



Corporate Report

Clerk's Files

Originator's

Files OZ 03/038 W1
T-M06006 W1

PDC SEP 20 2011

DATE: August 30, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 20, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 118 townhouse units and 15 live/work units on a
common element condominium private road
565 Lakeshore Road East
North side of Lakeshore Road East, west of Cawthra Road
Owner: 2025214 Ontario Limited
Applicant: Glen Schnarr and Associates Inc.
Bill 20

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated August 30, 2011, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Business Employment" to "Residential - Medium Density I", "Mainstreet Commercial" and "Greenbelt" and to change the Zoning from "E2" (Employment) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "C4-Exception" (Mainstreet Commercial), "B" (Buffer) and "G1" (Greenbelt - Natural Hazards) to permit 118 townhouse units and 15 live/work units on a common element condominium private road, under files OZ 03/038 W1 and T-M06006 W1, 2025214 Ontario Limited, 565 Lakeshore Road East, north side of Lakeshore Road East, west of Cawthra Road, be received for information.

BACKGROUND:

Applications for Official Plan Amendment and Rezoning were submitted in November of 2003, proposing 131 townhouse units and 15 live/work townhouse units with a standard condominium tenure. A statutory public meeting was held March 21, 2005, in fulfillment of *Planning Act* requirements for these applications. The proposed development was subsequently modified to propose 118 townhouse and 15 live/work townhouse dwellings with a common element condominium tenure.

The change in proposed tenure necessitated the submission of an application for draft plan of subdivision, for which the statutory public meeting requirements have not yet been fulfilled. 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, to seek comments from the community and fulfill the statutory public meeting requirements for the application for draft plan of subdivision.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	OZ 03/038 W1: November 24, 2003 Revised: November 5, 2004 T-M06006 W1: November 17, 2006 Revised: July 6, 2009; March 17, 2010 February 9, 2011 July 27, 2011
Height:	3 and 4 storeys
Lot Coverage:	19%
Landscaped Area:	40%
Net Density:	38 units/ha (Only lands designated

Development Proposal	
	Residential Medium Density I) (15 3 units/acre)
Gross Floor Area:	23 844.31 m ² (256,658.02 sq. ft.)
Number of units:	118 townhouse units 15 live/work units 133 total units
Anticipated Population:	399* *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:	Resident : 266 spaces Visitor: 33 spaces Non-residential: 40 spaces (@ 4 spaces/100 m ²) Total: 339 spaces
Parking Provided:	Resident: 266 spaces Visitor: 33 spaces Non-residential: 37 spaces Total: 336 spaces
Supporting Documents:	-Planning Justification Report -Phase 1 and Phase 2 Environmental Site Assessments -Environmental Noise Assessment -Railway Vibration Analysis -Traffic Impact Study -Functional Servicing -Acoustical Feasibility -Geotechnical Investigation and Archaeological -Updated Environmental Site Assessment -Updated Traffic Impact Study

Site Characteristics	
Frontage:	109.24 m (358.4 ft.)
Depth:	346.85 m (1,138 ft.)
Gross Lot Area:	5.19 ha (12.8 ac.)
Net Lot Area:	3.04 ha (7.51 ac.)
Existing Use:	Vacant; previously used for industrial purposes

Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

The subject property is located in the Lakeview District which is predominantly a stable established residential area. The frontage portions of the lands lie within a linear commercial area along Lakeshore Road East, whereas the rear portion of the lands lie within a residential area comprised of high rise apartments to the east and semi-detached dwellings north of the CN railway line. The site is generally flat tableland sloping from northeast to southwest. The westerly extent of the lands form the edge of Cooksville Creek valley. The front portion of the site is heavily disturbed by construction and staging activities associated with the Lakeshore Road East culvert reconstruction and Region of Peel waste water infrastructure works. Sporadic vegetation of varying condition and maturity exists predominately south of the rail line and east of the creek valley. The lands are presently vacant. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached and semi-detached dwellings beyond the CNR Mainline
- East: A retail commercial plaza and high rise apartment buildings
- South: Commercial establishments beyond Lakeshore Road East
- West: Multiple tenant industrial building beyond Cooksville Creek

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

"Business Employment" which permits an integrated mix of business activities that operate mainly within enclosed buildings. Business Employment activities along City boundaries, major roads, and adjacent to park, greenbelt or residential lands; will, through design, siting and landscaping, present a higher standard of building, landscape and streetscape design. Outdoor storage areas will be located to limit their visibility from City boundaries, major roads, and park, greenbelt and residential lands.

The subject lands are part of Special Site 21 in the Lakeview District Policies of Mississauga Plan. These policies indicate that ingress/egress for all new development will be such that emergency and pedestrian movement is not prevented during times of flooding.

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 Lakeview District Policies indicate that the scale and character of all building and landscape designs will take into consideration the guidelines established in the Lakeshore Road Design Concept.

The general intent and purpose of the Lakeshore Road Design Concept is to reduce the automobile oriented character of the street and to develop a built form which creates an attractive pedestrian environment along the street.

Residential Policies

Section 3.2.3 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Innovative housing types and zoning standards will be encouraged.

Intensification Policies

Section 3.15.5 of Mississauga Plan indicates that residential intensification outside intensification areas will generally occur through infilling and may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

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 lands are 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.

Conversion of Employment Lands

The Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the *Planning Act* encourage the retention of employment lands and require a comprehensive municipal review where employment lands are proposed to be converted to non-employment uses. Further, the *Planning Act* identifies the adequate provision of employment opportunities as a matter of Provincial interest.

In June 2008, an Employment Land Review Study was undertaken by Hemson Consulting Ltd. as part of the Mississauga Plan Review to ensure conformity with the Provincial initiatives and fulfill the *Planning Act* requirements. This study identified these lands as being part of an area of "Managed Change Outside Existing Employment Areas" and are defined as scattered vacant sites outside of designated Employment Districts. They include vacant sites that are "remnant" or otherwise may be constrained and unlikely to develop as employment land, and that may be suitable for other uses.

