

DECLARATION

Subsection 17 of the Planning Act

Applicant: Zelinka Priamo Ltd.

Municipality City of Mississauga
Our File: OPA 16

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 2, 2014, when By-law Number 0188-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on July 9, 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.

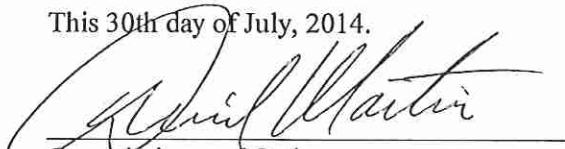
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 30th day of July, 2014.


Commissioner of Oaths


Declarant

DAVID LESLIE MARTIN, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 10, 2017.

Amendment No. 16

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



**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	July 9, 2014	
OPA NUMBER	OPA 16 (By-law # 0188-2014)	
ZONING BY-LAW NUMBER	0189-2014	
DATE PASSED BY COUNCIL	July 2, 2014	
LAST DATE TO FILE APPEAL	July 29, 2014	
FILE NUMBER	OZ 12/008	Ward 1
APPLICANT	Zelinka Priamo Ltd.	
PROPERTY LOCATION	Southeast corner of Lakeshore Rd. West & Godfrey's Lane	

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.

Purpose and Effect of the Official Plan Amendment and Zoning By-law: Is to permit 18 Townhouse Units on a Common element condominium road.

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

www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 16 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, at the address below, **no later than July 29, 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.

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
300 City Centre Drive,
Mississauga, Ontario L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER

A by-law to Adopt Mississauga Official Plan Amendment No. 16

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

AND WHEREAS, pursuant to 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. 16, in his 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 attached map designated as Map "A" and explanatory text, constitute Amendment No. 16 to Mississauga Official Plan, specifically the Port Credit Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 2nd day of July, 2014.

ORIGINAL SIGNED BY
HAZEL MCGALLION

MAYOR

CRYSTAL GREER CITY CLERK
CITY OF MISSISSAUGA

CLERK

Amendment No. 16

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Map "A" attached hereto constitutes Amendment No. 16.

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

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

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

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from "Residential Low Density I" to "Residential Medium Density" and to add Special Site policies to permit 18, four storey townhouse units on a common element condominium road.

LOCATION

The lands affected by this Amendment are located at the southeast corner of Lakeshore Road West and Godfrey's Lane.

BASIS

The subject lands are located in the Port Credit Neighbourhood Character Area, and form part of Port Credit Local Area Plan which was originally prepared as Mississauga Plan (2003) district policies and was readopted by Mississauga Official Plan. Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board. The subject lands and associated policies are not under appeal to the Ontario Municipal Board.

The northern portion of the subject lands are designated "Residential Medium Density" which permits townhouse dwellings and all forms of horizontal multiple dwellings, as well as low-rise apartment dwellings. The southernmost portion of the site is designated "Residential Low Density I" which permits only detached dwellings.

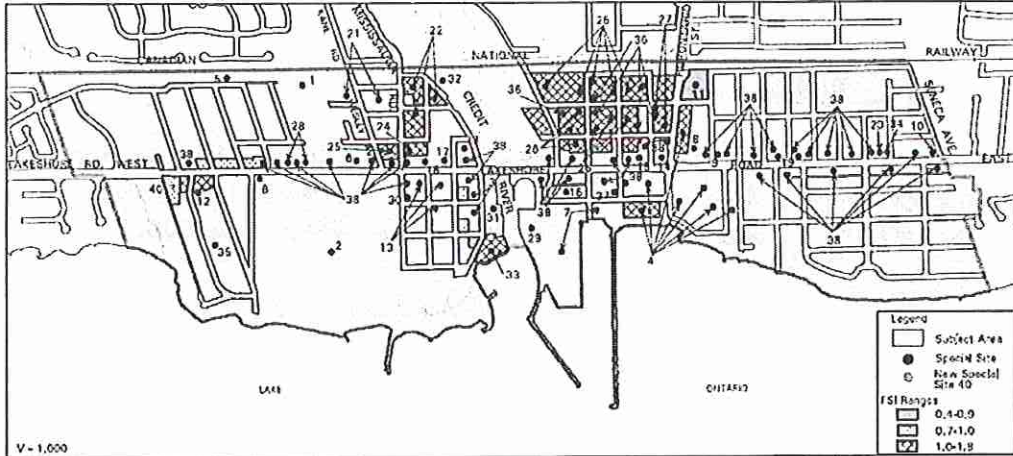
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reason:

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.
2. The proposed Official Plan and Zoning By-law Amendments are appropriate to accommodate the proposed development and meet the intent, goals, and objectives of the Official Plan.

Details regarding this Amendment to the Port Credit Neighbourhood Character Area Policies of the Port Credit Local Area Plan are contained in the Planning and Building Report dated June 4, 2013, attached to this Amendment as Appendix II.

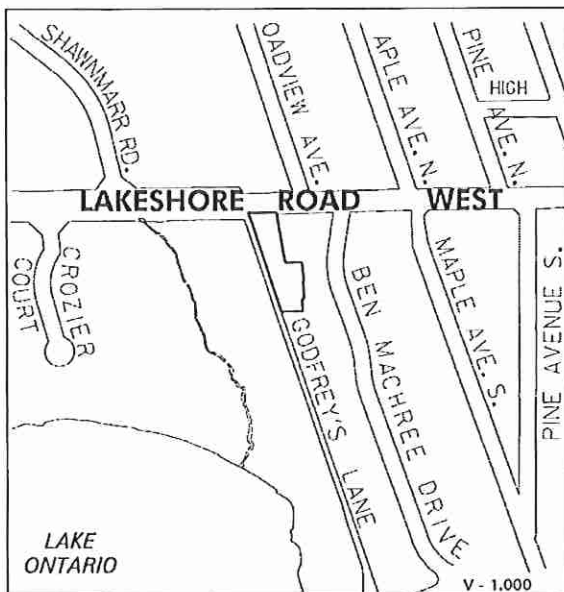
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 5.0, Port Credit Neighbourhood Character Area of the Port Credit Local Area Plan, is hereby amended by modifying Figure 3: Location of Special Sites within the Port Credit Local Area to add Special Site 40.



2. Section 5.0, Port Credit Neighbourhood Character Area Special Site Policies of the Port Credit Local Area Plan, is hereby amended by adding the following:

5.40 Site 40



- 5.40.1 The lands identified as Special Site 40 are located at the southeast corner of Lakeshore Road West and Godfrey's Lane.
- 5.40.2 Notwithstanding the policies of this Plan, the maximum building height will be four storeys.

3. Schedule 10 Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from "Residential Low Density I" to "Residential Medium Density", as shown on Map "A" of this Amendment.

IMPLEMENTATION

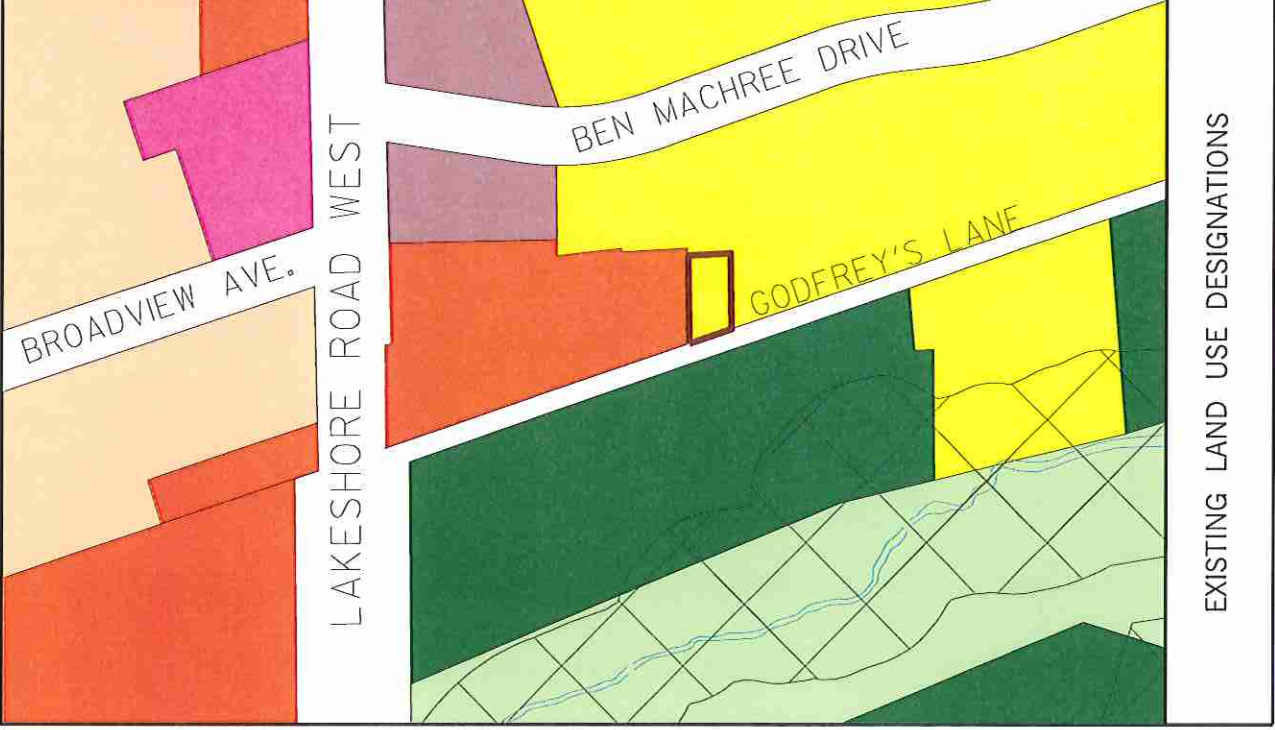
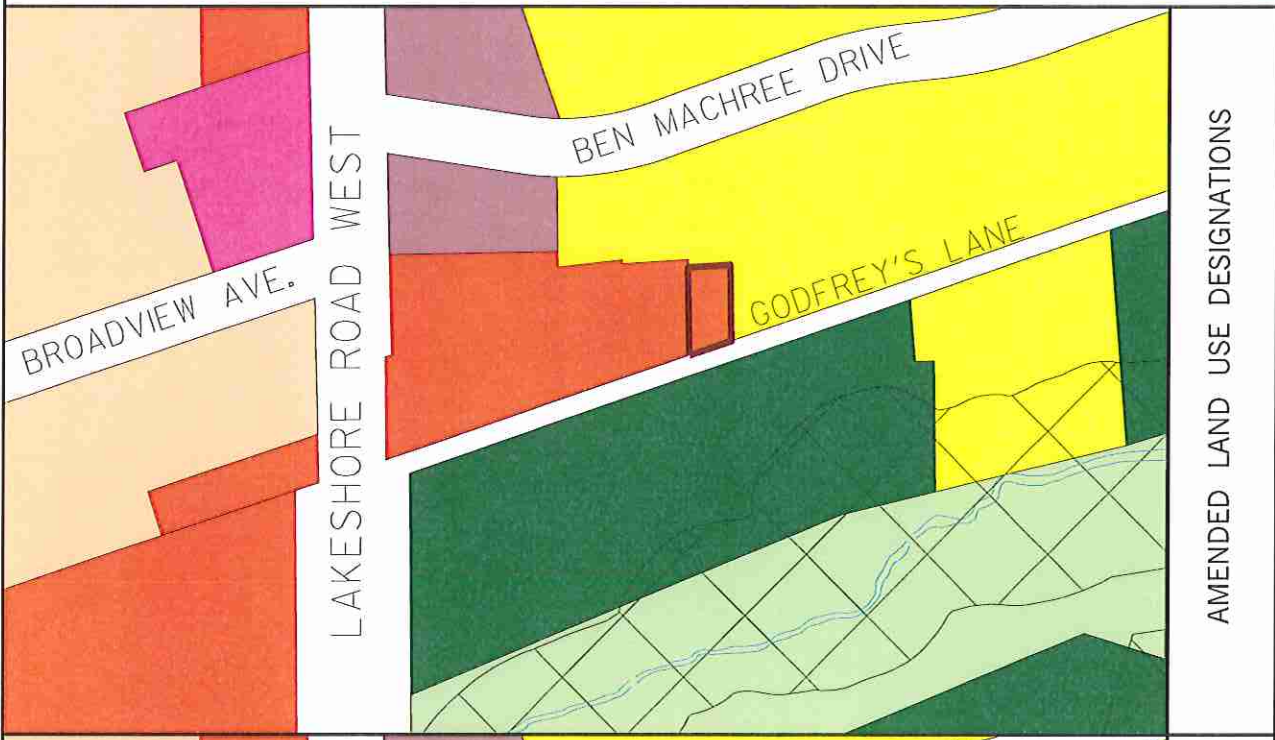
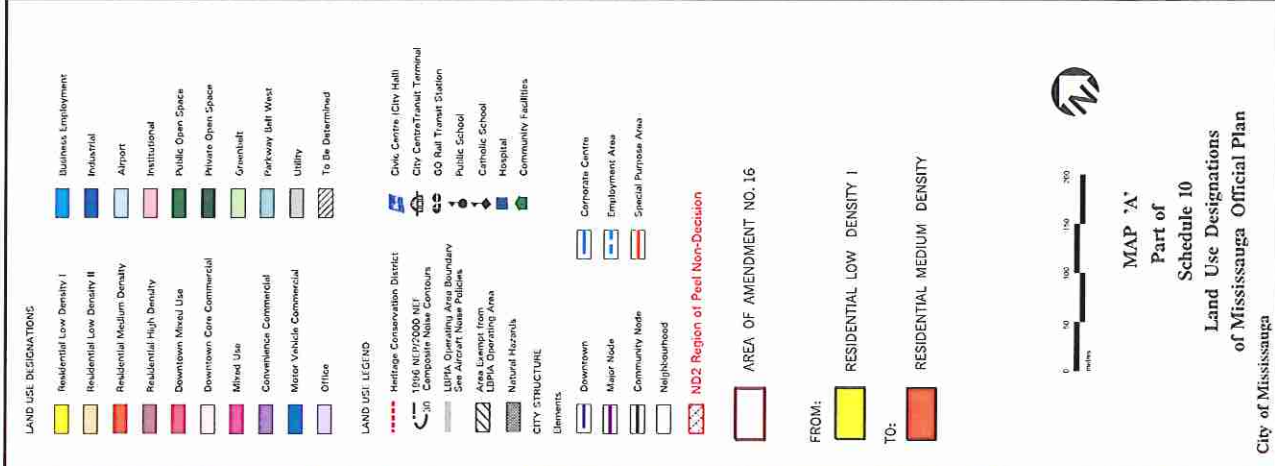
Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

