to development in designated commercial areas, not exceeding 2 000 m² (21,528 sq. ft.). Commercial uses are generally defined as establishments for the sale of goods and services, recreation and entertainment. Residential uses are also permitted, but must be combined with the commercial use.

"Motor Vehicle Commercial" which permits a range of automotive type uses, including establishments for minor motor vehicle repairs.

The above uses do not permit residential development independent of the commercial use, hence the requirement for an Official Plan Amendment. There are other policies in the Official Plan which also are applicable in the review of these applications including:

Urban Design Policies:

Section 3.18 of Mississauga Plan provides for policies which speak to appropriate built form and scale, streetscape and context, and compatibility with the surrounding built form. Given the location and prominence of the site within an established community, with

direct exposure to a City park, site and building design will be important.

Streetsville District Policies:

Section 4.32.2 of the District Policies speaks to new development and redevelopment recognizing the scale and enhancing the character of existing neighbourhoods. As an expansion of the above, Section 4.32.3.1.a indicates that development is also to be compatible with and enhance the village character of Streetsville as a distinct established community by integrating with the surrounding 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

The applicant is proposing the following Official Plan designations for the lands:

"Residential - Medium Density II", which permits townhouse dwellings and all forms of horizontal multiple dwellings, at a density of 26 to 42 units per hectare (10.5 to 17 units per acre). This designation is proposed for the townhouse component of the project.

"Public Open Space", which permits public parkland. This designation is proposed for the park parking lot.

Existing Zoning

"C1" (Convenience Commercial), which permits a broad range of commercial uses.

"C5-3" (Motor Vehicle Commercial), which permits a range of automotive commercial uses, including establishments for minor motor vehicle repairs.

Proposed Zoning By-law Amendment

"OS1" (Community Park), to permit a park parking lot proposed to form part of the adjacent Meadow Green Park.

"RM4-Exception" (Townhouse Dwellings), to permit 66 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
Min. Lot Area per Dwelling Unit	200 m ² (22,152 sq. ft.)	191 m ² (2,056 sq. ft.)
Min. Dwelling Unit Width	5.0 m (16.4 ft.)	4.6 m (15.1 ft.)
Min. Setback, Visitor Parking to Street	4.5 m (14.8 ft.)	2.87 m (9.4 ft.)
Landscaped Open Space	40 % of lot area	37.3 % of lot area

Convenience Plaza Site Plan Application

A portion of the lands, but not subject to the current Official Plan Amendment and Rezoning applications, has been set aside for the construction of a small 597 m² (6,426 sq. ft.) convenience plaza (see Appendix I-5 for location). A site plan application under file

SP 08/197 W11 has been submitted and is currently under review. The proposal conforms with the current Official Plan and zoning commercial provisions that apply to the lands.

COMMUNITY ISSUES

Two community meetings have been held by Ward 11 Councillor Carlson. The first took place on June 27, 2007, which was conducted prior to the submission of the applications to obtain preliminary feedback from the community. A second community meeting was held on March 24, 2009.

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

- Current poor condition of the lands, in particular the parking lot and landscaped areas;
- Density and scale of the proposed residential component of the development, relative to what presently surrounds it;
- Concerns for on-street parking, in particular any overflow from the proposed residential development;
- Concern for access points into the plaza and proposed park parking lot, given the curvature in Falconer Road and the potential for conflict with school bus movements;
- The suitability of multiple access points for the plaza and park parking area;
- General increase in traffic in the community, in particular on Creditview Road;
- The suitability of additional townhouses in the community;
- Proximity of parking and any garbage and loading facilities associated with the plaza to existing residential areas;
- Ability to accommodate current tenants from the existing plaza in the new plaza, in particular restaurants which require a higher parking standard.

