



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, MARCH 24, 2014 - 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1
<http://www.mississauga.ca>

Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6 (Chair)
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

LIVE STREAMING: <http://www.mississauga.ca/videos>



PLANNING & DEVELOPMENT COMMITTEE – MARCH 24, 2014

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

Send written submissions or request notification of future meetings to:

Mississauga City Council
c/o Planning and Building Department – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting of February 24, 2014

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2014)
2. Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, 1125, 1135 and 1153 Haig Boulevard, east side of Haig Boulevard, north of CN Railway
Owner: Weldan Properties (Haig) Inc.
Applicant: Dan Welton
File: H-OZ 11/001 W1
3. **PUBLIC MEETING**
Information Report on Rezoning Application to permit site specific zone standards to allow a two (2) storey place of religious assembly and associated required parking, 6496 and 6508 Winston Churchill Boulevard, west side of Winston Churchill Boulevard, north of Battleford Road
Owner: Meadowvale Islamic Centre Inc.
Applicant: Glen Schnarr and Associates, **Bill 51**, (Ward 9)
File: OZ 13/009 W9

4. SUPPLEMENTARY REPORT

Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 5 commercial buildings and 10 detached dwellings, 5267 Mississauga Road, east side of Mississauga Road, north of Melody Drive and south of the CPR rail corridor

Owner: 1731860 Ontario Limited

Applicant: John D. Rogers & Associates Inc., **Bill 51**, (Ward 11)

Files: OZ 11/019 W11 and T-M11006 W11

5. PUBLIC MEETING/SUPPLEMENTARY REPORT

Information and Supplementary Report on Official Plan Amendment and Rezoning Applications to permit 30 townhouse dwellings on a common element condominium private road, 1715 Audubon Boulevard, northeast corner of Audubon Boulevard and Fieldgate Drive

Owner/Applicant: Beverley Homes Holding Corp., **Bill 51**, (Ward 3)

File: OZ 13/006 W3

6. SUPPLEMENTARY REPORT

Rezoning Application to permit eight (8) detached dwellings on a common element condominium private road, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West

Owner: Raffi Konialian

Applicant: Weston Consulting Group Inc., **Bill 51**, (Ward 7)

File: OZ 12/002 W7

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files OZ 12/002 W7

DATE: March 4, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 24, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Rezoning Application**
To permit eight (8) detached dwellings on a common element
condominium private road
2167 Gordon Drive
East side of Gordon Drive, south of Queensway West
Owner: Raffi Konialian
Applicant: Weston Consulting Group Inc.
Bill 51

Supplementary Report**Ward 7**

RECOMMENDATION: That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the application under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be adopted in accordance with the following:

1. That Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants, to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with the applications, in support of the recommendations outlined in the report dated March 4, 2014 that concludes that the proposed rezoning does not represent good planning and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or

before the Ontario Municipal Board hearing process;
however, if there is a potential for settlement then a report
shall be brought back to Council by the City Solicitor.

**REPORT
HIGHLIGHTS:**

- The applicant has appealed the rezoning application to the Ontario Municipal Board for failure by City Council to make a decision within the prescribed timelines. The pre-hearing conference is scheduled for April 29, 2014;
- The proposed rezoning is not acceptable from a planning perspective for several reasons, including protection of the Residential Woodland, tree preservation concerns, and compatibility with the existing character of the area with respect to existing zoning standards;
- A reduction of a minimum of two units would better retain and enhance the existing tree canopy, address compatibility with abutting and existing zoning regulations and be more in keeping with the character of the area;
- Staff is seeking direction from Council to attend any Ontario Municipal Board proceedings which may take place in connection with the application in support of the recommendations outlined in this report.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 2, 2013, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0020-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

On October 4, 2013, the owner appealed the application to the Ontario Municipal Board (OMB) due to the failure by City Council to make a decision on the Rezoning application within 120 days, (subsection 34(11) of the *Planning Act*). The owner also appealed the decisions of the Committee of Adjustment to refuse related consent and minor variance applications under files "B" 59/13 and "A" 358/13, requesting a severance and a variance to permit the retained lot (see Lot 1 on Concept Plan – Appendix I-5 of

Information Report) to have a lot frontage of 20.8 m (68.2 ft.); whereas a minimum lot frontage of 30 m (98.4 ft.) is required by Zoning By-law 0225-2007. Both appeals have been consolidated at the Ontario Municipal Board (OMB). A pre-hearing conference is scheduled for April 29, 2014.

COMMENTS:

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

COMMUNITY ISSUES

Based on comments made at the public meeting and correspondence received from the Gordon Woods Homeowners Association, fewer homes would be acceptable on the site provided that the proposed road design, lots and building footprints minimize tree loss.

The following specific issues were identified by area residents through written correspondence to the City and through verbal comments made at the June 7, 2012 and March 20, 2013 community meetings held by Ward 7 Councillor Nando Iannicca, and at the April 2, 2013 Planning and Development Committee meeting.

Comment

The proposed development does not comply with the existing "R1-7" zoning requirements and will set a precedent for future development within the Gordon Woods area.