New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Business Employment" and are part of Special Site 19 in the Lakeview Local Area Plan. These policies are consistent with those contained in Special Site 21 of the current Lakeview District Policies of Mississauga Plan. The proposed "Residential - Medium Density I", "Mixed Use" and "Greenbelt" designations do not conform with the land use designation contained in the new Mississauga Official Plan and associated policies. A district policy review for the Lakeview District is currently under way. Policy recommendations resulting from the review will be incorporated into the new Lakeview Local Area Plan which will form part of the new Mississauga Official Plan.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

Proposed Official Plan Designation and Policies

"Residential - Medium Density I" which permits detached, semi-detached, duplex, townhouse dwellings and all forms of multiple dwellings within a net density range of 30 – 57 units per net residential hectare (12 to 23 units per net residential acre).

"Mainstreet Commercial" which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses will also be permitted. Compatible development is encouraged which recognizes the scale and enhances the character of Mainstreet Commercial areas.

"Greenbelt" which would identify lands reserved principally for floor and erosion management and conservation purposes; other uses which complement the principle conservation functions will be considered on their merit.

Existing Zoning

"E2" (Employment), which permits a range of industrial and manufacturing operations including accessory retail and office uses.

Proposed Zoning By-law Amendment

"RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), to permit 118 townhouse dwellings. Exception provisions to accommodate specific development standards are outlined in Appendix I-10.

"C4-Exception" (Mainstreet Commercial) to permit 15 live/work townhouse dwelling units. Exception provisions to accommodate specific development standards are outlined in Appendix I-10.

"G1" (Greenbelt - Natural Hazards) to permit flood control, stormwater management, erosion management and natural heritage features and natural areas conservation.

"B" (Buffer) to permit a noise, vibration and crash attenuation berm adjacent to the CN Rail line.

COMMUNITY ISSUES

A community meeting was held by the former Ward 1 Councillor on June 22, 2004. The meeting dealt with a previous version of the proposed development which was based upon a standard condominium tenure and predated the submission of the application for draft plan of subdivision. No concerns were identified during the community meeting.

An additional community meeting has been scheduled for September 7, 2011. A summary of any issues raised at this meeting will be outlined, as necessary, in an Addendum Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- the identification of any sustainable green technology to be used in the proposed development;
- satisfactory arrangements to accommodate water system upgrades to service the proposed development;
- technical matters outlined within individual departmental and agency comments attached in Appendix I-8.

In addition to the above noted issues, the proposed "C4 – Exception" (Mainstreet Commercial) zoning proposes a range and breadth of permitted uses which generate parking at a rate in excess of the 4.0 spaces per 100 m² GFA used to calculate and provide non-residential parking spaces on-site. The applications shall be modified to either accommodate parking for the full breadth of uses identified within the proposed "C4-Exception" zoning or scope the list of non-residential uses to conform with the quantity of parking proposed on site.

The Region Peel advises that presently there is not sufficient sanitary sewer capacity in this catchment area to service the proposed development. The Region has requested that the proposed zoning by-law amendment be modified to include an "H" Holding Provision on lands to be zoned "RM6-Exception" and "C4-Exception".

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to site servicing, warning clauses, restoration of Natural Hazard lands and vehicular access, 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: Most 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 Lakeview District Land Use Map
Appendix I-4: Excerpt of Existing Land Use Map
Appendix I-5: Draft Plan of Subdivision
Appendix I-6: Concept Plan
Appendix I-7: Elevations
Appendix I-8: Agency Comments
Appendix I-9: School Accommodation
Appendix I-10: Proposed Zoning Standards
Appendix I-11: General Context Map

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner

Site History

- January 8, 1999 – Region of Peel approved the Lakeview District Policies of City Plan, which designated the subject lands "Business Employment".
- May 5, 2003 – Region of Peel approved the Lakeview District Policies of Mississauga Plan, which designated the subject lands "Business Employment".
- October 23, 2003 – Official Plan Amendment and Rezoning applications submitted to the Department to permit 131 townhouse and 15 live/work townhouse dwelling units.
- May 26, 2004 – Official Plan Amendment (OPA) #2 was approved by Council implementing the findings and recommendations of the April 2003 Special Policy Area Study for the Cooksville Creek Floodplain, prepared by Philips Engineering. OPA #2 resulted in the creation of Special Site 21 in the Lakeview District Policies of Mississauga Plan.
- June 22, 2004 – OPA #2 was appealed to the Ontario Municipal Board.
- December 10, 2004 – Site plan application submitted by the applicant for the proposed development under file SP 04/444 W1.
- March 4, 2005 – Ontario Municipal Board (OMB) hearing date rescheduled regarding the outstanding appeal of OPA #2.
- March 10, 2005 – OPA #2 (Special Site 21) approved by the OMB as modified.
- November 17, 2006 – Draft plan of subdivision submitted to the Planning and Building Department to permit 118 townhouse and 15 live/work townhouse dwelling units on a common element condominium private road.
- 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 "E2" (Employment).
- Summer 2009 – Floodline mapping revised by CVC to reflect the reconstruction and upsizing of the Cooksville Creek culverts at Lakeshore Road East. Based upon revised mapping, the proposed development can achieve flood free access at the proposed signalized intersection.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2011



SUBJECT:

2025214 ONTARIO LIMITED



FILE NO:
OZ 03038 W1
T-M06006 W1

DWG. NO:
03038A

SCALE:
1:4000

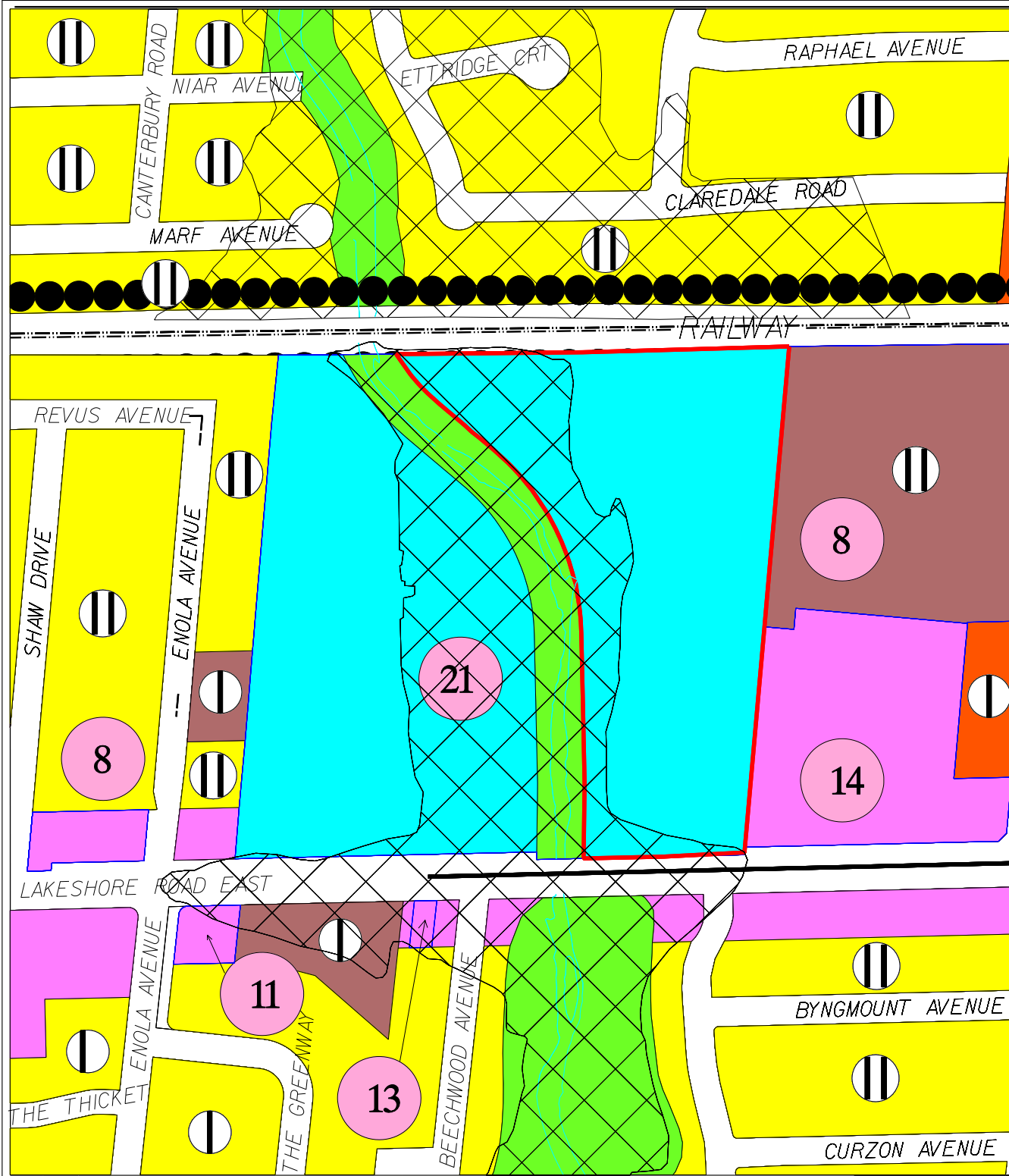
PDC DATE:
2011/09/20

DRAWN BY:
A.SHAH

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF LAKEVIEW DISTRICT LAND USE MAP LAKEVIEW 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 Retail Commercial
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

LAND USE LEGEND

- Regulatory Floodplain
- Golf Course
- Proposed Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)

TRANSPORTATION LEGEND

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



SUBJECT LANDS



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**FILE NO:
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03038L**

