



Corporate Report

Clerk's Files

Originator's
Files OZ 11/008 W10
T-M11005 W10

PDC JAN 9 2012

DATE: December 13, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 9, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning and Draft Plan of Subdivision Applications,
To permit detached, semi-detached and townhouse dwellings,
woodlot preservation, community park, residential block and
City initiated Official Plan Amendment to reflect the relocation
of the community park
Part of Lot 3, Concession 11, New Survey
East side of Tenth Line West, between Thomas Street and
Tacc Drive
Owner: Argo Park Developments Corp.
Applicant: Freeman Planning Solutions Inc.
Bill 51

Public Meeting **Ward 10**

RECOMMENDATION: That the Report dated December 13, 2011, from the Commissioner of Planning and Building regarding the application under file OZ 11/008 W10 to change the zoning from "D" (Development) to "R6-Exception" (Detached Dwellings - Shallow Lots), "R7-Exception" (Detached Dwellings - Shallow Lots), "H-R7-Exception" (Detached Dwellings - Shallow Lots), "RM2-Exception" (Semi-Detached Dwellings), "RM2-Exception" (Semi-Detached Dwellings), "RM5-Exception" (Street Townhouse

Dwellings), "OS1" (Open Space - Community Park) and "G2" (Greenbelt - Natural Features), a Draft Plan of Subdivision under file T-M11005 W10 to permit detached, semi-detached and townhouse dwellings, woodlot preservation, community park, and residential block, Argo Park Developments Corp., Part of Lot 3, Concession 11, New Survey, and a City initiated Official Plan Amendment from "Residential-Low Density II" to "Public Open Space" and "Public Open Space" to "Residential-Low Density II", be received for information.

BACKGROUND:

The subject property known as the McCracken property is the last remaining large parcel of land to be developed in accordance with the Churchill Meadows District Policies and guidelines. Argo Park Developments Corp. is proposing a subdivision consisting of detached, semi-detached and townhouse dwellings with a variety of lot sizes. Also, within the larger detached dwellings, the applicant is proposing to include an accessory dwelling should purchasers be interested. The proposed subdivision includes a future block on which the existing resident will continue to live. There is an existing park (McCracken Community Park) to the east. Additional lands will be added to expand the park. Also, additional woodlands are being preserved with the intention that the City acquire these lands for conservation purposes. Oscar Peterson Boulevard is proposed to be completed through these applications as well as a local street network.

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:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	June 24, 2011 (received) August 25, 2011 (deemed complete)

Development Proposal	
Maximum Height:	10.7 m (35.1 ft.) for detached, semi-detached and townhouse dwellings
Number of units:	Detached Dwellings - 179 Semi-Detached Dwellings - 254 Townhouse Dwellings - 44 Total: 477
Net Density: (Residential - Low Density II)	30.3 units/ha. (12.3 units/ac.) (detached and semi-detached dwellings)
(Residential - Medium Density I)	42.7 units/ha (17.3 units/ac.) (semi-detached and townhouse dwellings)
Anticipated Population:	Detached Dwellings - 605 Semi-Detached Dwellings - 852 Townhouse Dwellings - 132 Total: 1,589 persons 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.
Supporting Documents:	Planning Appraisal Report Functional Servicing Report Tree Inventory & Preservation Plan Report Preliminary Grading Plans Traffic Impact Study Heritage Impact Statement Stage 1-2 Archaeological Assessment Noise Control Feasibility Study Phase I Environmental Site Assessment Soil Investigation Report On-Street Parking Plans

Site Characteristics	
Frontage:	595 m (1,952 ft.) along Tenth Line West
Depth:	Approx. 395 m (1,296 ft.)
Gross Lot Area:	22.90 ha (56.59 ac.)
Net Lot Area:	14.34 ha (35.43 ac.)
Existing Use:	Vacant, farm house, shed, barn and woodlot. Demolition permits were issued for the farm house, shed and barn in July, 2011, however, the demolition has not yet occurred.

Green Development Initiatives

The subdivision is an infill project which proposes to preserve and enhance the existing ecology and incorporates several green initiatives. The design of the neighbourhood will preserve as much of the significant groupings of mature trees as possible. Surface drainage will be directed towards the woodlot to preserve the water balance on the site.

As part of the forest edge management plan, existing floristic quality and ecological integrity will be improved. The edge planting plan will incorporate native tree, shrub and herbaceous species. Trees and other vegetation required for removal will be transplanted where feasible.

Dwelling units are proposed to achieve an equivalent Energuide 80 rating, as well as providing high efficiency furnaces and hot water heaters, energy saving light bulbs, upgraded spray foam insulation in areas prone to energy loss. The units will include low flow shower heads and faucets, and dual flush or low flow water closets in the main floor bathrooms. Solar ready conduits will be provided from roof to mechanical room to enable retrofit to solar energy.

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property is located in the Churchill Meadows District and is one of the few remaining green field residential parcels in the City. The land uses in the surrounding area are mostly detached and semi-detached dwellings. The property is currently occupied by a farm house, shed and accessory structures. On July 19, 2011, the Heritage Advisory Committee recommended that the McCracken House is not worthy of heritage designation and that the owner's request to demolish the structure be approved. The northern part of the site is characterized by a woodlot which extends north beyond the site. The balance of the property is vacant. The grading varies from gently sloping to low lying areas. Information regarding the history of the site is included in Appendix I-1.

