

DECLARATION

Subsection 17 of the Planning Act

Applicant: Glen Schnarr & Associates Inc.

Municipality City of Mississauga

Our File: OPA 11

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on October 9, 2013, when By-law Number 0221-2013 was enacted and that notice as required by subsection 17 of the Planning Act was given on October 16, 2013.
2. That no 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 5th day of November, 2013.



Commissioner of Oaths



Declarant

*DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2016.*



File Number: OPA 11
 Municipality: City of Mississauga
 Subject Lands: North side of Lakeshore Road East, west of Cawthra Road.
 Date of Decision: October 9, 2013
 Date of Notice: October 16, 2013
 Last Date of Appeal: November 4, 2013

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

A decision was made on the date noted above to approve all of Amendment Number 11 to the Mississauga Plan (Official Plan) Amendment for the City of Mississauga as adopted by By-law 0221-2013

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to change the land use designation of the subject lands from "Business Employment" to "Residential Medium Density", "Mixed Use" and "Greenbelt" to permit 15 live/work townhouse units and 118 townhouse units and to revise the Special Site 19 policies as they apply to this site. A copy of By-Law 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.
- (5) Four (4) copies of the appeal package.

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

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.

Other Related Applications

These lands are also the subject of an application under the Planning Act for amendment to a Zoning By-law, under File No. OZ-03/038

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 David Breveglieri of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5551.

Address for Filing a Notice of Appeal

City of Mississauga
 Office of the City Clerk
 300 City Centre Drive, 2nd Floor
 MISSISSAUGA ON L5B 3C1

Amendment No. 11

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0221-2013

A by-law to Adopt Mississauga Official Plan Amendment No. 11

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. 11, 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 attached map designated as Schedule "A" and explanatory text, constituting Amendment No. 11 to Mississauga Official Plan, specifically the Lakeview Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this 9 day of October, 2013.



J.M. Faldut
ACTING MAYOR

Crystal Green
CLERK

Amendment No. 11

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Schedule "A" attached hereto constitutes Amendment No. 11.

Schedule "A" of this Amendment is an excerpt from the Mississauga Official Plan Land Use Map, Mississauga Official Plan, with the proposed "Residential Medium Density", "Mixed Use" and "Greenbelt" designation indicated in orange, pink and green and outlined in black.

Schedule "B" of this Amendment is an excerpt from the Lakeview Local Area Plan Land Use Map, Lakeview Local Area Plan, with the proposed "Residential Medium Density", "Mixed Use" and "Greenbelt" designation indicated in orange, pink and green and outlined in black.

Schedules "C", "D", "E", and "F" are excerpts from the Urban Schedule, Urban System - Green System, Natural System and Parks and Open Spaces, Mississauga Official Plan, respectively, with the revised lands illustrated within the red circle.

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

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

Appendix II is a map showing the Existing Land Use of the subject lands and the surrounding area, with the lands affected by this Amendment outlined in red.

Appendix III is a copy of the Planning and Building Department report dated June 4, 2013, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from "Business Employment" to "Residential Medium Density", "Mixed Use" and "Greenbelt" to permit 15 live/work townhouse units and 118 townhouse units and to revise the Special Site 19 policies as they apply to this site.

LOCATION

The lands affected by this Amendment are located on the north side of Lakeshore Road East, west of Cawthra Road.

BASIS

The subject lands are located in the Lakeview Neighbourhood Character Area, as identified in Mississauga Official Plan. Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board. The subject lands are not under appeal to the Ontario Municipal Board.

The subject lands are designated "Business Employment" which permits manufacturing, warehousing, office and a variety of other employment related uses and are within an area subject to Special Site policies. The policies stipulate that access for new development be such that emergency vehicular and pedestrian movement not be prevented during times of flooding in order that safe access/evacuation is ensured.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

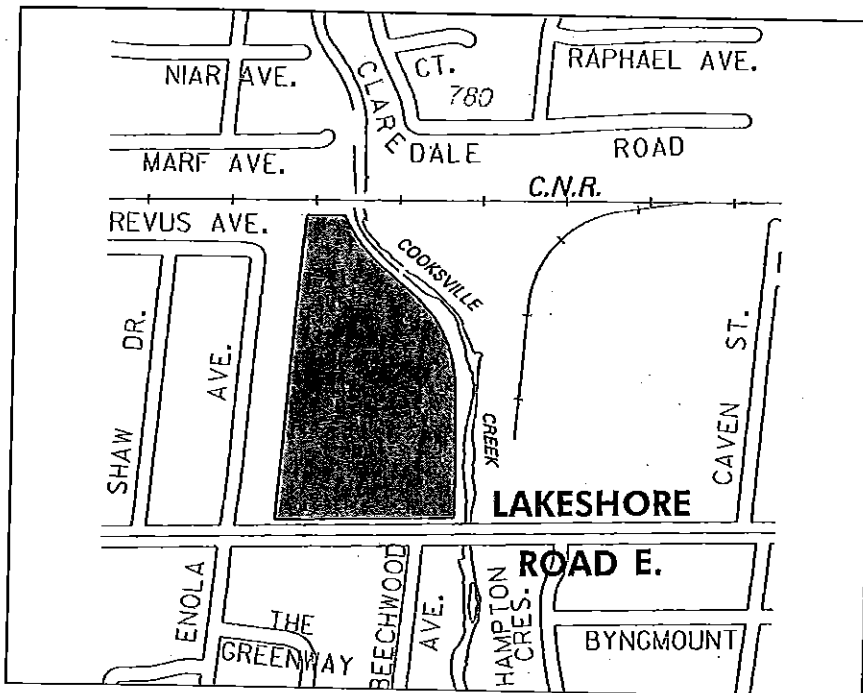
1. The conversion of the employment lands does not conflict with the City's employment land policies.
2. The proposed development is compatible with the surrounding land uses and is organized in a manner that provides appropriate built form transition and setbacks to existing land uses.
3. The reconstruction of the Cooksville Creek culvert has resulted in flood-free access to the subject lands, thereby satisfying the conditions of the Special Site policy.

Details regarding this Amendment to the Lakeview Neighbourhood Character Area Policies of Mississauga Official Plan are contained in the Planning and Building Report dated June 4, 2013, attached to this Amendment as Appendix III.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 4.19, Lakeview Local Area Plan Special Site Policies of Mississauga Official Plan, is hereby amended by deleting Section 4.19 and replacing with the following:

4.19 Site 19



The lands identified as Special Site 19 are located on the north side of Lakeshore Road East, west of Cawthra Road on the west side of Cooksville Creek.

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

- a. ingress/egress for all new development will be such that emergency vehicular and pedestrian movement is not prevented during times of flooding in order that safe access/evacuation is ensured. The determination of safe access will be made by the Credit Valley Conservation and the City, and will be based on depth and velocity factors.
2. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from "Business Employment" to "Mixed Use", "Residential Medium Density" and "Greenbelt", as shown on Schedule "A" of this Amendment.

3. Lakeview Local Area Plan Land Use Map, of Lakeview Local Area Plan is hereby amended by changing the land use designation of the subject lands from "Business Employment" to "Mixed Use", "Residential Medium Density" and "Greenbelt", as shown on Schedule "B" of this Amendment.
4. Schedule 1, Urban System, of Mississauga Official Plan is hereby amended by changing the "Green System", as shown on Schedule "C" of this Amendment.
5. Schedule 1a, Urban System – Green System, of Mississauga Official Plan is hereby amended by changing the "Green System", as shown on Schedule "D" of this Amendment.
6. Schedule 3, Natural System, of Mississauga Official Plan is hereby amended by changing the "Natural Hazards" and "Special Management Area", as shown on Schedule "E" of this Amendment.
7. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan is hereby amended by changing the "Public and Private Open Spaces", as shown on Schedule "F" of this Amendment.

IMPLEMENTATION

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

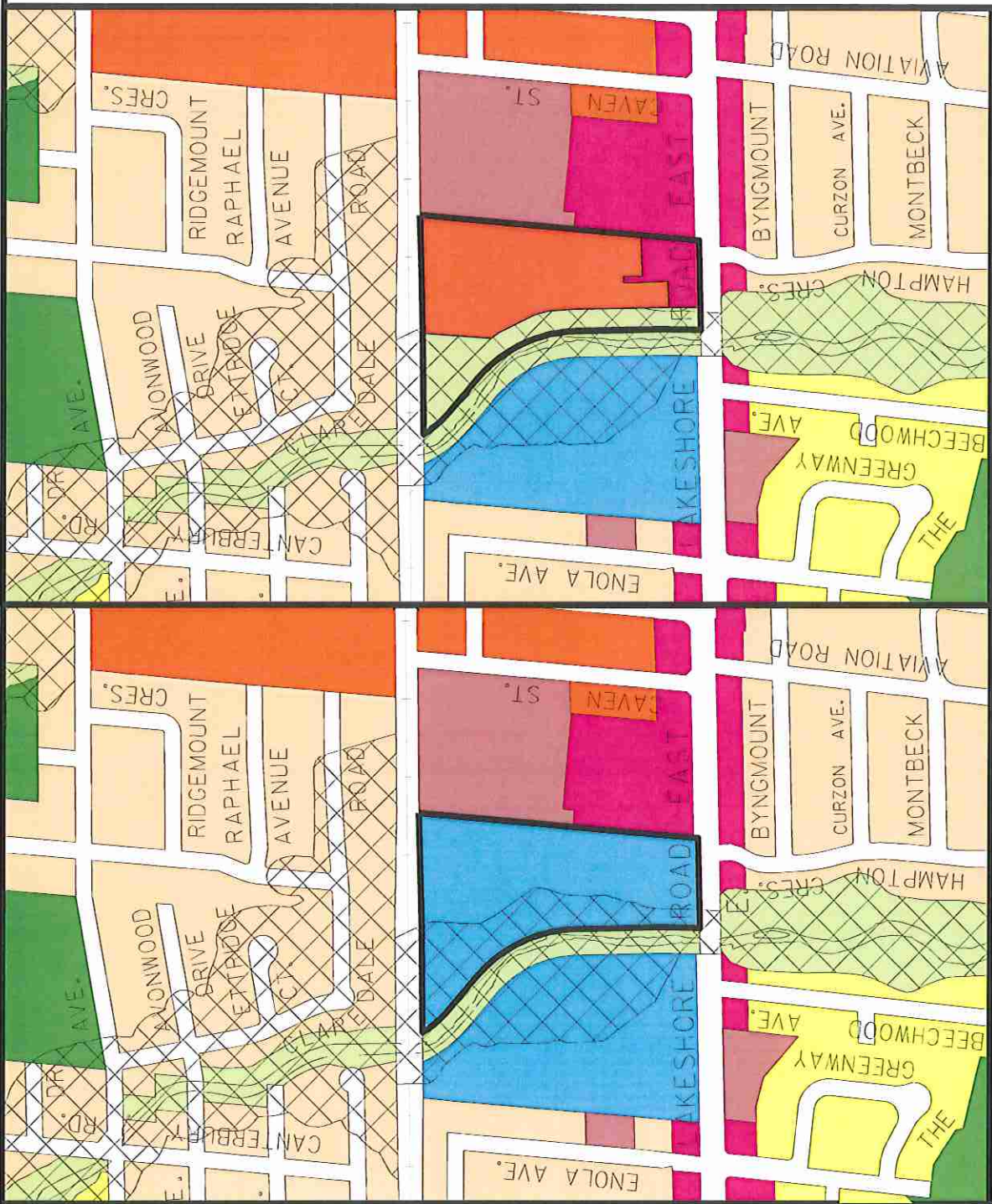
Provisions will be made through the rezoning and draft plan approval process of the lands subject to this Amendment, for development to occur subject to an approved plan of subdivision, to ensure that development occurs in accordance with the Amendment.

INTERPRETATION

The provisions of 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 Mississauga Official Plan.

Upon approval of this Amendment, the various Sections and Schedules of Lakeview Local Area Plan and Mississauga Official Plan 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.



- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Minor Vehicle Commercial
 - Office
 - To Be Determined

- LAND USE LEGEND**
- Heritage Conservation District
 - 1995 NCP 2000 NCF
 - Comprehensive Neighbourhood
 - Urban Operating Area Boundary
 - See Part 10 for Neighbourhood
 - Urban Operating Area
 - Urban Operating Area
 - Natural Hazards

- CITY STRUCTURE**
- Elements
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT NO. 11**
- FROM: BUSINESS EMPLOYMENT
- TO: RESIDENTIAL MEDIUM DENSITY
- GREENBELT
- MIXED USE



Schedule 'A'
Part of
Schedule 10

Land Use Designations
of Mississauga Official Plan

City of Mississauga

AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

Visual Presentation: 10/27/2014 (10/27/2014) (10/27/2014) (10/27/2014)



- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Utility

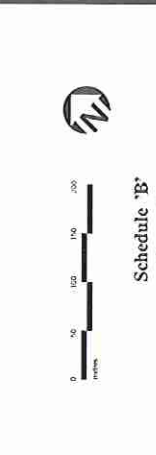
- TRANSPORTATION LEGEND**
- Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Local Area Plan Boundary

- LAND USE LEGEND**
- Natural Hazards
 - Public School
 - Catholic School
 - Community Facilities
 - Local Area Plan Boundary

Notes:

- Any part of the road network shown outside the city boundaries is shown for information purposes only.
- Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
- The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

- AREA OF AMENDMENT NO. 11**
- FROM:**
- BUSINESS EMPLOYMENT
- TO:**
- RESIDENTIAL MEDIUM DENSITY
 - GREENBELT
 - MIXED USE










EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

Schedule 'B'
Part of
Lakeview Local Area Plan
Land Use Map

LEGEND

Green System
 Green System

City Structure
 Downtown
 Major Node
 Community Node
 Neighbourhood
 Corporate Centre
 Employment Area
 Special Purpose Area

