



# Corporate Report

Clerk's Files

Originator's  
Files OZ 09/011 W5  
T-M09004 W5

**PDC** APR 2 2013

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**DATE:** March 12, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 2, 2013

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

**SUBJECT:** **Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications**  
**To permit apartments with ground related commercial uses, and townhouses under standard and common element condominium tenure**  
**5081 Hurontario Street**  
**East side of Hurontario Street, north of Eglinton Avenue East**  
**Owner: Summit Eglinton Inc.**  
**Applicant: Jim Lethbridge, Lethbridge and Lawson Inc.**  
**Bill 51**

**Addendum Supplementary Report** **Ward 5**

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**RECOMMENDATION:** That the Report dated March 12, 2013, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 09/011 W5 and T-M09004 W5, Summit Eglinton Inc., 5081 Hurontario Street, east side of Hurontario Street, north of Eglinton Avenue East, originally endorsed by Council on April 25, 2012, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of

the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to change the Zoning from "D" (Development) to "RA2 - Exception" (Apartment Dwellings) and "RM5 - Exception" (Townhouse and Semi-Detached Dwellings) on a portion of the subject property described in recommendations of the report dated March 27, 2012 except for the two (2) zoning performance standards concerning townhouse and semi-detached dwellings and the request to not require a holding zone provision on Block 49 (Apartment Dwellings) of the proposed Draft Plan of Subdivision (see Appendix AS-4) described in this report, be approved subject to the applicant agreeing to satisfy all the requirements of the City and any other official agency concerned with the development.

**BACKGROUND:**

On April 25, 2012 City Council approved Recommendation PDC-0030-2012 to approve the subject Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications under Files OZ 09/011 W5 and T-M09004 W5.

**COMMENTS:**

On February 22, 2013, the planning consultant representing Summit Eglinton Inc. submitted a request to:

- Increase the lot coverage of the proposed semi-detached dwellings from 45% to 48%;
- Decrease the interior side yard setback from 1.2 m (4 ft.) to 0.91 m (3 ft.) for the proposed townhouse dwellings; and
- To not require a holding zone provision for the proposed apartment dwellings on Block 49 of the Draft Plan of Subdivision (see Appendix AS-4).

The Planning and Building Department has reviewed the detailed development concepts for the proposed semi-detached and townhouse dwellings and have no concerns with these requests. It should be noted that similar zone standards have been utilized in

other semi-detached and townhouse exception zones throughout the City. In comments dated February 12, 2013, the Region of Peel advised that there is sufficient servicing capacity to accommodate the 246 apartment dwelling units on Block 49 of the Draft Plan of Subdivision. Therefore, there is no reason to impose a holding zone provision on the proposed RA2 - Exception Zone (Apartment Dwellings).

**CONCLUSION:**

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant is only to modify two (2) zoning performance standards and to not require a holding zone provision on one (1) apartment block, it is recommended that no further public meeting need to be held regarding the proposed changes.

The proposed zoning standards and the request to not require a holding zone provision on Block 49 of the Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved. The implementing zoning by-law for the development will incorporate the recommended changes.

**ATTACHMENTS:**

Appendix AS-1:	Recommendation PDC-0030-2012
Appendix AS-2:	Supplementary Report with Attachments S8 to S12
Appendix AS-3:	Existing Land Use Map
Appendix AS-4:	Draft Plan of Subdivision

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: C. Rouse, Acting Manager, Development North*

Summit Eglington Inc.

Files: OZ 09/011 W5  
T-M09004 W5

**Recommendation PDC-0030-2012**

**PDC-0030-2012**

- "1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan from "Residential - High Density II - Special Site T" to "Residential - Medium Density I - Special Site", "Residential - Medium Density II - Special Site" and "Residential - High Density II - Special Site" to permit apartments with ground related commercial and office uses, semi-detached dwellings and townhouses under standard and common element condominium tenure, be approved.
3. That the application to change the Zoning from "D" (Development) to "D" (Development), "RM5-Exception" (Street Townhouse and Semi-Detached Dwellings), "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "H-RA2-Exception" (Apartment Dwellings) and "H-RA5-Exception" (Apartment Dwellings) to permit apartments with ground related commercial and office uses, semi-detached dwellings and townhouses under standard and common element condominium tenure, in accordance with the City supported zoning standards contained in the staff report, be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and both School Boards not apply to the subject lands.
  - (d) That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required onsite and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings

**Summit Eglinton Inc.**

**Files: OZ 09/011 W5  
T-M09004 W5**

on lots less than 12 m (39.4 ft.) of frontage for the subject development.

4. That the Plan of Subdivision under file T-M09004 W5, be recommended for approval subject to the conditions contained in Appendix S-10, as modified to incorporate semi-detached lots.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That Legal Services request the Ontario Municipal Board to make appropriate modifications to the new Mississauga Official Plan through the Board approval process to redesignate the lands from "Residential - High Density II - Special Site 7" to "Residential - Medium Density I - Special Site", "Residential - Medium Density II - Special Site" and "Residential - High Density II - Special Site".
7. That the following correspondence be received:
  - (a) Letter dated April 13, 2012 from Kurt Franklin, Vice - President, Weston Consulting Group Inc.
  - (b) Email dated April 16, 2012 from David Vo, Resident.
  - (c) Email dated April 16, 2012"



# Corporate Report

CRRGPF KZ "CU4

Clerk's Files

Originator's

Files OZ 09/011 W5

T-M09004 W5

**PDC** APR 16 2012

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**DATE:** March 27, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 16, 2012

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

**SUBJECT:** **Official Plan Amendment, Rezoning and Draft Plan of  
Subdivision Applications**  
**To permit apartments with ground related commercial and  
office uses, and townhouses under standard and common  
element condominium tenure**  
**5081 Hurontario Street**  
**East side of Hurontario Street, north of Eglinton Avenue East**  
**Owner: Summit Eglinton Inc.**  
**Applicant: Jim Lethbridge, Lethbridge & Lawson Inc.**  
**Bill 51**

**Supplementary Report      Ward 5**

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**RECOMMENDATION:** That the Report dated March 27, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 09/011 W5 and T-M09004 W5, Summit Eglinton Inc., 5081 Hurontario Street, east side of Hurontario Street, north of Eglinton Avenue East, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any

further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Residential - High Density II - Special Site 7" to "Residential - Medium Density I - Special Site", "Residential - Medium Density II - Special Site" and "Residential - High Density II - Special Site" to permit apartments with ground related commercial and office uses, and townhouses under standard and common element condominium tenure, be approved.
3. That the application to change the Zoning from "D" (Development) to "D" (Development), "RM5-Exception" (Street Townhouse and Semi-Detached Dwellings), "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "H-RA2-Exception" (Apartment Dwellings) and "H-RA5-Exception" (Apartment Dwellings) to permit apartments with ground related commercial and office uses, and townhouses under standard and common element condominium tenure, in accordance with the City supported zoning standards contained in the staff report, be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and both School Boards not apply to the subject lands.
  - (d) "That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling,

including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development."

