



MISSISSAUGA

July 8, 2015

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

Dear Mr. Hardcastle:


RE: (Mississauga) Plan Amendment No. 34
West side of Alexandra Ave. East of Seventh St. & North of Atwater Ave.
OPA 34 – Ward 1

This is further to the Notice of Decision given on June 18, 2015 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 34.

Since no appeals were received during the prescribed period within which appeals could be made, Amendment Number 34 came into force on July 8, 2015.

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

Yours truly,


Crystal Greer, City Clerk
Legislative Services, Corporate Services Department
905-615-3200 X 5419
300 City Centre Drive,
Mississauga, Ontario L5B 3C1

:mj

cc:

David Ferro, Planner
Farah Sharib, Planning & Building (Duplicate Original Amendment & remaining books)
Applicant: - Glen Schnarr & Associates, Att: Jim Levac: 700-10 Kingsbridge Garden Circle,
Mississauga, ON L5R 3K6)
Owner – 1731860 Ontario Ltd. Att: John Rego: 292 Randi Rd. Mississauga, ON L5A 1V7
Planning Notification Distribution – Via e-mail

Enclosure

DECLARATION

Subsection 17 of the Planning Act

Applicant: **Glen Schnarr & Associates**

Municipality **City of Mississauga**
Our File: **OPA 34**

I, Crystal Greer, City Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 10, 2015, when By-law Number 0147-2015 was enacted and that notice as required by subsection 17 of the Planning Act was given on June 18, 2015.
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.

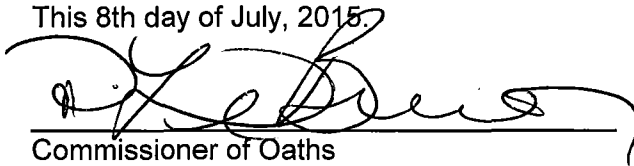
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 8th day of July, 2015.



Commissioner of Oaths

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



Declarant



June 18, 2015

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


Dear Mr. Hardcastle:

RE: Official Plan Amendment No. OPA 34
West side of Alexandra Ave. East of Seventh St. & North of Atwater Ave.
File: (OZ 13/012- T-M14001 – OPA 34 - Ward 1

Please find enclosed the Notice of Decision for Official Plan Amendment 34 and duplicate original copy of the amendment. This amendment was adopted by Council on June 10, 2015 by By-law 0147-2015. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with PDC Recommendation Number PDC-0022-2015 adopted by City Council on April 29, 2015.

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 April 13, 2015.

Yours truly,


Crystal Greer, City Clerk
Legislative Services
Corporate Services Department
905-615-3200 X5419

:mj

cc:

David Ferro, Planning and Building (Working copy of Amendment)
Carmen Gucciardi, Planning and Building (Viewing copy of Amendment)
Applicant – Glen Schnarr & Associates, Att: Jim Levac: 700-10 Kingsbridge Garden Circle, Mississauga,
ON L5R 3K6 (Certified working copy of Amendment)
Owner – 1731860 Ontario Ltd. Att: John Rego: 292 Randi Rd. Mississauga, ON L5A 1V7 (Notice of Decision
and By-law)



**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	June 18, 2015	
OPA NUMBER	OPA 34 (By-law 0147-2015)	
ZONING BY-LAW NUMBER	0148-2015	
DATE PASSED BY COUNCIL	June 10, 2015	
LAST DATE TO FILE APPEAL	July 7, 2015	
FILE NUMBER	OZ - 13/012	Ward 1
APPLICANT	Glen Schnarr & Associates	
PROPERTY LOCATION	West side of Alexandra Ave. East of Seventh St. & North of Atwater Ave.	

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, 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 34 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 the 7th of July, 2015.**

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.

Crystal Greer, City Clerk
 Legislative Services
 Corporate Services Department
 905-615-3200 X 5419

Amendment No. 34

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

By-law No. 0147-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 34

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. 34, 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 attached constitutes Amendment No. 34 to Mississauga Official Plan, specifically the Lakeview Local Area Plan Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 10th day of JUNE, 2015.

