



Corporate Report

Clerk's Files

Originator's
Files OZ 09/007 W9
T-M09003 W9

PDC JUN 14 2010

DATE: May 25, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 14, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 14 detached dwellings and 12 semi-detached
dwellings
6627 Tenth Line West
Northeast corner of Aquitaine Avenue and Tenth Line West
Owner: Union Gas Limited
Applicant: Dillon Consulting Ltd.
Bill 51

Public Meeting

Ward 9

RECOMMENDATION: That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Utility" to "Residential - Low Density II" and to change the Zoning from "U" (Utility) to "R4-Exception" (Detached Dwellings - Typical Lots) and "RM2" (Semi-Detached Dwellings) to permit 14 detached dwellings and 12 semi-detached dwellings under file OZ 09/007 W9, Union Gas Limited, 6627 Tenth Line West, northeast corner of Aquitaine Avenue and Tenth Line West, 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:

The applicant is proposing to decommission the existing natural gas compressor station on the lands and develop the property for traditional detached and semi-detached dwellings. The northerly portion of the site in which the existing natural gas pipeline is located is to be retained by the owner and does not comprise part of these applications. Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Application received: May 22, 2009 Deemed complete: June 29, 2009
Number of units:	14 detached dwellings 12 semi-detached dwellings 26 total dwellings
Height:	Maximum building height of 2 storeys/10.7 m (35 ft.)
Net Density:	22 units/ha 9 units/acre
Anticipated Population:	88 * Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	52 spaces (2.0 spaces per dwelling unit)
Parking Provided:	52 spaces (2.0 spaces per dwelling unit)
Supporting Documents:	- Planning Justification Report - Functional Servicing Report - Noise Control Feasibility Study - Traffic Impact Assessment - Phase I Environmental Site Assessment - Tree Assessment Report

Site Characteristics	
Frontage:	Tenth Line West - 91.47 m (300.1 ft.) Aquitaine Avenue - 167.58 m (549.8 ft.)
Net Lot Area:	1.18 ha (2.92 ac.)
Existing Use:	The subject lands are currently being used for a natural gas compressor station, which is anticipated to operate for the next couple of years.

Additional information is provided in Appendices I-1 to I-8.

Neighbourhood Context

The subject property is located at the northeast corner of Tenth Line West and Aquitaine Drive, in an established residential community. Within the surrounding area can be found the following uses: detached dwellings, parkland, two elementary schools, and a convenience plaza. The surrounding land uses are described as follows:

- North: Plumtree Park, Plum Tree Park Public Elementary School, detached dwellings fronting Plum Tree Crescent
- East: Municipal trail connection, detached dwellings fronting onto Olympus Mews
- South: St. John of the Cross Separate Elementary School, Eden Woods Community Park, Millgrove Trail, and detached dwellings fronting onto Bracknell Crescent
- West: Trelawny Plaza, detached dwellings fronting onto Trelawny Circle, Avonlea Grove Community Park

Current Mississauga Plan Designation and Policies for Meadowvale (May 5, 2003)

"Utility" which permits pumping stations, water and sewage treatment plants, electric transformer and distributing stations, electric transmission lines and cabled services. The applications are not in conformity with the land use designation.

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

Urban Design Policies

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.

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 are adequate infrastructure and community services to support the proposed development.

Proposed Official Plan Designation and Policies

"Residential - Low Density II" which permits detached, semi-detached and duplex dwellings within a density range of 18-37 units per net residential hectare (7-15 units per net residential acre).

Existing Zoning

"U" (Utility), which permits a utility building, water treatment facility, sewage treatment plant and electric transformer and distribution facility.

Proposed Zoning By-law Amendment

"R4-Exception" (Detached Dwellings - Typical Lots), to permit detached dwellings with a minimum combined side yards of 1.8 m (5.9 ft.) and minimum front yard interior lots of 4.5 m (14.8 ft.) (see below for requested exceptions). All other standards would comply with the R4 provisions of the Zoning By-law.

	Required "R4" Zoning By-law Standard	Proposed Standard
Minimum Front Yard Setback – Interior lot	6.0 m	4.5 m
Minimum Interior Side Yard Setback – Interior lot	1.2 m	1.2 m on one side of the lot and 0.61 m on the other side

"RM2" (Semi-Detached Dwellings), which permits semi-detached dwellings, in accordance with the provisions of the Zoning By-law.