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:

- Review of the location of the parking lot and the total number of proposed park parking spaces, which may have an impact on the layout and design of the site;
- Review of the requested zoning standards, in particular those that speak to reductions in building width and proximity of visitor parking to the street line;
- Relationship between all three uses proposed for the lands (new commercial plaza, townhouses, and park parking lot), in particular setbacks, landscape areas, pedestrian and vehicular connections etc.;
- Incorporation of a children's play area in the design of the project, or agreement on any proposed options to upgrade play areas off-site;
- Landscape buffer areas around the perimeter of the site;
- Submission of revised technical reports as requested in staff comments, including the acoustical study;
- Completion of the site remediation process, in view of the former automotive garage use;
- Submission of a tree permit application;
- Identification of any sustainable green technology to be used in the proposed development.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to access and acoustics, 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:

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

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 - Proposed Concept Plan
Appendix I-6 - Typical Residential Building 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: Rob Hughes, Development Planner

Site History

- November 16, 1971 - Parcel created through the registration of draft plan of subdivision as Plan M-5 by Markborough Properties Limited.
- August 27, 1973 - Building permit application made to permit the construction of a commercial convenience plaza. A permit for the automobile garage was applied for on July 3, 1974.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Streetsville District, designating the subject lands as "Convenience Commercial" and "Motor Vehicle Commercial".
- 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 "C1" (Convenience Commercial) and "C5-3" (Motor Vehicle Commercial).
- August 21, 2008 - Building permit issued for the demolition of the automotive garage. The building has been removed.
- November 11, 2008 - Site Plan Application 07/244 W11 approved to permit the construction of a sales trailer, which presently exists on site.



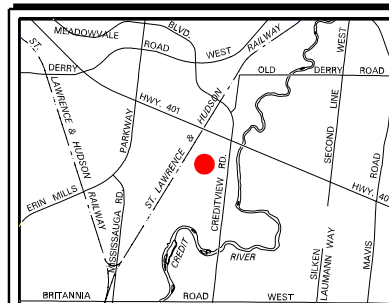
LEGEND:



SUBJECT LANDS



**SUBJECT: 2095990 ONTARIO INC.
(VANDYK GROUP OF COMPANIES)**

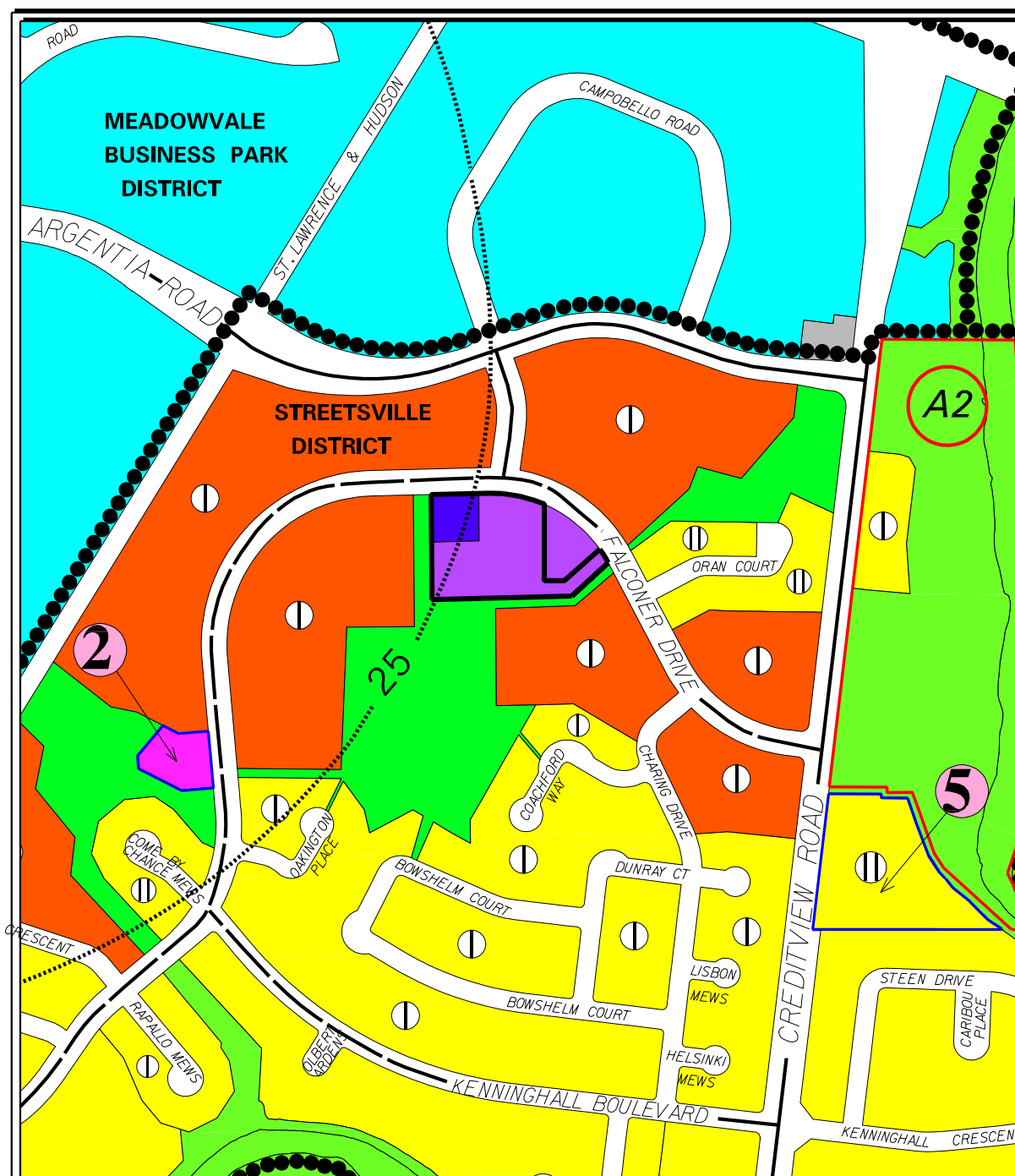


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2009 05 19
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B. KRUGER

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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

LAND USE DESIGNATIONS

- 1 Residential – Low Density I
- 2 Residential – Low Density II
- 3 Residential – Med. Density I
- 4 Residential – Med. Density II
- 5 Residential – High Density I
- 6 Mainstreet Commercial
- 7 General Commercial
- 8 Convenience Commercial
- 9 Motor Vehicle Commercial
- 10 Business Employment
- 11 Public Open Space
- 12 Private Open Space
- 13 Greenbelt
- 14 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

- LBPIA Operating Area Boundary—See Aircraft Noise Policies
- Node Boundary
- Cem – Cemetery
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District

A2 *Appealed to the Ontario Municipal Board*

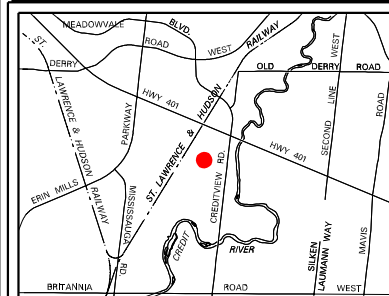
Note:

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: 2095990 ONTARIO INC.
(VANDYK GROUP OF COMPANIES)



