



Corporate Report

Clerk's Files

Originator's

Files OZ 11/007 W6
T-M11004 W6

PDC FEB 13 2012

DATE: January 24, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 13, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 104 townhouse dwellings on a CEC private road
5881 Creditview Road
East side of Creditview Road, south of Britannia Road
Owner/Applicant: National Homes (Creditview) Inc.
Bill 51

Public Meeting **Ward 6**

RECOMMENDATION: That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding applications to amend the Official Plan from "Residential Low Density II" to "Residential Medium Density I" and to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), under file OZ 11/007 W6 and Draft Plan of Subdivision application, under T-M11004 W6, to permit 104 townhouse dwellings on a CEC private road, National Homes (Creditview) Inc., 5881 Creditview Road, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	June 1, 2011
Applications complete:	June 21, 2011
Applications revised:	November 28, 2011
Existing Gross Floor Area:	1 420 m ² (15,285.3 sq. ft.) – to be demolished
Height:	3 storeys
Lot Coverage:	38 %
Landscaped Area:	34 %
Net Density:	52.4 units/ha 21.2 units/acre
Proposed Gross Floor Area:	20 530.5 m ² (220,995.7 sq. ft.)
Number of units:	104
Anticipated Population:	312* *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: 208 @ 2.0 spaces/unit Visitor: 26 @ 0.25 spaces/unit Total: 234

Development Proposal	
Parking Provided:	Resident: 208 @ 2.0 spaces/unit Visitor: 25 @ 0.24 spaces/unit Total: 233
Supporting Documents:	Planning Justification Report Functional Servicing Report Phase 1 ESA Record of Site Condition Traffic Impact Study Acoustical Feasibility Study Arborist Report Parcel Registry Documentation Concept Plan & Elevations Draft Plan of Subdivision & Layout Plan Tree Plan Inventory Tree Preservation and Removal Plan Utility Plans Site Servicing & Grading Plan and Cross Sections

Site Characteristics	
Frontage:	128.97 m (423.1 ft.)
Depth:	154.79 m (507.8 ft.)
Net Lot Area:	1.9864 ha (4.9 ac.)
Existing Use:	Place of worship

Green Development Initiatives

The applicant has identified that green development initiatives will be addressed through building technologies and energy efficient choices including the following: low flow toilettes, low flow shower heads, rough in for grey water recycling, power pipe energy recycling, energy star appliances, select green building materials and by achieving a minimum Energuide 80 Standard.

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

Neighbourhood Context

The subject property is located in the East Credit District within an established residential neighbourhood. The surrounding area is characterized by a mix of detached, semi-detached and townhouse dwellings. The site is presently occupied by the Harvest Family Church, a place of worship building constructed in 1990. The site is generally flat, with significant landscaping, hard surface parking and mature trees.

The surrounding land uses are described as follows:

North: Townhouse dwellings

East: Detached dwellings and Garcia Park

South: Detached and semi-detached dwellings

West: Beyond Creditview Road, detached dwellings

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

"Residential - Low Density II" which permits detached, semi-detached and street townhouse dwellings within a density range of 18 to 30 units per net residential hectare (7.3 to 12.1 units per net residential acre). The applications are not in conformity with the existing land use designation. The proposed common element condominium townhouse dwellings are not permitted and the proposed density exceeds the range identified within the "Residential – Low Density II" designation.

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

Urban Design Policies

Section 3.18.2.4 - Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.5 - Building, landscaping and site design will create visual and functional relationships between individual buildings, groups of buildings and open spaces.

Residential Policies

Section 3.13.5.1 - Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 3.13.5.3 - Intensification outside intensification areas 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.

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 applications were 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 Low Density II"**.

Proposed Official Plan Designation

"Residential Medium Density I" to permit 104 townhouse dwellings on a CEC – private road with a density of 52.4 units per net residential hectare (21.2 units per net residential acre).

