



Corporate Report

PDC Jan 30 2012

Clerk's Files

Originator's
Files OZ 11/010 W10

DATE: January 10, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 30, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit 133 two-storey and three-storey townhouse dwellings
5118 Winston Churchill Boulevard
Southwest corner of Destination Drive and Winston Churchill
Boulevard
Owner/Applicant: Daniels LR Corporation
Bill 51

Public Meeting **Ward 10**

RECOMMENDATION: That the Report dated January 10, 2012, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "RM9-Exception" (Horizontal Multiple Dwellings with more than 6 Dwelling Units), to permit 133 two-storey and three-storey townhouse dwellings, under file OZ 11/010 W10, Daniels LR Corporation, 5118 Winston Churchill Boulevard, be received for information.

BACKGROUND: The subject lands, now vacant, were previously used for sales pavilions by a number of Churchill Meadows builders. The site and the one to the north, which is under application by Daniels LR Corporation, are the last properties in this quadrant of Churchill Meadows proposed to be developed. The two parcels will be dependant on each other with regards to stormwater management

and the interconnection of roads and pedestrian walkways. Access will also be shared with the existing stacked and back to back townhouse development to the west, south of Golder Community Park.

The above-noted application has been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	August 8, 2011
Deemed complete:	September 9, 2011
Number of units and building height:	30 3-storey stacked townhouse dwellings 20 3-storey street related townhouse dwellings 83 2-storey townhouse dwellings Total 133 townhouse dwellings
Lot Coverage:	32.8%
Landscaped Area:	42.9%
Net Density:	46 units/ha (19 units/acre)
Anticipated Population:	399 people* *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:	275
Parking Provided:	299
Supporting Documents:	Concept Site Plan Survey Grading and Servicing Plans Elevations Planning Rationale

Development Proposal	
	Traffic Study Functional Servicing Report Phase I Environmental Site Assessment Archaeological Assessment Noise Feasibility Study

Site Characteristics	
Frontage:	Approximately 130 m (427 ft.) on Winston Churchill Boulevard. and 175 m (575 ft.) on Destination Drive
Gross Site Area:	2.9 ha (7.2 ac.)
Existing Use:	Vacant

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

Neighbourhood Context

The subject property is located in a developing mixed use residential and commercial area. The lands are presently vacant, having been graded and prepared for construction. Most recently, the site was the location for a number of sales pavilions. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Beyond Destination Drive, residential uses comprised of townhouse, semi-detached and detached dwellings.
- East: Commercial uses and a home improvement centre (Rona) occupying the entire Eglinton Avenue West frontage from Winston Churchill Boulevard to Glen Erin Drive. Further to the east is the Plantation Centre commercial development.
- South: Vacant lands subject to Rezoning application OZ 11/005 W10 by Great Gulf (Eglinton10) Inc. to permit three 4-storey condominium apartment dwellings with a total of

169 units. Beyond Eglinton Avenue West are three-storey townhouse dwellings and single detached dwellings.
West: Stacked and back-to-back townhouse dwellings and Golder Community Park. Further west are two-storey semi-detached and detached dwellings.

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

"Residential High Density I" which permits townhouse dwellings, horizontal multiple dwellings and apartment buildings at a density range of 45 - 138 units per net residential hectare (18 - 56 units per net residential acre) with a maximum height of eight (8) storeys.

Primary Community Gateway (Character Area 3):

- a.** Building heights for the Residential High Density designation will generally be limited to a range of five to eight (5-8) storeys with the greatest heights to occur at the intersection of two (2) streets.
- b.** Open space/pedestrian corridors from these developments to the proposed transit terminal will be encouraged. In support of this objective, evaluations of microclimatic conditions may be required in the review of development applications in this Character Area.
- c.** At full development these parcels of land should provide continuity in built form and landscape themes with the Residential High Density lands on the east side of Winston Churchill Boulevard.

The application is in conformity with the land use designation and no Official Plan Amendment is proposed.

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, but regard should be given to the new Mississauga Official Plan. The applicant is aware of the status of the City's new Mississauga Official Plan which designates the subject lands as **"Residential High Density"**.

