

**Environment and Land Tribunals  
Ontario**

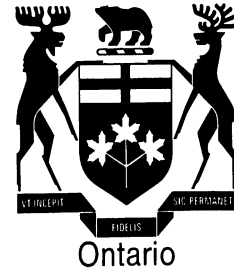
Ontario Municipal Board

655 Bay Street, Suite 1500  
Toronto ON M5G 1E5  
Telephone: (416) 212-6349  
Toll Free: 1-866-448-2248  
Fax: (416) 326-5370  
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**Tribunaux de l'environnement et de  
l'aménagement du territoire Ontario**

Commission des affaires municipales  
de l'Ontario

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October 31, 2017

**VIA: Email**

The Clerk  
Clerk  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON  
L5B 3C1

Subject: Case Number: PL130265  
File Number: PL130265  
Municipality: Mississauga  
Official Plan Number: OPA 2  
Property Location: Various Locations on Grange Drive &  
Huronario Street  
Appellant: Gordon Woods Developments Limited et. al

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Subsection 17(30) of the *Planning Act* provides;

(30) If all appeals under subsection (24) in respect of all or part of the decision of council are withdrawn and the time for filing appeals has expired, the secretary of the Municipal Board shall notify the clerk of the municipality that made the decision and,

(a) the decision or part of the decision that was the subject of an appeal is final; and

(b) the plan or part of the plan that was adopted and in respect of which all appeals have been withdrawn comes into effect as an official plan or part of an official plan on the day the last outstanding appeal has been withdrawn.

I am writing to advise that the appeal by RML 2130 Hurontario Ltd., RML 2124 Hurontario Ltd., 859513 Ontario Ltd. , Richard Rabba, RML 2113 Grange Dr. Ltd., 859514 Ontario Ltd., and RML 2095 Grange Dr. Ltd. was withdrawn by letter dated October 31, 2017.

There are no outstanding appeals in this matter, and our file is closed.

Yours truly,

A handwritten signature in black ink that reads "Mary Ann Hunwicks". The signature is written in a cursive style with a large initial "M" and "A".

Mary Ann Hunwicks  
Secretary

c.c.  
Patrick Devine  
Diana Rusnov  
Jonathan Famme

# DECLARATION

Subsection 17 of the Planning Act

**Applicant:** City Initiated  
**Municipality** City of Mississauga  
**Our File:** OPA 2

I, Diana Rusnov, Deputy Clerk solemnly declare,

1. That the decision in respect of the above-noted matter was made on February 20, 2013, when By-law Number 0030-2013 was enacted and that notice as required by subsection 17 of the Planning Act was given on February 22, 2013.
2. That one appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

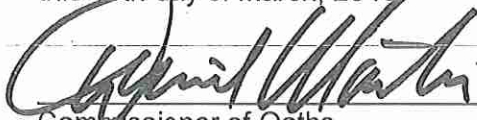
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

this 18th day of March, 2013.

  
\_\_\_\_\_  
Commissioner of Oaths

  
\_\_\_\_\_  
Declarant

DAVID LESLIE MARTIN, a Commissioner, etc.,  
Regional Municipality of Peel, for the  
Corporation of the City of Mississauga.  
Expires May 10, 2014.



File Number: OPA 2  
Municipality: City of Mississauga  
Subject Lands: There are two areas affected by this Amendment. The first is located west of Hurontario Street, south of Queensway West. The second is located on the east and west sides of Camilla Road, between King Street East and Queensway East.

Date of Decision: February 20, 2013  
Date of Notice: February 22, 2013  
Last Date of Appeal: March 14, 2013

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**NOTICE OF DECISION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) of the Planning Act**  
**BILL 51**

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A decision was made on the date noted above to approve all of Amendment Number 2 to the Mississauga Plan (Official Plan) Amendment for the City of Mississauga as adopted by By-law 0030-2013.

**Purpose and Effect of the Official Plan Amendment**

The purpose of this Amendment is to amend the existing Cooksville Neighbourhood Character Area Map, delete and replace the existing Special Site 4 policies and to add new Special Site 8 policies to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan. The intent of these Special Site policies is to permit low density residential development in keeping with the character of existing development.

A copy of By-Law 0030-2013 adopting this Amendment is attached.

**When and How to File An Appeal**

*Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.*

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
- (4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

If you wish to appeal to the OMB a copy of an appeal form is available from the OMB website at [www.omb.gov.ca](http://www.omb.gov.ca)

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**When the Decision is Final**

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Getting Additional Information**

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from Karen Krouse of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5526.

**Mailing Address for Filing a Notice of Appeal**

City of Mississauga  
Office of the City Clerk  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1

Amendment No. 2

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

By-law No. 00 30-2013

A by-law to Adopt Mississauga Official Plan Amendment No. 2.

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 2, in his opinion the amendment conforms with the Regional Official Plan and is exempted;

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

1. The following text attached hereto, constituting Amendment No. 2 to Mississauga Official Plan, specifically the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this 20<sup>th</sup> day of FEBRUARY, 2013.

Signed ORIGINAL SIGNED BY  
HAZEL McCALLION  
MAYOR

Signed Crystal Greer  
CLERK



Amendment No. 2  
to  
Mississauga Official Plan  
for the  
City of Mississauga Planning Area

The following text attached hereto constitutes Amendment No. 2.

Also attached hereto but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated June 5, 2012, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to amend the existing Cooksville Neighbourhood Character Area Map, delete and replace the existing Special Site 4 policies and to add new Special Site 8 policies to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan. The intent of these Special Site policies is to permit low density residential development in keeping with the character of existing development.

## LOCATION

There are two areas affected by this Amendment. The first is located west of Hurontario Street, south of Queensway West. The second is located on the east and west sides of Camilla Road, between King Street East and Queensway East.

## BASIS

The subject lands are located in the Cooksville Neighbourhood Character Area, and form part of Mississauga Official Plan. Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations still under appeal to the Ontario Municipal Board.

The lands subject to the Special Site 4 and Special Site 8 policies are designated "Residential Low Density I". The "Residential Low Density I" designation permits detached, semi-detached and duplex dwellings except for lands west of Hurontario Street and south of Queensway West, where only detached dwellings are permitted. Special Site 4 is in the area where only detached dwellings are permitted.

