



# Corporate Report

Clerk's Files

Originator's  
Files OZ 11/013 W8

**PDC** JUN 25 2012

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**DATE:** June 5, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 25, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Zoning By-law Amendment Application**  
**To permit 60 townhouse dwellings and 8 semi-detached dwellings under standard condominium tenure**  
**4390 Mississauga Road**  
**West side of Mississauga Road, north of Highway 403**  
**Owner: 1598607 Ontario Corp. (Dunpar Developments Inc.)**  
**Applicant: McMillan LLP**  
**Bill 51**

**Public Meeting** **Ward 8**

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**RECOMMENDATION:** That the Report dated June 5, 2012, from the Commissioner of Planning and Building regarding the application to change the Zoning from "H-RM4-70" (Townhouse Dwellings) and "G1" (Greenbelt - Natural Hazards) to "RM4-Exception" (Townhouse Dwellings) and "G1" (Greenbelt - Natural Hazards), to permit 60 townhouse dwellings and 8 semi-detached dwellings under standard condominium tenure under file OZ 11/013 W8, 1598607 Ontario Corp. (Dunpar Developments Inc.), 4390 Mississauga Road, west side of Mississauga Road, north of Highway 403, be received for information.

**REPORT  
HIGHLIGHTS:**

- The application has been made in order for the applicant to increase the number of townhouse units from what was approved by the OMB in 2008, by reducing unit sizes. There is also a slight reduction in total gross floor area;
- Community concerns, which include the unit increase, traffic impacts, the increase in height along the north property limit and overlook potential, are summarized;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed zoning by-law amendment, resolution of design details, and submission of revised plans, Heritage Impact Statement and Functional Servicing Report.

**BACKGROUND:**

On April 22, 2008, the Ontario Municipal Board (OMB) approved Official Plan and Zoning By-law amendments to permit 43 townhouse dwellings and 8 semi-detached dwellings after a settlement was reached between Dunpar Developments Inc. and the City (see Appendix I-1 for further background).

This application was submitted as 64 townhouse dwellings and 8 semi-detached dwellings, under standard condominium tenure. On May 10, 2012, the application was revised to permit 60 townhouse dwellings and 8 semi-detached dwellings.

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:

	<b>Development Proposal</b>	<b>2008 OMB Approved Plan</b>
Application submitted:	October 14, 2011 (submitted) October 28, 2011 (deemed complete) May 10, 2012 (revised)	August 9, 2006 (submitted) April 22, 2008 (OMB approval)
Height:	Maximum 10.7 m (35.1 ft.), equivalent to 4 storeys, except for five	Maximum 10.7 m (35.1 ft.), equivalent to 4 storeys, except four

	<b>Development Proposal</b>	<b>2008 OMB Approved Plan</b>
	end townhouse units within Blocks C, G, H, K and L at northerly limit of site which are proposed to be 3 storeys	townhouse blocks (13 units) at northerly limit of the site, which are max. 9.0 m (29.5 ft.)
Lot Coverage:	40.6 %	41.4 %
Floor Space Index:	1.05 times the net lot area	1.06 times the net lot area
Landscaped Area:	30.2 %	30.1 %
Net Density:	58.8 units/ha (23.8 units/ac.)	44.2 units/ha (17.9 units/ac.)
Gross Floor Area:	12 153.7 m <sup>2</sup> (130,826 sq. ft.)	12 280.3 m <sup>2</sup> (132,189 sq. ft.)
Number of units:	60 townhouse units 8 semi-detached units	43 townhouse units 8 semi-detached units
Anticipated Population:	207*	156*
Parking Required:	136 spaces for resident parking based on 2.0 spaces per unit 14 spaces for visitor parking based on 0.2 spaces per unit	102 spaces for resident parking based on 2.0 spaces per unit 12 spaces for visitor parking based on 0.2 spaces per unit
Parking Provided:	136 resident parking spaces and 14 visitor parking spaces	102 resident parking spaces and 10 visitor parking spaces

\*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.

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

### **Green Development Initiatives**

The applicant has identified that the following green development initiatives will be incorporated into the development:

- overland flow grass swale;
- downspouts that discharge onto the ground;
- all native vegetation.

### **Neighbourhood Context**

The subject property is located on the west side of Mississauga Road, north of Highway 403 and south of Badminton Drive. Mullet Creek forms the western boundary of the subject property. The open space, vegetation and generous front yard setbacks contribute to the classification of Mississauga Road as one of the two Scenic Routes in the City. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Legal non-conforming garden centre and detached dwelling. An established neighbourhood of detached dwellings is located further north
- East: Pinchin Farm and Leslie Log House designated under the *Ontario Heritage Act* and identified as City Park P-462
- South: Seniors long term care facility in a 3 storey building
- West: Mullet Creek valley identified as City Park P-269, Woodland Chase Trail

### **Current Mississauga Plan Designation and Policies for Central Erin Mills District (March 29, 2004)**

**"Residential - Medium Density I"** which permits detached, semi-detached, townhouse and horizontal multiple dwellings or any combination of these dwellings within a density range of 27-57 units per net residential hectare (11-23 units per net residential acre).

**"Greenbelt"** which are generally associated within natural hazards or significant natural areas where development is restricted to protect people and property from damage and to provide the conservation of natural heritage features and areas.

The application is in conformity with the land use designations and no official plan amendments are proposed.

There are other policies in the Official Plan which also are applicable in the review of this application including:

#### Residential Policies

Mississauga Plan promotes compatible residential intensification through provision of a range of housing choices in terms of type, tenure and price. Innovative housing types and zoning standards are encouraged. Design issues related to built form, scale, massing, transition, setbacks, orientation of parking and the quantity and quality of open spaces will be priorities in assessing the merits of residential development proposals.

#### Greenbelt Policies

As the subject property includes lands within the Credit River valley system, consideration must be given to Greenbelt policies which speak to issues such as development setbacks, ecological buffers, land dedication and required studies.

#### Urban Design Policies

The Urban Design policies of Mississauga Plan require that building, landscaping and site design are compatible with site conditions and will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements are also intended to minimize the effects of noise, unattractive views, and other negative impact and to buffer adjacent land uses.

### Mississauga Road Specific Area Policies

This stretch of the Mississauga Road corridor is classified as a Scenic Route in Mississauga Plan and has special policies applied to it that seek to maintain its existing character. Policies include the retention of existing lot frontage widths, discouraging reverse frontage lot development and maintaining the surrounding building massing, design and setbacks.

### 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 Medium Density" and "Greenbelt".

### Existing Zoning

**"H-RM4-70" (Townhouse Dwellings)** which permits a maximum of 43 townhouse dwellings and 8 semi-detached dwellings as well as a model home (maximum 15 units). The property is subject to an "H" Holding Provision that requires executed Development and Servicing Agreements and the gratuitous dedication of both a right-of-way widening along Mississauga Road and greenbelt lands prior to the lifting of the "H" Holding Provision.

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

### **Proposed Zoning By-law Amendment**

**"RM4-Exception" (Townhouse Dwellings)** to permit a maximum of 60 townhouse dwellings and 8 semi-detached dwellings; maximum height of 10.7 m (35.1 ft.) for all dwellings; as well as changes to minimum dwelling unit widths and setbacks.

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

As part of the rezoning, the applicant is proposing that the changes to the "H-RM4-70" (Townhouse Dwellings) standards be made as outlined in Appendices I-9 and I-10.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 8 Councillor, Katie Mahoney on November 30, 2011.

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

- the density has been increased significantly, which is inappropriate given that this is not a planned intensification area;
- the previous 2008 OMB settlement (including significant consultations with the community) has been set aside by the applicant, which is very disappointing;
- the traffic impact on the local roads is a concern;
- the proposed heights are above those approved along the north property limit, which will reduce privacy and increase overlook concerns for those living on Badminton Drive;
- concerns about the proposed units being used for student housing given the perceived affordability increase related to the unit size reduction.

