



# Corporate Report

Clerk's Files

Originator's  
Files OZ 08/002 W8

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**DATE:** May 26, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 15, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit 251 apartment dwellings in two 8-storey and**  
**one 4-storey condominium apartment buildings**  
**1745, 1765 and 1775 Thorny-Brae Place**  
**Southeast corner of Mississauga Road and Eglinton Avenue**  
**West**  
**Owner: Berkley Developments**  
**Applicant: Korsiak and Company Ltd.**  
**Bill 51**

**Public Meeting**

**Ward 8**

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**RECOMMENDATION:** That the Report dated May 26, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential-Low Density I", "Greenbelt" and former road allowance to "Residential-High Density II" and "Greenbelt" and to change the Zoning from "R1" (Detached Dwellings), "G1" (Greenbelt-Natural Hazards), "G2" (Greenbelt-Natural Features) and former road allowance to "RA5-Exception" (Apartment Dwellings) and "G1" (Greenbelt-Natural Hazards), to permit 251 apartment dwellings in two 8-storey and one 4-storey condominium apartment buildings under file OZ 08/002 W8, Berkley Developments, 1745, 1765, 1775 Thorny-Brae Place, be received for information.

**BACKGROUND:**

Official Plan Amendment and Rezoning applications were submitted to the City on January 22, 2008 to permit a total of 494 condominium dwelling units in a 12-storey apartment building and a 9-storey apartment building. A total of 741 parking spaces were proposed to be provided in four levels of underground parking. The resulting Floor Space Index (FSI) was 3.3 times the net lot area.

In response to concerns expressed by City staff and area residents regarding the height and intensity of the proposal, Berkley Developments submitted revised applications on February 27, 2009. The current proposal features 251 condominium dwelling units in two 8-storey and one 4-storey apartment buildings, 388 parking spaces in two underground parking levels and an FSI of 2.0. Lands within the Credit River valley and a tableland ecological buffer between 5 m (16.4 ft.) and 10 m (32.8 ft.) in width would be gratuitously dedicated to the City for long-term preservation.

A conceptual site plan, building elevations and renderings found in Appendices I-5, I-7 and I-8 illustrate the main features of the proposal.

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:

<b>Development Proposal</b>	
Applications submitted:	January 22, 2008 (submitted) February 21, 2008 (deemed complete) February 27, 2009 (revised)
Height:	Two 8-storey buildings and one 4-storey building
Lot Coverage:	23.5% (gross) 40.4% (net)*
Floor Space Index:	1.16 (gross) 2.00 (net)*
Landscaped Area:	26.8% (gross) 46.1% (net)*

<b>Development Proposal</b>	
Density:	119.5 units/ha (48.4 units/acre) (gross) 205.7 units/ha (83.4 units/acre) (net)*
Number of units:	251
Anticipated Population:	576 Note: 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:	163 resident spaces @ 1.25 resident spaces per one-bedroom unit (130 units) 169 resident spaces @ 1.40 resident spaces per two-bedroom unit (121 units) 50 visitor spaces @ 0.20 spaces per unit Total: 382 spaces
Parking Provided:	Total: 388 spaces (337 resident spaces and 51 visitor spaces)
Supporting Documents:	Planning Justification Report; Traffic Impact Study; Functional Servicing Report; Environmental Impact Study; Phase I Environmental Site Assessment; Geotechnical Study Long-Term-Stable Top-of-Bank Assessment; Arborist Report / Tree Inventory Plan; Urban Design Study; Detailed Noise Control Study; Shadow Study; Green Features List.

\*Figures are based on a net lot area of 1.22 ha (3.01 ac.). Area to be confirmed through further processing of the applications.

<b>Site Characteristics</b>	
Frontage:	245.8 m (806.4 ft.) on Eglinton Avenue West 25.4 m (83.3 ft.) on Mississauga Road
Gross Lot Area:	2.10 ha (5.2 ac.)

<b>Site Characteristics</b>	
Net Lot Area:	1.22 ha (3.01 ac.)
Existing Use:	Detached dwellings and valley lands

Additional information is provided in Appendices I-1 to I-12.

### **Green Development Initiatives**

The applicant has identified that a number of green development initiatives will be incorporated into the development such as the use of light-coloured roofing materials and/or green roofs, Energy Star compliant fixtures for 70% of the fixtures and energy efficient window frames with double glazed window units.

### **Neighbourhood Context**

The property is located in a mature residential community characterized by detached dwellings on large lots. Eglinton Avenue West, one of five east-west major arterial roads which span the City, forms the north border and longest frontage of the parcel. In contrast, the Mississauga Road corridor adds a rural quality to this area due to its narrow two lane profile, mature trees, proximity to the Credit River, generous building setbacks and wide but varied lot frontages; it forms a portion of the site's west boundary. While remaining a scenic link between the historic communities of Port Credit and Streetsville, Mississauga Road has recently attracted nearby redevelopment activity. New applications (11 detached dwellings at 4583 - 4601 Mississauga Road) and approvals (8 semi-detached dwellings and 43 townhouse dwellings at 4390 Mississauga Road) on proposed common element condominium roads to the south demonstrate this fact.

The west portion of the site is currently occupied by two detached dwellings, while the remainder is vacant and part of the Credit River valley system.



Information regarding the history of the subject site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings across Eglinton Avenue West

East: The Credit River and associated valley system and detached dwellings beyond

South: Roman Catholic Church of Croatian Martyrs and detached dwellings further to the south

West: Detached dwellings on the south side of Thorny-Brae Place as well as across Mississauga Road

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

**"Residential-Low Density I"** which permits detached and semi-detached dwellings to a maximum density of 17 units per net residential hectare (6.9 units per net residential acre).