ORIGINAL SIGNED BY
BONNIE CROMBIE

Signed _____
MAYOR

Signed _____
CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0147-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 34

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. 34, 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 attached constitutes Amendment No. 34 to Mississauga Official Plan, specifically the Lakeview Local Area Plan Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 10 day of June, 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	2	6	15

Bonnie Crombie
MAYOR

Crystal Green
CLERK

Amendment No. 34

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text constitutes Amendment No. 34.

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 March 24, 2015, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to permit the development of 8 detached dwellings on a public street.

LOCATION

The lands affected by this Amendment are located on the west side of Alexandra Avenue, east of Seventh Street and north of Atwater Avenue. The subject lands are located in the Lakeview 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 Low Density II which permits detached, semi-detached, duplex, triplex and street townhouse dwellings. The lands are subject to a policy requiring that the average lot frontage and lot area of new lots reflect existing lots within 120 m of the subject property in order to protect the character of lands designated Low Density I and II.

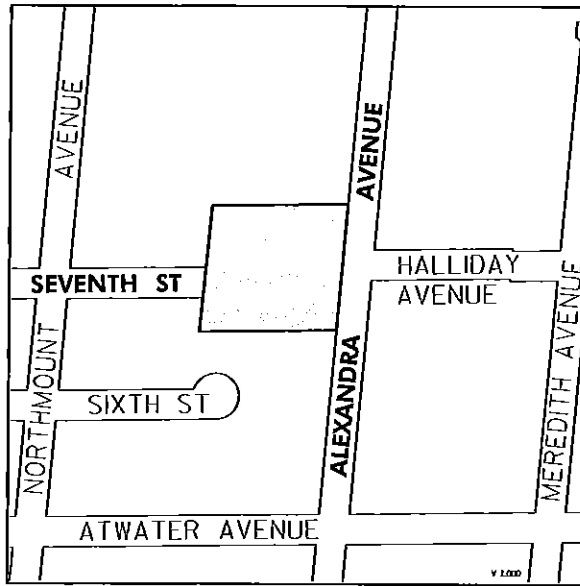
The proposed Amendment adds a Special Site policy to allow the subject lands to develop with smaller lot frontages and lot areas than surrounding existing lots. This is acceptable from a planning standpoint and should be approved for the following reason:

1. The proposed development is compatible with the surrounding land uses and is designed in a manner that provides appropriate built form transition and setbacks to the existing land uses.
2. The proposed development will incorporate the extension of Seventh Street as a public road and will continue the development pattern existing on Seventh Street.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 4.0, Lakeview Local Area Plan of Mississauga Official Plan, is hereby amended by adding the following:

4.27 Site 27



4.27.1 The lands identified as Special Site 27 are located on the west side of Alexandra Avenue, east of Seventh Street and north of Atwater Avenue.

4.27.2 Notwithstanding the policies of this Plan, the minimum frontage and area of new lots may be smaller than the average lot frontage and lot area of residential lots on both sides of the same street within 120 m of the subject property.

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.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 30, 2014.

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.

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 December 8, 2014 in connection with this proposed Amendment.

A number of area residents were in attendance at the December 8, 2014, Planning and Development Committee Meeting and raised issues that have been addressed in the Planning and Building Department Report March 24, 2015 attached to this Amendment as Appendix II.



Corporate Report

Clerk's Files

Originator's

Files OZ 13/012 W1

T-M14001 W1

PDC APR 13 2015

DATE: March 24, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 13, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to permit 8 detached dwellings and the extension
of Seventh Street as a public road
1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue
Owner: 1731860 Ontario Ltd. (by Agreement of Purchase
and Sale)

Recommendation Report Ward 1

RECOMMENDATION: That the Report dated March 24, 2015, from the Commissioner of Planning and Building recommending approval of the applications under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd. (by Agreement of Purchase and Sale), 1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue, 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*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from "Residential Low Density II" to "Residential Low Density II – Special Site" to permit 8 detached dwellings on a public road, be approved.