## **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:

- appropriateness of proposed zoning by-law amendment, including the increased number of units and change in built form transition along the north property line;
- resolution of design details and zoning standards, including proposed changes in heights, unit widths, road network, setbacks, common amenity areas, and parking;
- relationship with garden centre lands to the north;
- submission and review of revised plans and technical materials, including revised site, grading, servicing and landscape plans, Heritage Impact Statement and revised Functional Servicing Report.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm drainage, noise attenuation, land dedications, boulevard improvements/reinstatement, streetscape and utility requirements, 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:** 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 this application.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Central Erin Mills 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: Site Details and Summary of Proposed Zoning Standards
- Appendix I-10: Draft Zoning By-law prepared by applicant
- Appendix I-11: General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*

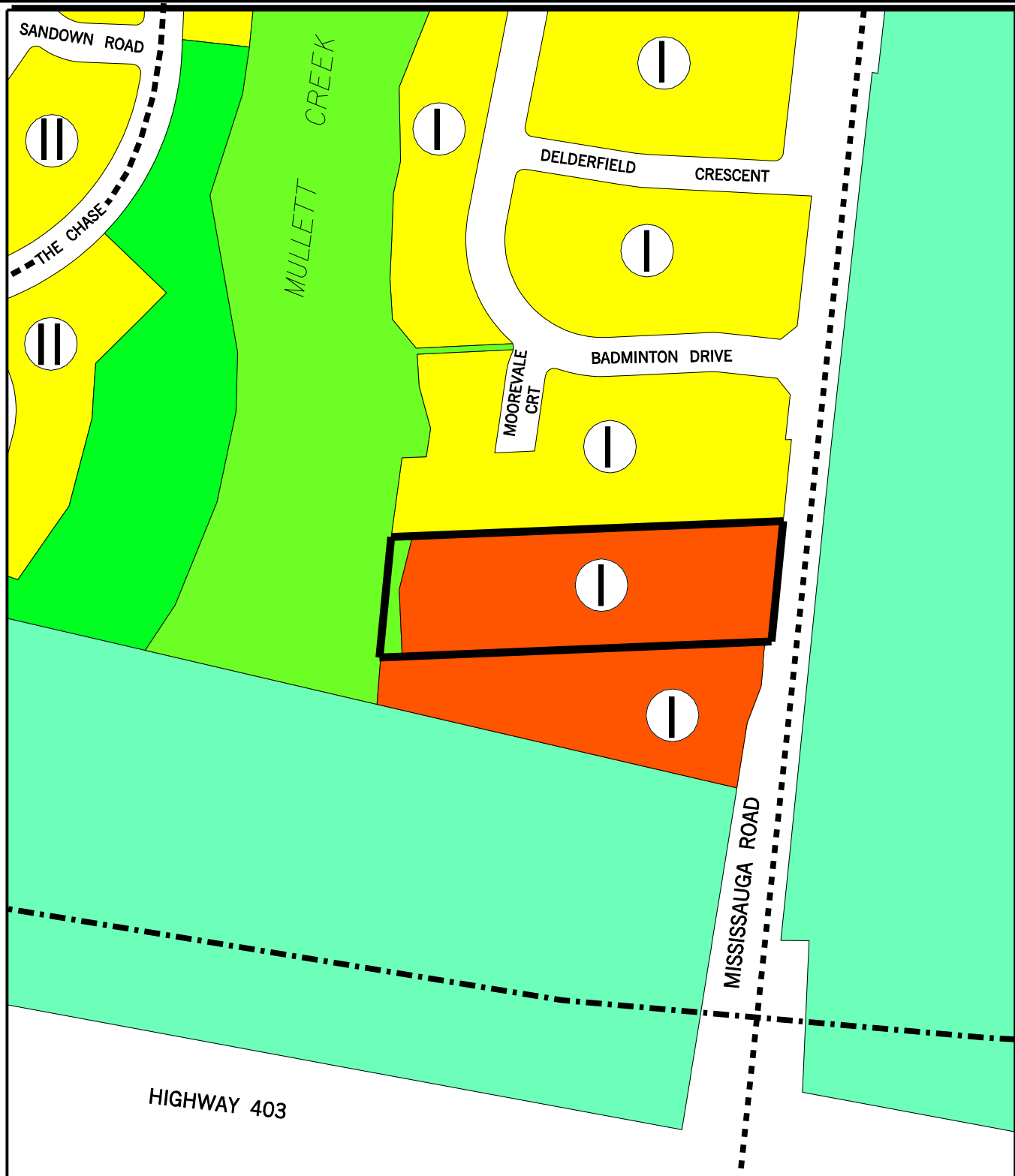
**1598607 Ontario Corp.  
(Dunpar Developments Inc.)**

**File: OZ 11/013 W8**

### **Site History**

- 2003 - Mississauga Plan designates the subject lands "Residential Low Density I".
- August 9, 2006 - Dunpar Developments Inc. submits Official Plan Amendment and Rezoning applications to permit 73 common element condominium townhouses (File OZ 06/017 W8).
- June 5, 2007 - Dunpar Developments Inc. submits a revised Official Plan Amendment and Rezoning to permit 56 common element condominium townhouses. A new draft plan of subdivision application is submitted for the subject lands (File T-M07004 W8).
- June 15, 2007 - Dunpar Developments Inc. appeals the Official Plan Amendment and Rezoning applications to the Ontario Municipal Board (OMB).
- July 10, 2007 - Dunpar Developments Inc. appeals the new Mississauga Zoning By-law 0225-2007 on a site-specific basis.
- July 17, 2007 - Dunpar Developments Inc. submits a revised Draft Zoning By-law.
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As Dunpar Developments Inc. appealed the "D" (Development) zoning of the subject lands to the OMB, the "RS" (Detached Dwellings) zone continues to apply.
- October 1, 2007 – A Public Meeting held and Information Report received at Planning and Development Committee regarding the development applications.
- October 31, 2007 - An Ontario Municipal Board mediation hearing held.
- January 4, 2008 - Dunpar Developments Inc. appeals the draft plan of subdivision (File T-M07004 W8) to the OMB.
- March 26, 2008 - Council recommends approval of the applications, which were further revised to permit 43 townhouse units and 8 semi-detached units, subject to conditions.
- March 31, 2008 - OMB hearing commences.
- April 2, 2008 - The draft plan of subdivision application (File T-M07004 W8) is closed.
- April 22, 2008 - OMB approves Official Plan and Zoning By-law Amendments redesignating lands to "Residential Medium Density" and rezoning to "H-RM4-70", permitting 43 townhouse units and 8 semi-detached units.
- July 2, 2008 - Site Plan application (File SP 08/145 W8) submitted for 43 townhouse units and 8 semi-detached units.





# **PART OF CENTRAL ERIN MILLS DISTRICT LAND USE MAP** **CENTRAL ERIN MILLS 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
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Office
- Public Open Space
- Greenbelt
- Institutional
- Parkway Belt West
- Utility

## **LAND USE LEGEND**

- Node Boundary
- Hospital
- Existing Stormwater Management Facility
- 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*

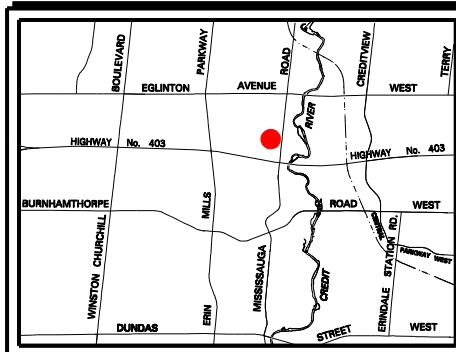
Special Site Areas (See Special Site Policies)

