



ADDITIONAL AGENDA

Planning & Development Committee
THE CORPORATION OF THE CITY OF MISSISSAUGA

Monday, February 13, 2012

5. ADDENDUM REPORT

Official Plan Amendment and Rezoning Applications - To permit an eleven-storey retirement building, a one storey commercial building, a maximum of 54 townhouse units, to recognize the existing fitness club and medical building and to reduce the width of the North Service Road Right-of-Way to 20 m (65.6 ft.) 2021-2041 Cliff Road Part of Block 13, Registered Plan B-27 Northeast corner of North Service Road and Cliff Road

Owner: Gemini Urban Design (Cliff) Corp.

Applicant: J. Levac, Weston Consulting Group Inc. **Bill 20**

File: OZ 06/019 W7

Laura Wilson, Legislative Coordinator, Office of the City Clerk
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Corporate Report

Clerk's Files

 Originator's
Files OZ 06/019 W7

PLANNING & DEVELOPMENT COMMITTEE

FEB 13 2012

DATE: February 10, 2012

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Report**
Official Plan Amendment and Rezoning Applications
To permit an eleven-storey retirement building, a one-storey commercial building, a maximum of 54 townhouse units, to recognize the existing fitness club and medical building and to reduce the width of the North Service Road Right-of-Way to 20 m (65.6 ft.)
2021-2041 Cliff Road
Part of Block 13, Registered Plan B-27
Northeast corner of North Service Road and Cliff Road
Owner: Gemini Urban Design (Cliff) Corp.
Applicant: J. Levac, Weston Consulting Group Inc.
Bill 20

Addendum Report
Ward 7

RECOMMENDATION: 1. That the Report dated February 10, 2012, from the Commissioner of Planning and Building providing an overview of the February 9, 2012 community meeting be received for information and that the following recommendation be added to the recommendations of the report dated January 10, 2012:

“8. That the Cooksville-Munden Park Homeowners Association be circulated and included in the review of any site plan associated with this application.”

2. That recommendation 5(g) from the report dated January 10, 2012 be deleted and replaced with the following:

5(g)(i) submission of a record of site condition and final clean-up report and letter of reliance for review and approval by the City. Any associated remediation recommended by the consultant must be completed, and;

(ii) for those lands where no residential land uses are permitted, condition 5(g)(i) may be satisfied by receipt by the City of written confirmation from a Qualified Person (QP) as defined by Ont. Reg. 153/04, as amended, that the site complies with all applicable Ministry of the Environment standards, to the sole satisfaction of the City. Should such written confirmation not be provided to the City's sole satisfaction, 5(g)(i) shall apply.

BACKGROUND:

On January 30, 2012, the Planning and Development Committee adopted Recommendation PDC-008-2012 which in part states:

"That the Report dated January 10, 2012, from the Commissioner of Planning and Building with respect to Official Plan Amendment and Re-zoning Applications, for 2021 – 2041 Cliff Road, File OZ 06/019 W7, Gemini Urban Design (Cliff) Corp., be deferred to the Planning and Development Committee meeting on Monday, February 13, 2012, to allow the Ward Councillor to host a public meeting on Thursday, February 9, 2012, with respect to the application."

COMMENTS:

On February 9, 2012, Councillor Nando Iannicca held a community meeting which was attended by: Mayor Hazel McCallion; Ed Sajecki, Commissioner of Planning and Building; City staff representing the Planning and Building and Transportation and Works Departments; Mr. Ken Slater, owner of

Gemini Urban Design (Cliff) Corp. and his consulting group; representatives of the Cooksville Munden Park Homeowners Association, the Cliffway Focus Group and area residents.

The Cooksville-Munden Park Homeowners Association (CMPHO) and Cliffway Focus Group prepared a list of "asks" and an issues/concerns letter that is attached as Appendix A-1 that formed the basis of discussions at the community meeting.

This report summarizes the issues raised through the community's letter and the discussions at the meeting and provides a response to each item.

Comment:

Reduce height of the retirement residence to a maximum of 4 - 6 stories.

Response:

Discussions at the community meeting reiterated that an 11 storey building was not incompatible with the surrounding community and would have minimal shadow impact on the neighbourhood. The Planning and Building Department continue to support the proposed 11 storey retirement building for the reasons noted in the Supplementary Report dated January 10, 2012.

Comment:

The City's by-law parking requirement of 0.5 spaces per unit for the retirement dwelling and a total 420 shared parking spaces for the commercial plaza and fitness centre/medical offices should be maintained.

Response:

The Planning and Building Department has evaluated the request to reduce the parking rate for retirement dwellings from the zoning

by-law rate of 0.5 parking spaces per unit to a rate of 0.4 parking spaces per unit and have found this to be an acceptable rate. The zoning rate is inclusive of resident, staff, and visitor parking requirements.

