

Corporate Services Department  
Legislative Services Division  
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



Leading today for tomorrow

FAX: 905-615-4181  
www.mississauga.ca

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October 10, 2014

Mr. John Hardcastle  
Manager  
Development Services  
Public Works  
Region of Peel  
10 Peel Centre Drive, 6<sup>th</sup> Floor, Room 601  
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 12  
North side of Lakeshore Road West, east of Clarkson Road North  
File: OPA 12 – Ward 2

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This is further to the Notice of Decision given on September 19, 2014 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 12, was enacted by By-law 0226-2014.

Since no appeals were received during the prescribed period within which appeals could be made, this Amendment came into force on October 10, 2014.

Enclosed for your records is executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk and  
Manager Legislative Services  
Corporate Services Department  
905-615-3200 ext-5421

:mj

cc:

C. Gucciardi, Manager, Development Services, Planning & Building (via email)  
David Breviglieri, Planner, Planning & Building (via email)  
Owner: 2286974 Ontario Inc. 1944 Fowler Dr. Mississauga, ON L5K 0A1  
Planning Notification List (via email)

# DECLARATION

Subsection 17 of the Planning Act

**Applicant:** City of Mississauga

**Municipality** City of Mississauga  
**Our File:** OPA 12

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 10, 2014 when By-law Number 0226-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on September 19, 2014.
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.

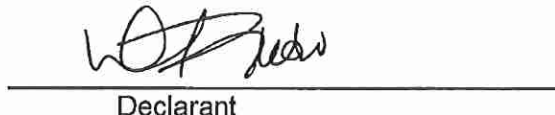
Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 10th day of October, 2014.

  
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.*



**PLANNING ACT  
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND  
A ZONING BY-LAW BY  
THE CORPORATION OF THE CITY OF MISSISSAUGA  
BILL 51**

DATE OF NOTICE	September 19, 2014	
OPA NUMBER	OPA 12 (By-law 0226-2014)	
ZONING BY-LAW NUMBER	0227-2014	
DATE PASSED BY COUNCIL	September 10, 2014	
LAST DATE TO FILE APPEAL	October 9, 2014	
FILE NUMBER	OZ 12/010	Ward 2
APPLICANT	Bousfields Inc.	
PROPERTY LOCATION	North side of Lakeshore Road West, east of Clarkson Road North	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:

[www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices), or in person at the Office of the City Clerk, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 12 is in full force and effect.

A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, no later than the 9<sup>th</sup> day of October, 2014.

**The Notice of Appeal must:**

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) 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.on.ca](http://www.omb.gov.on.ca).

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed 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 by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Diana Rusnov, Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 5421

Corporate Services Department  
Legislative Services Division  
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
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September 19, 2014

Mr. John Hardcastle  
Manager  
Development Services  
Public Works  
Region of Peel  
10 Peel Centre Drive, Suite A, 6<sup>th</sup> Floor, Room 601  
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 12  
North side of Lakeshore Road West, east of Clarkson Road North.  
File: OZ 12/010 – OPA 12 - Ward 2

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Please find enclosed the Notice of Decision for Official Plan Amendment 12 and duplicate original copy of the amendment. This amendment was adopted by Council on September 10, 2014, by By-law 0226-2014. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with PDC Recommendation Number 0014-2014 adopted by City Council on March 5, 2014.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, minutes of the Planning & Development Committee meeting of February 24, 2014.

Yours truly,

Diana Rusnov, Deputy Clerk and  
Manager Legislative Services  
Corporate Services Department  
905-615-3200 X 5421

: mj

cc:

David Breveglieri, Planning and Building (Working copy of Amendment)  
Carmen Gucciardi, Planning and Building (Viewing copy of Amendment)  
Applicant – Bousfields Inc. 3 Church St. Suite 200, Toronto, ON M5E 1M2 (Certified working copy of Amendment)  
Owner – 2286974 Ontario Inc. 1944 Fowler Dr. Mississauga, ON L5K 0A1 (Notice of Decision and By-law)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0227-2014

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law, and may impose a holding symbol or provision;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by replacing the following Exception Table:

4.15.3.46	Exception: RA2-46	Map # 10	By-law
In a RA2-46 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Use</b>			
4.15.3.46.1	(1) Retail store (2) Personal Service Establishment (3) Office (4) Medical Office (5) Real estate office (6) Financial Institution (7) Commercial School		
<b>Regulations</b>			
4.15.3.46.2	The provisions contained in Subsection 2.1.14 and the regulations of Lines 13.3, 13.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.46.3	Maximum floor space index - apartment dwelling zone		1.8
4.15.3.46.4	Maximum number of dwelling units		300
4.15.3.46.5	Maximum gross floor area - apartment dwelling zone		27 960 m <sup>2</sup>
4.15.3.46.6	Maximum gross floor area - non-residential		360 m <sup>2</sup>
4.15.3.46.7	Maximum height		20 m and 6 storeys
4.15.3.46.8	A parking structure completely below finished grade may project outside of the buildable area identified on Schedule RA2-46 of this Exception		
4.15.3.46.9	Minimum number of parking spaces per one-bedroom apartment dwelling unit		1.1
4.15.3.46.10	Minimum number of parking spaces per two-bedroom apartment dwelling unit		1.3

4.15.3.46	Exception: RA2-46	Map #10	By-law:
4.15.3.46.11	Maximum projection of a balcony or porch outside a buildable area identified on Schedule RA2-46 of this Exception		1.8 m
4.15.3.46.12	Retail store, personal service establishment, office, medical office, financial institution and commercial school shall only be located within the first storey		
4.15.3.46.13	Driveways, parking areas and aisles may be shared with abutting lands zoned C4-45		
4.15.3.46.14	Minimum number of shared visitor/commercial parking spaces with lands zoned C4-45		94
4.15.3.46.15	Minimum depth of a landscaped buffer along Lakeshore Road West		0.0 m
4.15.3.46.16	For the purposes of this section a 5.0 m buffer is a natural protection area		
4.15.3.46.17	All site development plans shall comply with Schedule RA2-46 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-46 by further amendment to Map 10 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) submission of a satisfactory site plan, grading plan, drainage plan, streetscape plan, acoustical report, functional servicing report, servicing plans, reference plan, and a slope stability analysis;</li> <li>(2) submission of technical reports related to the construction of the Turtle Creek culvert, issuance of permit from CVC and construction of the culvert;</li> <li>(3) submission of a final Phase 1 and Phase 2 Environmental Site Assessment, Clean Up Report and additional documentation submitted in support of the Record of Site Condition, including a letter of reliance for all reports, and a signed copy of the Record of Site Condition. The Record of Site Condition to be filed on the Environmental Site Registry;</li> <li>(4) submission of a restoration planting plan and erosion and sediment control drawings to the satisfaction of CVC and the City;</li> <li>(5) delivery of executed Development and Servicing Agreement in a form satisfactory to the City addressing and agreeing to: gratuitous dedication to the City of all greenbelt lands and associated buffers; installation of municipal services and associated works in support of the development; decommissioning of the existing storm sewers; PUCC approval; any necessary reciprocal easements for shared access, services and facilities associated with the future condominium development; any road/boulevard improvement works along Lakeshore Road; parkland and greenbelt protection and reinstatement, tree protection hoarding and chain link fencing for the adjacent</li> </ol>			

4.15.3.46	Exception: RA2-46	Map #10	By-law
Holding Provision (continued)	park and greenbelt lands; implementation of warning clauses, requirements prior to Site Plan approval; any additional securities, cash contributions, fees, and insurance; execution and delivery of any other agreements as required to the satisfaction of the City;		
(6)	satisfactory arrangements with the Region of Peel, Public Works Department with respect to provisions for Regional services;		
(7)	execution of a Section 37 – Public Benefits agreement to the satisfaction of the City;		
(8)	design and installation of the Clarkson-Lorne Park entry feature within the municipal right-of-way to the satisfaction of the City.		

2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by replacing the following Exception Table:

6.2.5.45	Exception C4-45	Map # 10	By-law
In a C4-45 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following regulations shall apply:			
<b>Regulations</b>			
6.2.5.45.1	Minimum depth of a landscaped buffer measured from a Residential Zone		0.0 m
6.2.5.45.2	Driveways, parking areas and aisles may be shared with abutting lands zoned RA2-46		
6.2.5.45.3	Minimum number of shared visitor/commercial parking spaces with lands zoned RA2-46		94
<b>Holding Provision</b>			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-C4-45 by further amendment to Map 10 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:			
(1)	submission of a satisfactory site plan, grading plan, drainage plan, streetscape plan, acoustical report, functional servicing report, servicing plans, reference plan, and a slope stability analysis;		
(2)	submission of technical reports related to the construction of the Turtle Creek culvert, issuance of permit from CVC and construction of the culvert;		
(3)	submission of a final Phase 1 and Phase 2 Environmental Site Assessment, Clean Up Report and additional documentation submitted in support of the Record of Site Condition, including a letter of reliance for all reports, and a signed copy of the Record of Site Condition. The Record of Site Condition to be filed on the Environmental Site Registry;		
(4)	submission of a restoration planting plan and erosion and sediment control drawings to the satisfaction of CVC and the City;		

6.2.5.45	Exception C4-45	Map #.10	By-law:
Holding Provision (continued)	(5)	delivery of executed Development and Servicing Agreement in a form satisfactory to the City addressing and agreeing to: gratuitous dedication to the City of all greenbelt lands and associated buffers; installation of municipal services and associated works in support of the development; decommissioning of the existing storm sewers; PUCG approval; any necessary reciprocal easements for shared access, services and facilities associated with the future condominium development; any road/boulevard improvement works along Lakeshore Road; parkland and greenbelt protection and reinstatement, tree protection hoarding and chain link fencing for the adjacent park and greenbelt lands; implementation of warning clauses, requirements prior to Site Plan approval; any additional securities, cash contributions, fees, and insurance; execution and delivery of any other agreements as required to the satisfaction of the City;	
	(6)	satisfactory arrangements with the Region of Peel, Public Works Department with respect to provisions for Regional services;	
	(7)	execution of a Section 37 – Public Benefits agreement to the satisfaction of the City;	
	(8)	design and installation of the Clarkson-Lorne Park entry feature within the municipal right-of-way to the satisfaction of the City.	

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 12 is in full force and effect.

ENACTED and PASSED this 10 day of September 2014.

per: Kelly Grew  
 Date Sept 3/14

[Signature]  
 MAYOR  
Crystal Grew  
 CLERK



APPENDIX "A" TO BY-LAW NUMBER 0227-2014

Explanation of the Purpose and Effect of the By-law

To permit a 300 unit, six storey apartment building and ground floor commercial uses with a maximum gross floor area of 360 m<sup>2</sup>.

This By-law replaces the "RA2-46" and "C4-45" zoning of the property outlined on the attached Schedule "A".

The existing "RA2-46" permits a 210 unit apartment building with a maximum height of 6 storeys and 32 townhouse units.

The existing "C4-45" permits a maximum of 4 townhouse units with commercial uses permitted on the ground floor.

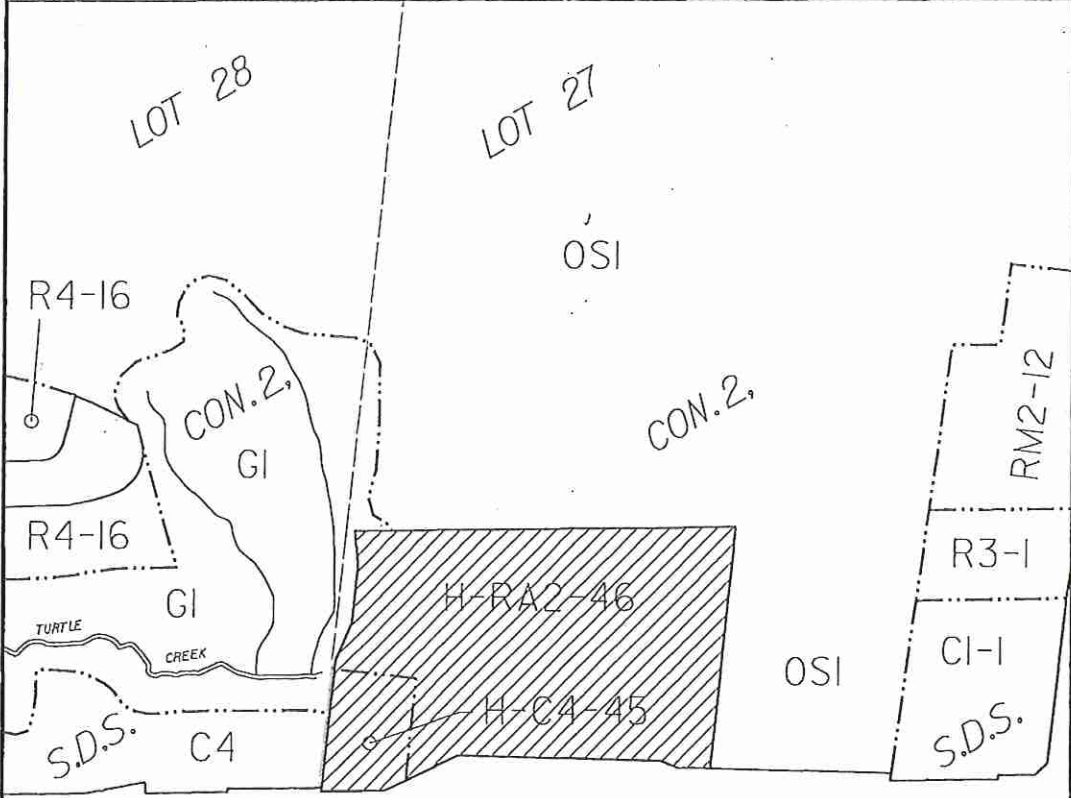
Upon removal of the "H" provision, the "RA2-46" zone will permit a 300 unit apartment building with a maximum height of 6 storeys and a maximum non-residential gross floor area of 360 m<sup>2</sup> and the "C4-45" will permit mainstreet commercial uses.

Location of Lands Affected

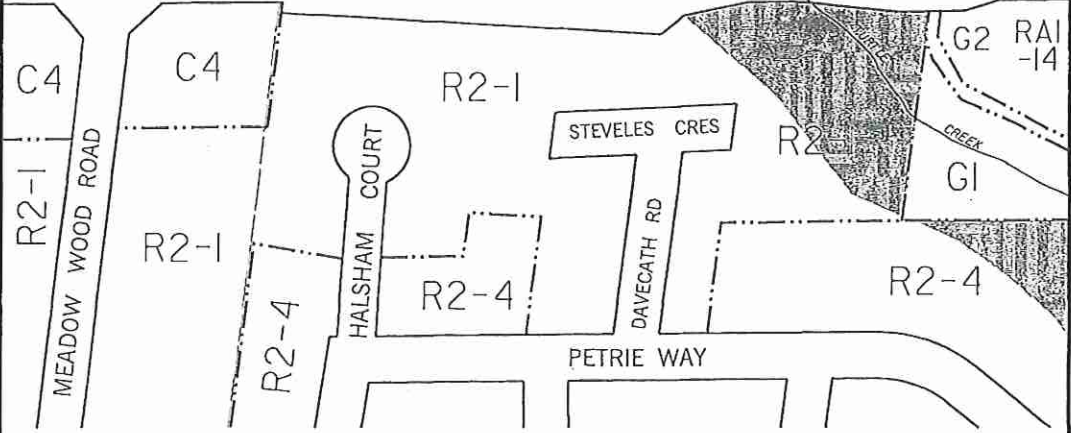
North side of Lakeshore Road West, east of Clarkson Road North, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from David Breveglieri of the City Planning and Building Department at 905-615-3200 ext. 5551.