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, will apply in regard to this Amendment.

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



City of Mississauga
 Land Use Designations
 Schedule 10
 of Mississauga Official Plan

City of Mississauga, 2018. All rights reserved. For more information, visit www.mississauga.ca

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 January 7, 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 June 4, 2013 attached to the Amendment as Appendix II.

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Corporate Report

Clerk's Files

Originator's
Files

OZ 12/008 W1

PDC JUN 24 2013

DATE: June 4, 2013

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit eighteen (18) 4-storey townhouse dwellings on a
common element condominium private road
375 Lakeshore Road West and the rear portion of
14 Ben Machree Drive
Southeast corner of Lakeshore Road West and Godfrey's Lane
Owners: 375 Lakeshore Developments Inc.
and Christopher Boyd
Applicant: Zelinka Priamo Ltd.
Bill 51

Supplementary Report Ward 1

RECOMMENDATION: That the Report dated June 4, 2013, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/008 W1, 375 Lakeshore Developments Inc. and Christopher Boyd, 375 Lakeshore Road West and the rear portion of 14 Ben Machree Drive, southeast corner of Lakeshore Road West and Godfrey's Lane, be adopted in accordance with the following:

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

further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan from "Residential Medium Density" and "Residential Low Density I" to "Residential Medium Density - Special Site" to permit eighteen (18) 4-storey townhouse dwellings on a common element condominium private road, be approved.
3. That the application to change the Zoning from "RA1-25" (Apartment Dwellings) and "R15" (Detached Dwellings - Port Credit) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) to permit eighteen (18) 4-storey townhouse dwellings on a common element condominium private road in accordance with the proposed revised zoning standards described in Appendix S-5 of this report, be approved 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 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.

REPORT**HIGHLIGHTS:**

- At the Public Meeting held on January 7, 2013, comments were received regarding the height and architectural style of the development, the adequacy of visitor parking and tree preservation along Godfrey's Lane;
- Since the Public Meeting, minor revisions have been made to the project, including modifications to the proposed layout, a reduction of one unit, and the submission of additional materials to address outstanding development matters and concerns expressed;
- Staff is satisfied with the revisions and additional information provided and recommends that the applications, as revised, be approved to permit eighteen (18) 4-storey townhouse dwellings subject to certain conditions.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on January 7, 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-0003-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the Public Meeting, the applicant has made modifications to the proposal including:

- reducing the number of units from 19 to 18;
- increasing setback to the front and rear property lines;
- realigning the private condominium road and removing the pervious stable surface area in front of the garages;
- the elongation of some of the units;
- the reduction of heights and the removal of the retaining wall along Godfrey's Lane (see Appendices S-4 and S-5).

A more detailed evaluation of the changes is provided under the "Revised Concept Plan" section.

COMMENTS:

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

COMMUNITY ISSUES

A number of issues were raised by area residents at the December 5, 2012 community meeting, the January 7, 2013 Public Meeting and through written comments sent to the City. These issues are listed below along with responses:

Comment

The architectural style of the development does not fit the Port Credit character and the appearance of the townhomes is not complementary to the character of Godfrey's Lane.

Response

Port Credit has evolved to include a variety of architectural styles and its character is not defined by a homogenous architectural aesthetic or singular style. The subject site is not situated next to a property listed or designated on the City's heritage register and as such, the compatibility of the proposal is assessed through site layout and built form with consideration given to quality of architecture. Further comments regarding the appropriateness of the proposed development are included in the Planning Comments section of this Report.

Comment

The trees along the east side of Godfrey's Lane should be preserved.

Response

The trees on the east side of Godfrey's Lane contribute to the character of the street, however, are incongruently spaced and lack a full canopy due to pruning and poor health as a result of their proximity to the overhead hydro lines. The canopy effect can be largely attributed to the trees located on the west side of Godfrey's Lane within Brueckner Rhododendron Gardens. The applicant has revised their streetscape proposal along Godfrey's Lane by relocating the private sidewalk further towards the dwellings and providing for hydro utilities to be buried within the property line. This will allow for an unencumbered landscaped area where a new row of trees will be planted and grow without the impedance of

hydro wires. The revised Landscape Plan illustrates the planting of 16 new street trees.

Comment

Concerns were raised regarding the adequacy of the number of visitor parking spaces proposed and the resultant increase in vehicle parking on adjacent streets.

Response

The applicant has not requested to reduce the visitor parking requirement and is providing 5 visitor parking spaces which meets the Zoning By-law requirement.

Comment

Concerns were raised about the height of the buildings as a result of grade differentials on the site.

Response

The property already has a 4-storey height permission under the current zoning. The southerly most 15 m (49.2 ft.) is subject to rezoning from a height of 9.2 m (30.2 ft.) to the midpoint of the roof to a maximum of 13.0 m (42.6 ft.). This change is considered minor in nature as it only affects 10% of the site and is well buffered with appropriate setbacks and landscaping as a result of the elimination of 1 unit.

Comment

Concerns were raised that the views to Brueckner Rhododendron Gardens will be blocked for certain residents.

Response

Sightlines and view corridors from private residences to natural or man-made features generally do not take precedent over development rights. The current zoning on the majority of the property permits a 4-storey apartment building and the proposal is being assessed on planning merit, including the appropriate and sensitive integration into the community.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS**

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

Comments updated June 4, 2013, state that Community Services confirms receipt of a revised Site Plan, Utility/Service Plan, Grading Plan, Service Plan, Landscape Plans and Details and a Tree Preservation Report in response to previous comments provided. The revisions have addressed the Department's major concerns with respect to the interface of the proposed development with Lakeshore Road West, as well as the realigned and upgraded storm water pipe within the adjacent City Parkland.

In order to enable the replacement of mature trees on Godfrey's Lane, which the applicant wishes to remove, the applicant is proposing to relocate the existing overhead wires into an underground duct within a private easement on the subject lands. Enersource has confirmed that the proposed route is acceptable, pending detailed design and final approval. If final approval is not granted by Enersource, the applicant will be required to present an alternative solution that is satisfactory to this Department.

The revised Grading Plan submitted on May 13, 2013 is intended to allow the two existing stone columns at the entrance to Godfrey's Lane to be retained as required by Community Services.

In the event that these applications are approved by Council, prior to enactment of the Zoning By-law, the applicant will be required to enter in to a Servicing Agreement for the construction of the storm sewer outlet works within City Parkland and the construction of Streetscape Works along Lakeshore Road West and Godfrey's Lane. The applicant is advised that a Park Access Permit will be required prior to the construction of the re-routed storm water pipe within City Parkland.

Site specific details will be addressed through the processing of a future Site Plan application.

City Transportation and Works Department (T&W)

Comments updated May 22, 2013 state that T&W confirmed receipt of a revised Site Plan, Utility/Service Plan, Functional Stormwater Management Report, Functional Servicing Report, Grading Plan, Servicing Plan, Landscape Details and Remedial Action Plan in response to previous comments provided. The revisions have addressed the Department's comments and concerns with respect to the interface of the proposed development with Godfrey's Lane, Lakeshore Road West and the adjoining residential properties.

In the event that these applications are approved by Council, prior to enactment of the Zoning By-law, the applicant will be required to address the following:

- Enter in to a Servicing Agreement for the construction of the storm sewer outlet works;
- Convey gratuitously any lands and/or easements as required by the City (i.e. the Lakeshore Road West road widening and storm drainage easements);
- Provide securities for central air conditioning and special building measures; and
- Provide an updated Phase I ESA, a Final Clean-up/ Remediation Report and a Record of Site Condition for both properties.

Site specific details will be addressed through the processing of a future Site Plan application.

PLANNING COMMENTS

Official Plan

Mississauga Official Plan (2012) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel

on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject applications.

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).

As outlined in the Information Report, the proposal requires an amendment to the Mississauga Official Plan Policies for the Port Credit Local Area Plan. Section 19.5 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

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

The subject land is located within the South Residential Precinct of Port Credit, which is characterized as a stable residential area which should be maintained, including the one to two storey building heights, while allowing for infill which is compatible with and enhances the character of the area. The properties along Lakeshore Road West within this precinct represent a more mixed variety of built form recognized through the various land use designations ranging from "Mixed Use" to "Residential High Density".

The existing "Residential Medium Density" designation applicable to the majority of the site already permits townhouse dwellings as well as all forms of horizontal multiple dwellings and low-rise apartment dwellings with heights not exceeding three storeys. A Special Site provision is required to recognize the proposed four storey townhouses.

Additionally, a portion of the rear yard of 14 Ben Machree Drive is proposed to be incorporated into the "Medium Density – Special Site" designation, which will ensure the development of a functional layout. The integration of the rear property into this designation will not have an adverse impact on the character or function of the residential community to the south. Given the siting of the proposed townhouses relative to the abutting detached residential lots, there will be no significant sun shadow effects on these adjacent rear yards.

The site is located within the Lakeshore Road Corridor. The Plan stipulates that where higher density uses are proposed, they should be located on sites along Corridors or in conjunction with existing apartment sites or commercial centres. Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhood and provide appropriate transition in heights, built form and density to the surrounding lands. Developments in excess of four storeys must demonstrate an appropriate transition in height and built form that respects the surrounding context.

As noted in the Information Report, the "Draft Port Credit Local Area Plan" has introduced policies that would allow developments of up to four storeys on properties facing onto Lakeshore Road West within the South Residential Precinct. Under the new Draft Plan, an Official Plan Amendment for the front portion of the lands would not be required. The Report on Comments to the Local Area Plan is expected to be brought forward to Planning and Development Committee in September this year.

The proposal enhances the Lakeshore Road Corridor by providing an attractive built form and landscaping along the street. Incorporating main entrances and windows along the street edge is in keeping with the urban design policies of the Plan. Proper integration with the surrounding uses is provided by way of adequate setbacks, landscaped buffers, tree planting, streetscape enhancements and appropriate height transition including a recessed fourth storey. The proposed redesignation will therefore

not adversely impact or destabilize the overall intent of the above referenced goals and objectives of the Plan.

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

The existing designation on the majority of the lands permits townhouse dwellings and given the context of the site, the proposal does not have any impact on the function of the surrounding properties within the South Residential Precinct of Port Credit. The proposed built form is compatible with the 5 storey apartment building to the east and there is no detrimental impact to the park to the west. The townhouse units are located towards the west side of the subject lot thereby maximizing the setbacks to the neighbouring detached dwellings which front onto Ben Machree Drive. Additionally, tree planting is proposed along the eastern periphery of the site, both adjacent to the apartment building and detached dwellings, further adding to the buffering of the development.

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

Based on the comments received from the applicable City departments and agencies, the existing infrastructure is adequate to support the proposed development.