**SCALE:
1:4000**

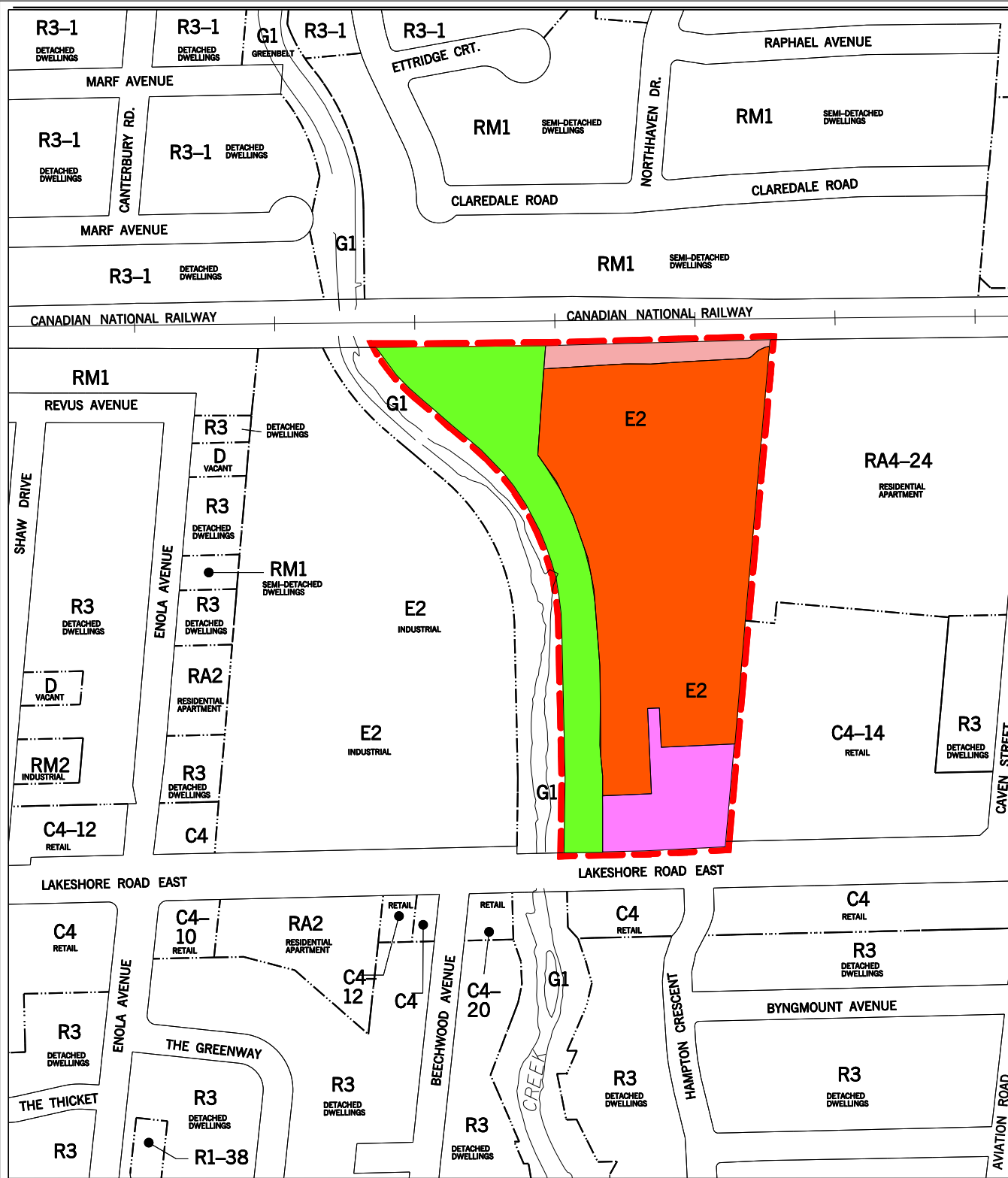
**PDC DATE:
2011/09/20**

**DRAWN BY:
A.SHAH**

APPENDIX 1-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:



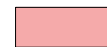
SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "RESIDENTIAL MEDIUM DENSITY I" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC PRIVATE ROAD) TO PERMIT 118 TOWNHOUSE UNITS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "MAINSTREET COMMERCIAL" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "C4-EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT 15 LIVE/WORK UNITS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "RESIDENTIAL MEDIUM DENSITY I" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "B" (BUFFER) TO PERMIT A BERM.

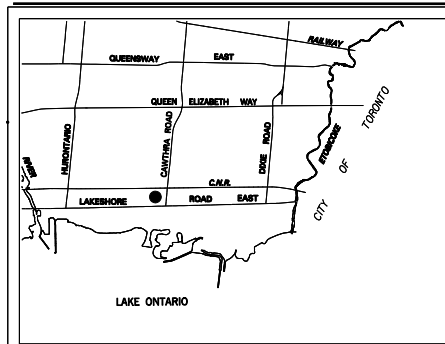


PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "GREENBELT" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "G1" (GREENBELT) TO PROTECT A NATURAL HERITAGE FEATURE.

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



SUBJECT: 2025214 ONTARIO LIMITED



FILE NO:
OZ 03038 W1
T-M06006 W1

DWG. NO:
03038A

SCALE:
1:4000

PDC DATE:
20110920

DRAWN BY:
A.SHAH

APPENDIX I-4

DRAFT PLAN OF SUBDIVISION

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 11 AND 12
CONCESSION 2
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

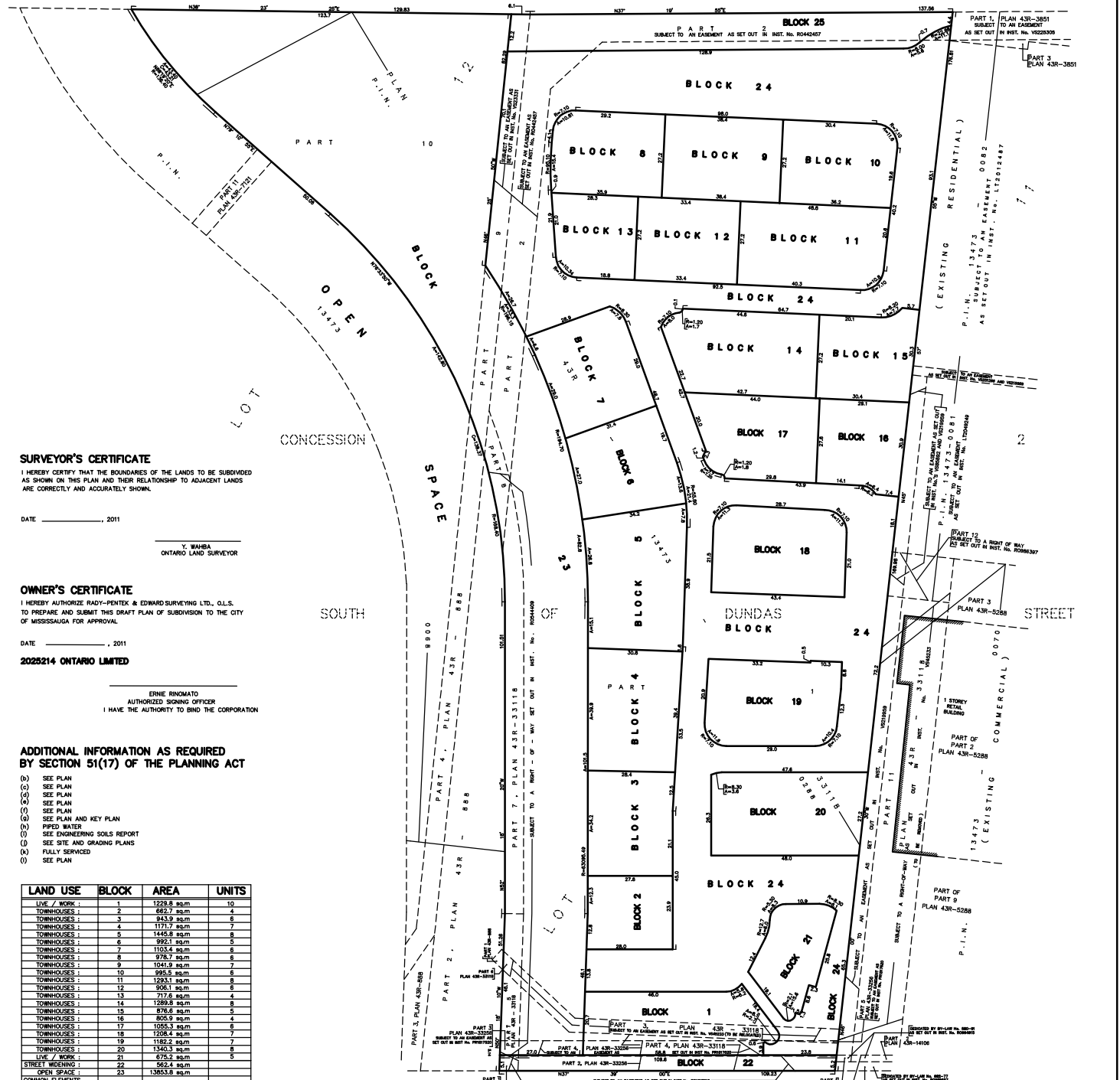
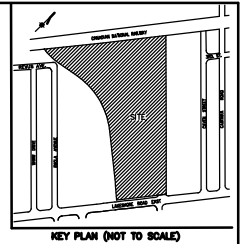
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RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CANADIAN NATIONAL RAILWAY