*Appealed to the Ontario Municipal Board*

**SUBJECT LANDS**



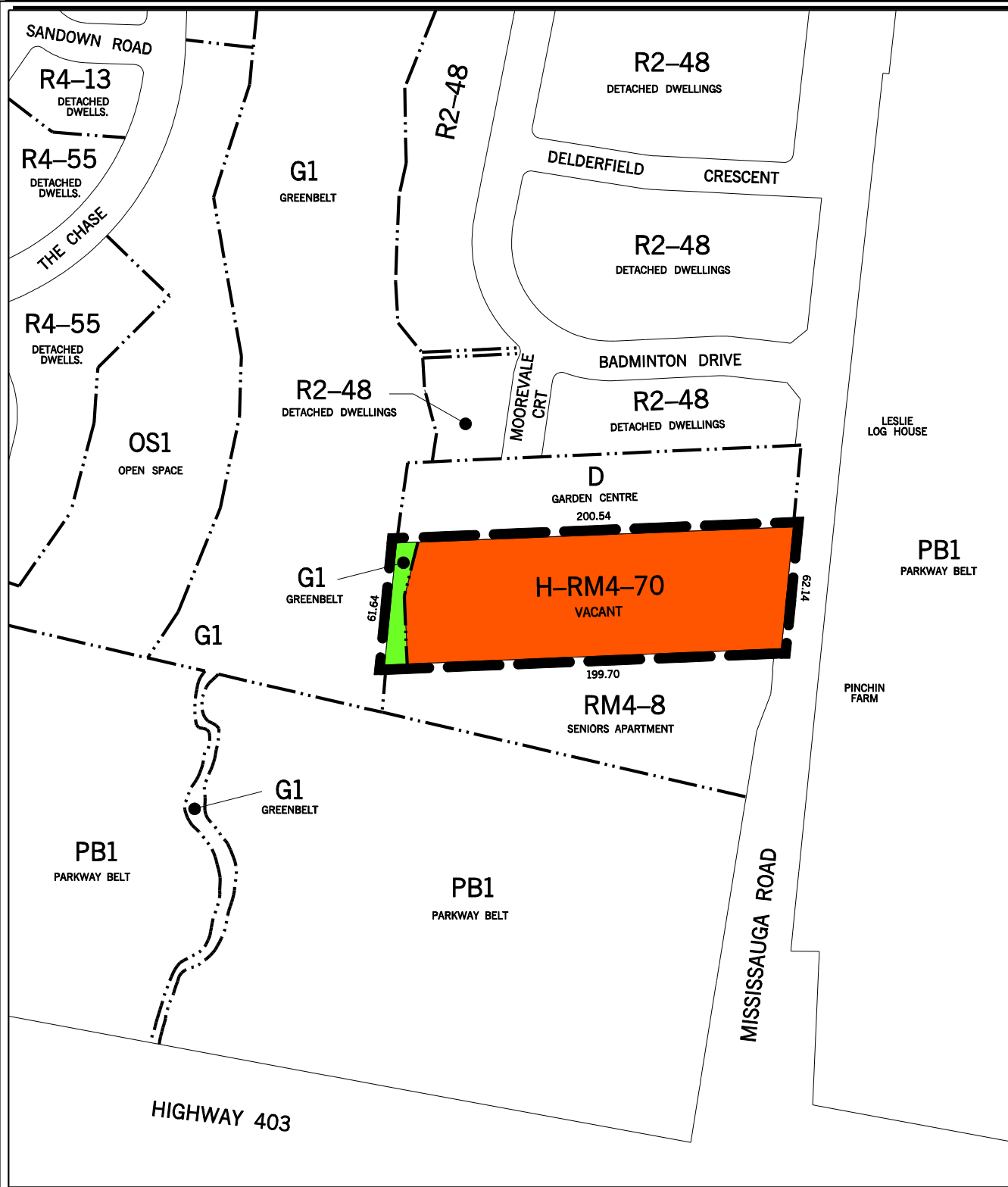
**SUBJECT: 1598607 ONTARIO CORP.**  
**(DUNPAR DEVELOPMENTS INC.)**



FILE NO: <b>OZ 11013 W8</b>	
DWG. NO: <b>11013L.dgn</b>	
SCALE: <b>NTS</b>	
PDC DATE: <b>2012/06/25</b>	<b>APPENDIX 1-3</b>
DRAWN BY: <b>B. KRUGER</b>	

**MISSISSAUGA**  
 Planning and Building

*Produced by*  
**T&W, Geomatics**



# LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'H-RM4-70' (TOWNHOUSE DWELLINGS) TO 'RM4-EXCEPTION' TO PERMIT 60 TOWNHOUSE DWELLINGS AND 8 SEMI-DETACHED DWELLINGS UNDER STANDARD CONDOMINIUM TENURE.

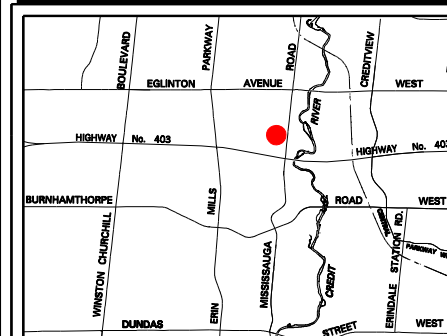


'G1' (GREENBELT-NATURAL HAZARDS) TO REMAIN THE SAME.

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



SUBJECT: **1598607 ONTARIO CORP.**  
(DUNPAR DEVELOPMENTS INC.)



FILE NO:  
**OZ 11013 W8**

DWG. NO:  
**11013R.dgn**

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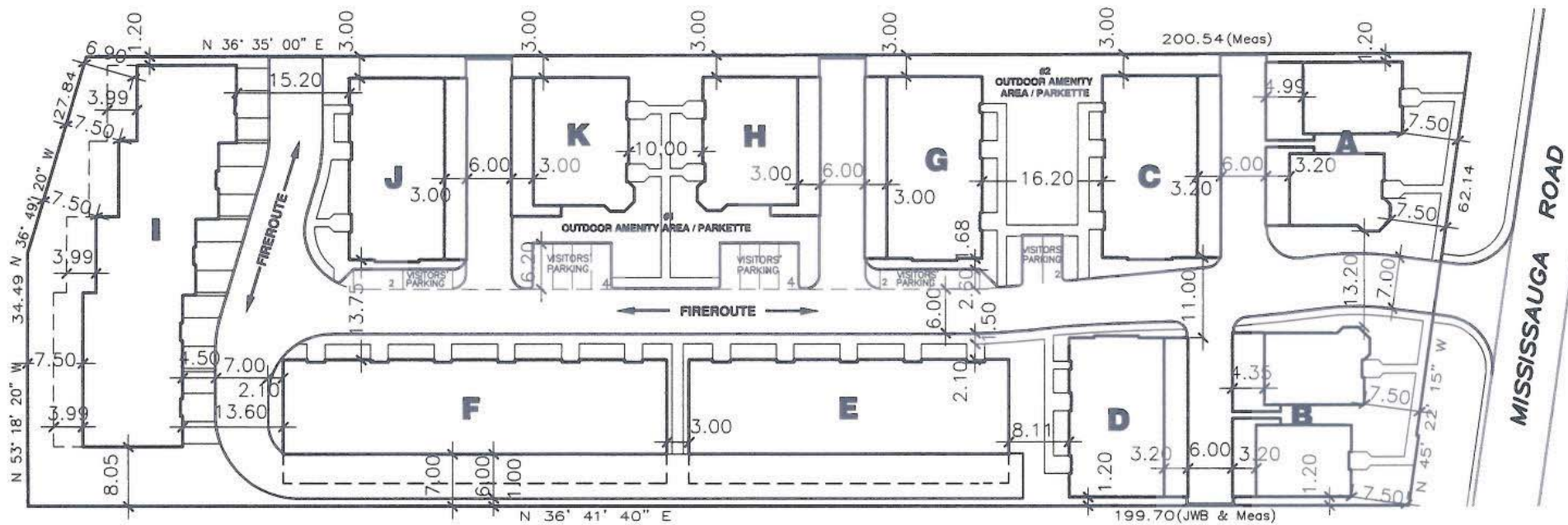
DATE:  
**2012/06/25**