The proposed Amendment is acceptable from a planning standpoint in that it ensures that new development is:

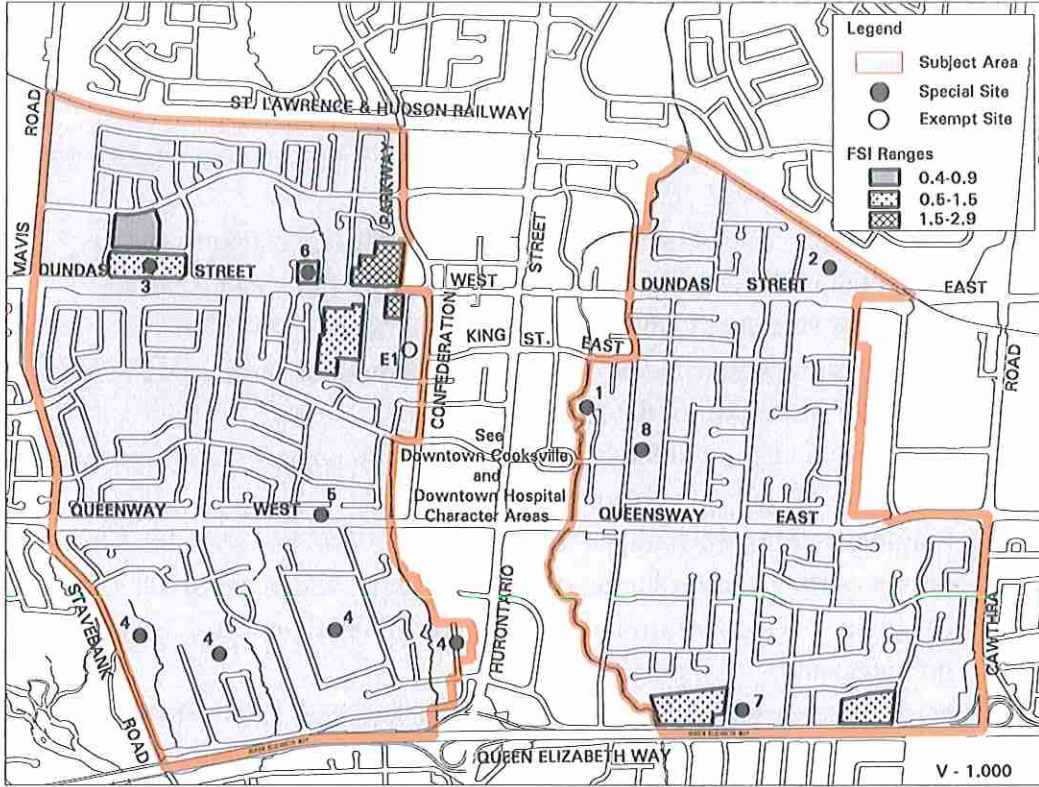
1. Compatible with the surrounding land uses;
2. Ensures that new development respects the local context, built form and lotting pattern of adjacent dwellings; and,
3. Respects the existing mature high quality trees.

Details regarding this Amendment to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan are contained in the Planning and Building Report dated June 5, 2012, attached to this Amendment as Appendix II.



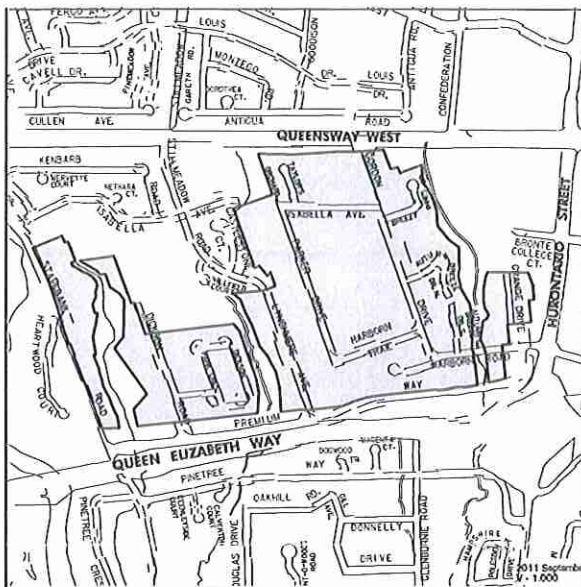
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- Section 16.6 Cooksville of Mississauga Official Plan, is hereby amended by modifying Map 16-6: Cooksville Neighbourhood Character Area to show additional lands subject to the Special Site 4 Policies and to identify the area subject to the Special Site 8 Policies.



- Section 16.6 Cooksville of Mississauga Official Plan, is hereby amended by deleting and replacing Section 16.6.5.4 Special Site 4 policies with the following:

16.6.5.4 Site 4



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

16.6.5.4.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. the generous front, rear and side yard setbacks will be preserved;
- b. landscaping and natural features will be protected, enhanced, restored, and where possible, expanded;
- c. existing grades and drainage conditions will be preserved unless modified by a City approved drainage plan;
- d. new housing will be encouraged to fit the scale and character of the surrounding development, and take advantage of the features of a particular site, e.g., topography, contours, mature vegetation;
- e. garages should be recessed or be located behind the main face of the house, or in the rear of the property;
- f. new development will have minimal impact on adjacent development with respect to overshadowing and overlook;
- g. buildings will be encouraged to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, e.g. projecting dormers and bay windows;
- h. hard surface areas in the front yard will be less than half of the front yard;
- i. existing high quality trees will be preserved to maintain the existing mature nature of these areas;
- j. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is discouraged;
- k. building mass, side yards and rear yards should respect and relate to those of adjacent lots.

16.6.5.4.3 Lot frontages should generally not be decreased. Consideration may be given to consents for lot frontages exceeding 50m provided the resulting lots are in keeping with the frontage of adjacent lots.



5. Section 16.6 Cooksville of Mississauga Official Plan, is hereby amended by adding Section 16.6.5.8 Site 8 policies as follows:

16.6.5.8 Site 8



16.6.5.8.1 The lands identified as Special Site 8 are located on the east and west sides of Camilla Road between King Street East and Queensway East.

16.6.5.8.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. the lotting, building mass, side yards and rear yards should respect and relate to those of adjacent lots;
- b. new lots should front onto existing public streets;
- c. existing grades and drainage conditions will be preserved unless modified by a City approved drainage plan;
- d. new housing will be encouraged to fit the scale and character of the surrounding development, and take advantage of the features of a particular site, e.g. topography, contours, mature vegetation;
- e. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is discouraged;
- f. garages should be recessed or be located behind the main face of the house, or in the rear of the property;
- g. new development will have minimal impact on adjacent development with respect to shadowing and overlook;

- h. buildings will be encouraged to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, e.g. projecting dormers and bay windows;
- i. hard surface areas in the front yard will be less than half of the front yard;
- j. existing high quality trees will be preserved to maintain the existing mature nature of the area.

#### IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, the Mississauga Official Plan will be amended in accordance with this Amendment.

Provisions will be made for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

#### INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of the Mississauga Official Plan.

Upon approval of this Amendment, the various Sections, will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on October 3, 2011 in connection with this proposed Amendment.

At the Public Meeting, several residents stated their concerns with the proposal, including extending the areas subject to the Special Site policies, tree preservation and minimum lot sizes.



# Corporate Report

Clerk's Files

Originator's Files CD.03.COO

PDC JUN 25 2012

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**DATE:** June 5, 2012

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

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

**SUBJECT:** **Report on Comments - Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan (2011)**  
**WARD 7**

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**RECOMMENDATION:** That the report titled "Report on Comments - Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan (2011)" dated June 5, 2012 from the Commissioner of Planning and Building, be adopted in accordance with the following:

1. That the City-initiated Official Plan Amendment to Mississauga Official Plan (2011), Cooksville Neighbourhood policies, to add additional policies to existing Special Site 4, be approved.
2. That the City-initiated Official Plan Amendment to Mississauga Official Plan (2011), Cooksville Neighbourhood policies, to add new Special Site 7, be approved.
3. That the City-initiated Official Plan Amendment to Mississauga Official Plan (2011), Map 16-6: Cooksville Neighbourhood Character Area, to add a reference to Special Site 7, be approved.



**STRATEGIC PLAN:** The proposed amendments to Mississauga Official Plan (2011) for the Cooksville Neighbourhood Character Area respond to the following Strategic Pillars for change, goals and actions of the City's Strategic Plan:

**CONNECT: Completing our Neighbourhoods**

- Develop Walkable, Connected Neighbourhoods
- Provide Mobility Choices
- Maintain a Safe City of Mississauga

**GREEN: Living Green**

- Conserve, Enhance and Connect Natural Environments
- Promote a Green Culture

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The intent of the proposed policies is to recognize the unique character of both areas, make certain that new development is respectful of this character, preserve mature trees and ensure that new house designs fit the scale and character of the areas and are one to two storeys in height.

Mississauga Official Plan (2011) contains a strong policy framework to preserve stable residential areas. Both the area subject to the Special Site 4 policies and the Special Site 7 policies are well-established, stable residential areas that have been experiencing moderate change over the last decade. The proposed special site policies will ensure that these areas remain stable and will not be the focus of intensification.

- ATTACHMENTS:**
- Appendix 1: Corporate Report dated September 13, 2011 titled Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan, PUBLIC MEETING
  - Appendix 2: Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan (2011), Report on Comments, Table of Issues/Responses to Comments
  - Appendix 3: Proposed Amendments to Mississauga Official Plan – Cooksville Neighbourhood Character Area Policies – Amended Special Site 4 and New Special Site 7
  - Appendix 4: Map 16.6 – Cooksville Neighbourhood Character Area – Mississauga Official Plan



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karen Crouse, Policy Planner*





# Corporate Report

Clerk's Files

Originator's  
Files

CD.03.COO

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**PDC** OCT 3 2011
 

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**DATE:** September 13, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 3, 2011

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

**SUBJECT:** **Proposed Amendments to the Cooksville Neighbourhood  
Character Area Policies of Mississauga Official Plan  
PUBLIC MEETING  
WARD 7**

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**RECOMMENDATION:**

1. That the report titled "Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan" dated September 13, 2011 from the Commissioner of Planning and Building, be received.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the September 13, 2011 report.

**BACKGROUND:** On September 29, 2010, City Council adopted Resolution 0243-2010 as follows:

1. "That the report titled "Cooksville District Area Specific Review – Directions Report", dated August 31, 2010 from the Commissioner of Planning and Building, be received for information.

2. That staff prepare revised Special Site Policies for Area 1 and new policies for Area 2 as identified in the report titled "Cooksville District Area Specific Review – Directions Report" dated August 31, 2010 from the Commissioner of Planning and Building and commence the statutory public consultation process."

As of the writing of this report, Regional Council is scheduled to authorize the issuance of a Notice of Decision on Mississauga Official Plan on September 22, 2011. Once issued, Mississauga Official Plan will be approved shortly thereafter, subject to any appeals.

This public meeting of the Planning and Development Committee on October 3, 2011 is the statutory public meeting to fulfill the requirements of the *Planning Act*. Its purpose is to provide an opportunity for the public to make submissions to the Planning and Development Committee on the proposed amendments to Mississauga Official Plan – Cooksville Neighbourhood Character Area Policies as contained in Appendices 2 and 3 to this report.

**COMMENTS:**

Appendix 1 contains a summary of the policy framework and rationale for the proposed changes to the Cooksville Neighbourhood Character Areas under review, as adopted by City Council on September 29, 2010

Based on the recommendations in the "Cooksville District Area Specific Review - Directions Report" dated August 31, 2010 from the Commissioner of Planning and Building, the intent of the requested amendments to Mississauga Official Plan, Cooksville Neighbourhood Character Area, are:

- to expand the area subject to the Special Site 4 policies from Lynchmere Avenue west to Stavebank Road (see Appendix 2, Special Site 4 map);
- to revise the existing Special Site 4 policies to, among other matters, limit hard surface areas in the front yard, maintain a minimum frontage in keeping with adjacent lots and require a report prepared by a qualified arborist or other qualified professional to maintain the existing mature trees; and



- to introduce new special site policies, similar to the Special Site 4 policies, for all properties that front onto Camilla Road, between King Street East and Queensway East (see Appendix 2, Special Site 7 map) to, among other matters, encourage new housing to fit into the character of the surrounding area with heights of 1-2 storeys, maintaining mature vegetation, limiting hard surface areas of the front yards and minimizing shadows on existing houses.

The proposed Special Site Policies for Area 1 and new policies for Area 2 are contained in Appendix 2.

#### **Update on Operational Directions**

Staff have had an opportunity to monitor the operational directions discussed in the report “Cooksville District Area Specific Area Specific Review – Directions Report” dated August 31, 2010 from the Commissioner of Planning and Building as presented to the Planning and Development Committee on September 20, 2010. The follow-up on these operational directions is contained in Appendix 4.

For example, residents in the Gordon Woods area expressed concerns about cars parking and stopping along Harborn Road/Grange Drive and Premium Way, particularly around the retail plaza at Hurontario Street and Harborn Road. The City’s By-law Enforcement Division is aware of this issue and continues to monitor vehicles in proximity of the plaza. Residents also suggested that crossings of Queensway East should be improved for pedestrians and cyclists. The Region of Peel has completed improvements to Queensway East crossings at Camilla Road by extending the turning lanes at all four corners, adding ‘zebra striping’ to the crosswalks and bringing the signalized intersection up to current standard for both pedestrians and cyclists.