4. That the Plan of Subdivision under file T-M09004 W5, be recommended for approval subject to the conditions contained in Appendix S-10, attached to the report dated March 27, 2012, from the Commissioner of Planning and Building.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That Legal Services request the Ontario Municipal Board to make appropriate modifications to the new Mississauga Official Plan through the Board approval process to redesignate the lands from "Residential - High Density II - Special Site 7" to "Residential - Medium Density I - Special Site", "Residential - Medium Density II - Special Site" and "Residential - High Density II - Special Site".

**REPORT SUMMARY:**

The subject lands in their entirety are already designated for high density apartment uses. The approval of these applications will result in a concentration of density along the Hurontario Street frontage, providing for a stronger, transit supportive presence in that location. The incorporation of townhouses provides for an appropriate and improved transition to existing low density development lands to the north. The recommended cap on dwellings is in keeping with the number of dwellings that is permitted under the existing Official Plan apartment designation, for the entire parcel. The comprehensive review of the development proposal and all the studies that were required of the developer, and the modifications made to the proposal in respect of the Official Plan, has resulted in a development that:



- Strengthens the node;
- Is compatible in built form and scale to surrounding development;
- Supports transit;
- Will enhance both the existing and planned community by providing a sophisticated and well designed urban community that will positively contribute to the City's urban fabric.

To address water servicing issues associated with the proposal, the Region of Peel has recommended a Holding Symbol on all apartment lands until these matters have been resolved. It is expected that capacity in the water system will be available by 2013. The developer has agreed to phasing the development over time, which will allow for the construction of higher order transit to be more closely aligned with the build out of this community.

**BACKGROUND:**

Information on application background, general chronology, and changes to the development form and unit count are contained in Appendix S-1 and S-2 (Information Report).

**COMMENTS:****REVISED DEVELOPMENT PROPOSAL**

The applicant is proposing to develop the lands for the following uses (see Appendix S-4 for a full statistical outline of the proposal and Appendix S-5 and S-9 for revised plan):

- Abutting Hurontario Street (Block 1/50) - Apartment dwellings in three separate towers, ranging in height from 24 storeys to 28 storeys, incorporating a maximum of 1,077 dwellings. Ground related uses include office and retail within buildings fronting onto Hurontario Street and Street C. The proposed Floor Space Index (FSI) is 6.13;
- Mid-block, abutting the southern property line (Block 3/49) - a mid-rise, six storey apartment building, containing a maximum of 246 dwellings at an FSI of 2.44;

- Along the northern property line (Block(s) 2/1-47) - a maximum of 45 three-storey on-street freehold townhouse dwellings and 2 semi-detached dwellings;
- In the southeast area of the lands (Block 4/48) - a maximum of 30 three-storey common element condominium townhouse dwellings (with the opportunity for 4 more with development to the south).

## **COMMUNITY ISSUES**

As noted in Appendix S-1, a Community Meeting was held to advise residents of the proposal. In addition, two letters were received from adjoining landowners. A consolidated response to the comments and concerns that have been raised is attached to this report as Appendix S-12. We draw your attention to comments from the Region of Peel, who have requested that a Holding Symbol be placed on the apartment lands pending the resolution of servicing matters, and Transportation and Works who have responded to traffic concerns.

## **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

Updated comments have been received from City Departments and agencies dealing with school accommodation, servicing, traffic, local street network, and the consideration of future light rapid transit (LRT) along the Hurontario Street corridor. The updated comments are contained in Appendix S-6.

## **PLANNING COMMENTS**

### **Official Plan**

The revised proposal addresses Provincial legislation and the policies of both the Region of Peel and City of Mississauga Official Plans. The applicant has also addressed the technical issues, including traffic and land use compatibility through adjustments to the plan and allocation of units. A review of the

proposal against the policies of the Official Plan are summarized below.

### **Hurontario Node**

The lands are located within the Hurontario Node, as established in the Official Plan. Consistent with the policies for nodes, the development proposal provides for a compact, mixed use and transit supportive development. The proposed limits on building height, FSI and dwellings will ensure that the node does not rival the downtown core.

### **Land Use Designations**

To implement the proposal, the following amendments to the Mississauga Plan Policies for the Hurontario District are required (see Appendix S-7):

- To permit the townhouses, redesignate the lands from "Residential - High Density II - Special Site 7" to "Residential - Medium Density I - Special Site" (common element condominium townhouses) and "Residential - Medium Density II - Special Site" (on-street townhouse and semi-detached dwellings);
- For the apartment block abutting Hurontario Street, to amend the permitted FSI within a "Residential - High Density II - Special Site" designation from 2.9 to a maximum of 6.13;
- To limit the total number of apartment dwellings permitted to a maximum of 1,323 dwellings;
- To allow for a minimum of 2,750 m<sup>2</sup> (29,601 sq. ft.) and a maximum of 6,300 m<sup>2</sup> (67,815 sq. ft.) of retail commercial and office space, contained within the first three floors of the apartment buildings block fronting Hurontario Street and Street C.

The use of the lands for a high density residential purposes has already been established in the Official Plan. The transfer of

density to the Hurontario frontage, and the inclusion of townhouses within the development, allows for:

- A more appropriate concentration of density that provides for a stronger design based and transit supportive presence along Hurontario Street;
- A appropriate transition to existing lower density development lands to the north;
- Compatibility with low rise apartment and townhouse land uses to the east.

The cap on dwellings is in keeping with the number that is currently permitted under the existing Official Plan apartment designation, which is consistent with the findings of the traffic studies. Notwithstanding the transfer of density towards Hurontario Street and the addition of townhouses, the lands overall retain the maximum FSI of 2.9 that currently applies. An amendment to the permitted FSI, specific to the apartment block fronting Hurontario Street, is attributable to the development being on public roads (a more desirable condition) rather than private roads, which impacts the final FSI calculations. Minimum floor areas for retail commercial and office space are in keeping with Official Plan goals regarding mixed use communities and achieving residents and jobs density targets (people plus jobs calculations).

### **Concept Plan**

Appendix S-2 provides a summary of the necessity for and details regarding a concept plan for the development (see page 5 under designation description and page 9). The plan has been amended to reflect the following:

- Satisfactory temporary access arrangement to Hurontario Street for Street C, as it connects with Street A;
- An interim condition for the extension of Street C (referred to on the plan as Block 57) as a one way road, pending

development to the south. This will permit development on Block 3/49;

- Revisions to Block 4/48 that will provide for the opportunity of an acceptable continuation of development on the remnant parcel at a future date, taking into account the proper alignment of a future extension of Street C.

In summary, as it applies to the review of the Special Site 7 requirements of the Official Plan, the land uses proposed are compatible with both existing and proposed surrounding land uses, and the proposed road fabric provides for acceptable ingress and egress to the roads identified.

### **Urban Design Policies**

The following are specific design elements that demonstrate how the development is in keeping with the urban design policies of the Official Plan, summarized in Appendix S-2.