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

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

Zoning

The proposed "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) zone is appropriate to accommodate the eighteen (18) 4-storey townhouse dwellings on a common element condominium private road. Appendix S-6 contains the revised site specific zoning provisions for the proposed development. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

Revised Concept Plan

The applicant has made revisions to the concept plan based on feedback from City staff and the community. The reduction of one unit has allowed for an increased front and rear yard setback, providing a better transition to the street and for the rear yard of the property to the south. The removal of one unit has also allowed for the reconfiguration of the first unit such that it can now accommodate two vehicles within the garage.

The shifting of the private condominium road westward has resulted in an increased landscape buffer along the northeasterly side of the site. This provides more protection for the trees on the adjoining property. Elimination of the pervious stable surface area in front of the garages has removed the ability for this area to become a parking area for many of the units. This change also improves the view into the site from Lakeshore Road West.

The revisions along the west side of the site have significantly improved the condition along Godfrey's Lane. The retaining wall along this side has been removed allowing for a more integrated transition between the buildings and the public realm with each unit now having unencumbered access to the street. The previously proposed planter boxes which had heights approaching 2 m (6.6 ft.) and gave the effect of a second retaining wall have been significantly reduced in depth and height to be no taller than 1 m (3.3 ft.). While it is still proposed that the overhead hydro wires be buried, it is now proposed that they be buried within the property itself, allowing an acceptable area to plant 16 new street trees.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval in accordance with Section 41 of the *Planning Act*. While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further revisions will be needed to address matters related to architectural elements and landscaping.

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. The proposed revisions to the applications, which are detailed in the Background section of this report, are minor and for the betterment of 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 for eighteen (18) 4-storey townhouse dwellings is compatible with the surrounding land uses based on the complementary nature of the design, which achieves appropriate built form relationships within its context.
2. The proposed Official Plan provisions and zoning standards, as identified in the report, are appropriate to accommodate the requested uses for the lands.

ATTACHMENTS:

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0003-2013
- Appendix S-3: Revised Except of Existing Land Use Map
- Appendix S-4: Revised Concept Plan
- Appendix S-5: Revised Elevations
- Appendix S-6: Revised Proposed Zoning Standards



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Breveglieri, Development Planner



Corporate Report

Clerk's Files

Originator's

Files : OZ 12/008 W1

PDC JAN 7 2013

DATE: December 11, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 7, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment and Rezoning Applications
To permit nineteen (19) 4-storey townhouse dwellings on a
common element condominium private road
375 Lakeshore Road West and the rear portion of
14 Ben Machree Drive
Southeast corner of Lakeshore Road West and Godfrey's Lane
Owners: 375 Lakeshore Development Inc. and
Christopher Boyd
Applicant: Zelinka Priamo Ltd.
Bill 51

Public Meeting Ward 1

RECOMMENDATION: That the Report dated December 11, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Medium Density" and "Residential Low Density I" to "Residential Medium Density - Special Site" and to change the Zoning from "RA1-25" (Apartment Dwellings) and "R15" (Detached Dwellings - Port Credit) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), to permit nineteen (19) 4-storey townhouse dwellings on a common element condominium private road under file OZ 12/008 W1, 375 Lakeshore Development Inc. and Christopher

Boyd, 375 Lakeshore Road West and the rear portion of 14 Ben Machree Drive, southeast corner of Lakeshore Road West and Godfrey's Lane, be received for information.

REPORT HIGHLIGHTS:

- The applications have been made in order to allow the development of nineteen (19) townhouse units on a common element condominium road;
- Community concerns include the height and appearance of the townhomes, the adequacy of visitor parking spaces and tree preservation;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan and Zoning By-law amendments, resolution of design details, and submission and review of revised plans and technical materials.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting was held on December 5, 2012.

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:

Development Proposal	
Applications submitted:	May 25, 2012 (received) June 15, 2012 (deemed complete) November 9, 2012 (revised submission received)
Existing Gross Floor Area:	2 258 m ² (24,305 sq. ft.)
Height:	4 storeys
Lot Coverage:	14%
Floor Space Index:	1.04
Net Density:	47 units/ha (19 units/ac.)

Development Proposal	
Gross Floor Area:	4 226 m ² (45,488 sq. ft.)
Number of units:	19 townhouse dwellings
Anticipated Population:	57* *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:	38 resident parking spaces 5 visitor parking spaces
Parking Provided:	38 resident parking spaces 5 visitor parking spaces
Supporting Documents:	<ul style="list-style-type: none"> - Planning Justification Report - Functional Servicing Report - Traffic Impact Assessment - Environmental Noise Impact Study - Stage 1-2 Archaeological Assessment - Tree Inventory - Green Development Initiatives - Site Plan, Engineering Plans, Elevations, Floor Plans and Survey

Site Characteristics	
Frontage:	35.3 m (115.9 ft.) - Lakeshore Road West 125.0 m (410.1 ft.) - Godfrey's Lane
Lot Area:	0.41 ha (1.01 ac.)
Existing Use:	Two vacant 3-storey apartment buildings

Green Development Initiatives

The applicant has proposed a bio-retention area on the east side of the site and that permeable paving be incorporated into the parking areas for some of the units. Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

The subject properties are located on the south side of Lakeshore Road West at Godfrey's Lane adjacent to Brueckner Rhododendron Gardens in the South Residential Precinct of the Port Credit Local Area Plan. The area is characterized by apartment buildings ranging in height from 3 to 8 storeys along the Lakeshore Road West frontage and detached dwellings to the north and south. Two vacant 3-storey apartment buildings, containing a total of 30 apartment units, currently exist on the northerly portion of 375 Lakeshore Road West. The rear portion of 14 Ben Machree Drive forms part of the rear yard of that residential property. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: 2 storey multi-unit residential buildings
- East: 5 storey apartment building and the rear yards of detached dwellings facing Ben Machree Drive
- South: Detached dwelling lots facing Ben Machree Drive
- West: Brueckner Rhododendron Gardens

Mississauga Official Plan Designation and Policies for the Port Credit Local Area Plan (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 which have no effect on the subject applications.

The subject site is located within a **Neighbourhood Area** (Port Credit Local Area Plan) and on a **Corridor** (Lakeshore Road West). The subject properties are designated "**Residential Medium Density**" and "**Residential Low Density I**".

"Residential Medium Density" permits townhouse dwellings and all forms of horizontal multiple dwellings as well as low-rise apartment dwellings. Heights of buildings should not exceed three storeys, unless otherwise specified in the Port Credit Urban Design policies of the Plan.

"Residential Low Density I" permits detached dwellings.

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

There are other policies in Mississauga Official Plan (2011) which also are applicable in the review of these applications which are found in Appendix I-9.

Draft Port Credit Local Area Plan

At the September 17, 2012 Planning and Development Committee meeting, the Planning and Building Department presented a report titled "*Draft Port Credit Local Area Plan*", dated August 28, 2012. The meeting constituted the statutory Public Meeting under the *Planning Act* for the revised Plan. The draft Plan carries forward many existing policies and land use designations found in the existing Plan and introduces a number of modifications. These include the introduction of the Vision for Port Credit and increasing the height limit for properties facing onto Lakeshore Road West for the South Residential Neighbourhood Precinct. While the subject site partially falls within this affected area, the southern portion of the site remains unaffected. It is expected that a report on comments to the Local Area Plan will be considered at a Planning and Development Committee meeting early in the new year.

Proposed Official Plan Designation and Policies

"Residential Medium Density - Special Site" to permit townhouse dwellings and all forms of horizontal multiple dwellings, as well as low rise apartment dwellings with building heights not exceeding four (4) storeys.

Existing Zoning

"RA1-25" (Apartment Dwellings), which permits apartment dwellings; long-term care dwellings and retirement dwellings up to a height of 4 storeys in accordance with the "RA1" zone except that the minimum floor space index - apartment dwelling is 0.3 and the maximum floor space index - apartment dwelling is 0.5.

"R15" (Detached Dwellings - Port Credit), which permits detached dwellings with a minimum lot area of 460 m² (4,951 sq. ft.), minimum lot frontage of 12.0 m (39.4 ft.), maximum lot coverage of 40% and maximum height of 9.2 m (30.2 ft.).

Proposed Zoning By-law Amendment

"RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), to permit townhouse dwellings in accordance with the proposed zone standards contained within Appendix I-10.

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor, Jim Tovey on December 5, 2012. Issues raised by the Community are summarized below and will be addressed in the Supplementary Report:

- The adequacy of the number of visitor parking spaces proposed;
- The appearance of the townhomes along Godfrey's Lane and the architectural style of the development;
- Tree preservation along Godfrey's Lane;
- The height of the buildings as a result of grade differentials on the site.

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 (2011) policies, the following matters will have to be addressed.

Site Layout

While the proposed unit 1 adjacent to Lakeshore Road West has a main entrance facing the road, consideration should be given to modifying the proposed layout to maximize the amount of built form along Lakeshore Road West. This would entail reorienting two or more of the townhomes to face towards Lakeshore Road West which would further strengthen the street edge condition and enclose the street while additionally eliminating the view of the proposed driveway area at the back of the units. Appropriate setbacks and landscaping should be provided along Lakeshore Road West.

Parking

As currently proposed, units in Block 1 (units 1 - 8) contain a permeable pavement area at the rear of the units adjacent to the proposed condominium road. While some of these areas may have the appropriate length to accommodate vehicle parking in front of the garages, the configuration of this area will result in some units not having sufficient space for this purpose. It is expected that this will lead to the parking of vehicles that will overhang into the condominium road. This concern is further exacerbated in that the proposed condominium road width is at a reduced standard of 6.0 m (19.6 ft.) rather than the required 7.0 m (22.9 ft.).

Also, the configuration of the driveways for units 1 and 2 are in conflict as the parking of a vehicle in the driveway for either unit will impede access for the other unit.

Grading

The proposed grades of the site result in a condition whereby the finished floor levels and the condominium road are elevated

relative to the grades around the perimeter of the property, particularly at the south end of the site.

The proposed grades also necessitate a retaining wall traversing the front of all units. The retaining wall along the south half of the site will be of a height that will require a railing thereby preventing direct access to Godfrey's Lane for approximately half the units.

The 1 m (3.3 ft.) apron at the rear of the units which is intended to be used for the temporary storage of garbage on collection days has a significant slope for certain units due to a discrepancy in grade between the condominium road and the garages.

Streetscape

The applicant has yet to submit a satisfactory Utility Plan which accurately illustrates the location, including depth and setback to property line, of all existing services both above and below ground within the right-of-away for Godfrey's Lane and Lakeshore Road West. Until such time that this information is submitted, the streetline setback of the building and streetscape condition associated with this development is uncertain.

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, land dedications, and boulevard improvements 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 Port Credit District 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: Applicable Mississauga Official Plan Policies
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Breveglieri, Development Planner

375 Lakeshore Development Inc.
and Christopher Boyd

File: OZ 12/008 W1

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "RA1-25" (Apartment Dwellings) and "R15" (Detached Dwellings - Port Credit).
- November 14, 2012.– The Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan (2011), as modified, save and except for certain appeals which have no effect on the subject applications. The subject lands are designated "Residential Medium Density" and "Low Density I".