#### **CONCLUSION:**

Following the public meeting, staff will circulate the proposed amendments to the Cooksville Neighbourhood Character Area, to departments and outside agencies. Staff will report back to Planning and Development Committee on comments received with respect to the report “Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan” dated September 13, 2011 from the Commissioner of Planning and Building.

**STRATEGIC PLAN:** The completion of the Cooksville Area Specific Review - Directions Report, with the resulting recommendations and proposed amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan, respond to the following Strategic Pillars for change, goals and actions of the City's Strategic Plan:

**CONNECT: Completing our Neighbourhoods**

- Develop Walkable, Connected Neighbourhoods
- Provide Mobility Choices
- Maintain a Safe City of Mississauga

**GREEN: Living Green**

- Conserve, Enhance and Connect Natural Environments
- Promote a Green Culture

**FINANCIAL IMPACT:** Not applicable.

**ATTACHMENTS:** APPENDIX 1: Policy Framework and Rationale for Changes to the Cooksville Neighbourhood Character Areas  
 APPENDIX 2: Proposed Amendments to Mississauga Official Plan – Cooksville Neighbourhood Character Area Policies – Amended Special Site 4 and New Special Site 7  
 APPENDIX 3: Map 16.6 – Cooksville Neighbourhood Character Area - Mississauga Official Plan  
 APPENDIX 4: Recommended Operational Directions and Follow-Up



Edward R. Sajecki  
 Commissioner of Planning and Building

*Prepared By: Karen Crouse, Community Planner*





Policy Framework and Rationale for Changes to the Cooksville  
Neighbourhood Character Areas

**Mississauga Official Plan**

The proposed revisions and new special site policies for the subject areas under review in the Cooksville Neighbourhood Character Area are supported by the following sections of Mississauga Official Plan.

**City Structure Element**

Both areas under review are identified as “Neighbourhoods” in Mississauga Official Plan. Section 5.3.5, Neighbourhoods, states:

- Neighbourhoods are stable areas with a character to be protected and are not appropriate areas for significant intensification;
- New development should be sensitive to the existing and planned character of the Neighbourhood; and
- 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.

**Green System**

The Gordon Woods area (Area 1) has also been identified as a Residential Woodland. Mississauga Official Plan describes Residential Woodlands as *“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 the maintenance of lawns and landscaping. Residential Woodlands provide a number of ecological benefits such as habitat for tolerant canopy birds (both in migration and for breeding) and other urban wildlife and facilitating ground water recharge due to the high proportion of permeable ground cover.”*(Section 6.3.1.4, Natural Areas System).

Further, *“development proposals in Residential Woodlands will seek to protect, enhance, restore and expand the existing tree canopy, understorey, ecosystem functions and wildlife habitat.”*

### **Land Use Designation – Neighbourhoods**

Both Area 1 (Gordon Woods) and Area 2 (Queensway/Camilla) are designated “Residential Low Density I” in Mississauga Official Plan. Section 16.1.2.1, Neighbourhoods, Residential states that “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 of the subject property. In the case of a corner lot, lots on both streets within 120 m will be considered; or*
- b. *the requirements of the Zoning By-law.*

### **Cooksville Neighbourhood Character Area Policies**

Map 16-6 for the Cooksville Neighbourhood Character Area (Appendix 3) identifies the boundaries of the Cooksville Character Area, special sites and F.S.I ranges. The symbol representing Special Site 4 needs to be expanded to include the area west over to Stavebank Road. The map also needs to be amended to include a new Special Site 7 symbol for the lands fronting onto Camilla Road between King Street East and Queensway East. These changes are shown in Appendix 3.

The Cooksville Neighbourhood Character Area Policies (Section 16.6.1.1) state “*The Residential Low Density I designation for the area bounded by the Queensway West, Hurontario Street, the Queen Elizabeth Way and Stavebank Road, permits only detached dwellings.*” This statement remains applicable.

### **Area 1 – Gordon Woods**

The Special Site 4 policies for the Cooksville Neighbourhood Character Area generally extend from Grange Drive to Lynchmere Avenue between Isabella Avenue and Premium Way. This area is experiencing infill pressure and, therefore, the recommendation of the Directions Report is to extend the Special Site 4 policies (16.6.5.4.1) to include these lands. The intent of the Special Site 4 policies is to recognize the unique character of the area, ensure new development is respectful of this character, preserve existing high quality mature trees, ensure new house designs fit the scale and character of the area and are one to two storeys in height. As a result of this change, the Special Site 4 map will be amended by extending the area west to Stavebank Road as shown in Appendix 2.

The Special Site 4 policies are also proposed to be amended to require that hard surface areas in front yards not exceed 50% of the front yard and to stipulate that any new lots created by way of severance, maintain a minimum frontage in keeping with the adjacent lots or the current zoning standard in keeping with the intent of policy 16.1.2.1. as noted above.

Proposed revisions to the Special Site 4 policies are italicized and underlined in Appendix 2.

#### **Area 2 – Camilla/Queensway**

A special site policy similar to the proposed revised Special Site 4 policies (Gordon Woods), is proposed for all lands fronting onto Camilla Road between King Street East and Queensway East, as this area is also experiencing infill pressures. The proposed new special site policies are shown in Appendix 2 to this report.

#### **Site Plan Control – Areas 1 and 2**

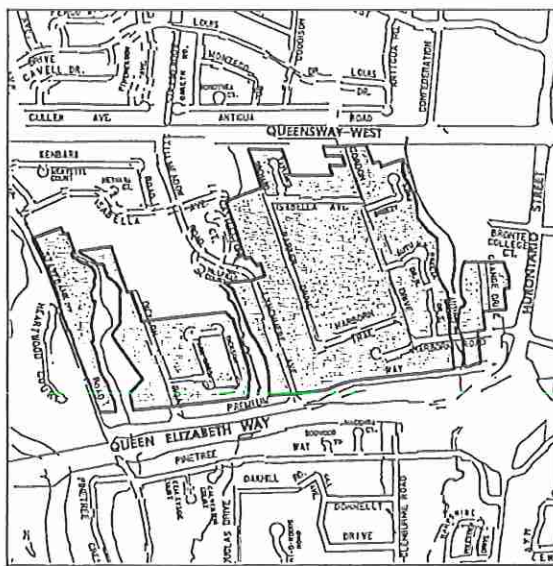
The area subject to the Special Site 4 policies is currently under site plan control. Following the approval of Mississauga Official Plan, staff will proceed with expanding the area subject to site plan control in accordance with the revised boundaries proposed for Special Site 4. Similarly, site plan control is proposed to be instituted for the area covered by the proposed new Special Site 7.