The surrounding land uses are described as follows:

- North: Woodlot, stacked townhouses and vacant lands zoned for a place of religious assembly (no site plan application).
- East: Apartments, semi-detached dwellings and community park block.
- South: Detached dwellings.
- West: Detached and semi-detached dwellings across on the west side of Tenth Line West.

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

"Residential - Low Density II" which permits detached, semi-detached, street townhouses and duplex dwellings within a net density range of 20-45 units per net residential hectare (8-18 units/net residential acre).

"Residential - Medium Density I" which permits semi-detached and townhouse developments at a density of 30-57 units per net residential hectare (12-23 units/net residential acre). Buildings located adjacent to detached or semi-detached dwellings will be

subject to a two (2) storey height restriction. Others will be subject to a maximum of four (4) storey height restriction.

"Public Open Space" which permits public parkland (city park or community park) or a public cemetery. Each level of park may incorporate components of the Natural Areas System to provide opportunities for enjoyment, appreciation and protection of nature.

The applications are in conformity with the density provisions of the "Residential - Low Density II" and "Residential - Medium Density" designations of the Churchill Meadows District Policies of the Official Plan. The applicant is also proposing to retain the "Public Open Space" designation at the north end of the site.

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

Natural Heritage Policies

The woodlot on the subject lands is identified as a "Natural Area" on Schedule 3 - Environmental Areas in the Official Plan and referred to as Natural Area CM12 in the Mississauga Natural Areas Survey Map. A wetland has also been identified within the woodland. The policies require that development applications within or adjacent to Natural Areas must submit an Environmental Impact Study (EIS) to the satisfaction of the City in consultation with the Conservation Authority. The intent is also to evaluate the appropriateness of the development proposal and to demonstrate that ecological function is being maintained or enhanced by the preservation, enhancement, restoration and remediation of natural forms and ecological function and linkages, through minimizing impacts on the site and adjoining lands.

The policies also state that the maintenance of the long term ecological integrity of the remnant Natural Areas will be a critical consideration in all decisions regarding development.

Urban Design Policies

The northern portion of the subject lands is part of the Community Focus (Character Area 1) in the Churchill Meadows District Policies. Buildings on lands designated "Residential-Low Density II" and "Residential Medium Density" located north and south of Thomas Street, fronting on the east and west side of Tenth Line West should have built forms close to the street edge. While buildings may be developed as residential units, mixed commercial/residential "live/work" units will be permitted subject to parking facilities being provided and designed in a manner that is compatible with the mainstreet character of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements which reinforce the urban street wall.

The applicant will also be required to submit Architectural Design Guidelines based on the requirements of the "Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines" as a condition of draft plan approval, if the applications are approved. The Architectural Design Guidelines will be privately administered by a qualified architect and be subject to an agreement executed by the City and the applicant.

City Initiated Official Plan Amendment

The proposed Community Park Block 480 shown on the Draft Plan of Subdivision (Appendix I-5) is located on the east side of the Oscar Peterson Boulevard. This Block is being combined with the previously dedicated park block in the adjoining subdivision to the east to create a rectangular community park which will have access to public roads on all four sides. Block 480 is proposed to replace the area designated "Public Open Space" near the centre of the subject lands on the west side of Oscar Peterson Boulevard which is being converted to residential lands.

The purpose of the City initiated Official Plan Amendment is to convert the land use designation of Block 480 and the abutting lands to the east outside the subject lands from "Residential - Low Density II" to "Public Open Space" and redesignate the lands on

the west side of Oscar Peterson Boulevard from "Public Open Space" to "Residential - Low Density II".

Mississauga Official Plan (2011)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such the existing Mississauga Plan (2003) remains in effect. The application was originally submitted under the previous Official Plan which is the current plan in effect; regard should be given to the new Mississauga Official Plan.

The new Official Plan designates the subject lands as "Residential Low Density II", "Residential Medium Density" and "Public Open Space" and contains similar policies as those in the current plan.

The timing of approval of the subject application may be affected by the approval of the new Mississauga Official Plan. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

Existing Zoning

"D" (Development), which recognizes vacant lands not yet developed and permits the use that legally existed on the date of the passing of the Zoning By-law.

Proposed Zoning By-law Amendment

"R6-Exception" (Detached Dwellings - Shallow Lots), to permit detached dwellings on lots with minimum frontages of 12.5 m (41.0 ft.) and minimum areas of 320 m² (3,444 sq. ft.) with accessory dwelling units.

"R7-Exception" (Detached Dwellings - Shallow Lots), to permit detached dwellings on lots with minimum frontages of 11.0 m (36.1 ft.) and minimum areas of 285 m² (3,068 sq. ft.).

"H-R7-Exception" (Detached Dwellings - Shallow Lots), to permit detached dwellings on lots with minimum frontages of 11.0 m (36.1 ft.) and minimum areas of 285 m² (3,068 sq. ft.) upon removal of the "H" Holding provision.

"RM2-Exception" (Semi-Detached Dwellings), to permit semi-detached dwellings on lots with minimum frontages of 7.5 m (24.6 ft.) and minimum areas of 193 m² (2,077 sq. ft.).

"RM2-Exception" (Semi-Detached Dwellings), to permit semi-detached dwellings on lots with minimum frontages of 8.0 m (26.2 ft.) and minimum areas of 236 m² (2,540 sq. ft.).