- An appropriate distribution of heights to allow the tallest buildings to front Hurontario Street, with a stepping down of heights and building scale towards existing residential development;
- An interconnected system of public roads that provides for efficient permeability and connectivity for pedestrians, cyclists and vehicles to the existing road network, and to transit service;
- Complementary zoning that provides for an appropriate transition in height and scale and allows for front building elevations and functional front entrances to address the streets (see Zoning section for details);
- Inclusion of ground floor retail and office uses, in appropriate locations, to animate the street and support transit and pedestrian activity;
- Provision for appropriate soil depth above parking structures to facilitate the growth of vegetation to maturity;

- For the high density apartments, limited surface parking and access to underground parking and service areas, which will occur mainly from a private service lane.

### **Transit Supportive Development**

The subject lands are well situated to take advantage of a number of transit initiatives, while the road layout promotes improved access to transit services. The major transit initiative that the development will support is the proposed Light Rapid Transit (LRT) line along Hurontario Street. The Hurontario/Main Street Corridor Master Plan was approved by Council on July 7, 2010, identifying LRT as the recommended transit solution for Hurontario Street. Within the Master Plan, the subject lands are located within the Eglinton-Bristol Character Area with the nearest LRT station stop being at the intersection of Eglinton Avenue and Hurontario Street.

The City has selected a consultant team to undertake the Preliminary Design and Transit Project Assessment Process (TPAP). This work is anticipated to be complete by 2013 and will identify any additional related impacts on the subject lands. These impacts may include the need for additional land to facilitate the LRT and associated station or ancillary system requirements. Staff are, therefore, recommending that the apartment block directly abutting Hurontario Street be placed in a Holding Zone until the study has been completed (see Transportation & Works comments in Appendix S-6 and Zoning Section for details).

### **Criteria for Specific Official Plan Amendment Applications**

The Information Report references the Mississauga Plan policies, provisions and criteria for evaluating site specific Official Plan Amendments (see page 7, Appendix S-2). Summarized below is how the proposed applications address the intent of the criteria.

*Will the proposal adversely impact or destabilize the goals and objectives of the Official Plan?*

As noted above, the proposal meets the goals and objectives for the Hurontario Node and the land use policies of the Official Plan. Portions of lands to the north and south are designated for high density uses but remain undeveloped. Staff are in receipt of an acceptable concept plan as per the Official Plan requirements. Approval will not adversely impact the development and functioning of these lands.

*Are the lands suitable for the proposed uses, and are the land uses compatible with the surrounding lands?*

The proposed development is consistent with the land use designation and policies of the Official Plan. Consideration was given for the overall massing and scale of the proposed built form, to integrate and relate appropriately with surrounding development, and the compatible use of Hurontario Street for transit usage.

*Is there adequate infrastructure and community services to support the development?*

The submission of technical studies in support of the applications have confirmed that the development will have limited impacts from an environmental, noise and servicing perspective. The Region of Peel has requested that a Holding Symbol be placed on all apartment lands pending the availability of adequate water and wastewater servicing capacity, which will be addressed through upcoming studies and scheduled construction programs. Matters regarding the impact of traffic are reported in the Transportation and Works Department section of Appendix S-6. Adequate levels of community services, including parks, community centres and libraries, exist in the surrounding community.

### **New Mississauga Official Plan**

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. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Residential - High Density - Special Site". The proposed townhouse and apartment development does not conform to the land use designation contained in the new Mississauga Official Plan and associated policies, as it relates to land use and proposed density. The new Mississauga Official Plan would need to be modified to redesignate the lands to "Residential - Medium Density" and "Residential - High Density - Special Site".

The timing of the approval of the proposed site specific Official Plan Amendment may be affected by the resolution of the appeals to the new Mississauga Official Plan and any potential appeals. Accordingly, public notice under the *Planning Act* has been provided for this meeting to consider the recommendations contained in this report. Furthermore, should these applications be approved by City Council through the adoption of a site specific Official Plan Amendment to the existing Official Plan, the Ontario Municipal Board will be requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval.

The proposal is in general keeping with the goals, objectives, and policies of the new Mississauga Official Plan. The one exception is the requirement in Major Nodes for a maximum building height of 25 storeys. Staff have no objection to an increase to 28 storeys, as requested by the applicant. This height limit is consistent with both the existing built form (where several buildings to the south are higher), and for what is proposed to the west in the Pinnacle development, where a height of 34 storeys has been endorsed by Council.

### **Zoning**

The zone categories proposed for the lands are "RM5-Exception" (Street Townhouse and Semi-Detached Dwellings), "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road),



"H-RA2-Exception" (Apartment Dwellings), "H-RA5-Exception" (Apartment Dwellings) and "D" (Development) (which only applies to a small remnant parcel at the southeast corner of the property). These zone categories are appropriate to accommodate the proposed development. A draft by-law prepared by staff is attached as Appendix S-8 which provides greater detail (this document may require other provisions to be consistent with Council direction and concept plans). Key elements in this document include the following:

- A range of compatible retail and office uses that will function within the first three floors of the apartment building blocks, fronting Hurontario Street and Street C;
- Caps on maximums for apartment Floor Space Index, number of apartment dwelling units, building and podium heights, and for retail and office space;
- Minimum setbacks, streetwalls and build-to-lines to provide for an appropriate relationship of the building to the street line, while prohibiting parking and laneways between the building face and street;
- Usable front doors on to Hurontario Street;
- Minimum landscape requirements;
- Parking requirements, in keeping with staff recommendations on a submitted parking study;
- Holding Symbol provisions, as discussed in the report.

#### *On-street Townhouse Frontage Requirement*

The applicant has proposed that the minimum lot frontage for a "RM5-Exception" (Street Townhouse Dwellings) zone be reduced from 6.8 m (22.3 ft.) to 5.2 m (17.1 ft.). Staff are not in favour of the decrease, and recommend that the standard not be reduced below 6.0 m (19.6 ft.). Reasons for opposition are that such development will:

- Result in a street frontage that is dominated by garage doors that is not properly balanced by other building and design features including front doors and at grade windows;

- Increase the percentage of hard surface (which cannot be adjusted to accommodate minimum driveway widths) versus an appropriate amount of green space, which in turn restricts the ability for trees to mature.

### **Phasing**

The applicant has advised that development will be phased over time, commencing first with the townhouses and then the apartments. The Development Agreement and Site Plan Agreement (if applicable) will contain the necessary provisions regarding phasing including timing, servicing and interim conditions.

### **Draft Plan of Subdivision and Development Agreement**

The proposed plan of subdivision is acceptable subject to certain conditions (see Appendix S-9 and S-10), and amendment to reflect the staff recommendation of 6.0 m (19.7 ft.) townhouses along the north side of Street B. The proposed road network will create several new road connections between existing roads in the area, and contribute to a framework of roads that will assist in servicing the northeast quadrant of Eglinton Avenue and Hurontario Street. Development will be subject to the completion of services and registration of the plan. In addition, both Servicing and Development Agreements will be required. Matters that may be incorporated into these agreements include the following:

- Review and certification of plans from a noise perspective;
- Submission of a satisfactory composite utility plan;
- Submission of satisfactory micro-climate and sun shadow studies, specific to each proposed building;
- Submission of plans that reflect satisfactory streetscape master plans, principal street entrances, location of exhaust vents, landscape areas, gateway features where applicable, soil depths and glazing;
- Environmental features, in keeping with the City's Green Development initiatives (see page 7 of Appendix S-2);

- The location and payment for public art, in accordance with City requirements;
- Provisions that speak to the final disposition of the remnant lands that will remain zoned "D" (Development).