**Proposed Amendments to Mississauga Official Plan – Cooksville Neighbourhood  
Character Area Policies – Amended Special Site 4 and New Special Site 7**

16.6 Cooksville

Delete and replace Map 16-6: Cooksville Neighbourhood Character Area



16.6.5 Special Site Policies

16.6.5.4 Site 4

Delete and replace Special Site 4 map

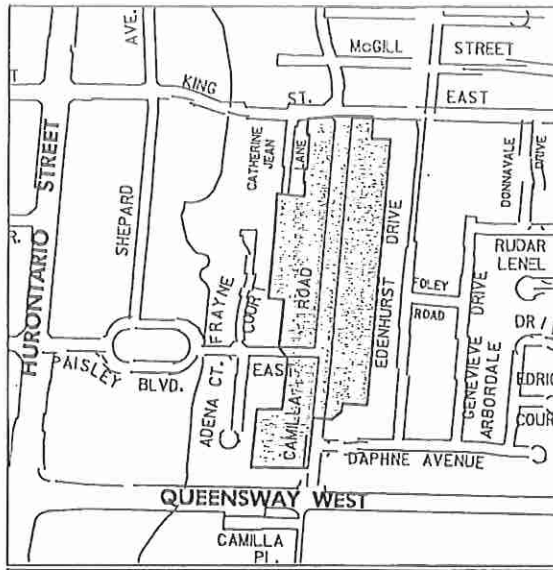
16.6.5.4.1 The lands identified as Special Site 4 are located west of Hurontario Street, south of Queensway West.

Amend section 16.6.5.4.2 a, b, g, h; and add new subsection k as follows.

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 with landscaping or other features the generous front, rear and side yard setbacks;
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- 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;
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- 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 and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. reduce the hard surface areas in the front yard to less than 50% of the front yard;
- h. preserve existing mature high quality trees to maintain the existing mature nature of these areas based on a report prepared by a qualified arborist or other qualified professional;
- i. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged;
- j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots;
- k. the lot frontage shall generally not be decreased with the exception of lots where the frontage exceeds 50 m, where consideration may be given to consents which result in lots in keeping with the frontage of adjacent lot as per Policy 16.1.2.1 of this Plan.

16.6.5.7 Site 7



16.6.5.7.1 *The lands identified as Special Site 7 are located on the east and west sides of Camilla Road between King Street East and Queensway East.*

16.6.5.7.2

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

- a. the lotting, building mass, side yards and rear yards should generally relate to those of adjacent lots and should front on existing public streets;*
- b. ensure that existing grades and drainage conditions are preserved or enhanced based on the approval of a drainage plan by the City;*
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- h. preserve existing mature high quality trees to maintain the existing mature nature of the area based on a report prepared by a qualified arborist or other other qualified professional.*

FILE NO.	CD.03.C00
DWG NO.	APPENDIX 3
PDC DATE:	2011 10 03
DRAWN BY:	K. PROKOP
 MISSISSAUGA Planning and Building <small>Prepared by T.M. Geometrix</small>	