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LAKESHORE ROAD WEST



GREENBELT OVERLAY

This Is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B" TO  
 BY-LAW 0227-2014  
 Sept. 10, 2014



Note:  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.

This is not a Plan of Survey.

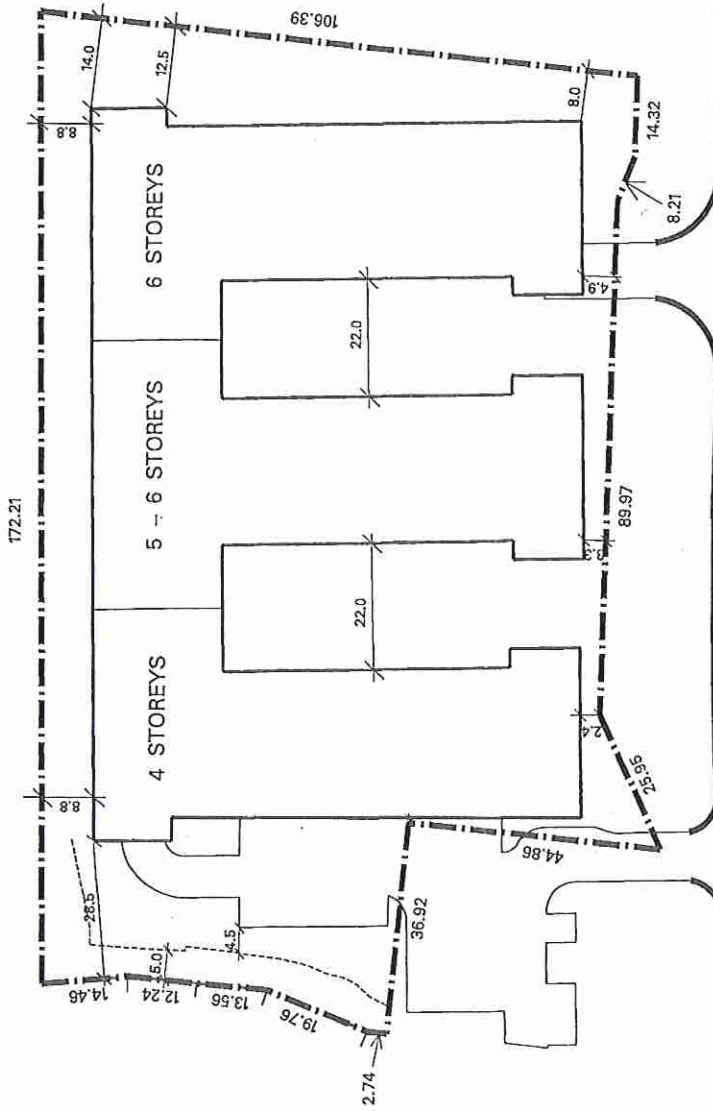
BUILDABLE AREAS



BUFFER LINE



### CITY OF MISSISSAUGA



THIS IS SCHEDULE "RA2-46"

## LAKESHORE ROAD WEST

AS ATTACHED TO BY-LAW 0227-2014

PASSED BY COUNCIL ON Sept 10, 2014

Amendment No. 12

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0226-2014

A by-law to Adopt Mississauga Official Plan Amendment No. 12

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

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region 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. 12, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The following text and attached Maps "A", "B", "C", and "D", constitute Amendment No. 12 to Mississauga Official Plan, specifically the Clarkson Village Community Node Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 10 day of September, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA	
per: <u>Kelly Jervo</u>	
Date: <u>Sept 8/14</u>	

  
MAYOR

  
CLERK

Amendment No. 12  
to  
Mississauga Official Plan  
for the  
City of Mississauga Planning Area

The following text and map designated Maps "A", "B", "C", and "D" attached hereto constitutes Amendment No. 12.

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

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

Appendix II is a copy of the Planning and Building Department report dated February 4, 2014, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to revise the Special Site Policy to permit a six storey apartment building with ground floor commercial uses, and to remove the Natural Hazards from a portion of the site.

## LOCATION

The lands affected by this Amendment are located on the north side of Lakeshore Road West, east of Clarkson Road North. The subject lands are located in the Clarkson Village Community Node Character Area, as identified in Mississauga Official Plan.

## BASIS

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.

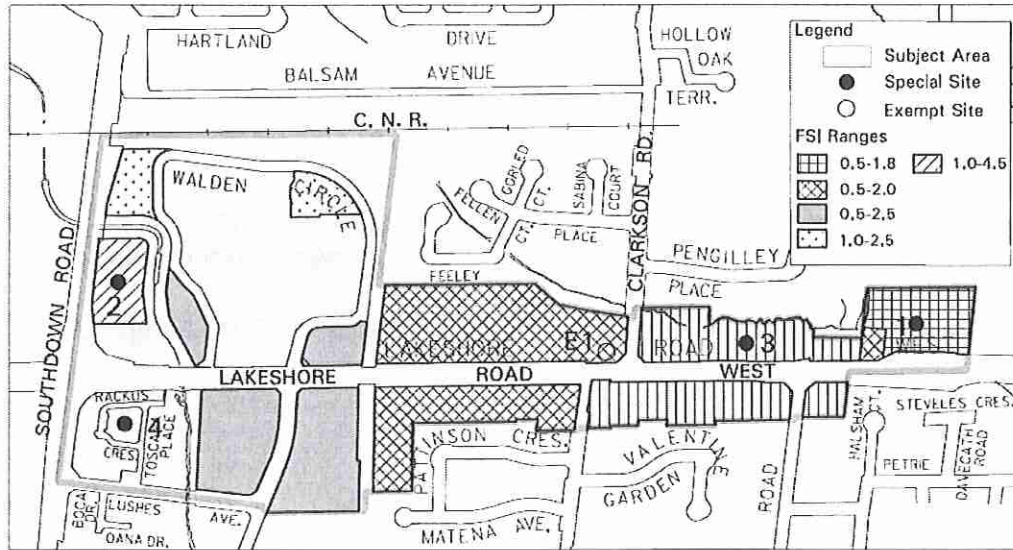
The subject lands are designated Residential High Density which permits apartment dwellings and are within an area subject to Special Site policies. The policies permit a maximum of 210 apartment units with a maximum height of six stories and 32 townhouse dwellings.

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

1. 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.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Map 14-2: Clarkson Village Community Node Character Area is hereby deleted and replaced with the following:



Map 14-2: Clarkson Village Community Node Character Area

2. Section 14.2.4.1.2, Site 1, Special Site Policies, Clarkson Village Community Node of Mississauga Official Plan, is hereby deleted and replaced with the following:

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

- a. the maximum *floor space index (FSI)* will be 1.8; and
  - b. office and commercial uses will be permitted.
3. Schedule 1 – Urban System, of Mississauga Official Plan is hereby amended by removing a portion of the Green System, as shown on Map 'A' of this Amendment.
  4. Schedule 1a – Urban System - Green System, of Mississauga Official Plan is hereby amended by removing a portion of the Green System, as shown on Map 'B' of this Amendment.
  5. Schedule 3 – Natural System, of Mississauga Official Plan is hereby amended by removing a portion of the Natural Hazards, as shown on Map 'C' of this Amendment.
  6. Schedule 10 – Land Use Designations, of Mississauga Official Plan is hereby amended by removing a portion of the Natural Hazards, as shown on Map 'D' of this Amendment.



### IMPLEMENTATION

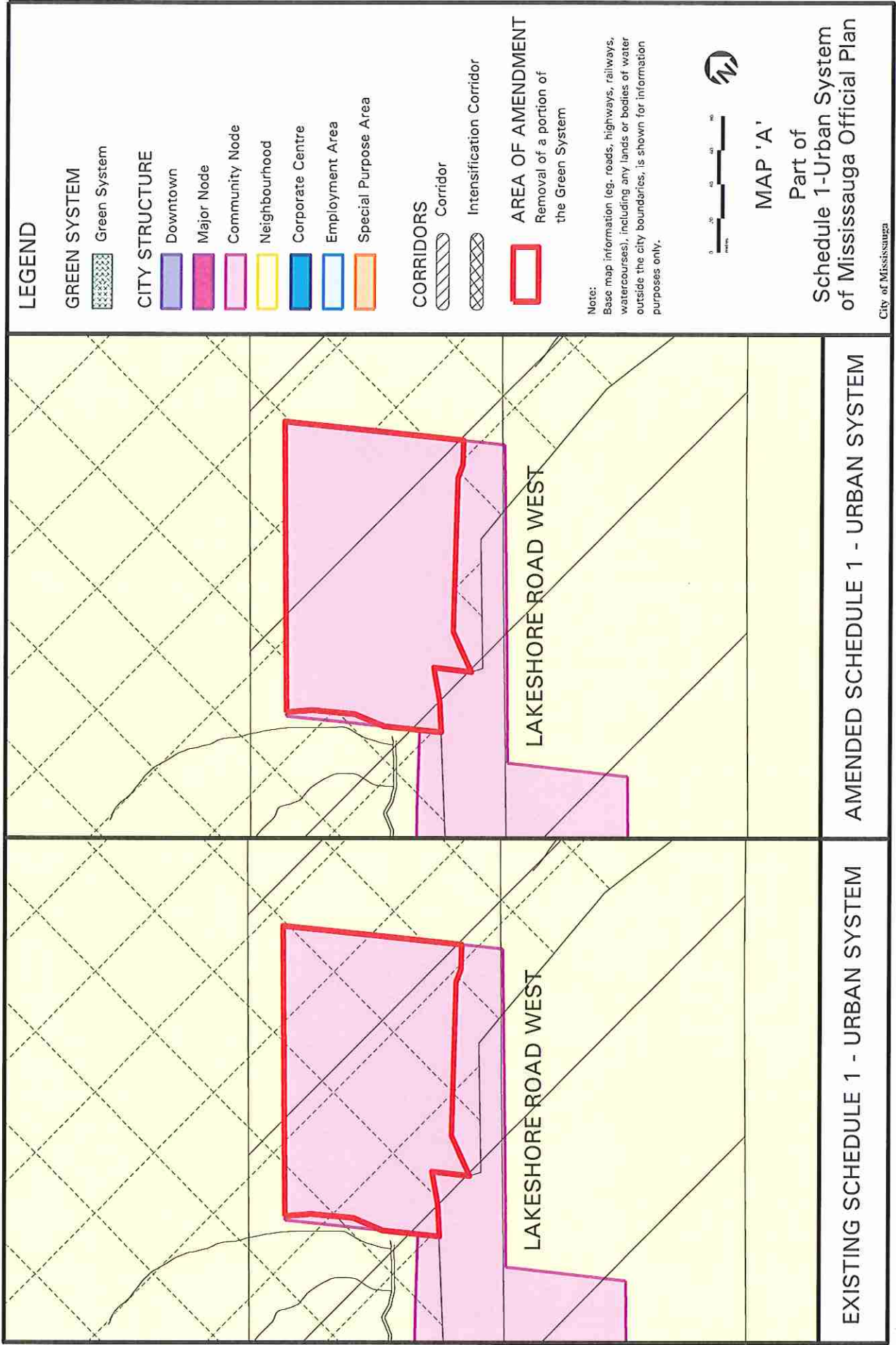
Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

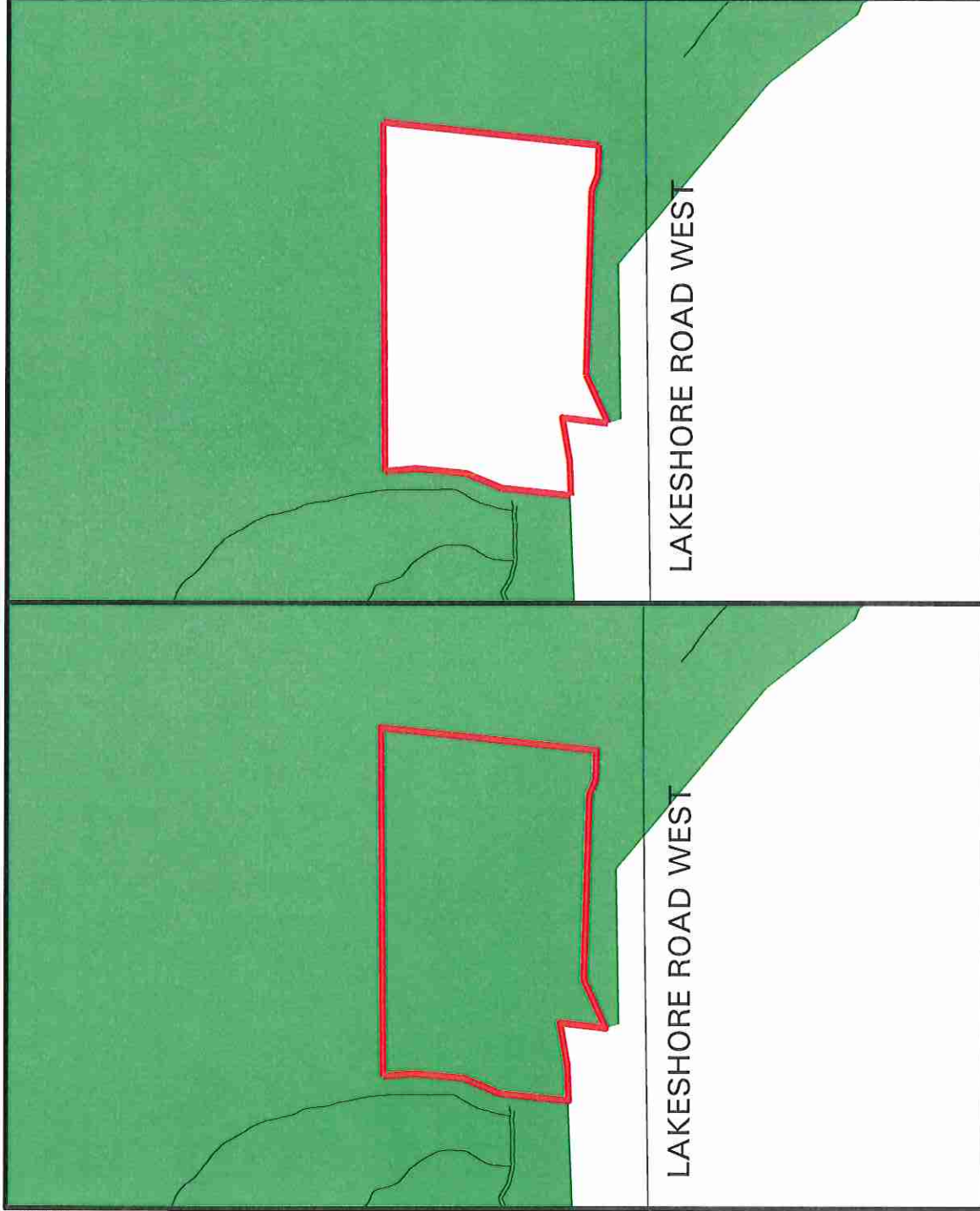
The lands will be rezoned to implement this Amendment.