**"Greenbelt"** which provides for the conservation of natural heritage features and areas and to recognize lands associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage.

The northeast portion of the site was previously part of the Eglinton Avenue West road allowance and therefore has no land use designation.

As apartment dwellings are proposed, the applications are not in conformity with the land use designations.

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

**Residential Intensification Policies (Sections 3.2.4 and 3.2.3.8)**

Although under appeal to the Ontario Municipal Board (OMB) by the applicant in relation to the subject lands, Council has adopted Interim Residential Intensification policies (Section 3.2.4). These policies require official plan amendments to demonstrate compatibility, enhancement of the community, consistency with the intent of Mississauga Plan and an appropriate transition in heights for proposals exceeding four storeys outside of the City's Urban Growth Centre.

Due to the above-noted OMB appeal, the former intensification policies under Section 3.2.3.8 still apply to the subject site. These policies state that residential intensification is encouraged subject to the following three criteria:

- 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.

**Greenbelt Policies (Section 3.9)**

As the subject property includes lands within the Credit River valley system, consideration must be given to Greenbelt policies which speak to issues such as development setbacks, ecological buffers, land dedication and required studies.

**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.

**Mississauga Road Specific Area Policies (Section 3.18.14)**

This stretch of the Mississauga Road corridor has special policies applied to it that seek to maintain its existing character. Policies include the retention of existing lot frontage widths, discouraging reverse frontage lot development, and maintaining the surrounding building massing, design and setbacks.

**Criteria for Site Specific Official Plan Amendments (Section 5.3.2)**

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 land 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"** to permit 251 apartment dwellings at a Floor Space Index of 1.0 to 2.5.

**"Greenbelt"** which provides for the conservation of natural heritage features and areas and to recognize lands associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage.

### **Existing Zoning**

**"R1" (Detached Dwellings)** which permits detached dwellings on lots with a minimum lot frontage of 22.5 m (73.8 ft.) and a minimum lot area of 750 m<sup>2</sup> (8,073.2 sq. ft.).

**"G1" (Greenbelt–Natural Hazards)** which permits areas for flood control, stormwater management, erosion management and natural heritage features and conservation areas.

**"G2" (Greenbelt–Natural Features)** which permits natural protection areas, natural heritage features and conservation areas.

The northeast portion of the property does not have a zone as it was previously part of the Eglinton Avenue West road allowance.

### **Proposed Zoning By-law Amendment**

**"RA5-Exception" (Apartment Dwellings)** to permit the proposed uses and standards listed in Appendix I-11.

**"G1" (Greenbelt–Natural Hazards)** which permits areas for flood control, stormwater management, erosion management and natural heritage features and conservation areas.

### **COMMUNITY ISSUES**

Community meetings were held by Ward 8 Councillor Katie Mahoney on April 21, 2008 and Ward 11 Councillor George Carlson on May 7, 2009. Councillors for Wards 6, 8, and 11 attended both community meetings. Although the applicant reduced the proposed building heights and the number of units between the community meetings, comments by area residents remained consistent. The following is a summary of issues raised by those attending these meetings, as well as written correspondence received by the City:

- A high density development is not appropriate, as this is a low density neighbourhood that the Official Plan seeks to maintain;

- The proposed buildings are too tall and are out of character with everything that surrounds the site;
- The privacy of adjacent properties will be impacted;
- The development will make existing traffic congestion worse in the area;
- There is concern that Mississauga Road, as a designated scenic route, will be significantly compromised;
- The proposed intensification of the site will overload community facilities that are already strained, such as the Credit Valley Hospital and parking at the Streetsville GO Transit station;
- Area property values will be negatively affected;
- No one could have anticipated apartment buildings in this neighbourhood – it is unfair to area residents;
- There will be unacceptable aesthetic and environmental impacts to the Credit River valley;
- It is very concerning that the proponent suggested it would likely seek approvals of even taller buildings with more units than shown in the revised proposal should these applications go to the Ontario Municipal Board.

These comments will be considered in the evaluation of the applications and will be addressed within the Supplementary Report.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

### **Planning Justification Report**

Staff have requested that the applicant submit a revised Planning Justification Report to more effectively address issues related to neighbourhood character, compatibility, height, scale, and transition. The revised Report should specifically address how the proposal meets the intent of several Mississauga Plan policies, including those that direct significant new growth away from low

density residential areas and towards areas designated for intensification, the Mississauga Road Scenic Route policies and Criteria for Site Specific Amendments. Adherence to provincial policies (the Provincial Policy Statement and the Growth Plan) must also be adequately demonstrated.

### **Master Concept Plan**

The proximity of Thorny-Brae Place to the Eglinton Avenue West/Mississauga Road intersection creates undesirable vehicle queuing in the area. This situation would be improved by the creation of a new local public road running south from Eglinton Avenue West through the subject lands and connecting to Mississauga Road at a location south of the subject property. Consequently, staff requested that the applicant provide a Master Concept Plan illustrating the potential redevelopment of lands to the south that incorporates a new local road network (see Appendix I-6). This Plan needs to be revised to depict reduced building heights, allow for the retention of the Roman Catholic Church of Croatian Martyrs building, and incorporate redevelopment of the three residential lots south of the church property, which are subject to recent rezoning (OZ 09/004 W8) and plan of subdivision (T-M 09/002 W8) application submissions. Staff have asked the applicant to consult with the adjacent landowners as they prepare a revised Master Concept Plan.