Response

The subject site and its surroundings comprise an established, well-treed residential area, consisting of relatively large lots. The subject site abuts lots located along Gordon Drive, as well as along Breezy Pines Drive to the north, and Autumn Breeze Drive North to the south. The adjacent lots located on the opposite (west) side of Gordon Drive are heavily treed, wide and deep lots containing stately homes generally served by long, winding driveways. The development site as well as the residential lands to the north and south of the development site are zoned "R1-7", with the lands

across Gordon Drive zoned "R1-6". Both zones require a minimum lot frontage of 30 m (98.4 ft.) but with a minimum lot area varying from 1 140 m² (12,271.2 sq. ft.) in the "R1-7" zone to 3 500 m² (37,674.9 sq. ft.) in the "R1-6" zone. Details of the requested changes to the "R1-7" zone are found in the table below.

	"R1-7" Regulations	Applicant's Proposal
Minimum Lot Frontage	30 m (98.4 ft.)	15 m (49.2 ft.)
Minimum Lot Area	1 140 m ² (12,271 sq. ft.)	750 m ² (8,073.2 sq. t.)
Maximum Lot Coverage	25%	35%
Minimum Side Yard	1.8 m (5.9 ft.) to 4.2 m (13.7 ft.)	1.5 m (4.9 ft.)
Minimum Front Yard	9.0 m (29.5 ft.)	5.0 m (16.4 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	5.5 m (18 ft.)

The average lot frontages and areas north of the subject site along Breezy Pines Drive are 31.7 m (104 ft.) and 1 597 m² (17,190 sq. ft.) respectively. The average lot frontage and areas south of the subject site along Autumn Breeze Drive North are 23.8 m (78 ft.) and 1 000 m² (10,764 sq. ft.) respectively.

The existing lot frontages north and south of the subject site comply with the "R1-7" zoning provisions, and are in excess of the applicant's proposed average lot frontage of 19.7 m (64.6 ft.).

The proposed building setbacks, frontages, and lot areas, are not in keeping with the "R1-7" regulations.

Comment

The proposed development will remove too many trees and may not conform to the Residential Woodland policy of Mississauga Official Plan which is intended to protect, enhance, restore and expand the existing eco-system.

Response

Gordon Woods has been identified as a Residential Woodland in Mississauga Official Plan. Residential Woodlands are areas within neighbourhoods, generally in older residential areas with large lots that have mature trees forming a fairly continuous canopy and form part of the City's Natural Areas System.

Section 6.3.1.4 of Mississauga Official Plan states that Residential Woodlands are areas that have minimal native understory due to maintenance of lawns and landscaping. Residential woodlands provide a number of ecological benefits such as habitat for tolerant canopy birds and other urban wildlife and facilitating ground water recharge due to the high proportion of permeable ground cover. Development proposals in Residential Woodlands will seek to protect, enhance and expand the existing tree canopy, understory, ecosystem functions and wildlife habitat.

Based on the current proposal, the updated Arborist Report conducted by Strybos Barron King, confirms that an additional 39 trees (having a diameter of 15 cm (5.9 in.) or more) are to be removed on the retained lands, and 9 trees are slated for removal on the severed lot that fronts onto Gordon Drive, for a total of 48 trees being removed on the overall property.

In view of the foregoing, the applicant is encouraged to make adjustments to the concept plan to reduce the number of units and building footprint of the dwellings, to increase the front, rear and interior and exterior side yards to be more consistent with the existing established character of the area and allow for more tree preservation opportunities.

Comment

The proposed development is not in keeping with the character of the neighbourhood, including the scale and compatibility of unit and lot sizes and the number of homes proposed.

Response

The proposed scale of the development is not in keeping with the character of the neighbourhood. The principle of maintaining the

character of the area is found in several Mississauga Official Plan policies, including those outlined in Appendix I-9 of the Information Report (see Appendix S-1). The proposed rear yards are too shallow when compared to the typical rear yards of homes on Autumn Breeze Drive North and Breezy Pines Drive; garages are proposed in front of the main face of the houses rather than at the rear and the proposed massing, side yards and front and rear yards do not respect and relate to the adjacent lots in the area.

Further discussion on this issue and the overall merits of the proposal is contained in the Planning Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Credit Valley Conservation (CVC)

Comments updated February 5, 2014 state that CVC staff are satisfied with the delineation of the hazards and buffers namely the Long Term Stable Top of Bank plus 5 m (16.4 ft.) and the resulting limits of development, lands to be dedicated to the City and to be zoned Greenbelt as part of this application. As per CVC's agreement with the City of Mississauga, they have provided further technical advice related to the Residential Woodland designation and stormwater management. They recommend that these comments be addressed and the provision of a satisfactory Tree Preservation Plan, Restoration Landscape Plan and Functional Servicing Report be provided prior to approval of the proposed zoning by-law amendment. In addition to the items noted above, CVC staff also requires further details on the proposed stormwater outfall design, including satisfactory sediment and erosion control measures and landscape plans, to be provided through the Servicing Agreement, and prior to CVC permit issuance.