### 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.





**AREA OF AMENDMENT**  
Removal of a portion  
of the Green System



**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.



MAP 'B'



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

EXISTING SCHEDULE 1a  
URBAN SYSTEM - GREEN SYSTEM





AMENDED SCHEDULE 1a  
URBAN SYSTEM - 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
-  AREA OF AMENDMENT  
Removal of Natural Hazards from the Subject Lands

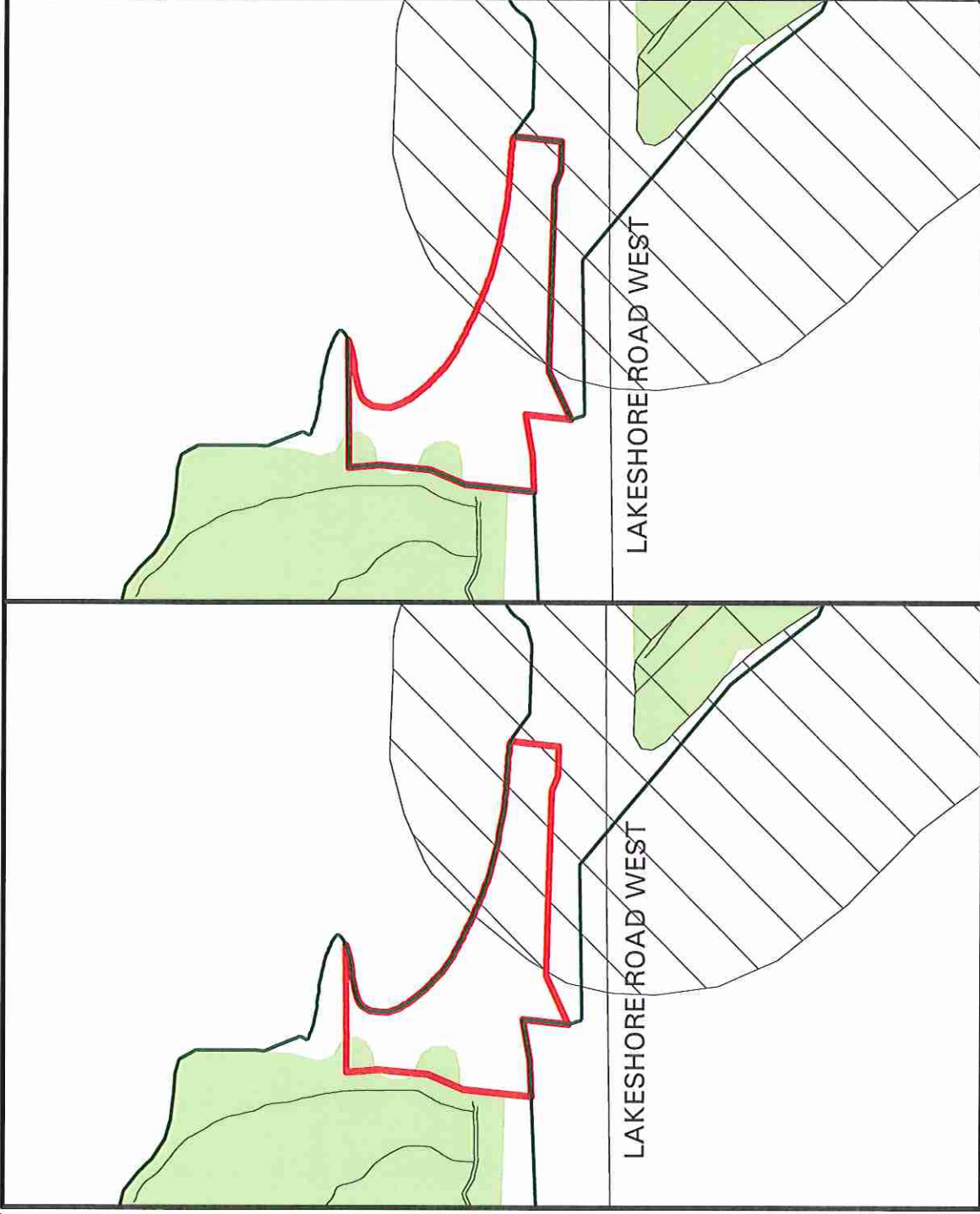
### Notes:

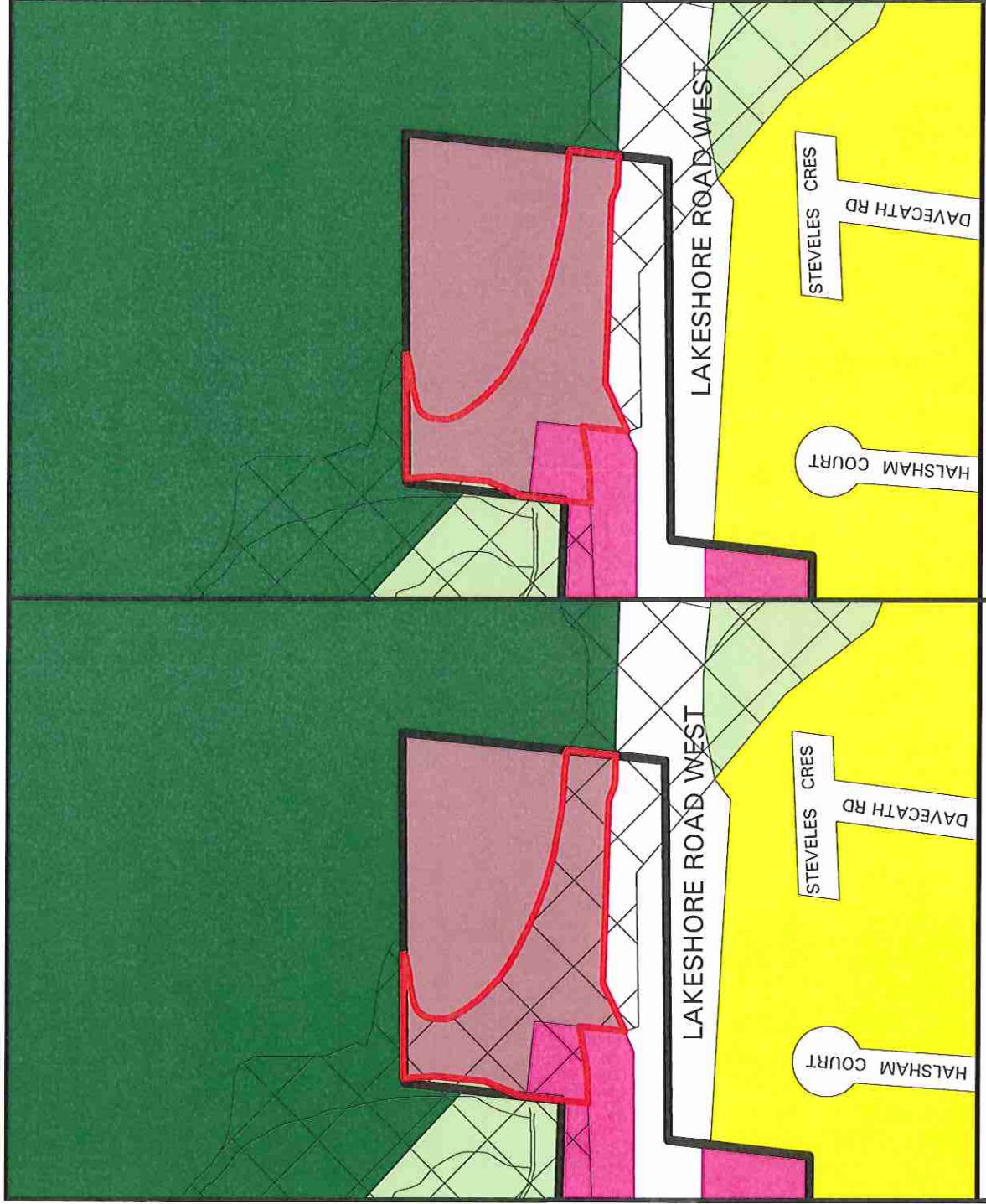
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.



## MAP 'C'

Part of Schedule 3  
Natural System  
of Mississauga Official Plan





- 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
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenbelt
  - Parkway Belt West
  - Utility
  - To Be Determined

- LAND USE LEGEND**
- Heritage Conservation District
  - 1995 NEP/2000 NEF
  - Composite Noise Contours
  - LBPIA Operating Area Boundary
  - See Aircraft Noise Policies
  - Area Exempt from LBPIA Operating Area
  - Natural Hazards
  - Civic Centre (City Hall)
  - City Centre/Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

- CITY STRUCTURE Elements**
- Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - ND2 Region of Peel Non-Decision
  - Corporate Centre
  - Employment Area
  - Special Purpose Area

- AREA OF AMENDMENT**
- Removal of a portion of the Natural Hazards



MAP 'D'

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan

City of Mississauga

AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

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 May 27, 2013 in connection with this proposed Amendment.

A number of area residents were in attendance at the meeting and raised issues that have been addressed in the Planning and Building Department Report dated February 4, 2014 attached to the Amendment as Appendix II.

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# Corporate Report

**PDC** FEB 24 2014

Clerk's Files

Originator's  
Files OZ 12/010 W2

**DATE:** February 4, 2014

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

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

**SUBJECT:** **Official Plan Amendment and Rezoning Applications**  
**To permit a 324 unit condominium apartment building ranging**  
**in height from 4 to 6 storeys with limited ground floor**  
**commercial uses and to complete the partially constructed**  
**3-storey building at the southwest corner of the site for**  
**commercial/office uses**  
**1571, 1575 and 1601 Lakeshore Road West**  
**North side of Lakeshore Road West, east of Clarkson Road**  
**North**  
**Owner: 2286974 Ontario Inc.**  
**Applicant: Bousfields Inc.**  
**Bill 51**

**Supplementary Report** **Ward 2**

**RECOMMENDATION:** That the Report dated February 4, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, minor changes to the applications have been proposed, including the reduction in the amount of commercial floor space, 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 for a portion of the subject lands from "Residential High Density - Special Site 6" to "Residential High Density - Special Site" to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses, be approved.
3. That the application to change the Zoning from "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt - Natural Hazards) to "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception" (Mainstreet Commercial) and "G1" (Greenbelt - Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses be approved in accordance with the proposed zoning standards described in the Information Report, with the exception of the reduced commercial space from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.), subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (b) 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 "H" Holding Symbol is to be removed from the "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception"



(Mainstreet Commercial) zonings applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated February 4, 2014, from the Commissioner of Planning and Building, have been satisfactorily addressed.

- 5. In the event these applications are approved by Council, and that a further amendment to remove the "H" Holding Symbol be applied for, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
- 6. 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 18 months of the Council decision.

<b>REPORT HIGHLIGHTS:</b>	<ul style="list-style-type: none"> <li>• Comments were received from the public regarding the generation of traffic from the development, access to the site and appropriateness of the use and built form;</li> <li>• Since the Public Meeting, minor revisions have been made to the proposal, including a reduction in the amount of commercial floor space, additional technical studies regarding Turtle Creek have been submitted, and the Traffic Impact Study has been reviewed;</li> <li>• Staff are satisfied with the revisions and additional information provided, find the proposal to be acceptable from a planning standpoint, and recommend that the applications be approved.</li> </ul>
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**BACKGROUND:** A public meeting was held by the Planning and Development Committee on May 27, 2013, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0035-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

Since the public meeting the applicant has revised the proposal to reduce the amount of commercial space in the residential building from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.). While the internal layout of the ground floor has been revised as a result of the reduction in commercial space, the total number of units remains the same at 324.

In addition to the public meeting, a second focus group meeting was held by Ward 2 Councillor Pat Mullin on December 10, 2013.

**COMMENTS:**

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

**COMMUNITY ISSUES**

In addition to the earlier community and focus group meetings noted in the Information Report (Appendix S-1), a number of issues were raised by area residents at the May 27, 2013 public meeting, the December 10, 2013 focus group meeting and through written comments sent to the City. These issues are listed below along with the responses.

**Comment**

Comments were raised regarding impacts on traffic along Lakeshore Road West and the movement of vehicles into and out of the site, including the implications of queuing both internally and on Lakeshore Road West.

**Response**

Comments from the Transportation and Works Department regarding traffic volume and queuing of vehicles are included in the Updated Agency and City Department Comments section of this Report.

**Comment**

Concerns were raised regarding the fly ash contained beneath Birchwood Park, located immediately north and east of the site.

**Response**

The applicant has conducted borehole testing and submitted the appropriate engineering documents confirming that there will not be a conflict between the subject proposal and the fly ash remnants contained beneath Birchwood Park.

**Comment**

The adequacy of on-site visitor and commercial parking spaces was questioned.

**Response**

Based on the Parking Utilization Study submitted, and the reduction of the commercial area within the residential building from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.), the proposal now has an excess of 8 shared visitor and commercial parking spaces.

**Comment**

A comment was received regarding the built form of the building including opening both courtyards to the street and altering the heights of the three components of the building.

**Response**

The proposal includes a courtyard on the west side which is accessible to the sidewalk along Lakeshore Road West. The courtyard on the east side is elevated approximately one storey above ground level and forms a private terrace area for the residents of the development which is seen as an acceptable private amenity area. The heights as proposed are acceptable.

**Comment**

The Section 37 contribution should be based on the land lift value assessed against the former zoning permitting detached dwellings rather than the existing zoning put in place through the previous proposal which was not built.

**Response**

Legal advice has been provided indicating that the Section 37 contribution can only be considered on additional height and density above and beyond what the underlying by-law permits.

**UPDATED AGENCY AND CITY DEPARTMENT  
COMMENTS****Region of Peel**

Comments updated February 3, 2014 indicate that the Region will require an updated and satisfactory Functional Servicing Report prior to the lifting of the "H" Holding Symbol.

**Credit Valley Conservation (CVC)**

In comments updated February 4, 2014, CVC advises that based on the review of the revised Slope Stability Assessment, CVC staff is satisfied with the Long Term Stable Slope Line and the resulting limits of development.