### **Site Plan Approval**

To date, only conceptual plans have been provided, to demonstrate a development form and as a basis for drafting implementing zoning. Site Plan approval will be required for all development. To address certain matters, Site Plan Agreements may be required. Items that will be considered through Site Plan Approval include the following:

- Building design, massing and materials, in particular the relationship of any structure to Hurontario Street;
- Appropriate landscaping and associated environmental features and green standards;
- Design and location of parking and loading areas, vehicular access points, and pedestrian connections;
- Building orientation and entrance location, for purposes of ensuring compliance with emergency services requirements;
- Implementation of the recommendations of the Wind Study. Revised shadow studies in accordance with the City's Revised Standards for Shadow Studies recently adopted by Council will be required of the applicant in advance of the zoning by-law moving being considered by Council.

**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:**

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The applicant has requested to alter the development form proposed for the lands from that originally viewed at the Public Meeting. Staff are recommending that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to permit townhouse and semi-detached, apartment, office and commercial development is compatible with the surrounding land uses, for reasons as outlined in the report.
2. The proposed Official Plan and zoning standards, as identified in the report, are appropriate to accommodate the requested uses for the lands.

**ATTACHMENTS:**

Appendix S-1: Application Background Information  
Appendix S-2: Information Report  
Appendix S-3: Recommendation PDC-0024-2010  
Appendix S-4: Revised Application Development Statistics  
Appendix S-5: Revised Concept Plan  
Appendix S-6: Updated Department and Agency Comments  
Appendix S-7: Revised Excerpt of Existing Land Use Map  
Appendix S-8: Draft Zoning By-law  
Appendix S-9: Revised Draft Plan of Subdivision  
Appendix S-10: Conditions of Draft Plan Approval

Appendix S-11: Revised School Board Accommodation

Appendix S-12: Community Comment and Concerns Response

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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Robert Hughes, Development Planner*

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:

4.11.2.53	Exception: RM5-53	Map # 36W	By-law:
In a RM5-53 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM5 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Additional Permitted Use</b>			
4.11.2.53.1	(1)	<b>Semi-Detached Dwelling</b>	
<b>Regulations</b>			
4.11.2.53.2	<b>Street Townhouse Dwelling:</b>		
	(1)	Minimum <b>lot area - interior lot</b>	162 m <sup>2</sup>
	(2)	Minimum <b>lot area - corner lot</b>	255 m <sup>2</sup>
	(3)	Minimum <b>lot frontage - interior lot</b>	6.0 m
	(4)	Maximum <b>gross floor area - residential</b>	1.2 times the <b>lot area</b>
	(5)	Maximum projection of a <b>porch</b> or a <b>deck</b> , exceeding 0.61 m in height above grade at any point, from the rear wall of a dwelling	0.0 m
	(6)	Article 4.1.5.2 and/or Article 4.1.5.7 of this By-law shall apply to a <b>porch</b> or <b>deck</b> 0.61 m or less in height above grade at any point	
	(7)	Maximum projection of a <b>balcony</b> from the rear wall of a dwelling	0.0 m

4.11.2.53	Exception: RM5-53	Map # 36W	By-law:
4.11.2.53.3	A <b>semi-detached dwelling</b> shall comply with the RM2 zone regulations contained in Subsection 4.8.1 of this By-law except that:		
(1)	Minimum <b>lot area - interior lot</b>	162 m <sup>2</sup>	
(2)	Minimum <b>lot frontage - interior lot</b>	6.0 m	
(3)	Maximum projection of a <b>porch</b> or a <b>deck</b> , exceeding 0.61 m in height above grade at any point, from the rear wall of a dwelling	0.0 m	
(4)	Article 4.1.5.2 and/or Article 4.1.5.7 of this By-law shall apply to a <b>porch</b> or <b>deck</b> 0.61 m or less in height above grade at any point		
(5)	Maximum projection of a <b>balcony</b> from the rear wall of a dwelling	0.0 m	
(6)	Maximum number of <b>semi detached dwellings</b>	2	

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.12.2.13	Exception: RM6-13	Map # 36W	By-law:
In a RM6-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM6 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.12.2.13.1	Maximum number of <b>dwelling units</b> on all lands zoned RM6-13	30	
4.12.2.13.2	Maximum <b>height</b>	13.0 m	
4.12.2.13.3	Trailer and recreational vehicle parking shall not be permitted		
4.12.2.13.4	All site development plans shall comply with Schedule RM6-13 of this Exception (See concept plan of April 16, 2012 Supplementary Report for details)		

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.3.55	Exception: RA2-55	Map # 36W	By-law:
In a RA2-55 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.3.55.1	The southerly <b>lot line</b> shall be deemed to be the <b>front lot line</b>		
4.15.3.55.2	Maximum <b>floor space index - apartment dwelling zone</b>	2.44	
4.15.3.55.3	Maximum number of <b>dwelling units</b> on all lands zoned RA2-55	246	
4.15.3.55.4	Minimum <b>front yard</b>	4.5 m	

4.15.3.55	Exception: RA2-55	Map # 36W	By-law:
4.15.3.55.5	Minimum <b>exterior side yard</b>		4.5 m
4.15.3.55.6	Minimum <b>rear yard</b>		4.5 m
4.15.3.55.7	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to a <b>street line</b>		0.0 m
4.15.3.55.8	Minimum <b>landscaped area</b>		30% of <b>lot area</b>
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-55 by further amendment to Map 36W of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <p>(1) Confirmation that requirements for municipal servicing (i.e. water and sanitary) have been met to the satisfaction of the Region of Peel.</p>			

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.6.44	Exception: RA5-44	Map # 36W	By-law:
In a RA5-44 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
Additional Permitted Uses			
4.15.6.44.1	(1) <b>Office</b> (2) <b>Medical Office - Restricted</b> (3) <b>Retail Store</b> (4) <b>Financial Institution</b> (5) <b>Restaurant</b> (6) <b>Take-out Restaurant</b> (7) <b>Personal Service Establishment</b>		
Regulations			
4.15.6.44.2	The provisions of Lines 1.0 and 3.0 in Table 2.1.2.1.1 contained in Article 2.1.2.1, Subsection 2.1.14 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.44.3	For the purposes of this By-law, all lands zoned RA5-44 shall be considered one (1) <b>lot</b>		
4.15.6.44.4	Maximum number of <b>dwelling units</b> on all lands zoned RA5-44	1,077	
4.15.6.44.5	The <b>uses</b> contained in Sentence 4.15.6.44.1 shall only be located within a <b>building, structure</b> or part thereof used for an <b>apartment dwelling, long-term care dwelling, retirement dwelling</b> , or any combination thereof		
4.15.6.44.6	Minimum total <b>gross floor area - non-residential</b> used for <b>uses</b> identified in Sentence 4.15.6.44.1, on all lands zoned RA5-44	2,750 m <sup>2</sup>	
4.15.6.44.7	Maximum total <b>gross floor area - non-residential</b> used for <b>uses</b> identified in Sentence 4.15.6.44.1, on all lands zoned RA5-44	6,300 m <sup>2</sup>	