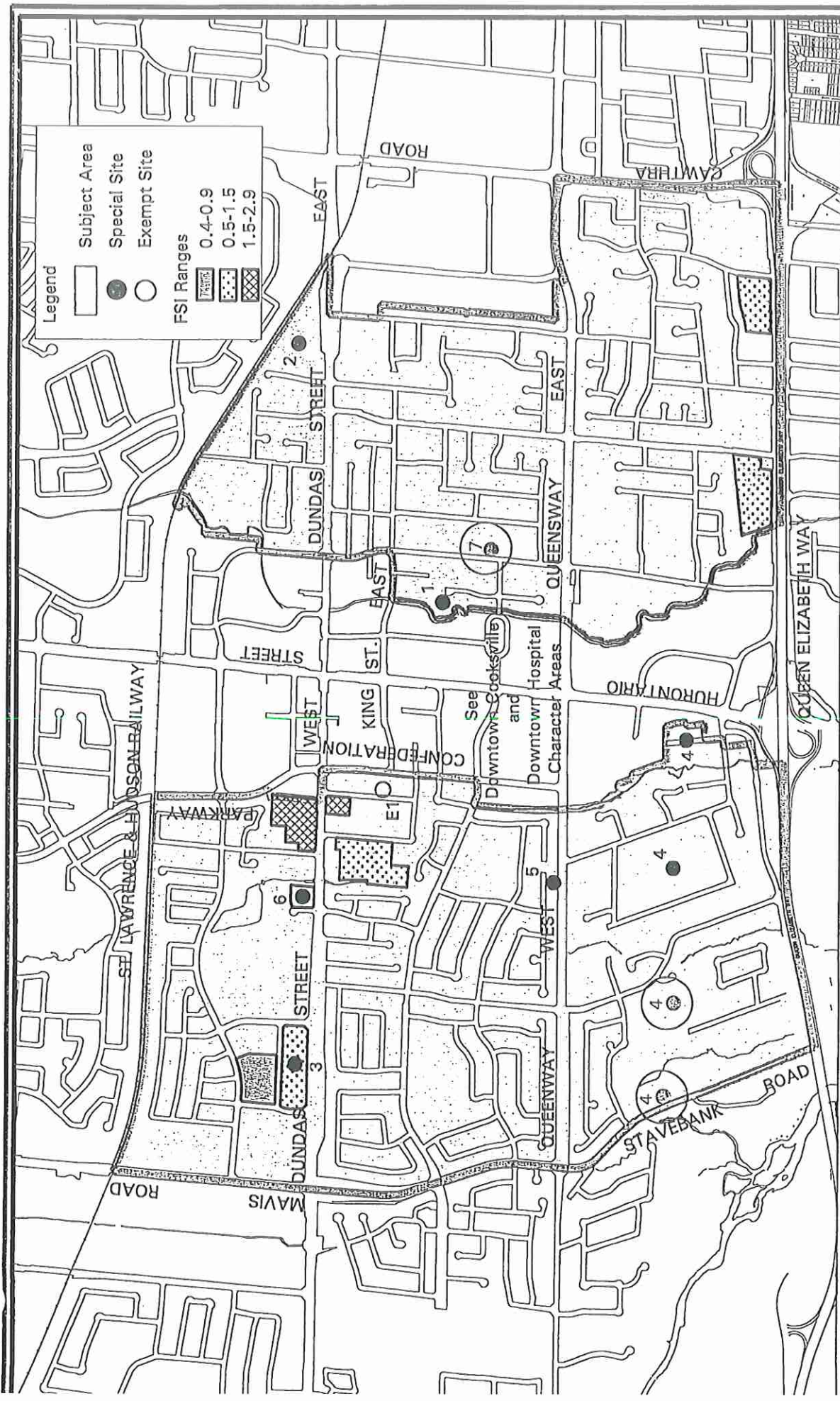
Proposed Amended and New Special Sites

EXTENDING COOKSVILLE NEIGHBOURHOOD SPECIAL SITE 4 AND ADDING NEW SPECIAL SITE 7



**MAP 16-6**  
**COOKSVILLE NEIGHBOURHOOD CHARACTER AREA**  
**MISSISSAUGA OFFICIAL PLAN**

AREA OF PROPOSED AMENDMENTS COOKSVILLE NEIGHBOURHOOD  
 CHARACTER AREA BOUNDARIES





Cooksville District Area Specific Review Directions Report – Recommended Operational Directions and Follow-Up

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
Operational	<p><u>Streets and Traffic Calming</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> <li>no modifications to the internal street network being proposed</li> <li>educational programs like Road Watch, Neighbourhood Speed Watch and speed trailers recommended</li> <li>request additional enforcement by City for parking/stopping infractions around Harbom Road/Grange Drive/Premium Way</li> <li>notice should be sent to retail plaza owner re: parking of delivery vehicles on street</li> </ul> <p><u>Operational Direction Follow-up</u></p> <ul style="list-style-type: none"> <li><i>City's By-Law Enforcement Division is aware of the parking issues at Harbom Road/Grange Drive/Premium Way and will continue to monitor vehicles in proximity to the plaza</i></li> </ul> <p><u>Municipal Services</u></p> <ul style="list-style-type: none"> <li>need for municipal services on lots currently serviced privately discussed</li> </ul> <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> <li>limited opportunity for large scale infill of the area therefore cost of providing full public servicing not warranted – very cost prohibitive for individual property owners</li> </ul>	<p><u>Streets and Traffic Calming</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> <li>specific locations in Area 2 should be considered and evaluated for sidewalk improvements</li> <li>community should consider having the Councillor and Region of Peel examine potential for 'zebra' striping added to pedestrian crossing for improved visibility and re-assess the traffic light timing at Camilla and the Queensway to provide easier and more comfortable access for residents across Queensway</li> <li>an all-ways stop sign was installed in December 2009 at Cliff Road and Pathfinder Drive as approved by Council</li> </ul> <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <li><i>Peel Region has completed improvements to the crossing at Queensway and Camilla Road</i></li> </ul> <p><u>Community Amenities</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> <li>no changes be made to the use of existing school sites as there are policies in place for the public use of school facilities</li> <li>City of Mississauga has acquired the Woodland Nurseries property and requests to designate the property as a cultural heritage site are being taken into consideration as well as the appropriate uses for the site</li> <li>Cliffway Plaza is currently being dealt with as a development application which includes public consultation and debate</li> </ul> <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <li><i>The status of the Woodland Nurseries has not changed; it is currently owned by the City, but closed to the public while the City conducts site maintenance. Detailed planning for the site is scheduled to commence in 2012.</i></li> </ul>

<p><b>Natural Heritage</b></p>	<p>Issues Identified by Community</p> <p><u>Stillmeadow Park</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> <li>the site is partially occupied by a woodlot and further opportunities for naturalization should be explored</li> <li>the site should be regularly maintained</li> <li>the City should consider ways to effectively utilize the available open space for recreational uses</li> </ul> <p><u>Natural Heritage Direction Follow-up</u></p> <ul style="list-style-type: none"> <li><i>Stillmeadow Park is subject to the standard maintenance provided by Community Parks throughout the city and continues to receive this maintenance on an on-going basis. If there are any issues specific to Stillmeadow Park, details should be provided and maintenance will look into the matter more closely.</i></li> </ul> <p><u>Trails</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> <li>City staff should work with Hydro One to investigate the feasibility of constructing a trail system along the Hydro corridor (QEW)</li> <li>City should examine other trail connections along Credit River (Credit River Valley Strategy)</li> </ul> <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <li><i>The Credit River Parks is ongoing with the public consultation phase now complete. Stakeholder consultation continues</i></li> <li><i>Opportunities for trail connections along the Credit River in Cooksville will be discussed through this study</i></li> </ul> <p><u>Cemeteries</u></p> <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> <li>City should liaise with cemeteries to determine possibility of permitting public access to the area during the day and</li> </ul>	<p>Recommended Operational Directions</p> <ul style="list-style-type: none"> <li>a review of the current Tree By-law should be considered</li> <li>trees in parks and road allowances should be examined for health and be properly maintained</li> <li>additional tree planting should be considered for city owned sites as well as in areas where there is new development (ie. replacement trees)</li> </ul> <p><u>Parks and Open Space</u></p> <ul style="list-style-type: none"> <li>Cooksville, Camilla and Cliff parks should be maintained through a partnership with area residents, the City and Conservation Authority (CVC)</li> <li>existing and future trails should be maintained and enhanced through street furniture and increased visibility</li> <li>maintenance for Cooksville Creek should be on a regular and continued basis and should include litter clean-up and tree trimming</li> <li>litter fines should be enforced</li> </ul> <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> <li>City should develop a plan to keep Cooksville Creek and all parks in the area clean and maintained</li> </ul>
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	<p>provide proper signage to area residents about usage</p> <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <li>• <i>Currently there are no access agreements in place for either cemetery</i></li> </ul> <p><u>Tree Preservation</u></p> <ul style="list-style-type: none"> <li>• any removal of trees in Gordon Woods should require City approval because the cumulative impact of allowing 4 trees/year to be cut down under the current tree by-law could negatively impact the overall tree canopy in the area over the long term</li> </ul> <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> <li>• City should consider reviewing the Tree By-law to determine most sustainable approach to preserving existing tree canopy</li> </ul> <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <li>• <i>The community raised the issue of reviewing the tree by-law. The Community Services Department has begun a review of the private tree by-law</i></li> </ul>	
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Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan (2011)  
 Report on Comments  
 Table of Issues/Responses