DRAWN BY:  
**B. KRUGER**

APPENDIX 1-4

**MISSISSAUGA**  
Planning and Building

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**T&W, Geomatics**



# **CONCEPT PLAN** (NOT IN SCALE)



DRAWING NO

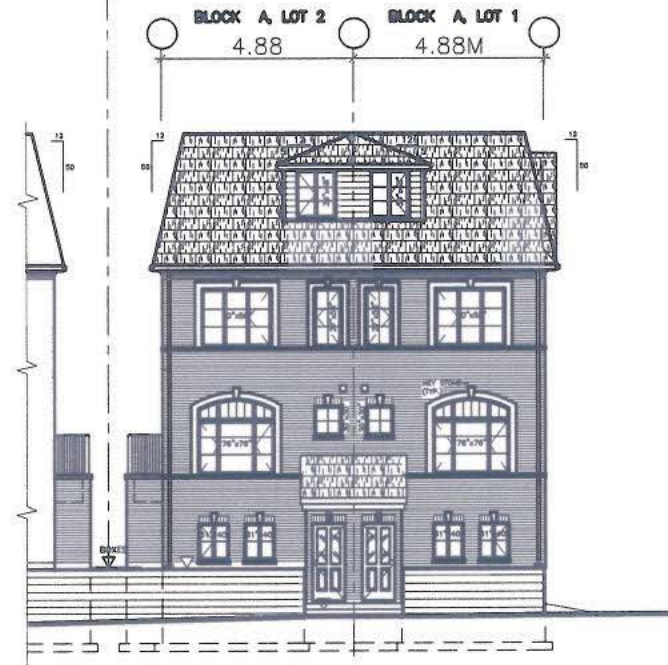
**A-1**



REAR (WEST) ELEVATION

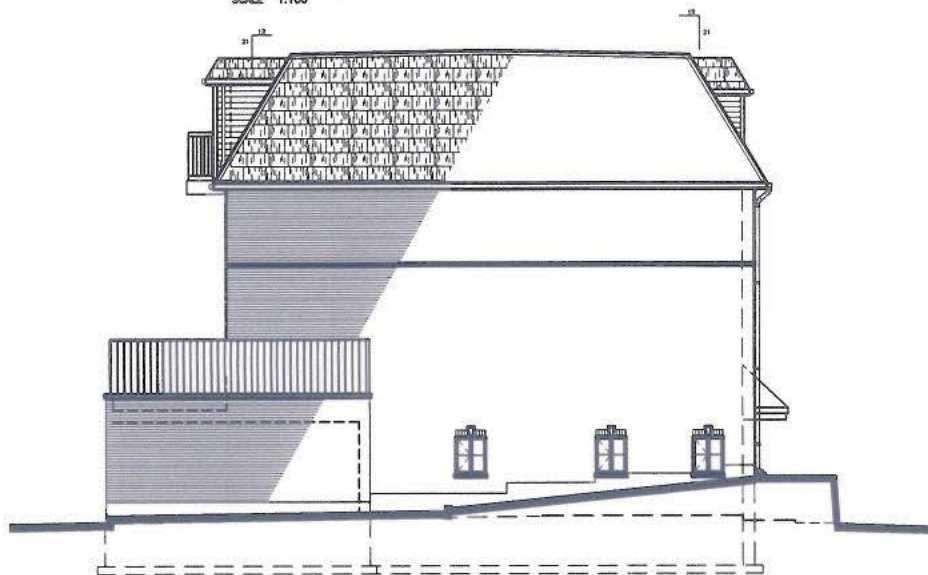
SCALE 1:100

BLOCK A - LOT 1, 2  
BRICK COLOR: RED



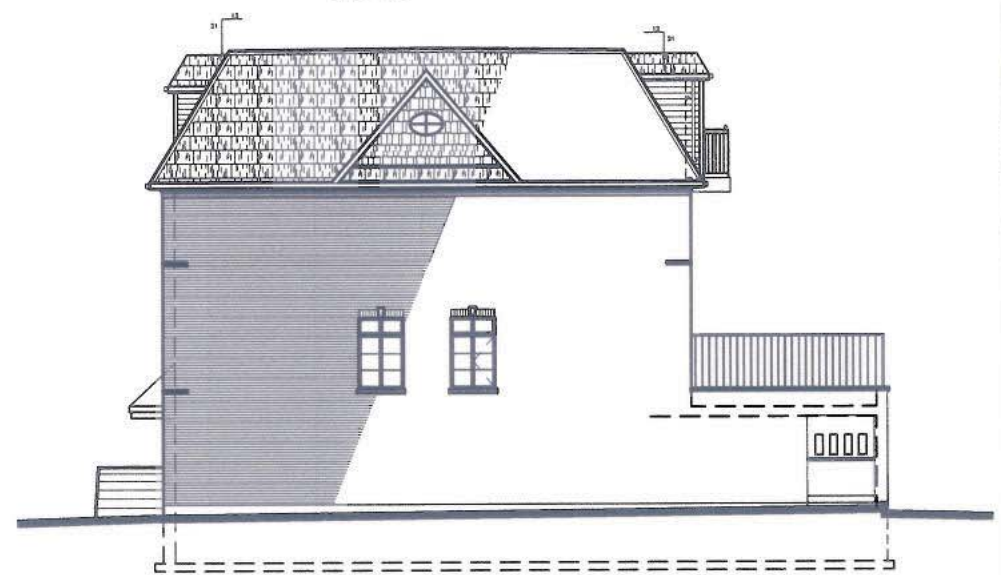
FRONT (EAST) ELEVATION

SCALE 1:100



TYPICAL INTERNAL SIDE (SOUTH) ELEVATION

SCALE 1:100



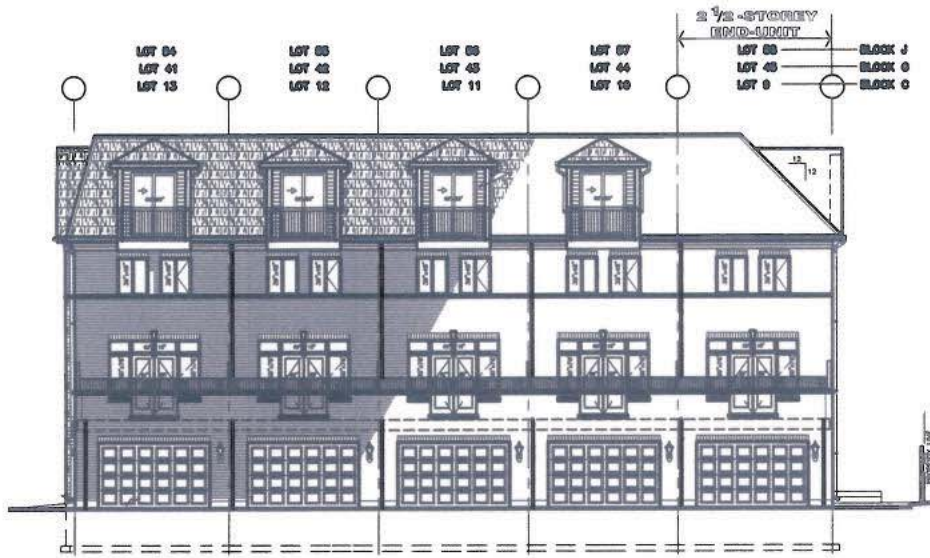
TYPICAL EXTERNAL SIDE (NORTH) ELEVATION

SCALE 1:100

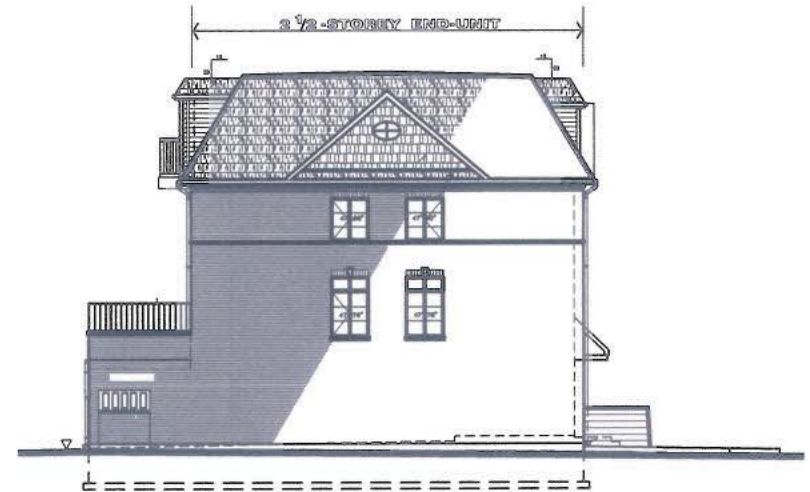
# SEMI DETACHED DWELLINGS - BLOCK A

DRAWING NO

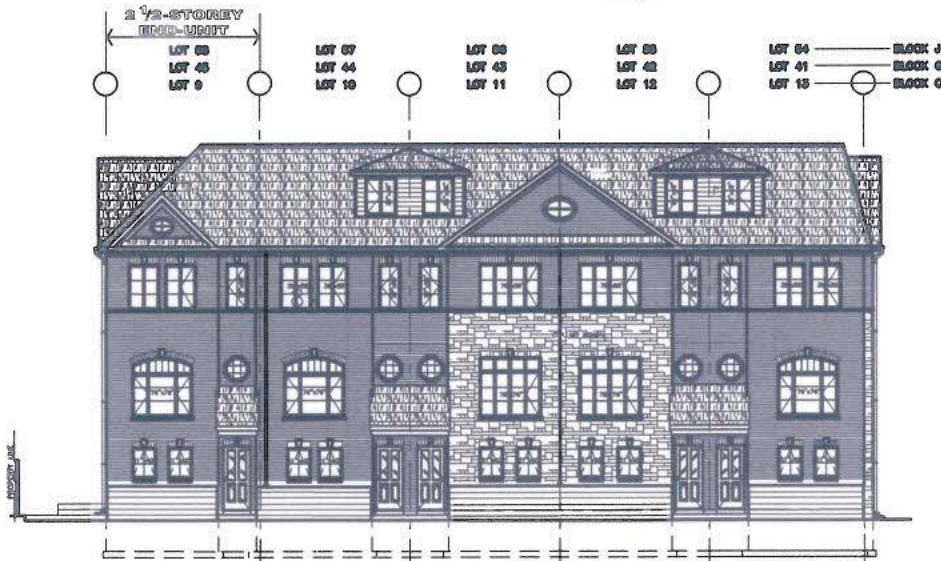
**A-2/1**



BLOCK C - REAR (EAST) ELEVATION AS IT IS  
 BLOCK G - REAR (WEST) ELEVATION TO BE IN REVERSE  
 BLOCK J - REAR (EAST) ELEVATION AS IT IS  
 SCALE 1/8"=1'-0"