On this basis, CVC staff are satisfied with tying the remaining outstanding technical issues to the lifting of the "H" Holding Symbol and the Development and Servicing Agreements. In summary, these issues include the final design of the culvert and removal of the lands from the flooding hazard (including satisfactory geomorphology and hydraulics), a satisfactory Functional Servicing Report, satisfactory landscape restoration plans and tree preservation plans, along with updated site plans, sediment and erosion control plans, grading plans and servicing plans.

It should also be noted that CVC staff cannot support Site Plan or Building Permit issuance until the culvert works have been completed and certification has been received from a professional engineer indicating that the flooding hazard has been removed from the subject property.

**City Transportation and Works Department**

Comments updated January 30, 2014 indicate that a satisfactory Noise Report and Functional Servicing Report have been received. Notwithstanding the finding of these reports, final details and drawings will be required at the Site Plan stage.

The Traffic Impact Study indicates that the traffic volumes attributed to the subject development can be satisfactorily accommodated on the existing road network. Through consultation with the developer, the existing centre median on Lakeshore Road West, in front of the property, will be reconstructed to provide additional eastbound left turn storage for vehicles entering the site.

In the event these applications are approved by Council, the necessary approvals and permit(s) will be required from CVC regarding any works adjacent to Turtle Creek.

Prior to and as a condition to lift the "H" Holding Provision, the owner shall deliver and execute a Servicing and Development Agreement in a form and on terms satisfactory to the City.

Furthermore, the applicant will be required to provide a final Phase 2 Environmental Site Assessment, including a Letter of Reliance, Clean-up report, Delineation/Remediation Action Plan and a Record of Site Condition to be filed on the Environmental Site Registry.

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

Comments updated February 4, 2014, indicate that prior to lifting the "H" Holding Symbol, all greenbelt lands shall be gratuitously dedicated to the City in a condition that is consistent with an approved Greenbelt Restoration Plan. The Greenbelt Restoration plan will form the basis for a detailed cost estimate for restoration works that will be incorporated into the appropriate servicing/development agreement.

In addition, all proposed streetscape improvements shall be approved in accordance with plans that are satisfactory to Community Services and which will form the basis for a detailed streetscaping cost estimate that will be incorporated into the appropriate servicing/development agreement.

The servicing/development agreements will also secure for tree protection (in accordance with an approved tree inventory and preservation plan), fencing, appropriate warning clauses and other matters as deemed appropriate by Community Services.

Further, permission for construction access through the adjacent park (P-137 Birchwood Park) or dedicated greenbelt lands will not be granted. Excavation onto City owned lands will not be permitted and an undisturbed condition at the shared property line is to be maintained and controlled throughout the entire construction process.

Prior to 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 *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.

## **PLANNING COMMENTS**

### **Clarkson Village Study Update**

On June 24, 2013, the Supplementary Report for the Lakeshore Road West - Clarkson Village Study was brought forward to the Planning and Development Committee who recommended approval of the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 with modifications related to a reduced maximum building height for certain lands within the study area. Staff were also directed to complete Built Form Standards for Lakeshore Road West - Clarkson Village with the appropriate revisions to reflect the reduced building heights in the recommendations. Council adopted the Committee's recommendations at its meeting on July 3, 2013. Staff are working

towards finalizing these amendments for adoption by Council and anticipate them coming forward to Council shortly.

### **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 (2012).

The proposal requires an amendment to the Mississauga Official Plan Policies for the Clarkson-Lorne Park Neighbourhood Character Area. As outlined in the Information Report, 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 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?***

While Mississauga Official Plan characterizes Neighbourhoods as stable residential areas, the policies also illustrate a managed approach to growth which directs development to strategic areas which allow for a more compact, multi-modal form of development while respecting the existing context. Policies indicate that where higher densities are proposed, they should be located on sites identified on local area plans and along corridors, while providing appropriate transitions in use, built form, density and scale. The subject site is uniquely situated as it does not have any residential properties immediately abutting it as it is surrounded by Birchwood Park to the north and east and Turtle Creek to the west. It is also located along Lakeshore Road West which is identified as a Corridor in the Plan. The proposed buildings face the street and create a congruent street wall with transparent windows facing the public realm. Additionally, no parking is being provided between the street wall and the road; visitor parking spaces and commercial parking spaces are being

shared and also share the same driveway entrances. These aforementioned characteristics are set as directives for development along Corridors.

The Plan further stipulates that within a Neighbourhood, a maximum building height of four storeys will apply unless otherwise stated in other Character Area policies. Proposals greater than four storeys may still be considered where they demonstrate an appropriate transition in height and built form that respects the surrounding context. While the commercial building on the southwest corner of the site has a height of three storeys, the residential building has a height of four on the west side which rises to six storeys on the east side as the slope of the land lowers. At the building's tallest point on the east side, it abuts the parking lot of Birchwood Park and as such does not present any detrimental impacts. It should be noted that the existing "Residential High Density – Special Site" designation on the lands permits a six storey apartment building, albeit in a different configuration.

The proposed building provides adequate setbacks to surrounding properties through appropriate landscaped buffers and does not create adverse shadow impacts. The building also enhances the streetscape through building form, architecture and landscaping. The proposed redesignation will therefore not adversely impact or destabilize the overall intent of the above referenced goals and objectives of the Official Plan and meets the criteria under which a higher density development can be considered.

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

The subject property is uniquely situated as there is no abutting development nor will there be future development adjacent to the site. Notwithstanding this condition, the subject proposal is configured such that it does not impose significant negative impacts to the surrounding park. The grades of the park rise in a northerly direction away from Lakeshore Road West, thereby



reducing the impact of the height at the rear of the proposed building.

The site was subject to a previous Official Plan Amendment which changed the designation to "Residential High Density – Special Site" permitting a six storey apartment building and townhouses and established the type of built form which is acceptable and appropriate for the site. While the applicant is proposing an increase in density from what is currently permitted, the bulk and scale is not significantly different. Accordingly, the proposed development is considered suitable for the lands and compatible with the surrounding uses.

***Is 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 is adequate to support the proposed development. Further review of infrastructure details will be required to be satisfied prior to the removal of the "H" Holding Symbol.

***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 have reviewed the applicant's Planning Justification Report, which speaks to the merits of the proposal as well as the relevant policies contained within Mississauga Official Pan. The report was found to be acceptable.

### **Zoning**

The proposed "H-RA2- Exception" (Apartment Dwellings) and "H-C4-Exception" (Mainstreet Commercial) zones are appropriate to accommodate the proposed condominium apartment building and three storey retail/office building. The proposed zoning

standards described in the Information Report continue to be applicable with the exception of the reduced commercial space from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.). An exception schedule shall also form part of the implementing by-law securing the layout of the proposal. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

### **Bonus Zoning**

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

Should these applications be approved by Council, and that a further amendment to remove the "H" Holding Symbol be applied for, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

Given the "H" Holding Symbol being applied to the proposed Zoning, discussion regarding the securement of the community benefits will be made a condition of the removal of the holding provision.

### **"H" Holding Provision**

The current zoning contains an "H" Holding Symbol which was applied through the previous rezoning of the site. Given that the site was never developed, the majority of the provisions associated with the "H" Holding provision continue to apply. It is intended that through the subject applications, the "H" Holding provisions

continue to apply with modifications necessitated by the subject proposal until such time as the following matters have been satisfactorily addressed:

- satisfactory site plan, streetscape plan, grading plan, acoustical report, functional servicing report and servicing plans;
- gratuitous dedication of all greenbelt lands;
- receipt of securities for parkland and greenbelt protection and reinstatement, tree protection hoarding and chain link fencing for the adjacent park and greenbelt lands;
- satisfactory tree preservation plan and issuance of tree permit;
- submission of technical reports, issuance of a permit from CVC, and construction of the required Turtle Creek culvert;
- satisfactory Restoration Planting Plan and Erosion and Sediment Control Drawings to the satisfaction of CVC and the City;
- Enter into a Servicing Agreement for the installation of municipal services and associated works in support of the development, including the provision of securities, any contributions, fees and insurance;
- Enter into a Development Agreement for the implementation of warning clauses, requirements prior to Site Plan approval, and provisions to establish any necessary reciprocal easements/agreements for shared access, services and facilities associated with the future condominium development;
- inclusion of warning clauses in the development agreement advising prospective purchasers of the range of facilities within the abutting Birchwood Park;
- satisfactory arrangements with the Region of Peel, Public Works Department with respect to provision of regional services;
- submission of a final Phase 2 Environmental Site Assessment, including a letter of reliance, clean-up report, remediation action plan and a record of Site Condition to be filed on the Environmental Site Registry;

- design and installation of the Clarkson-Lorne Park entry feature within the municipal right-of-way to the satisfaction of the City;
- execution of a Section 37 – Public Benefits agreement to the satisfaction of the City.

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding provision would be removed by further amendment to the Zoning By-law.

### **Site Plan**

The applicant will be required to obtain Site Plan approval for the proposed development. While the applicant has addressed many concerns through the concept plan, further refinement of architectural elements, tree preservation and landscaping will take place through the review of the Site Plan drawings.

### **Green Development Initiatives**

The applicant has identified that the following green development initiatives will be incorporated into the development:

- rainwater harvesting for on-site irrigation;
- permeable paving;
- reflective white roofing;
- living walls to be used for fencing or noise mitigation;
- internal bicycle storage;
- high efficiency lighting, plumbing and glazing.

**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 request by the applicant to reduce the amount of commercial space on the ground

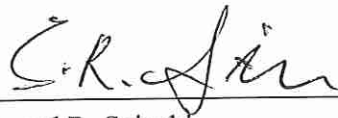
floor of the residential building does not constitute a substantial change to the proposal, it is recommended that no further public notice be required regarding the proposed changes.

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

1. The proposal to permit a 324 unit condominium apartment building and three storey commercial/office building is compatible with the surrounding land uses for reasons as outlined in the report.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses for the lands.

**ATTACHMENTS:**

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0035-2013
- Appendix S-3: Excerpt of Clarkson-Lorne Park Neighbourhood Character Area Land Use Map
- Appendix S-4: Revised Concept Plan
- Appendix S-5: Revised Elevations
- Appendix S-6: Conceptual Drawings



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*



# Corporate Report

Clerk's Files

Appendix S-1

Originator's  
Files - OZ 12/010 W2

**PDC** MAY 27 2013

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**DATE:** May 7, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 27, 2013

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

**SUBJECT:** Information Report  
Official Plan Amendment and Rezoning Applications  
To permit a 324 unit condominium apartment building ranging  
in height from 4 to 6 storeys with limited ground floor  
commercial uses and to complete the partially constructed  
3-storey building at the southwest corner of the site for  
commercial/office uses  
1571, 1575 and 1601 Lakeshore Road West  
North side of Lakeshore Road West, east of  
Clarkson Road North  
Owner: 2286974 Ontario Inc.  
Applicant: Bousfields Inc.  
Bill 51

Public Meeting Ward 2

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**RECOMMENDATION:** That the Report dated May 7, 2013, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan for a portion of the subject lands from "Residential High Density – Special Site 6" to "Residential High Density - Special Site" and to change the Zoning from "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards) to "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to

complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses under file OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be received for information.

**REPORT**

**HIGHLIGHTS:**

- Community concerns identified to date relate to the generation of traffic, accessibility to the site and the need for the proposed type of development;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan and Zoning By-law amendment, resolution of design and grading details, and submission and review of revised plans and technical materials relating to engineering and conservation matters.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and community meetings have been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	August 10, 2012 (Received) September 25, 2012 (Deemed Complete)
Existing Gross Floor Area:	1 015 m <sup>2</sup> (10,925 sq. ft.)
Height:	4 to 6 storeys
Lot Coverage:	43.1%
Floor Space Index:	1.88 (Overall) 1.80 (Excluding commercially zoned lands)
Landscaped Area:	47%
Net Density:	184 units/ha 75 units/acre

<b>Development Proposal</b>	
Gross Floor Area:	Apartment: 27 600 m <sup>2</sup> (297,085 sq. ft.) Commercial: 870 m <sup>2</sup> (9,365 sq. ft.) Commercial (partially constructed building): 1 015 m <sup>2</sup> (10,925 sq. ft.) Total Commercial: 1 885 m <sup>2</sup> (20,290 sq. ft.) Total Overall: 33 150 m <sup>2</sup> (356,825 sq. ft.)
Number of units:	324 apartment units
Anticipated Population:	790* *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:	Residential 178 1-bedroom x 1.25 = 223 spaces 146 2-bedroom x 1.40 = 204 spaces Total: 427 spaces 324 x 0.20 visitor spaces = 65 spaces* Non-Residential: 70 spaces* *Application of Shared Parking Formula for residential visitor and non-residential = 110 spaces Grand Total: 537 spaces
Parking Provided:	435 underground spaces 45 surface spaces Total: 480 spaces
Supporting Documents:	- Planning and Urban Design Rationale - Shadow Study - Traffic Impact Study and Parking Utilization Study - Environmental Noise Assessment - Functional Servicing and Stormwater Management Report - Phase 1 Environmental Site Assessment - Geotechnical Soil Investigation Report



<b>Development Proposal</b>	
	<ul style="list-style-type: none"> <li>- Slope Stability Analysis</li> <li>- Turtle Creek Geomorphic and Erosion Assessment</li> <li>- Plan of Survey</li> <li>- Site Plan, Floor Plans, Roof Plan, Elevations and Sections</li> <li>- Engineering Drawings</li> <li>- Composite Utility Plan</li> <li>- Landscape and Streetscape Plan</li> <li>- Tree Inventory/Protection Plan</li> <li>- Valley Edge Restoration Planting Plan</li> <li>- Parcel Registry, Easement and Restriction Documents</li> <li>- Archaeological Satisfaction Letter</li> </ul>

<b>Site Characteristics</b>	
Frontage:	177 m (581 ft.) – Lakeshore Road West
Depth:	115 m (377 ft.)
Net Lot Area:	1.76 ha (4.35 ac.)
Existing Use:	A partially constructed 3-storey building at the southwest corner of the site. The remainder of the site is vacant.

Additional information is provided in Appendices I-1 to I-12.

### **Green Development Initiatives**

The applicant has proposed that the site could accommodate rainwater harvesting, on-site bicycle parking and storage, high efficiency lighting and windows, low flow fixtures and the inclusion of green "living walls".

### **Neighbourhood Context**

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area and the eastern edge of the Clarkson Village Community Node. The property slopes down

significantly from west to east. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Birchwood Park

East: Parking lot for Birchwood Park

West: One and two-storey retail, office and service commercial buildings along Lakeshore Road West, detached dwellings and Turtle Creek greenbelt area

South: Detached dwellings

**Current Mississauga Official Plan Designation and Policies for the Clarkson Village Community Node and the Clarkson-Lorne Park Neighbourhood Character Area (November 14, 2012)**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The Plan was appealed in its entirety, however, on November 14, 2012; the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals, including a City wide appeal of the "Mixed Use" designation.