COMMUNITY ISSUES

A community meeting was held by Ward 9 Councillor, Pat Saito on November 19, 2009. The following is a summary of issues raised by the Community:

- The proposal will increase traffic levels in the community;
 - How and where will visitor parking be accommodated?
- Further concern was expressed about parking and

drop-off/pick-up arrangements for Plum Tree Park School to the north;

- Can the subject lands be purchased for parkland?
- Will development present any concerns from a safety perspective, given the current use of the lands?

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:

- Design and location of retaining works and associated grading, in particular along the parks lands and near the pedestrian bridge;
- Resolution of acoustical matters, including acoustical wall location and design, along the Aquitaine Avenue and Tenth Line West road frontages;
- The addition of a buffer block along the Tenth Line West road allowance, where required;
- Analysis of submitted traffic report;
- The identification of any sustainable green technology to be used in the proposed development.

Building Elevations

No building elevations have been supplied by the applicant for the proposal, as they are not available. The matter is not subject to site plan approval.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading and retaining works, which will require the applicant to enter into

the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: Once all agency and City department comments have been received and after the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Meadowvale District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Draft Plan of Subdivision
- 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

Union Gas Limited

File: OZ 09/007 W9, T-M09003

Site History

- 1959 - The lands were developed for a natural gas compressor station.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Meadowvale District which designated the subject lands as "Utility".
- 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 "U" (Utility).
- April 22, 2009 – Council passes the following recommendation:

GC – 0294-2009

1. That the Realty Services Section of the Corporate Services Department be Authorized to enter into negotiations with Union Gas Limited and Union Gas Company of Canada Limited (hereinafter "Union Gas") regarding the acquisition of 6627 Tenth Line West;
2. That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations with the Peel District School Board (hereinafter "PDSB") regarding the disposal of Plumtree Park (P-212).

To date, Union Gas has not expressed an interest in the City's request to potentially purchase these lands.



LEGEND:



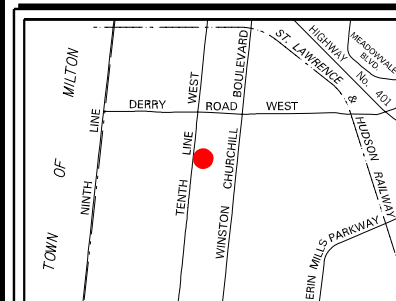
SUBJECT LANDS
6627 TENTH LINE WEST

DATER OF AERIAL PHOTO: APRIL 2009



SUBJECT:

UNION GAS LIMITED



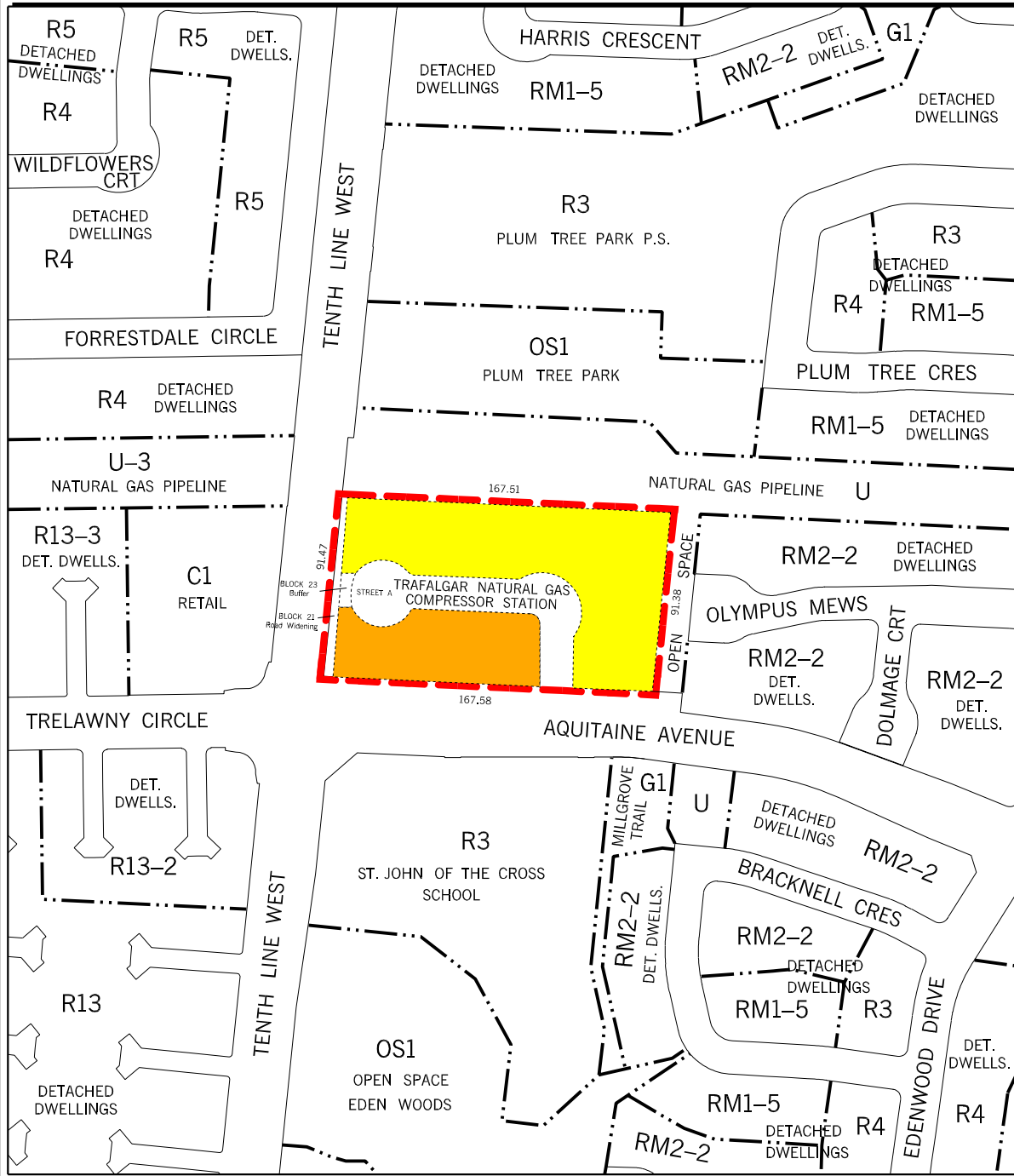
FILE NO:
OZ 09007 W9
T-M09003 W9

DWG. NO:
09007A


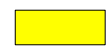

SCALE:
1:3000

PDC DATE:
2010 06 14
DRAWN BY:
W. FINLAY

APPENDIX I-2



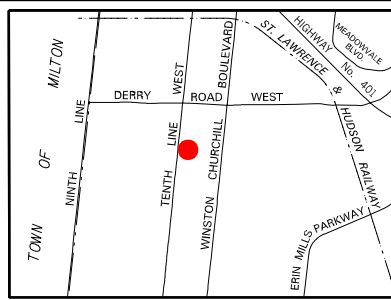
LEGEND:

-  **PROPOSED OFFICIAL PLAN AMENDMENT FROM "UTILITY" TO "RESIDENTIAL-LOW DENSITY II"**
-  **PROPOSED REZONING FROM "U" (UTILITY) TO "R4-EXCEPTION" (DETACHED DWELLINGS-TYPICAL LOTS) TO PERMIT 14 DETACHED DWELLINGS.**
-  **PROPOSED REZONING FROM "U" (UTILITY) TO "RM2" (SEMI-DETACHED DWELLINGS) TO PERMIT 12 SEMI-DETACHED DWELLINGS.**

