



## ADDITIONAL AGENDA

---

**Planning & Development Committee**  
THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JUNE 11, 2012**

5. ADDENDUM REPORT

Official Plan Amendment and Rezoning Applications - To permit a 169 unit, 6 storey retirement dwelling with a 7th storey mechanical room and amenity area, 3640-3658 and 3670 Cawthra Road, Southwest corner of Burnhamthorpe Road East and Cawthra Road.

Owner: Daraban Holdings Limited

Applicant: Weston Consulting Group Inc., **Bill 51** (Ward 4)

**File:** OZ 10/008 W4

Laura Wilson, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 5425 / Fax 905-615-4181  
email: [laura.wilson@mississauga.ca](mailto:laura.wilson@mississauga.ca)



# Corporate Report

Clerk's Files

Originator's  
Files OZ 10/008 W4

---

**DATE:** June 11, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 11, 2012

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

**SUBJECT:** **Official Plan Amendment and Rezoning Applications**  
**To permit a 169 unit, 6 storey retirement dwelling with a**  
**7<sup>th</sup> storey mechanical room and amenity area**  
**3640-3658 and 3670 Cawthra Road**  
**Southwest corner of Burnhamthorpe Road East and**  
**Cawthra Road**  
**Owner: Daraban Holdings Limited**  
**Applicant: Weston Consulting Group Inc.**  
**Bill 51**

**Addendum Report**

**Ward 4**

---

**RECOMMENDATION:** That the Report dated May 22, 2012, from the Commissioner of Planning and Building regarding the applications under File OZ 10/008 W4, Daraban Holdings Limited, 3640-3658 and 3670 Cawthra Road, be amended to replace Recommendation 3 with the following:

3. That the Planning and Building Department recommended alternative proposal to amend Mississauga Plan from "Residential Medium Density I" and "Motor Vehicle Commercial" to "Residential High Density I – Special Site" to permit a retirement dwelling with a maximum height of 6 storeys at the intersection of Burnhamthorpe Road East and

Cawthra Road, stepping down from the corner to a maximum of 4 storeys to transition to the adjacent existing dwellings, with a maximum Floor Space Index of 1.4, be approved.

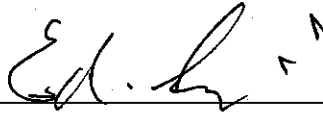
**BACKGROUND:**

The Supplementary Report dated May 22, 2012, as scheduled to Planning Committee on June 11, 2012, is to be amended to provide additional clarification within the Official Plan of the alternative proposed amendment to Mississauga Plan, in accordance with the comments outlined in the last paragraph of page 7 which states: "New Developments are to provide for transition in built form and use through appropriate height, massing, character, architectural design, siting, setbacks, parking and public and private open space and amenity space (Section 3.13.6.17)" and on page 9 of the report "Limiting the permitted FSI of the site to 1.4 would provide for the following:

- A reduction in height for a portion of the building, providing an opportunity to reduce its massing, particularly along its southern portion. The greatest height should be situated at the intersection along Burnhamthorpe Road East, and the building could be stepped down to the south along Cawthra Road to provide a more gradual transition to improve its integration into the predominantly lower built form character of the community.
- Improvements to the building's appearance to Cawthra Road by reducing its mass and improving its articulation.
- A reduction in the overlook condition upon the adjacent residential community.
- The reduction in density would reduce the amount of required parking, providing for the removal of parking along the street edge.
- Additional surface area would be made available to provide for outdoor amenity space in a suitable location.
- Improved landscape and buffering opportunities. "

**CONCLUSION:**

The amendment of recommendation 3 of the Supplementary Report is required to clarify the Planning and Building Department's alternative proposal to have the proposed retirement building step down from the intersection of Burnhamthorpe Road East and Cawthra Road through a special site policy in Mississauga Plan.



---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Jonathan Famme, Development Planner*