The subject lands are located within the Clarkson Village Community Node and the Clarkson-Lorne Park Neighbourhood Character Area and are part of the Lakeshore Road Corridor. The lands are designated "**Residential High Density – Special Site 6**", "**Mixed Use**" and "**Greenbelt**".

"**Residential High Density - Special Site 6**" permits a maximum Floor Space Index (FSI) of 1.5, a maximum of 210 apartment dwelling units, and 32 townhouse dwellings, and a maximum apartment building height of six (6) storeys.

"**Mixed Use**" permits a variety of uses including, but not limited to commercial, personal service, institutional, residential and secondary office uses, which is defined as business, professional,

and administrative offices less than 10 000 m<sup>2</sup> (107,643 sq. ft.) or accommodating less than 500 jobs. A self-storage facility, detached and semi-detached dwellings and motor vehicle sales and rentals are not permitted.

"Greenbelt" which permits uses generally associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage and to provide for the conservation of natural heritage features and areas.

The applications are not in conformity with the portion of the subject lands designated "Residential High Density - Special Site 6".

There are other policies in the Official Plan which also are applicable in the review of these applications which have been outlined within Appendix I-9.

#### **Clarkson Village Study**

On September 20, 2010, Planning and Development Committee (PDC) considered a report on the Clarkson Village Study and recommended that a public meeting be held on the proposed amendments to the City's Official Plan and Zoning By-law 0225-2007. A Public Meeting was held on February 13, 2012, at which time Planning staff presented a report outlining the proposed amendments and heard feedback from persons in attendance at the meeting. It is expected that a final report on comments on the Clarkson Village Study will be scheduled for an upcoming Planning and Development Committee meeting prior to the summer.

Notwithstanding the foregoing, the subject applications will be evaluated on their own merits having regard to relevant work that will have been undertaken through the study by the time the Supplementary Report is prepared on these applications.

### **Proposed Official Plan Designation and Policies**

"Residential High Density – Special Site" to permit a maximum Floor Space Index (FSI) of 1.8, a maximum of 324 apartment dwelling units in a building ranging in height from 4 to 6 storeys and ground floor commercial uses up to a maximum gross floor area of 900 m<sup>2</sup> (9,688 sq. ft.).

The "Mixed Use" and "Greenbelt" designations will continue to apply to the areas currently designated as such.

### **Existing Zoning**

"H-RA2-46" (Apartment Dwellings), which permits 32 townhouse units in addition to a maximum 210 unit apartment building subject to site specific regulations. All site development plans shall comply with Schedule RA2-46 of this Exception. The "H" Holding Symbol is to be removed from the whole or any part of the lands upon satisfaction of the requirements listed in Appendix I-10.

"H-C4-45" (Mainstreet Commercial), which permits townhouse dwellings, office, retail store, personal service establishment and repair service uses. All site development plans shall comply with Schedule C4-45 of this Exception. The "H" Holding Symbol is to be removed from the whole or any part of the lands upon satisfaction of the requirements listed in Appendix I-10.

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

### **Proposed Zoning By-law Amendment**

"H-RA2-Exception" (Apartment Dwellings), to permit apartment dwellings as well as limited ground floor commercial uses in accordance with standards contained in Appendix I-11. The current requirements for removing the "H" Holding Symbol listed in Appendix I-10 will continue to apply.

"H-C4-Exception" (Mainstreet Commercial), to permit the commercial uses in accordance with standards contained in Appendix I-11. The current requirements for removing the "H" Holding Symbol listed in Appendix I-10 will continue to apply.

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

### **BONUS ZONING**

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 - Bonus Zoning. 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. Should these applications be approved in principle by Council, or through the Ontario Municipal Board, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 2 Councillor, Pat Mullin on February 26, 2013 and a subsequent focus group meeting was held on March 26, 2013. The applicant also hosted their own public open house on January 15, 2013.

Issues raised by the community at the community and focus group meetings are summarized below and will be addressed in the Supplementary Report:

- impacts on traffic along Lakeshore Road West and the movement of vehicles into and out of the site, including the implications of queuing both internally and on Lakeshore Road West;
- Concerns regarding the fly ash contained beneath Birchwood Park;

- the adequacy of on-site visitor and commercial parking spaces; and
- the necessity of more condominium apartment units.

### DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- revision to the parking layout in order to remove parking spaces from the floodplain;
- consideration of further refinement of the architectural features including entrances and the buildings relationship to the street;
- the location and design of the Village Gateway feature;
- the streetscape treatment along Lakeshore Road West; and
- the resolution of grading concerns adjacent to Birchwood Park.

### OTHER INFORMATION

#### Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm drainage, noise attenuation, boulevard improvements and streetscape requirements which will require the applicant to enter into appropriate agreements with the City.

#### FINANCIAL IMPACT:

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

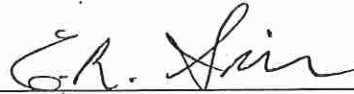
#### CONCLUSION:

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 Clarkson-Lorne Park Neighbourhood Character Area/Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Relevant Mississauga Official Plan Policies
- Appendix I-10: Removal of "H" Holding Symbol Requirements
- Appendix I-11: Proposed Zoning Standards
- Appendix I-12: General Context Map



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*

2286974 Ontario Inc.

File: OZ 12/010 W2

### Site History

- May 5, 2003 - Region of Peel approved the Clarkson-Lorne Park District Policies of Mississauga Plan which continued to designate the subject lands "Residential Low Density II";
- June 20, 2003 – Official Plan Amendment and Rezoning applications submitted under file OZ 03/022 W2 to develop the lands for 50 townhouse dwellings;
- August 17, 2004 – Applications amended to propose 78 townhouse dwelling units, 24 of which front onto Lakeshore Road West in a mixed commercial/residential configuration;
- March 23, 2005 – Applications further revised to propose 248 units, including a maximum of 210 apartment units in a 6 storey apartment building, 34 row dwelling units, and 4 mixed commercial/residential row dwelling units fronting Lakeshore Road West;
- December 12, 2005 – Applications were adopted by Council including provision for an "H" Holding Symbol;
- July 5, 2006 – Council adopted implementing Official Plan and Zoning By-law amendments;
- November 16, 2006 – Minor variance application under file 'A' 492/06 was granted for parking, front and side yard setbacks, lot area and to permit a sales pavilion on the ground floor with model suites on upper floors of the 3 storey building fronting Lakeshore Road West. The Committee granted approval of the use of the building for a temporary period of five (5) years expiring on December 31, 2011;
- May 16, 2007 – Site plan application under file SP 07/132 W2 submitted for a temporary sales office. Application cancelled on October 3, 2012;
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals were filed the provisions of the new By-law apply. The subject lands are zoned "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards);



2286974 Ontario Inc.

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- June 29, 2007 – Application for Removal of H Holding provision under file H-OZ 07/002 W2 submitted for subject lands. Application cancelled on May 16, 2011;
- July 11, 2007 - Site plan application SP 07/184 W2 submitted to permit 32 townhouse dwelling units. File cancelled on May 16, 2011;
- June 27, 2008 – Conditional building permit issued for temporary sales office;
- November 14, 2012 - The Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan (2011), as modified, save and except certain appeals which have no effect on the subject applications. The subject lands are designated "Residential High Density – Special Site 6", "Mixed Use" and "Greenbelt".

LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO : MARCH 2012  
THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

2286974 ONTARIO INC.

FILE NO:

OZ 12010 W2

DWG. NO:

12010A

SCALE:

1:3000

PDC DATE:

2013 05 27

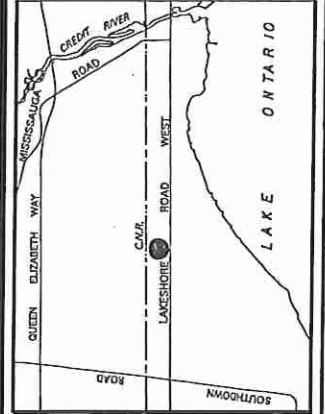
DRAWN BY:

K. PROKOP

APPENDIX I-2

Produced by  
T&W, Geor.

MISSISSAUGA  
Planning and Building



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

**LAND USE DESIGNATIONS**

- |  |                            |  |                     |
|--|----------------------------|--|---------------------|
|  | 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**

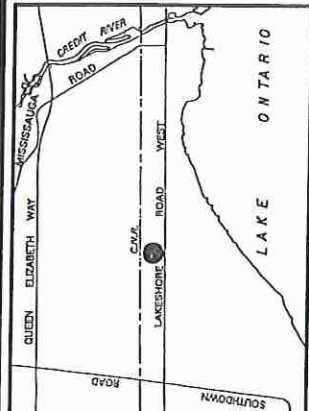
- |  |  |  |                              |
|--|--|--|------------------------------|
|  | Heritage Conservation District                               |  | Civic Centre (City Hall)     |
|  | 1996 ND2/2000 NGR  |  | City Centre Transit Terminal |
|  | Composite Noise Contour                                      |  | GO Rail Transit Station      |
|  | LPIA Operating Area Boundary<br>See Aesthetic Noise Policies |  | Public School                |
|  | Area Exempt from LPIA  |  | Catholic School              |
|  | Natural Hazards  |  | Hospital                     |
|  | CITY STRUCTURE Elements                                      |  | Community Facilities         |
|  | Downtown   |  | Corporate Centre             |
|  | Major Node   |  | Employment Area              |
|  | Community Node   |  | Special Purpose Area         |
|  | Neighbourhood  |  |                              |
|  | ND2 Region of Pool Non-Decision                              |  |                              |

**SUBJECT LANDS**



**SUBJECT:**

**2286974 ONTARIO INC.**



**FILE NO:**  
OZ 12010 WZ

**DWG. NO:**  
12010L

**SCALE:**  
1:3000

**DATE:**  
2013 05 27

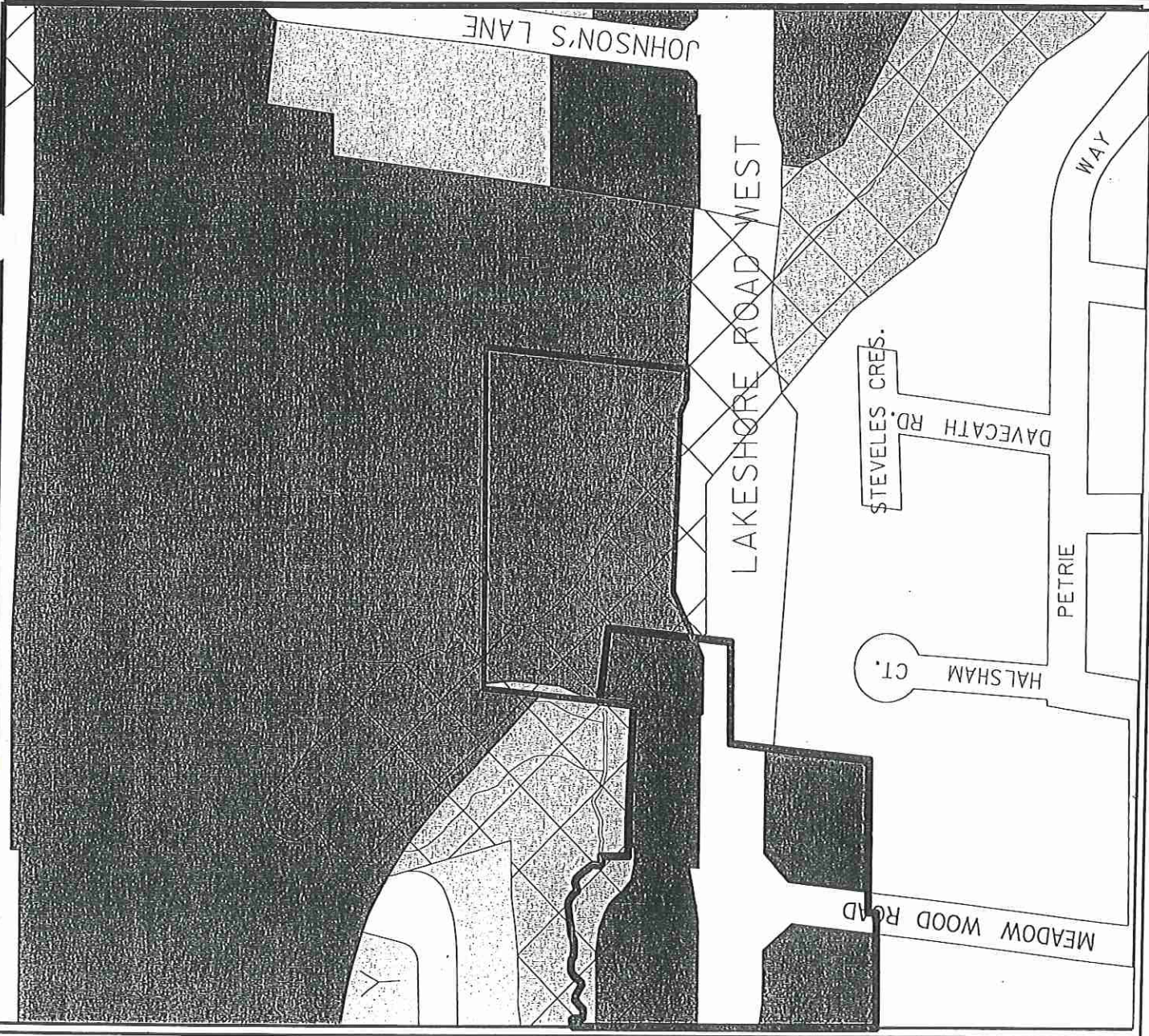
**DRAWN BY:**  
K. PROKOP

**APPENDIX I-3**

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

DESIGN FILE



LEGEND:



SUBJECT LANDS

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY-SPECIAL SITE 6' TO 'RESIDENTIAL HIGH DENSITY-SPECIAL SITE 6' AND PROPOSED REZONING FROM 'H-RA2-46' (APARTMENT DWELLINGS) TO 'H-RA2-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 324 UNIT CONDOMINIUM APARTMENT BUILDING RANGING IN HEIGHT FROM 4 TO 6 STOREYS WITH LIMITED GROUND FLOOR COMMERCIAL USES.



PROPOSED REZONING FROM 'H-C4-45' (MAINSTREET COMMERCIAL) TO 'H-C4-EXCEPTION' (MAINSTREET COMMERCIAL) TO PERMIT COMMERCIAL/OFFICE USES IN THE PARTIALLY CONSTRUCTED BUILDING.



TO REMAIN 'GREENBELT' AND 'G1' (GREENBELT-NATURAL HAZARDS).