City Transportation and Works Department (T&W)

Comments updated September 20, 2013 state that a Noise Control Study has been received, which concludes that with the use of

appropriate attenuation measures and warning clauses, the proposed development can be adequately protected from the surrounding noise sources in accordance with City, Regional and Ministry of Environment (MOE) guidelines. Notwithstanding the findings of the report, the applicant's consultant has been requested to confirm the status of the adjacent Trillium Hospital's Compliance Approval from MOE regarding the impact of any stationary noise.

The Functional Servicing Report and Phase 1, Environmental Evaluation are satisfactory, however approval from Credit Valley Conservation will be required with respect to the outlet works to Mary Fix Creek and any required development setbacks.

The applicant has confirmed that the proposal for the interior eight lots fronting onto the future private cul-de-sac is to be developed as a Common Element Condominium.

It was indicated that minor revisions are required to the Site Servicing Plan and Condominium Development Plan and that the owner will be required to enter into a Development and Servicing Agreement in a form and on terms satisfactory to the City. To date, the requested revisions and confirmation noted above remain outstanding.

**City Community Services Department – Parks and Forestry
Division/Park Planning Section**

Comments updated February 3, 2014 state that should this application be approved, lands below the established Top of Bank and any buffer lands, as required by the City and CVC, shall be zoned Greenbelt and dedicated gratuitously to the City for long term conservation and natural hazard management.

Fencing, protective hoarding, and associated securities for the dedicated greenbelt lands will be required by way of Servicing and Development Agreement. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt. Furthermore, prior to by-law enactment,

cash contribution for street tree planting will be required and prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.

PLANNING COMMENTS

Official Plan

As outlined in the Information Report (see Appendix S-1), the subject lands are located within the Cooksville Neighbourhood Character Area which is described as being a stable and established community, and as such, an objective of the Neighbourhood policies is to recognize the scale and enhance the character of the existing neighbourhoods. The site also forms part of Special Site 4 which outlines additional policies directing development to generally maintain and enhance the existing established character of the area.

The site is designated "Residential Low Density 1" and "Greenbelt" within Mississauga Official Plan and permits single detached homes. An amendment to the Mississauga Official Plan is not required.

Given that an amendment to the Official Plan is not proposed, it is essential that the development be functionally and visually compatible with the character of the existing neighbourhood. To this end, a reduction of at least two units would result in lot sizes which are more in keeping with the character of the surrounding lots.

Zoning

The applicant has requested the lands be zoned to "R16-Exception" (Detached Dwellings on a CEC Private Road – Exception) and "G1" (Greenbelt – Natural Hazards) to accommodate the proposed development of eight (8) detached dwellings. As set out in Appendix I-10 of the Information Report, the proposed

development requires a number of exception provisions to the base "R16" zone namely with respect to minimum front, interior side and rear yards.

To be more compatible with the existing context, the proposed exception zone should provide for increases in the required minimum yards, as noted above, as well as the minimum lot frontage and lot area and a reduction in the maximum lot coverage contained in the "R16" base zone.

Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

Should the OMB render a decision on the applicant's appeals that results in an increase in height or density, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval in accordance with Section 41 of the *Planning Act*.

A site plan application was submitted by the applicant in October 2013 under file SP 174/13 W7 and is currently under review by City staff.

While the applicant has worked with City departments to address many site plan related issues through the review of a concept plan submitted with the rezoning application, further revisions are needed to address matters related to tree preservation, landscaping and visitor parking spaces to ensure conformity with the applicable Official Plan policies for the Cooksville Neighbourhood Character Area and the Residential Woodlands.

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:

The proposed Zoning By-law amendment is not acceptable from a planning standpoint and should not be approved for the following reasons:

1. The proposed scale of the development is not in keeping with the character of the neighbourhood as the proposed lot frontages and areas, building footprints and front, interior side and rear yards do not respect and relate to the adjacent lots in the surrounding area.
2. The proposal will impact the existing tree canopy.
3. A reduction of a minimum of two units would better retain and enhance the existing tree canopy, address compatibility with abutting and existing zoning regulations and be more in keeping with the character of the area.
4. Some technical details have not been addressed as of the preparation of this report, including the proposed stormwater outfall design, satisfactory sediment and erosion control measures and changes to the site servicing plan.

ATTACHMENTS:

Appendix S-1: Information Report

Appendix S-2: Recommendation PDC-0020-2013

 *FOR*

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner





Corporate Report

Clerk's Files

Originator's

Files OZ 12/002 W7

PDC APR 2 2013

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: **Information Report**
Rezoning Application
To permit eight (8) detached dwellings on a CEC Private Road
2167 Gordon Drive
East side of Gordon Drive, south of Queensway West
Owner: Raffi Konialian
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated March 12, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Detached Dwellings - Typical Lots) to "R16 - Exception" (Detached Dwellings on a CEC Private Road) and "G1" (Greenbelt - Natural Hazards), to permit eight (8) detached dwellings on a CEC Private Road under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be received for information.

**REPORT
HIGHLIGHTS:**

- Community concerns identified to date relate to maintaining the existing character of the area, protecting the Residential Woodland, and setting a precedent for future development within the Gordon Woods area.
- Prior to the preparation of a Supplementary Report, matters to be addressed include outstanding department and agency comments, resolution of tree preservation concerns, urban design considerations and the submission and review of supporting information and studies.