### **Environmental Issues**

The applicant must address several environmental matters including structural setbacks to the ecological buffer, tree preservation and the erosion potential along the banks of the Credit River and near the proposed storm water outlet into the Credit River.

### **Design Issues**

The Transportation and Works Department has indicated that the proposed Eglinton Avenue West site access needs to be redesigned to replace the Thorny-Brae Place cul-de-sac with a standard "elbow" configuration. Several other design issues related to site and access configuration, building elevations, setbacks, grading

and landscaping need to be revisited by the applicant. An addendum to the Urban Design Study is also required.

### **Revised Reports**

The Transportation and Works Department has indicated that it requires an updated Geotechnical Report, a Streambank Assessment, an updated Noise Report and a revised Functional Servicing Report.

### **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, noise attenuation, land dedications, 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 these applications.

**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 - Concept Plan
- Appendix I-6 - Master Concept Plan, including lands to the south
- Appendix I-7 – Elevations

Appendix I-8 - Building Renderings  
Appendix I-9 - Agency Comments  
Appendix I-10 - School Accommodation  
Appendix I-11 - Proposed Zoning Provisions  
Appendix I-12 - General Context Map

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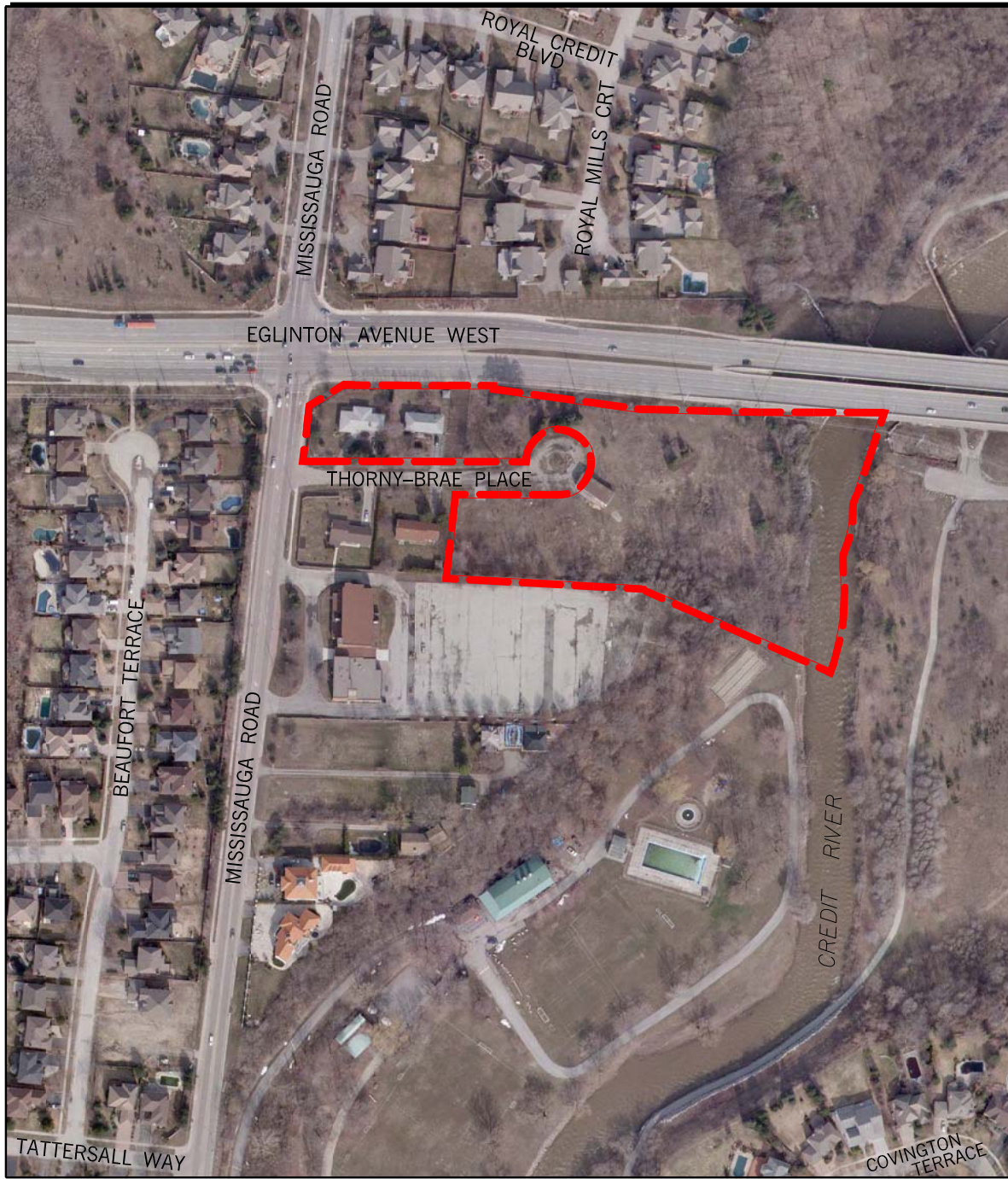
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*