3. That the application to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 - Exception" (Detached Dwellings – Typical Lots) to permit 8 detached dwellings on a public road in accordance with the proposed revised zoning standards described in Appendix R-4 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision under file T-M14001 W1 be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands; and
 - (d) That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development shall not apply.
4. That the Plan of Subdivision under file T-M14001 W1, be recommended for approval subject to the conditions contained in Appendix R-7, attached to the report dated March 24, 2015 from the Commissioner of Planning and Building.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- Comments were received from the public regarding flooding in the area, removal of trees, change in the character of the area, increased traffic and noise, and loss of privacy;
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting. As part of this Zoning amendment, staff also propose to prohibit new houses with flat roofs from being taller than 7.5 m (24.6 ft.), consistent with a proposed City-initiated rezoning for other residential properties in parts of Ward 1;
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on December 8, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0082-2014 which was adopted by Council and is attached as Appendix R-2.

COMMENTS:

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

REVISED DEVELOPMENT PROPOSAL

At the public meeting, the applicant presented a revised proposal showing a cul-du-sac instead of a hammer-head configuration for the extension of Seventh Street. The applicant has also made some other minor modifications to the concept plan including:

- minor adjustments to the lot area and lot frontages for the proposed 8 detached dwellings;
- increasing the minimum interior side yard for the proposed lots next to the existing homes on Seventh Street;
- finalizing details related to the proposed cul-du-sac;
- inclusion of a 1.8 m (5.9 ft.) high wood privacy fence; and

- revisions to the Functional Servicing Report to address the surrounding residents concerns with respect to flooding and stormwater management.

COMMUNITY ISSUES

In addition to the issues noted in the Information Report (see Appendix R-1), a number of issues were raised by area residents at the December 8, 2014 public meeting. These issues are listed below along with the responses.

Comment

Concerns were raised regarding the removal of existing trees and loss of wildlife.

Response

The "Residential Low Density II" designation currently allows homes on the property and the lands are not subject to any environmental policies.

If approved, the City will require one tree to be provided for every healthy tree removed between 15 cm (5.9 in.) and 49 cm (19.3 in.) dbh (diameter at breast height) and two replacement trees are required for every tree greater than 50 cm (19.6 in.) dbh that is to be removed. This includes trees identified as "fair" on the tree inventory plan.

Comment

Concerns were raised regarding the flooding/drainage issues in the area. A DVD containing a video and photos of the flooding/drainage issues was submitted to the City by area residents.

Response

City staff have reviewed the video and photos submitted by the area residents and distributed copies of the submitted DVD to members of Council for their records. This item is addressed by the City's Transportation and Works Department in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding an increase in traffic and safety due to the extension of Seventh Street.

Response

This item is addressed by the City's Transportation and Works Department in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding insufficient parking to support the development.

Response

A total of four parking spaces are provided for each proposed detached dwelling, including two spaces in the driveway and two spaces in the garage, which exceeds the by-law requirement.

Comment

Concerns were raised regarding the noise from future construction of the proposed dwellings.

Response

The developer will be responsible for maintaining City roads near the development until all construction and building activity is complete. The developer must comply with all City By-laws regarding construction and noise.

Comment

Concerns were raised regarding:

- the extension of Seventh Street and the possible future connection to Alexandra Avenue;
- the change in the character of the area; and
- the impact of the proposed development being only on those homes along Seventh Street, not Alexandra Avenue.

Response

These above 3 items are addressed in the Planning Comments section of this report.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS****City Transportation and Works Department**

In comments updated March 6, 2015, the Transportation and Works Department confirmed receipt from the applicant of the revised Concept Plan, Concept Site Grading Plan, Concept Site Servicing Plan, Functional Servicing Report, and Phase I Environmental Site Assessment.