BACKGROUND:

The application has been circulated for technical comments and a community open house has been held.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	February 13, 2012
Application Complete:	March 8, 2012
Application Revised:	November 30, 2012
Existing Gross Floor Area:	295 m ² (3,175.5 sq. ft.) – existing dwelling to be demolished
Height:	2 storeys
Lot Coverage:	35%
Net Density:	10.2 units/ha 4.13 units/acre
Number of units:	8 (1 additional detached dwelling proposed, but not included in the subject application, to be built fronting Gordon Drive in accordance with the existing “R1-7” zone)

Development Proposal	
Gross Floor Area:	450 to 500 m ² (4,844 to 5,382 sq. ft.) per unit
Anticipated Population:	27* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	2.0 resident spaces per unit (16 spaces) 0.25 visitor spaces per unit (2 spaces) Total: 18 spaces
Parking Provided:	4.0 resident spaces per unit (32 spaces) 0.37 visitor spaces per unit (3 spaces) Total: 35 spaces
Supporting Documents:	Functional Servicing Report and Stormwater Management Brief Phase 1 Environmental Site Assessment, Noise Control Study Scoped Environmental Impact Study Meander Belt Width Assessment: Mary Fix Creek Preliminary Tree Preservation Report Green Features List Parcel Registry Documentation Planning Justification Report

Site Characteristics	
Frontage:	21.5 m (70.5 ft.)
Depth:	216.56 m (710.5 ft.)
Net Lot Area:	0.784 ha (1.937 ac.) – Lot 1 is excluded
Existing Use:	Detached Dwelling

Green Development Initiatives

No green initiatives beyond current planning and building code requirements have been identified.

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

Neighbourhood Context

The subject property is located in the Gordon Woods community, a low density neighbourhood characterized by detached dwellings on large well-treed lots with large front, rear and side yard setbacks and a rural road profile. Mary Fix Creek transects the property near the eastern terminus of the subject lands. The natural hazard associated with the Creek is to be conveyed to the City and preserved in a natural state. Although unauthorized tree removal was undertaken on the table land portion of the subject land by the previous owner, the site remains well-treed. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings on large, well-treed lots
East: Trillium Health Centre
South: Detached dwellings on large, well-treed lots
West: Beyond Gordon Drive are detached dwellings on large, well-treed lots

Mississauga Official Plan Designation and Policies for the Cooksville Neighbourhood Character Area (November 14, 2012)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The Plan was appealed in its entirety, however, on November 14, 2012, the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject application.

The subject lands are located within the **Cooksville Neighbourhood Character Area** and are designated "**Residential Low Density I**" and "**Greenbelt**".

"**Residential Low Density I**" permits detached, semi-detached and duplex dwellings. Notwithstanding the general provisions for

the "Residential Low Density I" designation, only detached dwellings are permitted by the **Cooksville Neighbourhood Character Area** Policies as they pertain to the subject lands.

"Greenbelt" lands are generally associated with natural hazards or areas where development is restricted.

The lands are also part of **Special Site 4** within the **Cooksville Neighbourhood Character Area** Policies, which outline additional policies directing development to generally maintain and enhance the existing established character of the area. These and other policies in Mississauga Official Plan which are applicable in the review of this application have been outlined in Appendix I-9.

An Amendment to the Official Plan is not proposed in support of the proposed development.

Existing Zoning

"R1-7" (Detached Dwellings - Typical Lots), which permits detached dwellings with a minimum lot area of 1 140 m² (12,271 sq. ft.), a minimum lot frontage of 30.0 m (98.4 ft.) and a maximum lot coverage of 25%. **"G1" (Greenbelt – Natural Hazards)**, which permits flood control, stormwater and erosion management and Natural Heritage Features and Areas conservation.

Proposed Zoning By-law Amendment

"R16 – Exception" (Detached Dwellings on a CEC Private Road), to permit eight (8) detached dwellings on a CEC private road. Specific zone provision are contained within Appendix I-10. **"G1" (Greenbelt – Natural Hazards)** to reflect the limits of development associated with Mary Fix Creek.

COMMUNITY ISSUES

A community open house was held by Ward 7 Councillor, Nando Iannicca, on June 7, 2012. Issues raised by the Community are summarized below and will be addressed in the Supplementary Report:

- maintaining the existing character of the area;
- protecting the Residential Woodland (tree removal/preservation); and
- setting a precedent for future development within the Gordon Woods area.

A further community meeting has been scheduled for March 20, 2013.

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 Official Plan policies, the following matters will have to be addressed prior to the preparation of a Supplementary Report:

Tree Preservation and Community Character

The applicant has been encouraged to make adjustments to the concept plans to reduce the size/ building foot print of the dwellings, thereby increasing interior side, rear and exterior side yards to be more consistent with the existing established character of the area and allow more tree preservation opportunities. In undertaking these revisions, the applicant has been encouraged to look at strategic opportunities for the preservation of significant and/or mature trees which would maintain the continuous tree canopy associated with the Residential Woodland.

In order to preserve the character of lands designated "Residential Low Density I", the proposed development will be evaluated in the

context of policies comparing average lot frontage and area in the surrounding area.