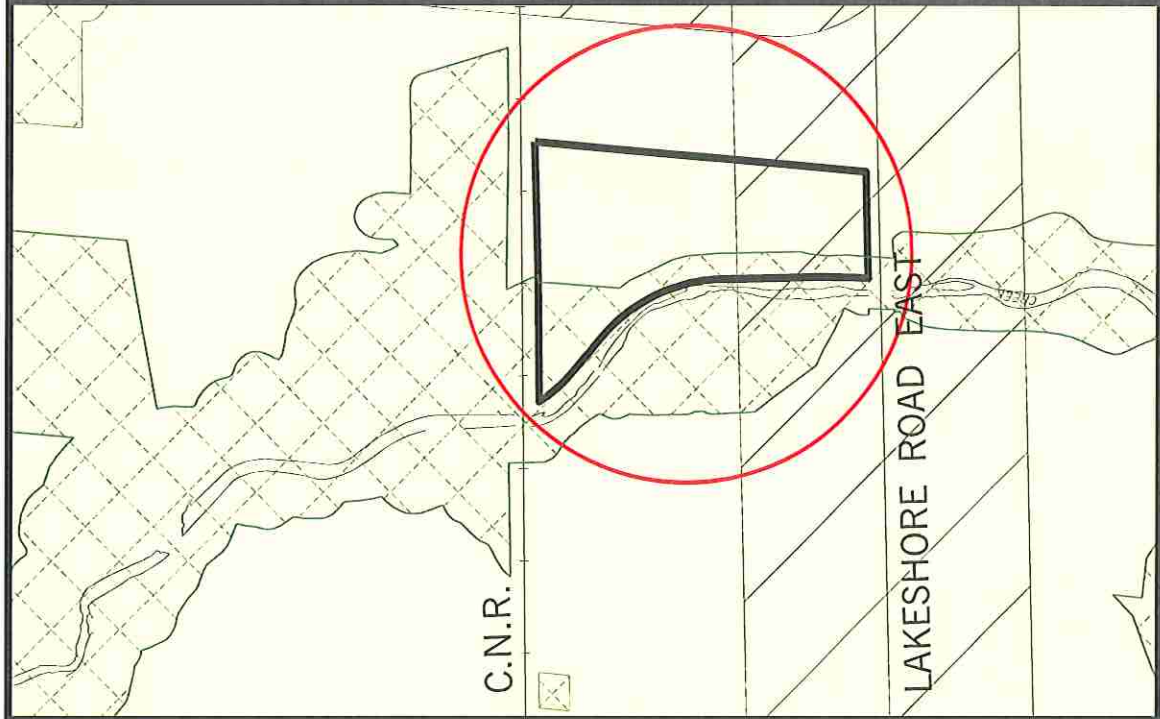
Corridors
 Corridor
 Intensification Corridor

 AMENDED AREA
 SUBJECT LANDS

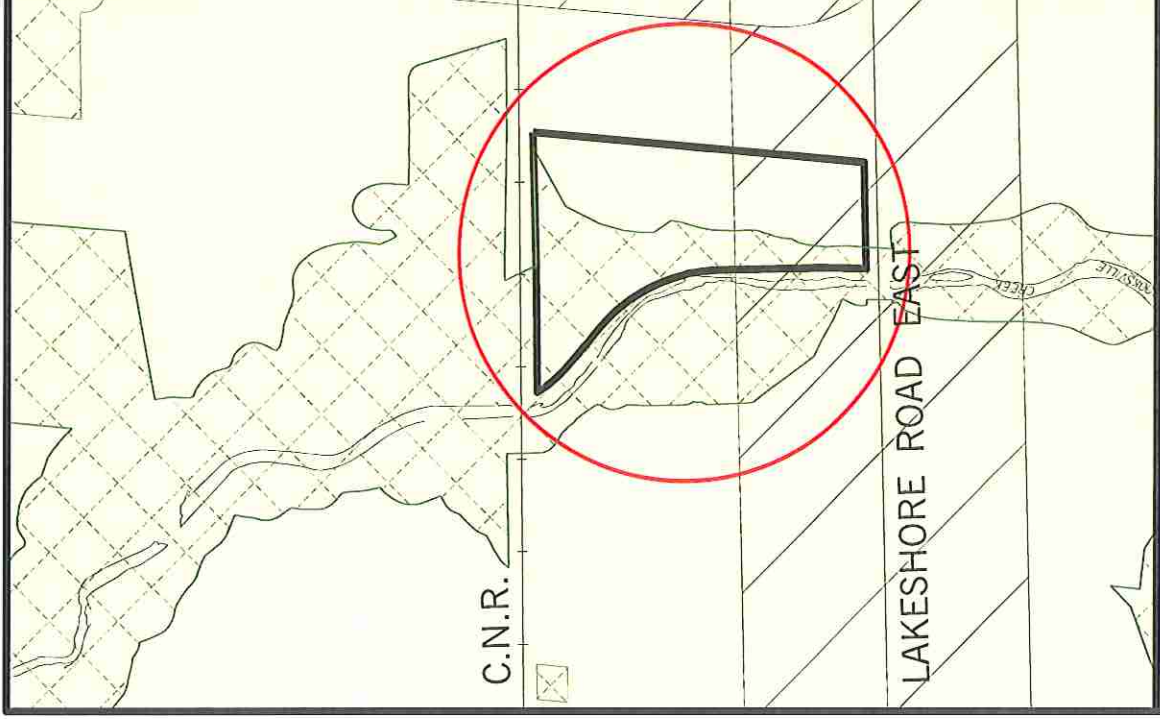
Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



Schedule 'C'
 Part of
 Schedule 1
 Urban System
 of Mississauga Official Plan



EXISTING SCHEDULE 1
 URBAN SYSTEM-GREEN SYSTEM



AMENDED SCHEDULE 1
 URBAN SYSTEM-GREEN SYSTEM

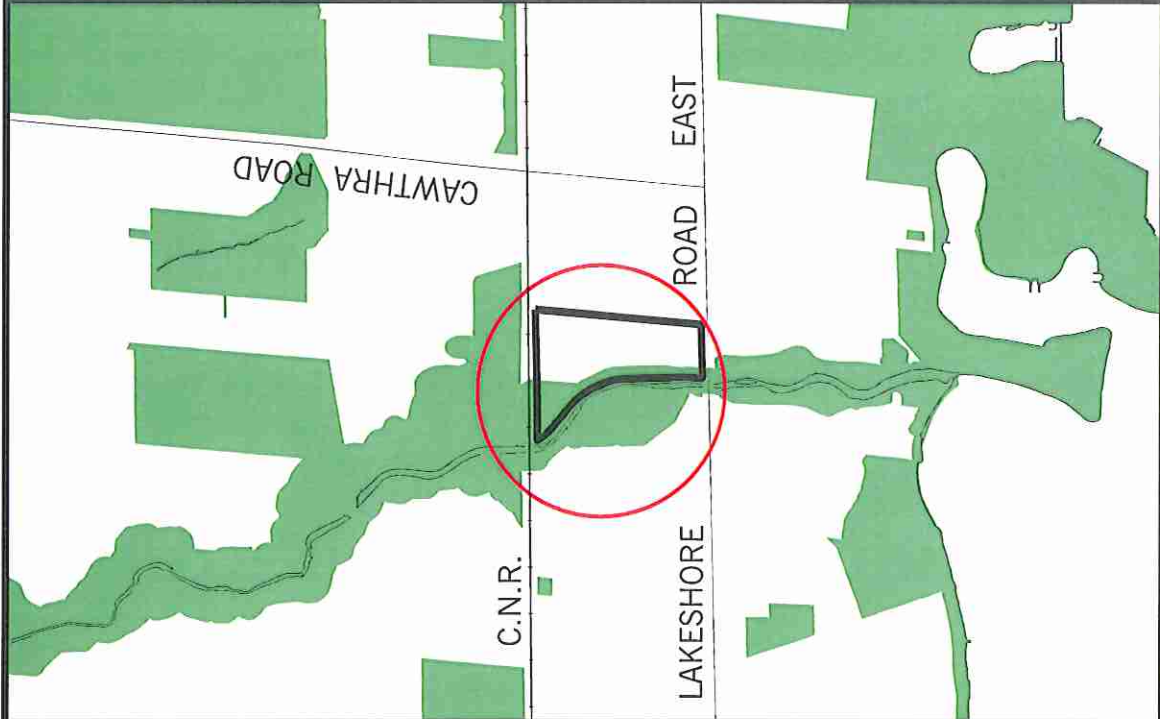
LEGEND

- AREA OF AMENDMENT
- GREEN SYSTEM
- ▭ SUBJECT LANDS

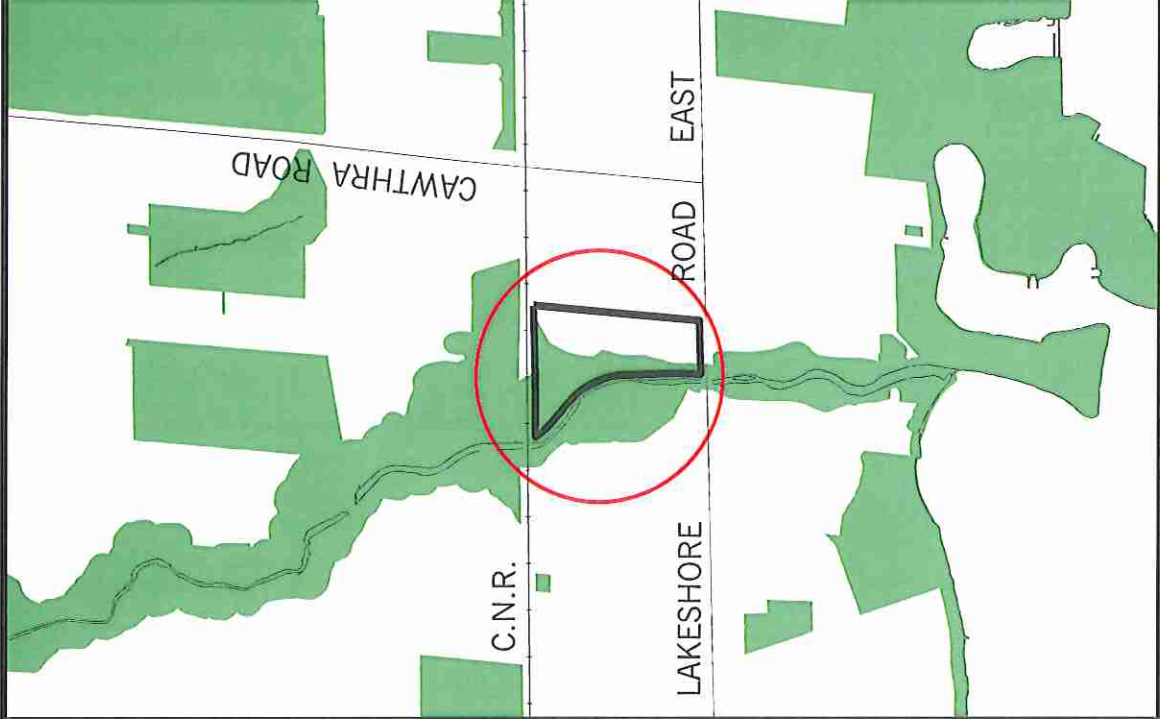
Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



Schedule 'D'
Part of
Schedule 1 a
Urban System - Green System
of Mississauga Official Plan











AMENDED GREEN SYSTEM






EXISTING GREEN SYSTEM

LEGEND

Natural Areas System:

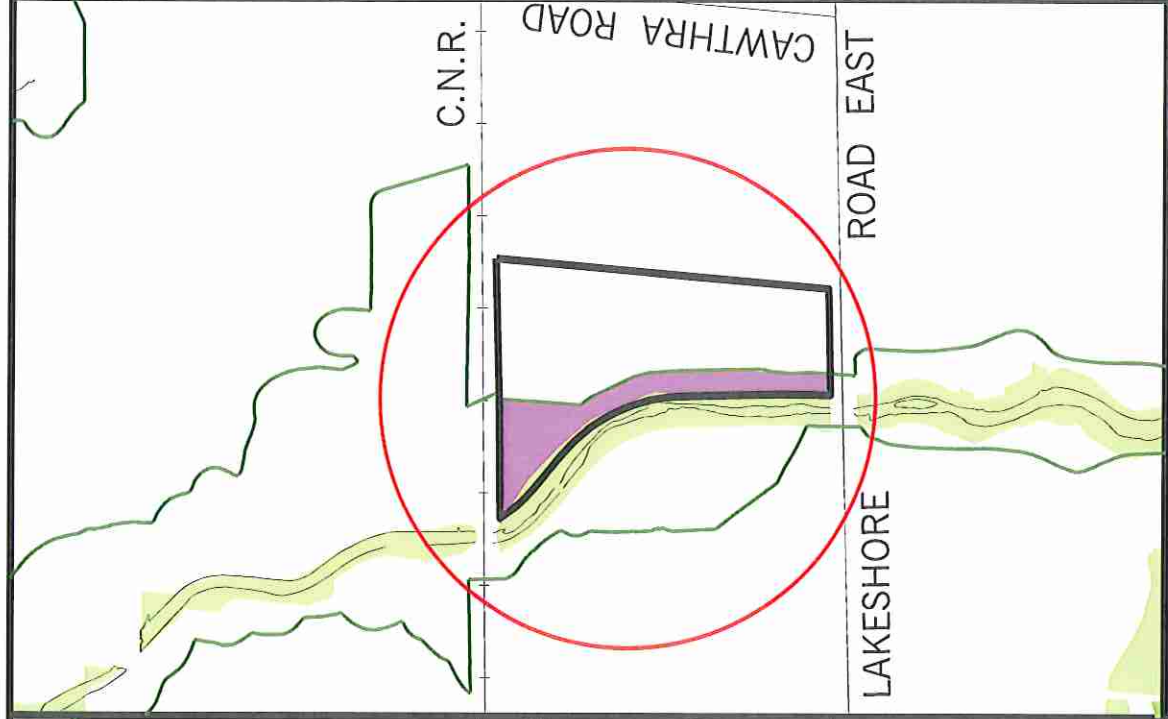
-  Natural Areas
-  Special Management Areas
-  Linkages
-  Residential Woodlands
-  Provincially Significant Wetlands
-  Other Wetlands
-  Areas of Natural and Scientific Interest - Provincial Significance
-  Areas of Natural and Scientific Interest - Regional Significance

Natural Hazards:

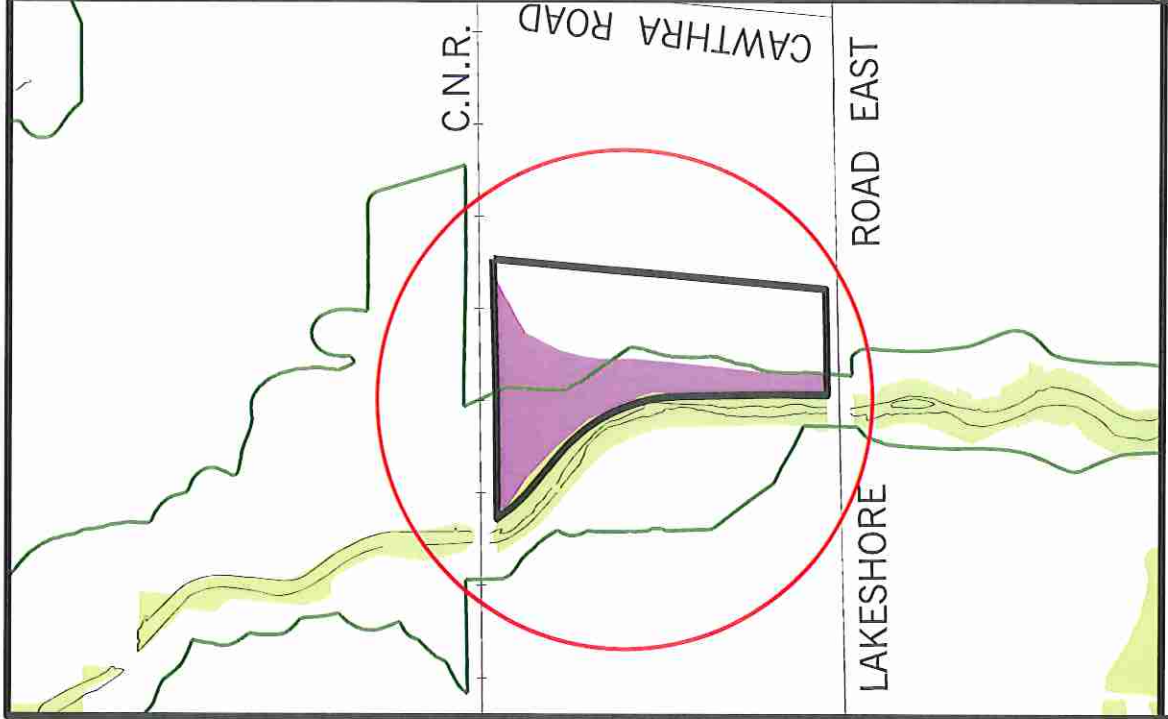
-  Natural Hazards
-  Two Zone Floodplain Regulations
-  Special Policy Area Floodplain