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

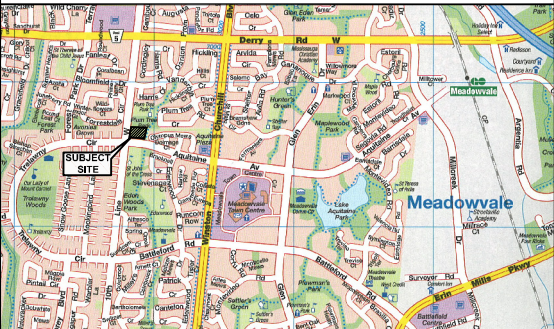


SUBJECT: **UNION GAS LIMITED**



FILE NO: OZ 09007 W9 T-M09003 W9	
DWG. NO: 09007R	
SCALE: 1:3000	
PDC DATE: 2010 06 14	
DRAWN BY: W. FINLAY	

UNION GAS REDEVELOPMENT



KEY PLAN
SCALE APPR 1 : 30,000

LAND USE STATISTICS

GENERAL STATISTICS	UNITS	AREA
Single Family (Lots 1 to 14)	14	0.83 ha.
Semi-Detached (Lots 15 to 20)	12	0.35 ha.
SUBDIVISION ROADS & RESERVES (Blocks 21, 22)		0.35 ha.
TOTAL	26	1.53 ha.

R.O.W. STATISTICS	LINEAR METRES
17.0m R.O.W.	145.5m
TOTAL	145.5m

LEGEND:

- Existing Trees to Remain (general locations only)
- Existing Trees to be removed (general locations only)
- Proposed building Envelope
- Bus Stop
- Proposed Sound Barrier Fence
- Proposed Modified Earthen Berm Sound Barrier
- Proposed Retaining Wall
- Proposed on Street Parking Space

DIGITAL INFORMATION

No.	DATE	REVISIONS	INITIAL	SIGNED
2	FEB 2010	2ND SUBMISSION	ANW	
1	NOV 2009	1ST SUBMISSION	ANW	

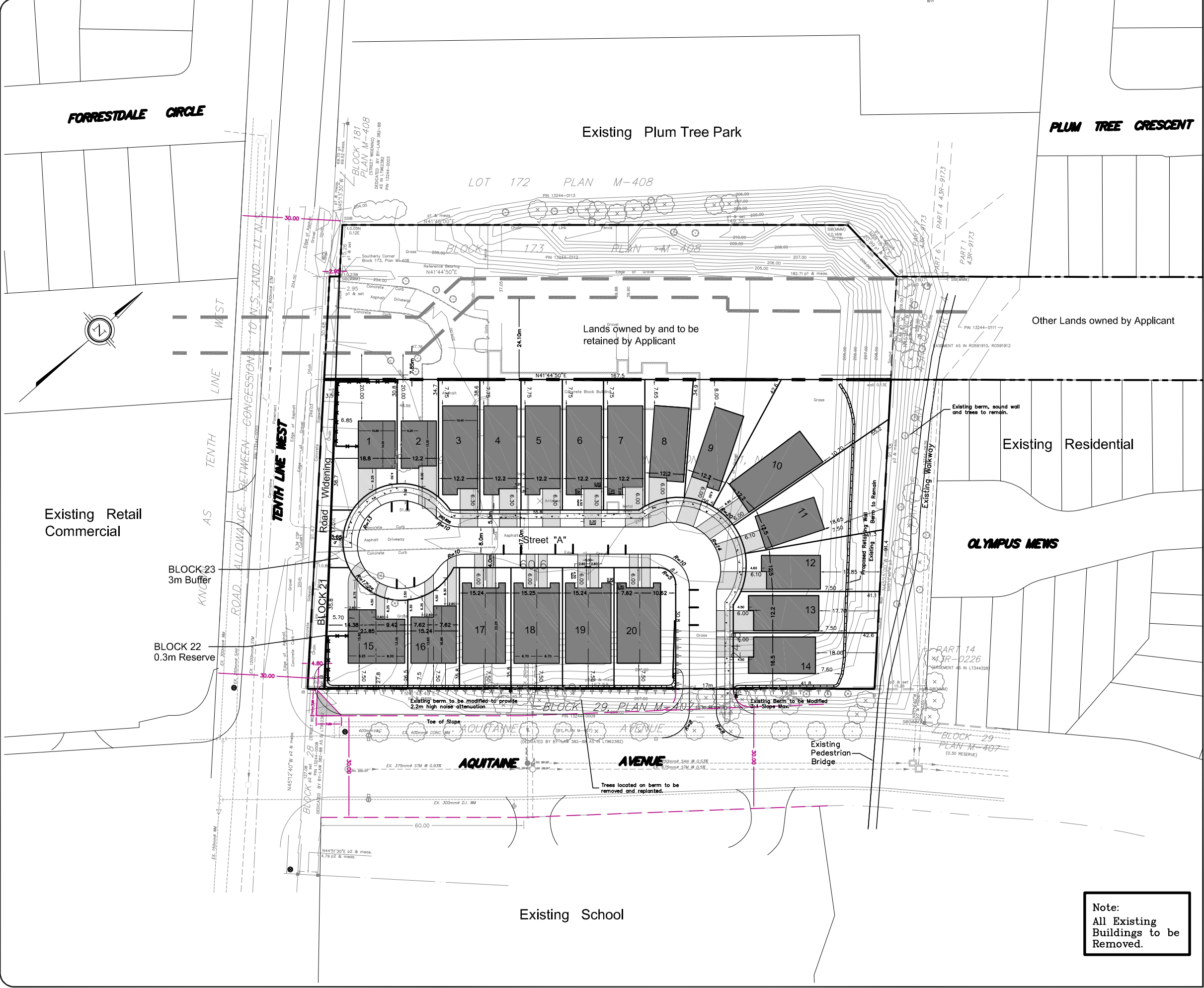
CONCEPT PLAN
PART OF LOT 9,
CONCESSION 11
TOWNSHIP OF TRAFALGAR
AND BLOCK 173, PLAN M-408
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