LEGEND:



SUBJECT LANDS



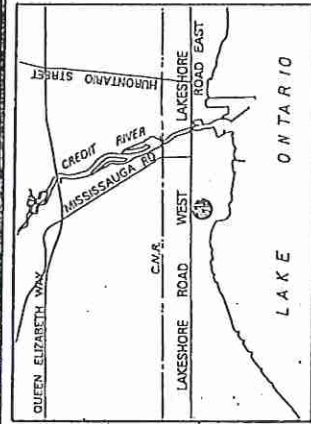
DATE OF AERIAL PHOTO: 03 2012

SUBJECT: 375 LAKESHORE DEVELOPMENT INC.
and CHRISTOPHER BOYD

FILE NO:
OZ 12008 W1
DWG. NO:
12008A
SCALE:
1:2500

APPENDIX I-2

PDC DATE:
2013 01 07
DRAWN BY:
K. PROKOP
Produced by
T&W, G fics



MISSISSAUGA
Planning and Building

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

LAND USE DESIGNATIONS

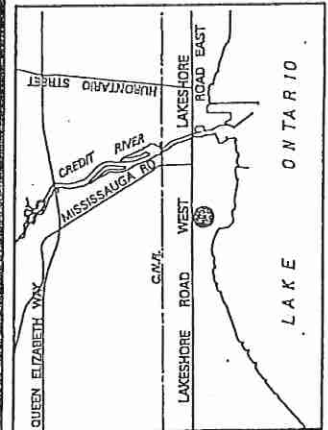
- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Downtown Mixed Use
- Downtown Core Commercial
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public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

LAND USE LEGEND

- Heritage Conservation District
- 1986 NEP/2000 NEF Composite Noise Contours
- LUPA Operating Area Boundary
- See Allocated Noise Policies
- Area Exempt from LUPA Operating Area
- Natural Hazards
- CITY STRUCTURE Elements
- Downtown
- Major Node
- Community Node
- Neighbourhood
- ND2 Region of Paol Non-Decision
- SUBJECT LANDS
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities
- Corporate Centre
- Employment Area
- Special Purpose Area



**SUBJECT: 375 LAKESHORE DEVELOPMENT INC.
and CHRISTOPHER BOYD**



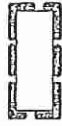
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DWG. NO:	12008L
SCALE:	1:2500
DATE:	2013 01 07
DRAWN BY:	K. PROKOP

EXHIBIT I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

LEGEND:



SUBJECT LANDS

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-MEDIUM DENSITY' TO 'RESIDENTIAL-MEDIUM DENSITY-SPECIAL SITE' AND PROPOSED REZONING FROM 'RA1-25' (APARTMENT DWELLINGS) TO 'RM6-EXCEPTION' (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 19,4 STOREY TOWNHOUSE DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-LOW DENSITY' TO 'RESIDENTIAL-MEDIUM DENSITY-SPECIAL SITE' AND

PROPOSED REZONING FROM 'R15' (DETACHED DWELLINGS-PORC CREDIT) TO 'RM6-EXCEPTION' (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 19,4 STOREY TOWNHOUSE DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.

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



SUBJECT: 375 LAKESHORE DEVELOPMENT INC. and CHRISTOPHER BOYD

FILE NO:

OZ 12008 W1

DWG. NO:

12008R

SCALE:

1:2500

PDC DATE:

2013 01 07

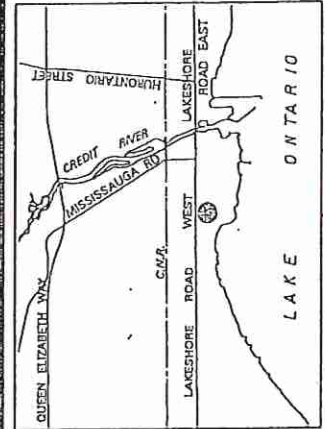
DRAWN BY:

K. PROKOP

Produced by

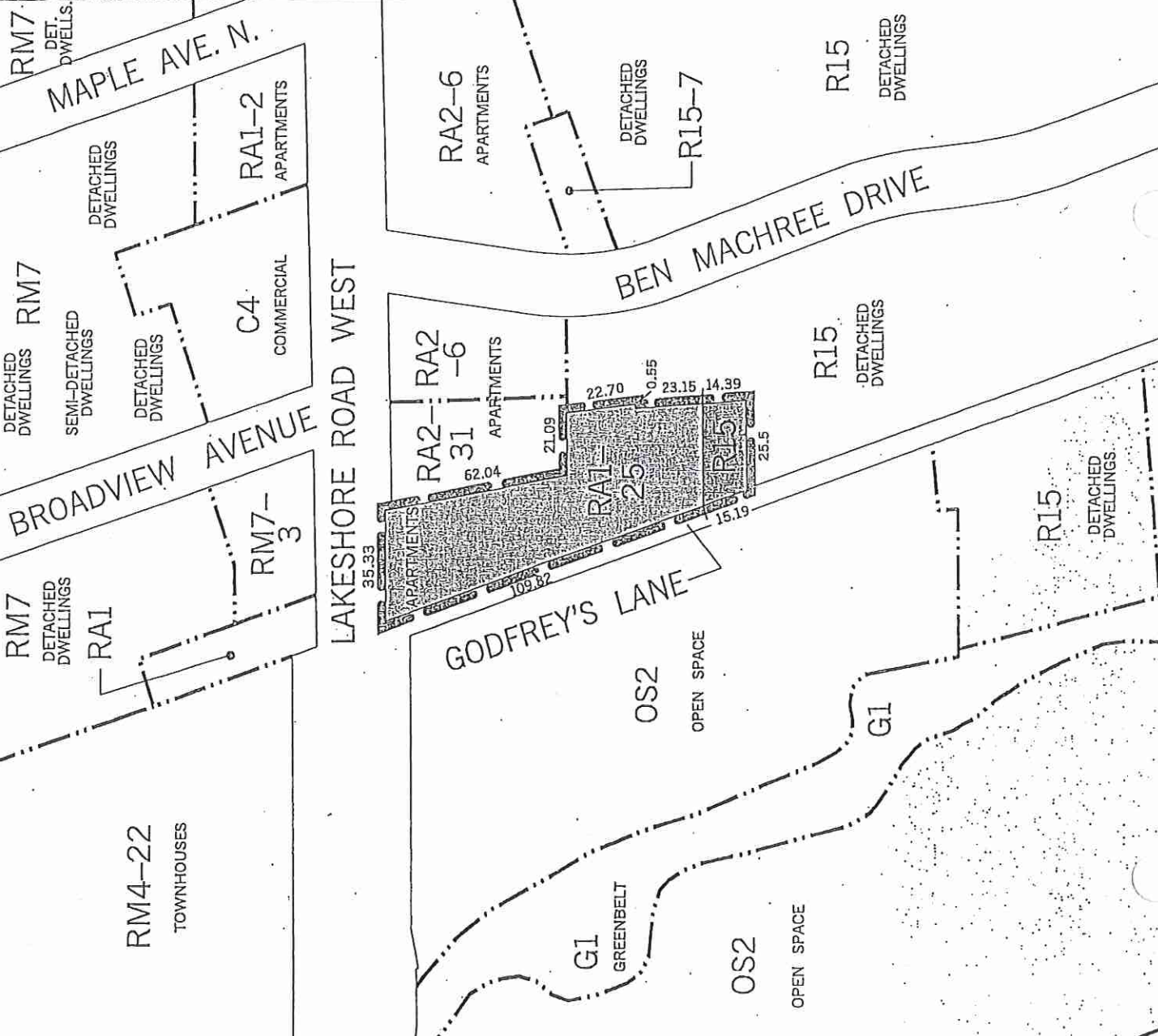
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APPENDIX I-4



MISSISSAUGA Planning and Building

12008R



RM7 DET. DWELLS.

MAPLE AVE. N.

DETACHED DWELLINGS

RA1-2 APARTMENTS

RA2-6 APARTMENTS

DETACHED DWELLINGS

R15-7

R15 DETACHED DWELLINGS

BEN MACHREE DRIVE

RM7 DETACHED DWELLINGS

SEMI-DETACHED DWELLINGS

DETACHED DWELLINGS

C4 COMMERCIAL

RA2-31 APARTMENTS

RA2-6 APARTMENTS

RA1-25

R15 DETACHED DWELLINGS

BROADVIEW AVENUE

RM7 DETACHED DWELLINGS

RA1

RM7-3

LAKESHORE ROAD WEST

RA2-31 APARTMENTS

GODFREY'S LANE

OS2 OPEN SPACE

G1

R15 DETACHED DWELLINGS

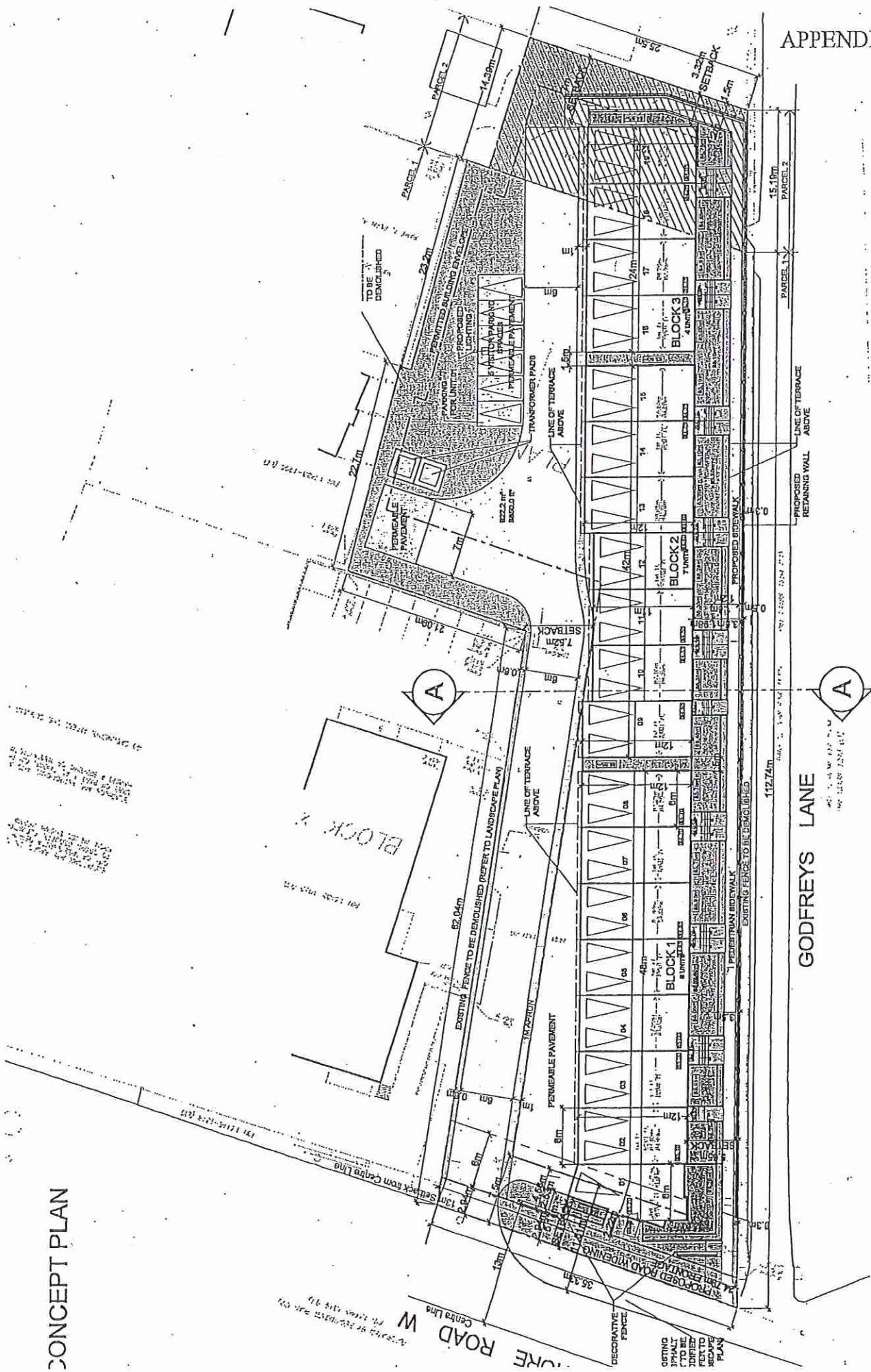
RM4-22 TOWNHOUSES

G1 GREENBELT

OS2 OPEN SPACE

OS2 OPEN SPACE

CONCEPT PLAN



GODFREYS LANE

ROAD W

TO BE DEMOLISHED

EXISTING FENCE TO BE DEMOLISHED (REFER TO LANDSCAPE PLAN)