Existing Zoning

"RM2" (Semi-Detached Dwellings), which permits detached dwellings in accordance with the "R5" zone regulations and semi-detached dwellings with minimum 6.8 m (22.3 ft.) lot frontage.

Proposed Zoning By-law Amendment

"RM6-Exception" (Townhouse Dwelling on CEC - Private Road), to permit 104 townhouse dwellings.

As part of the rezoning, the applicant is proposing that standards be applied in accordance with Appendix I-10.

COMMUNITY ISSUES

A community meeting was held by Ward 6 Councillor, Ron Starr on November 7, 2011.

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

- The possibility of traffic congestion on adjacent roads as a result of the development;
- Visitor parking gravitating to off-site locations;
- Units are too tall;
- Privacy impacts on existing units to the south and east;
- Too many units;
- Will exacerbate existing capacity issues at local schools;
- Adjacent Garcia Park is already over-utilized;
- Noise, dust and odour impacts will occur during construction;
- Garcia Park closure during park upgrade; and,
- Construction timeframes.

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:

Communal Amenity Area

The proposed development is required to accommodate a 520 m² (5,597.4 sq. ft.) communal amenity area on-site to meet City standards. In response to this requirement, the applicant is proposing a financial contribution to the City to maintain or upgrade the facilities within Garcia Park, abutting to the east. Details pertaining to the proposed contributions have not been provided to date.

Site Layout and Development Standards

The concept plan (Appendix I-5) depicts noise attenuation barriers to protect the rear yard amenity areas of the units flanking Creditview Road. The noise fences have been shown on a buffer block to be conveyed to the City. The City will not take ownership

of these barriers or be responsible for their long term maintenance and as such, the plans must be revised to include the barriers on a common element block to be owned and maintained by the condominium corporation. Townhouse blocks adjacent to the common element block, on which the noise barriers are located shall be setback an appropriate distance to accommodate rear yard access, drainage and servicing requirements within the privately held lands.

Additional comments have been provided to the applicant pertaining to the appropriateness of the proposed “RM6-Exception” zone standards, layout and configuration of the common element and townhouse blocks, on-site pedestrian connections and location of the community mailbox. These matters must be resolved prior to the preparation of a Supplementary Report.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to 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 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: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

Appendix I-1: Site History
Appendix I-2: Aerial Photograph
Appendix I-3: Excerpt of East Credit District Land Use Map
Appendix I-4: Excerpt of Existing Land Use Map
Appendix I-5: Concept Plan
Appendix I-6: Draft Plan of Subdivision
Appendix I-7: Elevations
Appendix I-8: Agency Comments
Appendix I-9: School Accommodation
Appendix I-10: Proposed Zone Standards
Appendix I-11: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Site History

- January 26, 1966 – The Ontario Municipal Board approved the City of Mississauga Comprehensive Zoning By-law 5500. The subject lands are zoned "A" (Agricultural).
- April 5, 1988 – Ministry of Municipal Affairs and Housing approved the modified East Credit Secondary Plan. The subject lands are designated "Residential Low Density II", permitting detached, semi-detached and other types of freehold dwellings.
- July 26, 1988 – Site Plan Application SP 243/86 was approved to permit the construction of a place of worship.
- 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 "RM2" (Semi-Detached Dwellings).



LEGEND:

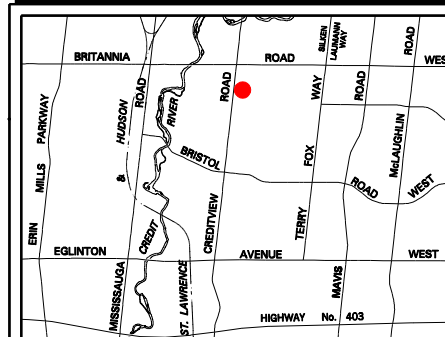


SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2010



**SUBJECT: NATIONAL HOMES
(CREDITVIEW) INC.**



**FILE NO:
OZ 11007 W6
T-M11004 W6**

**DWG. NO:
11007A**

**SCALE:
1:3000**

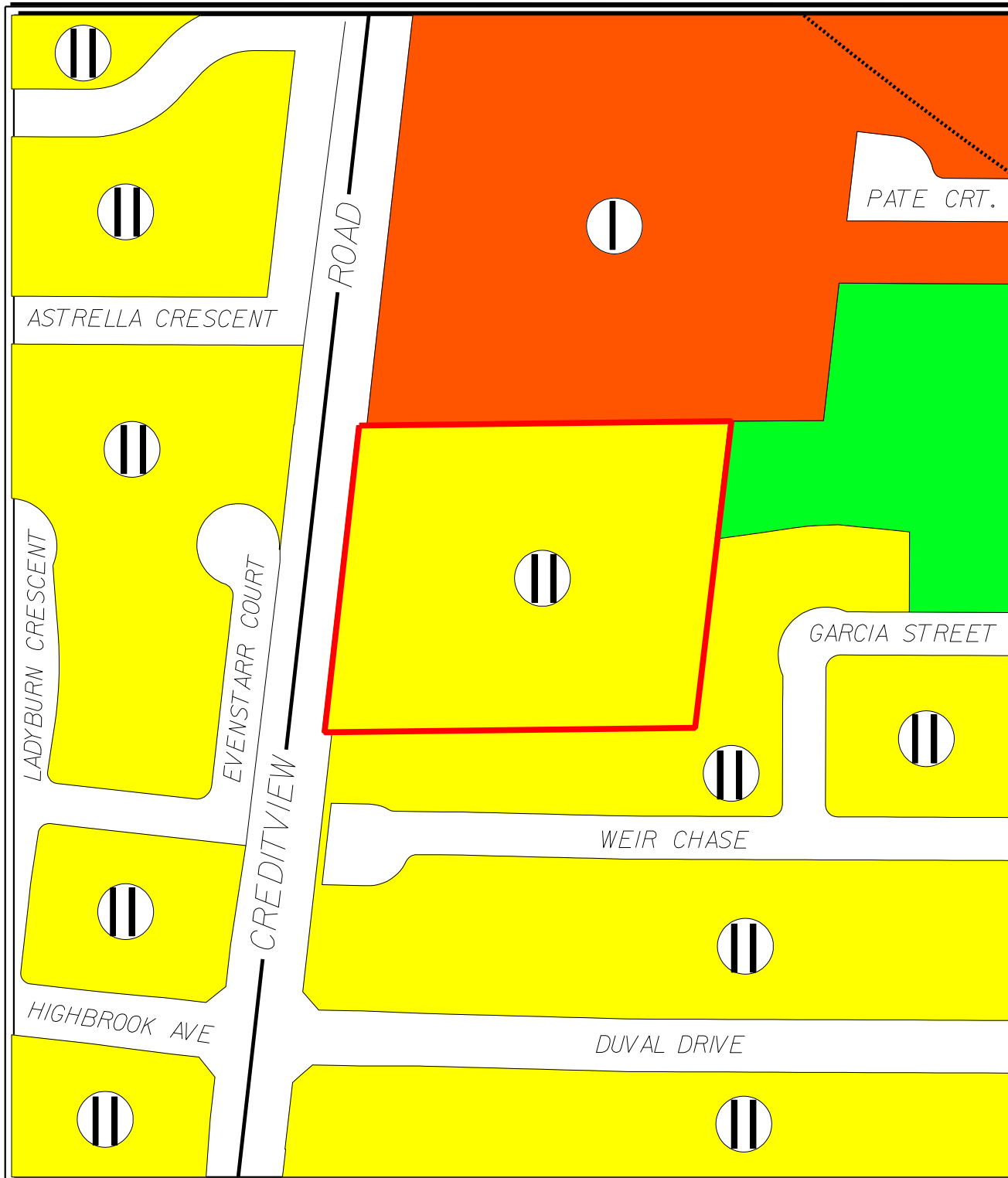
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2012 02 13**