It should also be noted that the outdoor amenity areas for individual dwellings should be identified to have a more realistic understanding of long term tree preservation expectations and identify what other implementation measures may be necessary to ensure the implementation of the official plan policies for Residential Woodlands.

Although the concept plans were modified with a November 2012 submission of materials, the above noted matters were not satisfactorily addressed.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading, stormwater management, site servicing, noise attenuation and tree preservation/replacement, 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 Cooksville 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: Applicable Mississauga Official Plan (2011)
Policies

Appendix I-10: Proposed Zoning Standards

Appendix I-11: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner

Raffi Konialian

File: OZ 12/002 W7

Site History

- May 2, 2003 – Under consent application 'B' 22/03, a parcel with a frontage of approximately 30 m (100 ft.) on Gordon Drive was severed from the subject site to create a new property, now known as 2185 Gordon Drive.
- December 2, 2003 – Appeal B11 is approved under OMB Order No.1608, which amended the Mississauga Plan policies for Special Site 11.
- June 8, 2006 – Applications for Rezoning under file OZ 06/011 W7 and draft plan of subdivision under file 21T-M06002 W7 were submitted to accommodate the development of the lands for 5 detached dwellings on a common element condominium private road.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "R1-7" (Detached Dwelling – Typical Lots).
- July 2010 – Several significant/mature trees were removed from the lands in contravention of the Tree By-law and a previously issued Tree Removal Permit to remove only hazardous trees.
- January 16, 2012 – Files OZ 06/011 and 21T-M06002 W7 were cancelled due to inactivity and the expressed intention of the new owner to pursue a modified proposal.

**SUBJECT:**

FILE NO:

OZ 12002 W7

DWG. NO.:

12002A.dgn

1:3000

1:3000

PDC DATE:

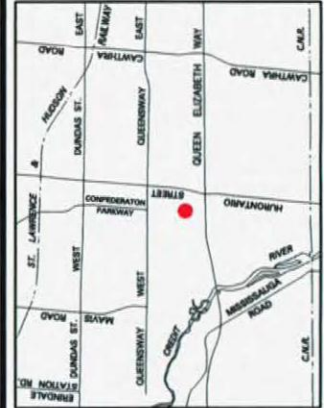
2013 04 02

DRAWN BY:
B. KRUGER



MISSISSAUGA
Planning and Building

**Produced by
T&W, Geomatics**



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS



LAND USE LEGEND



CITY STRUCTURE



ND2 Region of Peel Non-Decision

SUBJECT LANDS

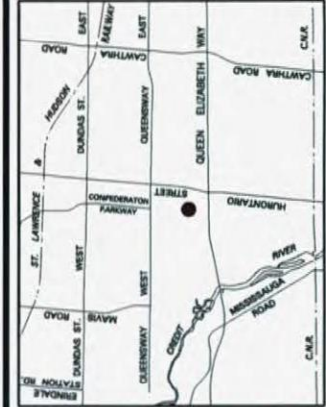
SUBJECT: **RAFFI KONIALIAN**

FILE NO:
OZ 12002 W7
DWG. NO:
12002L
SCALE:
1:3000

EXHIBIT I-3

PDC DATE:
2013 04 02
DRAWN BY:
B. KRUGER

Produced by
T&W, Geomatics



MISSISSAUGA
Planning and Building

LEGEND:



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'R16 - EXCEPTION' (DETACHED DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT 8 DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'G1' (GREENBELT) TO PERMIT A NATURAL HERITAGE AREA AND BUFFER.



GREENBELT OVERLAY

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.

SUBJECT:

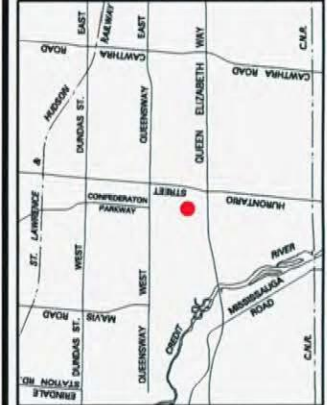
RAFFI KONIALIAN

FILE NO:
OZ 12002 W7
DWG. NO:
12002R
SCALE:
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APPENDIX I-4