Examples of retirement residences providing less than the zoning standard of 0.5 parking spaces per unit are:

- Chartwell Regency, 29 Mississauga Road North (north of Lakeshore Road West), Ward 1 – 0.40 spaces per unit;
- FRAM/Diversicare, 33 Hurontario Street (north of Lakeshore Road East), Ward 1 – 0.40 spaces per unit;
- Sunrise Retirement Living, 1279 Burnhamthorpe Road East, (east of Dixie Road), Ward 3 - 0.45 spaces per unit;
- Amica City Centre, 380 Princess Royal Drive (at Confederation Parkway), Ward 4, - 0.45 spaces per unit;
- Amica Erin Mills, 4620 Kimbermount Avenue (SE corner of Eglinton and Winston Churchill Boulevard), Ward 8 – 0.41 spaces per unit;
- VIVA Retirement Community, 5575 Bonnie St (SW quadrant of Thomas Street and Winston Churchill Boulevard) Ward 10 - 0.45 spaces per unit;
- Cansult Limited Study (2005) provided data for retirement homes throughout the Greater Toronto Area and recommended a rate of 0.4 parking spaces per unit;
- Town of Oakville: 0.4 parking spaces per retirement dwelling unit;

The requirement for a total of 420 parking spaces for the commercial centre, and fitness centre/medical offices is being maintained through this application. The applicant has not requested a reduction in the requirement and through each phase of development, the applicant will be required to provide the necessary parking in accordance with the zoning by-law. When an application is submitted to sever the fitness centre/medical offices building from the balance of the site, the applicant will be required

to enter into agreements to ensure sufficient parking is provided in the overall site to continue to meet the parking requirements. The required parking for the fitness centre/medical offices building is 364 spaces.

Comment:

The applicant should provide additional green space equivalent to 0.5 acres or 10% of the developable lands asking to be re-zoned rather than the 270 m² proposed, preferably in centre of townhome community. Presently the total landscaped area is only 27% vs the required 40%.

Response:

The 270 m² (2,906 sq. ft.) amenity space provided for the townhouse units is in accordance with the City's "Standards for Children's Outdoor Play Spaces" requirement of 2.5 m² (26.9 q. ft.) of amenity space per bedroom for multiple residential housing applications. Given the configuration of the site and the road system, the amenity space has been located to ensure it is safe and easily accessible for the townhouse residents.

The landscape open space being provided for the townhouses is 38% of the total site area.

Comment:

The addition of a significant number of trees and fencing should be provided by the applicant along Munden and Cliff Roads to act as a green buffer to existing community in the amount of \$500,000.00 to provide sufficient buffer and privacy for this mature area.

Response:

As part of the site plan approval process, a landscape plan is required. The applicant will be required to provide sufficient buffering/fencing to the existing homes on Munden and enhanced landscaping on the street frontages of North Service Road and Cliff Road. The value of such landscaping and fencing is determined through the landscape plan approval and is calculated based on the actual value of the materials required. A letter of credit equal to the value is held by the City until the work is completed in accordance with the City's approved plans.

Comment:

To minimize the impact of noise and disruption during construction 'No Parking Signs' should be implemented on neighbouring streets.

Response:

Councillor Nando Iannicca indicated that he would begin the formal process of surveying the area residents to determine whether the majority, ie. two-thirds of the property owners, were supportive of this restriction. Councillor Iannicca highlighted that this restriction would also apply to the residents if enacted.

As part of a construction management plan, the City will impose restrictions on what roads construction vehicles and machinery are to use, maintenance of the site and surrounding roads during construction, etc.

Comment:

The retirement residence driveway should be reconsidered as per the comment by the Planning and Building Department in the report dated January 10, 2012.

Response:

As noted in the January 10, 2012 report from Planning and Building Department, this matter will be dealt with through the site plan approval process to determine the most appropriate location for a drop-off to the retirement residence.

Comment:

A condition should be added to the recommendation that the participants of the Cliffway Focus Group be consulted during the site plan approval stage. This will allow the community to continue to have input into the final development proposal, for such items as the landscaping plan and the vehicular drop-off area in front of the retirement home.

Response:

Both Councillor Nando Iannicca and the Commissioner of the Planning and Building Department indicated support for this approach that will ensure that the Cooksville-Munden Park Homeowners Association is involved in the site plan process for any buildings proposed through this development.

Comment:

Gemini Urban Design (Cliff) Corp. should make a contribution to the City in the amount of \$500,000.00 to improve Cliff Park and Munden Park, both community parks near the development site, as well as the new Hancock Woodland Park.

Response:

As required by Section 42 of the *Planning Act*, the applicant will be required to pay cash-in-lieu of parkland prior to issuance of any building permits for the lands. The value of this payment is

determined based on the value of the lands at the time of building permit issuance.

Mr. Slater indicated that he will consider the request and the matter will be discussed further with the local councillor and the Mayor.

Comment:

Concerns regarding the severance setbacks for the existing commercial building to be a severed parcel containing the fitness centre and medical offices.