**DRAWN BY:
B. KRUGER**

APPENDIX I-2

**MISSISSAUGA
Planning and Building**

**Produced by
T&W, Geomatics**



PART OF EAST CREDIT DISTRICT LAND USE MAP EAST CREDIT 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
- Private Open Space
- Greenbelt
- Parkway Belt West

LAND USE LEGEND

- LBPIA Operating Area Boundary - See Aircraft Noise Policies
- Lands Exempt From LBPIA Operating Area
- Cem - Cemetery
- Golf Course
- Existing Stormwater Management Facility
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

TRANSPORTATION LEGEND

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

Amendment No. 95 Appealed to the Ontario Municipal Board.
Removing Eglinton Avenue as a Major Transit Corridor

Appealed to the Ontario Municipal Board

Note:

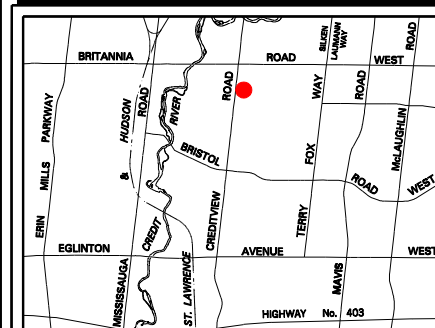
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.



SUBJECT LANDS



SUBJECT: **NATIONAL HOMES (CREDITVIEW) INC.**



FILE NO:
OZ 11007 W6
T-M11004 W6

DWG. NO:
11007L

SCALE:
NTS

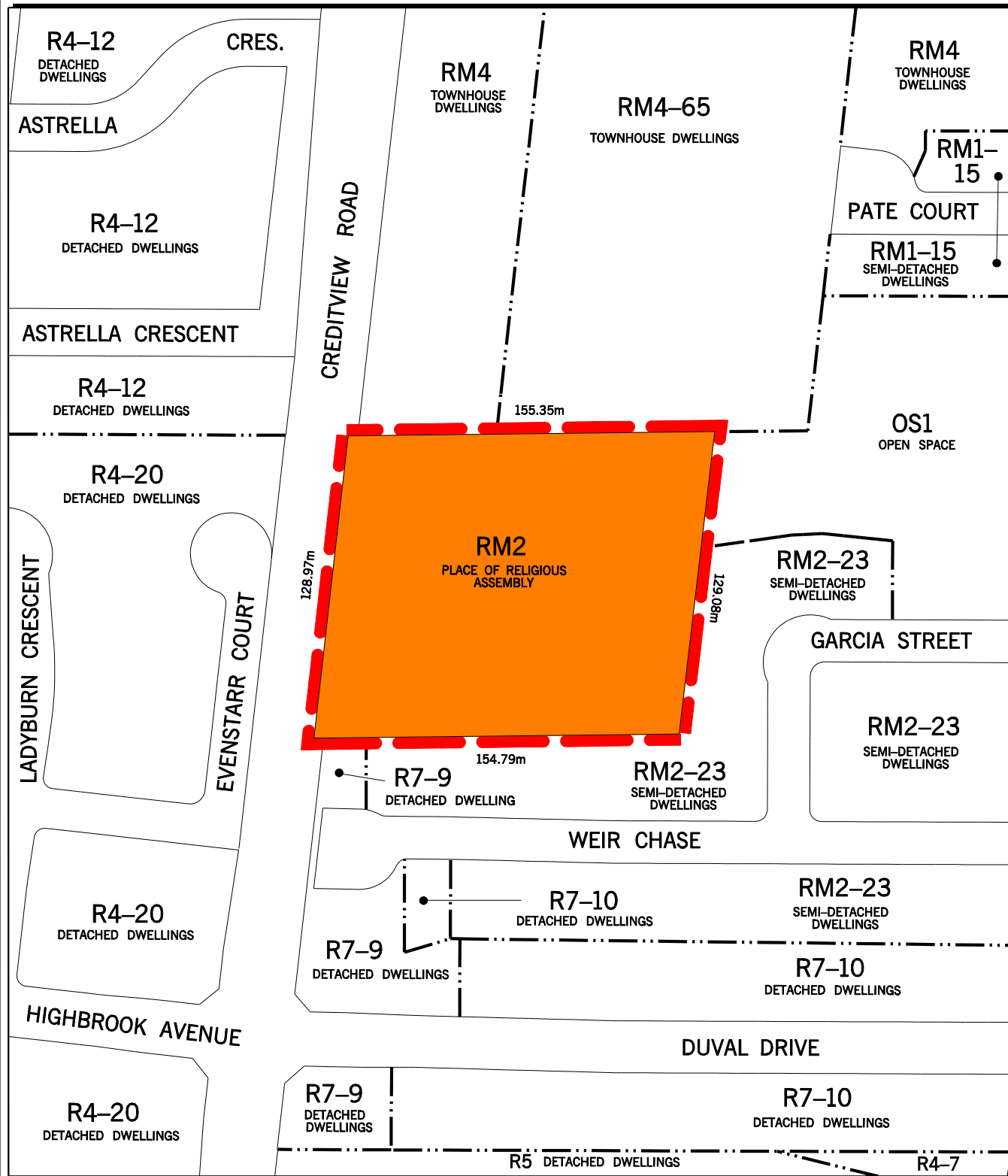
PDC DATE:
2012 02 13

DRAWN BY:
B. KRUGER

APPENDIX I-3

MISSISSAUGA
Planning and Building

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LEGEND:



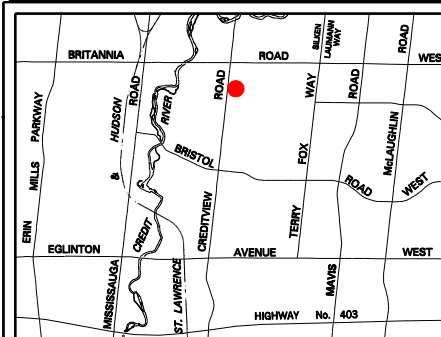
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL MEDIUM DENSITY I" AND PROPOSED REZONING FROM "RM2" (SEMI-DETACHED DWELLINGS) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 104 TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD.

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

THIS IS NOT A PLAN OF SURVEY.