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 OZ 08/020 W11

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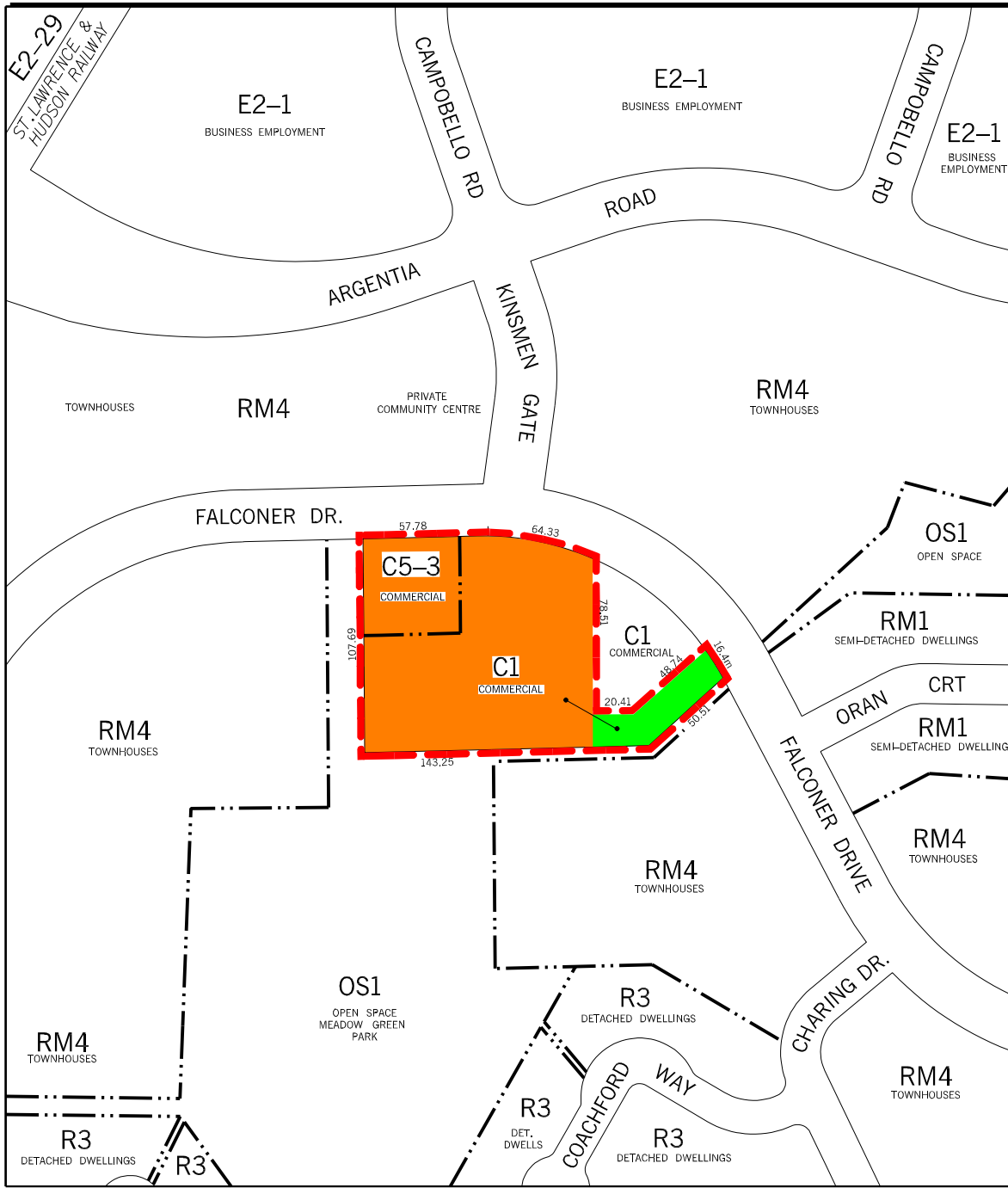
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MISSISSAUGA
 Planning and Building

Produced by
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APPENDIX I-3



LEGEND:



SUBJECT LANDS

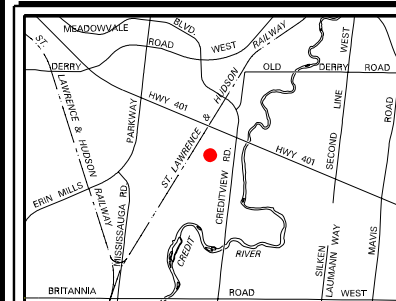
PROPOSED OFFICIAL PLAN AMENDMENT FROM 'CONVENIENCE COMMERCIAL' AND 'MOTOR VEHICLE COMMERCIAL' TO 'RESIDENTIAL-MEDIUM DENSITY II' AND PROPOSED REZONING FROM 'C1' (CONVENIENCE COMMERCIAL) AND 'C5-3' (MOTOR VEHICLE COMMERCIAL EXCEPTION) TO 'RM4-EXCEPTION' (TOWNHOUSE DWELLINGS) TO PERMIT 66 TOWN HOUSE DWELLINGS.

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'CONVENIENCE COMMERCIAL' TO 'PUBLIC OPEN SPACE' AND PROPOSED REZONING FROM 'C1' (CONVENIENCE COMMERCIAL) TO 'OS1' (COMMUNITY PARK) TO PERMIT A PARKING LOT PROPOSED TO FORM PART OF THE ADJACENT PARK.