Schedule 'E'
Part of
Schedule 3
Natural System
of Mississauga Official Plan









AMENDED NATURAL SYSTEM



EXISTING NATURAL SYSTEM

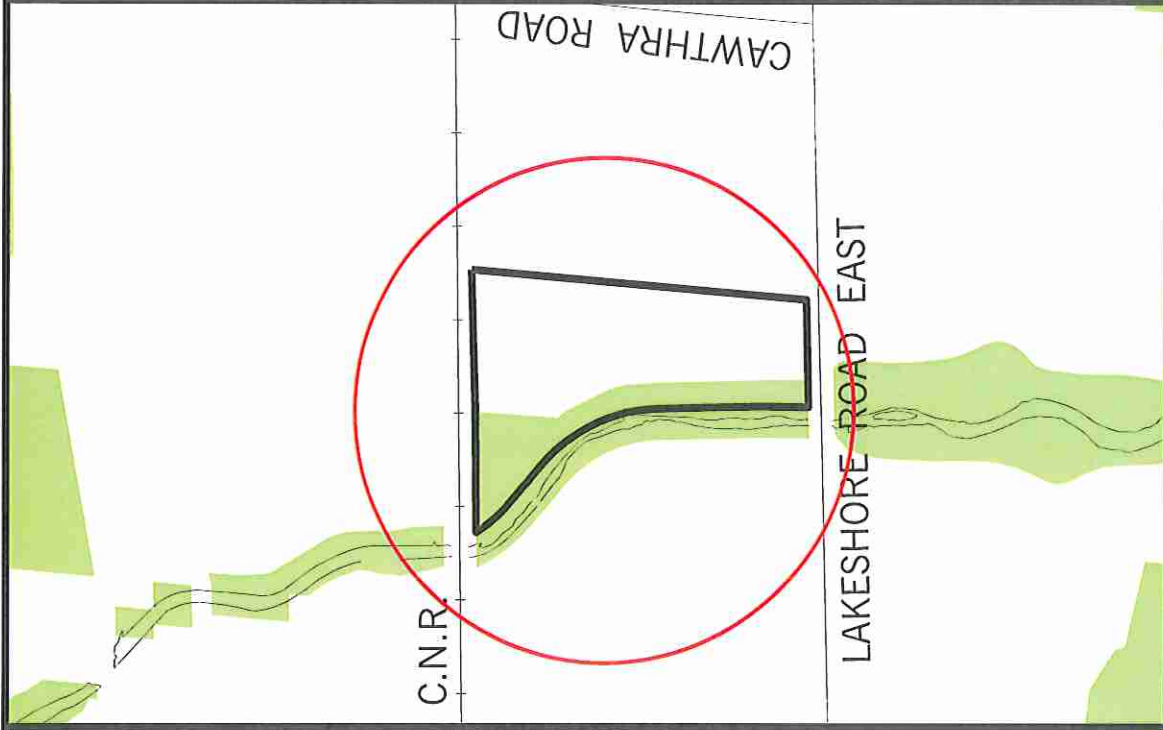
LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT
-  SUBJECT LANDS

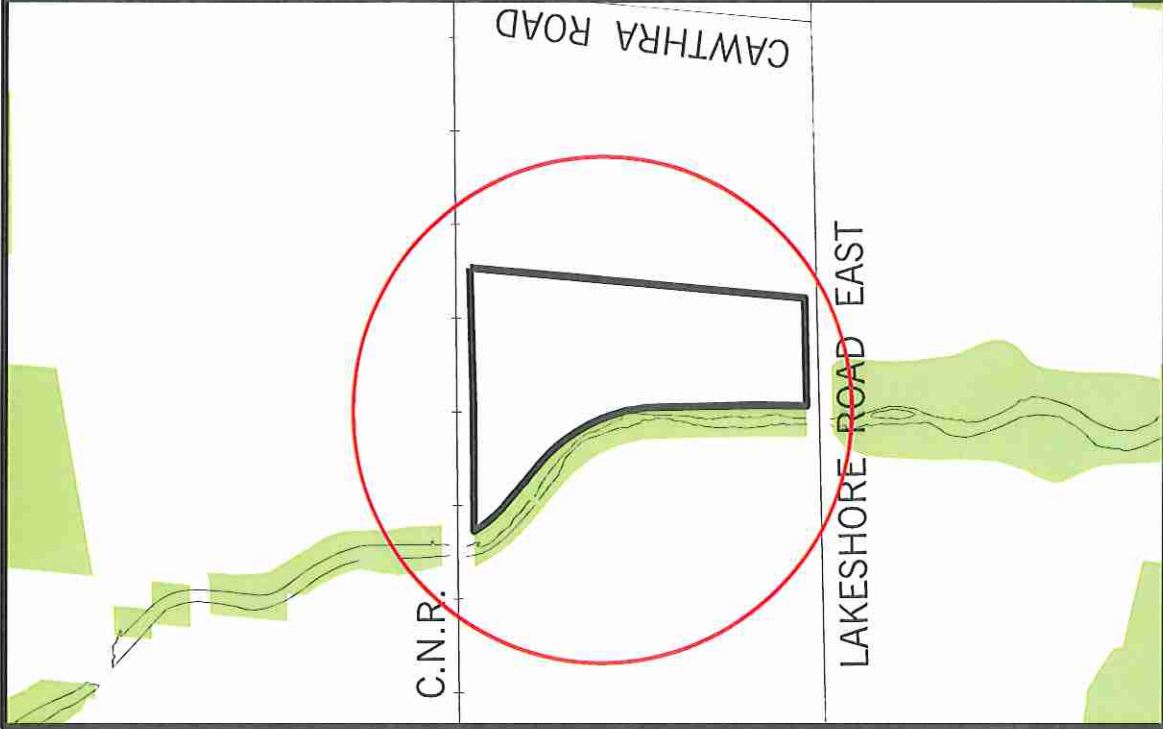
Notes:
 1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



Schedule 'F'
 Part of
 Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



EXISTING PUBLIC AND PRIVATE OPEN SPACE



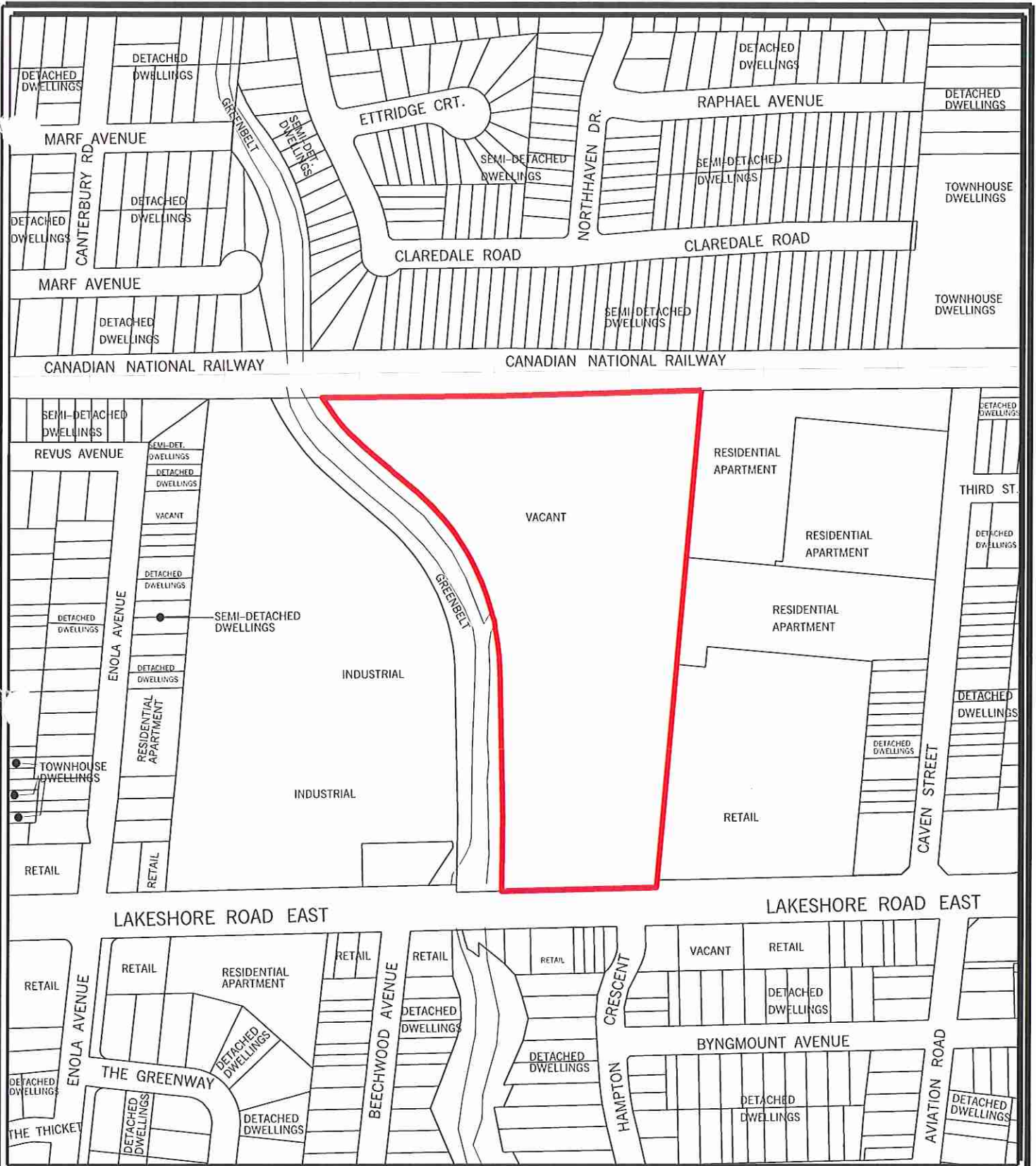
AMENDED PUBLIC AND PRIVATE OPEN SPACE

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 September 20, 2011 in connection with this proposed Amendment.

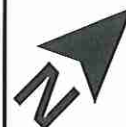
A number of area residents were in attendance at the September 20, 2011, Planning and Development Committee Meeting and raised issues that have been addressed in the Planning and Building Department Report dated June 4, 2013 attached to the Amendment as Appendix III.

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APPENDIX II

EXISTING LAND USE MAP



AMENDMENT NO:

11

SCALE:

1:4000

DRAWN BY:

A.SHAH

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



Corporate Report

Clerk's Files

Originator's

Files · OZ 03/038 W1
T-M06006 W1

DATE: June 4, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 24, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 118 townhouse units and 15 live/work units on a
common element condominium private road
565 Lakeshore Road East
North side of Lakeshore Road East, west of Cawthra Road
Owner: 2025214 Ontario Limited
Applicant: Glen Schnarr and Associates Inc.
Bill 20

Supplementary Report Ward 1

RECOMMENDATION: That the Report dated June 4, 2013, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 03/038 W1 and T-M06006 W1, 2025214 Ontario Limited, 565 Lakeshore Road East, north side of Lakeshore Road East, west of Cawthra Road, be adopted in accordance with the following:

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

2. That the application to amend Mississauga Official Plan from "Business Employment - Special Site 19" to "Residential Medium Density", "Mixed Use" and "Greenbelt" to permit 118 townhouse units and 15 live/work units on a common element condominium private road, be approved. Should the appeal to Mississauga Official Plan not be resolved, that an amendment to Mississauga Plan (2003), be approved.
3. That the application to change the Zoning from "E2" (Employment) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "C4-Exception" (Mainstreet Commercial), "B" (Buffer) and "G1" (Greenbelt - Natural Hazards) to permit 118 townhouse units and 15 live/work units on a common element condominium private road in accordance with the proposed revised zoning standards described in Appendix S-6 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development; and
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/ applicant and the School Boards not apply to the subject lands.
4. That the Plan of Subdivision under File T-M06006 W1, be recommended for approval subject to the conditions contained in Appendix S-5, attached to the report dated June 4, 2013, from the Commissioner of Planning and Building.

5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- The proposed conversion of the subject "Business Employment" designated lands is not in conflict with the City's employment policies and objectives;
- There were no significant concerns raised in connection with the proposed development; and
- The applications are acceptable from a planning standpoint and should be approved.

BACKGROUND:

A Public Meeting was originally held by the Planning and Development Committee on March 21, 2005. At the time, the proposal was to permit 131 townhouse units and 12 mixed use residential/commercial units under standard condominium tenure. Subsequent to this meeting, the proposal was revised to 118 townhouse units and 15 live/work units on a common element condominium private road, including the submission of a draft plan of subdivision. A second Public Meeting was held on September 20, 2011, 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-0048-2011 which was subsequently adopted by Council and is attached as Appendix S-2.

In addition to the Public Meetings, community meetings were held on June 22, 2004 and September 7, 2011. No significant concerns were expressed by the public at the September 7, 2011 meeting which presented the most current proposal.

COMMENTS:

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

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

School Accommodation

Comments updated April 25, 2013 state that the Dufferin-Peel Catholic District School Board 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 these development applications. Comments updated April 26, 2013, state that the Peel District School Board continue to be satisfied with the current provisions of educational facilities for the catchment area.

Region of Peel

Comments updated May 24, 2013 state that in reviewing of the subject applications, Regional staff previously advised that, although water supply was available, wastewater pumping was operating near capacity in this area of Mississauga. For that reason, it was recommended that approval be withheld until the proposed Beechwood Sewage Pumping Station became operational. In November 2012, the Region secured a pumping station site and the planning approvals required for the station. Taking ownership of the site and securing the planning approvals for the proposed station allowed the Region to begin supporting development applications in this area. Provision must be made in the Development and/or Servicing agreement that the proponent must submit to the Region of Peel for approval, a revised Functional Servicing Report showing proposed water servicing plans for the development.