Area residents had raised a drainage concern about existing ponding water that they felt could be worsened by the proposed development. The applicant was asked to review this matter and has presented an approach that has been found to be acceptable. The applicant will provide catchbasins to intercept flow that would ordinarily pond in this area. As a result, the proposed development should represent an improvement over the existing conditions. One of the residents impacted by the ponding has been advised of the applicant's approach and is amenable to this solution.

The City is seeking to create a fine-grained system of streets to improve overall connectivity. A multi-modal connection has been identified in the draft Lakeview Local Area Plan, which in this particular area proposed to extend Seventh Street to Alexandra Avenue. The proposed Plan of Subdivision supports the draft Lakeview Local Area Plan in this respect. The development is proposing a total of 8 dwelling units which will have minimal traffic impact to the road network.

In the event these applications are approved by Council, prior to Registration, the owner is required to gratuitously dedicate to the City the extension of Seventh Street and enter in to a Servicing Agreement for the construction of the road, the cul-de-sac, and supporting municipal infrastructure.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to Mississauga Official Plan (MOP) for the Neighbourhood Policies. 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 intent of the criteria.

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

Mississauga Official Plan characterizes Neighbourhoods as stable residential areas where limited growth is anticipated. Any development proposed will be required to be context sensitive and respect the existing or planned character and scale of development.

As outlined in the Information Report, the applications are not in conformity with Section 16.1.2.1 of Mississauga Official Plan which speaks to the preservation of the character of low density residential lots by requiring that the minimum frontage and area of any proposed new lots be compared with lots within 120 m (394 ft.) of the subject site or the requirements of the Zoning By-law, whichever is greater.

The following chart shows the lot comparison within 120 m (394 ft.) of the subject site:

	Average Lot Frontage	Average Lot Area
Seventh Street		
Lots within 120 m (394 ft.) fronting onto Seventh Street	12.9 m (42.5 ft.)	392.7 m ² (4,227.1 sq. ft.)
Proposed 8 new lots fronting onto extension of Seventh Street	12.4 m (40.8 ft.)	348.4 m ² (3,750.2 sq. ft.)
Alexandra Avenue		
Lots within 120 m (394 ft.) fronting onto Alexandra Avenue	11.9 m (39.2 ft.)	815.6 m ² (8,779.3 sq. ft.)
7 remnant lots on Alexandra Avenue	11.9 m (39.1 ft.)	542.9 m ² (5,843.9 sq. ft.)

The general intent of Section 16.1.2.1 is maintained as the lot frontages along Alexandra Avenue will remain the same and will not change the visual character of the area from Alexandra Avenue. The proposed lot frontages and areas for the 8 lots are slightly less than the existing average along Seventh Street; however, the character of the area is maintained as these differences are minor. Further, the proposed 2-storey, sloped roof dwellings shown on the Revised Building Elevations (see Appendix R-5), are compatible with the existing built form in the area.

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

Detached dwellings are permitted on lands designated "Residential Low Density II". The surrounding uses are mostly detached dwellings and some semi-detached dwellings. In addition, a similar cul-du-sac configuration exists immediately south of the proposal on Sixth Street. The proposed development is suitable for the lands and compatible with the surrounding uses.

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

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?

The applicant's Planning Justification Report dated September 2013, and the amending cover letter dated July 17, 2014 were found to be acceptable.

Draft Lakeview Local Area Plan

The report on comments for the draft Lakeview Local Area Plan was presented to Planning and Development Committee on February 23, 2015.

Schedule 3 - Lakeview Local Area Plan Long Term Road and Transit Network has been amended, changing the "Future Local Road" connection of Seventh Street to Alexandra Avenue as a "Future Multi-Modal Connection". Future multi-modal connections may allow pedestrian and cycling routes and/or vehicular routes. The creation of future connections through neighbourhoods is a long term goal to improve neighbourhood traffic and to provide transportation choices for people to walk or cycle. Later this year, an implementing Official Plan Amendment for the draft Lakeview Local Area Plan is expected.