P.I.N. 13472 - 0386



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS
ARE CORRECTLY AND ACCURATELY SHOWN.

DATE _____, 2011

C. WABBA
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S.
TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY
OF MISSISSAUGA FOR APPROVAL.

DATE _____, 2011

2025214 ONTARIO LIMITED

ERNE RINOMATO
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ADDITIONAL INFORMATION AS REQUIRED
BY SECTION 51(17) OF THE PLANNING ACT

- (b) SEE PLAN
- (c) SEE PLAN
- (d) SEE PLAN
- (e) SEE PLAN
- (f) SEE PLAN
- (g) SEE PLAN AND KEY PLAN
- (h) PIPED WATER
- (i) SEE ENGINEERING SOILS REPORT
- (j) SEE SITE AND GRADING PLANS
- (k) FULLY SERVICED
- (l) SEE PLAN

LAND USE	BLOCK	AREA	UNITS
LIVE / WORK	1	1229.8 sq.m	10
TOWNHOUSES	2	692.7 sq.m	4
TOWNHOUSES	3	843.9 sq.m	6
TOWNHOUSES	4	1171.7 sq.m	7
TOWNHOUSES	5	1445.8 sq.m	8
TOWNHOUSES	6	992.1 sq.m	5
TOWNHOUSES	7	1033.4 sq.m	6
TOWNHOUSES	8	878.7 sq.m	6
TOWNHOUSES	9	1041.9 sq.m	7
TOWNHOUSES	10	985.8 sq.m	6
TOWNHOUSES	11	1293.1 sq.m	8
TOWNHOUSES	12	906.1 sq.m	6
TOWNHOUSES	13	717.6 sq.m	4
TOWNHOUSES	14	1289.8 sq.m	8
TOWNHOUSES	15	876.6 sq.m	5
TOWNHOUSES	16	805.9 sq.m	4
TOWNHOUSES	17	1055.3 sq.m	6
TOWNHOUSES	18	1208.4 sq.m	7
TOWNHOUSES	19	1182.2 sq.m	7
TOWNHOUSES	20	1340.3 sq.m	8
LIVE / WORK	21	675.0 sq.m	5
STREET WIDENING	22	562.4 sq.m	
OPEN SPACE	23	13653.8 sq.m	
COMMON ELEMENTS AREAS: (PRIVATE ROADS, VISITOR PARKING, PLAY AREA, WALKWAYS, LANDSCAPE AREA)	24	13872.4 sq.m	
BUFFER	25	1657.4 sq.m	
TOTAL:	25	5,186 (ha)	133

NOTES

ALL AREA MEASUREMENTS ARE COMPUTER GENERATED.

AS LAKESHORE ROAD EAST

(FORMERLY KING'S HIGHWAY No. 2)

(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, S.D.S.)

(TRANSFERRED BY ORDER-IN-COUNCIL CO-322/77, INST. No. V5137823)

P.I.N. 13473-0124

rad-y-pentex & edward surveying ltd.
643 Christie Road, Suite 1
Woodbridge, Ontario L4L 8A3
Tel (416) 935-5000 Fax (416) 935-5001
Tel (905) 864-0881 Fax (905) 864-2099
Website: www.rpe.ca
DRAWING: L.W./M.V./E.G. CHECKED: Y.W.
JOB No. 05-211 CAD FILE No. 05-211-SD-DRAFT PLAN-TREES-2011