"RM5-Exception" (Street Townhouse Dwellings), to permit townhouse dwellings on lots with minimum frontages of 6.1 m (20.0 ft.) and minimum areas of 183 m² (1,970 sq. ft.).

"OS1" (Open Space - Community Park), to permit a community park.

"G2" (Greenbelt - Natural Features), to permit the conservation of a woodlot.

The applicant has also proposed revised standards as detailed in Appendix I-9 that are related to minimum yard requirements, maximum driveway widths, maximum porch and balcony encroachment into front and exterior yards and the deletion of minimum landscape provision and maximum lot coverage.

COMMUNITY ISSUES

A community meeting was held by Ward 10 Councillor, Sue McFadden on June 22, 2011. The feedback from residents was generally positive and inquiries were made on the timing of construction. The following matters were also raised:

- impact on schools;
- impact on the woodlot and wildlife;

- the extent of any tree removal and replacement;
- the inclusion of social housing in the proposal;
- the neighbourhood requires a food store and a place of religious of assembly;
- access to Winston Churchill Boulevard needs to be improved;
- a pedestrian cross walk is needed on Tenth Line West; and
- the status of Oscar Peterson Boulevard.

Response

Both school boards have advised that there is no capacity in the area schools to accommodate students generated from the subdivision and that students from prospective purchasers may be bussed to other schools.

An Environmental Impact Statement has been submitted for review which evaluates the impact of the proposed development on the woodlot and wildlife.

The applicant is proposing to remove trees in the vicinity of Oscar Peterson Boulevard as well as along the southern edge of the woodlot to complete proposed Street "G".

The proposal does not include social housing.

A food store is permitted in the neighbourhood plaza located at the southwest corner of Thomas Street and Winston Churchill Boulevard. The property immediately to the north of the subject lands permits a place of religious of assembly.

Access concerns and pedestrian crosswalks are matters that can be reviewed by the City's Transportation and Works Department through a separate formal request process.

The alignment of Oscar Peterson Boulevard was established by the Official Plan. Currently, the road is partially constructed north and south of the subject lands. When the proposed subdivision is

developed, Oscar Peterson Boulevard will be a continuous road from Thomas Street to Tacc Drive.

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 resolved:

- woodlot protection and enhancement;
- wetland protection and the need for buffers adjacent to the wetland to ensure its long term sustainability;
- ensuring adequate buffer around the Burr Oak tree located on the north side of Street 'G';
- amount of parkland dedication;
- deletion of the maximum lot coverage and minimum landscaped area provisions for the "RM2-Exception" zones;
- finalization of the subdivision layout and pedestrian walkway;
- easement, grading, stairs and retaining wall details;
- erosion and sediment control plans; and
- resolution of the remnant residential Block 478.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to land dedication, stormwater management and easement requirements 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 associated plan of subdivision under file T-M11005 W10, if the applications are approved.

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 technical 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 Churchill Meadows District
Land Use Map
Appendix I-4: Excerpt of Existing Land Use Map
Appendix I-5: Draft Plan of Subdivision
Appendix I-6: Proposed Elevations
Appendix I-7: Agency Comments
Appendix I-8: School Accommodation
Appendix I-9: Proposed Zoning Standards
Appendix I-10: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Haig Yeghouchian, Development Planner

Argo Park Developments Corp.

**Files: OZ 11/008 W10
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Site History

- September 14, 2006 - Committee of Adjustment approves a severance application under file 'B' 094/06 to create a new lot for future residential subdivision purposes.
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned "D" (Development).
- June 26, 2007 - Committee of Adjustment approves a severance application under file 'B' 033/07 to convey a parcel of land having a frontage of approximately 30.46 m (99.93 ft.) and an area of approximately 2 474 m² (26,631 sq. ft.) to attach the lands to the adjacent lands to the north.
- May 19, 2011 - Committee of Adjustment approves a minor variance application under file 'A' 178/11 to permit the construction of a detached dwelling and garage on the Retained Block 477.
- June 6, 2011 - Committee of Adjustment approves a minor variance application under file 'A' 243/11 to permit a temporary sales office compound on the subject lands.



LEGEND:



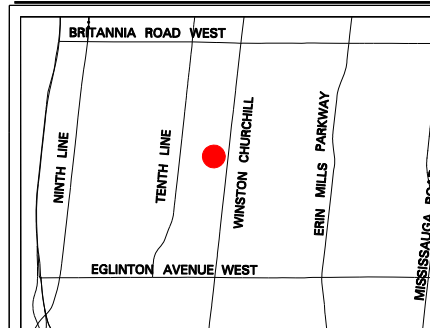
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2011



SUBJECT:

ARGO PARK DEVELOPMENTS CORP.