BLOCK C - SIDE (NORTH) ELEVATION AS IT IS  
 BLOCK G - SIDE (NORTH) ELEVATION TO BE IN REVERSE  
 BLOCK J - SIDE (NORTH) ELEVATION AS IT IS  
 SCALE 1/8"=1'-0"

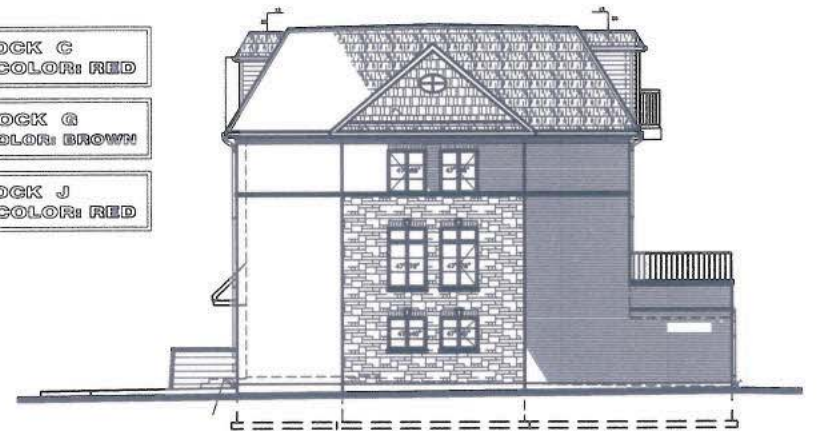


BLOCK C - FRONT (WEST) ELEVATION AS IT IS  
 BLOCK G - FRONT (EAST) ELEVATION TO BE IN REVERSE  
 BLOCK J - FRONT (WEST) ELEVATION AS IT IS  
 SCALE 1/8"=1'-0"

BLOCK C  
 BRICK COLOR: RED

BLOCK G  
 BRICK COLOR: BROWN

BLOCK J  
 BRICK COLOR: RED

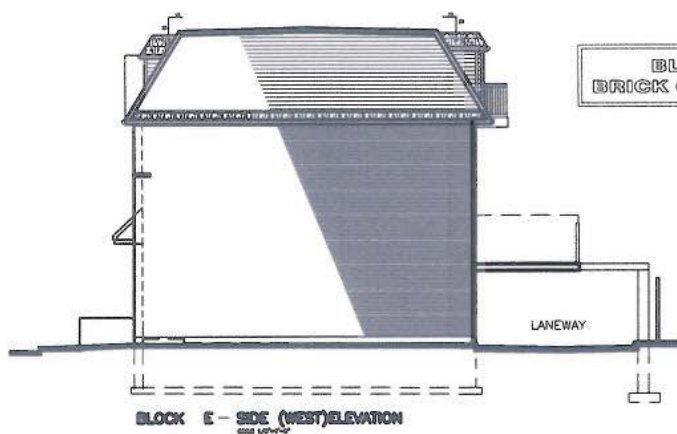
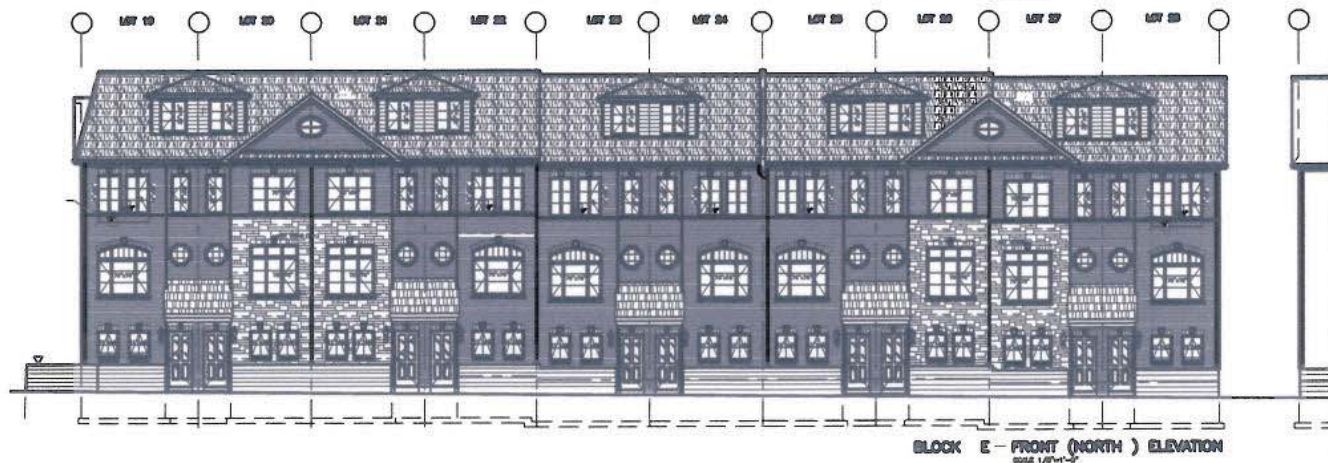


BLOCK C - SIDE (SOUTH) ELEVATION AS IT IS  
 BLOCK G - SIDE (SOUTH) ELEVATION TO BE IN REVERSE  
 BLOCK J - SIDE (SOUTH) ELEVATION AS IT IS  
 SCALE 1/8"=1'-0"