Existing Zoning

"D" (Development), which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

Proposed Zoning By-law Amendment

"RM9-Exception" (Horizontal Multiple Dwellings with more than 6 Dwelling Units), to permit 30 three-storey stacked townhouse units, 20 three-storey street-related townhouse units and 83 two-storey townhouse units.

Details of proposed exceptions to the standard "RM9" zone category are contained in Appendix I-9.

COMMUNITY ISSUES

A community meeting was held by Ward 10 Councillor, Sue McFadden on November 2, 2011, in conjunction with the adjoining Great Gulf lands to the south (OZ 11/005 W10).

The following is a summary of issues raised by the community at the meeting:

- The possibility of traffic congestion on connection roads as a result of the development;
- Visitor parking gravitating to off-site locations;
- Similarity of the development proposal with existing surrounding development;
- Construction timeframes;

- Replacement of the development proposal with commercial uses instead.

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:

- Consistency in the interface between the subject plan and the Great Gulf plan to the south (road and pedestrian connections, landscaping etc.);
- Identification of all applicable easements;
- Resolution of impact of hydro easement on rear amenity areas of proposed units 31 and 32 (see Appendix I-5);
- Review of technical studies submitted in support of the development, including the Traffic Impact Study;
- Regard for the applicable provisions of the Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines;
- The identification of any sustainable green technology to be used in the proposed development, to the satisfaction of Planning and Building Department staff.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to access, shared driveways and stormwater management, which will require the applicant to enter into appropriate agreements with the City.

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

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

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: Concept Plan
- Appendix I-6: 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: Rob Hughes, Development Planner

Daniels LR Corporation**File: OZ 11/010 W10****Site History**

- 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 "D" (Development).
- December 12, 2007 – Resolution 0312-2007 was passed by Council adopting the recommendation in the corporate report dated November 19, 2007 from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 94/077 W10 Phase 5 and T-M94025 W10 Phase 5, Erin Mills Development Corporation, Part of Lot 1, Concession 10, N.S., Northwest quadrant of Eglinton Avenue West and Winston Churchill Boulevard, to permit horizontal multiple dwellings, detached dwellings, semi-detached dwellings, street townhouse dwellings, horizontal multiple dwellings, apartment dwellings and a community park.
- December 12, 2007 - By-law 0449-2007 was enacted by Resolution 0312-2007 for the lands south of Erin Centre Boulevard, east of Oscar Peterson Boulevard, north of Eglinton Avenue West and west of Winston Churchill Boulevard to amend the City of Mississauga Zoning By-law by changing the zoning from "D" (Development) to "R7-5" (Detached Dwellings), "RM2-18" (Semi-Detached Dwellings), "RM5-37" (Street Townhouse Dwellings), "RM9-5" (Horizontal Multiple Dwellings), "RA2-53" (Apartment Dwellings) and "OS1" (Open Space), and to permit the development of Destination Drive.

The subject property associated with the current application under file OZ 11/010 W10, remained zoned as "D" (Development).



LEGEND:



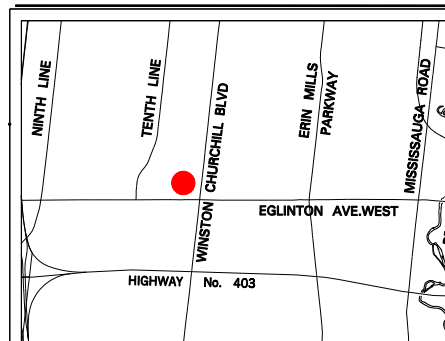
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2011



SUBJECT:

DANIELS LR CORPORATION



FILE NO:
OZ 11010 W10

DWG. NO:
11010A

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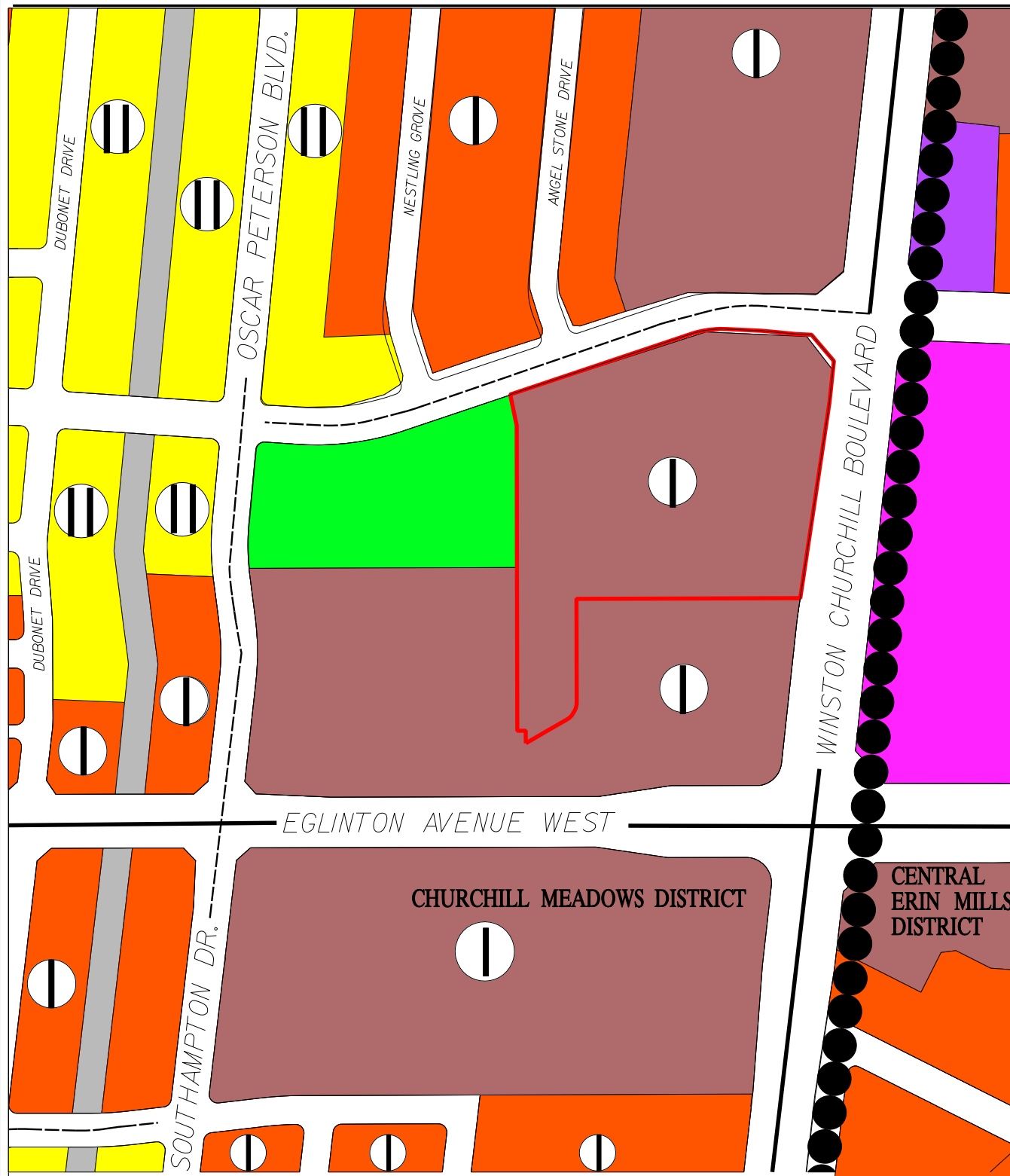
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2012/01/30

DRAWN BY:
A.SHAH

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP **CHURCHILL MEADOWS 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

SUBJECT LANDS

LAND USE LEGEND

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

TRANSPORTATION LEGEND

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

Special Site Areas
 (See Special Site Policies)



SUBJECT:

DANIELS LR CORPORATION



FILE NO:
OZ 11/010 W10

DWG. NO:
11010L

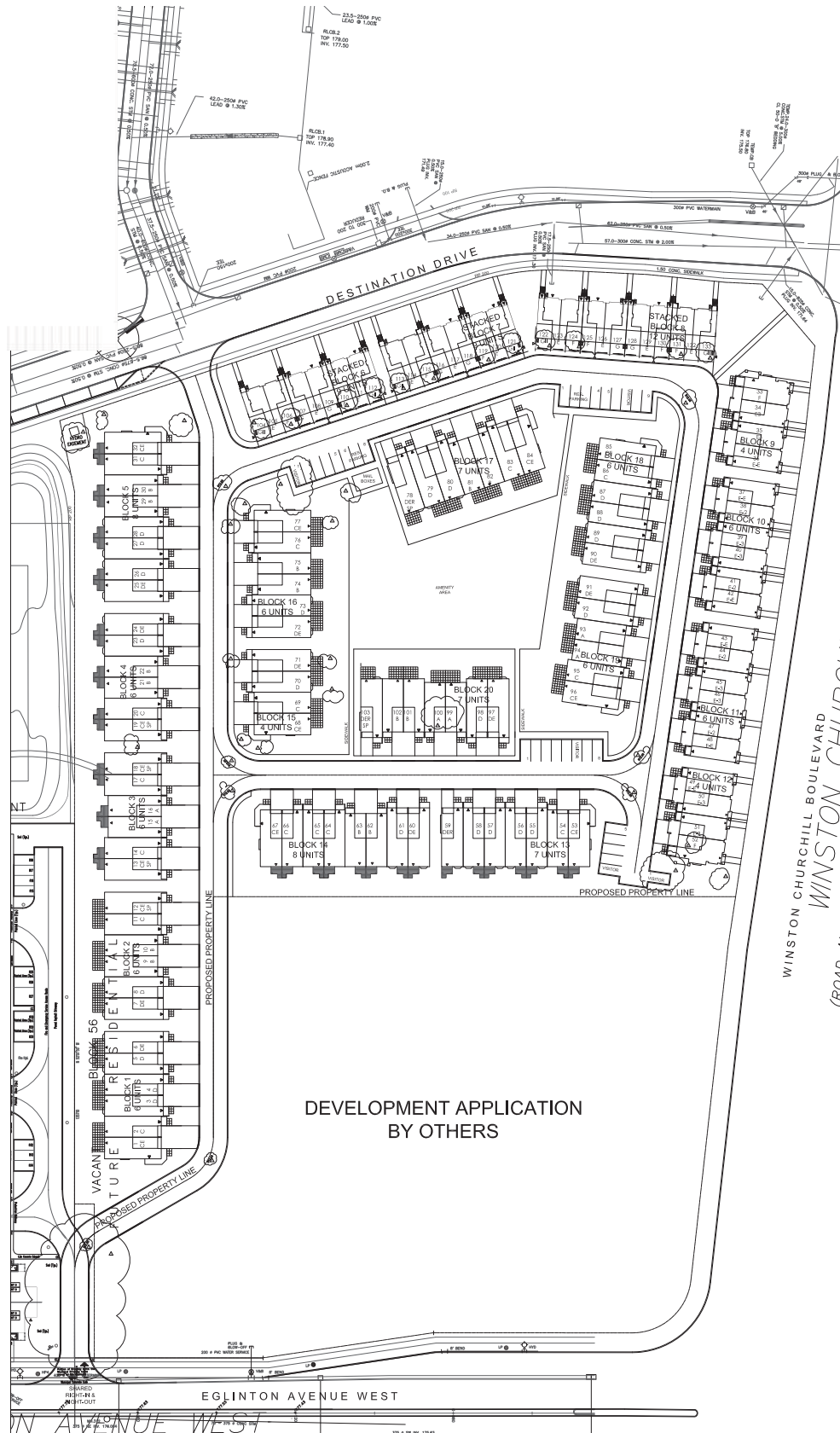
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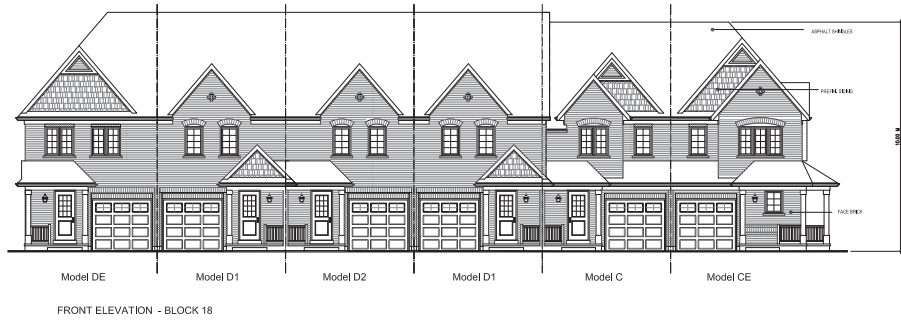
PDC DATE:
2012 01 30
DRAWN BY:
K. PROKOP