**Berkley Developments****File: OZ 08/002 W8****Site History**

- October 28, 1987 – Official Plan Amendment and Rezoning applications were received by the Planning and Building Department for a senior citizen's home and community centre under file OZ 106/87. The file was closed due to inactivity on December 15, 1995.
- May 5, 2003 – The Central Erin Mills District Policies and Land Use Map (Mississauga Plan) were partially approved with modifications by the Region of Peel. The subject lands were designated "Residential – Low Density I" and "Greenbelt".
- August 25, 2005 – Rezoning and plan of subdivision applications were submitted to the City to permit 18 detached dwellings on the east portion of the subject lands. On November 28, 2006, the files were closed due to inactivity.
- 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 in relation to the subject lands, the provisions of the new By-law apply. The subject lands are zoned "R1" (Detached Dwellings), "G1" (Greenbelt-Natural Hazards) and "G2" (Greenbelt-Natural Features).
- January 22, 2008 – Applications to amend the Official Plan and Zoning By-law were received by the Planning and Building Department under file OZ 08/002 W8 to permit a 9-storey apartment building and a 12-storey apartment building with a total of 494 dwelling units at a Floor Space Index of 3.3 times the lot coverage as well as to dedicate greenbelt lands to the City for conservation purposes.
- February 27, 2009 – Revised applications, which are the subject of this report, were received by the Planning and Building Department.