4.15.6.44	Exception: RA5-44	Map # 36W	By-law:
4.15.6.44.8	<b>Uses</b> contained in Clauses 4.15.6.44.1(1) and 4.15.6.44.1(2) shall not be permitted above the third <b>storey</b>		
4.15.6.44.9	<b>Uses</b> contained in Clauses 4.15.6.44.1(3) to 4.15.6.42.1(7) shall not be permitted above the second <b>storey</b>		
4.15.6.44.10	The <b>lot line</b> abutting Hurontario Street shall be deemed to be the <b>front lot line</b>		
4.15.6.44.11	Apartment <b>dwelling units</b> shall not be permitted on the <b>first storey</b>		
4.15.6.44.12	Indoor <b>amenity areas</b> accessory to an <b>apartment dwelling, long-term care dwelling or retirement dwelling</b> , shall not be permitted on the <b>first storey</b> within 10 m of the <b>lot line</b> abutting Hurontario Street		
4.15.6.44.13	Minimum <b>floor space index - apartment dwelling zone</b> on all lands zoned RA5-44	2.9	
4.15.6.44.14	Maximum <b>floor space index - apartment dwelling zone</b> on all lands zoned RA5-44	6.13	
4.15.6.44.15	Minimum <b>height</b>	3 storeys	
4.15.6.44.16	Maximum <b>height</b>	28 storeys	
4.15.6.44.17	Minimum height of a podium along the front lot line	3 storeys	
4.15.6.44.18	Maximum height of a podium along the front lot line	6 storeys	
4.15.6.44.19	Each building or structure shall be located up to the <b>build-to-line</b> identified on Schedule RA5-44 of this Exception		
4.15.6.44.20	Notwithstanding the provisions of Sentence 4.15.6.44.19, a maximum of 20% of the length of a <b>streetwall</b> may be set back beyond the <b>build-to-line</b> identified on Schedule RA5-44 of this Exception, up to 7.5 m		
4.15.6.44.21	Notwithstanding the provisions of Sentences 4.15.6.44.19 and 4.15.6.44.20, a maximum of 5% of the length of a <b>streetwall</b> may be set back beyond the <b>build-to-line</b> identified on Schedule RA5-44 of this Exception		
4.15.6.44.22	Minimum setback from the fourth floor of the exterior face of a podium to the fifth and/or sixth floors of the exterior face of a podium	2.5 m	
4.15.6.44.23	Minimum setback from the exterior face of a podium <b>streetwall to buildings or structures</b> , or parts thereof, located above the podium	2.5 m	
4.15.6.44.24	Minimum setback to a <b>private road</b> identified on Schedule RA5-42 of this Exception	3.0 m	
4.15.6.44.25	Where a <b>building</b> is located within 7.5 m of a <b>street</b> the main front entrance shall face a <b>street</b>		
4.15.6.44.26	Minimum above grade separation between <b>buildings</b> for that portion of the building above six (6) <b>storeys</b>	30 m	
4.15.6.44.27	Minimum <b>exterior side yard</b>	4.5 m	
4.15.6.44.28	Minimum <b>interior side yard</b>	7.0 m	
4.15.6.44.29	Minimum <b>rear yard</b>	4.5 m	

4.15.6.44	Exception: RA5-44	Map # 36W	By-law:
4.15.6.44.30	Minimum setback from a <b>parking structure</b> completely below finished grade to a <b>street line</b>		0.0 m
4.15.6.44.31	Minimum vertical depth		1.0 m
4.15.6.44.32	An at-grade <b>driveway, aisle, parking area</b> or <b>loading space</b> shall not be permitted between a wall of a <b>building</b> or <b>structure</b> , or part thereof and the <b>lot line</b> abutting a <b>street</b>		
4.15.6.44.33	Minimum setback from a surface <b>parking space</b> to Hurontario Street		25.0 m
4.15.6.44.34	Minimum number of resident <b>parking spaces</b> per one-bedroom and two-bedroom condominium apartment <b>dwelling unit</b>		1.1
4.15.6.44.35	Minimum number of resident <b>parking spaces</b> per three-bedroom condominium apartment <b>dwelling unit</b>		1.2
4.15.6.44.36	Minimum number of visitor <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.15
4.15.6.44.37	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:  the greater of  0.15 visitor spaces per unit  or  Parking required for all non-residential <b>uses</b> , except <b>restaurant</b> and <b>take-out restaurant</b>  <b>Restaurant</b> and <b>take-out restaurant</b> shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.44.38	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>GFA - non-residential</b> for <b>uses</b> identified in Sentence 4.15.6.44.1, except Clauses 4.15.6.44.1(5) and 4.15.6.44.1(6)		4.3
4.15.6.44.39	Minimum <b>landscaped area</b>		25 % of <b>lot area</b>
4.15.6.44.40	Minimum depth of a landscaped buffer abutting a <b>lot line</b>		3.0 m
4.15.6.44.41	"Podium" means the low-rise base of a <b>building</b> or <b>structure</b> located at or above <b>established grade</b> , that projects from the <b>building</b>		
4.15.6.44.42	"Height of a Podium" means the vertical distance between the <b>established grade</b> and the highest point of the roof surface of the podium		
4.15.6.44.43	"Vertical Depth" means the distance between the lowest grade level of the lands measured to the top of the roof membrane of a below grade <b>parking structure</b>		
4.15.6.44.44	For the purposes of this exception, a build-to-line means a setback at which a <b>streetwall</b> of a <b>building, structure</b> or part thereof, shall be located.		
4.15.6.44.45	All site development plans shall comply with Schedule RA5-44 of this Exception (in accordance with recommendations of April 16, 2012 Supplementary Report)		

4.15.6.44	Exception: RA5-44	Map # 36W	By-law:
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-44 by further amendment to Map 36W of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) The identification of all land requirements in relation to the lands zoned H-RA5-44 for the development of Light Rapid Transit along Hurontario Street, to the satisfaction of the City of Mississauga, provided that such land requirements shall be determined by the City of Mississauga in accordance with the completed and approved Environmental Assessment, through the Transit Project Assessment Process for the Hurontario Light Rapid Transit Project and the corresponding amendment(s) to the official plan is implemented and in full force on or before December 31, 2018.</li> <li>(2) If the land requirements are not identified on or before December 31, 2018 as set out in Paragraph (1), then, and subject to the conditions in (3) below also being satisfied, an application may be made to remove the holding "H" symbol from the lands zoned H-RA5-44.</li> <li>(3) Confirmation that requirements for municipal servicing (i.e. water and sanitary) have been met to the satisfaction of the Region of Peel.</li> </ol>			