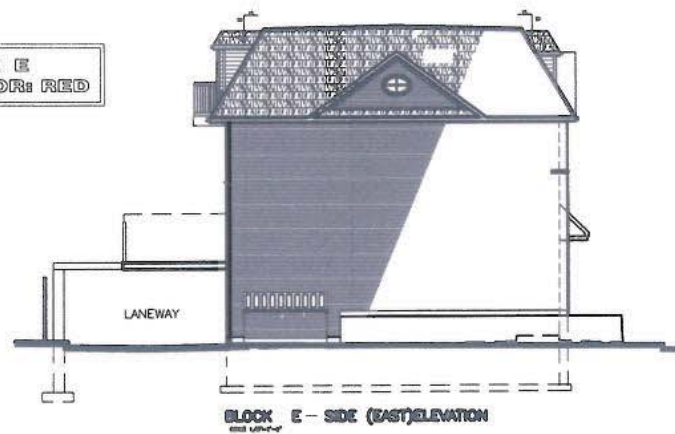
# TOWNHOMES - BLOCK C, G, J

DRAWING NO

**A-3/1**

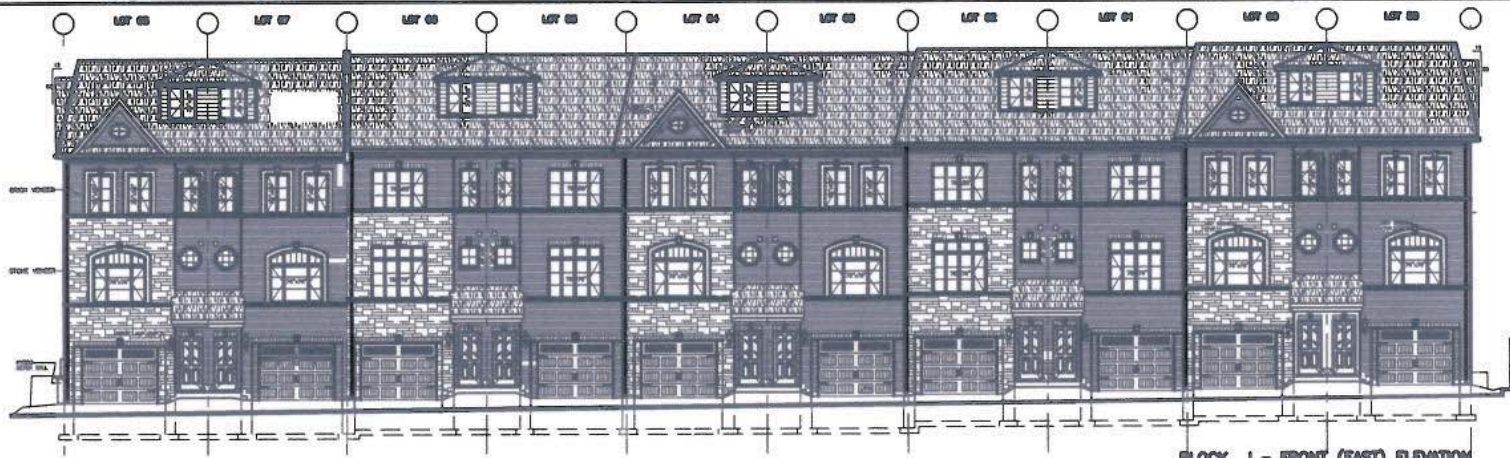


**BLOCK E**  
**BRICK COLOR: RED**



# TOWNHOMES - BLOCK E

DRAWING NO  
**A-3/2**



BLOCK 1 - FRONT (EAST) ELEVATION  
SCALE 1/8"=1'-0"



BLOCK 1 - SIDE (SOUTH) ELEVATION  
SCALE 1/8"=1'-0"

BLOCK 1  
BRICK COLOR: RED



BLOCK 1 - SIDE (NORTH) ELEVATION  
SCALE 1/8"=1'-0"



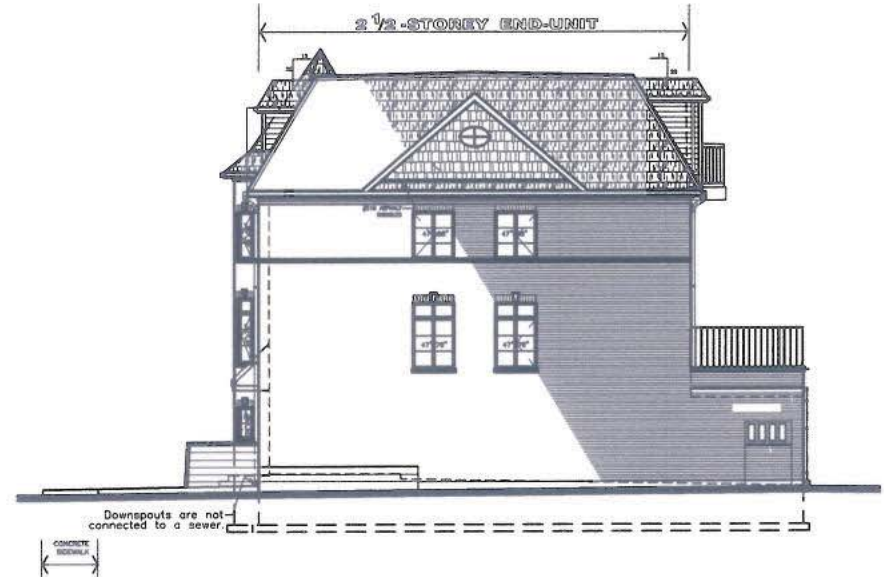
BLOCK 1 - REAR (WEST) ELEVATION  
SCALE 1/8"=1'-0"

# TOWNHOMES - BLOCK 1

DRAWING NO  
**A-3/3**



BLOCK K — REAR (WEST) ELEVATION  
SCALE 1/8"=1'-0"



BLOCK K — SIDE (NORTH) ELEVATION  
SCALE 1/8"=1'-0"



BLOCK K — FRONT (EAST) ELEVATION  
SCALE 1/8"=1'-0"

BLOCK K  
BRICK COLOR: BROWN



BLOCK K — SIDE (SOUTH) ELEVATION  
SCALE 1/8"=1'-0"

# TOWNHOMES - BLOCK K

DRAWING NO

**A-4/4**

**1598607 Ontario Corp.  
(Dunpar Developments Inc.)**

**File: OZ 11/013 W8**

### **Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Ministry of Transportation (November 17, 2011)	<p>In principle the Ministry has no objections to the proposed rezoning. The property is located within the Ministry permit control area, therefore the future development requires Ministry review and approval.</p> <p>Further comments will be provided during the formal site plan application process.</p>
Region of Peel (November 28, 2011, revised April 23, 2012)	<p>An existing 300 mm (12 in.) diameter sanitary sewer is located in a 9.14 m (30 ft.) easement west of the subject property.</p> <p>An existing 300 mm (12 in.) diameter water main is located on Mississauga Road. External easements and/or construction may be required at the applicant's expense.</p> <p>The Region is in receipt of a Functional Servicing Report (FSR), dated February 2008, and sanitary and water calculations dated September 23, 2011. The Region cannot review and approve the FSR as submitted. The FSR must be revised to reflect the current proposal presented through this application. Prior to final approval, the Region will require a satisfactory FSR, completed to Regional standards.</p> <p>Provided that the proposed visitor parking spaces remain located to the north side of the east-west condominium road, the Region has no concerns with this proposal from a waste collection perspective.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (May 15, 2012 and May 14, 2012 respectively)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p>

**1598607 Ontario Corp.  
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Agency / Comment Date	Comment
	<p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in any Agreement of Purchase and Sale and the Development and/or Servicing Agreements.</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.</p>
Credit Valley Conservation (January 27, 2012)	<p>The subject property is partially within the valley associated with Mullett Creek and is partially within its associated Regulated Area. On this basis, the property is subject to CVC's Development, Interference with Wetlands, and Alterations to Shorelines &amp; Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline, and prohibits development (e.g. new structures, additions, site grading) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion), and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit). Both the development site and the greenbelt dedication lands are regulated by the Conservation Authority.</p> <p>CVC Planning has no comment related to the change in the number of units provided that the setbacks to the greenbelt dedication area are consistent with the previously approved zoning for the lands.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (May 18, 2012)	<p>The subject property is adjacent to City owned greenbelt lands identified as Woodland Chase Trail (P-269), and is located approximately 700 m (2,297 ft.) away from Woodland Chase Park (P-268), which includes a playground, ball diamond, and two soccer fields. In addition, City owned lands (P-462) are located on the east side of Mississauga Road, opposite the site, which have been identified for future park purposes.</p> <p>Should this application be approved, gratuitous dedication of the greenbelt lands will be required prior to by-law enactment.</p>

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(Dunpar Developments Inc.)**

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Agency / Comment Date	Comment
	Any associated restoration or plantings works required within the existing or future City greenbelt lands, shall be to the satisfaction of the Park Planning Section. Satisfactory arrangements regarding grading, hoarding, fencing and securities will also be required. Further, prior to the issuance of building permits, payment of cash-in-lieu of parkland dedication 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.
City Community Services Department – Culture Division (November 8, 2011)	A Stage 1-2 Archaeological Assessment is completed. Ministry clearance is pending.  The property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route Cultural Landscape. A Heritage Impact Statement is required to ensure the proposed development does not adversely affect the landscape. More comments may be forthcoming once the Heritage Impact Statement is accepted.
City Community Services Department – Fire and Emergency Services Division (January 5, 2012)	Fire has reviewed the rezoning application from an emergency response perspective and has no concerns. Emergency response time to the site and water supply availability are acceptable.  The site is to be developed in conformance with the Ontario Building Code (OBC) and By-law 1036-81 with respect to fire department access and fire protection.
City Transportation and Works Department (May 17, 2012)	This department confirmed receipt of Site Plan, Functional Servicing Report, Site Servicing and Grading Plan, Utility Plan, Detailed Noise Control Study, Traffic Analysis and Environmental Site Assessment Phases 1 intended to address the department's comments.  The applicant has been advised that since the storm outlet for this development is the existing Mullet Creek, the approval of CVC will be required with respect to any stormwater management requirements, top of bank, outlet and erosion control works. The intent is to provide a storm sewer and