APPENDIX I-3

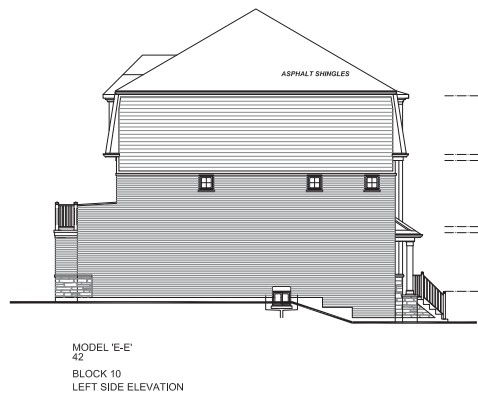
MISSISSAUGA
 Planning and Building

Produced by
T&W, Geomatics

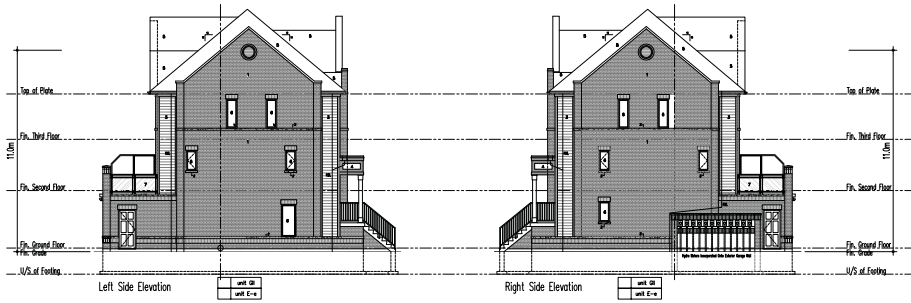




ELEVATIONS-TYPICAL THREE-STOREY TOWNHOUSES



ELEVATIONS-TYPICAL THREE-STOREY STACKED TOWNHOUSES



Daniels LR Corporation

File: OZ 11/010 W10

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (October 27, 2011)	<p>An existing 400 mm (16") diameter water main is located on Eglinton Avenue, an existing 600 mm (24") diameter water main is located on Winston Churchill Blvd., and an existing 200 mm (8") diameter water main is located on Destination Drive. An existing 250 mm (10") diameter sanitary sewer is located on Destination Drive with a service to property line.</p> <p>A complete Functional Servicing Report, as per Regional standards, must be submitted and approved.</p> <p>The subject lands are not within the vicinity of a landfill, and that curbside collection will be provided by the Region.</p>
The Dufferin-Peel Catholic District School Board and the Peel District School Board (December 2, 2011 and September 15, 2011)	<p>Both School Boards indicated that there is no available capacity to accommodate students generated by this application. Accordingly, the Boards have requested that in the event that the application is 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>Among other things, this condition requires that a Bill 51 development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p> <p>In addition, if approved, both School Boards require that a warning clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan advising that sufficient school accommodation may not be available for all anticipated students.</p> <p>The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective</p>

Daniels LR Corporation

File: OZ 11/010 W10

Agency / Comment Date	Comment
	<p>purchasers that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (October 28, 2011)</p>	<p>Golder Community Park (P-501) is located west of the proposed development and contains a play site and a minor soccer field. Should this application be approved, protective hoarding, and associated securities for the adjacent parkland will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent parkland.</p> <p>Further, cash-in-lieu of parkland dedication requirement for application OZ 11/010 W10 has been satisfied through Parkland Conveyance Agreement between the City and the Erin Mills Development Corporation authorized under By-Law 351-98 on July 15, 1998.</p>
<p>City Transportation and Works Department (December 13, 2011)</p>	<p>A Noise Report, Functional Servicing Report and Traffic Impact Study have been received and are currently under review. Detailed comments/conditions will be provided prior the Supplementary Report pending the review of the foregoing.</p> <p>Prior to a Supplementary Report proceeding, the applicant will be required to revise the grading and site plan to depict additional details and cross sections. Documentation will also be required confirming that all necessary mutual easements for access and servicing are established with the owner to the south and access to Eglinton Avenue West. with the owner to the west. In addition, the applicant has been requested to submit a Letter of Reliance for the Phase 1 Environmental Site Assessment. A phasing plan illustrating the sequencing of any future phases has also been requested.</p> <p>Further detailed comments/conditions will be provided prior the Supplementary Report pending the review of the revised material.</p>
<p>Bell Canada (October 27, 2011)</p>	<p>A detailed review of the application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the <i>Planning Act</i>.</p>