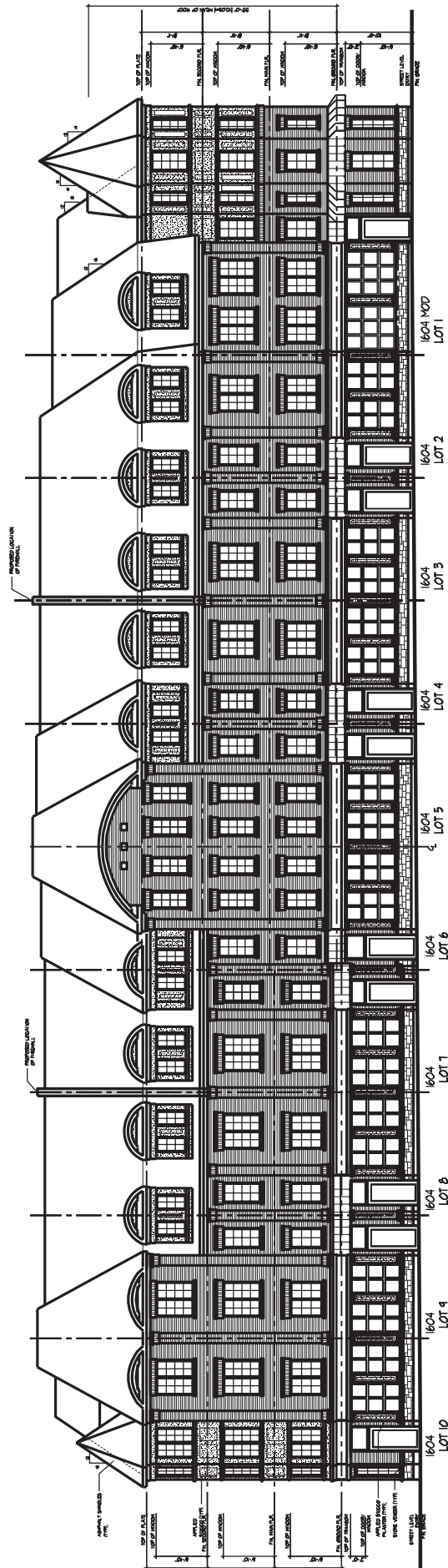


Hunt Design Associates Inc.

COUNTRY HOMES - 20633
LAKESHORE VILLAGE
MISSISSAUGA, ONTARIO

NOT TO SCALE
NAME: _____
SITE PLAN

PROPOSED ELEVATIONS



Architectural elevation drawing of a multi-story building facade. The drawing shows a symmetrical design with multiple windows, decorative brackets, and a central entrance area. Dimensions are provided along the top and right sides. Labels include "TOP OF PLATE", "TOP OF WINDOW", "FIN SECOND FLR", "TOP OF MIDSPAN", "FIN MAIN FLR", "FIN TOWER (TOR)", "FIN GROUND FLR", and "FIN GRADE". Lot numbers 106, 105, 104, 103, 102, and 101 are indicated on the right side.

2025214 Ontario Limited

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T-M06006 W1**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (June 15, 2011)	<p>There is no additional capacity within the Port Credit/Lakeview communities sanitary sewer system until a new Beachwood Pumping Station has been constructed. Therefore, the Region of Peel, Public Works Department, will not support the applicant's proposal for this development until such time as the required upgrades to Port Credit/Lakeview Sanitary Sewer System are completed. The use of an "H" Holding Provision could be utilized to permit the continued processing of these applications in advance of the completion of the Beechwood Pumping Station.</p> <p>Existing municipal sanitary sewer facilities consist of a 250 mm (10 in.) sewer on Lakeshore Road East and on an easement within the proposed development.</p> <p>The lands are located in Water Pressure Zone 1. Existing municipal water facilities consist of both a 300 mm (12 in.) and a 600 mm (24 in.) diameter watermain on Lakeshore Road East. The water distribution system must be looped in order to provide system security.</p> <p>The proponent must submit a revised Functional Servicing Report to the Region for approval showing proposed water servicing plans for the development.</p> <p>The developer will be required to enter into a Development and/or Servicing Agreement with the City and Region for the construction of municipal sewer and water associated with the lands. These services will be in accordance with the latest Region standards and requirements.</p> <p>Provision shall be made in the Development and / or Servicing Agreement to accommodate or provide the following:</p> <ul style="list-style-type: none"> • payment of the Region's costs for updating its electronic "as constructed" information for the infrastructure installed by the Developer;

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> • maintaining adequate chlorine residuals in the watermains within the subdivision, from the time the watermains are connected to the municipal system until such time as the Region issues final acceptance; • submission of a revised Functional Servicing Report showing the proposed water servicing and sanitary sewer plans for the development; • Restriction on transfer or charge shall be registered on title prohibiting any transfer or charge of lots and blocks without the consent of the Region until all Regional external works to service this development have been completed to the Region's satisfaction; • Prior to the Region granting clearance of the draft plan conditions of this subdivision, the following must be forwarded to the Region's Legal Services Division: a) a copy of the final M-plan; b) a copy of the final 43R-plans; and c) easement and conveyance documents required per the Development and /or Servicing Agreement; • Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. <p>The applicant/owner shall grant/obtain (at no cost to the Region) all necessary easements for Regional infrastructures, as may be required by the Region to service the proposed development and/or external lands.</p> <p>Regional staff have reviewed the Environmental Site Assessment Reports and offer the following comments:</p> <ul style="list-style-type: none"> • The Beaverbook Homes (Lakeshore Village) Project Inc., "Lakeshore Village" Environmental Analysis Report, prepared by Dillon Consulting Limited, dated October 2003, has been reviewed by Regional staff and find the report satisfactory, however, the report could have gone further toward characterizing and planning for natural regeneration along Cooksville Creek. Regional staff also notes that Photos 3 and 4 are missing from the report. • The Review of Phase II Environmental Site Assessment, by AMEC Earth & Environmental Ltd., dated May 21, 2003 has been reviewed. AMEC's lab analysis determined that the levels of arsenic exceeded Provincial criteria for

2025214 Ontario Limited

Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	<p>arsenic and acetone on site. AMEC also report that asbestos has been found in a stockpile in the southwest portion of the site. Confirmation of the AMEC findings and a clean up plan for asbestos, arsenic and acetone are needed.</p> <ul style="list-style-type: none"> • The Test Pitting Results, (Addendum to Phase II ESAR Report dated May 2003), prepared by AMEC Earth & Environmental Ltd. has been reviewed by Regional staff and are satisfied with the methodology and findings. No further investigation of acetone is warranted. • Addendum reports have been submitted to address the findings in the Review of Phase II Environmental Site Assessment, by AMEC Earth & Environmental Ltd, dated May 21, 2003. A report or an addendum to the original report is required to address the outstanding concern of arsenic on site.
Dufferin-Peel Catholic District School Board (August 4, 2011)	<p>The School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, the development applications shall include the following as a condition of approval:</p> <p>"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities has been made between the developer/applicant and the School Boards for this plan." If the applications are approved, the School Board has also requested that warning clauses with respect to temporary school accommodation and transportation arrangements be included within the Development and Servicing agreements.</p>
Peel District School Board (August 3, 2011)	<p>The 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</p>