#	Respondent	Issue/Comment	Staff Response
1	John Sabiston – Resident Grange Drive	The north boundary for Special Site 4 should be revised from Isabella Avenue to Queensway West to reflect the intent of the policies and to capture all properties within the area.	Boundary changed to reflect comment.  Agreed, change reflected in Appendix 3
2	Andrew Gassman/Vivienne Schinkel on behalf of the Cooksville-Munden Park Homeowners Organization	Why were the policy directions so vague?	The proposed policies are to be read in conjunction with all other policies of Mississauga Official Plan. Mississauga Official Plan contains a strong policy framework for the protection of stable residential areas and addresses issues related to appropriate infill development and where intensification is to be directed. Mississauga Official Plan also contains strong policies related to the protection of the environment and the preservation of residential woodlands.
		Why are only two special site policies being advanced?	No change recommended
			These two areas are targeted for review as they have experienced the greatest degree of change over the last decade. The existing large lotting pattern is most conducive to infill development and redevelopment.  No change recommended



#	Respondent	Issue/Comment	Staff Response
		Why do the proposed policies not address the Cliffway Plaza site?	The Cliffway Plaza site is subject to a development application (OZ 06/019 W7) that has been dealt with by City Council.
		Why do the proposed policies not address the Woodland Nurseries site?	<p><b>No change recommended</b></p> <p>The City has acquired the Woodland Nurseries site and has completed a number of studies on the existing site conditions. The woodlot on the site is being managed by the City and consideration is being given to heritage designation. The perimeter of the site has now been fenced. Community consultation will begin in late 2012.</p>
		Why do proposed policies not apply to the entire Cooksville Neighbourhood Character Area?	<p><b>No change recommended</b></p> <p>Large portions of the Cooksville Neighbourhood Character Area were developed in the 1960's and 1970's and have seen little second stage redevelopment to date. These areas remain stable and little change is foreseen in the immediate future.</p> <p>The policies in Mississauga Official Plan (2011) regarding infill development and stable neighbourhoods apply to <u>all</u> areas of Cooksville.</p>
3	John Huether – Resident Edenhurst Drive	Concerned about loss of mature trees	<p><b>No change recommended</b></p> <p>The proposed policies will enhance the mature tree cover in the area and ensure that when lots are being redeveloped, appropriate attention is paid to tree canopy and the potential loss of mature trees.</p> <p><b>No change recommended</b></p>

#	Respondent	Issue/Comment	Staff Response
4	Shelly Byman – Resident Breezy Pines Drive	Minimum frontage requirements have been removed from the latest draft – why?	The minimum frontage requirements have never been in the Official Plan. Rather, minimum frontages are a requirement in the Zoning By-law (0225-2007). A policy is being added to address larger lots that exceed 50m (164 ft.) where consents may be considered for smaller lot frontages provided they are in keeping with surrounding lot frontages as per policy 16.1.2.1 of Mississauga Official Plan (2011). This policy was detailed in the September 13, 2011 report (Appendix 1).
		How has the issue of condominium roads been addressed in the proposed policies?	<b>No change recommended</b> Mississauga Official Plan contains a policy that discourages development on private roads. Also, a new policy (16.1.2.1) requires that new development must look to properties within 120 metres (394 ft.) for appropriate frontages and lot areas. Once Mississauga Official Plan is approved, this policy will ensure that new developments respect the existing character of the area.
5	Eric Chatfield – Resident Dickson Road	How does this impact Committee of Adjustment process?	<b>No change recommended</b> Residents still have right to apply to the Committee of Adjustment to seek minor variances to the zoning by-law.
6	Joe Fidel – Resident Parker Drive	Noticed that the map has changed to exclude the townhouses on Grange Drive/Premium Way/Harborn Drive and – did the former map include them?	<b>No change recommended</b> The former map did not include these townhouses. These lands are now part of the Downtown – Hospital Precinct and subject to Policy 12.5.3.4 which recognizes the townhouse

#	Respondent	Issue/Comment	Staff Response
			development.
7		Questions need to continue to insist minimum 30 metre (98 ft.) frontages.	<b>No change recommended</b> Discussions with the advisory group concluded that the minimum 30 metre (98 ft.) frontage requirement was still appropriate. This requirement remains in Zoning By-law 0225-2007.
8		Policies should focus on the understorey of trees.	<b>No change recommended</b> Policies do not exclude the understorey. Mississauga Official Plan policies encourage the continued enhancement to the natural environment on individual sites by among other things, naturalizing landscapes with native, non-invasive species and planting trees to increase the urban forest canopy.
9		Serious issues of ponding on properties due to private septic systems and existing drainage in area.	<b>No change recommended</b> Mississauga Official Plan policies require development proposals to address the management of stormwater using stormwater best management practices.
10	Jim Levac of Weston Consulting on behalf of owner of 2167 Gordon Drive	Concerned with proposed Mississauga Official Plan policy requiring new lot frontages to be in keeping with adjacent lots. His client has an active development application.	<b>No change recommended</b> This application will be processed under the Cooksville District Policies of Mississauga Plan (2003) which does not contain this policy.
11	Jurgis and Vida Kairys – Residents of Genevieve Drive	Opposed to any new development that will increase traffic and noise into the area.	<b>No change recommended</b> This is a city-initiated amendment and is not related to a specific development proposal.
			<b>No change recommended</b>



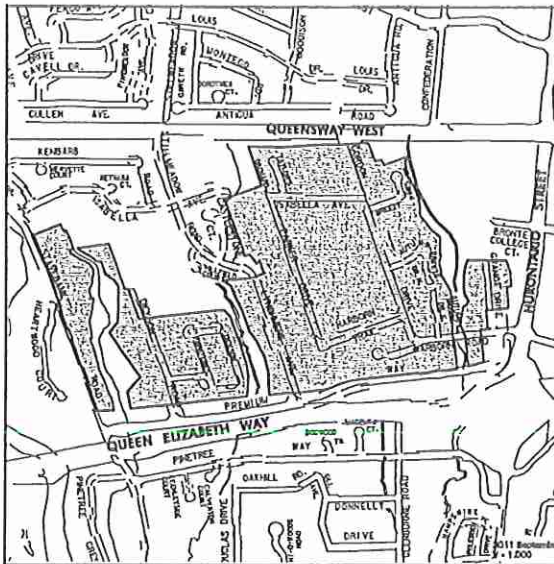
#	Respondent	Issue/Comment	Staff Response
12	A. Dean Summerville, Wayne A. Summerville – solicitor for Donald A. Summerville, and Wayne A. Summerville, all regarding property at 174 King Street East	Object to the proposed Special Site 7 policies as it may restrict future development potential on the property.	A preliminary development application has been submitted to the City and was presented at the March 7, 2012 DARC meeting. Revisions are being made that are in keeping with the intent of the proposed Special Site 7 policies.  <b>No change recommended</b>
13	Glen Broll of Glen Schnarr & Associates on behalf of owners of 2365, 2379 and 2385 Camilla Road	Concerned that the proposed Special Site 7 policies do not acknowledge approvals granted under application OZ 07/015 W7.	This application pre-dates the proposed Special Site 7 policies and will not be impacted by this proposed change.  <b>No change recommended</b>
14	Aimee Rose Tupaz of the Ministry of Transportation	Providing comments on behalf of the Ministry for any new developments.	This is a city-initiated amendment and is not related to a specific development proposal.  <b>No change recommended</b>