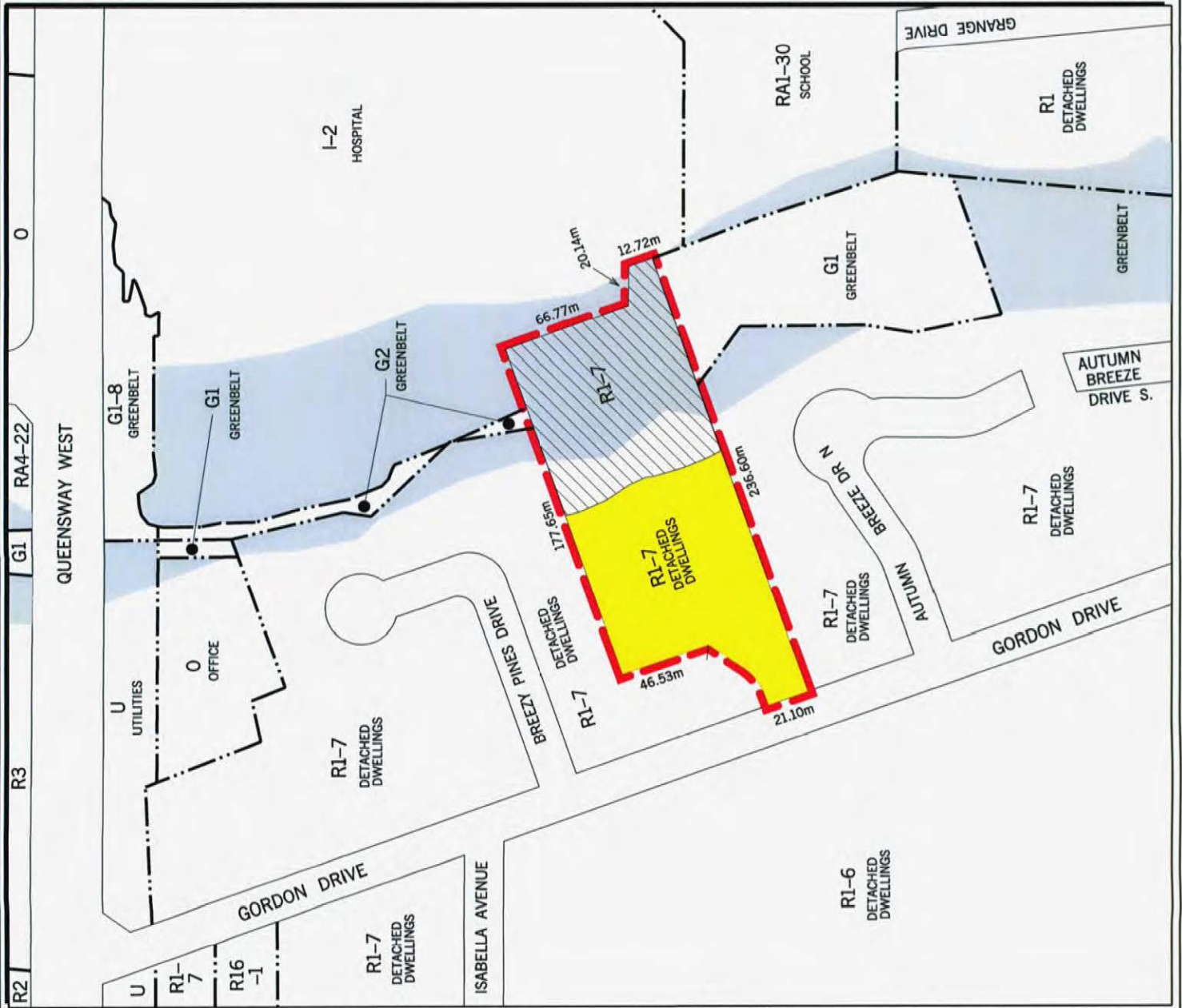
PDC DATE:
2013 04 02
DRAWN BY:
B. KRUGER

Produced by
T&W, Geomatics



MISSISSAUGA
Planning and Building

LOCAL PROJECTS/REPORTS/REVISIONS VERSION OF 12 002 W7_UPDATED/07/2013/04/2013



[illegible]



WEST STREET ELEVATION - LOTS 2 TO 4



PLOT 1 FRONT ELEVATION -
FACING GORDON DRIVE

Raffi Konialian

File: OZ 12/002 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (February 15, 2013)	Comments detailed Regional servicing facilities in the vicinity of the site, acknowledged revision requirements to the Functional Servicing Report (FSR) necessary prior to site plan approval and garbage collection and agreement requirements. In addition, the Region advised of the need to protect Regional servicing easements from encroachments or obstructions and necessary servicing easement requirements to support the development as proposed.
Peel District School Board and Dufferin-Peel Catholic District School Board (February 19, 2013)	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. In addition, if approved, both School Boards also require that warning clauses with respect to temporary school and transportation arrangements be included in any Agreements of Purchase and Sale and the Development and/or Servicing Agreements.
Credit Valley Conservation (February 15, 2013)	The proposed development is traversed by Mary Fix Creek and is therefore partially within its Regulated Area and subject to the Authority's Development, Interference within Wetlands, and Alterations to Shorelines and Watercourses Regulation. The subject lands are also located within a Residential Woodlands area as indicated on Schedule 3 Environmental Areas of the Mississauga Official Plan (2011). CVC staff are

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Agency / Comment Date	Comment
	<p>concerned that the development as proposed does not meet the intent of the Residential Woodland policies in terms of adequately protecting existing mature and significant trees and maintaining connectivity of the tree canopy which makes up this Residential Woodland.</p> <p>CVC Planning has reviewed the proposed Zoning By-law Amendment, Condominium Development Site Plan and Condominium Development Landscape Plan and advise that: revisions to the proposed zone standards are necessary to preserve and protect perimeter trees; no accommodations have been made for outside amenity structures (pools, decks and gazebos) for the future residents within the rear and side yards without additional, significant harm or loss of the trees; the landscape concept plan and the consulting arborist report conflict in terms of the number of trees to be preserved; and that efforts should be undertaken through the design and placement of dwellings on site, the identification of private amenity areas and long term tree preservation areas and in establishing appropriate grading and servicing plans to protect existing mature and significant trees on site.</p> <p>Revisions have been requested to the concept plans, draft zoning by-law amendment, EIS Report and Tree Preservation Report prior to the preparation of a Supplementary Report. Additional requirements pertaining to restoration of the natural hazard and other matters have been identified for inclusion in any required Servicing and/or Development Agreements, to be addressed prior to By-law Enactment. Additional requirements may be identified upon the review of outstanding information and will be outlined, as appropriate, within revised comments.</p>