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



SUBJECT: **2095990 ONTARIO INC.**
(VANDYK GROUP OF COMPANIES)



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OZ 08020 W11

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PDC DATE:
2009 05 19

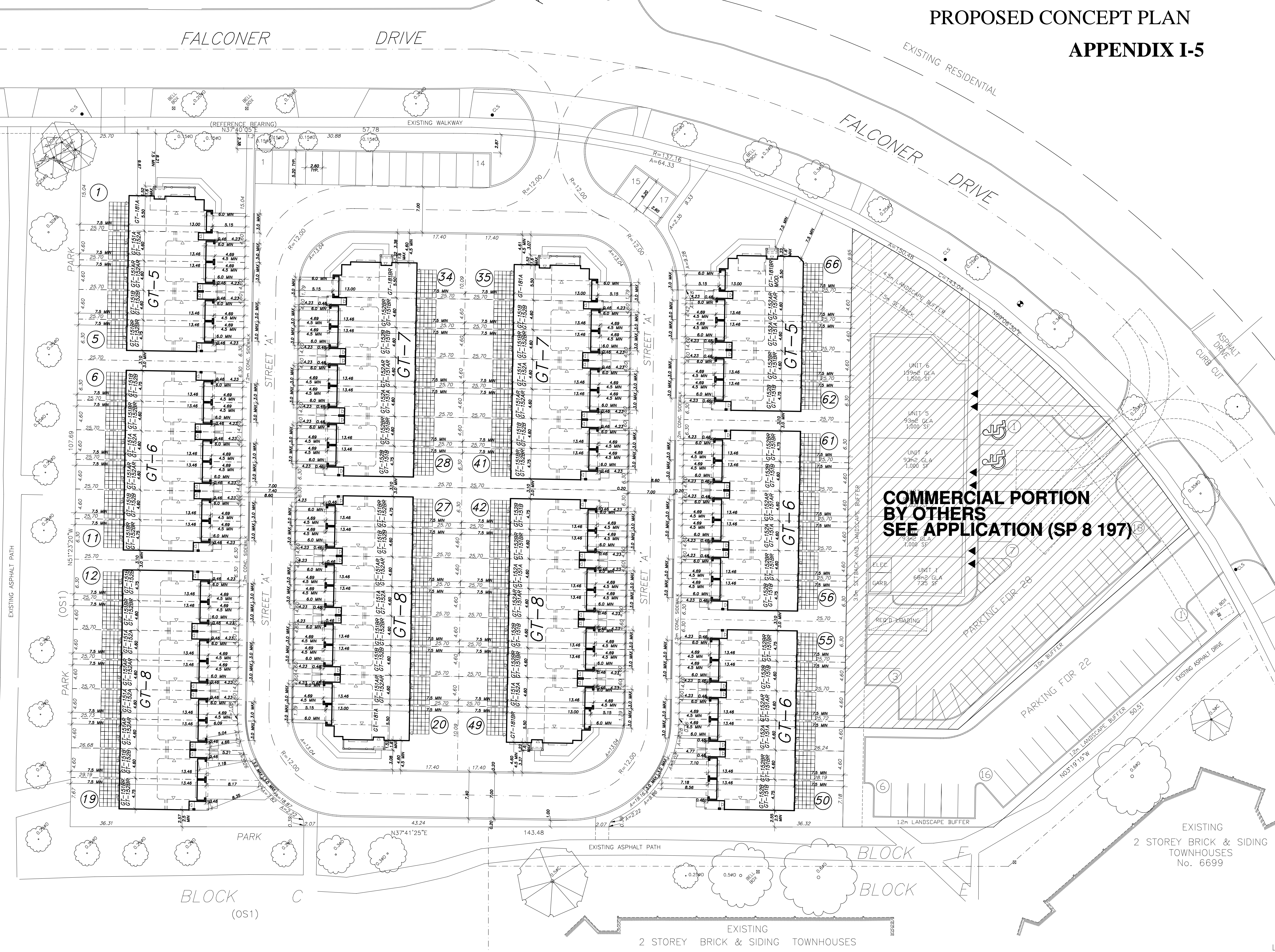
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**B. KRUGER/
K. PROKOP**