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

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



SUBJECT:

2286974 ONTARIO INC.

FILE NO:

OZ 12010 W2

DWG. NO:

12010R

SCALE:

1:3000

PDC DATE:

2013 05 27

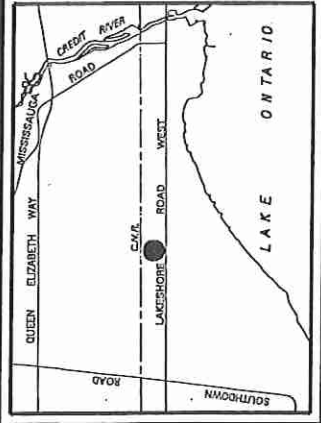
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K. PROKOP

Produced by

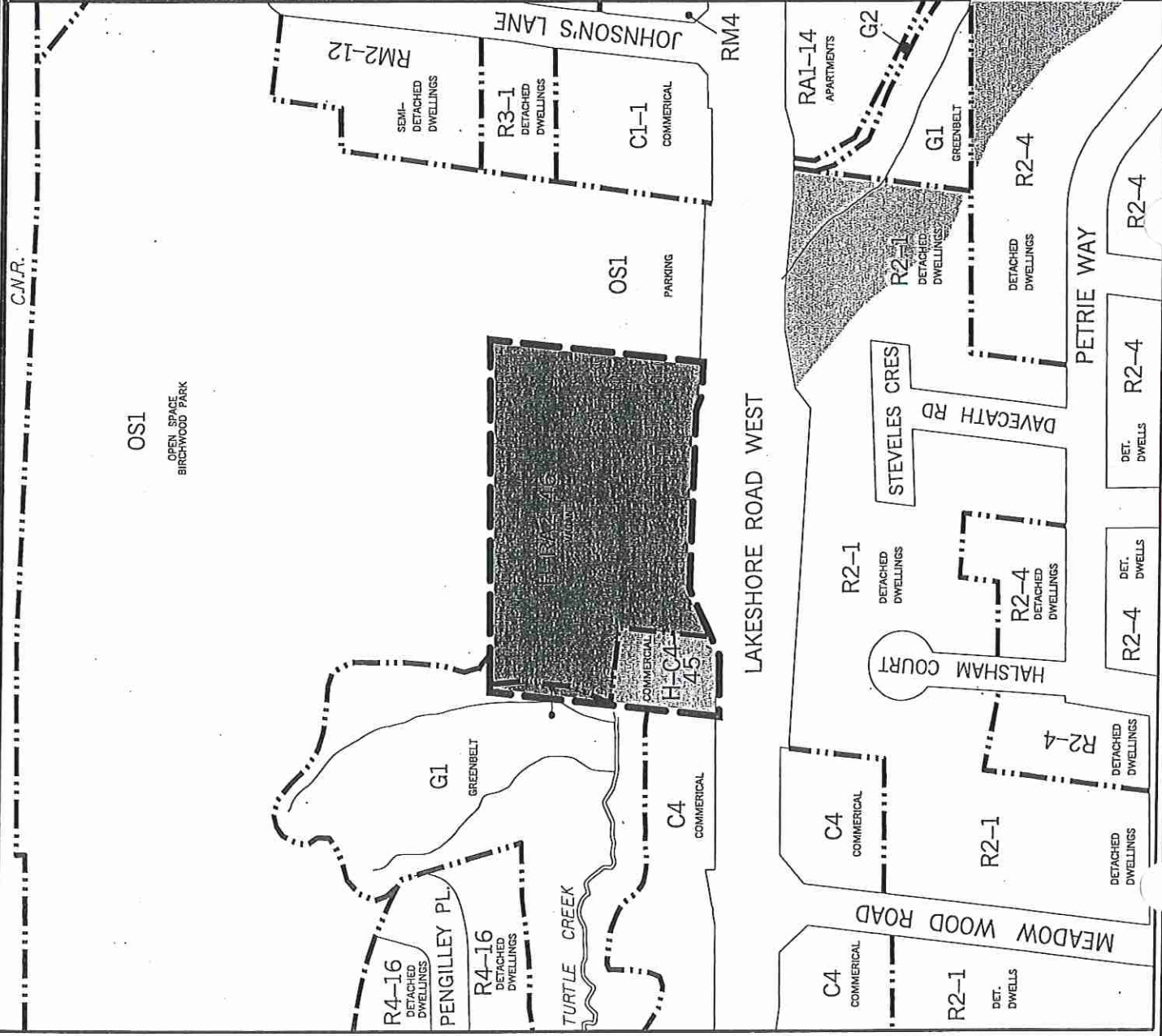
T&W, Geor

APPENDIX I-4

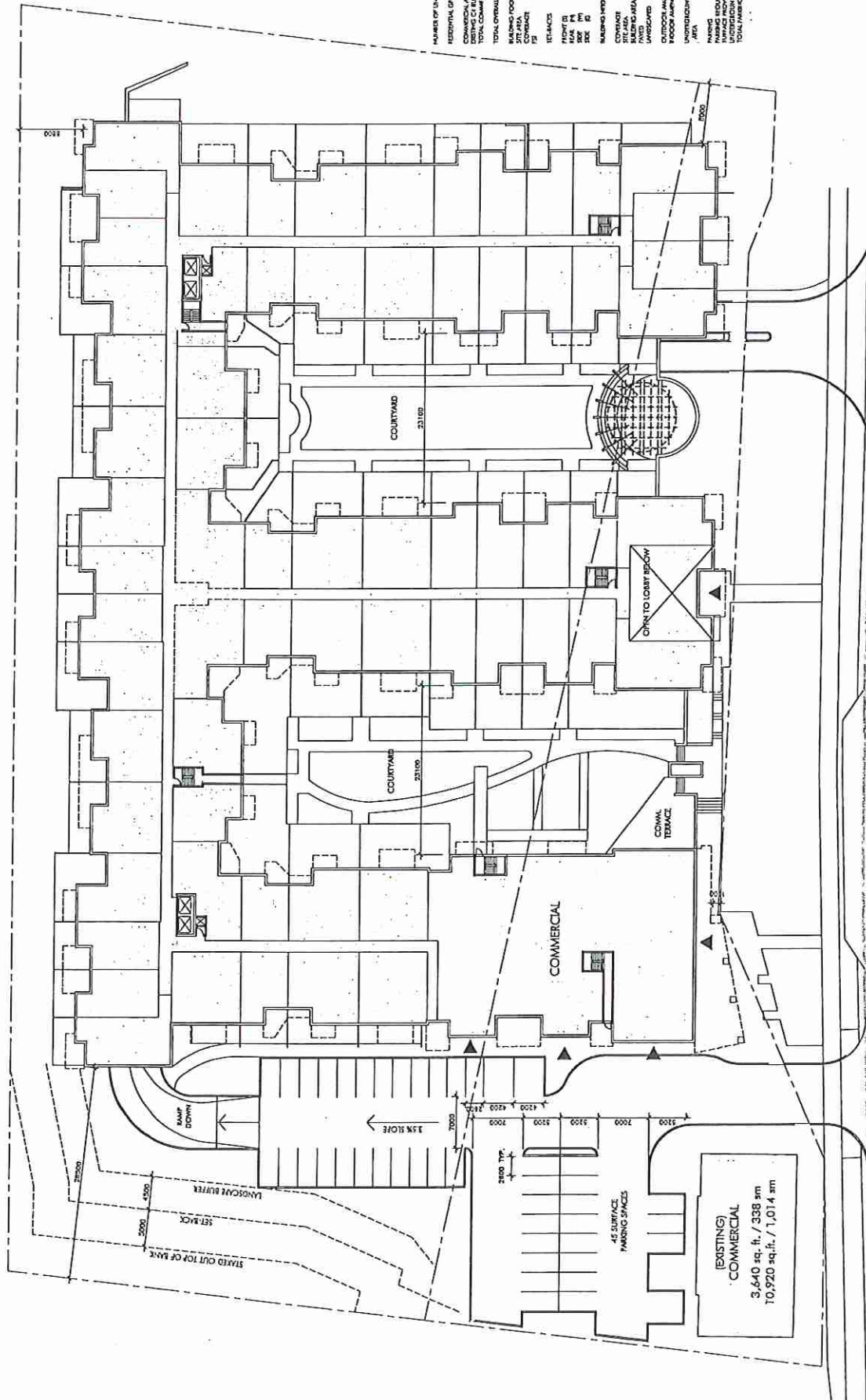


MISSISSAUGA Planning and Building

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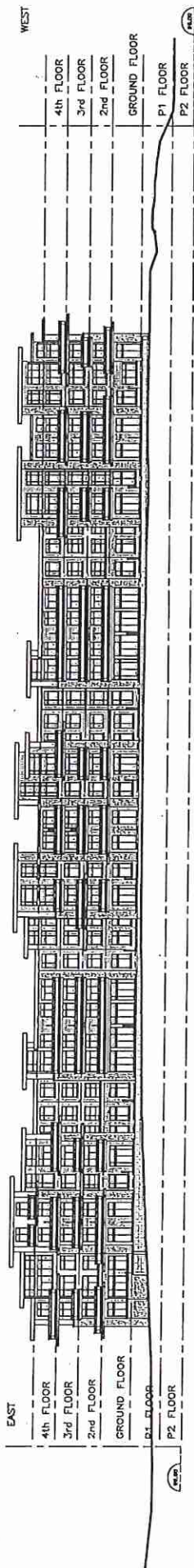


CONC...PT PLAN

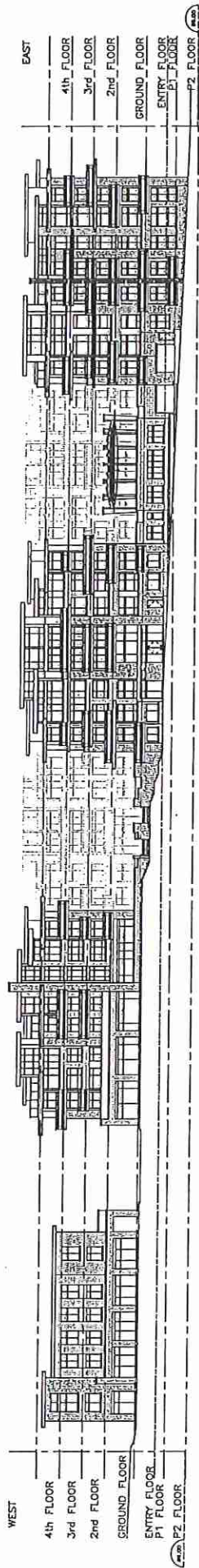


NUMBER OF UNITS	274	RESIDENTIAL UNITS	17,777 sq. ft. / 1,634 sq. m
RESIDENTIAL GFA	177,285 sq. ft. / 16,340 sq. m	COMMERCIAL GFA	3,640 sq. ft. / 338 sq. m
COMMERCIAL GFA	3,640 sq. ft. / 338 sq. m	LANDSCAPE	1,014 sq. ft. / 94 sq. m
LANDSCAPE	1,014 sq. ft. / 94 sq. m	TOTAL COMMERCIAL	4,654 sq. ft. / 432 sq. m
TOTAL COMMERCIAL	4,654 sq. ft. / 432 sq. m	TOTAL GROUND GFA	183,959 sq. ft. / 17,072 sq. m
TOTAL GROUND GFA	183,959 sq. ft. / 17,072 sq. m	MAKING FOOTPRINT	7,734 sq. ft. / 716 sq. m
MAKING FOOTPRINT	7,734 sq. ft. / 716 sq. m	COVERED	42,176 sq. ft. / 3,911 sq. m
COVERED	42,176 sq. ft. / 3,911 sq. m	CONTRACT	15
CONTRACT	15	SETBACKS	RESERVED
SETBACKS	RESERVED	FRONT (ft)	11.0
FRONT (ft)	11.0	SIDE (ft)	8.0
SIDE (ft)	8.0	REAR (ft)	8.0
REAR (ft)	8.0	BACK (ft)	8.0
BACK (ft)	8.0	MAKING HEIGHT	18.0 m (maximum allowed on site)
MAKING HEIGHT	18.0 m (maximum allowed on site)	CONTRACT	17,777
CONTRACT	17,777	SITE AREA	1,634
SITE AREA	1,634	LANDSCAPE AREA	10%
LANDSCAPE AREA	10%	LANDSCAPE	4,654
LANDSCAPE	4,654	OUTDOOR ACTIVITY AREA	24,127 sq. ft. / 2,240 sq. m
OUTDOOR ACTIVITY AREA	24,127 sq. ft. / 2,240 sq. m	INDOOR MARKET AREA	8,745 sq. ft. / 808 sq. m
INDOOR MARKET AREA	8,745 sq. ft. / 808 sq. m	UNDEVELOPED PARKING	AREA
UNDEVELOPED PARKING	AREA	MAKING FOOTPRINT	480
MAKING FOOTPRINT	480	LANDSCAPE	45
LANDSCAPE	45	TOTAL PARKING PROVIDED	480
TOTAL PARKING PROVIDED	480		

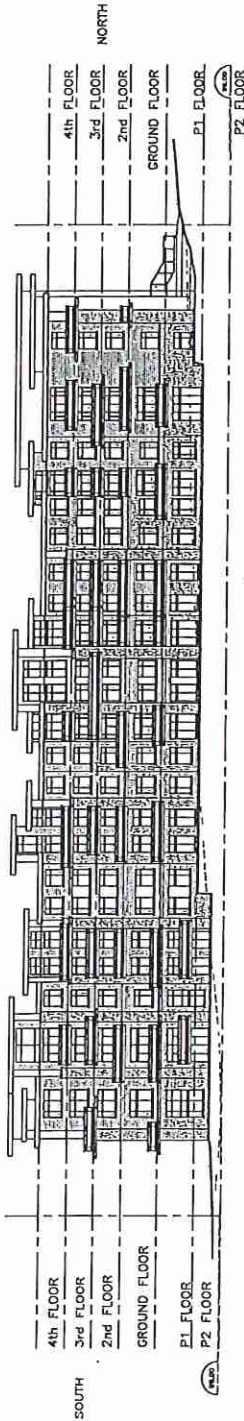
# ELEVATIONS



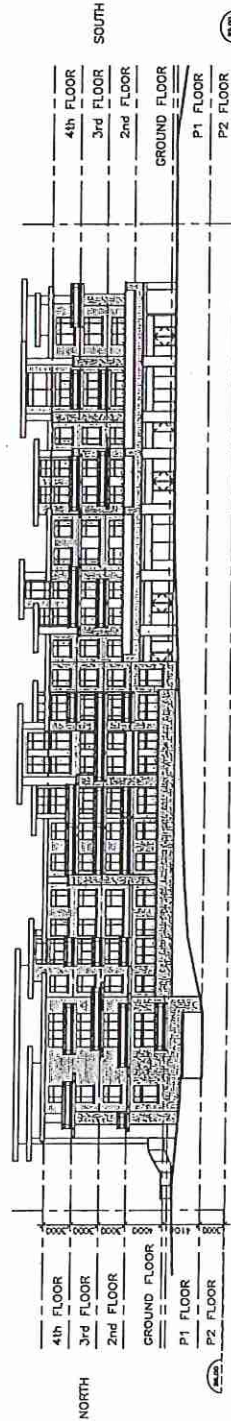
REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION



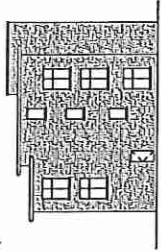
EAST ELEVATION



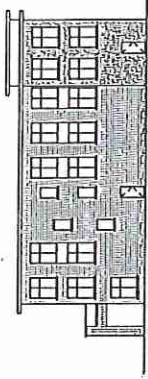
WEST ELEVATION

# ELEVATIONS

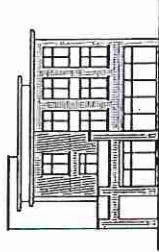
## EXISTING COMMERCIAL BUILDING



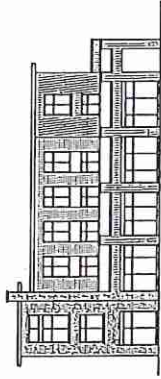
WEST ELEVATION



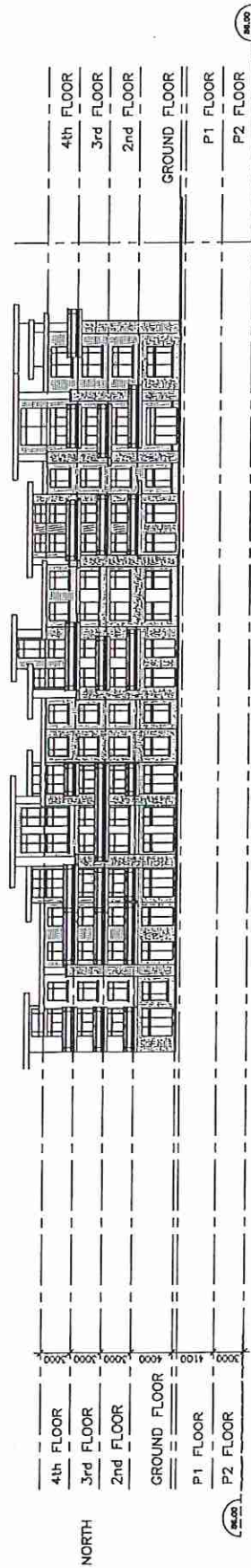
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



TYPICAL COURTYARD ELEVATION

2286974 Ontario Inc.

File: OZ 12/010 W2

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (November 5, 2012).	<p>This property is within the vicinity of Birchwood Park. This site was used for the disposal of flyash and bottom ash from the Lakeview Generating Station. Leachate has been detected. A park is located on the site and is catalogued by the MOE as A220105.</p> <p>Comments from the Region outline necessary revisions to the Functional Servicing Report (FSR) as well as waste collection requirements prior to the preparation of a Supplementary Report.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (October 25, 2012 and October 9, 2012)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards also require that warning clauses with respect to temporary school and transportation arrangements be included in any Agreements of Purchase and Sale and the Development and/or Servicing Agreements.</p>
Credit Valley Conservation (CVC) (February 22, 2013)	<p>The Functional Servicing Report is required to be updated. Also the Concept Plan must be updated with the following:</p> <ul style="list-style-type: none"> <li>• Topographic surveyed elevations (contours) including Creek with Tributary (from Topographic Surveyed Map by Rady Pentek)</li> <li>• Staked and approved Top of Bank by CVC</li> <li>• Long Term Stable Slope Line along with sections from Geotechnical Report by Soil engineers, dated July 11, 2012 <u>for both slopes</u></li> <li>• Existing and Proposed floodlines</li> </ul>



2286974 Ontario Inc.

File: OZ 12/010 W2

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>• Appropriate setbacks based on CVC policy</li> </ul> <p>CVC staff recommends that the applicant consider, if feasible, incorporating Low Impact Development (LID) Best Management Practices (BMP) as part of the SWM measures to be employed through the proposed development.</p> <p>Over time, the slope may recede to the area of the hazard limit. It is recommended that the distance between any proposed structures and the hazard limit should be maximized to the extent feasible. It has been CVC's experience that when hazard lands are lost due to slope failures, there is some urgency for an engineered solution by the residents. These engineered solutions are usually not supported by CVC.</p> <p>CVC have the following recommendations for developments near the crest of slope:</p> <ul style="list-style-type: none"> <li>• Provide an access point along the crest of the slope.</li> <li>• Keep heavy equipment and loads away from the slope.</li> <li>• Allow for the re-direction of surface flows away from the slope hazard areas.</li> <li>• Provide tableland areas for potential future re-vegetation and/or re-forestation.</li> <li>• Maintain healthy trees and vegetation in the hazard and slope areas.</li> <li>• Allow for the placement of sediment controls measure and limit of working easement.</li> <li>• Do not dispose of garden waste in the hazard or slope areas.</li> <li>• Where applicable, the above recommendation should be followed to minimize potential slope hazards.</li> </ul>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 15, 2013)	Future residents of the proposal will receive park service at Birchwood Park (P-137), which is located adjacent to the development site and contains active recreational facilities, namely: lit and unlit ball diamonds, a soccer field, play sites, basketball hoops, a toboggan hill, a public washroom, parking lots and a park pathway which may, at some point in the future be lit.

2286974 Ontario Inc.

File: OZ 12/010 W2

Agency / Comment Date	Comment
	<p>Permission for construction access through the adjacent park (P-137 Birchwood Park) or proposed greenbelt property will not be granted. Excavation onto City owned lands will not be permitted and an undisturbed condition at the shared property line is to be maintained and controlled throughout the entire construction process.</p> <p>Prior to the Supplementary Report proceeding, resolution of issues pertaining to the interface between the at-grade parking lot on the west side of the site and the lands to be dedicated to the City as Greenbelt will be required. A Greenbelt Restoration Plan and Tree Preservation Plan shall be submitted to the satisfaction of Community Services.</p> <p>As part of the Servicing and Development Agreements, a detailed cost estimate for works relating to the approved Greenbelt Restoration Plan will be required, as well as further provisions to secure for items such as but not limited to greenbelt and parkland protection and reinstatement, tree protection, and 1.5 m (4.9 ft.) high black vinyl chainlink fencing along the mutual property line shared with Birchwood Park (P-137). Further provisions will prohibit stockpiling of material on City lands.</p> <p>Prior to enactment of the implementing Zoning By-law, the applicant shall gratuitously dedicate all greenbelt lands in a condition acceptable to the City, as well as submit a cash contribution for securities to ensure greenbelt and parkland protection and reinstatement, tree protection, removal of existing street trees on Lakeshore Road West, parkland fencing, and a processing fee for streetscape review.</p> <p>Detailed design of items related to the interface between Birchwood Park (P-137) and the proposed development such as fencing, upgraded streetscape works, and grading along the mutual property line of Birchwood Park and the development site will be finalized as part of the Site Plan Approval process.</p> <p>Community Services is collaborating with other City Departments, external stakeholders and the applicant to appropriately locate new Clarkson Village Gateway Signage as part of this development.</p>

2286974 Ontario Inc.

File: OZ 12/010 W2

Agency / Comment Date	Comment
	Prior to 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.
City Community Services Department – Culture Division (October 12, 2012)	Archaeological concerns have been addressed.
City Community Services Department – Fire and Emergency Services Division (January 28, 2013)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable. However, based on the limited information contained in these applications, it is unclear as to how compliance with both the OBC and By-law 1036-81 will be achieved with respect to street frontages, fire access and exterior fire protection such as hydrants. This will be assessed through the site plan and building permit review processes.
City Transportation and Works Department (April 24, 2013)	<p>A Noise Report, Functional Servicing Report and Traffic Impact Study have been received and are currently under review. Detailed comments/conditions will be provided prior the Supplementary Report pending the review of the foregoing.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant will be required to revise the grading and site plans and provide the appropriate details and cross sections to address grading concerns along the perimeter of the site adjacent to Birchwood Park and Turtle Creek. In addition, confirmation will be required regarding the proposed tenure and the sequencing of any future phases.</p> <p>Furthermore, a Phase 2 Environmental Site Assessment, including a Letter of Reliance, has been requested to address the possibility of contamination and remediation on the subject lands in accordance with City Policy.</p> <p>Approval will be required from the CVC regarding changes to the grading and floodplain, design of the culvert and on-site stormwater management requirements.</p>

2286974 Ontario Inc.

File: OZ 12/010 W2

Agency / Comment Date	Comment
	Further detailed comments/conditions will be provided prior the Supplementary Report pending the review of the revised material.
Bell Canada (October 17, 2012)	A detailed review of the applications has been completed and an easement may be required to service the subject property depending on a review of more detailed applications under the <i>Planning Act</i> .
Canada Post (October 10, 2012)	<p>As this project is a multi-unit residential and commercial/retail development, a centralized mail receiving area must be provided in order for Canada Post to provide mail service to the residents. When there are more than 100 units, a secure rear loading mail room must be provided. Refer to the National Postal Delivery Standards Manual for detailed specifications for construction that must be adhered to.</p> <p>If mailboxes are placed indoors it is required that arrangements are to be made by the developer for an electronic mechanism override for the main door so that the mail delivery person may access the mailbox panel inside the building.</p> <p>As per revised National Delivery Policy, in most cases, street level residences and businesses will receive mail delivery at centralized locations, not directly to their door. For example, extra mail compartments can be provided to sufficiently accommodate these.</p> <p>It is also requested that the developer contact Canada Post for a postal code. Existing postal coding will be revised. New postal codes will be issued in the future.</p>
GO Transit (Metrolinx) (October 31, 2012)	<p>A specific warning clause is required to be included in any Development Agreements, Offers to Purchase or Agreements of Purchase and Sale or Lease for all residential units within 300 m (984 ft.) of the rail corridor.</p> <p>The Owner shall grant Metrolinx an environmental easement for operational emissions registered on title against the subject residential dwellings in favour of Metrolinx.</p>

2286974 Ontario Inc.

File: OZ 12/010 W2

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"><li>- Development Services, City of Mississauga</li><li>- Enbridge Gas</li><li>- Enersource Hydro Mississauga Inc.</li><li>- Rogers Cable</li></ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- Conseil Scolaire de District Catholique Centre-Sud</li><li>- Conseil Scolaire de District Centre-Sud-Ouest</li><li>- Credit Valley Hospital</li><li>- Realty Services, City of Mississauga</li><li>- The Trillium Health Centre</li></ul>

2286974 Ontario Inc.

File: OZ 12/010 W2

## School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>29 Kindergarten to Grade 5</li> <li>15 Grade 6 to Grade 8</li> <li>31 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>Whiteoaks P.S. <ul style="list-style-type: none"> <li>Enrolment: 676</li> <li>Capacity: 558</li> <li>Portables: 3</li> </ul> </li> <li>Hillcrest M.S. <ul style="list-style-type: none"> <li>Enrolment: 482</li> <li>Capacity: 476</li> <li>Portables: 1</li> </ul> </li> <li>Lorne Park S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,121</li> <li>Capacity: 1,236</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>7 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>St. Christopher <ul style="list-style-type: none"> <li>Enrolment: 461</li> <li>Capacity: 443</li> <li>Portables: 2</li> </ul> </li> <li>Iona Catholic <ul style="list-style-type: none"> <li>Enrolment: 1,238</li> <li>Capacity: 723</li> <li>Portables: 17</li> </ul> </li> </ul> </li> </ul>

## **Applicable Mississauga Official Plan (2011) Policies**

### **Clarkson-Lorne Park Neighbourhood Character Area and Clarkson Village Community Node Character Area**

The proposed development is located within the both Clarkson Lorne Park Neighbourhood Character Area and the Clarkson Village Community Node Character Area and are also part of the Lakeshore Road Corridor.

### **Community Nodes**

Section 14.1.1.2 – For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.

### **Neighbourhoods**

Section 16.1.1.1 – For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.

Section 16.1.1.2 – Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:

- a. an appropriate transition in heights that respects the surrounding context will be achieved;
- b. the development proposal enhances the existing or planned development;
- c. the City Structure hierarchy is maintained; and
- d. the development proposal is consistent with the policies of this Plan.

### **Urban Design Policies**

Sections 14.2.1 and 16.5.1 – The Urban Design Policies for both sections state that development should be compatible with and enhance the character on the neighbourhood as a diverse established community by integrating with the surrounding area and that development should be

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designed to reflect and enhance the Clarkson Village Mixed Use area streetscape.

### **Neighbourhoods**

Section 5.3.5.3 – Where higher density uses are proposed, they should be located on sites identified by a local area plan, along Corridors or in conjunction with existing apartment sites or commercial centres.

Section 5.3.5.5 – Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

Section 5.3.5.6 – Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

### **Corridors**

Section 5.4.4 – Development on Corridors should be compact, mixed use and transit-friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.

Section 5.4.7 – Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.

Section 5.4.8 – Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through planning studies. Except along Intensification corridors and within Major Transit Station Areas, the minimum building height requirement will not apply to Employment Areas.

### **Build a Desirable Urban Form**

Section 9.1.3 – Infill and redevelopment within a Neighbourhood will respect the existing and planned character.

Section 9.1.5 – Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.



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Section 9.1.6 – The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.

Section 9.2.2.1 – Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.

Section 9.2.2.4 – While new development need not mirror existing development, new development in Neighbourhood will:

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

Section 9.2.2.7 – Development on Corridors will be encouraged to:

- a. assemble small land parcels to create efficient development parcels;
- b. face the street, except where predominate development patterns dictate otherwise;
- c. not locate parking between the building and the street;
- d. site building to frame the street and where non-residential uses are proposed to create a continuous street wall;
- e. provide entrances and transparent windows facing the street for non-residential uses;
- f. support transit and active transportation modes;
- g. consolidate access points and encourage shared parking, service areas and driveway entrances; and
- h. provide concept plans that show how the site can be developed with surrounding lands.

Section 9.3.1.7 – Streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting and signage.

Section 9.3.1.9 – Development and elements within the public realm will be designed to provide continuity of the streetscape and minimize visual clutter.

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Section 9.5.1.1 – Buildings and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 9.5.1.3 – Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.

Section 9.5.1.11 – New residential development abutting major roads should be designed with a built form that mitigates traffic noises and ensures the attractiveness of the thoroughfare.

Section 9.5.3.2 – Buildings must clearly address the street with principal doors and fenestrations facing the street in order to:

- a. ensure main building entrances and at grade uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk;
- b. provide strong pedestrian connections and landscape treatments that link the buildings to the street; and
- c. ensure public safety.

Section 9.5.3.7 – Buildings will be pedestrian oriented through the design and composition of their facades, including their scale, proportion, continuity, rhythms, texture, detailing and materials.

Section 9.5.4.1 – Development proposals should enhance public streets and the open space system by creating a desirable street edge condition.