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Agency / Comment Date	Comment
	<p>outlet that will also accommodate re-development of the upstream lands.</p> <p>Prior to the Supplementary Report, the applicant has been requested to revise the plans to address certain grading concerns, to eliminate discrepancies between plans and to include additional details to clearly demonstrate the feasibility of the proposal.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Report pending receipt and review of the foregoing.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to this application provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- City Development Services</li> <li>- Enbridge Gas Distribution Inc.</li> <li>- Enersource Hydro Mississauga Inc.</li> <li>- Rogers Cable</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Bell Canada</li> <li>- Canada Post</li> <li>- City Realty Services</li> <li>- Conseil Scolaire de District Catholique Centre-Sud</li> <li>- Conseil Scolaire de District Centre-Sud-Ouest</li> <li>- Credit Valley Hospital</li> <li>- Trillium Health Centre</li> <li>- Enbridge Pipelines Inc.</li> <li>- Hydro One Networks</li> <li>- Imperial Oil - Sarnia Products Pipe Line</li> <li>- Sun Canadian Pipe Line Company Ltd.</li> </ul>

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### School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>13 Kindergarten to Grade 5</li> <li>8 Grade 6 to Grade 8</li> <li>11 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>Credit Valley P.S. <ul style="list-style-type: none"> <li>Enrolment: 684</li> <li>Capacity: 631</li> <li>Portables: 2</li> </ul> </li> <li>Thomas Street M.S. <ul style="list-style-type: none"> <li>Enrolment: 830</li> <li>Capacity: 755</li> <li>Portables: 3</li> </ul> </li> <li>John Fraser S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,408</li> <li>Capacity: 1,236</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <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"> <li>• Student Yield: <ul style="list-style-type: none"> <li>5 Junior Kindergarten to Grade 8</li> <li>2 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>St. Rose of Lima <ul style="list-style-type: none"> <li>Enrolment: 382</li> <li>Capacity: 248</li> <li>Portables: 4</li> </ul> </li> <li>St. Aloysius Gonzaga <ul style="list-style-type: none"> <li>Enrolment: 1,841</li> <li>Capacity: 1,656</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>

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### Site Details

Frontage:	62 m (203 ft.) on Mississauga Road
Depth:	200 m (656 ft.)
Gross Lot Area	1.23 ha (3.03 ac.)
Net Lot Area:	1.16 ha (2.86 ac.)
Existing Use:	Vacant
Supporting Documents submitted with Subject Application	<ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Shadow Study</li> <li>- Arborist Report/Tree Preservation Plan</li> <li>- Environmental Impact Studies (Addendums I, II, III and Final Report)</li> <li>- Updated Phase I Environmental Site Assessment</li> <li>- Detailed Noise Control Study</li> <li>- Traffic Impact Assessment Addendum</li> <li>- Functional Servicing Report</li> <li>- Stage 1-2 Archaeological Assessment</li> <li>- Mullet Creek Erosion Assessment Addendum</li> <li>- List of Green Features</li> <li>- Utility Plan</li> </ul>

### Summary of Proposed Zoning Standards

	<b>Required "H-RM4-70" Zoning By-law Standard</b>	<b>Proposed Standard</b>
Minimum unit width	4.57 m (15 ft.) for Blocks A, B, C and D, otherwise 5.0 m (16.4 ft.)	4.20 m (13.8 ft.)
Maximum height	9.0 m (29.5 ft.) for Blocks G, H, I and J at northerly limit of site, otherwise 10.7 m (35.1 ft.)	Maximum 10.7 m (35.1 ft.), equivalent to 4 storeys, except for five end townhouse units within Blocks C, G, H, K and L at northerly limit of site which are proposed to be 3 storeys

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Minimum setback from a front garage face to an internal road/aisle for westerly most townhouse block	5.5 m (18 ft.)	4.5 m (14.8 ft.)
Other minimum setbacks/standards	See RM4-70 provisions and related schedule	See Appendix I-10
“H” Holding Provision	As outlined under Existing Zoning Section of Report	None – that these provisions be removed

## DRAFT - PREPARED BY APPLICANT

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.10.2.70	Exception: RM4-70 Map #31	By-law: 0225-2007
In a RM4-70 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses</b> /regulations shall apply:		
<b>Regulations</b>		
4.10.2.70.1	A <b>townhouse dwelling</b> and a <b>semi-detached dwelling</b> shall comply with the RM4-70 zone regulations except that:	
(1)	The provisions contained in Subsections 2.1.14, 4.1.12.2, 4.1.12.3 and the regulations of Subsection 8.0 contained in Table 4.10.1 of this By-law shall not apply	
(2)	Maximum number of <b>townhouse dwelling units</b> on all lands zoned RM4-70	60
(3)	Maximum number of <b>semi-detached dwelling units</b> on all lands zoned RM4-70	8
(4)	Maximum <b>gross floor area - residential</b>	1.10 times the <b>lot area</b>
(5)	Minimum <b>dwelling unit width</b>	4.20 m
(6)	Minimum <b>landscaped area</b>	30% of the <b>lot area</b>
(7)	Minimum setback of a side wall of a <b>townhouse dwelling</b> to a <b>lot line</b> that is not a <b>street line</b>	1.2 m
(8)	Minimum setback of a rear wall of a <b>townhouse dwelling</b> to a <b>lot line</b> that is not a <b>street line</b>	6.9 m
(9)	Maximum number of <b>storeys</b> for the end unit of a <b>townhouse dwelling</b> adjacent to the northern property boundary in Blocks C, G, H, K and J identified on Schedule RM4-70 of this Exception	3
(10)	Maximum <b>height</b> of a <b>townhouse dwelling</b> and a <b>semi-detached dwelling</b>	10.7

## DRAFT - PREPARED BY APPLICANT

4.10.2.70	Exception: RM4-70	Map #31	By-law: 0225-2007
In a RM4-70 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
(11)	Maximum number of <b>storeys</b> for a <b>townhouse dwelling</b> unit in Blocks C, D, E, F, G, H, I, J and K identified on Schedule RM4-70 of this Exception	4	
(12)	For the purpose of this Exception, the <b>height</b> of the all <b>dwellings</b> shall be measured from <b>established grade</b>		
(13)	Maximum projection of windows, chimneys, pilasters and corbels outside the buildable area identified on Schedule RM4-70 of this Exception	0.8 m	
(14)	Maximum projection of a planter box, outside of the buildable area identified on Schedule RM6-10 of this Exception, into a <b>front yard</b> and <b>side yard</b> of a <b>dwelling unit</b>	2.1 m	
(15)	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b> on all lands zoned RM4-70	0.20	
(16)	Trailer and recreational vehicle parking shall not be permitted		
(17)	Minimum width of an <b>internal road/aisle</b>	6.0 m	
(18)	Posts supporting a <b>balcony</b> shall be permitted within a <b>landscaped area</b>		
(19)	<b>Tandem parking spaces</b> within a <b>garage</b> shall be included in the calculation of the number of <b>parking spaces</b> required		
(20)	Minimum setback from a <b>front garage face</b> to an <b>internal road/aisle</b> for Block I identified on Schedule RM4-27 of this Exception	4.5 m	
(21)	All site development plans shall comply with Schedule RM4-70 of this Exception		
4.10.2.70.2 A model home shall comply with the following:			
(1)	Maximum number of <b>dwelling units</b>	15	
(2)	A model home shall only be located in Blocks A to K identified on Schedule RM4-70 of this Exception		
(3)	A model home shall comply with Sentence 4.10.2.70.1 of this Exception, except Line 17 of Sentence 4.10.2.70.1		
(4)	"Model Home" means a <b>townhouse dwelling</b> or <b>semi-detached dwelling</b> identified on Schedule RM4-70 of this Exception		

## DRAFT - PREPARED BY APPLICANT

2. Map Number 31 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by replacing Schedule RM4-70 with Schedule RM4-70 attached hereto.
3. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number \_\_\_\_\_ is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_  
2012.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## DRAFT - PREPARED BY APPLICANT

**APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**Explanation of the Purpose and Effect of the By-law

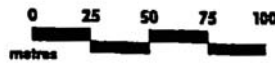
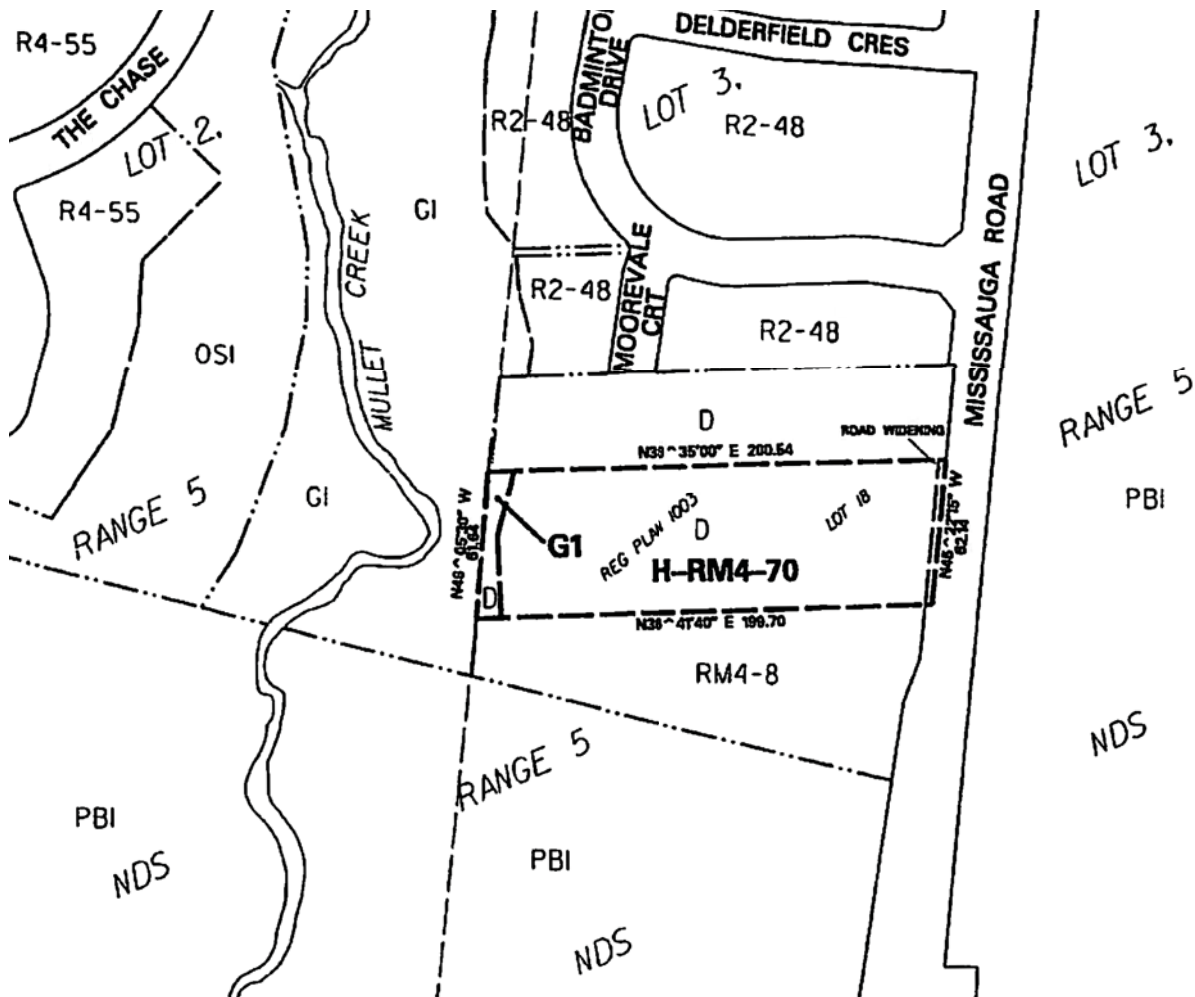
This By-law amends the zoning of the property outlined on the attached Schedule "A" to "RM4-70".

"RM4-70" permits semi-detached dwellings and townhouse dwellings with an increased unit count.

Location of Lands Affected

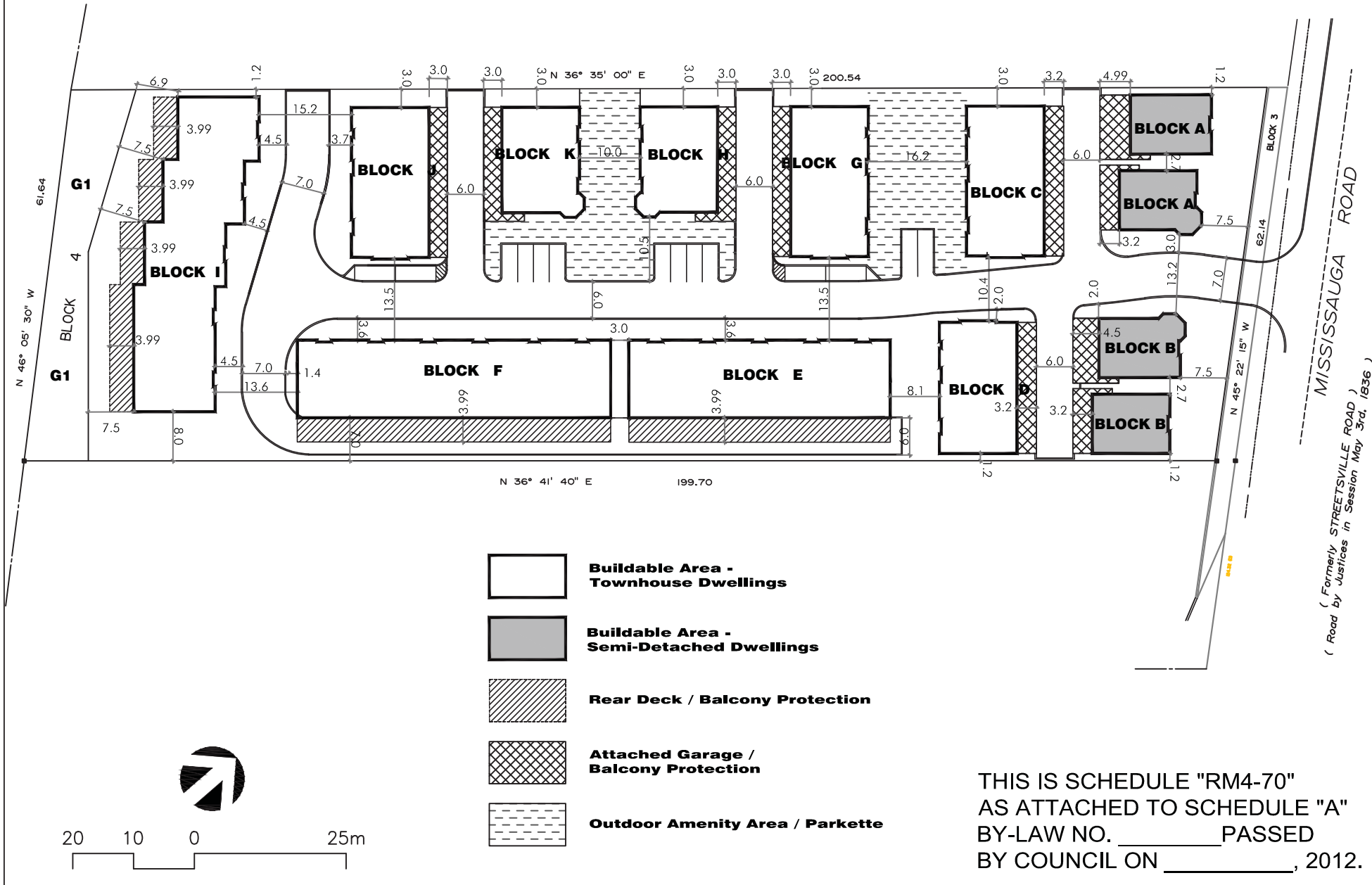
South of Eglinton Avenue West, west side of Mississauga Road and north of Highway 403, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from \_\_\_\_\_ of the City Planning and Building Department at 905-615-3200 ext. \_\_\_\_.



LOT 18  
 REGISTRAR'S COMPILED  
 PLAN 1003  
 CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO  
 RM4-70



THIS IS SCHEDULE "RM4-70"  
AS ATTACHED TO SCHEDULE "A"  
BY-LAW NO. \_\_\_\_\_ PASSED  
BY COUNCIL ON \_\_\_\_\_, 2012.