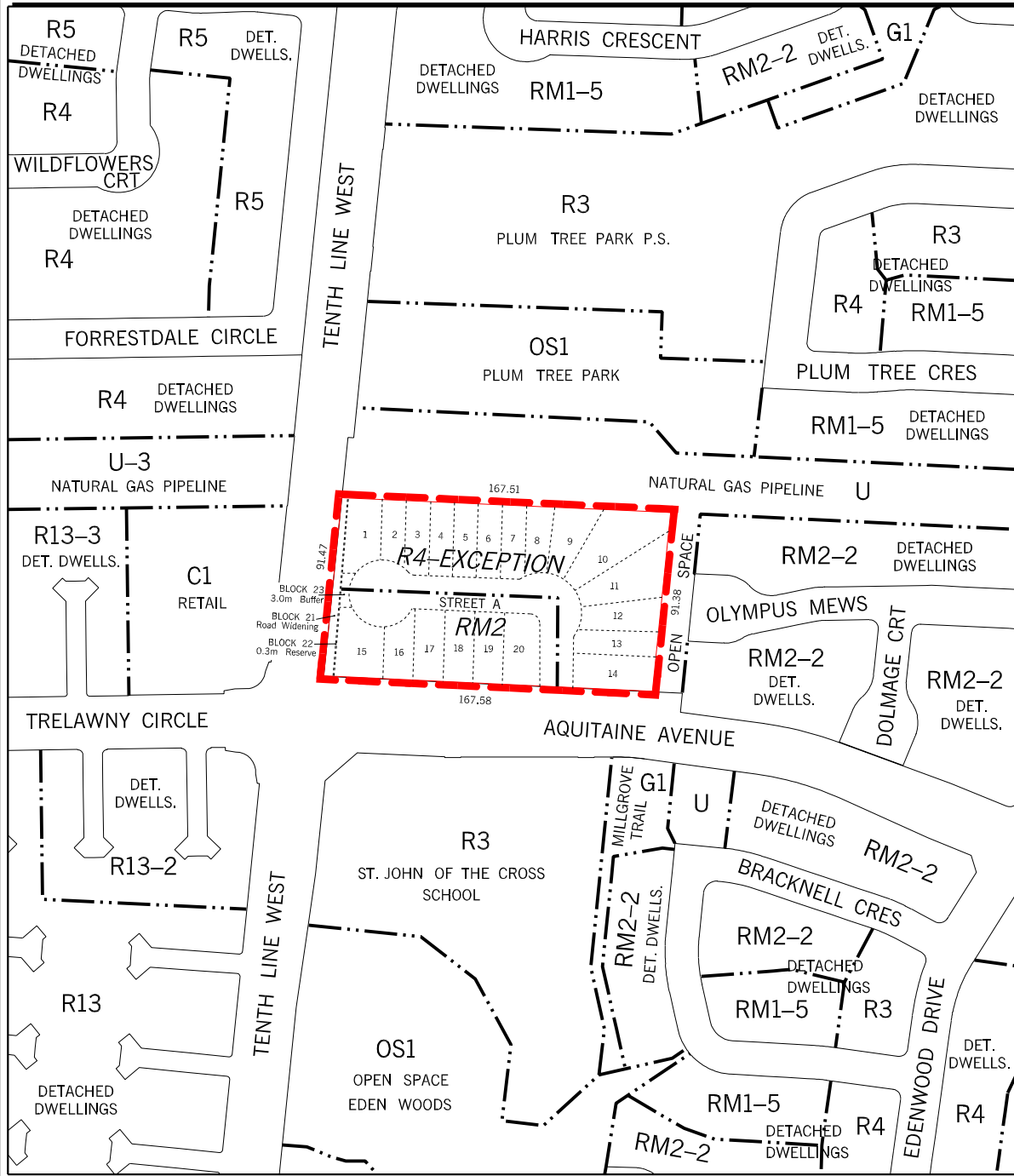


Scale:	1:500
Designed By:	S.H.Z.
Drawn By:	S.H.Z.
Checked By:	A.N.W.
Date:	Nov 11, 2009
Project No:	077252
File Name:	G:\CAD\077252




Note:
All Existing
Buildings to be
Removed.






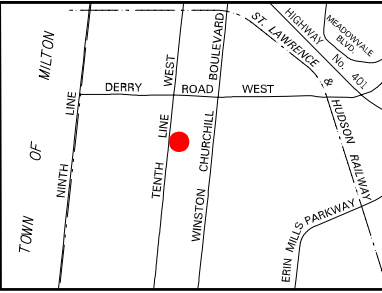
LEGEND:

 **DRAFT PLAN OF SUBDIVISION**
T-M09003 W9.

NOTE: PROPOSED ZONING IS DELINEATED AND SHOWN IN ITALICS WITHIN THE APPLICATION AREA.



SUBJECT: UNION GAS LIMITED

	FILE NO: OZ 09007 W9 T-M09003 W9
	DWG. NO: 09007S
	SCALE: 1:3000
	PDC DATE: 2010 06 14
	DRAWN BY: W. FINLAY

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-6

Union Gas Limited**Files: OZ 09/007 W9
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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (February 22, 2010)	<p>Municipal sanitary sewer facilities consist of a 250 mm diameter sanitary sewer on Tenth Line West and 250 mm diameter AC sanitary sewer on Aquitaine Avenue. The existing 250 mm diameter sanitary stub located on Aquitaine Avenue is to be properly abandoned by the developer. External easements and construction will be required.</p> <p>The lands are located in Water Pressure Zone 5. Municipal water facilities consist of a 300 mm diameter PVC water main on Tenth Line West, 300 mm DI water main and a 400 mm concrete water main located on Aquitaine Avenue. The existing 150 mm diameter water main stub located on Aquitaine Avenue is to be properly abandoned by the developer.</p> <p>Regional staff has received and reviewed the Functional Servicing Report dated May, 2009, prepared for Union Gas Limited, submitted by Dillon Consulting Limited and find the report to be satisfactory.</p> <p>Regional roads are not adversely affected by the proposed development.</p> <p>According to our current Region of Peel records, there is no indication of the existence of a municipal waste disposal site or hazardous wastes in the vicinity of the subject lands. Curb side collection will be provided by the Region of Peel.</p>

Union Gas Limited

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Agency / Comment Date	Comment
	<p>Full residential development charges apply. The applicant acknowledges that the lands are subject to the current Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.</p> <p>There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, water main or road improvements in the Five Year Capital Budget and Forecast.</p> <p>The developer will be required to enter into a Development and/or Servicing Agreement with the local Municipality and the Region of Peel for the construction of municipal sewer, water and Regional roads associated with the lands. These services will be in accordance with the latest Region standards and requirements. Certain clauses, as listed in the detailed comments, are required for inclusion in the Development and/or Servicing Agreement.</p> <p>Prior to final acceptance, the applicant's engineer is required to submit to the Region of Peel, Environmental, Transportation and Planning Services Department, all Engineering Drawings in Micro-Station Format as set out in the latest version of the Region of Peel's Development Procedures Manual.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 25, 2010 and February 22, 2010)	In comments dated February 25, 2010 and February 22, 2010, respectively, 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