**LEGEND:**



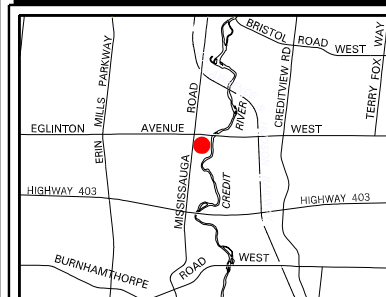
**SUBJECT LANDS**

**DATE OF AERIAL PHOTO: APRIL 2008**



**SUBJECT:**

**BERKLEY DEVELOPMENTS**



**FILE NO:**

**OZ 08002 W8**

**DWG. NO:**

**V808002A**

**SCALE:**

**1:3000**

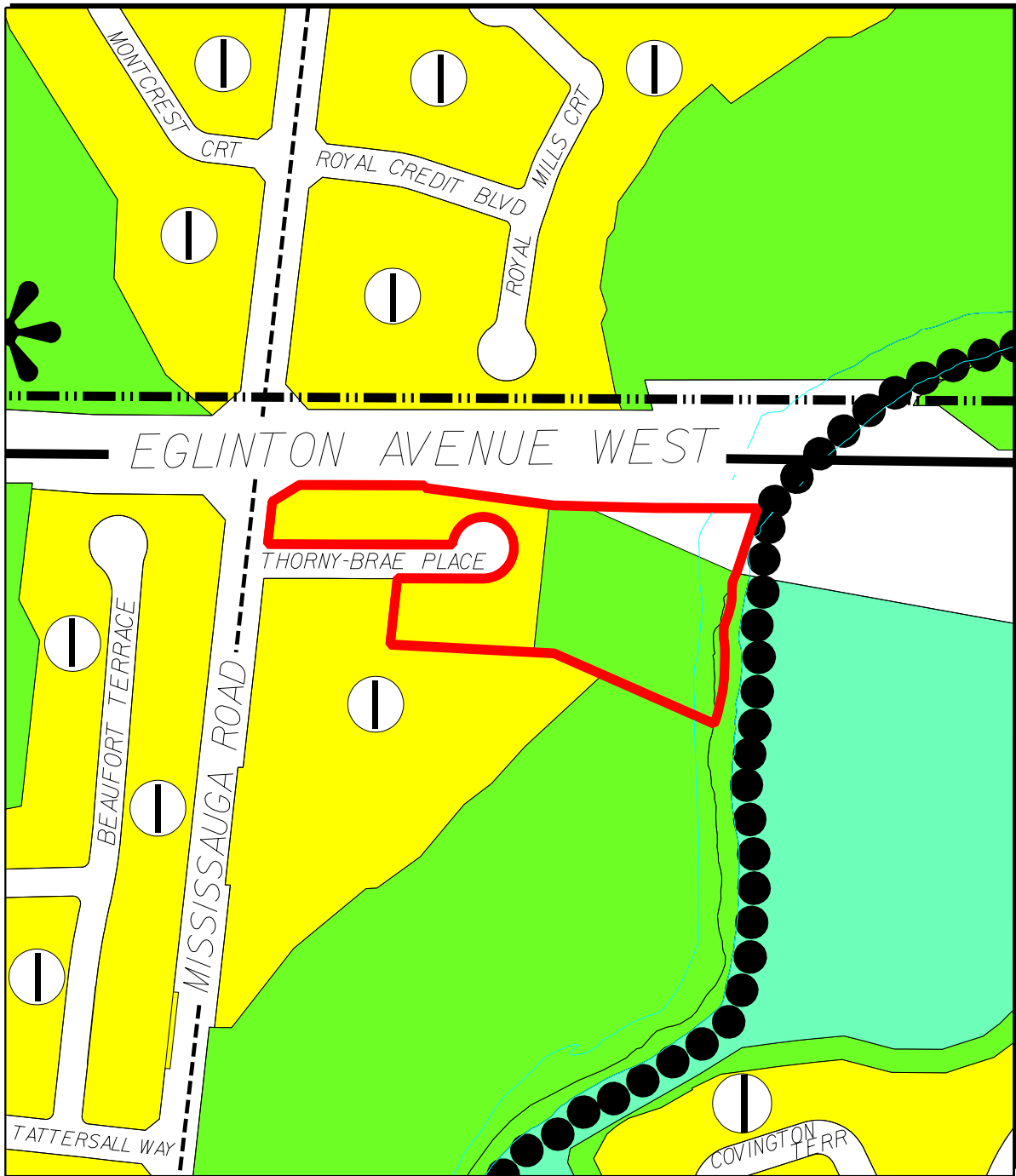
**PDC DATE:**

**2009 06 15**

**DRAWN BY:**

**W. FINLAY**

**APPENDIX I-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

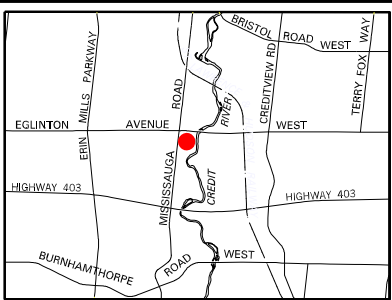
**LAND USE LEGEND**

	– Node Boundary
	Hos – Hospital
	– Existing Stormwater Management Facility
	– Planning District

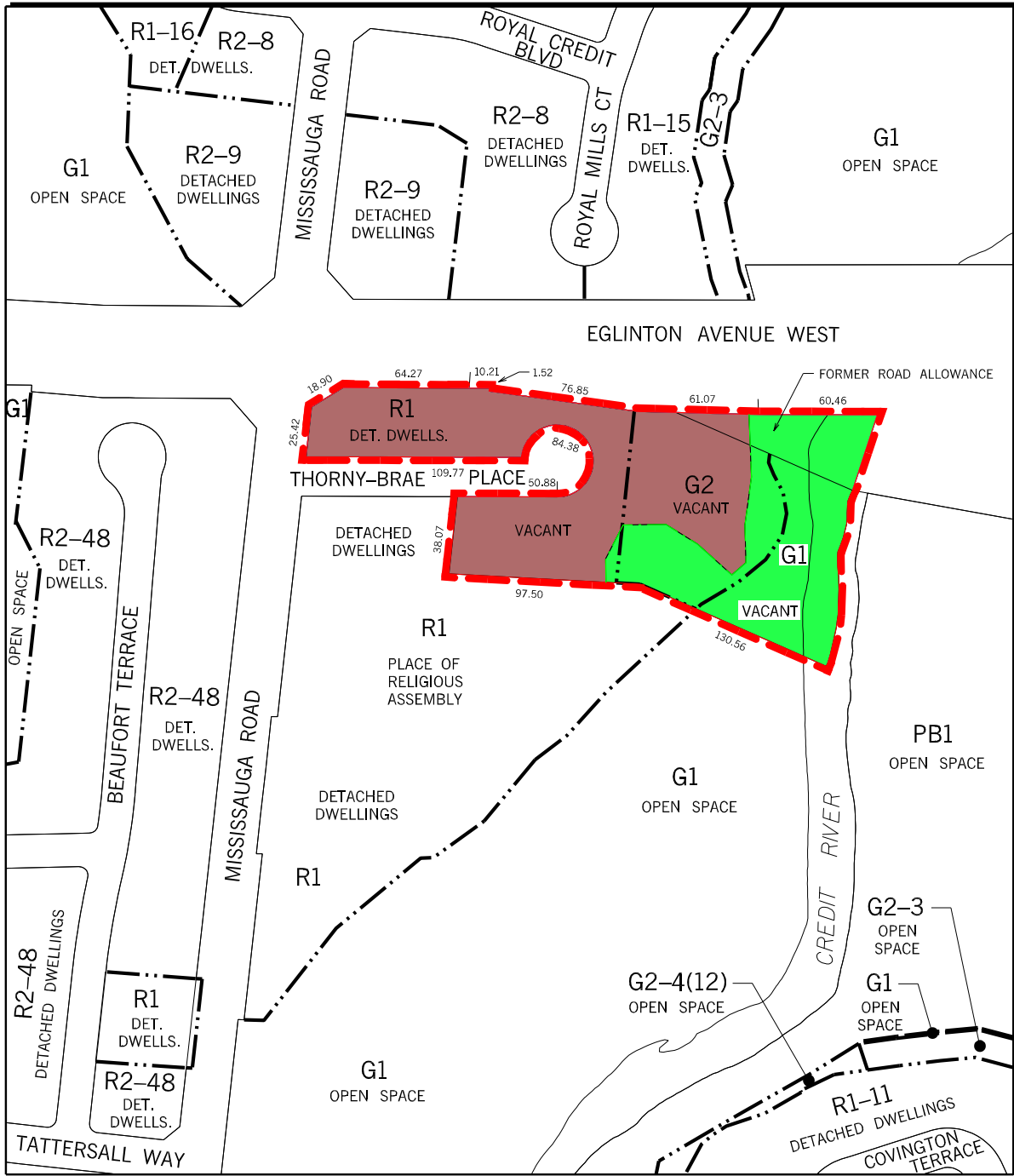
**SUBJECT LANDS**

Special Site Areas  
(See Special Site Policies)

**SUBJECT: BERKLEY DEVELOPMENTS**



<b>FILE NO:</b>	OZ 08/002 W8
<b>DWG. NO:</b>	08002LM
<b>SCALE:</b>	NTS
<b>PDC DATE:</b>	2009 06 15
<b>DRAWN BY:</b>	W. FINLAY



**LEGEND:**



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL - LOW DENSITY I", "GREENBELT" AND FORMER ROAD ALLOWANCE TO "RESIDENTIAL - HIGH DENSITY II" AND PROPOSED REZONING FROM "R1" (DETACHED DWELLINGS), "G1" (GREENBELT), "G2" (GREENBELT) AND FORMER ROAD ALLOWANCE TO "RA5-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A TOTAL OF 251 APARTMENT DWELLINGS.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "GREENBELT", "RESIDENTIAL - LOW DENSITY I" AND FORMER ROAD ALLOWANCE TO "GREENBELT" AND PROPOSED REZONING FROM "R1 (DETACHED DWELLINGS), "G1" (GREENBELT), "G2" (GREENBELT) AND FORMER ROAD ALLOWANCE TO "G1" (GREENBELT).