APPENDIX I-4

MISSISSAUGA
Planning and Building

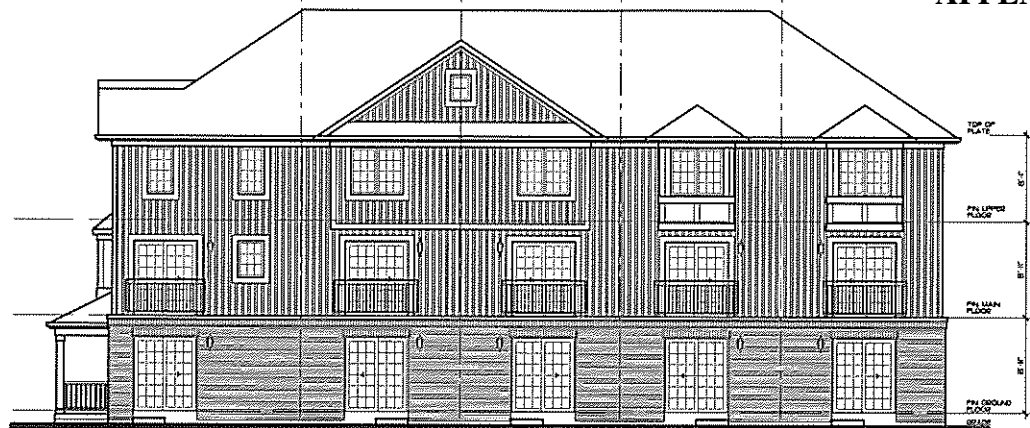
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T&W, Geomatics

PROPOSED CONCEPT PLAN
APPENDIX I-5





TYPE GT181 A
PART 1
RIGHT SIDE ELEVATION



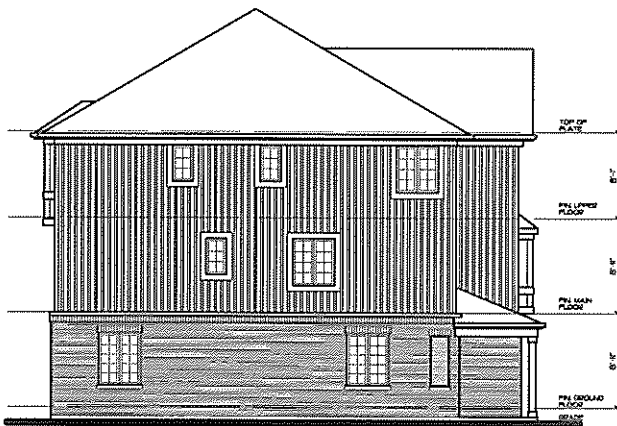
TYPE GT181 A
PART 1
REAR ELEVATION

TYPE GT151 A
OR GT152 A
PART 2

TYPE GT151 AR
OR GT152 AR
PART 3

TYPE GT151 B
OR GT152 B
PART 4

TYPE GT151 BR END
OR GT152 BR END
PART 5



TYPE GT151 BR END
OR GT152 BR END
PART 5
LEFT SIDE ELEVATION

NOTES:
DIMENSIONS VARY SLIGHTLY
BETWEEN UNITS & SITES
GT152-B-20001



TYPE GT151 BR END
OR GT152 BR END
PART 5
FRONT ELEVATION

TYPE GT151 B
OR GT152 B
PART 4

TYPE GT151 AR
OR GT152 AR
PART 3

TYPE GT151 A
OR GT152 A
PART 2

TYPE GT181 A
PART 1

2095990 Ontario Inc. (Vandyk Group of Companies)

File: OZ 08/020 W11

Agency Comments

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

Agency / Comment Date	Comment
<p>Greater Toronto Airports Authority (March 6, 2009)</p>	<p>Airport Zoning Restrictions: According to the Airport Zoning Regulations for Toronto Lester B. Pearson International Airport, development elevations on the subject property are affected by the Approach Surface for Runway 06L, the Approach Surface for Runway 06R and the Approach Surface for proposed Runway 05R. The maximum allowable development elevation under the greater restriction (Approach Surface for proposed Runway 05R) ranges from approximately 347 metres Above Sea Level (A.S.L.) along the eastern boundary of the property to approximately 351 m (1,151 ft.) A.S.L. at the westernmost boundary. To calculate the maximum allowable height available for a structure on a property, the Finished Floor Elevation (FFE) of the structure would have to be subtracted from the maximum allowable development elevation stated for the property; in this case, the Approach Surface restriction for proposed Runway 05R.</p> <p>Noise Impacts: The subject property lies within the 25 NEF/NEP of the composite contour map for Toronto Pearson International Airport and outside of the Toronto Pearson Airport Operating Area. Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
<p>Region of Peel (April 9, 2009)</p>	<p>The Region has advised they have no objection to the approval of these applications to amend the Zoning By-law and Official Plan. Detailed Comments will be provided through the associated Site Plan file.</p>