SUBJECT: **NATIONAL HOMES**



FILE NO:
OZ 11007 W6
T-M11004 W6

DWG. NO:
11007R

SCALE:
1:3000

PDC DATE:
2012 02 13

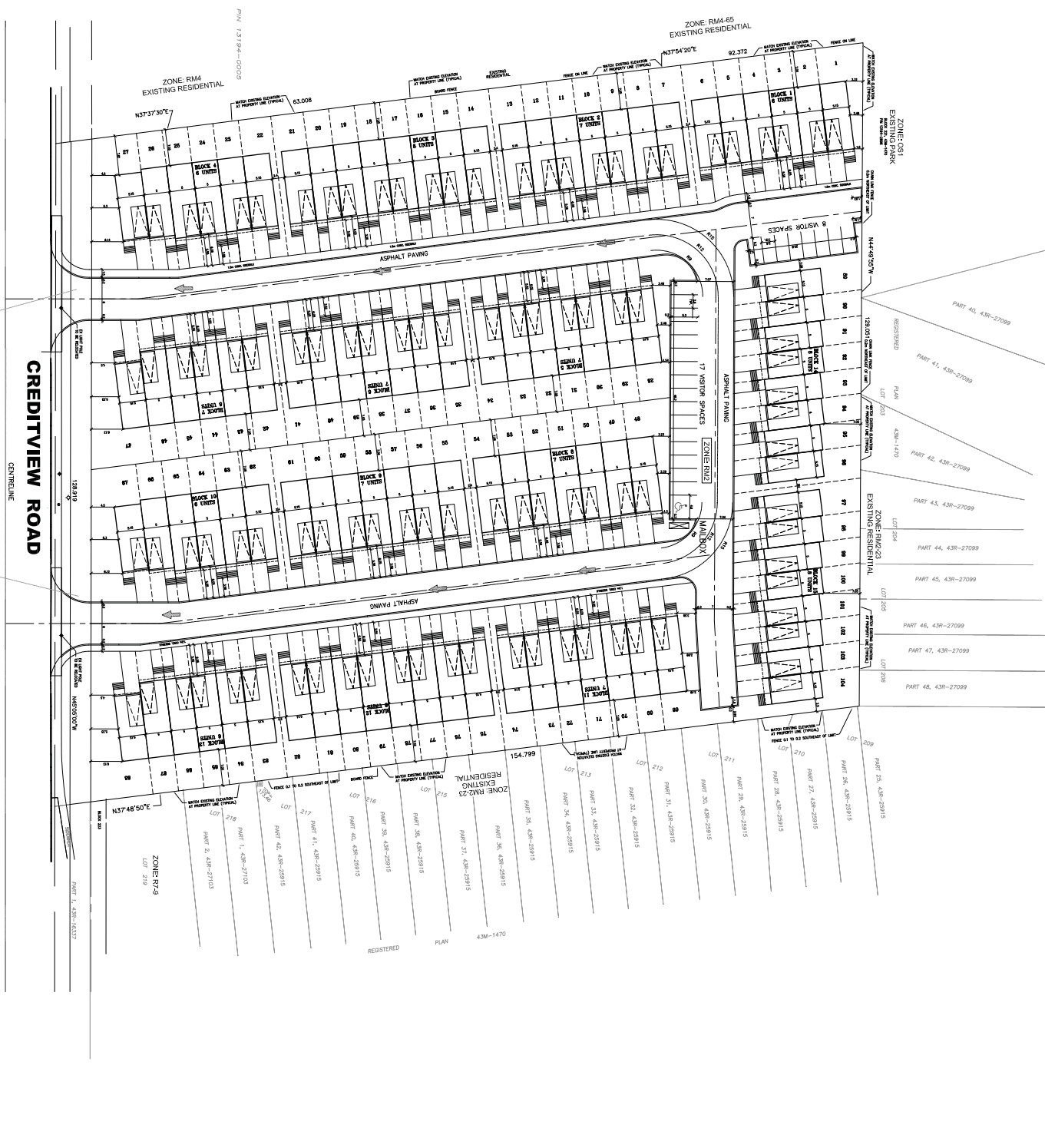
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B. KRUGER

APPENDIX 1-4

MISSISSAUGA
Planning and Building

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CREDITVIEW ROAD





Concept Elevation A

NATIONAL
H · O · M · E · S
You are the blueprint™



Concept Elevation B

NATIONAL
H · O · M · E · S
You are the blueprint™



Concept Elevation C

NATIONAL
H · O · M · E · S
You are the blueprint™

National Homes (Creditview) Inc.**File: OZ 11/007 W6 and T-M11004 W6****Agency Comments**