The connection of Seventh Street to Alexandra Avenue is not proposed as part of these applications.

Zoning

The proposed "R5 - Exception" (Detached Dwellings – Typical Lots) zone is appropriate to implement the proposed Draft Plan of Subdivision.

There are two minor changes proposed for the amending by-law from those shown in the Information Report (Appendix R-1). Firstly, to ensure a greater side yard setback than is required in the base "R5" (Detached Dwellings – Typical Lots) zone, it is proposed that the minimum interior side yard, where a lot abuts lands zoned "RM1", having frontage on Seventh Street be 2.0 m (6.5 ft.).

Secondly, as part of this Zoning amendment, staff also propose to prohibit new houses with flat roofs from being taller than 7.5 m (24.6 ft.), consistent with a proposed City-initiated rezoning for other residential properties in parts of Ward 1.

The existing dwellings fronting onto Alexandra Avenue will remain as "RM1" (Semi-Detached Dwellings). Any deficiencies with respect to lot frontages will be addressed through the Committee of Adjustment by individual variances in conjunction with the required consent applications.

The revised concept plan is shown on Appendix R-3 and the revised zone standards are outlined in Appendices R-4.

Site Plan

The Site Plan Control By-law is not in effect within this area of the City, east of Cawthra Road. Since the applicant has addressed the stormwater management aspects of this proposal to the satisfaction of the Transportation and Works Department, Site Plan approval will not be imposed on the subject site.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix R-7.

The lands are the subject of a Draft Plan of Subdivision. Development will be subject to the completion of services and registration of the plan.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as the financial requirements of any other commenting agency.

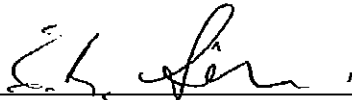
CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. The proposed revisions to the applications are considered minor and it is recommended that no further public notice be required.

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

1. The proposal for 8 detached dwellings and the extension of Seventh Street as a public road represents an infill development that is compatible with the surrounding lands uses as it provides for an appropriate density, built form, scale and setbacks.
2. The proposed Official Plan Amendment and zoning standards are appropriate to accommodate the requested uses for the lands.
3. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in orderly development of the lands at an appropriate density and scale.

ATTACHMENTS:

Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0082-2014
Appendix R-3: Revised Concept Plan
Appendix R-4: Revised Proposed Zoning Standards
Appendix R-5: Revised Building Elevations
Appendix R-6: Revised Draft Plan of Subdivision
Appendix R-7: Conditions of Draft Approval



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Sheena Harrington Slade, Development Planner



Corporate Report

Clerk's Files

Originator's

Files OZ 13/012 W1

T-M14001 W1

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 8 detached dwellings and the extension of Seventh
Street as a public road
1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue
East of Cawthra Road, north of Atwater Avenue
Owner: 1731860 Ontario Ltd. (by Agreement of
Purchase and Sale)
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting Ward 1

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II – Special Site" and to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 – Exception" (Detached Dwellings – Typical Lots), to permit eight (8) detached dwellings and the extension of Seventh Street as a public road under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd., 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, be received for information.

REPORT**HIGHLIGHTS:**

- The proposal is to allow for the development of eight (8) detached dwellings on the rear portion of seven (7) lots fronting onto Alexandra Avenue having access off an extension of Seventh Street as a public road;
- Community concerns identified to date relate to flooding in the area, removal of trees, change in the character of the area, increased traffic and noise, and loss of privacy;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision and satisfactory resolution of various design and technical issues outlined in this report.

BACKGROUND:

The applicant is proposing to utilize the rear portion of the seven (7) lots fronting on Alexandra Avenue for the purpose of developing an eight (8) lot plan of subdivision with frontage on Seventh Street, which will be extended as a public road with a temporary turnaround. The possible future extension of Seventh Street through to Alexandra Avenue is shown on Appendices I-4 and I-5 as a "proposed future road" for information purposes; however, it is not proposed as part of these applications. The seven (7) remnant lots fronting on Alexandra Avenue form part of these applications in order to recognize their reduced lot area.