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Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (February 20, 2013)</p>	<p>Lands below the established Top of Bank and any buffer lands, as required by the City and CVC, shall be zoned Greenbelt and dedicated gratuitously to the City for long term conservation and natural hazard management.</p> <p>Should this application be approved, fencing, protective hoarding, and associated securities for the dedicated greenbelt lands will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt.</p> <p>Prior to by-law enactment, cash contribution for street tree planting will be required. Furthermore, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (February 19, 2013)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject lands prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>In addition, photographic documentation of the existing property has been requested.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 15, 2013)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time and site water supply availability are acceptable.</p>

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Agency / Comment Date	Comment
City Transportation and Works Department (January 28, 2013)	<p>This department advised that a Noise Control Study has been received which concludes, that with the use of appropriate attenuation measures and warning clauses the proposed development can be adequately attenuated from the surrounding noise sources in accordance with City, Regional and Ministry of Environment (MOE) guidelines.</p> <p>It was also indicated that minor revisions are required to the Site Servicing Plan and Condominium Development Plan. The Functional Servicing Report and Phase 1, Environmental Evaluation are satisfactory, however approval from the Credit Valley Conservation will be required prior to a Supplementary Meeting.</p> <p>The applicant has confirmed that the proposal for the interior eight lots fronting the future private cul-de-sac road is to be developed as a Common Element Condominium.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Bell Canada - Enersource Hydro Mississauga - Rogers Cable - Credit Valley Hospital - Canada Post
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Development Services - Realty Services - Hydro One Networks - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Enbridge Gas Distribution - Trans-Northern Pipelines - The Trillium Health Centre

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Floradale Public School <ul style="list-style-type: none"> Enrolment: 725 Capacity: 711 Portables: 2 Queen Elizabeth Senior Public School <ul style="list-style-type: none"> Enrolment: 355 Capacity: 262 Portables: 5 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,215 Capacity: 1,203 Portables: 1 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena <ul style="list-style-type: none"> Enrolment: 600 Capacity: 627 Portables: 0 St. Martin <ul style="list-style-type: none"> Enrolment: 943 Capacity: 1,026 Portables: 0

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Applicable Mississauga Official Plan (2011) Policies

Cooksville [Neighbourhood Character Area]

Section 16.1.2.1

To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the greater of:

- a. the average lot frontage and lot area of residential lots on both sides of the same street within 120 m (393.7 ft.) of the subject property. In the case of a corner lot, lots on both streets within 120 m (393.7 ft.) will be considered; or
- b. the requirements of the Zoning By-law.

Section 16.6.5.4.1

The lands identified as Special Site 4 are located west of Hurontario Street, south of Queensway West.

Section 16.6.5.4.2

Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:

- a. preserve and enhance the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house.
Alternatively, garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house.

Direct Growth

Section 5.1.7

Mississauga will protect and conserve the character of stable residential Neighbourhoods.

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Section 5.3.5.1

Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 5.3.5.5

Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

Build a Desirable Urban Form

Section 9.1.3

Infill and redevelopment within Neighbourhoods will respect the existing planned character.

Section 9.2.2.4

While new development need not mirror existing development, new development in Neighbourhoods will:

- a. respect existing lotting patterns;
- b. respect the continuity of front, rear and side yard setbacks;
- c. respect the scale and character of the surrounding area;
- d. minimize overshadowing and overlook on adjacent neighbours;
- e. incorporate stormwater best management practice;
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

Environmental Policies

Section 6.3.1.4

Residential Woodlands are areas within Neighbourhoods, generally in older residential areas with large lots that have mature trees forming a fairly continuous canopy. Some areas have minimal native understorey due to maintenance of lawns and landscaping.

Section 6.3.1.13

Development and site alteration will not be permitted within or adjacent to natural areas, Linkages and Special Management Areas unless it has been demonstrated that there will be no negative impacts to the features and ecological functions of the Natural Areas System.