EXISTING FENCE TO BE DEMOLISHED



EXISTING FENCE TO BE DEMOLISHED

PROPOSED ROAD WIDENING

PERMEABLE PAVEMENT

117.75m

7.5m

15.1m

25.5m

3.2m

1.5m

1.6m

2.4m

1.8m

1.8m

1.2m

0.8m

0.8m

0.8m

0.8m

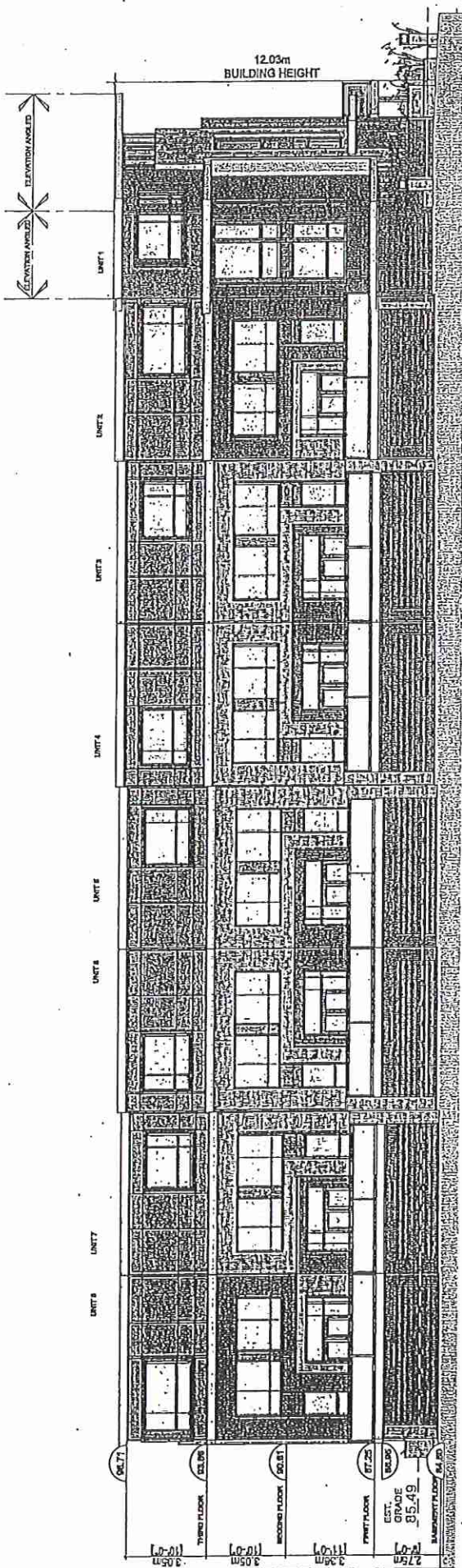
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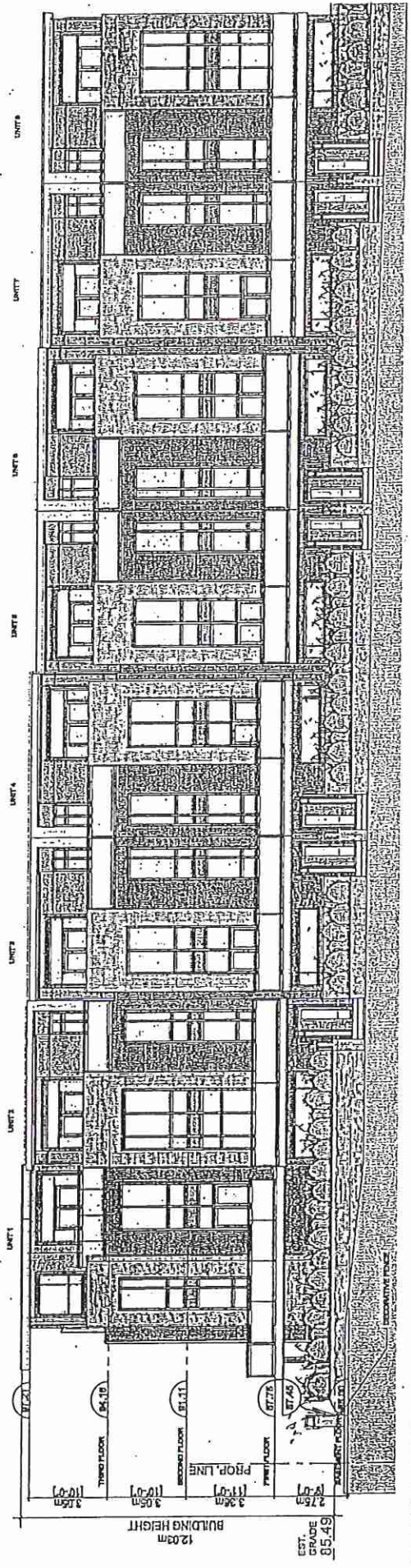
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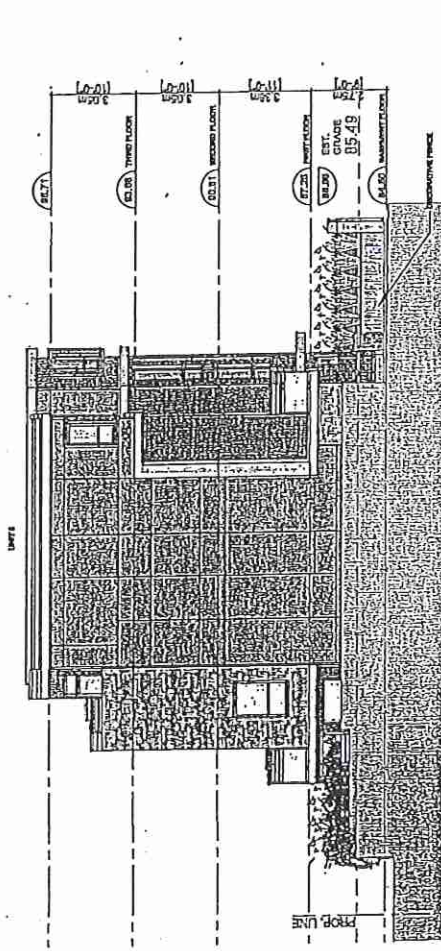
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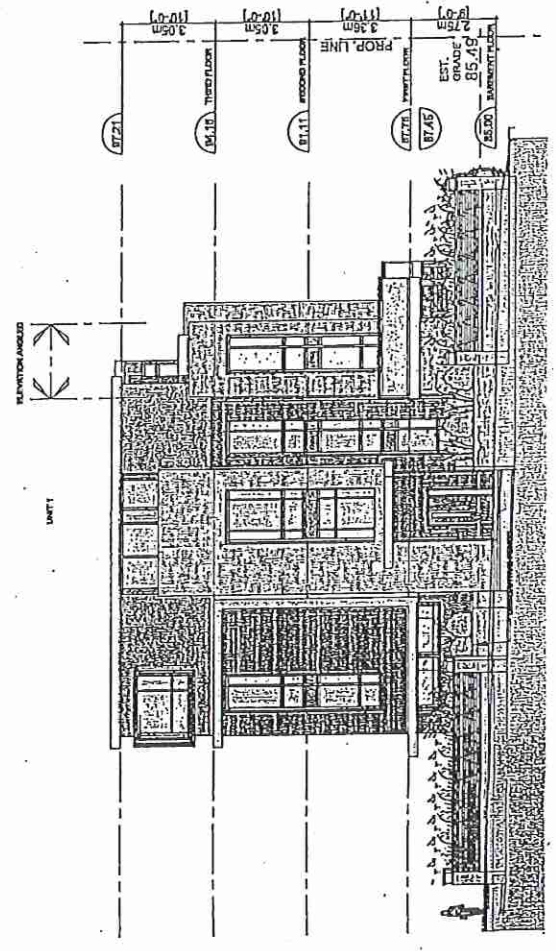
BLOCK 1 - EAST ELEVATION