FILE NO:
OZ 11008 W10
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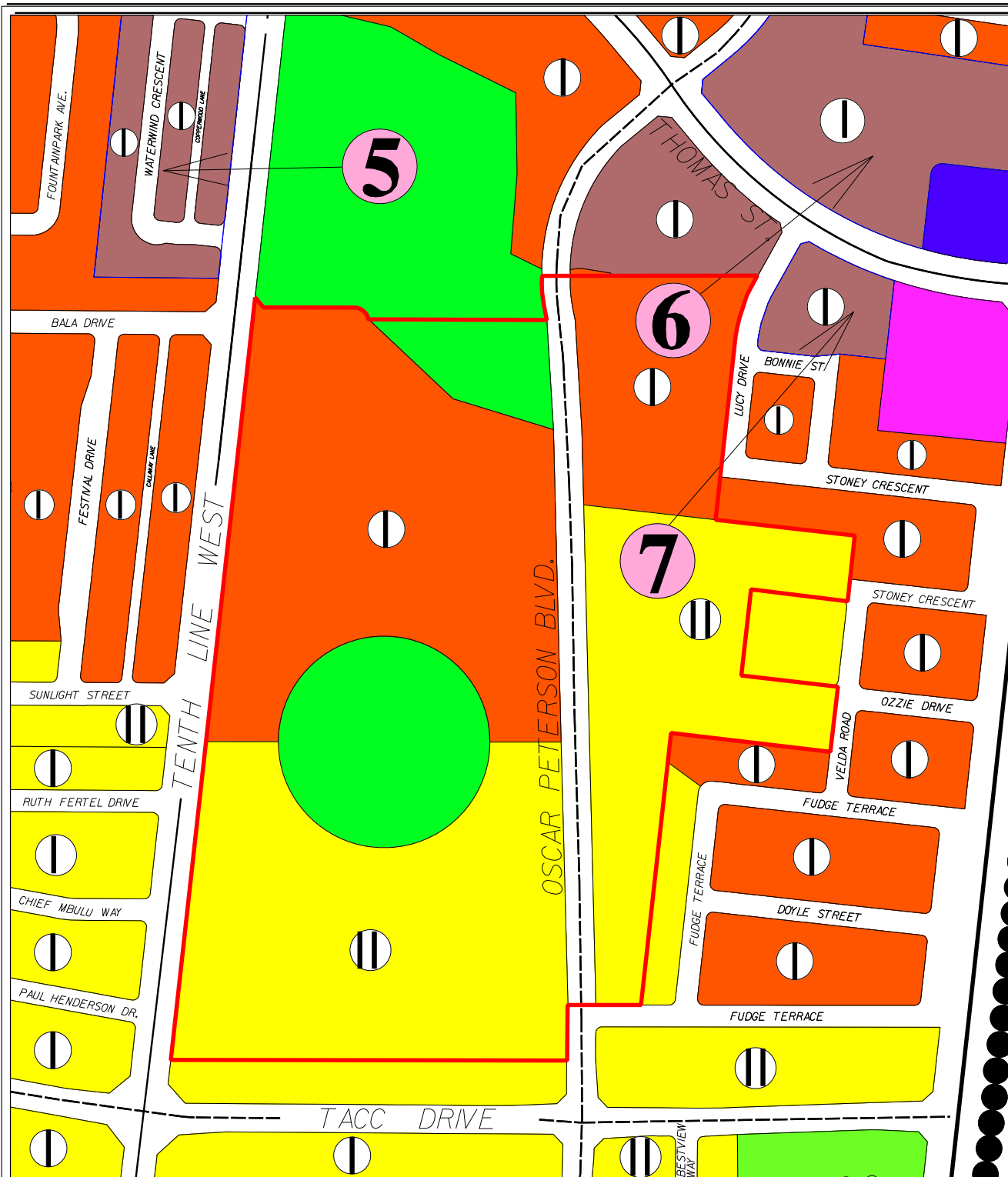
DWG. NO:
11008A

SCALE:
1:5000

PDC DATE:
2012/01/09

DRAWN BY:
A.SHAH

APPENDIX I-2



**PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP
CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Greenbelt
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station

LAND USE LEGEND

- Proposed Stormwater Management Facility
- Existing Stormwater Management Facility
- Planning District

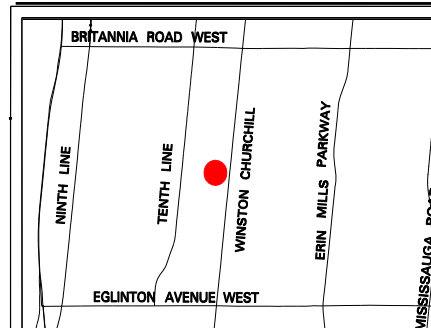


SUBJECT LANDS



SUBJECT:

ARGO PARK DEVELOPMENTS CORP.



FILE NO:
OZ 11/008 W10
T-M11005 W10

DWG. NO:
11008L

SCALE:
1:6500

PDC DATE:
2012/01/09

DRAWN BY:
A.SHAH

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'R6-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 12.5 M (41.0 FT) AND MINIMUM AREAS OF 320 SQM (3444 SQ.FT) WITH ACCESSORY DWELLINGS.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'R7-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 11.0 M (36.1 FT.) AND MINIMUM AREAS OF 285 SQM (3068 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'H-R7-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 11.0 M (36.1 FT.) AND MINIMUM AREAS OF 285 SQM (3068 SQ.FT) UPON REMOVAL OF THE 'H' HOLDING PROVISION.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS) TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 7.5 M (24.6 FT.) AND MINIMUM AREAS OF 193 SQM (2077 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS) TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 8.0 M (26.2 FT.) AND MINIMUM AREAS OF 236 SQM (2540 SQ.FT).