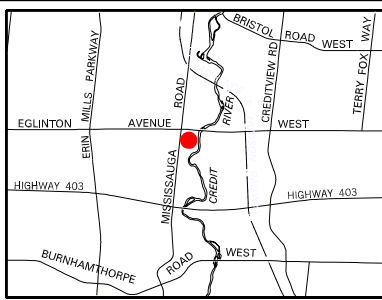
\* NOTE: BOUNDARIES OF "GREENBELT" TO BE CONFIRMED THROUGH TECHNICAL STUDIES.

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



**SUBJECT:**

**BERKLEY DEVELOPMENTS**



FILE NO:  
OZ 08002 W8  
DWG. NO:  
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PDC DATE:  
2009 06 15  
DRAWN BY:  
R.D./W.F.

APPENDIX 1-4

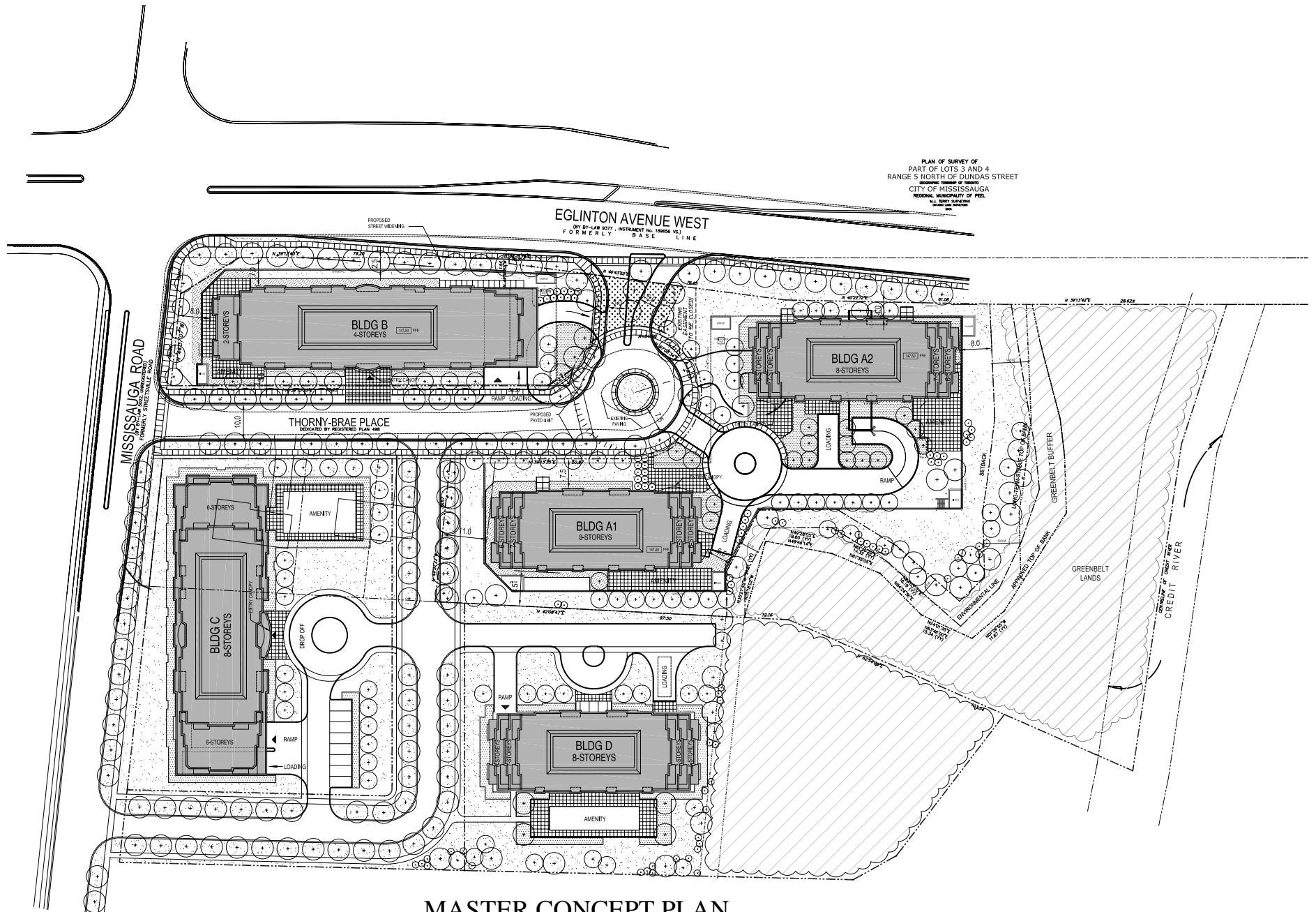
**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