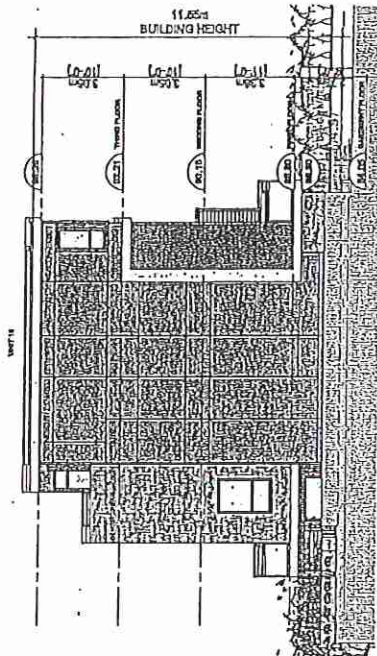
BLOCK 1 - WEST ELEVATION



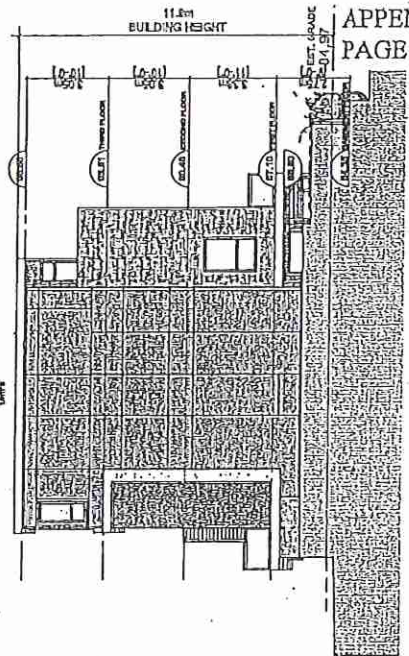
BLOCK 1 - SOUTH ELEVATION



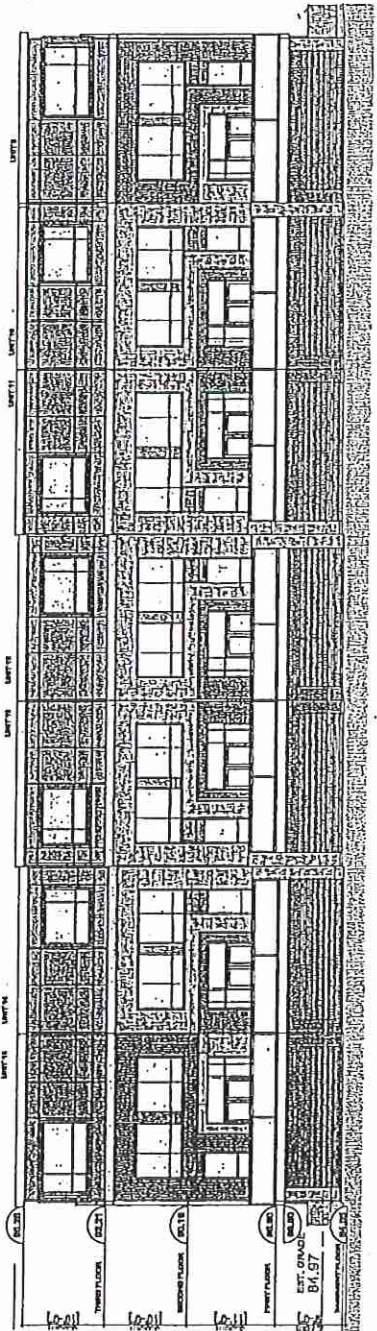
BLOCK 1 - NORTH ELEVATION



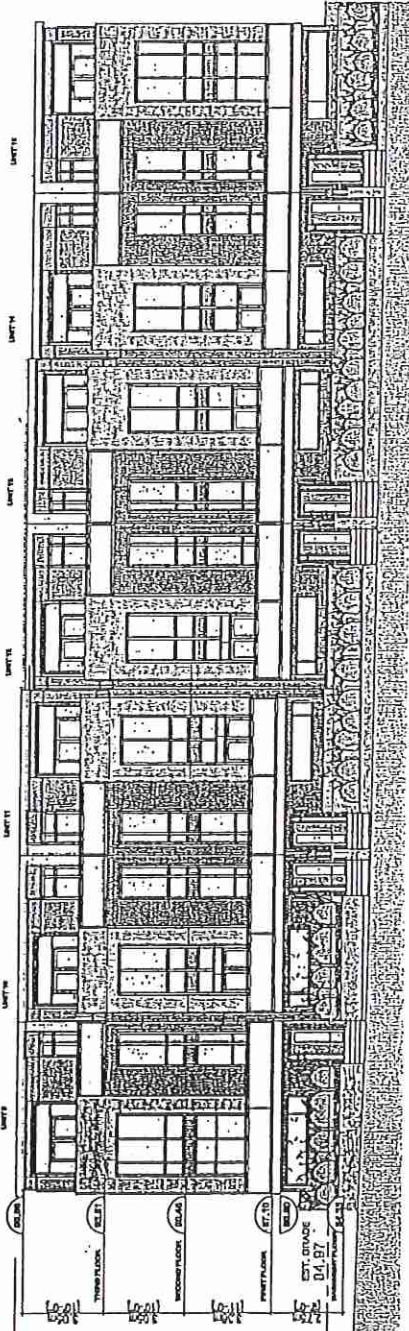
BLOCK 2 - SOUTH ELEVATION



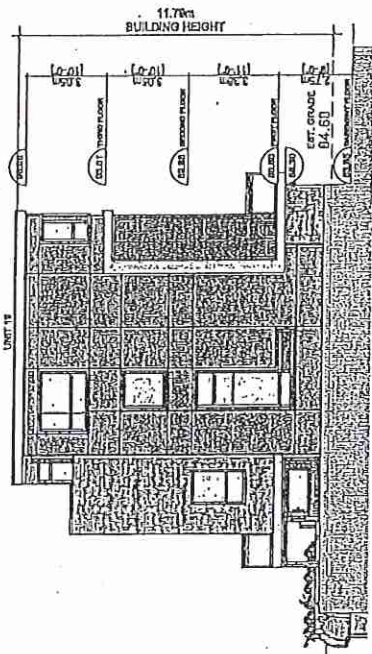
BLOCK 2 - NORTH ELEVATION



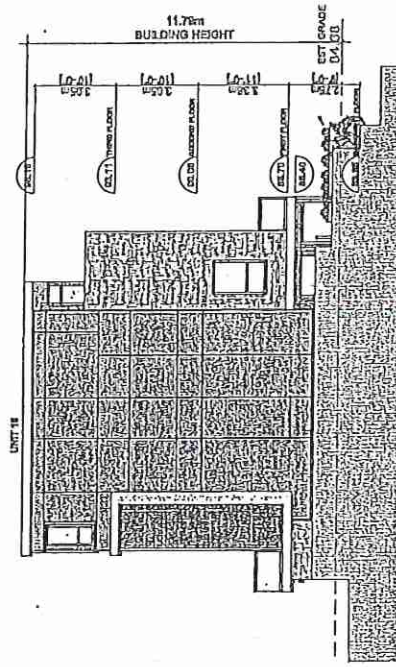
BLOCK 2 - EAST ELEVATION



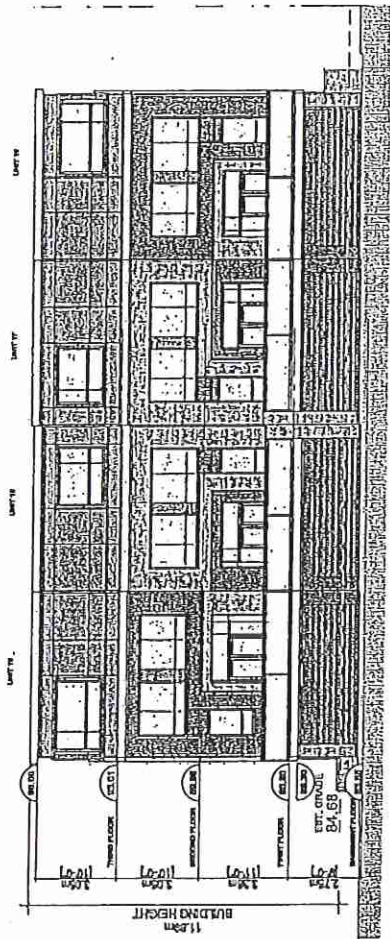
BLOCK 2 - WEST ELEVATION



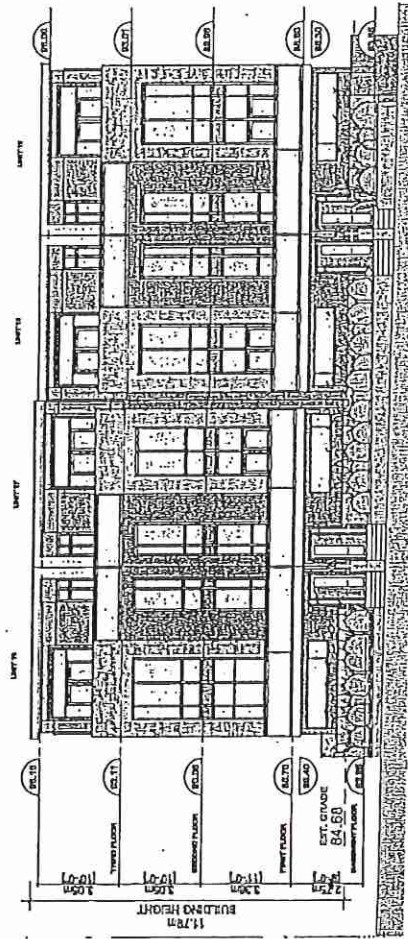
BLOCK 3 - SOUTH ELEVATION



BLOCK 3 - NORTH ELEVATION



BLOCK 3 - EAST ELEVATION



BLOCK 3 - WEST ELEVATION

375 Lakeshore Development Inc.
and Christopher Boyd

File: OZ 12/008 W1

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (October 31, 2012)</p>	<p>There are existing 400 mm (16 in.) and 300 mm (12 in.) diameter watermains located on the north and south sides of Lakeshore Road West respectfully. There is also an existing 50 mm (2 in.) diameter watermain on Godfrey's Lane.</p> <p>An existing 375 mm (15 in.) diameter sanitary sewer is located on Lakeshore Road West.</p> <p>A Condominium Water Servicing Agreement will be required. Private Servicing Easements will be required.</p> <p>The Region is in receipt of site servicing drawings. Site Servicing approvals are required prior to building permit issuance.</p> <p>This property drains to the Beach Street Pumping Station which is currently at capacity. Sanitary Sewer Servicing for new services is not currently available until such time as the Beechwood Pumping Station is operational.</p> <p>The subject lands are not within the vicinity of a landfill.</p> <p>Curbside collection may be provided by the Region of Peel provided the applicant satisfies the requirements specified in section 2.2 of the Waste Collection Design Standards Manual. Collection vehicles require a minimum turning radius of 13 m (43 ft.) from the centre line on all turns.</p>

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Agency / Comment Date	Comment
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (July 11, 2012 and November 13, 2012)</p>	<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 Agreement of Purchase and Sale and the Development and/or Servicing Agreements.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (December 17, 2102)</p>	<p>The proposed development is located adjacent to Brueckner Rhododendron Gardens, a well established Destination Park on the shores of Lake Ontario that contains public gardens, bicycle/pedestrian trails, a washroom, parking lots and other park amenities. The development will also be served by Ben Machree Park, which is approximately 500 m (1,640 ft.) south of the proposed development and includes a play site in addition to other park amenities.</p> <p>In the event that the applications are approved, the e following comments and conditions will apply:</p> <p>Prior to Supplementary Report, the applicant shall work with Community Services Department and Transportation and Works Department staff to identify an acceptable alternative option for the re-alignment and upgrade of the storm sewer connection within Brueckner Rhododendron Gardens, that will not impact the significant mature trees and established gardens containing rare plant specimens within the park. Community Services met with the applicant to determine an outlet alignment that avoids the removal of trees and heritage plantings within the park. The proposed realignment appears to reflect what was explored on site, however, the bio-retention feature is significantly larger than anticipated. A Park Access Permit will be required prior to construction of the storm sewer connection and bio-retention filter.</p>

375 Lakeshore Development Inc.
and Christopher Boyd

File: OZ 12/008 W1

Agency / Comment Date	Comment
	<p>In addition, the applicant is to submit revised tree inventory and preservation plans; provide streetscape master plans and composite utility plans for Godfrey's Lane and Lakeshore Road West; and provide cost estimates for the proposed streetscape corridor works. The applicant is to ensure that the 7 mature trees that are proposed to be removed from City Lands on Godfrey's Lane can be replanted. The currently proposed Joint-Use Trench for Hydro along Godfrey Lane does not allow these trees to be replanted.</p> <p>Prior to By-law Enactment, securities to ensure for the appropriate construction of the Streetscape Corridor will be required. Parkland dedication requirements have been satisfied through the previous development of the property.</p>
<p>City Community Services Department – Culture Division (June 19, 2012)</p>	<p>The properties have archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject properties and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject properties prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>An archaeological assessment has been submitted, however, Ministry clearance remains outstanding.</p>
<p>City Community Services Department – Fire and Emergency Services Division (November 13, 2012)</p>	<p>Fire has reviewed these applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p> <p>The site is to be developed in conformance with the OBC and Bylaw 1036-81. Through the site plan review process, it is to be demonstrated that access for responding emergency services is provided to the primary entrance to the dwelling units (Godfrey's Lane elevation) via either a dedicated public thoroughfare or a by-law compliant fire access route.</p>

375 Lakeshore Development Inc.
and Christopher Boyd

Agency / Comment Date	Comment
City Transportation and Works Department (November 16, 2012)	<p>This department confirms receipt of the revised Composite Utility Plan and Sections to verify the location of the existing services and utility locations within the affected road allowances. This information is currently under review along with the revised Site Plan, Site Grading Plan, Site Servicing Plan, Functional Servicing Report, Landscape Plans Environmental Noise Impact Study, and Phase 2 Environmental Site Assessments.</p> <p>Notwithstanding the findings of the reports and plans currently under review, additional technical details and revisions have been requested from the applicant's consulting team to confirm the feasibility of this condominium project.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Report pending receipt and review of the foregoing.</p>
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"> - Bell Canada - Canada Post - Development Services, City of Mississauga - Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Credit Valley Hospital - Enbridge Consumers Gas - Realty Services, City of Mississauga - Rogers Cable - The Trillium Health Centre

375 Lakeshore Development Inc.
and Christopher Boyd

File: OZ 12/008 W1

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																								
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 3 Kindergarten to Grade 8 2 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Riverside P.S. <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Enrolment:</td> <td style="text-align: right;">304</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">440</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> Port Credit S.S. <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Enrolment:</td> <td style="text-align: right;">1,199</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,203</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> 	Enrolment:	304	Capacity:	440	Portables:	0	Enrolment:	1,199	Capacity:	1,203	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 13 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> St. Luke <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Enrolment:</td> <td style="text-align: right;">534</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">584</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> Iona <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Enrolment:</td> <td style="text-align: right;">1,248</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">723</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">17</td> </tr> </table> 	Enrolment:	534	Capacity:	584	Portables:	0	Enrolment:	1,248	Capacity:	723	Portables:	17
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Applicable Mississauga Official Plan (2011) Policies

Urban Design Policies (Port Credit Local Area Plan)

Section 2.1.2.2

The property is located in the South Residential Precinct for which the policies state that the predominant characteristics of these areas should be preserved including: the one to two (1-2) storey building heights; the combination of small building masses on small lots (i.e. the scale of the neighbourhood is of modest detached dwellings); the physical and visual access to Lake Ontario; the well-landscaped streetscapes; and the irregular street grid.

Section 2.2

The design of the street right-of-way and the design of the lands along the street affect the streetscape and should have regard for the following:

- a. On lands adjacent to Lakeshore Road, and in the area of south of Lakeshore Road East between the Credit River and Tall Oaks Park, an urban character is appropriate; buildings should be located close to the street and aligned with it to enclose the street space, and gaps in the street wall should be ordered in coherent fashion.

Corridors

Section 5.4.7

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

Build a Desirable Urban Form

Section 9.1.3

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

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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.

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.

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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.

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.

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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 19.4.1 of Mississauga Plan contains criteria which require 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, objectives and policies of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

375 Lakeshore Development Inc.
and Christopher Boyd

File: OZ 12/008 W1

Proposed Zoning Standards

	Base "RM6" Zoning By-law Standard	Proposed "RM6- Exception" By-law Standard
Minimum Lot Area	115 m ² (1,238 sq. ft.) - Interior Lot 190 m ² (2,045 sq. ft.) - Corner Lot	99 m ² (1,066 sq. ft.) - Interior Lot 120 m ² (1,292 sq. ft.) - Corner Lot
Minimum Front Yard	4.5 m (14.8 ft.)	5.6 m (18.4 ft.)
Minimum setback from a front garage face to a street, CEC-private road or CEC- sidewalk	6.0 m (19.7 ft.)	0.0 m (0.0 ft.)
Minimum exterior side yard - Lot with an exterior side lot line abutting a street	4.5 m (14.8 ft.)	2.2 m (7.2 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	0.0 m (0.0 ft.)
Maximum Height	10.7 m (35.1 ft.)	The lesser of 13 m (42.6 ft.) or four storeys
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum width of a CEC - private road	7.0 m (23.0 ft.)	6.0 m (19.7 ft.)

**375 Lakeshore Developments Inc. and
Christopher Boyd**

File: OZ 12/008 W1

Recommendation PDC-0003-2013

"That the Report dated December 11, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Medium Density" and "Residential Low Density I" to "Residential Medium Density - Special Site" and to change the Zoning from "RA1-25" (Apartment Dwellings) and "R15" (Detached Dwellings - Port Credit) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), to permit nineteen (19) 4-storey townhouse dwellings on a common element condominium private road under file OZ 12/008 W1, 375 Lakeshore Development Inc. and Christopher Boyd, 375 Lakeshore Road West and the rear portion of 14 Ben Machree Drive, southeast corner of Lakeshore Road West and Godfrey's Lane, be received for information."

LEGEND:



SUBJECT LANDS

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-MEDIUM DENSITY' TO 'RESIDENTIAL-MEDIUM DENSITY-SPECIAL SITE' AND PROPOSED REZONING FROM 'RA1-25' (APARTMENT DWELLINGS) TO 'RM6-EXCEPTION' (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 18.4 STOREY TOWNHOUSE DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-LOW DENSITY 1' TO 'RESIDENTIAL-MEDIUM DENSITY-SPECIAL SITE' AND PROPOSED REZONING FROM 'R15' (DETACHED DWELLINGS-PART CREDIT) TO 'RM6-EXCEPTION' (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 18.4 STOREY TOWNHOUSE DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.