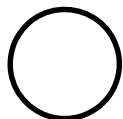
PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM5-EXCEPTION' (STREET TOWNHOUSE DWELLINGS) TO PERMIT TOWNHOUSE DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 6.1 M (20.0 FT.) AND MINIMUM AREAS OF 183 SQM (1970 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'OS1' (OPEN SPACE-COMMUNITY PARK) TO PERMIT A COMMUNITY PARK.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G2' (GREENBELT-NATURAL FEATURES) TO PERMIT THE CONSERVATION OF A WOODLOT.

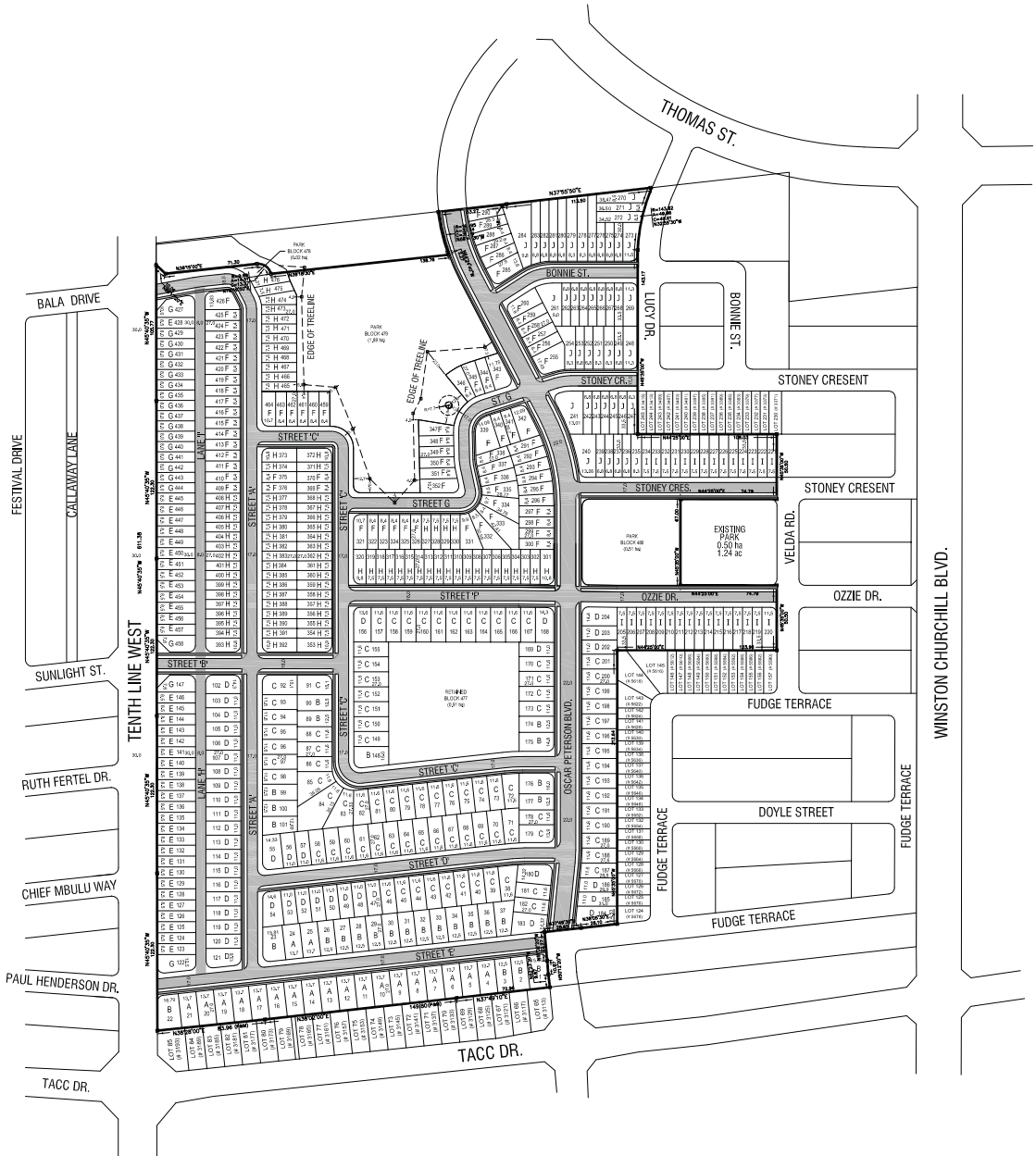


LANDS AFFECTED BY THE CITY INITIATED OFFICIAL PLAN AMENDMENT TO THE CHURCHILL MEADOWS LAND USE MAP FROM "PUBLIC OPEN SPACE" TO RESIDENTIAL-LOW DENSITY II" TO PERMIT DETACHED, SEMI-DETACHED, TOWNHOUSE AND DUPLEX DWELLINGS.



LANDS AFFECTED BY THE CITY INITIATED OFFICIAL PLAN AMENDMENT TO THE CHURCHILL MEADOWS LAND USE MAP FROM "RESIDENTIAL-LOW DENSITY II" TO "PUBLIC OPEN SPACE" TO PERMIT A COMMUNITY PARK.