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

Comments updated May 23, 2013 state that in the event these applications are approved, the following will be required:

- Submit a Greenbelt Restoration Plan prior to Draft Plan Approval/By-law Approval. Prior to preparation of the Plan, the applicant shall provide a Terms of Reference to Community Services for review and approval in conjunction with Credit Valley Conservation;
- Provide a streetscape maintenance agreement, incorporated into the Development and Servicing Agreements to outline streetscape maintenance measures to be undertaken by the developer and inherited by the condominium corporation;
- Provide an access easement over the property to access greenbelt lands for maintenance purposes. The most recent Site and Grading Plan illustrates a gate to be located in the north western section of the Greenbelt fencing. This gate is to be removed and relocated in a location that meets the requirements for a safe and unconstrained access for municipal maintenance of the greenbelt lands.

City Transportation and Works Department (T&W)

Comments updated May 29, 2013 state that T&W confirmed the completion of the review of the technical details provided by the applicant's consulting team, including a conceptual site plan, site grading and servicing plans, acoustic mitigation requirements, environmental site assessments and external servicing requirements. Based on the review of the foregoing, the applicant has confirmed that the site is appropriate for the development of 133 common element condominium units, including the live/work units fronting onto Lakeshore Road East.

A Traffic Study, along with corresponding updates, provided by Read, Voorhees and Associates, has confirmed that the existing road network can accommodate the traffic anticipated to be generated by the proposed development, subject to proposed improvements. Flood free access to this site is now available from Lakeshore Road East, as noted in the Information Report. Proposed improvements include a mutual access (i.e. access to this

site combined with the access to the adjacent commercial plaza to the east at 579-613 Lakeshore Road East) to be realigned as a signalized intersection with Lakeshore Road East and Hampton Crescent to the south. The owner of the commercial plaza has confirmed support of these arrangements. It is expected that these works will improve traffic operations on Lakeshore Road East and Hampton Crescent.

The applicant also proposes to realign the existing private storm sewer which currently traverses the site and outlets to Cooksville Creek. This storm sewer also serves a number of upstream properties which currently benefit from easements over the existing outlet to the creek.

In the event these applications are approved by Council, the applicant will be required to address the following matters to the satisfaction of T&W prior to registration of the plan:

- Enter into a Servicing Agreement for Municipal Works Only with the City for construction of the municipal works required to service the development, including the site access/Lakeshore Road East/ Hampton Crescent intersection realignment, construction of the storm outlet sewer, completion of the railway acoustic/crash barrier, Lakeshore Road East boulevard works/streetscape and landscaping of the greenbelt/acoustic buffer blocks;
- Convey gratuitously any lands or easements as required by the City (i.e. the Lakeshore Road East widening, the required maintenance access and the acoustic/greenbelt buffers);
- Provide the results of the confirmatory well monitoring program for the lands immediately east of Cooksville Creek and north of Lakeshore Road East, and a Record of Site Condition;
- Create the necessary mutual access agreement and private easement with the adjacent landowner to the east to

accommodate the proposed servicing modifications and joint access to Lakeshore Road East; and

- Amend the existing private storm sewer easement documentation to match the new sewer location and ensure that all current upstream beneficiaries of the easement are included; and indemnify the City with respect to these arrangements.

PLANNING COMMENTS

Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board (OMB) issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals. As the "Mixed Use" policies are currently under appeal, a "Mainstreet Commercial" designation under Mississauga Plan (2003) may be required. When the appeal is resolved, the OMB will be requested to incorporate the amendment into Mississauga Official Plan. While the applications were submitted under the policies of Mississauga Plan, the applicant has consented to the application being converted to amend Mississauga Official Plan.

The subject site is located within the Lakeview Local Area Plan and is within the Lakeshore Road Corridor. The site is designated "**Business Employment – Special Site 19**" which permits an integrated mix of business activities that operate mainly within enclosed buildings. The Special Site 19 policies indicate that ingress and egress for all new development will be such that emergency and pedestrian movement is not prevented during times of flooding.

The proposal requires an amendment to Mississauga Official Plan to change the designation of the property from "**Business Employment – Special Site 19**" to "**Mixed Use**", "**Residential Medium Density**", and "**Greenbelt**".

Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?

Mississauga Official Plan policies stipulate that lands designated "Business Employment" are prohibited from being converted to non-employment uses when located within Corporate Centres and Employment Areas unless where considered through a Phase 1, and potentially a Phase 2 municipal comprehensive review. The subject property is located within the Lakeview Neighbourhood Character Area and as such is not considered to be subject to this requirement, however, policies apply which encourage a range of employment opportunities and require the identification and protection of lands for a diversity of employment uses to meet current and future needs.

A 2008 Employment Lands Review Study undertaken by Hemson Consulting Ltd. as part of the Mississauga Plan Review identified the subject lands as being an area of "Managed Change Outside Existing Employment Area". Accordingly, it was indicated that these lands could make more efficient use of the urban land supply and help to achieve related City and Provincial planning goals, such as intensification, and may be suitable for a broader mix of uses because of their limited feasibility and competitiveness as industrial lands.

Given that the subject site, in conjunction with the property on the west side of Cooksville Creek, form an isolated pocket of employment lands within the Lakeview Neighbourhood Character Area, it is not expected that the conversion of the lands for mainly residential purposes would have any impact on any other lands of the same designation or the neighbouring lands.

The proposed live/work units along Lakeshore Road East will enhance the mainstreet character and will be in keeping with the Lakeshore Road Design Concept which encourages a more pedestrian environment along the street. The introduction of live/work units will also be in keeping with the Corridor policies outlined in the Plan.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

Given the context of the site, the proposal does not generate unfavourable impacts on any surrounding properties within the Lakeview Neighbourhood Character Area. The portion of the western side of the subject site, which has been deemed to be hazard lands, is to be designate "Greenbelt" and dedicated to the City to form part of the Cooksville Creek natural area. At the north end of the site, a portion of land will be used as a berm for buffering against the impacts from the Canadian National railway line. Additionally, the layout of the plan provides for adequate setbacks to the residential units and orients amenity areas away from the tracks. Additionally, agreements have been made with the commercial plaza to the west to construct a shared driveway which would provide access to both properties.

To the west of Cooksville Creek, applications have been submitted to convert the "Business Employment" designated lands to allow for retail commercial and office uses along the Lakeshore Road East frontage and apartments and townhouses to the rear of the site. These applications are currently under review and have also been appealed to the Ontario Municipal Board.

Credit Valley Conservation has confirmed that the reconstruction of the Cooksville Creek culvert has resulted in updated flood lines which achieve flood free access at the proposed signalized intersection thereby satisfying the requirements of Special Site 19 policies within the Lakeview Local Area Plan.

Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?

Based on the comments received from the applicable City departments and agencies, the existing infrastructure along with the proposed upgrades will be adequate to support the proposed development.

Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?

Staff has reviewed the applicant's Planning Justification Report, which spoke to various relevant policies and merits of the proposal, including reference to the policies contained within Mississauga Plan which were applicable at the time of original submission. The report was also reviewed against the policies contained in Mississauga Official Plan and was found to be acceptable.

Zoning

The proposed "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "C4-Exception" (Mainstreet Commercial), "G1" (Greenbelt-Natural Hazards) and "B" (Buffer) zones are appropriate to accommodate the proposed uses. Appendix S-6 contains the proposed revised site specific general provisions for the proposed development. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

Bonus Zoning

As set out in Recommendation PDC-0048-2011 passed by the Planning and Development Committee on September 20, 2011, (see Appendix S-2), staff was directed to evaluate the appropriateness of securing public benefits under the provisions of

Section 37 of the *Planning Act*, and make appropriate recommendations within the Supplementary Report.

Subsequent to the Public Meeting on September 20, 2011, 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 development are deemed good planning by Council through the approval of a development application.

Staff has reviewed the appropriateness of securing public benefits under the provisions of Section 37 of the *Planning Act* based on the above Corporate Policy and Procedure and circumstances related to these applications. It has been concluded that for the reasons set out below and in this instance, a Section 37 contribution is not appropriate:

- the proposed development does not meet the minimum threshold size requirement for additional height or density set out in the Corporate Policy and Procedure;
- the Department's practice is to inform an applicant of the possible requirement for a community benefit contribution at the preliminary stages of an application. This is done for reasons of transparency and fairness to the applicant. This did not occur in this instance as the subject applications were submitted in 2003 and 2006, well in advance of Council's adoption of the City's Corporate Policy and Procedure on Bonus Zoning.

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*. While the applicant has submitted a Site Plan under file SP 04/444 W1 and has worked with City departments to address many site plan related issues, further revisions will be

needed to address matters related to architectural elements and landscaping.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M06006 W1, development will be subject to the completion of services and registration of the plan.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the proposed revisions relate to minor modifications to the site specific zoning provisions which result in no substantial changes to the proposed development, it is recommended that no further public notice be required regarding the proposed changes.

The proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The conversion of the subject "Business Employment" designated lands is consistent with the City's employment policies.
2. The proposal to permit townhouse units and live/work units on a common element condominium private road is compatible with the surrounding land uses, for reasons as outlined in the report.

3. The proposed Official Plan provisions and zoning standards, as identified in the report, are appropriate to accommodate the requested uses for the lands.

ATTACHMENTS:

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0048-2011
- Appendix S-3: Existing Mississauga Official Plan and Lakeview Local Area Plan Land Use Designation Map
- Appendix S-4: Revised Except of Existing Land Use Map
- Appendix S-5: Conditions of Draft Plan Approval
- Appendix S-6: Proposed Zoning Standards



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Breveglieri, Development Planner



Corporate Report

Clerk's Files

Originator's

Files OZ 03/038 W1

T-M06006 W1

PDC · SEP 20 2011

DATE: August 30, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 20, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 118 townhouse units and 15 live/work units on a
common element condominium private road
565 Lakeshore Road East
North side of Lakeshore Road East, west of Cawthra Road
Owner: 2025214 Ontario Limited
Applicant: Glen Schnarr and Associates Inc.
Bill 20

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated August 30, 2011, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Business Employment" to "Residential - Medium Density I", "Mainstreet Commercial" and "Greenbelt" and to change the Zoning from "E2" (Employment) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "C4-Exception" (Mainstreet Commercial), "B" (Buffer) and "G1" (Greenbelt - Natural Hazards) to permit 118 townhouse units and 15 live/work units on a common element condominium private road, under files OZ 03/038 W1 and T-M06006 W1, 2025214 Ontario Limited, 565 Lakeshore Road East, north side of Lakeshore Road East, west of Cawthra Road, be received for information.

BACKGROUND:

Applications for Official Plan Amendment and Rezoning were submitted in November of 2003, proposing 131 townhouse units and 15 live/work townhouse units with a standard condominium tenure. A statutory public meeting was held March 21, 2005, in fulfillment of *Planning Act* requirements for these applications. The proposed development was subsequently modified to propose 118 townhouse and 15 live/work townhouse dwellings with a common element condominium tenure.

The change in proposed tenure necessitated the submission of an application for draft plan of subdivision, for which the statutory public meeting requirements have not yet been fulfilled. The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications, to seek comments from the community and fulfill the statutory public meeting requirements for the application for draft plan of subdivision.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	OZ 03/038 W1: November 24, 2003 Revised: November 5, 2004 T-M06006 W1: November 17, 2006 Revised: July 6, 2009; March 17, 2010 February 9, 2011 July 27, 2011
Height:	3 and 4 storeys
Lot Coverage:	19%
Landscaped Area:	40%
Net Density:	38 units/ha (Only lands designated

Development Proposal	
	Residential Medium Density I) (15.3 units/acre)
Gross Floor Area:	23 844.31 m ² (256,658.02 sq. ft.)
Number of units:	118 townhouse units 15 live/work units 133 total units
Anticipated Population:	399* *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:	Resident : 266 spaces Visitor: 33 spaces Non-residential: 40 spaces (@ 4 spaces/100 m ²) Total: 339 spaces
Parking Provided:	Resident: 266 spaces Visitor: 33 spaces Non-residential: 37 spaces Total: 336 spaces
Supporting Documents:	-Planning Justification Report -Phase 1 and Phase 2 Environmental Site Assessments -Environmental Noise Assessment -Railway Vibration Analysis -Traffic Impact Study -Functional Servicing -Acoustical Feasibility -Geotechnical Investigation and Archaeological -Updated Environmental Site Assessment -Updated Traffic Impact Study

Site Characteristics	
Frontage:	109.24 m (358.4 ft.)
Depth:	346.85 m (1,138 ft.)
Gross Lot Area:	5.19 ha (12.8 ac.)
Net Lot Area:	3.04 ha (7.51 ac.)
Existing Use:	Vacant; previously used for industrial purposes

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

Neighbourhood Context

The subject property is located in the Lakeview District which is predominantly a stable established residential area. The frontage portions of the lands lie within a linear commercial area along Lakeshore Road East, whereas the rear portion of the lands lie within a residential area comprised of high rise apartments to the east and semi-detached dwellings north of the CN railway line. The site is generally flat tableland sloping from northeast to southwest. The westerly extent of the lands form the edge of Cooksville Creek valley. The front portion of the site is heavily disturbed by construction and staging activities associated with the Lakeshore Road East culvert reconstruction and Region of Peel waste water infrastructure works. Sporadic vegetation of varying condition and maturity exists predominately south of the rail line and east of the creek valley. The lands are presently vacant. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached and semi-detached dwellings beyond the CNR Mainline
- East: A retail commercial plaza and high rise apartment buildings
- South: Commercial establishments beyond Lakeshore Road East
- West: Multiple tenant industrial building beyond Cooksville Creek

**Current Mississauga Plan Designation and Policies for
Lakeview District (May 5, 2003)**

"Business Employment" which permits an integrated mix of business activities that operate mainly within enclosed buildings. Business Employment activities along City boundaries, major roads, and adjacent to park, greenbelt or residential lands; will, through design, siting and landscaping, present a higher standard of building, landscape and streetscape design. Outdoor storage areas will be located to limit their visibility from City boundaries, major roads, and park, greenbelt and residential lands.

The subject lands are part of Special Site 21 in the Lakeview District Policies of Mississauga Plan. These policies indicate that ingress/egress for all new development will be such that emergency and pedestrian movement is not prevented during times of flooding.

The applications are not in conformity with the land use designation.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

Urban Design Policies

The Lakeview District Policies indicate that the scale and character of all building and landscape designs will take into consideration the guidelines established in the Lakeshore Road Design Concept.

The general intent and purpose of the Lakeshore Road Design Concept is to reduce the automobile oriented character of the street and to develop a built form which creates an attractive pedestrian environment along the street.

Residential Policies

Section 3.2.3 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Innovative housing types and zoning standards will be encouraged.