Proposed Amendments to Mississauga Official Plan – Cooksville Neighbourhood  
Character Area Policies – Amended Special Site 4 and New Special Site 7

16.6 Cooksville

Delete and replace Map 16-6: Cooksville Neighbourhood Character Area



16.6.5 Special Site Policies

16.6.5.4 Site 4

Delete and replace Special Site 4 map

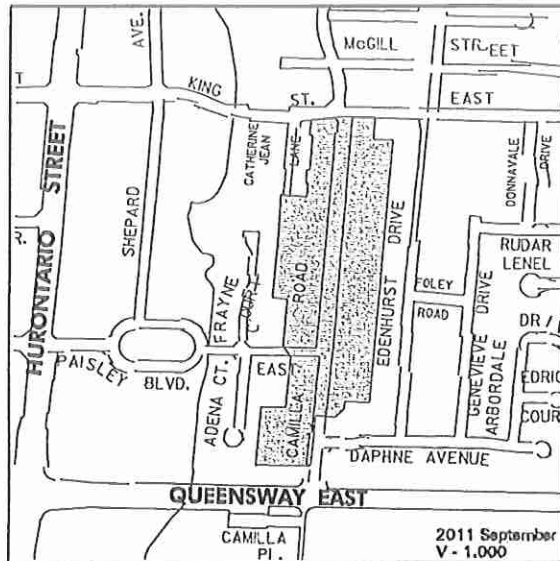
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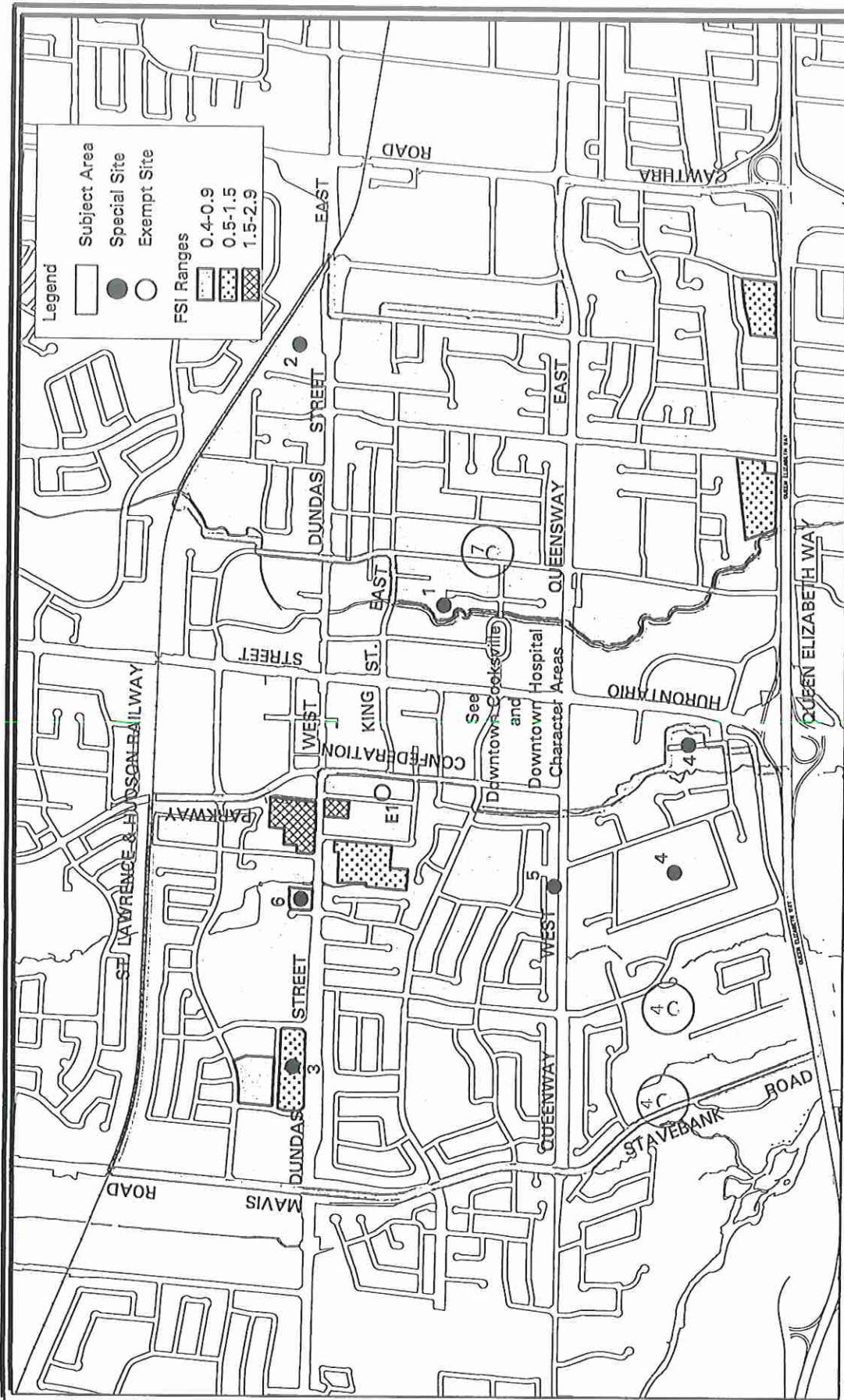
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**MAP 16-6**  
**COOKSVILLE NEIGHBOURHOOD CHARACTER AREA**  
**MISSISSAUGA OFFICIAL PLAN**  
 AREA OF PROPOSED AMENDMENTS  
 COOKSVILLE NEIGHBOURHOOD  
 CHARACTER AREA BOUNDARIES

Proposed Amended and New Special Sites  
 EXTENDING COOKSVILLE NEIGHBOURHOOD SPECIAL SITE 4 AND ADDING NEW SPECIAL SITE 7

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 DRAWN BY: K. PROKOP  
 Produced by MISSISSAUGA Planning and Building  
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APPENDIX 4