DRAFT PLAN OF SUBDIVISION





6.8 M (22 FT.) TOWNHOUSE UNIT ELEVATION



7.5 M (24.5 FT.) SEMI-DETACHED UNIT ELEVATION



8.4 M (28 FT.) SEMI-DETACHED UNIT ELEVATION



8.5 M (28 FT.) LANEWAY SEMI-DETACHED UNIT ELEVATION



11 M (36 FT.) SINGLE DETACHED LOT ELEVATION



11.6 M (38 FT.) SINGLE DETACHED LOT ELEVATION



12.5 M (41 FT.) SINGLE DETACHED LOT ELEVATION



13.72 M (45 FT.) SINGLE DETACHED LOT (TWO STOREY STREETSCAPE)ELEVATION



13.72 M (45 FT.) SINGLE DETACHED LOT (ONE STOREY STREETSCAPE)ELEVATION

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Agency Comments**

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

Agency / Comment Date	Comment
Ministry of Tourism and Culture (July 28, 2011)	The Ministry is satisfied that archaeological concerns are met for the area of this development based on the Archaeological Assessment Report submitted by the applicant.
Greater Toronto Airport Authority (November 23, 2011)	<p>According to the Airport Zoning Regulations for the Lester B. Pearson International Airport, development elevations on the subject property are affected by the Approach Surfaces for Runways 06L and 06R. The maximum allowable development elevation under the greater restriction (Approach Surface for Runway 06R) ranges from approximately 442 m (1,450 ft.) Above Sea Level (A.S.L.) along the eastern boundary of the development (Velda Drive) to approximately 451 m. (1,480 ft.) A.S.L. at the westernmost boundary (Tenth Line West). The proposed residential development comprised of detached, semi-detached and townhouse dwelling units would be within the heights limits associated with the Regulations.</p> <p>The subject property lies outside of the 25 NEF/NEP of the composite noise contour map for Toronto Lester B. Pearson International Airport and the Airport's Operating Area.</p>
Credit Valley Conservation (November 28, 2011)	<p>Technical matters related to the proposed residential subdivision are to be addressed prior to the preparation of the Supplementary Report and the required Servicing Agreement. The following items are to be addressed to CVC's satisfaction:</p> <ul style="list-style-type: none"> • Updated environmental impact study to establish appropriate buffers to the retained wetland and significant woodland; • Updated post-development storm water management plan and water balance is required to ensure that the retained wetland and significant woodland will maintain their ecological functions; • Detailed landscape restoration plan adjacent to the significant woodland as mitigation for the loss of isolated wetland pockets;

Argo Park Developments Corp.

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> • Satisfactory site grading and erosion and sediment control; and • Issuance of a CVC Permit prior to any pre-servicing site works commencing plans.
Region of Peel (October 18, 2011)	<p>Municipal sanitary sewer facilities consist of 250 mm (9.8 in.) diameter sanitary sewers on Stoney Crescent, Doyle Street, Ozzie Drive, Fudge Terrace, Oscar Peterson Boulevard and a 375 mm (15 in.) diameter sanitary sewer on Tacc Drive.</p> <p>Municipal water facilities consist of a 300 mm (12 in.) diameter watermain located on Thomas Street, Tenth Line, Stoney Crescent, Tacc Drive, Fudge Terrace, Lucy Drive and Oscar Peterson Boulevard.</p> <p>Sanitary sewers must be designed to accommodate external lands to the north and sanitary easements may be required.</p> <p>The subject lands are not within the vicinity of a landfill. Curbside waste collection will be provided by the Region of Peel and regional roads are not adversely affected by this proposal.</p> <p>Core Greenlands are located on the subject property. The Regional Official Plan (ROP) designates Core Greenlands as a Core Area of the Greenlands System in Peel. Within this designation, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of Credit Valley Conservation (CVC) staff for the review of development applications that are located within or adjacent to Core Areas of the Greenlands Systems and their potential impacts on the natural environment.</p> <p>Regional staff will not support final approval of this subdivision until all environmental concerns have been addressed to the satisfaction of Credit Valley Conservation.</p> <p>Functional Servicing Reports must be submitted for review and approval for the construction of underground services and for the layout and sizing of local watermain prior to approving any engineering drawings.</p>

Argo Park Developments Corp.

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Agency / Comment Date	Comment
	The Region has also provided a number of standard conditions of draft plan approval which will form part of the subdivision approval.
Dufferin-Peel Catholic District School Board (November 21, 2011), and The Peel District School Board (November 17, 2011)	<p>Both school Boards indicate that there is no available capacity to accommodate students generated by these applications. The Boards have 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.</p> <p>In addition, both Boards have required sign posting on the property to advise prospective purchasers that students may be bussed and accommodated in other schools on a temporary basis and that warning clauses be included in all offers of purchase and sale of the residential units indicating that students may be accommodated in temporary facilities or bussed to other schools outside the area.</p>
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (November 22, 2011)	<p>The current proposal yields a 1.59 ha (3.93 ac.) parkland dedication requirement based on provisions outlined in the <i>Planning Act</i>. The subject draft plan includes a 0.51 ha (1.26 ac.) addition to McCracken Community Park (P-502), which currently includes a children's play area and park pathways. If approved, the reconfigured McCracken Community Park would have an area of approximately 1.01 ha (2.50 ac.), provide street frontage along all four adjacent streets, and present an opportunity to accommodate additional recreational facilities. In addition, the Community Services Department is seeking to acquire the table land woodlot in order to conserve and enhance the City's Natural Area System, and to fulfill environmental goals and policies. Based upon the proposed woodlot configuration, which is shown as 1.89 ha (4.67 ac.), the current proposal results in a parkland over-dedication of approximately 0.81 ha (2.00 ac.). As such, should these applications be approved, the developer would be compensated for any parkland over-dedication upon registration. The latest submission shows Block 478, with an area of 0.02 ha (0.05 ac.), as parkland. This Department has not identified this block as required for parkland purposes, and resolution of this matter is required prior to the Supplementary Report.</p>

Argo Park Developments Corp.