Intensification Policies

Section 3.15.5 of Mississauga Plan indicates that residential intensification outside intensification areas will generally occur through infilling and 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.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Conversion of Employment Lands

The Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the *Planning Act* encourage the retention of employment lands and require a comprehensive municipal review where employment lands are proposed to be converted to non-employment uses. Further, the *Planning Act* identifies the adequate provision of employment opportunities as a matter of Provincial interest.

In June 2008, an Employment Land Review Study was undertaken by Hemson Consulting Ltd. as part of the Mississauga Plan Review to ensure conformity with the Provincial initiatives and fulfill the *Planning Act* requirements. This study identified these lands as being part of an area of "Managed Change Outside Existing Employment Areas" and are defined as scattered vacant sites outside of designated Employment Districts. They include vacant sites that are "remnant" or otherwise may be constrained and unlikely to develop as employment land, and that may be suitable for other uses.

New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Business Employment" and are part of Special Site 19 in the Lakeview Local Area Plan. These policies are consistent with those contained in Special Site 21 of the current Lakeview District Policies of Mississauga Plan. The proposed "Residential - Medium Density I", "Mixed Use" and "Greenbelt" designations do not conform with the land use designation contained in the new Mississauga Official Plan and associated policies. A district policy review for the Lakeview District is currently under way. Policy recommendations resulting from the review will be incorporated into the new Lakeview Local Area Plan which will form part of the new Mississauga Official Plan.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

Proposed Official Plan Designation and Policies

"Residential - Medium Density I" which permits detached, semi-detached, duplex, townhouse dwellings and all forms of multiple dwellings within a net density range of 30 – 57 units per net residential hectare (12 to 23 units per net residential acre).

"Mainstreet Commercial" which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses will also be permitted. Compatible development is encouraged which recognizes the scale and enhances the character of Mainstreet Commercial areas.

"Greenbelt" which would identify lands reserved principally for flood and erosion management and conservation purposes; other uses which complement the principle conservation functions will be considered on their merit.

Existing Zoning

"E2" (Employment), which permits a range of industrial and manufacturing operations including accessory retail and office uses.

Proposed Zoning By-law Amendment

"RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), to permit 118 townhouse dwellings. Exception provisions to accommodate specific development standards are outlined in Appendix I-10.

"C4-Exception" (Mainstreet Commercial) to permit 15 live/work townhouse dwelling units. Exception provisions to accommodate specific development standards are outlined in Appendix I-10.

"G1" (Greenbelt - Natural Hazards) to permit flood control, stormwater management, erosion management and natural heritage features and natural areas conservation.

"B" (Buffer) to permit a noise, vibration and crash attenuation berm adjacent to the CN Rail line.

COMMUNITY ISSUES

A community meeting was held by the former Ward 1 Councillor on June 22, 2004. The meeting dealt with a previous version of the proposed development which was based upon a standard condominium tenure and predated the submission of the application for draft plan of subdivision. No concerns were identified during the community meeting.

An additional community meeting has been scheduled for September 7, 2011. A summary of any issues raised at this meeting will be outlined, as necessary, in an Addendum Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- the identification of any sustainable green technology to be used in the proposed development;
- satisfactory arrangements to accommodate water system upgrades to service the proposed development;
- technical matters outlined within individual departmental and agency comments attached in Appendix I-8.

In addition to the above noted issues, the proposed "C4 – Exception" (Mainstreet Commercial) zoning proposes a range and breadth of permitted uses which generate parking at a rate in excess of the 4.0 spaces per 100 m² GFA used to calculate and provide non-residential parking spaces on-site. The applications shall be modified to either accommodate parking for the full breadth of uses identified within the proposed "C4-Exception" zoning or scope the list of non-residential uses to conform with the quantity of parking proposed on site.

The Region Peel advises that presently there is not sufficient sanitary sewer capacity in this catchment area to service the proposed development. The Region has requested that the proposed zoning by-law amendment be modified to include an "H" Holding Provision on lands to be zoned "RM6-Exception" and "C4-Exception".

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to site servicing, warning clauses, restoration of Natural Hazard lands and vehicular access, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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:

Most 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 these applications.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Lakeview District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Concept Plan
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- 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



Site History

- January 8, 1999 – Region of Peel approved the Lakeview District Policies of City Plan, which designated the subject lands "Business Employment".
- May 5, 2003 – Region of Peel approved the Lakeview District Policies of Mississauga Plan, which designated the subject lands "Business Employment".
- October 23, 2003 – Official Plan Amendment and Rezoning applications submitted to the Department to permit 131 townhouse and 15 live/work townhouse dwelling units.
- May 26, 2004 – Official Plan Amendment (OPA) #2 was approved by Council implementing the findings and recommendations of the April 2003 Special Policy Area Study for the Cooksville Creek Floodplain, prepared by Philips Engineering. OPA #2 resulted in the creation of Special Site 21 in the Lakeview District Policies of Mississauga Plan.
- June 22, 2004 – OPA #2 was appealed to the Ontario Municipal Board.
- December 10, 2004 – Site plan application submitted by the applicant for the proposed development under file SP 04/444 W1.
- March 4, 2005 – Ontario Municipal Board (OMB) hearing date rescheduled regarding the outstanding appeal of OPA #2.
- March 10, 2005 – OPA #2 (Special Site 21) approved by the OMB as modified.
- November 17, 2006 – Draft plan of subdivision submitted to the Planning and Building Department to permit 118 townhouse and 15 live/work townhouse dwelling units 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 "E2" (Employment).
- Summer 2009 – Floodline mapping revised by CVC to reflect the reconstruction and upsizing of the Cooksville Creek culverts at Lakeshore Road East. Based upon revised mapping, the proposed development can achieve flood free access at the proposed signalized intersection.

LEGEND:



SUBJECT LANDS

PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "RESIDENTIAL MEDIUM DENSITY 1" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC PRIVATE ROAD) TO PERMIT 118 TOWNHOUSE UNITS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "MAINSTREET COMMERCIAL" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "C4-EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT 15 LIVE/WORK UNITS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "RESIDENTIAL MEDIUM DENSITY 1" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "B" (BUFFER) TO PERMIT A BERM.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "GREENBELT" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "G1" (GREENBELT) TO PROTECT A NATURAL HERITAGE FEATURE.



NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.



SUBJECT: 2025214 ONTARIO LIMITED

FILE NO:

OZ 03038 W1

T-M06006 W1

DWG. NO:

03038A

SCALE:

1:4000

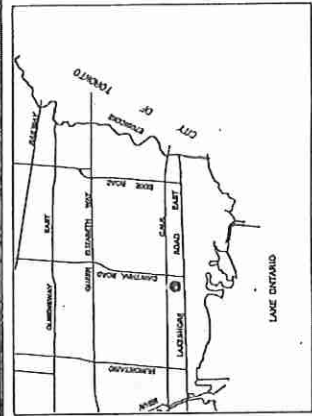
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20110920

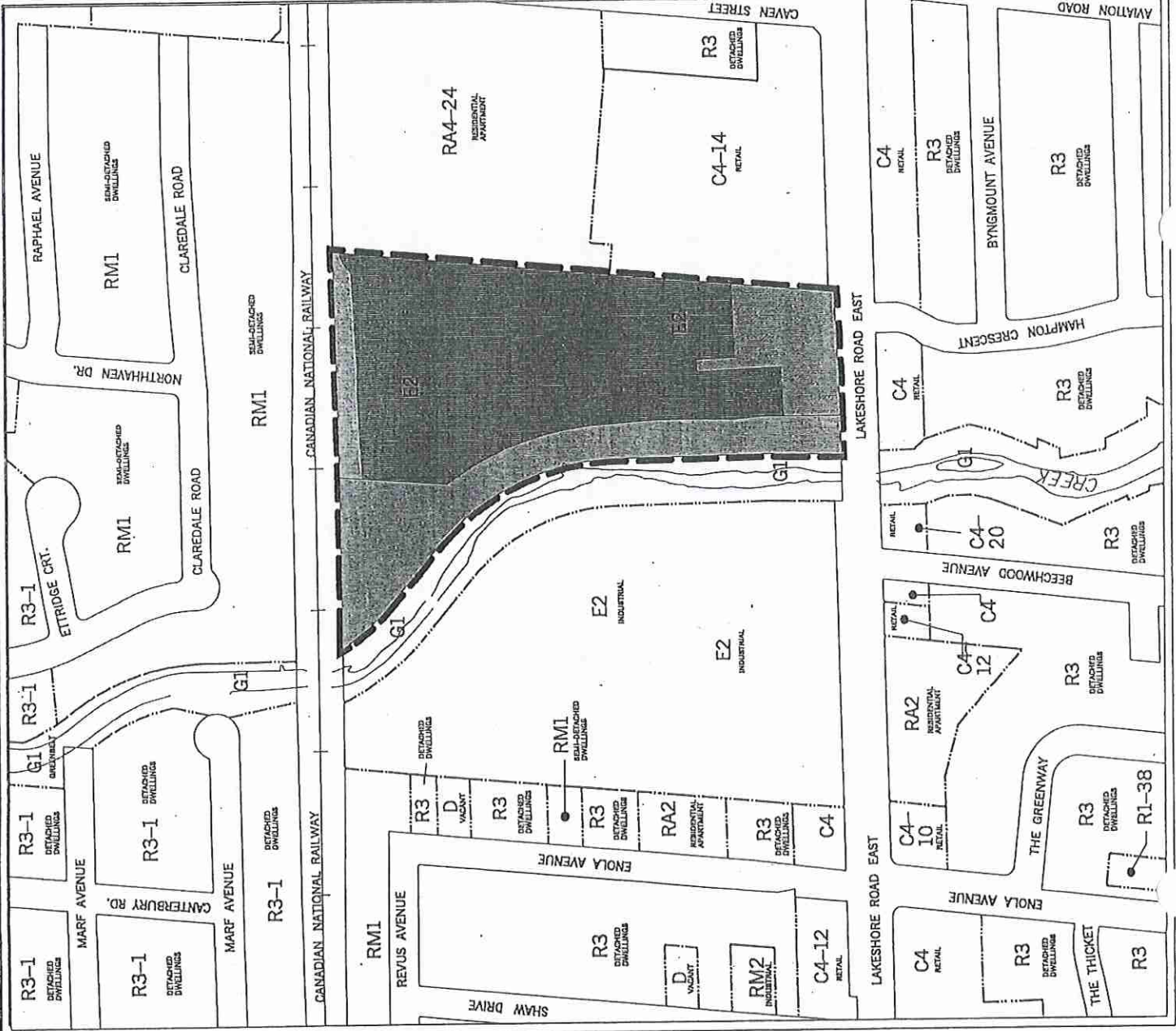
DRAWN BY:

A.SHAH

APPENDIX I-4



Produced by
T&W, Geomatics

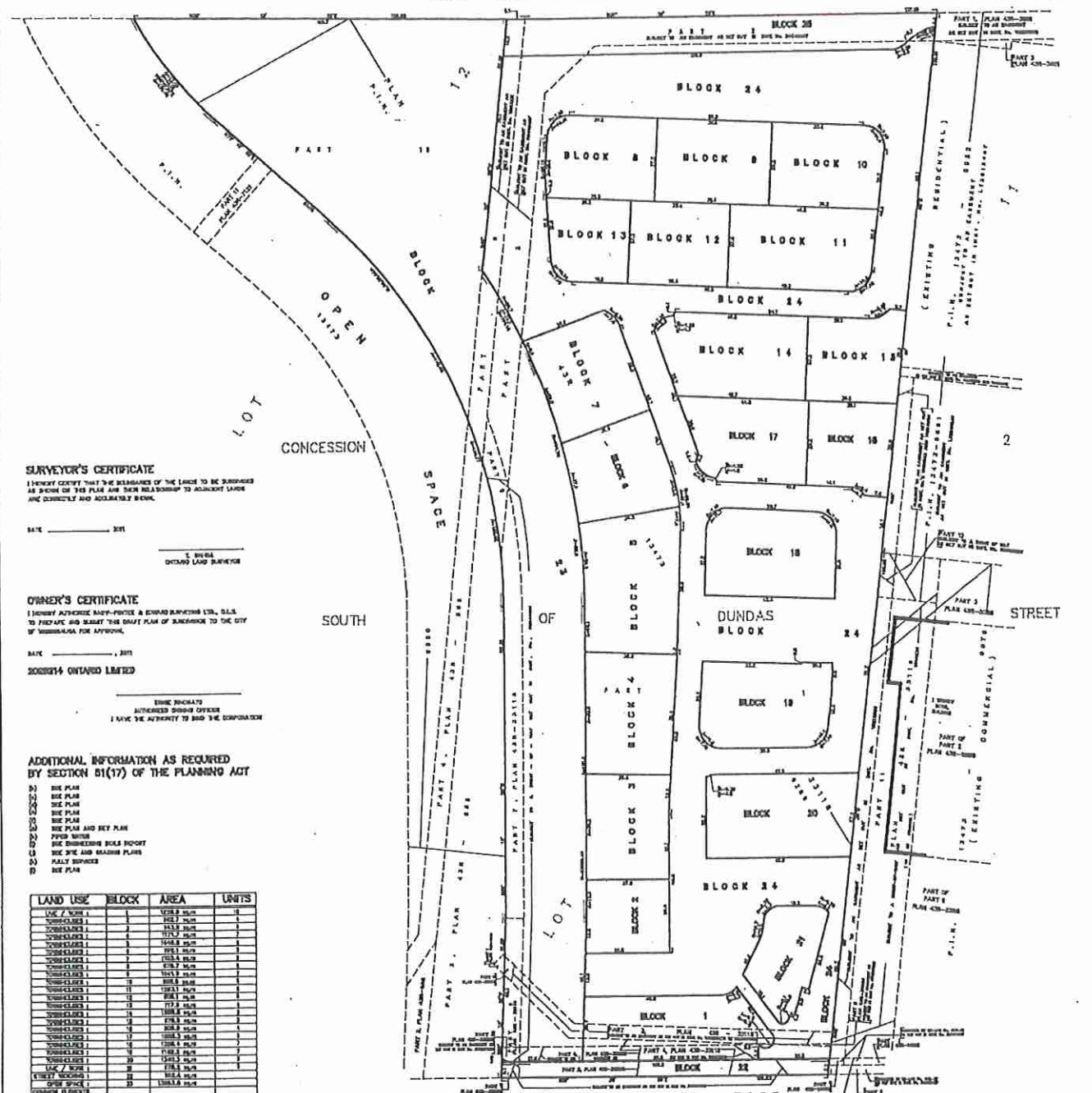
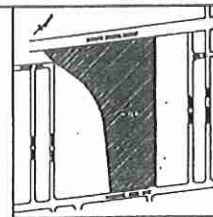


DRAFT PLAN OF SUBDIVISION

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 11 AND 12
CONCESSION 2
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500
MAY-PRICE & EDWARD SURVEYORS LTD., S.L.S.
METERS
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CANADIAN NATIONAL RAILWAY
P.L.N. 13472 - 0248



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE THEIR BOUNDARIES TO ADJACENT LOTS AND CORRECTLY AND ACCURATELY SHOWN.