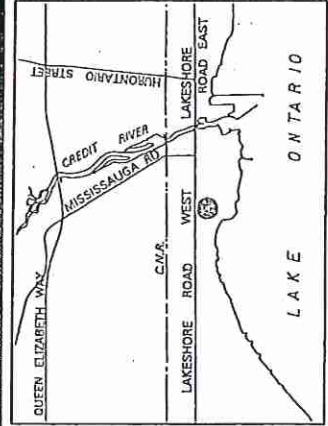
NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.



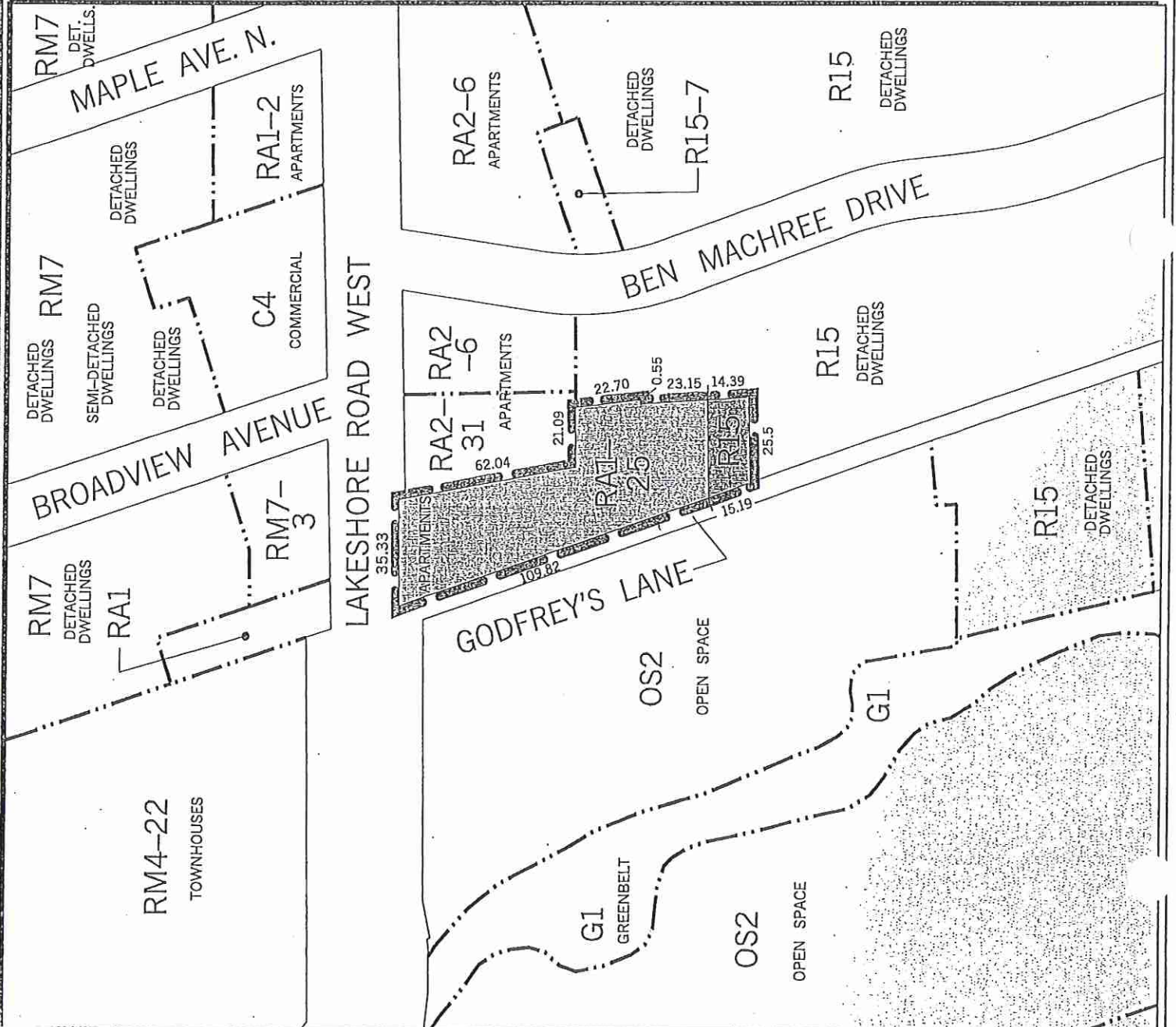
SUBJECT: 375 LAKESHORE DEVELOPMENT INC. and CHRISTOPHER BOYD

FILE NO:	OZ 12/008 W1
DWG. NO:	12008R
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PDC DATE:	2013 06 24
DRAWN BY:	K. PROKOP
Produced by	T&W, inc

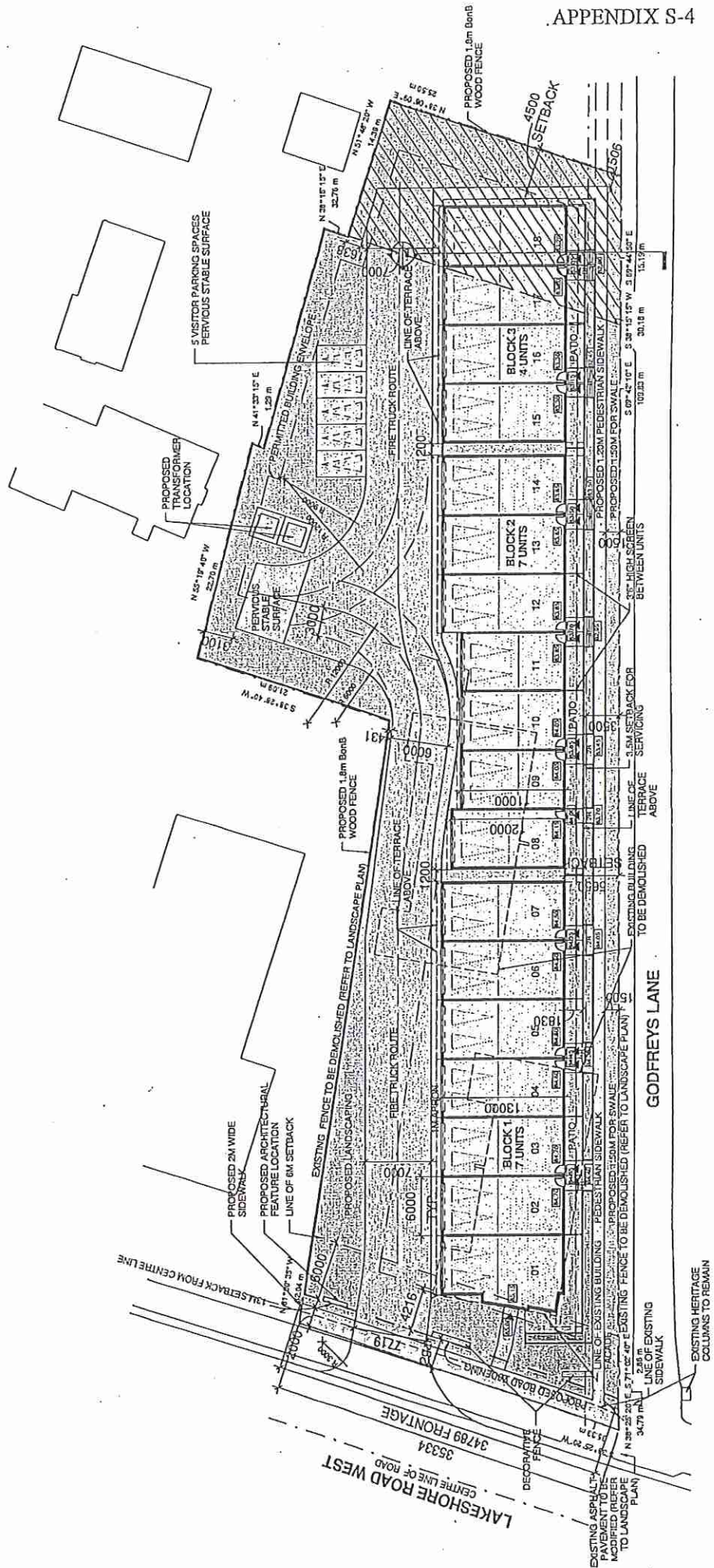
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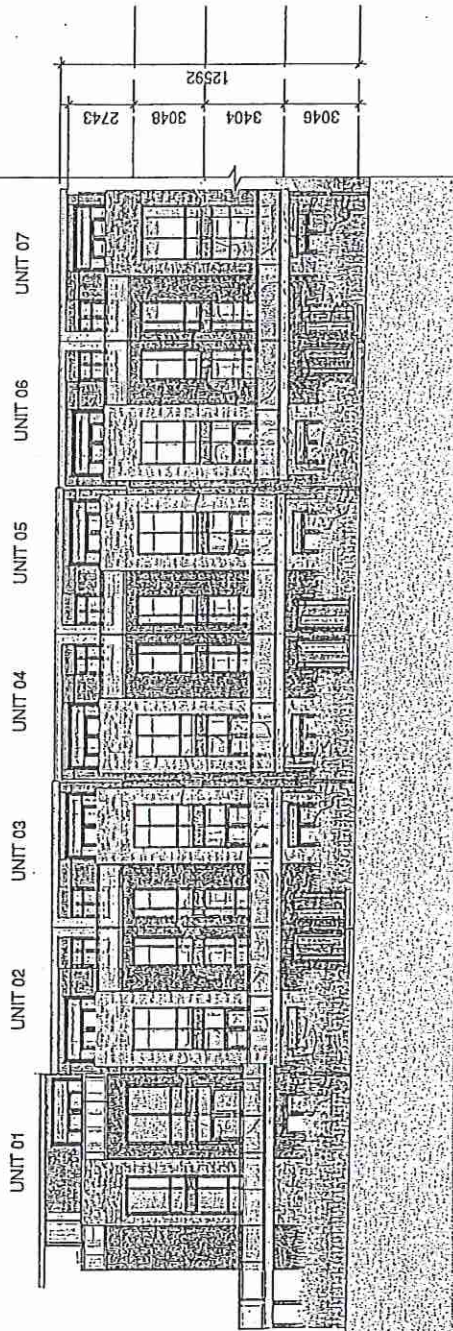
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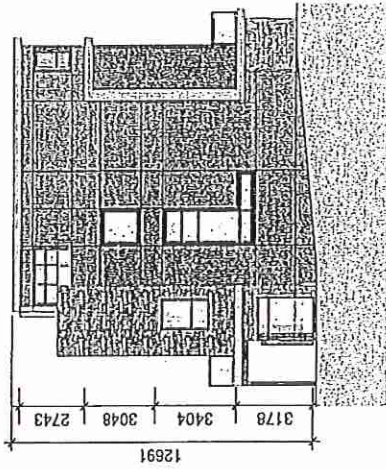
REVISED CONCEPT PLAN