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Agency / Comment Date	Comment
	<p>Prior to the subject applications proceeding to Supplementary Report, satisfactory arrangements regarding the Environmental Impact Study (EIS), limits of the woodlot, grading, Tree Preservation Plan/Inventory, tree preservation requirements for the Burr Oak tree, proposed utilities, and any required concept plans shall be made with this Department.</p> <p>Should these applications be approved, satisfactory arrangements regarding parkland dedication, park development works and other Departmental conditions shall be made through the subdivision process, and associated Servicing and Development Agreements.</p>
<p>City Community Services Department - Culture Division (November 28, 2011)</p>	<p>The Heritage Advisory Committee on July 19, 2011, considered a Corporate Report dated June 28, 2011, on the property at 5381 Tenth Line West, formerly 5378 Winston Churchill Boulevard, known as the McCracken House, recommending that the house which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess. The above recommendation was approved by the Director of Culture on July 19, 2011.</p> <p>All heritage concerns have been addressed.</p>
<p>City Community Services Department – Fire and Emergency Services Division (September 6, 2011)</p>	<p>Fire has no concerns from an emergency response time perspective and water supply availability is acceptable.</p>
<p>City Transportation and Works Department (November 29, 2011)</p>	<p>This Department is currently reviewing the preliminary Noise Report, Functional Servicing Report, Soil Investigation Report, Phase 1 Environmental Site Assessment and Traffic Impact Study submitted by the applicant.</p> <p>Notwithstanding the findings of these reports, additional technical information, a revised parking plan and a utility plan have been requested for review and approval prior to the Supplementary Report.</p>

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10

Agency / Comment Date	Comment
	<p>Grading adjacent to the woodlot and servicing along Tenth Line West will require coordination with Credit Valley Conservation and the Region of Peel.</p> <p>The applicant has been requested to provide a concept for the future redevelopment of Retained Block 477, to demonstrate how the parcel can be redeveloped in the future with a through public road, consistent with the modified grid road pattern utilized in the remainder of the plan.</p> <p>Further detailed comments/conditions will be provided prior the Supplementary Report pending the review of the revised material.</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"> - Development Services, City of Mississauga - Economic Development Office, City of Mississauga - Canada Post Corporation - Enbridge Gas Distribution - Enersource Hydro Mississauga - Rogers Cable - Bell Canada
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Realty Services, City of Mississauga - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Catholique Centre-Sud-Ouest - Peel Regional Police - Credit Valley Hospital - Trillium Health Centre

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <p>115 Kindergarten to Grade 5 49 Grade 6 to Grade 8 44 Grade 9 to Grade 12/OAC</p> School Accommodation: <p>McKinnon Public School</p> <p>Enrolment: 663 Capacity: 570 Portables: 4</p> <p>Ruth Thompson Middle School</p> <p>Enrolment: 685 Capacity: 629 Portables: 2</p> <p>Stephen Lewis Secondary School</p> <p>Enrolment: 1,405 Capacity: 1,530 Portables: 0</p> 	<ul style="list-style-type: none"> Student Yield: <p>71 Junior Kindergarten to Grade 8 18 Grade 9 to Grade 12/OAC</p> School Accommodation: <p>St. Bernard of Clairvaux</p> <p>Enrolment: 663 Capacity: 696 Portables: 0</p> <p>St. Joan of Arc*</p> <p>Enrolment: 1,291 Capacity: 1,371 Portables: 6</p> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Proposed Zoning Standards**

Standards	Existing "R6" (Detached Dwellings - Shallow Lots) Zone	Proposed "R6-Exception" (Detached Dwellings - Shallow Lots) Zone
Additional Permitted Uses	No provision	Accessory dwelling
Minimum Lot Area -Corner Lot	405 m ² (4,359 sq. ft.)	380 m ² (4,090 sq. ft.)
Minimum Lot Frontage -Corner Lot	15.8 m (51.8 ft.)	14.8 m (48.6 ft.)
Minimum Rear Yard -Interior Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) for a single storey dwelling or single storey dwelling with loft:
Maximum driveway width:	Lesser of 6.1 m (20.0 ft.) or 45% of lot frontage	46.5% of lot frontage for lots with frontages of 12.5 m (41.0 ft.) or greater;
Maximum width of an attached garage:	Lesser of 6.1 m (20.0 ft.) or 45% of lot frontage	46.5% of lot frontage for lots with frontages of 12.5 m (41.0 ft.) or greater
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

Standards	Existing "R7" (Detached Dwellings - Shallow Lots) Zone	Proposed "R7-Exception" (Detached Dwellings - Shallow Lots) Zone
Minimum Rear Yard -Interior Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) when backing onto public laneway
-Corner Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) when backing onto public laneway
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Proposed Zoning Standards**