DATE _____ 2011
S. BUBA
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MAY-PRICE & EDWARD SURVEYORS LTD., S.L.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

DATE _____ 2011
SOCIETY4 ONTARIO LIMITED

ADDITIONAL INFORMATION AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

- (1) SITE PLAN
- (2) SITE PLAN
- (3) SITE PLAN
- (4) SITE PLAN
- (5) SITE PLAN
- (6) SITE PLAN AND KEY PLAN
- (7) PAVED DRIVE
- (8) SITE ENGINEERING BILLS OF MATERIAL
- (9) SITE AND ADJ. WALKWAY PLANS
- (10) SITE PLAN

LAND USE	BLOCK	AREA	UNITS
RESIDENTIAL	1	1028.9 sqm	1
RESIDENTIAL	2	1028.9 sqm	1
RESIDENTIAL	3	1028.9 sqm	1
RESIDENTIAL	4	1028.9 sqm	1
RESIDENTIAL	5	1028.9 sqm	1
RESIDENTIAL	6	1028.9 sqm	1
RESIDENTIAL	7	1028.9 sqm	1
RESIDENTIAL	8	1028.9 sqm	1
RESIDENTIAL	9	1028.9 sqm	1
RESIDENTIAL	10	1028.9 sqm	1
RESIDENTIAL	11	1028.9 sqm	1
RESIDENTIAL	12	1028.9 sqm	1
RESIDENTIAL	13	1028.9 sqm	1
RESIDENTIAL	14	1028.9 sqm	1
RESIDENTIAL	15	1028.9 sqm	1
RESIDENTIAL	16	1028.9 sqm	1
RESIDENTIAL	17	1028.9 sqm	1
RESIDENTIAL	18	1028.9 sqm	1
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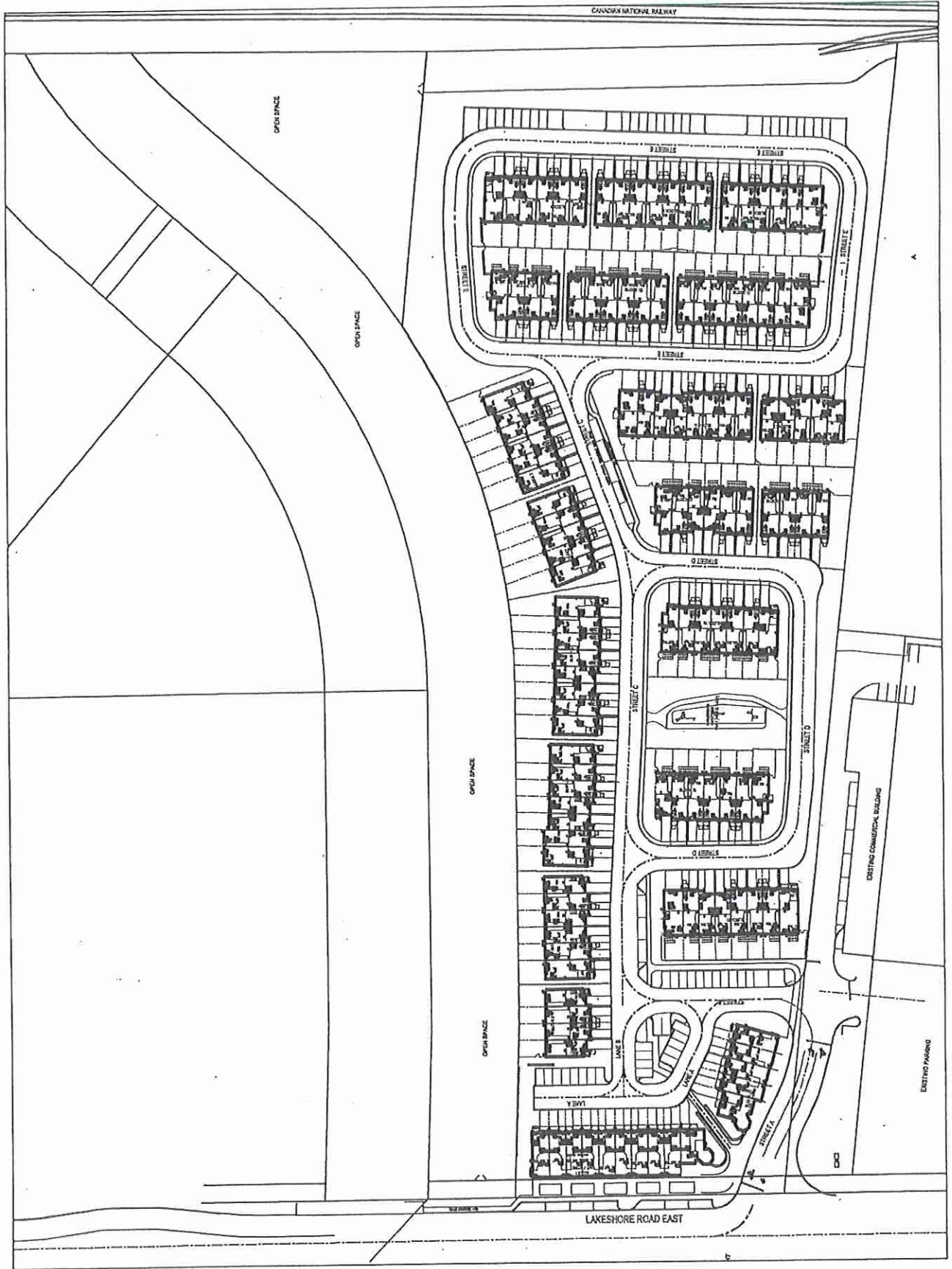
NOTES
ALL AREA CALCULATIONS ARE COMPUTER GENERATED.

CHERRY BROS. PROJECT No. 11
2010 ALLENDALE AVENUE (CONCESSION 2 AND 3, S.L.S.)
(TRANSFERRED BY CHERRY-BROS. CO-OP/70, 2011, 2012)
P.L.N. 13472-0124

MAY-PRICE & EDWARD SURVEYORS LTD.
142 Dundas Street West, 14th Floor
Toronto, Ontario M5G 1L4
Tel: (416) 593-8888 Fax: (416) 593-8889
www.mpe.com
P.L.N. 13472-0124
C.O.P. No. 01-01-01-DRAFT PLAN-1000-2011

CONCEPT PLAN

APPENDIX I-6



Hunt Design Associates Inc.

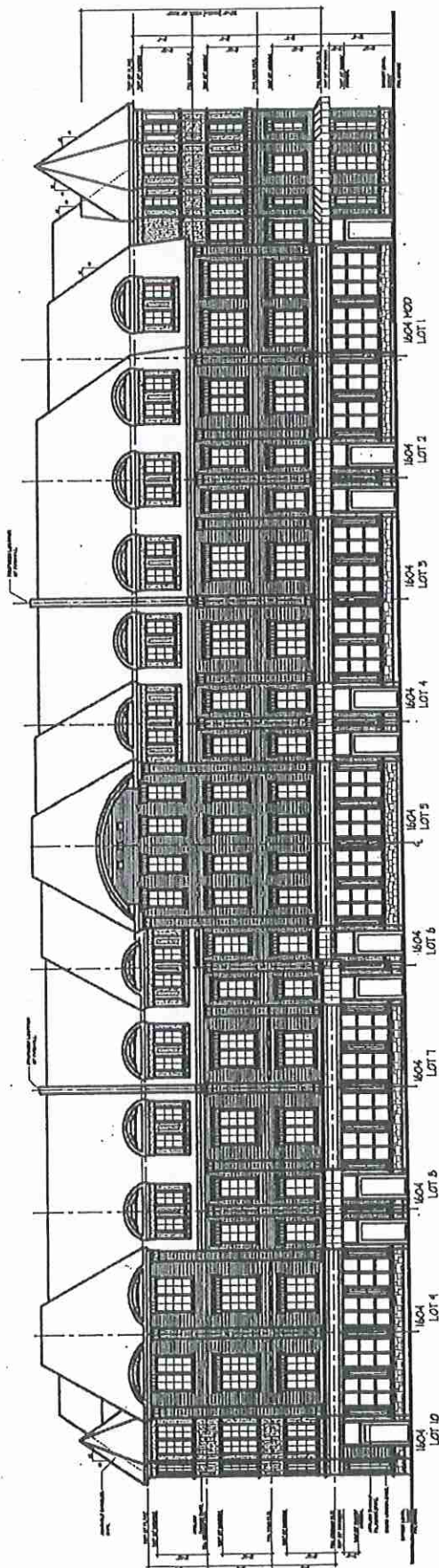
COPYRIGHT 2003, HUNT DESIGN ASSOCIATES INC.

COUNTRY HOMES - 20633
LAKESHORE VILLAGE
MISSISSAUGA, ONTARIO

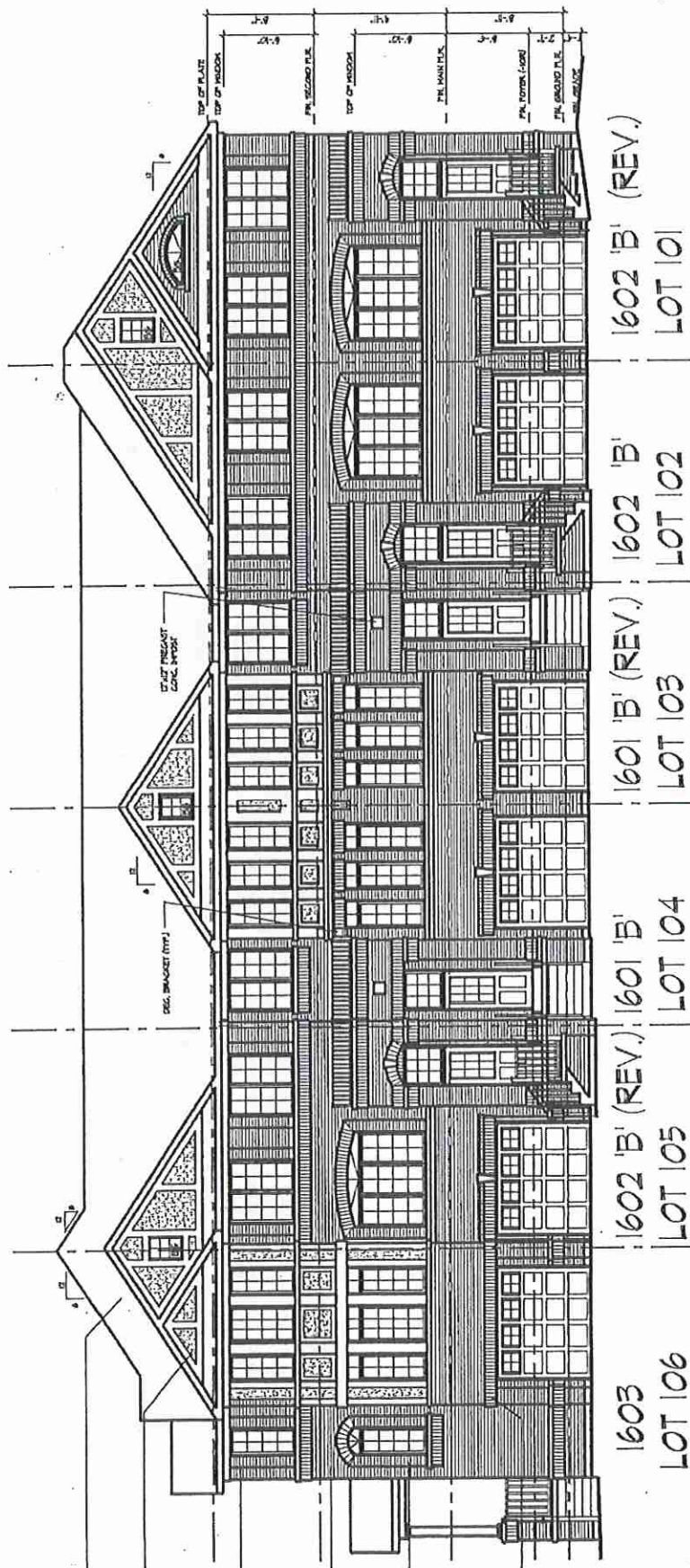
NOT TO SCALE

DATE SITE PLAN

PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



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Files: OZ 03/038 W1
T-M06006 W1

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (June 15, 2011)	<p>There is no additional capacity within the Port Credit/Lakeview communities sanitary sewer system until a new Beachwood Pumping Station has been constructed. Therefore, the Region of Peel, Public Works Department, will not support the applicant's proposal for this development until such time as the required upgrades to Port Credit/Lakeview Sanitary Sewer System are completed. The use of an "H" Holding Provision could be utilized to permit the continued processing of these applications in advance of the completion of the Beechwood Pumping Station.</p> <p>Existing municipal sanitary sewer facilities consist of a 250 mm (10 in.) sewer on Lakeshore Road East and on an easement within the proposed development.</p> <p>The lands are located in Water Pressure Zone 1: Existing municipal water facilities consist of both a 300 mm (12 in.) and a 600 mm (24 in.) diameter watermain on Lakeshore Road East. The water distribution system must be looped in order to provide system security.</p> <p>The proponent must submit a revised Functional Servicing Report to the Region for approval showing proposed water servicing plans for the development.</p> <p>The developer will be required to enter into a Development and/or Servicing Agreement with the City and Region for the construction of municipal sewer and water associated with the lands. These services will be in accordance with the latest Region standards and requirements.</p> <p>Provision shall be made in the Development and / or Servicing Agreement to accommodate or provide the following:</p> <ul style="list-style-type: none"> • payment of the Region's costs for updating its electronic "as constructed" information for the infrastructure installed by the Developer;

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> • maintaining adequate chlorine residuals in the watermains within the subdivision, from the time the watermains are connected to the municipal system until such time as the Region issues final acceptance; • submission of a revised Functional Servicing Report showing the proposed water servicing and sanitary sewer plans for the development; • Restriction on transfer or charge shall be registered on title prohibiting any transfer or charge of lots and blocks without the consent of the Region until all Regional external works to service this development have been completed to the Region's satisfaction; • Prior to the Region granting clearance of the draft plan conditions of this subdivision, the following must be forwarded to the Region's Legal Services Division: a) a copy of the final M-plan; b) a copy of the final 43R-plans; and c) easement and conveyance documents required per the Development and /or Servicing Agreement; • Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. <p>The applicant/owner shall grant/obtain (at no cost to the Region) all necessary easements for Regional infrastructures, as may be required by the Region to service the proposed development and/or external lands.</p> <p>Regional staff have reviewed the Environmental Site Assessment Reports and offer the following comments:</p> <ul style="list-style-type: none"> • The Beaverbook Homes (Lakeshore Village) Project Inc., "Lakeshore Village" Environmental Analysis Report, prepared by Dillon Consulting Limited, dated October 2003, has been reviewed by Regional staff and find the report satisfactory, however, the report could have gone further toward characterizing and planning for natural regeneration along Cooksville Creek. Regional staff also notes that Photos 3 and 4 are missing from the report. • The Review of Phase II Environmental Site Assessment, by AMEC Earth & Environmental Ltd., dated May 21, 2003 has been reviewed. AMEC's lab analysis determined that the levels of arsenic exceeded Provincial criteria for