Response:

Clarification was provided that a 2.75 m (9.0 ft.) setback is proposed from the 'new' property line between the north limit of the fitness centre/medical building and the residential uses proposed to the north. Townhouse Block 8 is proposed to be setback approximately 1.5 m (4.9 ft.) from the property line, while Block 1 is proposed to be setback 3.5 m (11.4 ft.) from the 'new' property line.

Comment:

The setback requirement for parking backing onto Munden Road residences' backyards is being proposed at less than 1.0 m (3.3 ft.).

Response:

The southeast corner of the proposed underground parking lot for the commercial building is setback 2.0 m (6.6 ft.) from the rear property line of the homes on Munden Road. Approximately 30 m (98.4 ft.) north of the southern corner, the underground parking lot setback extends to 4.5 m (14.7 ft.) from the rear property line. A minimum 4.5 m (14.7 ft.) building setback and landscape buffer

will provided from the proposed commercial building to the rear property lines on Munden Road.

Comment:

Protection of mature trees in backyards of Munden Road residences is required.

Response:

Through the site plan approval process, protection measures will be put into place to ensure tree preservation for those trees located in the rear yards of the residences on Munden Road.

Comment:

Supporting documents for the revised development proposal were not provided to the Residents of CMPHO. This list includes: site plan/phasing plan, building elevations, floor plans, landscape plan, tree plan, functional servicing report, traffic impact study, shadow study, parking appraisal letter, environmental noise analysis.

Response:

Copies of all the requested drawings, reports and material were made available at the community meeting.

Comment:

Can the Senior Living Centre, currently a tenant in the commercial building, be incorporated in the new retirement residence building?

Response:

Mr. Slater advised that at this time he has not partnered with a retirement residence operator, however once this is done, the programming of the space within the building will be determined. Mr. Slater advised that most tenants in the commercial plaza have leases that continue into 2013.

"H" Holding Provision

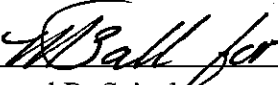
Following the release of the Supplementary Report dated January 10, 2012, the applicant requested that the proposed Holding provision concerning the submission of a Record of Site Condition (RSC) and Final Clean-up report be clarified. An alternate recommendation has been developed to differentiate the RSC requirements between the portion of the development lands intended for residential use and those intended for commercial purposes. This approach is consistent with the Ministry of the Environment Environmental Site Registry requirements and City Corporate Policy.

CONCLUSION:

The proposed Official Plan Amendment and Rezoning applications with the amendments recommended in the January 10, 2012 report and those recommended in this report are supported from a planning standpoint and should be approved.

ATTACHMENTS:

Appendix A-1 – Cooksville-Munden Park Homeowners Association and Cliffway Focus Group memo



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Diana Rusnov, Manager, Development Central

Consolidated List of "Asks" for Gemini Corp. and City of Mississauga Planning Staff

Prepared by Cooksville-Munden Park Homeowners Association and Cliffway Focus Group

Development of Cliffway Plaza Site Public Meeting

February 9, 2012

1. Reduction of the height for the Retirement Residence to a maximum of 4-6 stories.
2. That the parking ratios/requirements under the City by-law be upheld to 0.5 for the Retirement Residence, and the number of 420 shared parking spots for the Commercial/Fitness/Doctor Offices be maintained.
3. Additional green space equivalent to 0.5 acres or 10% of the developable lands asking to be re-zoned vs. just the 270 sq.m. proposed (preferable in centre of townhome community). Presently the total landscaped area is only 27% vs the required 40%.
4. Addition of significant number of trees and fencing along Munden and Cliff Roads to act as a green buffer to existing community in the amount of \$500k to provide sufficient buffer and privacy for this mature area.
5. To minimize the impact of noise and disruption during construction we ask that 'No Parking Signs' be implemented on neighbouring streets.
6. The Retirement Residence driveway be reconsidered as per the comment by Planning in their Corporate Report.
7. A condition be added by Planning that we, the participants of the Cliffway Focus Group, be consulted during the site plan approval stage, so that we can continue to have input, for such items as the landscaping plan and the vehicular drop-off area in front of the retirement home.
8. A payment by Gemini Corp. to the City in the amount of \$500K to improve Cliff Park and Munden Park, both community parks near the development site, as well as the new Hancock Woodland Park.

Issues/Concerns:

1. Severance setbacks for the existing commercial building to be severed (fitness and Dr.'s offices). Only 0.27m vs. 1m minimum requirement.
2. Setback requirement for parking backing onto Munden residences backyards is being proposed at less than 1m.
3. Protection of mature trees in backyards of Munden Rd. residences.
4. Supporting documents for the revised development proposal were not provided to the Residents of CMPHO. This list includes: site plan/phasing plan, building elevations, floor plans, landscape plan, tree plan, functional servicing report, traffic impact study, shadow study, parking appraisal letter, environmental noise analysis.
5. Can the Senior Living Centre be incorporated in the new Retirement Residence building?