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

Agency / Comment Date	Comment
<p>Region of Peel (January 11, 2012)</p>	<p>Curbside waste collection will be provided by the Region of Peel. Municipal sanitary sewers consist of a 250 mm (10 in.) diameter sanitary sewer along Evenstarr Court which will require an extension to the site. Water facilities consist of a 300 mm (12 in.) diameter watermain located on Creditview Road which will require looping along the private CEC private road within proposed development.</p> <p>The developer will be required to enter into a Condominium Water Servicing Agreement with the local Municipality and Region for the construction of sewer and water associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.</p> <p>The applicant shall grant/obtain (at no cost to the Region) all necessary easements for proposed/ existing Regional infrastructure located in the vicinity of the proposed development.</p> <p>The developer is to provide a revised Functional Servicing Report addressing comments provided by the Region of Peel in July 2011 prior to approval.</p>
<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board (December 13, 2011 and December 15, 2011)</p>	<p>The Peel District 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.</p> <p>The Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
	<p>Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</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 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 have been made between the developer/applicant and the School Board for this plan."</p> <p>The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective 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 (January 6, 2012)</p>	<p>Garcia Park (P-446) is adjacent to the subject property, this park contains a play site, two minor soccer fields, park pathways and a parking lot.</p> <p>To provide a more direct public pedestrian connection between the subject lands and the park, access by way of an easement to be registered in favour of the City over the subject lands will be required.</p> <p>As identified in the Functional Servicing Report (May, 2011), a storm water sewer connection is proposed within Garcia Park. Should this application be approved, fencing, protective hoarding, and associated securities for the adjacent park will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent park.</p> <p>Prior to registration of plan of subdivision, a cash contribution for street tree planting will be required. Further, prior to the</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
	issuance of building permits, 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 City's Policies and By-laws.
City Transportation and Works Department (January 12, 2012)	<p>The applicant is to revise the supporting materials to illustrate appropriate acoustical barriers and buffer blocks along Creditview Road and increase the separation distance between the parking area/back of the curb and Blocks 5, 8, 11 and 14. A 1.5 m (4.9 ft.) sidewalk will be required adjacent to the easterly limits of Blocks 5 and 8 to facilitate a pedestrian connection from the units on the southerly limit of the plan to the amenity area for the development located within the park to the north east. All plans and details are to be consistent with one another.</p> <p>The Traffic Analysis and the Record of Site Condition are currently under review. Further detailed comments/conditions will be provided prior to the preparation of the Supplementary Report, pending receipt and review of the foregoing.</p>
GTAA (December 19, 2011)	The 104 CEC townhouse dwellings proposed for the site at 5881 Creditview Road in Mississauga, are within the allowable height limits associated with the Regulations.
Bell Canada (August 22, 2011)	<p>Satisfactory provisions within the agreement shall be provided granting Bell Canada any easements that may be required for telecommunication services. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.</p> <p>Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.</p>

National Homes (Creditview) Inc.**File: OZ 11/007 W6 and T-M11004 W6**

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 Credit Valley Hospital</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services Peel Regional Police Hydro One Networks Inc. Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable Trillium Hospital</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

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 13 Grade 6 to Grade 8 17 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Whitehorn Public School <ul style="list-style-type: none"> Enrolment: 720 Capacity: 650 Portables: 0 Fallingbrook Middle School <ul style="list-style-type: none"> Enrolment: 760 Capacity: 315 Portables: 6 Rick Hansen Secondary School <ul style="list-style-type: none"> Enrolment: 1,950 Capacity: 1,725 Portables: 6 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 7 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Raymond <ul style="list-style-type: none"> Enrolment: 625 Capacity: 627 Portables: 0 St. Joseph <ul style="list-style-type: none"> Enrolment: 1757 Capacity: 1269 Portables: 22

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Proposed Zone Standards

	“RM6” Required Zoning By-law Standard	Proposed “RM6- Exception” Standard
Visitor Parking	0.25 spaces/dwelling	0.24 spaces/dwelling
Minimum Lot Area – Corner Lot	190 m ² (2,045 sq. ft.)	179.9 m ² (1,936.5 sq. ft.)
Minimum Lot Frontage – Corner Lot	8.3 m (27.2 ft.)	6.45 m (21 ft.)
Minimum Exterior Side Yard – Creditview Road	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum Exterior Side Yard – CEC Private Road	4.5 m (14.8 ft.)	2.45 m (8 ft.)
Minimum Interior Side Yard – Unattached Side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	7.0 m (23 ft.)
Minimum Setback to CEC Visitor Parking	3.3 m (10.8 ft.)	1.3 m (4.3 ft.)

GENERAL CONTEXT MAP

OZ 11007 W6

APPENDIX I-11