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	<p>arsenic and acetone on site. AMEC also report that asbestos has been found in a stockpile in the southwest portion of the site. Confirmation of the AMEC findings and a clean up plan for asbestos, arsenic and acetone are needed.</p> <ul style="list-style-type: none"> • The Test Pitting Results, (Addendum to Phase II ESAR Report dated May 2003), prepared by AMEC Earth & Environmental Ltd. has been reviewed by Regional staff and are satisfied with the methodology and findings. No further investigation of acetone is warranted. • Addendum reports have been submitted to address the findings in the Review of Phase II Environmental Site Assessment, by AMEC Earth & Environmental Ltd, dated May 21, 2003. A report or an addendum to the original report is required to address the outstanding concern of arsenic on site.
Dufferin-Peel Catholic District School Board (August 4, 2011)	<p>The School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, the development applications shall include the following as a condition of approval:</p> <p>"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities has been made between the developer/applicant and the School Boards for this plan." If the applications are approved, the School Board has also requested that warning clauses with respect to temporary school accommodation and transportation arrangements be included within the Development and Servicing agreements.</p>
Peel District School Board (August 3, 2011)	<p>The School Board 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</p>

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	applied for these development applications.
Credit Valley Conservation (May 2, 2011)	<p>The March 2010 Functional Servicing Report for the proposed townhouse development is satisfactory to CVC.</p> <p>Satisfactory hydraulic modeling and Floodplain Mapping based on an updated survey and the structural modifications to the culvert below Lakeshore Road East bridge has been provided.</p> <p>All hazard lands (Block 28) are to be designated "Greenbelt" in the Official Plan Amendment.</p> <p>The proposed retaining wall setback of 0.3 m (0.9 ft.) adjacent to the Greenbelt "G1" zone should be limited to Unit 11 only and not apply to any other locations within the "RM6-Exception" Zone. A notation on the site-specific schedule is to be included limiting the exception to Unit 11.</p> <p>The rear yards of Units 24 to 37 inclusive and Units 44 to 46 inclusive are located within 5 m (16.4 ft.) of the Cooksville Creek floodplain. Prior to registration of the subdivision, CVC requires an as-built survey prepared by an Ontario Land Surveyor (OLS) confirming that the finished grade is a minimum of 0.3 m (0.9 ft.) above the floodplain to meet the minimum flood proofing requirements for the above-noted units.</p> <p>The Siltation Control Plan is to be updated prior to the submission of the engineering agreement and plans to the City. An Erosion and Sediment Control Permit and a CVC Permit are to be approved prior to any site grading or infrastructure works commencing. Solid tree hoarding with a silt barrier attached is to be shown on the Sediment Control Plan along the drip-line of the trees located on the CVC-owned Cooksville Creek corridor lands. The drip-line of the trees and barrier location are to be staked in the field by CVC staff with the applicant's surveyor.</p> <p>The following notes are to be added to the drawing: i) Additional erosion and sediment control materials (i.e. silt fence, straw bales, clear stones, etc.) are to be kept on site for</p>

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	<p>emergencies and repairs. ii) Erosion and sediment controls methods are to be continuously evaluated and upgrades are to be implemented, when necessary. iii) An after hours contact number is to be visibly posted on-site for emergencies.</p> <p>CVC requests circulation of any development and servicing agreement in support of the proposal. Additional comments may follow review of the agreements and associated plans.</p> <p>The Existing Conditions and Removals Plan is to be revised to: indicate the private outlet north of Lakeshore Road East to be removed and the valley lands restored; indicate the restoration method and proposed restoration plant materials; remove the redundant wood utility pole; add a note to remove existing chain link fence and debris from the greenbelt; revise the note to "Restore ex. gravel driveway to the satisfaction of the City" by deleting reference to CVC; revise the note to "Fence off access to existing bridge to the satisfaction of the CVC" by deleting reference to City.</p> <p>CVC staff are consulting with the City of Mississauga staff on the appropriate restoration approach for the Cooksville Creek corridor. Additional comments will be forthcoming.</p> <p>The subject property is adjacent to/contains portions of the City's Natural Area Survey (NAS) LV5 Natural Green Space. The development proposal should provide an appropriate buffer to the system in order to preserve ecological integrity. CVC ecology staff recommends a minimum 5 m (16.4 ft.) unmanicured, vegetated buffer be provided from the limits of the NAS.</p> <p>The property is within NAS LV5SMA (Special Management Area). Mississauga Plan indicates that where appropriate SMA's should be restored into Natural Sites or Natural Green Space. For the hazard lands to be dedicated as Greenbelt to the City, CVC ecology staff recommends active restoration which could include enhancement plantings to help extend the community by strategically selecting species that would enhance function and invasive and non-native species management. Restoration should be consistent with the features of Natural Green Space (LV5) with the goal of</p>

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	<p>enhancing the quality and extent of this natural area.</p> <p>CVC ecology staff support the requirement for an Edge Management and Restoration Plan be prepared for the future Greenbelt dedication. CVC staff will provide input into the terms of reference and review of the plan. Invasive and non-native species management could be incorporated as a restoration component of this study.</p> <p>Low Impact Development (LID) stormwater management practices are recommended to protect, enhance and restore natural systems as a priority within the urban environment. CVC staff are available to assist in identifying appropriate stormwater management practices and restoration opportunities for the proposal through the Site Plan Approval process.</p> <p>CVC Subdivision Application Fees remain outstanding.</p> <p>The revised Draft Plan of Subdivision drawing dated January 11, 2011 is to be updated to include the standard notes and the block/area schedule.</p> <p>A Greenbelt restoration plan satisfactory to the City and CVC is to be approved and sufficient securities deposited to the City of Mississauga.</p> <p>The final grading plans for the Greenbelt / residential rear yard interface should have a natural rounded transition at the rear property line.</p> <p>All lands within the Cooksville Creek floodplain and erosion hazard (Block 23) are to be dedicated to the City for conservation purposes.</p> <p>CVC Lands Department staff note that existing agreements indicate that the bridge and light fixtures were installed to service the parking lot east of Cooksville Creek and it is the owner's responsibility, or any successor, to maintain this infrastructure, which is not owned by CVC. In addition, a CVC Access Permit will be required to enter the CVC lands for the removal of the fixtures and fencing-off the bridge.</p>

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	<p>Prior to registration, a Permit is to be received by CVC in accordance with Ontario Regulation 160/06 to address all requirements, including restoration of the Cooksville Creek corridor.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (August 4, 2011)</p>	<p>Issues pertaining to access and potential for traffic signal installation in support of this development are currently under review by the Transportation and Works Department. Such an intersection would provide the future residents with access to the Waterfront Park and Trail System south of Lakeshore Road East.</p> <p>Prior to the enactment of the implementing Zoning By-law Amendment, all greenbelt lands (within the greater of the stability and/or erosion component of the valley slope, Regional Storm Floodplain or the established top-of-bank) shall be deeded gratuitously to the City. Further, prior to the enactment of the implementing Zoning By-law Amendment, an Edge Management and Greenbelt Reinstatement Plan shall be prepared by the applicant and approved by this Department; cash contributions will be required for street tree planting and trail signage installation; securities to ensure the protection of the greenbelt and for buffer and greenbelt regeneration plantings will be required; and hoarding and fencing will be required for the greenbelt lands.</p> <p>Further, prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (August 17, 2011)</p>	<p>The subject property is adjacent to Cooksville Creek and is therefore of high archaeological potential. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p>

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	Clearance from the Ministry of Culture is outstanding and required before the City can clear this requirement.
City Community Services Department – Fire and Emergency Services Division (August 2, 2011)	<p>This proposal is located within the response area of Fire Station 102. At present average travel times to emergencies in this area of the City is 1.0 minute based on normal traffic and weather conditions.</p> <p>Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection services.</p>
City Transportation and Works Department (August 9, 2011)	<p>The City's capital project for the Enlargement of the Cooksville Creek Culvert at Lakeshore Road (PN-05132) has been completed and flood free access is now available to the subject lands from Lakeshore Road East opposite Hampton Crescent. The applicant has paid a cash contribution to the City toward the cost of the culvert enlargement.</p> <p>Since the initial application in 2003, the applicant has modified the proposed condominium tenure to Common Element Condominium and has modified the site servicing, grading and concept plans for the internal private roads and systems to comply with the City's servicing criteria for that tenure. Staff has reviewed and provided comments on a number of renditions to the applicant's plans culminating in the most recent comments provide in April 2011. Prior to the Supplementary Report proceeding, the applicant has been requested to make the appropriate revisions and modifications to the Draft Plan, Concept Plan, Functional Servicing Plans, Grading Plans, Streetscape Plans and reports. An updated traffic study and noise report have also been submitted with the application, which are currently under review. Detailed comments with respect to these aspects will be addressed in the Supplementary Report.</p> <p>The applicant proposes a single access opposite Hampton Crescent to serve as the joint access for the development and the commercial plaza to the east. Prior to approval of the applications in principle, the developer will be required to provide written confirmation from the adjacent landowner to</p>

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	<p>the east that they are agreeable to the joint access and will enter into the appropriate easements and agreements to accommodate the private access and storm drainage systems.</p> <p>The applicant is to provide a letter of reliance from the Geotechnical Consultant allowing the City to rely on the findings of the Phase 2 Environmental Site Assessment Report, the addendum to the Phase 2 Report, and the Asbestos Material Removal and Disposal report. Further comments/conditions will be provided pending the review of the foregoing prior to the Supplementary Report proceeding.</p>
<p>CN Rail (August 17, 2011)</p>	<p>The provided noise report has been reviewed and is satisfactory to CN Rail. Please note that if the subject applications have not been considered by Council prior to the release of updated Metrolinx commuter traffic forecasts, the noise report will require an update to accommodate the new forecasts.</p> <p>Storm drainage will not be adversely affected on the existing railway right-of-way and is therefore acceptable. The proposed safety berm does not conform to standard requirements, however, due to complications related to the location of the existing storm sewer easement, it is acceptable in this instance.</p> <p>As a noise barrier is not proposed, it is recommended that the berm be landscaped with vegetative screening to minimize the shock impact of high speed trains operating in the adjacent rail corridor. The proposed chain link fencing is acceptable.</p> <p>The developer will be required to enter into the standard form agreement along with an environmental easement being registered on title.</p>
<p>Other City Departments and External Agencies</p>	<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> <p>City of Mississauga - Development Services City of Mississauga – Economic Development Office Bell Canada</p>

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Files: OZ 03/038 W1
T-M06006 W1

Agency / Comment Date	Comment
	Canada Post Credit Valley Hospital Enersource Hydro Mississauga
	The following external agencies were circulated the applications but provided no comments: Conseil Scolaire de District Centre-Sud-Ouest Conseil Scolaire de District Catholique Centre-Sud Enbridge Consumers Gas GO Transit Hydro One Networks Rogers Cable Trillium Health Centre

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Files: OZ 03/038 W1
T-M06006 W1

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"> 19 Kindergarten to Grade 8 11 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Hartsdale Public School <ul style="list-style-type: none"> Enrolment: 471 Capacity: 354 Portables: 10 Cawthra Park Secondary School <ul style="list-style-type: none"> Enrolment: 1,302 Capacity: 1,044 Portables: 4 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 9 Junior Kindergarten to Grade 8 6 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> St. Dominic Elementary School <ul style="list-style-type: none"> Enrolment: 297 Capacity: 259 Portables: 6 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 757 Capacity: 807 Portables: 0

2025214 Ontario Limited

Files: OZ 03/038 W1
T-M06006 W1

Proposed Zoning Standards

"C4- Exception" Zone

Proposed Uses:

- Retail store;
- Veterinary Clinic;
- Personal Service Establishment;
- Repair Establishment;
- Office;
- Medical Office; and,
- Dwelling unit located above a commercial unit.

Proposed Regulations:

- Maximum number of live/work units – 15;
- Maximum Gross Floor Area – 3 906 m² (42,045 sq. ft.);
- Maximum Gross Floor Area – Non-residential of each live/work unit - 94 m² (1,011.8 sq. ft.);
- Maximum front yard – 5.2 m (17 ft.);
- Maximum exterior side yard – 6.5 m (21.3 ft.);
- Minimum interior side yard adjacent to a "G1" zone – 4.15 m (13.6 ft.);
- Maximum building height with a sloped roof – 16.0 m (52.4 ft.)
- Minimum landscaped buffer adjacent to a "G1" zone – 4.15 m 13.6 ft.);
- Exclusion of provisions pertaining to the maximum length of a streetwall on the first storey which may be used to access residential uses above the first storey;
- Maximum projection of steps, balconies and porches into a required yard – 1.5 m (4.9 ft.);
- Maximum projection of awnings into a required yard – 0.5 m; (1.6 ft.);
- Required parking may be provided on lands zoned "RM6-Exception".

"RM6-Exception" Zone

Proposed Regulations:

- Maximum driveway width – 5.0 m (16.4 ft.);
- Minimum setback of a retaining wall to a "G1" zone (for unit 11 only) – 0.3 m (0.9 ft.);
- Maximum encroachment of a balcony, window projection, chimney, heating or air conditioning equipment, pilaster or corbel into a required yard – 1.55 m (5.0 ft.); and,
- Required parking may be provided on lands zoned "C4-Exception".

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Files: OZ 03/038 W1
T-M06006 W1

Recommendation PDC-0048-2011

- "1. That the Report dated August 30, 2011, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Business Employment" to "Residential - Medium Density I", "Mainstreet Commercial" and "Greenbelt" and to change the Zoning from "E2" (Employment) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "C4-Exception" (Mainstreet Commercial), "B" (Buffer) and "G1" (Greenbelt - Natural Hazards) to permit 118 townhouse units and 15 live/work units on a common element condominium private road, under files OZ 03/038 W1 and T-M06006 W1, 2025214 Ontario Limited, 565 Lakeshore Road East, north side of Lakeshore Road East, west of Cawthra Road, be received for information.
2. That the correspondence dated September 19, 2011 from Zool Kassum, Bayfield Management Limited along with letter dated September 14, 2011 from M.J. Amini, Manager Trillium Inspection, Testing and Constructing Services Limited, be received.
3. That Planning and Building Department staff evaluate the appropriateness of securing public benefits under the provisions of Section 37 of the Planning Act, and make appropriate recommendations within the Supplementary Report."