Section 9.5.4.4 – Along Corridors where an urban character is appropriate, buildings should be located close to and aligned with the street to enclose the street.

### **Criteria for Site Specific Official Plan Amendments**

Section 19.5 of Mississauga Official 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;

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- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed applications;
- 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 has been provided by the applicant.

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### Removal of "H" Holding Symbol Requirements

That the "H" Holding provision is to be removed from the whole or any part of the lands zoned "H-C4-45" (Mainstreet Commercial) and "H-RA2-46" (Apartment Dwellings), by further amendment, upon satisfaction of the following requirements:

- (1) submission of a satisfactory site plan, acoustical report, functional servicing report, grading plan, tree preservation plan and servicing plans;
- (2) issuance of any required tree permit(s) in accordance with By-law No. 0474-2005;
- (3) payment in an amount satisfactory to the City of Mississauga for street tree plantings along Lakeshore Road West;
- (4) receipt of clearance from the Ministry of Culture with respect to the archaeological assessment;
- (5) gratuitous transfer and dedication of Lakeshore Road West right-of-way widening to the City of Mississauga;
- (6) gratuitous transfer and dedication of all lands zoned "G1" (Greenbelt) to the City of Mississauga;
- (7) provision of securities satisfactory to the City of Mississauga for parkland and greenbelt protection and reinstatement, tree protection hoarding and chain link fencing for the adjacent park and greenbelt lands;
- (8) issuance of a permit from the Credit Valley Conservation for the installation of the required Turtle Creek culvert;
- (9) installation of the required Turtle Creek culvert works to the satisfaction of the Credit Valley Conservation;
- (10) delivery of an executed development and/or servicing agreement in a form satisfactory to the City of Mississauga, including the implementation of all requirements and warning clauses outlined in any outstanding technical studies or reports, in addition to warning clauses advising prospective purchasers of the range of facilities within the abutting Birchwood Park;
- (11) confirmation that satisfactory arrangements have been made with the Region of Peel Public Works Department with respect to both the provision of municipal services (water and sanitary sewer) and the adequacy of services to the proposed development.

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## Proposed Zoning Standards

Item	Existing "RA2-46" By-law Standard	Proposed "RA2-Exception" By-law Standard
Maximum total number of apartment, long-term care and retirement dwelling units	210	324
Maximum number of townhouse dwelling units	32	N/A
Maximum gross floor area-apartment dwelling zone	16 200 m <sup>2</sup> (174,381 sq. ft.)	28 600 m <sup>2</sup> (307, 858 sq. ft.)
Maximum gross floor area - residential used for townhouse dwellings	6 800 m <sup>2</sup> (73,197 sq. ft.)	N/A
Maximum gross floor area-non-residential	N/A	900 m <sup>2</sup> (9,687 sq. ft.)
Maximum height	6 storeys (as per Exception Schedule)	6 storeys
Permitted Commercial Uses	N/A	Retail store; personal service establishment; restaurant; take-out restaurant; veterinary clinic; animal care establishment; commercial school; office; medical office; financial institution
Parking Standards	1.25 resident spaces per one-bedroom unit  1.4 resident spaces per two- bedroom apartment unit  0.2 visitor spaces per unit	1.1 resident spaces per one-bedroom unit (196 parking space requirement)  1.3 resident spaces per two-bedroom unit (190 parking space requirement)  0.2 visitor spaces per unit (65 space requirement)  3.2 spaces per 100 m <sup>2</sup> – office  4.0 spaces per 100 m <sup>2</sup> – retail/ personal service  Provision for 94 shared residential visitor/commercial parking spaces

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## Proposed Zoning Standards

Item	Existing "C4-45" By-law Standard	Proposed "C4-45-Exception" By-law Standard
Permitted Uses	(1) Townhouse Dwelling (2) Office (3) Retail Store (4) Personal Service Establishment (5) Repair Service	Uses as specified for a C4 zone
Parking Standard	2 spaces per townhouse dwelling  3.2 spaces per 100m <sup>2</sup> – office  4.0 spaces per 100m <sup>2</sup> – retail/personal service	3.2 spaces per 100 m <sup>2</sup> – office  4.0 spaces per 100 m <sup>2</sup> – retail/personal service  Provision for 94 shared residential visitor/commercial parking spaces



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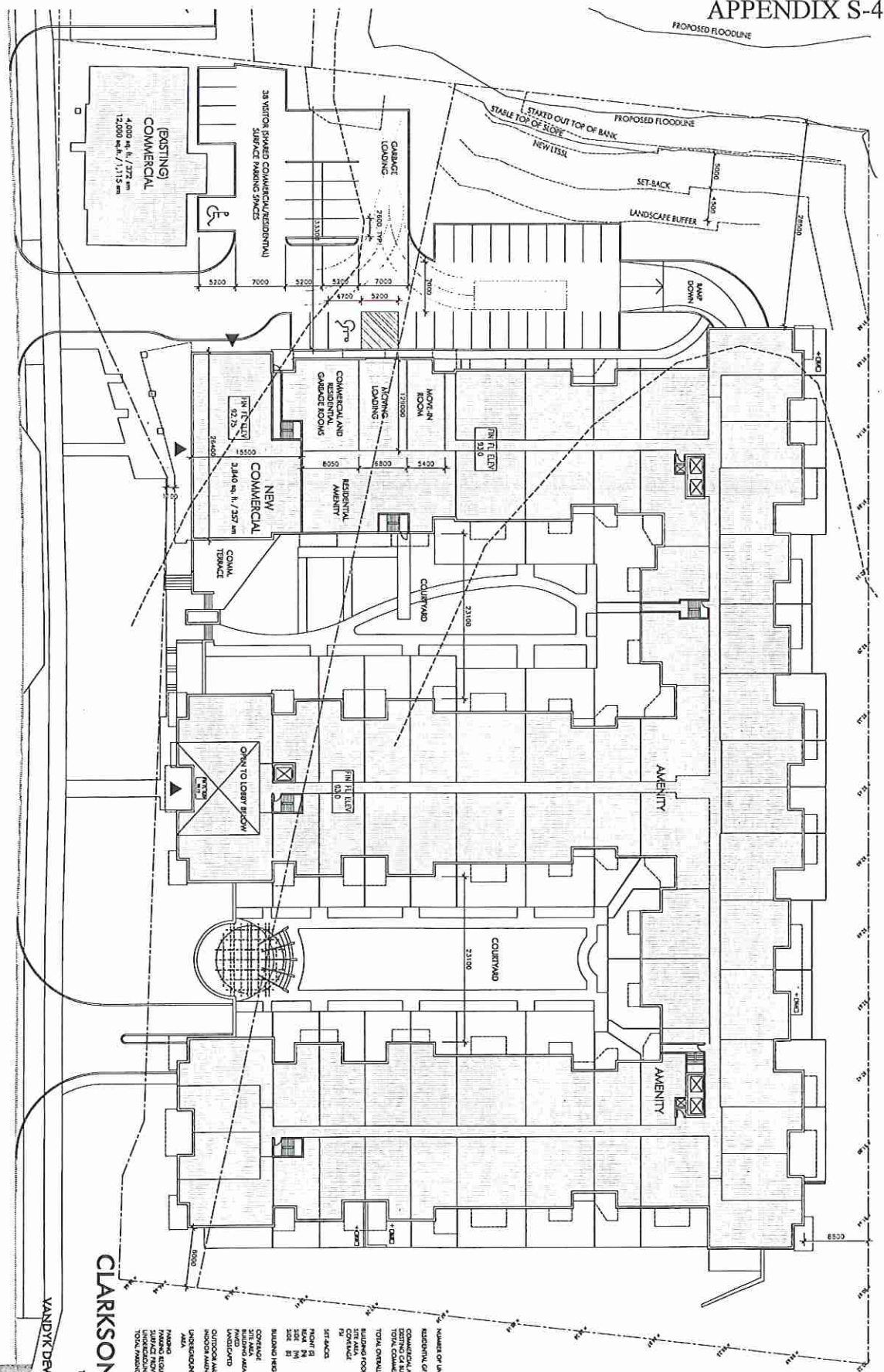
File: OZ 12/010 W2

**Recommendation PDC-0035-2013**

"That the Report dated May 7, 2013, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan for a portion of the subject lands from 'Residential High Density – Special Site 6' to 'Residential High Density - Special Site' and to change the Zoning from 'H-RA2-46' (Apartment Dwellings), 'H-C4-45' (Mainstreet Commercial) and 'G1' (Greenbelt-Natural Hazards) to 'H-RA2-Exception' (Apartment Dwellings), 'H-C4-Exception' (Mainstreet Commercial) and 'G1' (Greenbelt-Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses under file OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be received for information."







CONCEPT PLAN

**CLARKSON VILLAGE**  
1401 LAKESHORE ROAD WEST

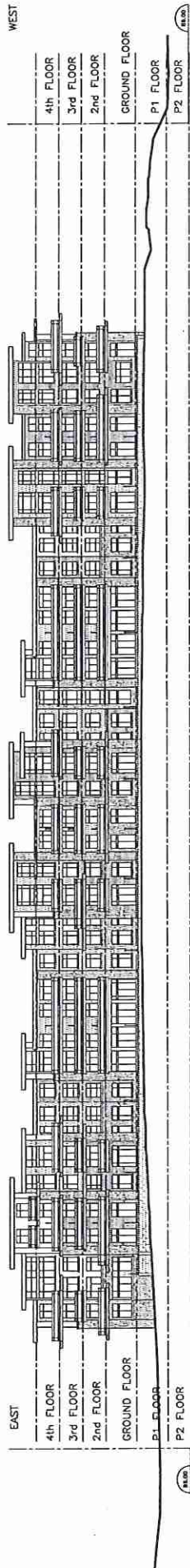
YANDYK DEVELOPMENT GROUP



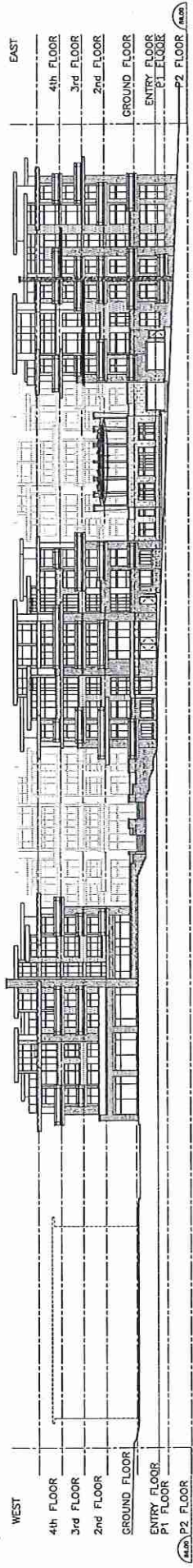
NUMBER OF UNITS	251
RESIDENTIAL G/A	377,000 sq. ft. / 73,400 sq. ft.
COMMERCIAL G/A	3,840 sq. ft. / 357 sq. ft.
RENTAL CAR WASH	12,000 sq. ft. / 1,115 sq. ft.
TOTAL GROSS G/A	392,840 sq. ft. / 74,872 sq. ft.
TOTAL GROSS G/A	392,840 sq. ft. / 74,872 sq. ft.
BUILDING FOOTPRINT	77,770 sq. ft.
CONCRETE	432 sq. ft.
PA	154 sq. ft.
SETBACKS	1,820 sq. ft. / 173,534 sq. ft.
NON-TOTAL	72.4 sq. ft. / 1.1 sq. ft.
NON-TOTAL	5.0 sq. ft. / 0.5 sq. ft.
NON-TOTAL	4.3 sq. ft. / 0.4 sq. ft.
NON-TOTAL	4.0 sq. ft. / 0.4 sq. ft.
CONCRETE	17,777 sq. ft. / 1,637 sq. ft.
PAVED	1,820 sq. ft. / 173,534 sq. ft.
LANDSCAPED	4,271 sq. ft. / 397 sq. ft.
OUTDOOR AMENITY AREA	3,413 sq. ft. / 314 sq. ft.
PROPOSED PARKING	19,749 sq. ft. / 1,820 sq. ft.
LANDSCAPED PARKING	14,228 sq. ft. / 1,324 sq. ft.
PARKING REQUIRED	440
PARKING PROVIDED	40
TOTAL PARKING PROVIDED	480
TOTAL PARKING REQUIRED	480

Scale 1:250  
110 Spadina Avenue  
Toronto, Ontario  
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7-416-594-1900 F-416-594-0298  
DATE: Jan 30, 2014 1:25:00pm  
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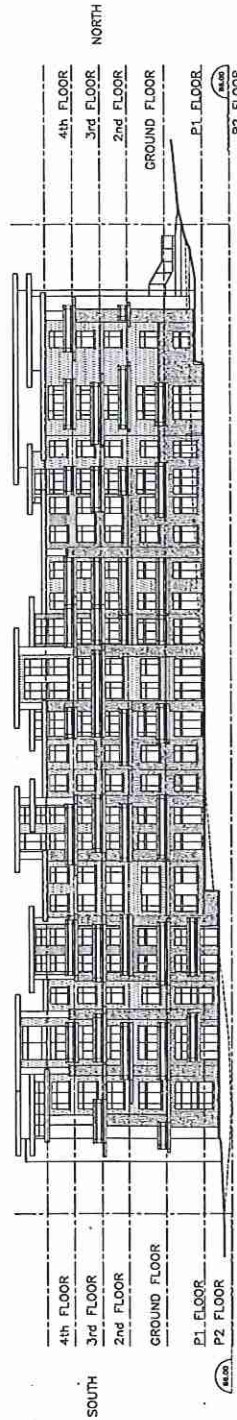
REVISED LANDSCAPE SET-BACKS  
SITE / GROUND FLOOR PLAN



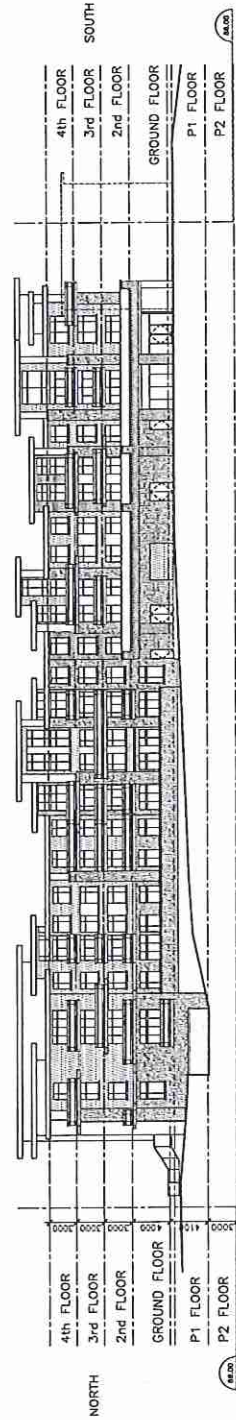
REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION



EAST ELEVATION



WEST ELEVATION

ELEVATIONS