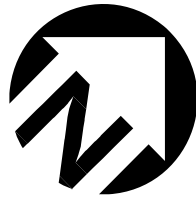
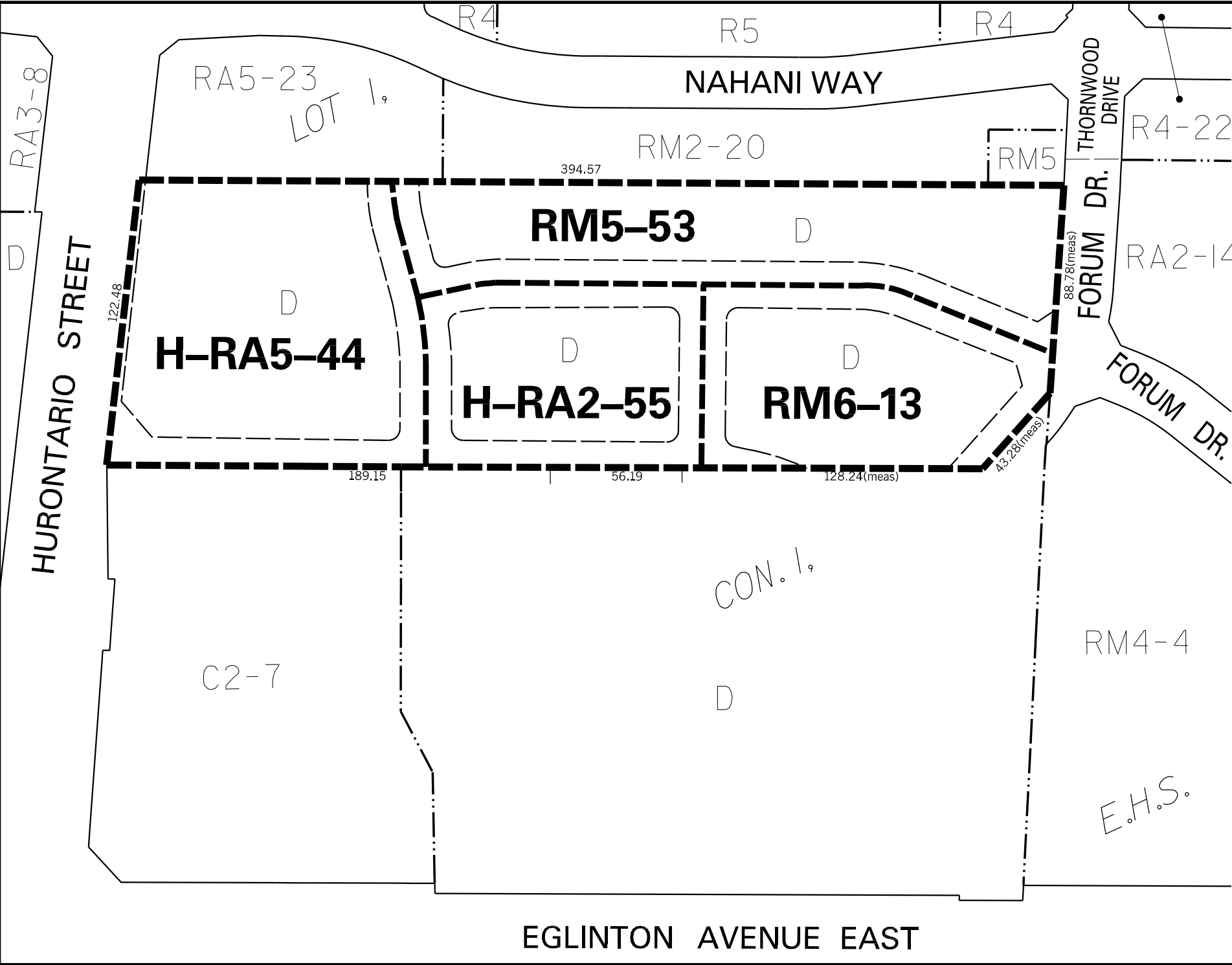
5.
- Map Number 36W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "RM5-53", "RM6-13", "H-RA2-55" and "H-RA5-44", the zoning of Part of Lot 1, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM5-53", "RM6-13", "H-RA2-55" and "H-RA5-44" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM5-53", "RM6-13", "H-RA2-55" and "H-RA5-44" zoning indicated thereon.

6. 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



This is not a Plan of Survey. Boundary information has been derived from Plan 43R-29123, Plan 43R-16243 and available office records.

CITY OF MISSISSAUGA

**DRAFT**

THIS IS SCHEDULE "A" TO

BY-LAW \_\_\_\_\_

PASSED BY COUNCIL ON

\_\_\_\_\_

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" from "D" (Development) to "RM5-53" (Street Townhouse Dwellings), "RM6-13" (Townhouse Dwellings on a CEC-Private Road), "H-RA2-55" (Apartment Dwellings) and "H-RA5-44" (Apartment Dwellings).

"RM5-53" (Street Townhouse Dwellings) permits on-street townhouse dwellings.

"RM6-13" (Townhouse Dwellings on a CEC-Private Road) permits townhouse dwellings on a common element condominium private road.

Upon removal of the "H" provision, "H-RA2-55" (Apartment Dwellings) will permit a mid-rise apartment building.

Upon removal of the "H" provision, "H-RA5-44" (Apartment Dwellings) will permit apartment dwellings, in conjunction with retail commercial and office uses on the lower floors.