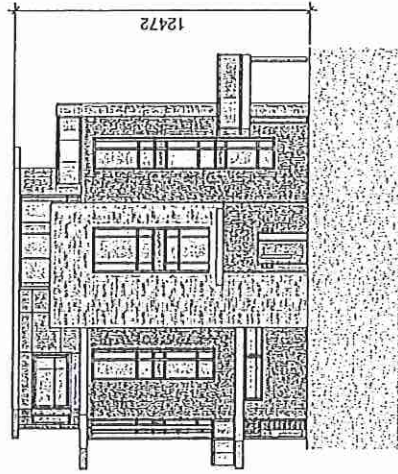
REVISED ELEVATIONS - BLOCK 1



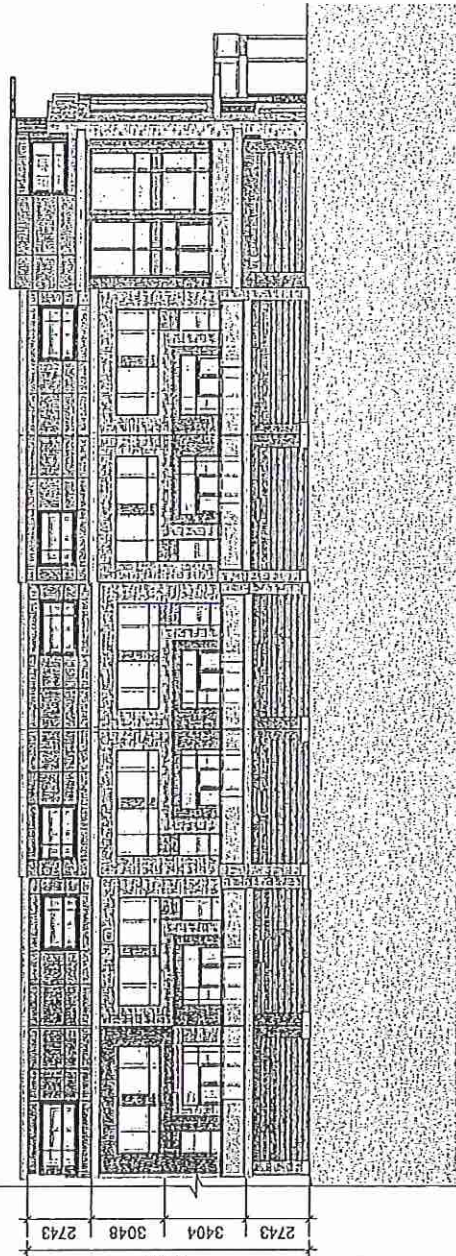
WEST ELEVATION



SOUTH ELEVATION

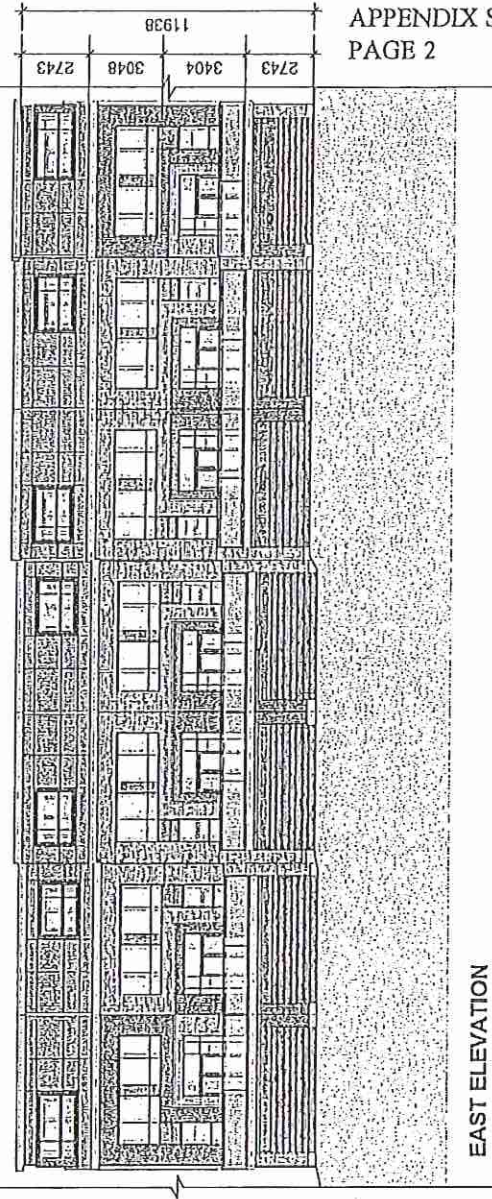
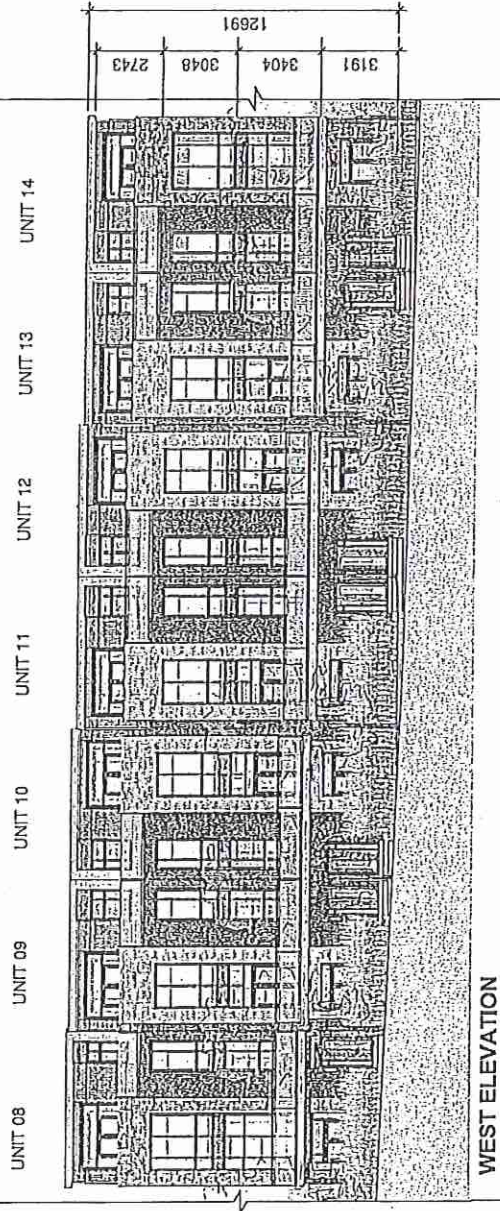
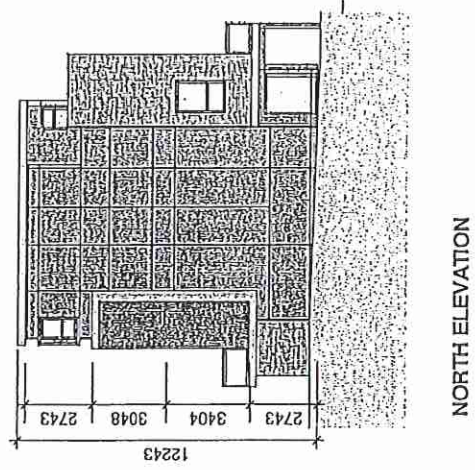
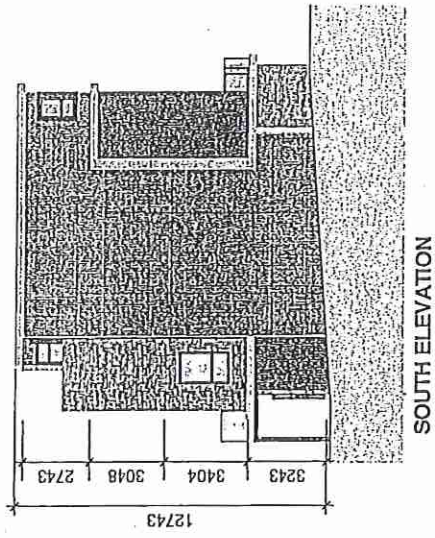


NORTH ELEVATION

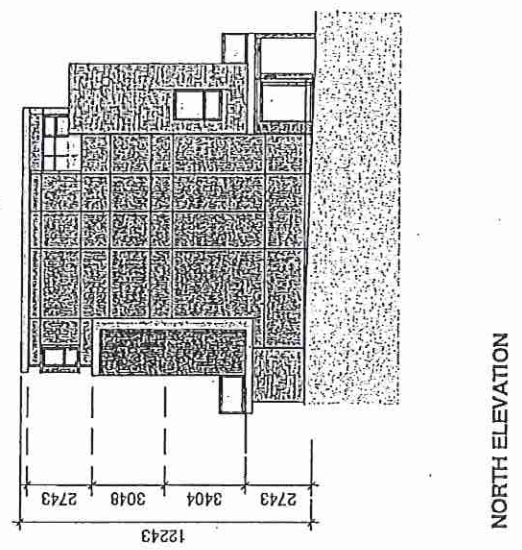
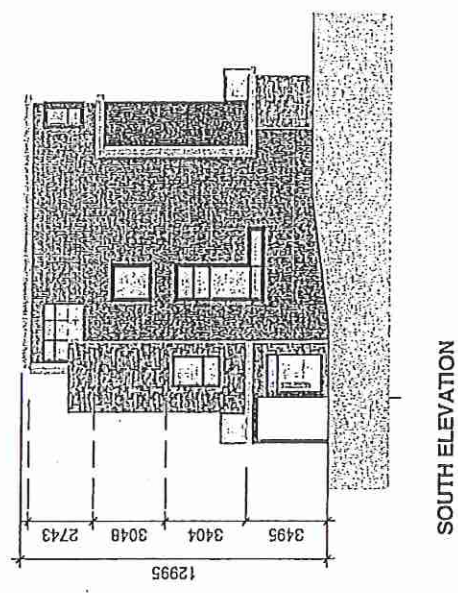
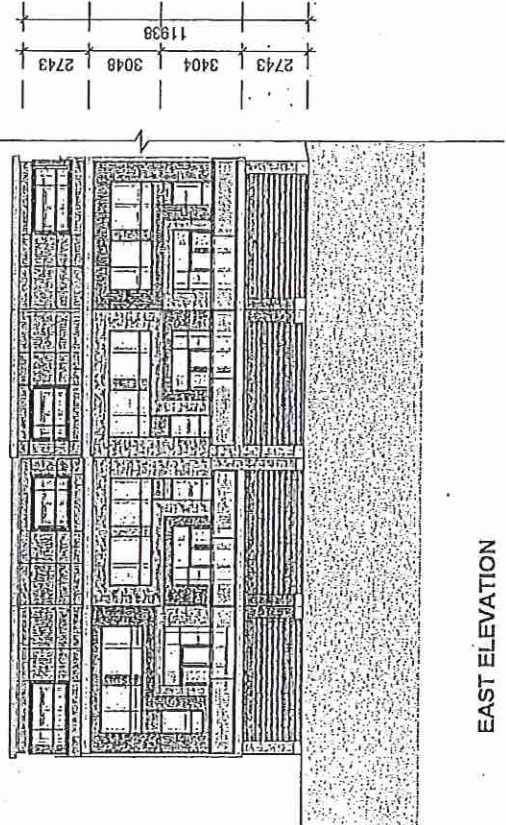
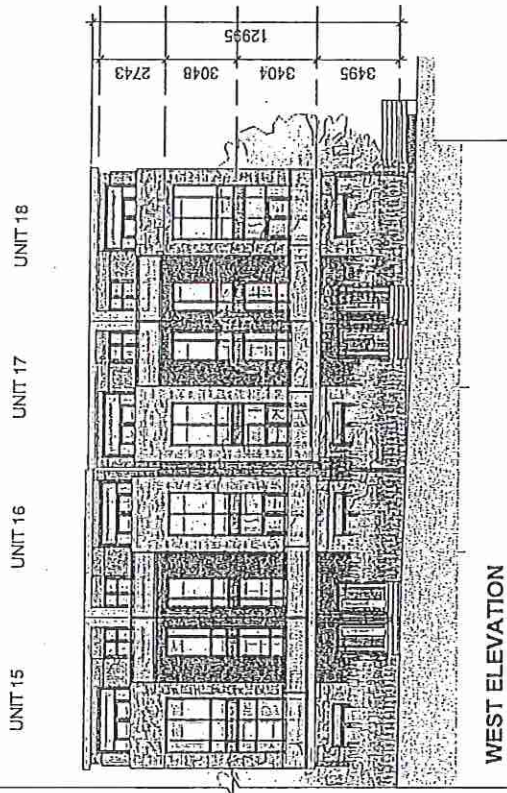


EAST ELEVATION

REVISED ELEVATIONS - BLOCK 2



REVISED ELEVATIONS - BLOCK 3



375 Lakeshore Development Inc. and
Christopher Boyd

Files: OZ 12/008 W1

Revised Proposed Zoning Standards

	Base "RM6" Zoning By-law Standard	Proposed "RM6- Exception" By-law Standard
Minimum Lot Area	115 m ² (1,238 sq. ft.) - Interior Lot 190 m ² (2,045 sq. ft.) - Corner Lot	81 m ² (1,066 sq. ft.) - Interior Lot 120 m ² (2,045 sq. ft.) - Corner Lot
Minimum Lot Frontage – Interior Lots	5.0 m (16.4 ft.)	6.0 m (19.7 ft.)
Minimum Lot Frontage – Exterior Lots	8.3 m (27.2 ft.)	8.3 m (27.2 ft.)
Minimum Unit Width	5.0 m (16.4 ft.)	6.0 m (19.7 ft.)
Minimum Front Yard	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard - Attached Side	0 m (0 ft.)	0 m (0 ft.)
Minimum Interior Side Yard - Unattached Side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum exterior side yard on a lot with an exterior side lot line that is a street line of a designated right-of way 20.0 m or greater	7.5 m (24.6 ft.)	4.2 m (13.8 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	0 m (0 ft.)
Minimum setback from a garage face to CEC-private road	6.0 m (19.7 ft.)	1.0 m (3.2 ft.)
Maximum Height	10.7 m (35.1 ft.)	13 m (42.6 ft.)
Note: Actual standards in the Zoning By-law may require adjustments subject to confirmation of the lot lines and additional provisions may be required in order to be consistent with the Concept Plan		