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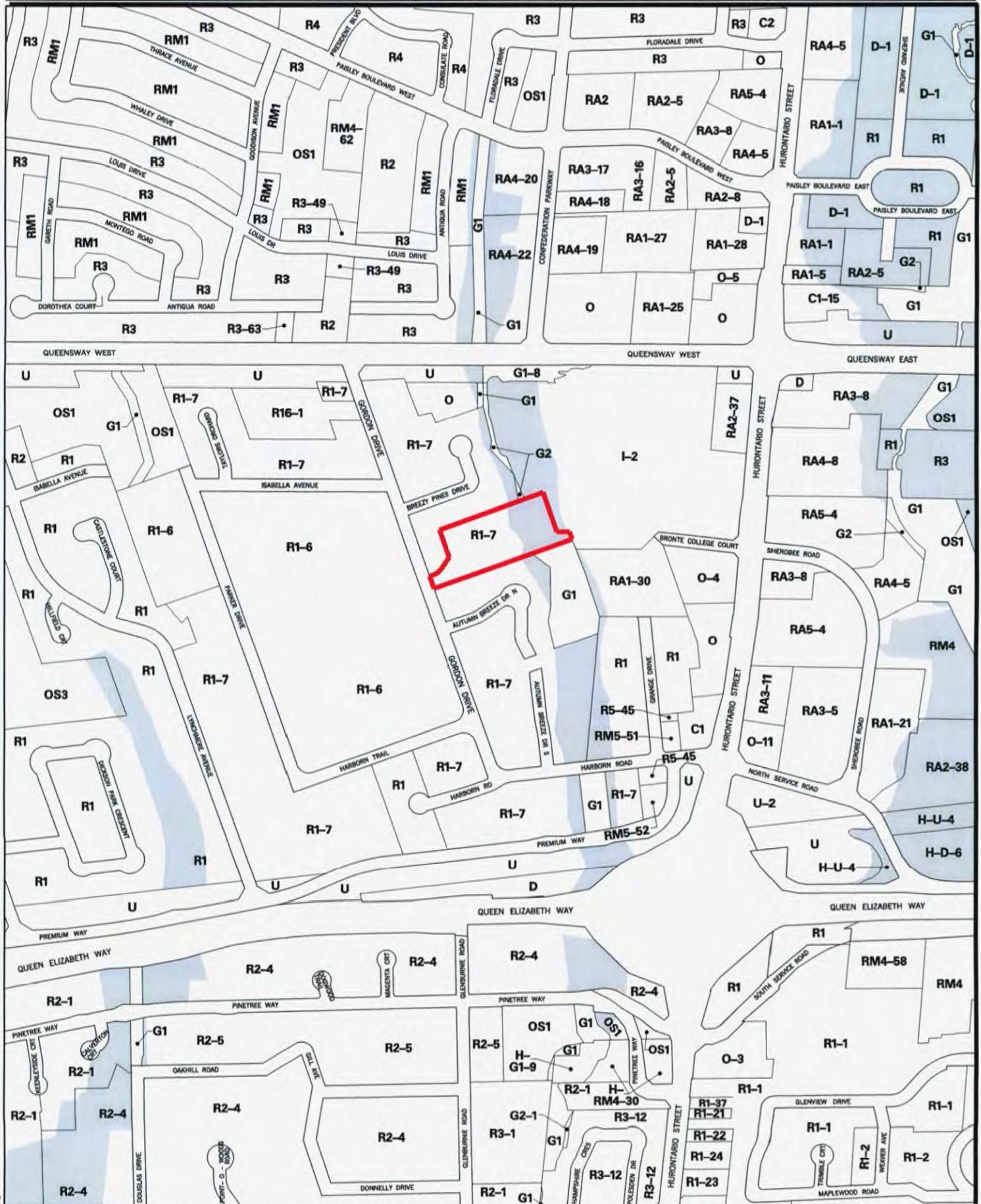
Proposed Zoning Standards

	Base "R16" Standard	Proposed "R16-Exception" Standard
Maximum Dwelling Units	n/a	8
Minimum Lot Area	550 m ² (5,920 sq. ft.) - Interior 720 m ² (7,750 sq. t.) - Exterior	750 m ² (8,073 sq. ft.)
Minimum Lot Frontage – Interior Lot	15 m (49.2 ft.)	15 m (49.2 ft.)
Maximum Lot Coverage	35%	35%
Minimum Front Yard	7.5 m (24.6 ft.)	5 m (16.4 ft.)
Minimum Front Yard to a Garage	7.5 m (24.6 ft.)	6 m (19.7 ft.)
Minimum Interior Side Yard	1.81 m (5.9 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard – Interior Lot	7.5 m (24.6 ft.)	5.5 m (18 ft.)
Maximum Height	10.7 m (35 ft.)	10.7 m (35 ft.)
An attached garage shall be provided on each lot	Attached or Detached permitted	Yes
Minimum Visitor Parking Spaces	0.25 spaces per unit (2 spaces)	3

GENERAL CONTEXT MAP

OZ 12002 W7

APPENDIX Y11



Appendix S-2

Weston Consulting Group Inc.

File: OZ 12/002 W7

PDC-0020-2013

- "(a) That the Report dated March 12, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Detached Dwellings – Typical Lots to "R 16 – Exception" (Detached Dwellings on a CEC Private Road) and "G1" (Greenbelt – Natural Hazards), to permit eight (8) detached dwellings on a CEC Private Road under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be received for information.
- (b) That the following correspondence be received:
1. Email dated March 28, 2013 from Stella Anderson, Resident
 2. Email dated March 28, 2013 from Paul and Carolyn Davis
 3. Letter dated April 1, 2013 from Shelly Byman and Bert Bertolo, Residents Planning & Development Committee - 5 - April 2, 2013
 4. Letter dated May 15, 2012 from Marcia Taggart, Legal Counsel, City of Mississauga"