EGLINTON AVENUE WEST  
 (BY BY-LAW 9377, INSTRUMENT No. 189656 VS.)  
 FORMERLY BASE LINE







MASTER CONCEPT PLAN



EAST ELEVATION



NORTH (THORNY-BRAE) ELEVATION

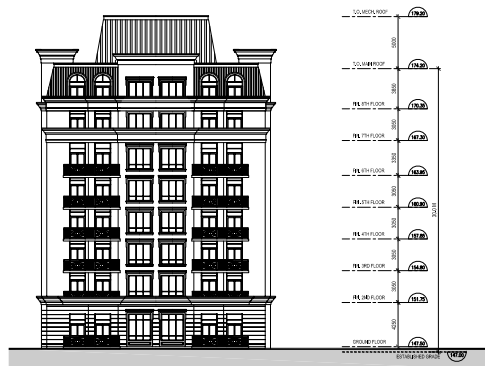


WEST ELEVATION



SOUTH ELEVATION

## BUILDING A1



EAST ELEVATION



SOUTH A2 ELEVATION



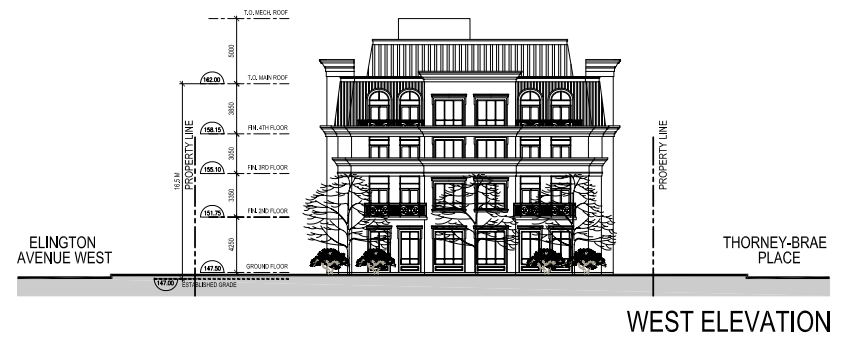
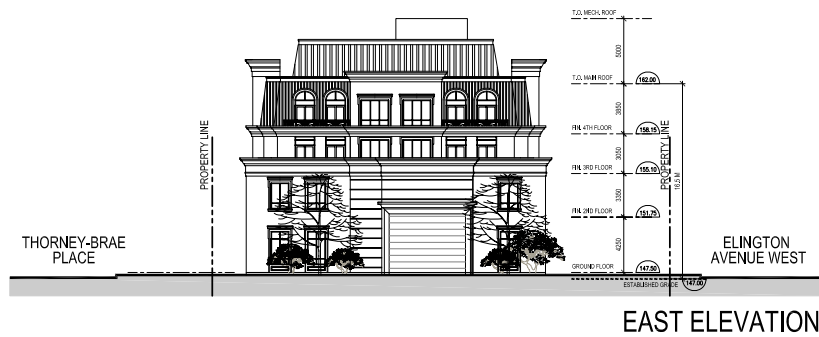
WEST ELEVATION



NORTH (EGLINTON) ELEVATION

## BUILDING A2





## BUILDING B



View looking south (Eglinton Avenue West)





View looking southeast



**Berkley Developments****File: OZ 08/002 W8****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (April 6, 2009)	<p>The Region of Peel provided the following comments for the applicant's information:</p> <ul style="list-style-type: none"> <li>• The submitted Planning Justification Report has identified the appropriate Regional and Provincial policies for urban development and housing;</li> <li>• Regional staff finds the Functional Servicing Report to be satisfactory and have no objections to water and sanitary servicing for the proposed development;</li> <li>• An existing 150 mm (6 in.) diameter watermain and an existing 250 mm (10 in.) diameter sanitary sewer are located on Thorny-Brae Place;</li> <li>• There is an existing watermain easement running through the subject lands;</li> <li>• At the site plan stage, the applicant will be required to submit a revised site plan showing all existing easements. Additionally, the garbage and loading area need to be reconfigured to comply with Regional requirements;</li> <li>• Through the Draft Plan of Condominium, the applicant may be required to enter into a Condominium Water Servicing Agreement with the Region;</li> <li>• The subject land is not located within the vicinity of a landfill site;</li> <li>• Regional staff has reviewed the Traffic Impact Study and note that as the proposed development will have minimal impact on the Regional road network, they have no concerns as it relates to the proposed development.</li> </ul>
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 10, 2009 and March 9, 2009, respectively)	<p>Both School Boards responded indicating 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 educational facilities need not be applied for these development applications.</p>

## Berkley Developments

File: OZ 08/002 W8

Agency / Comment Date	Comment
	In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.
Credit Valley Conservation (April 29, 2009)	Credit Valley Conservation (CVC) advised that the proposed limits of development are satisfactory and have been supported by an environmental impact study, geotechnical report and slope stability analysis. Prior to the preparation of the Supplementary Report and Municipal Works Agreement, several technical matters related to site servicing and natural heritage restoration are to be addressed to the satisfaction of CVC.
City Community Services Department – Planning, Development and Business Services Division (April 20, 2009)	<p>The Community Services Department notes that Barberton Park (P-311) is located approximately 400 m (1,312 ft.) from the site, and contains a play structure. Hewick Meadows (P-286), is located on the east side of the Credit River, approximately 250 m (820 ft.) from the site. This park contains connections to the Culham Trail, providing for recreational uses such as walking and biking along the Credit River.</p> <p>The subject property is listed on the City's Heritage Register, as it falls within the Credit River Valley cultural landscape. Prior to the preparation of the Supplementary Report, the applicant is required to submit a Heritage Impact Statement, prepared to the satisfaction of this Department. Due to the site's proximity to the Credit River, the applicant has completed an Archaeological Assessment, however clearance from the Ministry of Culture is required.</p> <p>Should these applications be approved, this Department will require hoarding, fencing, and associated securities to ensure protection of the dedicated greenbelt lands. Further, securities for any clean-up works and greenbelt restoration planting works will be required as part of the Servicing Agreement. Prior to the enactment of the implementing Zoning By-law, a cash contribution for street trees and trail signage will be required.</p> <p>This Department notes that prior to the issuance of building permits, cash-in-lieu for park or other public recreational</p>