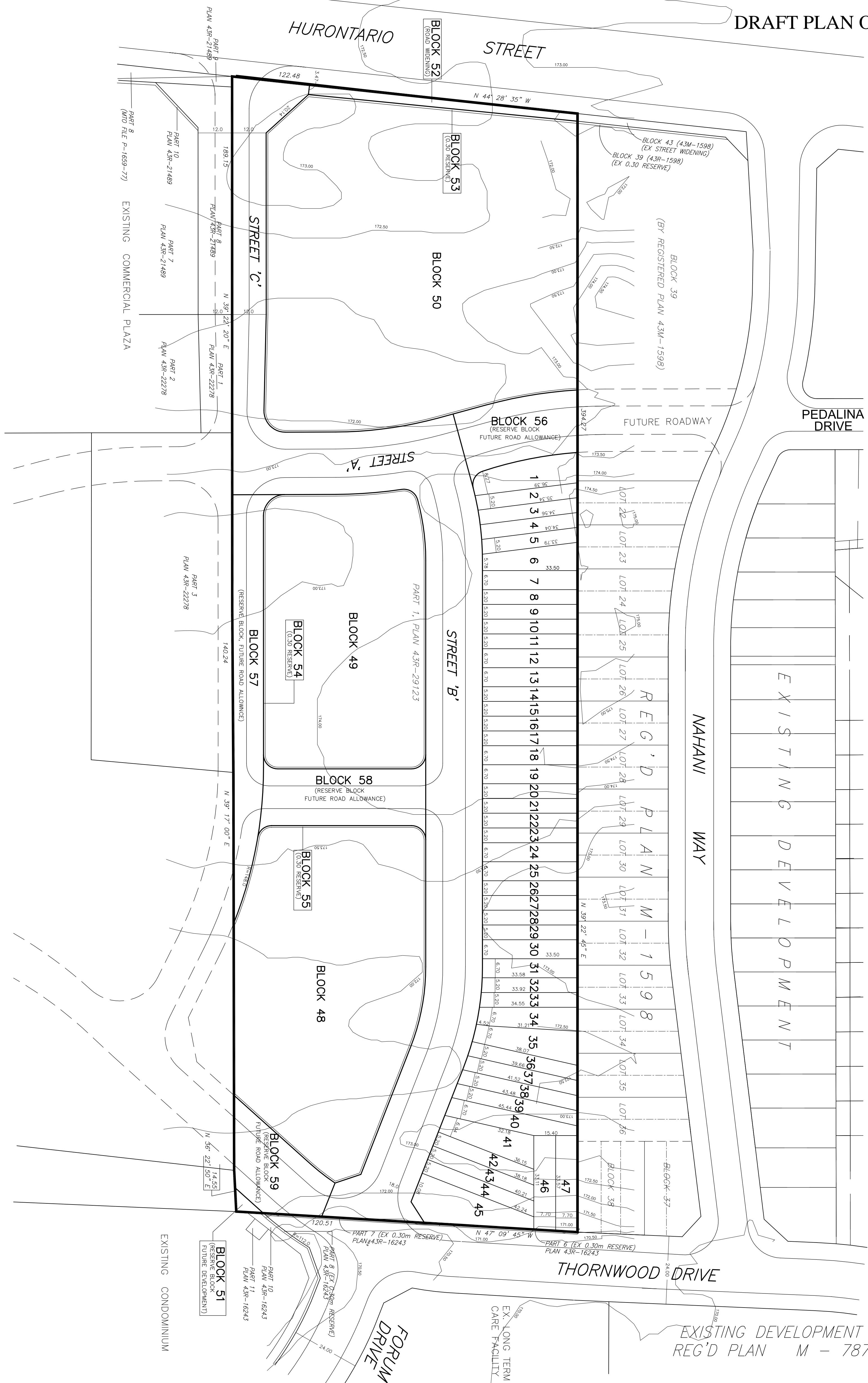
Location of Lands Affected

East side of Hurontario Street, north of Eglinton Avenue East, 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 Rob Hughes of the City Planning and Building Department at 905-615-3200 ext. 5499.

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# DRAFT PLAN OF SUBDIVISION





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**APPENDIX S-10**

**SCHEDULE A  
CONDITIONS OF APPROVAL**

**FILE:** T-M09004 W5

**SUBJECT:** Draft Plan of Subdivision  
5081 Hurontario Street  
Part of Lot 1, Concession 1  
East side of Hurontario Street, north of Eglinton  
Avenue East  
City of Mississauga  
Summit Eglinton Inc.

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Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

**NOTE:** City is "The Corporation of the City of Mississauga"  
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P.13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated March 30, 2010, (revised on \_\_\_\_ to reflect staff recommendation of 6.0 m townhouse dwellings on north side of Street B).
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED



IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for the subject development.
- 9.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 10.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 11.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 12.0 Prior to final approval, the City 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 this plan.
- 13.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement, Servicing

Agreement and all offers of purchase and sale the following warning clauses for all residential lots until the permanent school for the area has been completed:

- 13.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- 13.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 14.0 That the Development and Servicing Agreements shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain signs at all major entrances to the proposed development which shall read: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the School Board's specifications and at locations determined by the Board and erected prior to registration.
- 15.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement, Servicing Agreement and all offers of purchase and sale for a period of five years after registration of the plan:
  - 15.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.
- 16.0 That the Development and Servicing Agreements shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 17.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.

- 18.0 Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.
- 19.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 20.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 21.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**

Summit Eglinton Inc.

## Revised School Board Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>133</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>66</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>131</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> </li> <li>School Accommodation:           <p>Nahani Way Public School</p> <table> <tr> <td>Enrolment:</td><td>604</td></tr> <tr> <td>Capacity:</td><td>646</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Bristol Road Senior Public School</p> <table> <tr> <td>Enrolment:</td><td>578</td></tr> <tr> <td>Capacity:</td><td>629</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Applewood Heights High School</p> <table> <tr> <td>Enrolment:</td><td>989</td></tr> <tr> <td>Capacity:</td><td>1,284</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> </li> </ul>	133	Kindergarten to Grade 6	66	Grade 7 to Grade 8	131	Grade 9 to Grade 12/OAC	Enrolment:	604	Capacity:	646	Portables:	0	Enrolment:	578	Capacity:	629	Portables:	0	Enrolment:	989	Capacity:	1,284	Portables:	0	<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>31</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>14</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> </li> <li>School Accommodation:           <p>St. Jude Elementary School</p> <table> <tr> <td>Enrolment:</td><td>360</td></tr> <tr> <td>Capacity:</td><td>334</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Francis Xavier High School</p> <table> <tr> <td>Enrolment:</td><td>2,200</td></tr> <tr> <td>Capacity:</td><td>1,500</td></tr> <tr> <td>Portables:</td><td>16</td></tr> </table> </li> </ul>	31	Junior Kindergarten to Grade 8	14	Grade 9 to Grade 12/OAC	Enrolment:	360	Capacity:	334	Portables:	0	Enrolment:	2,200	Capacity:	1,500	Portables:	16
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Enrolment:	360																																								
Capacity:	334																																								
Portables:	0																																								
Enrolment:	2,200																																								
Capacity:	1,500																																								
Portables:	16																																								

**Summit Eglinton Inc.**

**Files: OZ 09/011 W5  
T-M09004 W5**

### **Community Comment and Concerns Response**

The following is a summary of responses to comments and concerns received at the Community Meeting, Planning and Development Committee Meeting, and from letters received from Sheppard Brown Rosenthal (representing the Nicholas and Maria Danielak, landowners to the south) and Bratty and Partners (representing Alfonso Gallucci General Construction Limited, landowners to the north Nahani Way and Hurontario Street).

#### **Comment**

The development will result in additional traffic, which will further congest surrounding streets and intersections that are already over capacity, in particular at Hurontario Street and Eglinton Avenue.

#### **Response**

A traffic study in support of the applications was filed and reviewed by Transportation & Works staff. The conclusion of their review was that the traffic anticipated from the development can be accommodated within the existing and future road network. For additional information, see Transportation & Works comments in Appendix S-6.

#### **Comment**

Concern regarding visitor parking from the various buildings infiltrating onto nearby public roads and surrounding commercial developments, in particular given reductions in standards have been proposed.

#### **Response**

A parking study was provided that justifies the reduced parking numbers, identified in the attached draft by-law (Appendix S-8). These numbers are reflective of the urban environment proposed, and the level of transit service in the vicinity. It is not anticipated that parking will encroach onto adjacent neighbourhood streets, or to surrounding commercial lands.

Files: OZ 09/011 W5  
T-M09004 W5

**Summit Eglinton Inc.**

**Comment**

Impact of building shadows on surrounding properties, in particular the proposed three storey townhouse dwellings on Block 2.

**Response**

The applicant had provided sun shadow studies in accordance with the previous City standards. These requirements do not necessitate the evaluation of buildings less than four storeys in height. None the less, the document did take into account the proposed three storey townhouses into consideration in its review. This document indicates there will be limited to no impact on the adjacent existing development. The City has requested that, in advance of the implementing zoning moving forward, a revised study reflecting the latest redistribution of building heights be filed in accordance with the revised standards for shadow studies approved by Council in December 2011.

**Comment**

Timing of construction and impacts on the surrounding neighbourhood.