Daniels LR Corporation**File: OZ 11/010 W10**

Agency / Comment Date	Comment
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 Community Services Department – Culture Division City Community Services Department – Fire and Emergency Services City Economic Development Office Canada Post Corporation Enersource Hydro Mississauga Enbridge Gas Distribution</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services Hydro One Networks Inc. Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable Sun-Canadian Pipe Line Company Ltd. Credit Valley Hospital</p>

Daniels LR Corporation

File: OZ 11/010 W10

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"> 25 Kindergarten to Grade 5 16 Grade 6 to Grade 8 21 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Middlebury P.S. <ul style="list-style-type: none"> Enrolment: 477 Capacity: 561 Portables: 0 Thomas Street Middle School <ul style="list-style-type: none"> Enrolment: 809 Capacity*: 755 Portables: 2 John Fraser S.S. <ul style="list-style-type: none"> Enrolment: 1,253 Capacity: 1,236 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 9 Junior Kindergarten to Grade 8 4 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Sebastian <ul style="list-style-type: none"> Enrolment: 649 Capacity: 593 Portables: 0 St. Joan of Arc <ul style="list-style-type: none"> Enrolment: 1,403 Capacity: 1,371 Portables: 4

Daniels LR Corporation**File: OZ 11/010 W10****Proposed Zoning Standards****"RM9" Zone (Horizontal Multiple Dwellings with more than 6 Dwelling Units)**

Requested Exception	City Standard	Daniels LR Corporation Request
Maximum number of units	Not applicable	133
Maximum height	13-15 m (42.6 ft. – 49.2 ft.)	15 m (49.2 ft.)
Minimum front and exterior side yard	7.5 m (24.6 ft.)	4.0 m (13.1 ft.)
Minimum rear yard	4.5 m to 10.0 m (14.7 ft. to 32.8 ft.)	7.5 m (24.6 ft.)
Maximum interior side yard	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)
Minimum setback from front garage face to an internal road or sidewalk	2.9 m to (9.5 ft.)	0.0 m (0.0 ft.)
A balcony is permitted on top of an attached garage	Not applicable	Yes
Minimum setback to an internal road, sidewalk or visitor parking space	4.5 m (14.7 ft.)	0.5 m (1.6 ft.)
Minimum setback from an awning, window, chimney, pilaster or corbel to an internal road or sidewalk	3.9 m (12.8 ft.)	0.5 m (1.6 ft.)
Minimum setback from a rear wall of a dwelling to the rear wall of another dwelling	15.0 m (49.2 ft.)	7.25 m (23.8 ft.)
Minimum number of parking spaces, one bedroom horizontal multiple, condominium	1.10	1.0
Minimum number of parking spaces, two bedroom horizontal multiple, condominium	1.5	1.3
Minimum number of parking spaces, three bedroom horizontal multiple	1.75	1.4
Minimum number of visitor parking spaces horizontal multiple, condominium	0.25	0.15
Minimum driveway width shall be the same as the vehicular entrance of the garage	Not applicable	Yes
Maximum floor area of an accessory building	10 m (107 sq. ft.)	100 m ² (1,076 sq. ft.)

Other Provisions:

- Parking spaces are deemed to comply with the by-law for the purposes of access to driving aisles in the event the property is phased;
- The provisions contained in Subsection 2.1.14 and in Line 3 of Table 4.14.1 shall not apply;
- All development shall be in keeping with an Exception Schedule (see Concept Plan).

GENERAL CONTEXT MAP

OZ 11/010 W10

APPENDIX I-10