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	applied for these development applications.
Credit Valley Conservation (May 2, 2011)	<p>The March 2010 Functional Servicing Report for the proposed townhouse development is satisfactory to CVC.</p> <p>Satisfactory hydraulic modeling and Floodplain Mapping based on an updated survey and the structural modifications to the culvert below Lakeshore Road East bridge has been provided.</p> <p>All hazard lands (Block 28) are to be designated "Greenbelt" in the Official Plan Amendment.</p> <p>The proposed retaining wall setback of 0.3 m (0.9 ft.) adjacent to the Greenbelt "G1" zone should be limited to Unit 11 only and not apply to any other locations within the "RM6-Exception" Zone. A notation on the site-specific schedule is to be included limiting the exception to Unit 11.</p> <p>The rear yards of Units 24 to 37 inclusive and Units 44 to 46 inclusive are located within 5 m (16.4 ft.) of the Cooksville Creek floodplain. Prior to registration of the subdivision, CVC requires an as-built survey prepared by an Ontario Land Surveyor (OLS) confirming that the finished grade is a minimum of 0.3 m (0.9 ft.) above the floodplain to meet the minimum flood proofing requirements for the above-noted units.</p> <p>The Siltation Control Plan is to be updated prior to the submission of the engineering agreement and plans to the City. An Erosion and Sediment Control Permit and a CVC Permit are to be approved prior to any site grading or infrastructure works commencing. Solid tree hoarding with a silt barrier attached is to be shown on the Sediment Control Plan along the drip-line of the trees located on the CVC-owned Cooksville Creek corridor lands. The drip-line of the trees and barrier location are to be staked in the field by CVC staff with the applicant's surveyor.</p> <p>The following notes are to be added to the drawing:</p> <p>i) Additional erosion and sediment control materials (i.e. silt fence, straw bales, clear stones, etc.) are to be kept on site for</p>

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	<p>emergencies and repairs. ii) Erosion and sediment controls methods are to be continuously evaluated and upgrades are to be implemented, when necessary. iii) An after hours contact number is to be visibly posted on-site for emergencies.</p> <p>CVC requests circulation of any development and servicing agreement in support of the proposal. Additional comments may follow review of the agreements and associated plans.</p> <p>The Existing Conditions and Removals Plan is to be revised to: indicate the private outlet north of Lakeshore Road East to be removed and the valley lands restored; indicate the restoration method and proposed restoration plant materials; remove the redundant wood utility pole; add a note to remove existing chain link fence and debris from the greenbelt; revise the note to "Restore ex. gravel driveway to the satisfaction of the City" by deleting reference to CVC; revise the note to "Fence off access to existing bridge to the satisfaction of the CVC" by deleting reference to City.</p> <p>CVC staff are consulting with the City of Mississauga staff on the appropriate restoration approach for the Cooksville Creek corridor. Additional comments will be forthcoming.</p> <p>The subject property is adjacent to/contains portions of the City's Natural Area Survey (NAS) LV5 Natural Green Space. The development proposal should provide an appropriate buffer to the system in order to preserve ecological integrity. CVC ecology staff recommends a minimum 5 m (16.4 ft.) unmanicured, vegetated buffer be provided from the limits of the NAS.</p> <p>The property is within NAS LV5SMA (Special Management Area). Mississauga Plan indicates that where appropriate SMA's should be restored into Natural Sites or Natural Green Space. For the hazard lands to be dedicated as Greenbelt to the City, CVC ecology staff recommends active restoration which could include enhancement plantings to help extend the community by strategically selecting species that would enhance function and invasive and non-native species management. Restoration should be consistent with the features of Natural Green Space (LV5) with the goal of</p>

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	<p>enhancing the quality and extent of this natural area.</p> <p>CVC ecology staff support the requirement for an Edge Management and Restoration Plan be prepared for the future Greenbelt dedication. CVC staff will provide input into the terms of reference and review of the plan. Invasive and non-native species management could be incorporated as a restoration component of this study.</p> <p>Low Impact Development (LID) stormwater management practices are recommended to protect, enhance and restore natural systems as a priority within the urban environment. CVC staff are available to assist in identifying appropriate stormwater management practices and restoration opportunities for the proposal through the Site Plan Approval process.</p> <p>CVC Subdivision Application Fees remain outstanding.</p> <p>The revised Draft Plan of Subdivision drawing dated January 11, 2011 is to be updated to include the standard notes and the block/area schedule.</p> <p>A Greenbelt restoration plan satisfactory to the City and CVC is to be approved and sufficient securities deposited to the City of Mississauga.</p> <p>The final grading plans for the Greenbelt / residential rear yard interface should have a natural rounded transition at the rear property line.</p> <p>All lands within the Cooksville Creek floodplain and erosion hazard (Block 23) are to be dedicated to the City for conservation purposes.</p> <p>CVC Lands Department staff note that existing agreements indicate that the bridge and light fixtures were installed to service the parking lot east of Cooksville Creek and it is the owner's responsibility, or any successor, to maintain this infrastructure, which is not owned by CVC. In addition, a CVC Access Permit will be required to enter the CVC lands for the removal of the fixtures and fencing-off the bridge.</p>

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	<p>Prior to registration, a Permit is to be received by CVC in accordance with Ontario Regulation 160/06 to address all requirements, including restoration of the Cooksville Creek corridor.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (August 4, 2011)</p>	<p>Issues pertaining to access and potential for traffic signal installation in support of this development are currently under review by the Transportation and Works Department. Such an intersection would provide the future residents with access to the Waterfront Park and Trail System south of Lakeshore Road East.</p> <p>Prior to the enactment of the implementing Zoning By-law Amendment, all greenbelt lands (within the greater of the stability and/or erosion component of the valley slope, Regional Storm Floodplain or the established top-of-bank) shall be deeded gratuitously to the City. Further, prior to the enactment of the implementing Zoning By-law Amendment, an Edge Management and Greenbelt Reinstatement Plan shall be prepared by the applicant and approved by this Department; cash contributions will be required for street tree planting and trail signage installation; securities to ensure the protection of the greenbelt and for buffer and greenbelt regeneration plantings will be required; and hoarding and fencing will be required for the greenbelt lands.</p> <p>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 the City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (August 17, 2011)</p>	<p>The subject property is adjacent to Cooksville Creek and is therefore of high archaeological potential. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p>