## Berkley Developments

File: OZ 08/002 W8

Agency / Comment Date	Comment
	<p>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>City Community Services Department – Fire and Emergency Services Division (January 5, 2009)</p>	<p>This Department has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (May 7, 2009)</p>	<p>This Department indicated that the applicant has submitted a supporting Traffic Impact Study which is currently under review by staff. Notwithstanding the above, this Department has requested the applicant to provide functional designs for: the proposed right-in/right-out/left-in to/from Eglinton Avenue West, the intersection of Thorny Brae Place and Mississauga Road, and the road elbow requested to replace the existing Thorny Brae Place cul-de-sac.</p> <p>The applicant will also be required to provide an updated Geotechnical Report which reflects the current development proposal and includes a slope stability analysis that examines the impacts of the excavation works for the proposed underground parking structure.</p> <p>Furthermore, the applicant will be required to submit a Streambank Assessment, an updated Noise Report and a revised Functional Servicing Report.</p> <p>It is also noted that the Planning and Building Department is requesting that the Master Concept Plan be revised to illustrate the potential redevelopment of the adjacent lands to the south (Croatian Catholic Church and 3 residential properties currently fronting onto Mississauga Road) and #1766 and #1776 Thorny-Brae Place. This Department requests that a copy of the revised Master Concept Plan also be submitted for review.</p> <p>Updated comments on the above-noted items will be provided prior to the preparation of the Supplementary Report.</p>

**Berkley Developments****File: OZ 08/002 W8**

<b>Agency / Comment Date</b>	<b>Comment</b>
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>Bell Canada  City of Mississauga, Development Services  Enersource Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City of Mississauga, Realty Services  Credit Valley Hospital  Greater Toronto Airport Authority  Hydro One Network</p>

**Berkley Developments****File: OZ 08/002 W8****School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>23 Kindergarten to Grade 5</li> <li>11 Grade 6 to Grade 8</li> <li>24 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Credit Valley Public School <ul style="list-style-type: none"> <li>Enrolment: 650</li> <li>Capacity:* 711</li> <li>Portables: 3</li> </ul> </li> <li>Thomas Street Middle School <ul style="list-style-type: none"> <li>Enrolment: 832</li> <li>Capacity: 755</li> <li>Portables: 3</li> </ul> </li> <li>John Fraser Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,258</li> <li>Capacity: 1,236</li> <li>Portables: 1</li> </ul> </li> </ul> </li> </ul> <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"> <li>Student Yield: <ul style="list-style-type: none"> <li>19 Junior Kindergarten to Grade 8</li> <li>13 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Rose of Lima Elementary School <ul style="list-style-type: none"> <li>Enrolment: 257</li> <li>Capacity: 248</li> <li>Portables: 4</li> </ul> </li> <li>St. Aloysius Gonzaga Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,885</li> <li>Capacity: 1,656</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>



## Berkley Developments

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## Proposed Zoning Provisions

Standard	Required "RA5" Zoning By-law Standard	Proposed "RA5-Exception" By-law Standard
Minimum Front Yard Setback (Mississauga Road)	7.5 m (24.6 ft.), stepping back to 8.5 m (27.8 ft.) because of the height	8 m (26.2 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.), stepping back to 15 m (49.2 ft.) because of the height	6 m (19.7 ft.) (to the greenbelt buffer, which would be the rear lot line)
Minimum Interior Side Yard Setback	4.5 m (14.8 ft.), stepping back to 9 m (29.5 ft.) because of the height	8 m (26.2 ft.)
Minimum Exterior Side Yard Setback	7.5 m (24.6 ft.), stepping back to 10.5 m (34.4 ft.) because of the height	4.5 m (14.8 ft.), along Eglinton Avenue West, 3.5 m (11.5 ft.) along the north side of Thorny-Brae Place, 7.5 m (24.6 ft.) to any other lot line abutting Thorny-Brae Place
Minimum Setback to a Greenbelt Buffer	The greater of 5 m (16.4 ft.) or the required yard/setback	6.0 m (19.7 ft.)
Minimum Setback to all other lot lines	n/a	8.0 m (26.2 ft.)
Minimum Setback from a parking structure above or partially above finished grade to any lot line	7.5 m (24.6 ft.)	0.0 m
Minimum Setback from a parking structure completely below finished grade, inclusive of external access stairwells to any lot line	3.0 m (9.8 ft.)	0.0 m
Minimum Floor Space Index	1.9	- that it not apply
Maximum Floor Space Index	2.9	- that it not apply
Maximum Gross Floor Area	n/a	8 770 m <sup>2</sup> (94,403 sq. ft.) for each of the two 8 storey buildings, and 6 910 m <sup>2</sup> (74,381 sq. ft.) for the 4 storey building
Maximum Height	25 storeys	The height of each building would be limited: 8, 8 and 4 storeys
Minimum Landscaped Area	40%	26.5%