**Response**

The applicant has advised that the first phase of the development will be the townhouse component of the development, which will include the east-west road from Hurontario Street to Thornwood Drive. Timing will be affected by the ability of the applicant to address draft plan of subdivision, site plan and building permit requirements, in addition to their own sales program. Phasing for the development will be addressed through a Development Agreement (see applicable section within report for details). Construction traffic will not be through existing residential streets, where possible.

**Comment**

There was concern for the number of vehicular accidents occurring in and around the intersection of Nahani Way and Hurontario Street.

Files: OZ 09/011 W5  
T-M09004 W5

**Summit Eglinton Inc.**

**Response**

Transportation & Works staff have concluded that the approval of the subject application will have no bearing on accident rates at this location.

**Comment**

Objection to the creation of a road right-of-way directly abutting the high density lands at the immediate corner of Hurontario Street and Nahanni Way.

**Response**

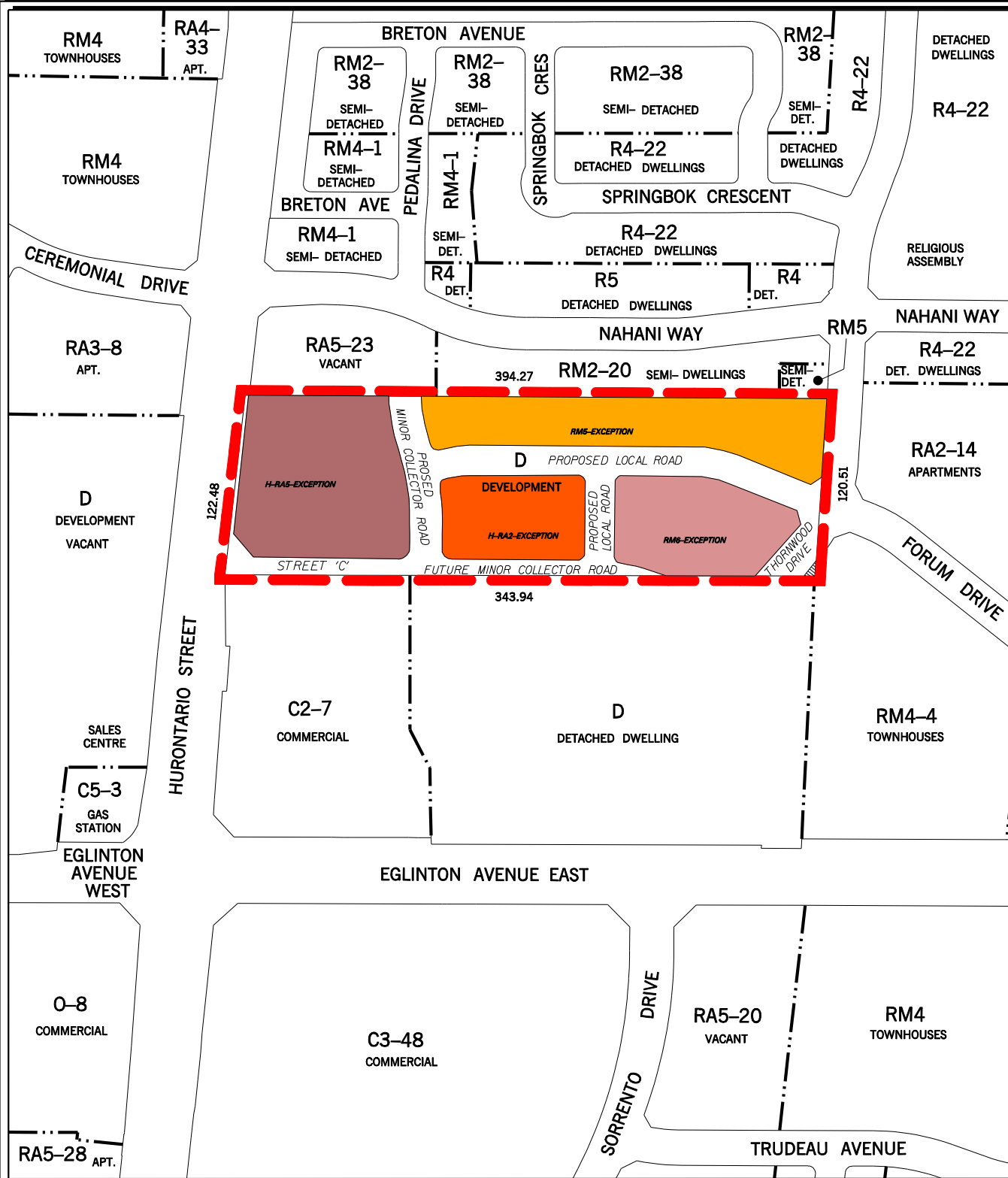
The proposal for this road connection will contribute to an improved road fabric for the area, allowing for traffic to be appropriately dispersed throughout the neighbourhood. It is not intended that the road will be constructed until development occurs to the north. If it is determined that the lands are ultimately not needed for road purposes, the lands may be appropriate for future development compatible with surrounding uses.

**Comment**

Unacceptable road network portrayed on submitted concept plan for lands to the south of the subject property.

**Response**

There are certain fixed road points that the concept plan needs to incorporate, including the extension of Thornwood Drive and its connection with Eglinton Avenue East opposite Sorrento Drive. This Major Collector road extension is identified in the Official Plan. Other routes shown provide for a permeable network of roads for the area, in conjunction with the Summit Eglinton proposal. Any road pattern would be reviewed through the submission of site specific development applications, and associated traffic study documents, for the lands.



# LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - HIGH DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'H-RA5 - EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT APARTMENT BUILDINGS WITH GROUND RELATED COMMERCIAL AND OFFICE USES.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - MEDIUM DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM5 - EXCEPTION' (STREET TOWNHOUSE DWELLINGS) TO PERMIT ON-STREET TOWNHOUSES AND SEMI-DETACHED DWELLINGS.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - HIGH DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'H-RA2 - EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT APARTMENT BUILDINGS.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - MEDIUM DENSITY I-SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM6 - EXCEPTION' (TOWNHOUSE DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT COMMON ELEMENT CONDOMINIUM TOWNHOUSES.

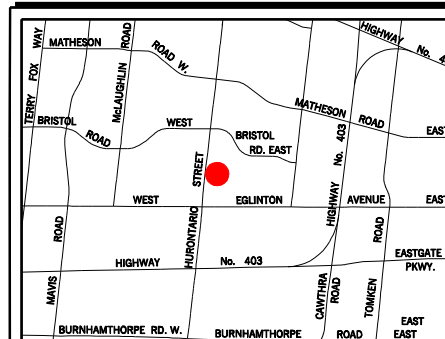


NO CHANGE PROPOSED TO CURRENT OFFICIAL PLAN AND ZONING DESIGNATIONS.



## SUBJECT:

SUMMIT EGLINTON INC.



FILE NO:

OZ 09/011 W5

DWG. NO:

09011S

SCALE:

1:4000

PDC DATE:

2013 04 02

DRAWN BY:

B. KRUGER

APPENDIX A5-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



DRAFT PLAN OF SUBDIVISION