**PART OF SCHEDULE 10 LAND USE DESIGNATIONS
OF MISSISSAUGA OFFICIAL PLAN**

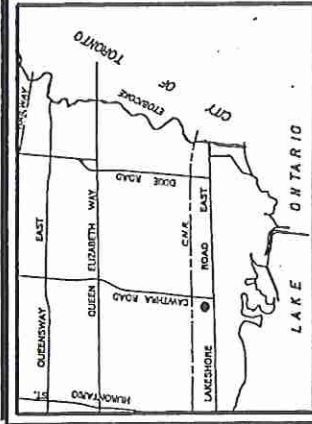
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|--|----------------------------|--|---------------------|
| | Residential Low Density I | | Business Employment |
| | Residential Low Density II | | Industrial |
| | Residential Medium Density | | Airport |
| | Residential High Density | | Institutional |
| | Downtown Mixed Use | | Public Open Space |
| | Downtown Core Commercial | | Private Open Space |
| | Mixed Use | | Greenbelt |
| | Convenience Commercial | | Parkway Belt West |
| | Motor Vehicle Commercial | | Utility |
| | Office | | To Be Determined |

- LAND USE LEGEND**
- Heritage Conservation District
 - 1984 NRP/2000 NSE
 - Composite Noise Contours
 - LBPIA Operating Area Boundary
 - See Aircraft Noise Policies
 - LBPIA Operating Area
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
- CITY STRUCTURE**
- Elemental
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
- Other Symbols:**
- Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

NOTE: The "Mixed Use" Policies under Mississauga Official Plan are currently under city-wide appeal

SUBJECT LANDS

SUBJECT: 2025214 ONTARIO LIMITED



FILE NO:
OZ 03/038 W1
& T-M06006 W1

DWG. NO:
03038L_MOP

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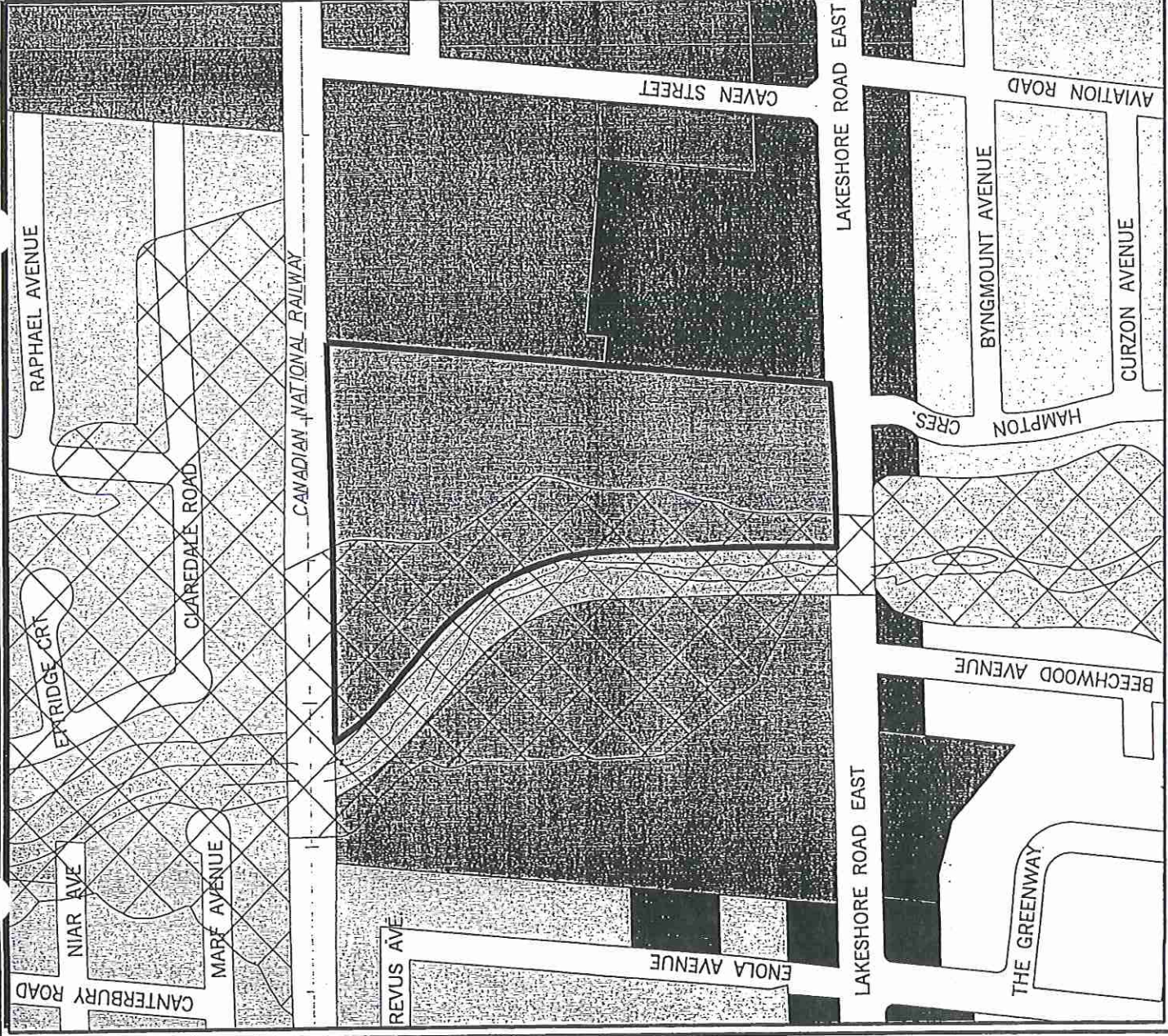
DATE:
2013/06/24

DRAWN BY:
A.SHAH

APPENDIX S-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "RESIDENTIAL MEDIUM DENSITY" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC PRIVATE ROAD) TO PERMIT 118 TOWNHOUSE UNITS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "MIXED USE" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "C4-EXCEPTION" (MIXED USE) TO PERMIT 15 LIVE/WORK UNITS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "RESIDENTIAL MEDIUM DENSITY" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "B" (BUFFER) TO PERMIT A BERM.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "GREENBELT" AND PROPOSED REZONING FROM "E2" (EMPLOYMENT) TO "G1" (GREENBELT) TO PROTECT A NATURAL HERITAGE FEATURE.

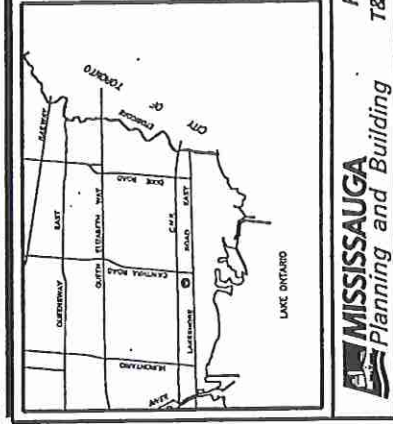
NOTE: THE "MIXED USE" POLICIES UNDER MISSISSAUGA OFFICIAL PLAN ARE CURRENTLY UNDER CITY-WIDE APPEAL.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.

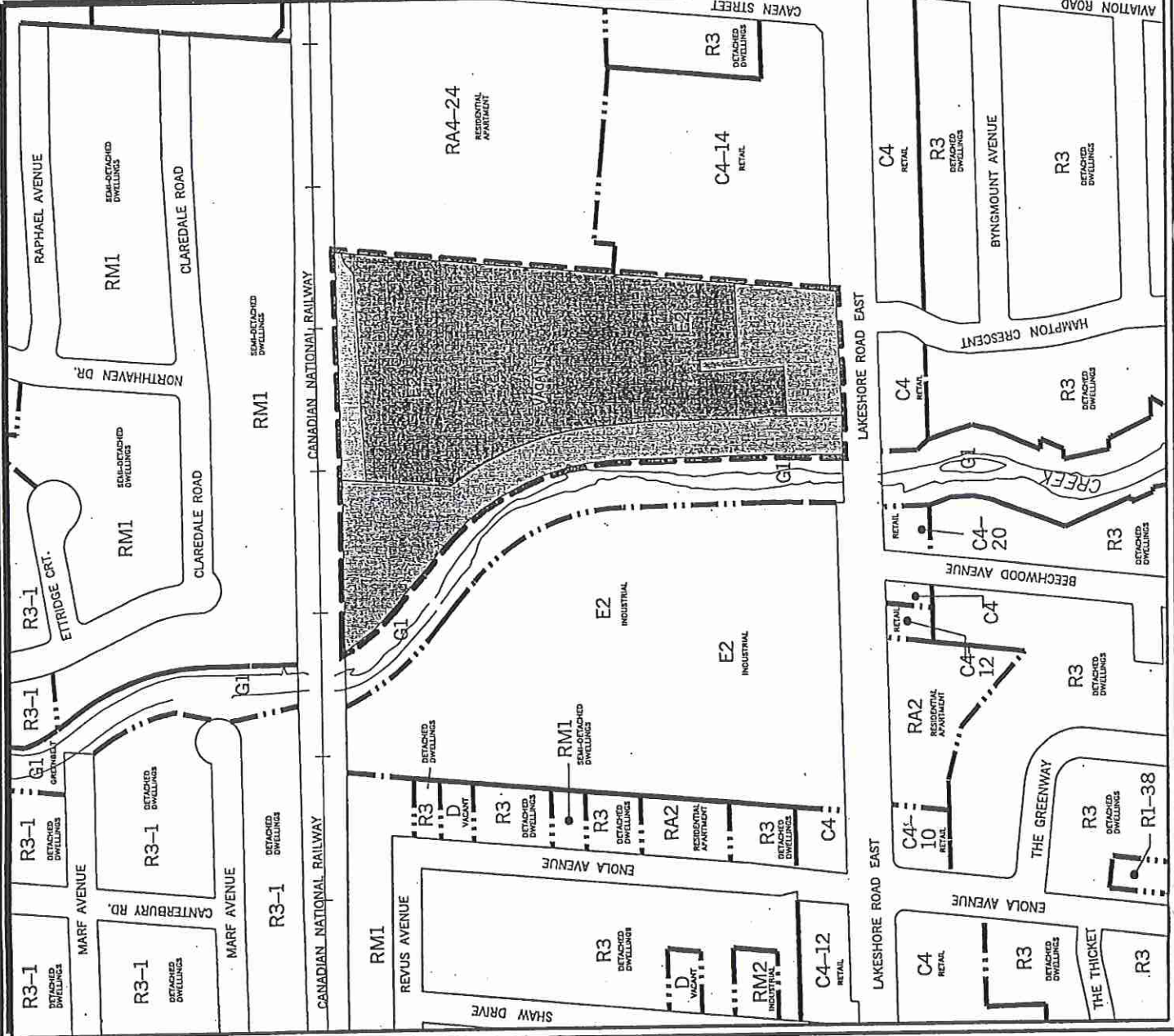


SUBJECT: 2025214 ONTARIO LIMITED

FILE NO: OZ 03038 W1 T-M06006 W1	APPENDIX 54
DWG. NO: 03038A	
SCALE: 1:4000	PDC DATE: 2019/06/24
DRAWN BY: A-SHAH	Produced by T&W, Geomatics



MISSISSAUGA
Planning and Building





SCHEDULE A
CONDITIONS OF APPROVAL

FILE: T-M06006 W1

SUBJECT: Draft Plan of Subdivision
565 Lakeshore Road East
Part of Lots 11 and 12, Concession 2, S.D.S.
North side of Lakeshore Road East, west of Cawthra
Road
City of Mississauga
2025214 Ontario Limited

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

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

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated July 13, 2011.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape

plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements and greenbelt lands to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 9.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 10.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 11.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

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

2025214 Ontario Limited

Files: OZ 03/038 W1
T-M06006 W1

Proposed Zoning Standards

	Base "C4" Zoning By-law Standard	Proposed "C4-Exception" By-law Standard
Permitted Uses	Variety of commercial uses	15 live/work units
Maximum gross floor area - non-residential	n/a	94 m ² (1,012 sq. ft.)
Minimum gross floor area - non-residential	n/a	50 m ² (538 sq. ft.)
Minimum Lot Area – Interior Lot	n/a	115 m ² (1,238 sq. ft.)
Minimum Lot Area – Exterior Lot	n/a	190 m ² (2,045 sq. ft.)
Minimum Lot Frontage – Interior Lots	n/a	5.0 m (16.4 ft.)
Minimum Lot Frontage – Exterior Lots	n/a	8.3 m (27.2 ft.)
Minimum Unit Width	n/a	5.0 m (16.4 ft.)
Minimum Front Yard	0 m (0 ft.)	0.7 m (2.3 ft.)
Minimum Interior Side Yard - Attached Side	0 m (0 ft.) - when abutting a C4 zone	0 m (0 ft.)
Minimum Interior Side Yard - Unattached Side	0 m (0 ft.) - when abutting a C4 zone	4.0 m (13.1 ft.)
Minimum Exterior Side Yard - Lot with an exterior side lot line abutting a CEC – private road	n/a	3.9 m (12.8 ft.)
Minimum Exterior Side Yard - Lot with an exterior side lot line abutting a CEC - sidewalk	n/a	1.9 m (6.2 ft.)
Maximum exterior side yard	3.0 m (9.8 ft.)	n/a
Minimum setback from a garage face to a street, CEC-private road or CEC-sidewalk	n/a	6.0 m (19.7 ft.)
Maximum Height	16 m (52.5 ft.) and three storeys	16 m (52.5 ft.)
Note: The implementing Zoning By-law may require other provisions to be consistent with the Concept Plan		

	Base "RM6" Zoning By-law Standard	Proposed "RM6- Exception" By-law Standard
Minimum Lot Area	115 m ² (1,238 sq. ft.) - Interior Lot 190 m ² (2,045 sq. ft.) - Corner Lot	115 m ² (1,238 sq. ft.) - Interior Lot 190 m ² (2,045 sq. ft.) - Corner Lot
Minimum Lot Frontage – Interior Lots	5.0 m (16.4 ft.)	5.0 m (16.4 ft.)
Minimum Lot Frontage – Exterior Lots	8.3 m (27.2 ft.)	8.3 m (27.2 ft.)
Minimum Unit Width	5 m (16.4 ft.)	5 m (16.4 ft.)
Minimum Front Yard	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)
Minimum Interior Side Yard - Attached Side	0 m (0 ft.)	0 m (0 ft.)
Minimum Interior Side Yard - Unattached Side	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
Minimum exterior side yard - Lot with an exterior side lot line abutting a CEC private road	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum setback from a garage face to a street, CEC-private road or CEC-sidewalk.	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Maximum Height – highest ridge	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Maximum driveway width	3.0 m (9.8 ft.)	3.0 m (9.8 ft.) – single car garage 5.0 m (16.4 ft.) – double car garage
Note: The implementing Zoning By-law may require other provisions to be consistent with the Concept Plan		