2095990 Ontario Inc. (Vandyk Group of Companies)

File: OZ 08/020 W11

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 2, 2009)	<p>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 and/or the Dufferin-Peel Catholic District School Board also require conditions that speak to conditions for Servicing and Development Agreements, notice signs and bussing arrangements</p>
City Community Services Department – Planning, Development and Business Services Division (April 14, 2009)	<p>The subject lands are adjacent to Meadow Green (P-086), a 3.8 ha. (9.4 ac.) community park which contains a ball diamond, tennis courts, play structure, multi-use pad, and basketball hoops. Currently, there is no official parking lot within the park, for park users. As a condition of development, this Department is seeking the dedication of parkland, as per requirements outlined in the <i>Planning Act</i>. As an addition to Meadow Green, this land dedication would accommodate a parking lot for park users. To date, this Department has some concerns regarding the location and size of the proposed parking lot. Given the unique configuration of the park, and very limited street frontage, every opportunity to increase the park frontage and view corridors into the park should be considered. This Department notes it is committed to working with the developer, to ensure the best location and size is determined for the new parking lot.</p> <p>Should this application be approved, this Department will require hoarding, fencing, securities, and a cash contribution for trail signage. This Department may require the execution of such legal agreements as a Parkland Development Agreement and/or Parkland Dedication Agreement prior to the by-law enactment.</p>

2095990 Ontario Inc. (Vandyk Group of Companies)

File: OZ 08/020 W11

Agency / Comment Date	Comment
	There are no known or suspected heritage resources on the subject property. There are no heritage related concerns.
City Community Services Department – Fire and Emergency Services Division (March 2, 2009)	Fire has reviewed the OPA/rezoning application from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (April 9, 2009)	<p>This Department has reviewed a Noise Control feasibility Study, dated October 2, 2008, prepared by SS Wilson & Associates which concludes that with the use of appropriate attenuation measures, the proposed development can be adequately attenuated in accordance with Ministry of Environment (MOE) noise guidelines for the traffic and stationary noise sources. The acoustical consultant has been requested to address the noise impacts of the loading area within the proposed commercial plaza to the east.</p> <p>A Traffic Study dated September 2008 prepared by iTrans Consulting Inc. was submitted with the application and is currently under review.</p> <p>The Environmental Site Assessments submitted with the application have confirmed that site remediation is required to meet the appropriate MOE criteria for the residential land uses proposed. The above matters will be addressed in detail in the Supplementary Report.</p>
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> <ul style="list-style-type: none"> - Bell Canada - City Economic Development Office - City Planning and Building Development Services - Enbridge Gas Distribution Inc. - Hydro One Networks Inc.

2095990 Ontario Inc. (Vandyk Group of Companies)**File: OZ 08/020 W11**

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

2095990 Ontario Inc. (Vandyk Group of Companies)

File: OZ 08/020 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"> 10 Kindergarten to Grade 5 6 Grade 6 to Grade 8 6 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Ray Underhill P.S. <ul style="list-style-type: none"> Enrolment: 289 Capacity: 386 Portables: 0 Dolphin Sr. <ul style="list-style-type: none"> Enrolment: 524 Capacity: 597 Portables: 0 Streetsville S.S. <ul style="list-style-type: none"> Enrolment: 1,048 Capacity: 1,008 Portables: 6 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 7 Junior Kindergarten to Grade 8 5 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Joseph Streetsville <ul style="list-style-type: none"> Enrolment: 366 Capacity: 484 Portables: 0 St. Aloysius Gonzaga <ul style="list-style-type: none"> Enrolment: 1,885 Capacity: 1,656 Portables: 0