Union Gas Limited

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Agency / Comment Date	Comment
	<p>application. In addition, if approved, the 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 and any agreement of purchase and sale.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (May 7, 2010)</p>	<p>This Department notes the subject site is adjacent to city parkland on the north and east side. Plumtree Park (P-212), which is located to the north, has been declared surplus to municipal needs for the purpose of sale to the Peel District School Board, subject to continued access to the playground outside of school hours being provided (GC-0453-2009). As such, should this application be approved, future residents would be serviced by the adjacent playground and Eden Woods (P-207), which is located approximately 200 m (656 ft) from the site.</p> <p>Millgrove Trail is located to the east of the subject site and includes a pedestrian bridge crossing over Aquitaine Avenue, connecting parkland to the south. The structural support for this bridge is located within existing eastern berm, which straddles City and Union Gas lands. As the current proposal includes this berm within the rear yards, the Community Services Department requires the dedication of land, necessary to ensure the long term structural integrity of the bridge and the supporting berm is maintained. As such, the dedication of land which supports the bridge and park pathway will be required as a condition of registration. The area of land to be dedicated will be determined through satisfactory studies and/or information.</p> <p>Satisfactory arrangements for hoarding, fencing, and clean-up securities will be required. Further, this Department notes that prior to the issuance of building permits, payment of cash-in-lieu of parkland dedication is required pursuant to Section 42</p>

Union Gas Limited

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Agency / Comment Date	Comment
	of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.
City Community Services Department – Fire and Emergency Services Division (February 22, 2010)	Fire 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.
City Transportation and Works Department (May 12, 2010)	<p>This Department is in receipt of a Traffic Impact Study by Dillon Consulting which is currently under review. Detailed comments will be provided with the Supplementary Report.</p> <p>Based on the updated Noise Feasibility Study and the revised Site Grading and Servicing Plans submitted in response to our preliminary comments, it is evident that it is the applicant's intention to mitigate the road traffic noise by utilizing and reshaping the existing earth berms previously created to mitigate the stationary noise impacts from the existing Union Gas facility. The berms are proposed to be maintained where possible along the southerly and easterly property limits utilizing much of the existing earth berm material. Acoustic fencing will be required at the intersections and across the Tenth Line flankage of the most westerly rear yards.</p> <p>Prior to the Supplementary Meeting, the applicant's consultant shall revise the Grading Plan, Servicing Plan and the Functional Servicing Report to address this Department's updated comments and concerns with respect to grading, overland flow drainage and the external drainage from the lands to the north, to be retained by Union Gas.</p> <p>The applicant has also been requested to submit a Phase II Environmental Site Assessment, Record of Site Condition (RSC) and a Decommissioning Plan for the site. The Phase 1 ESA report by Dillon Consulting Ltd., must include a clause or be accompanied by a letter signed and sealed by the consulting</p>

Union Gas Limited

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Agency / Comment Date	Comment
	<p>firm which allows the City to rely on the findings and conclusions of the report.</p> <p>Comments on the above will be finalized prior to preparation of the Supplementary Report upon receipt and review of the additional information requested.</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 -Canada Post -Development Services, Planning and Building Department -Enbridge Gas Distribution Inc. -Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> -Credit Valley Hospital -French District Catholic School Boards -Peel Regional Police -Realty Services, Corporate Services Department -Region of Halton -Rogers Cable -Town of Milton -TransCanada Pipelines Ltd. -Trillium Health Centre

Union Gas Limited

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T-M09003 W9**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 5 3 Grade 6 to Grade 8 3 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Plum Tree Park Public School <ul style="list-style-type: none"> Enrolment: 716 Capacity: 917 Portables: 0 Edenwood Middle School <ul style="list-style-type: none"> Enrolment: 494 Capacity: 688 Portables: 0 Meadowvale Secondary School <ul style="list-style-type: none"> Enrolment: 1,552 Capacity: 1,497 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 4 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. John of the Cross <ul style="list-style-type: none"> Enrolment: 307 Capacity: 163 Portables: 0 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1,855 Capacity: 1,320 Portables: 16

GENERAL CONTEXT MAP

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APPENDIX I-9