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	Clearance from the Ministry of Culture is outstanding and required before the City can clear this requirement.
City Community Services Department – Fire and Emergency Services Division (August 2, 2011)	<p>This proposal is located within the response area of Fire Station 102. At present average travel times to emergencies in this area of the City is 1.0 minute based on normal traffic and weather conditions.</p> <p>Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection services.</p>
City Transportation and Works Department (August 9, 2011)	<p>The City's capital project for the Enlargement of the Cooksville Creek Culvert at Lakeshore Road (PN-05132) has been completed and flood free access is now available to the subject lands from Lakeshore Road East opposite Hampton Crescent. The applicant has paid a cash contribution to the City toward the cost of the culvert enlargement.</p> <p>Since the initial application in 2003, the applicant has modified the proposed condominium tenure to Common Element Condominium and has modified the site servicing, grading and concept plans for the internal private roads and systems to comply with the City's servicing criteria for that tenure. Staff has reviewed and provided comments on a number of renditions to the applicant's plans culminating in the most recent comments provide in April 2011. Prior to the Supplementary Report proceeding, the applicant has been requested to make the appropriate revisions and modifications to the Draft Plan, Concept Plan, Functional Servicing Plans, Grading Plans, Streetscape Plans and reports. An updated traffic study and noise report have also been submitted with the application, which are currently under review. Detailed comments with respect to these aspects will be addressed in the Supplementary Report.</p> <p>The applicant proposes a single access opposite Hampton Crescent to serve as the joint access for the development and the commercial plaza to the east. Prior to approval of the applications in principle, the developer will be required to provide written confirmation from the adjacent landowner to</p>

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	<p>the east that they are agreeable to the joint access and will enter into the appropriate easements and agreements to accommodate the private access and storm drainage systems.</p> <p>The applicant is to provide a letter of reliance from the Geotechnical Consultant allowing the City to rely on the findings of the Phase 2 Environmental Site Assessment Report, the addendum to the Phase 2 Report, and the Asbestos Material Removal and Disposal report. Further comments/conditions will be provided pending the review of the foregoing prior to the Supplementary Report proceeding.</p>
CN Rail (August 17, 2011)	<p>The provided noise report has been reviewed and is satisfactory to CN Rail. Please note that if the subject applications have not been considered by Council prior to the release of updated Metrolinx commuter traffic forecasts, the noise report will require an update to accommodate the new forecasts.</p> <p>Storm drainage will not be adversely affected on the existing railway right-of-way and is therefore acceptable.</p> <p>The proposed safety berm does not conform to standard requirements, however, due to complications related to the location of the existing storm sewer easement, it is acceptable in this instance.</p> <p>As a noise barrier is not proposed, it is recommended that the berm be landscaped with vegetative screening to minimize the shock impact of high speed trains operating in the adjacent rail corridor. The proposed chain link fencing is acceptable.</p> <p>The developer will be required to enter into the standard form agreement along with an environmental easement being registered on title.</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> <p>City of Mississauga - Development Services City of Mississauga – Economic Development Office Bell Canada</p>

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	Canada Post Credit Valley Hospital Enersource Hydro Mississauga
	The following external agencies were circulated the applications but provided no comments: Conseil Scolaire de District Centre-Sud-Ouest Conseil Scolaire de District Catholique Centre-Sud Enbridge Consumers Gas GO Transit Hydro One Networks Rogers Cable Trillium Health Centre

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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"> 19 Kindergarten to Grade 8 11 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Hartsdale Public School <ul style="list-style-type: none"> Enrolment: 471 Capacity: 354 Portables: 10 Cawthra Park Secondary School <ul style="list-style-type: none"> Enrolment: 1,302 Capacity: 1,044 Portables: 4 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 9 Junior Kindergarten to Grade 8 6 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Dominic Elementary School <ul style="list-style-type: none"> Enrolment: 297 Capacity: 259 Portables: 6 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 757 Capacity: 807 Portables: 0

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Proposed Zoning Standards

"C4- Exception" Zone

Proposed Uses:

- Retail store;
- Veterinary Clinic;
- Personal Service Establishment;
- Repair Establishment;
- Office;
- Medical Office; and,
- Dwelling unit located above a commercial unit.

Proposed Regulations:

- Maximum number of live/work units – 15;
- Maximum Gross Floor Area – 3 906 m² (42,045 sq. ft.);
- Maximum Gross Floor Area – Non-residential of each live/work unit - 94 m² (1,011.8 sq. ft.);
- Maximum front yard – 5.2 m (17 ft.);
- Maximum exterior side yard – 6.5 m (21.3 ft.);
- Minimum interior side yard adjacent to a "G1" zone – 4.15 m (13.6 ft.);
- Maximum building height with a sloped roof – 16.0 m (52.4 ft.)
- Minimum landscaped buffer adjacent to a "G1" zone – 4.15 m 13.6 ft.);
- Exclusion of provisions pertaining to the maximum length of a streetwall on the first storey which may be used to access residential uses above the first storey;
- Maximum projection of steps, balconies and porches into a required yard – 1.5 m (4.9 ft.);
- Maximum projection of awnings into a required yard – 0.5 m; (1.6 ft.);
- Required parking may be provided on lands zoned "RM6-Exception".

"RM6-Exception" Zone

Proposed Regulations:

- Maximum driveway width – 5.0 m (16.4 ft.);
- Minimum setback of a retaining wall to a "G1" zone (for unit 11 only) – 0.3 m (0.9 ft.);
- Maximum encroachment of a balcony, window projection, chimney, heating or air conditioning equipment, pilaster or corbel into a required yard – 1.55 m (5.0 ft.); and,
- Required parking may be provided on lands zoned "C4-Exception".

GENERAL CONTEXT MAP

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APPENDIX I-11