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone
Minimum Lot Area -Interior Lot -Corner Lot	200 m ² (2,152 sq. ft.) 280 m ² (3,014 sq. ft.)	193 m ² (2,077 sq. ft.) 252 m ² (2,713 sq. ft.)
Minimum Lot Frontage -Interior Lot	6.8 m (22.3 ft.)	7.5 m (24.6 ft.)
Maximum Lot Coverage	45%	Deleted
Minimum Front Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Front garage face:	6.0 m (19.7 ft.)	5.8 m (19.0 ft.)
Minimum Exterior Side Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Front garage face:	6.0 m (19.7 ft.)	5.8 m (19.0 ft.)
Minimum Interior Side Yard Unattached side:	0.9 m (3.0 ft.)	1.2 m (3.9 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.0 m (23.0 ft.) 6.0 m (19.7 ft.) when backing onto a public laneway
Minimum Landscaped Area	25% of the lot area	Deleted

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Proposed Zoning Standards**

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone
Detached garage:	No provision	Not permitted
Maximum driveway width: -Interior Lot -Corner Lot	5.2 m (17.6 ft.) 5.2 m (17.6 ft.)	4.3 m (14.1 ft.) 4.7 m (15.4 ft.)
Maximum garage width - Measured from the inside face of the garage side walls:	No provision	3.8 m (12.5 ft.)
Maximum encroachment of a porch/balcony into required front or exterior side yards	No provision	2.0 m (6.6 ft.)
Minimum setback to a sight triangle	No provision	0.0 m (0.0 ft.)
Maximum projection of a garage beyond the main front entrance or the main entry feature	No provision	2.5 m (8.2 ft.)
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	No provision	5.0 m (16.4 ft.)
Projections above one storey	No provision	For a semi-detached dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, a minimum of 75% of the width of the garage, measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m (8.2 ft.) from the front garage face
Balcony	No provision	A balcony with a maximum area of 10 m ² (108 sq. ft) is permitted on top an attached garage provided that the balcony does not project more than 1.0 m (3.3 ft.) beyond the front garage face
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Proposed Zoning Standards**

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone (Abutting Tenth Line West)
Minimum Lot Area -Interior Lot -Corner Lot	200 m ² (2,152 sq. ft.) 280 m ² (3,014 sq. ft.)	236 m ² (2,540 sq. ft.) 224 m ² (2,411 sq. ft.)
Minimum Lot Frontage -Interior Lot -Corner Lot	6.8 m (22.3 ft.) 9.8 m (32.2 ft.)	8.0 m (26.2 ft.) 7.6 m (24.9 ft.)
Maximum Lot Coverage	45%	Deleted
Minimum Front Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Minimum Exterior Side Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Minimum setback of a detached garage to the interior side lot line:	No provision	0.85 m (2.8 ft.) on one side and 0.0 m (0.0 ft.) on the other side
Minimum setback of a detached garage to the rear lot line:	No provision	0.5 m (1.6 ft.)
Minimum Landscaped Area	25% of the lot area	Deleted
Attached garage:	Required	Deleted
Detached garage:	No provision	Required in the rear yard
Maximum driveway width:	5.2 m (17.6 ft.)	6.5 m (21.3 ft.) from a public laneway
Maximum garage width - measured from the inside face of the garage side walls:	No provision	5.65 m (18.5 ft.)
Minimum distance from a detached garage to a semi-detached dwelling	No provision	6.0 m (19.7 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Proposed Zoning Standards**

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone (Abutting Tenth Line West)
Minimum setback to a site triangle	No provision	0.0 m (0.0 ft.)
Front lot line	Shorter lot line abutting a street	The lot line abutting a street with a width of 17.0 m (55.8 ft.) or greater shall be deemed to be the front lot line
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)
Maximum encroachment of a porch/balcony into the require front and exterior side yards	No provision	2.0 m (6.6 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Proposed Zoning Standards**

Standards	Existing "RM5" (Street Townhouse Dwellings) Zone	Proposed "RM5-Exception" (Street Townhouse Dwellings) Zone
Minimum Lot Area -Interior Lot -Corner Lot	200 m ² (2,153 sq. ft.) 280 m ² (3,014 sq. ft.)	183 m ² (1,970 sq. ft.) 292 m ² (3,143 sq. ft.)
Minimum Lot Frontage -Interior Lot -Corner Lot	6.8 m (22.3 ft.) 9.8 m (32.2 ft.)	6.1 m (20.0 ft.) 9.75 m (32.0 ft.)
Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	No provision	3.5 m (11.5 ft.)
Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	No provision	3.5 m (11.5 ft.)
Minimum setback to front garage face	6.0 m (19.7 ft.)	5.8 m (19.0 ft.)
Minimum interior side yard - unattached side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum rear yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Maximum encroachment of a porch/balcony into required front and exterior side yards	No provision	2.0 m (6.6 ft.)
Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	No provision	2.5 m (8.2 ft.)
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	No provision	5.0 m (16.4 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10
T-M11005 W10**Proposed Zoning Standards**

Standards	Existing "RM5" (Street Townhouse Dwellings) Zone	Proposed "RM5-Exception" (Street Townhouse Dwellings) Zone
Projections above one storey	No provision	For a street townhouse dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face
Maximum driveway width - interior lot	5.2 m (17.1 ft.)	4.3 m (14.1 ft.)
Maximum driveway width - corner lot	5.2 m (17.1 ft.)	4.7 m (15.4 ft.)
Maximum garage width: measured from the inside face of the garage side walls	No provision	3.8 m (12.5 ft.)
Minimum setback to a sight triangle	No provision	0.0 m (0.0 ft.)
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

APPENDIX I-10