The original development proposal submitted consisted of eight (8) standard condominium detached dwellings on a private road with access off Seventh Street. Through consultation with City Departments, the applicant has revised the proposal to eight (8) detached dwellings and the extension of Seventh Street as a public road. As a result of these changes, a draft plan of subdivision application was subsequently submitted.

The above-noted applications have been circulated for technical comments. A community meeting is scheduled for November 26, 2014. 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:	Rezoning & Official Plan Amendment Received: September 6, 2013 Deemed complete: November 7, 2013 Revised: July 17, 2014 Draft Plan of Subdivision Received: July 17, 2014 Deemed complete: August 13, 2014
Height:	2 storeys
Number of units:	8
Anticipated Population:	31* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	16 resident spaces @ 2 spaces/unit
Parking Provided:	20 resident spaces
Supporting Documents:	Tree Inventory/Preservation Plan & Arborist Report Planning Justification Report Functional Servicing Report Phase I Environmental Evaluation Parcel Registry Documents Draft Zoning By-law Amendment Draft Official Plan Amendment

Site Characteristics	
Frontage:	84 m (275.6 ft.) along Alexandra Avenue 8 m (26.2 ft.) road width along Seventh Street
Depth:	90.93 m (298.32 ft.)
Gross Lot Area:	0.76 ha (1.9 ac.)
Net Lot Area:	0.37 ha (0.91 ac.)
Existing Use:	Seven (7) detached dwellings

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject site is located in the Lakeview Neighbourhood, a stable residential community characterized predominately by detached and semi-detached dwellings. The subject lots and those to the north along Alexandra Avenue are very deep lots in comparison to those to the immediate south and west. The rear yards of all seven (7) lots are heavily treed. The detached garage located on 1312 Alexandra Avenue will need to be relocated closer to the existing dwelling in order to accommodate the proposed development with access off the Seventh Street extension (see Appendix I-4).

The surrounding land uses are described as follows:

- North: Detached dwellings on deep lots
- East: Detached dwellings on the east side of Alexandra Avenue
- South: Detached dwelling and semi-detached dwellings
- West: Seventh Street and detached dwellings

Current Mississauga Official Plan Designation and Policies for the Lakeview Local Area Plan

"Residential Low Density II" which permits detached, semi-detached, duplex, triplex and street townhouse dwellings.

The application is not in conformity with Section 16.1.2.1 of Mississauga Official Plan which provides that to preserve the character of lands designated "Residential Low Density II", the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision will generally represent the greater of the average lot frontage and lot area of residential lots, on both sides of the same street within 120 m (394 ft.) of the subject site, or meet the requirements of the Zoning By-law, whichever is greater. The proposed eight (8) lots and the seven (7) remnant lots do not meet the 120 m (394 ft.) requirement.

Mississauga Official Plan Amendment 23 was adopted on October 9, 2014, amending Section 16.1.2.1, specifying that all new lots created by land division, including units or parcels of tied land created by condominium, be subject to this provision.

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

Draft Lakeview Local Area Plan

The City of Mississauga has undertaken a review of the Lakeview Local Area Plan and has prepared draft policies that are to be incorporated into Mississauga Official Plan. The draft Plan carries forward many existing policies and land use designations found in the existing Plan and introduces a number of key modifications, including a vision, directing growth to certain areas, and additional policies on complete communities, transportation and urban form. The draft Plan was circulated following the Planning and Development Committee on February 3, 2014 and City staff held a public open house on April 1, 2014. On June 2, 2014, a statutory public meeting was held and it is expected that a report on comments to the draft Plan will be considered at a Planning and Development Committee meeting early 2015.

Although the draft Lakeview Local Area Plan is not in effect, the policies proposed outline the overall vision for the Lakeview Neighbourhood therefore, this development shall have regard for its policies.

Proposed Official Plan Designation and Policies

"Residential Low Density II – Special Site" which will continue to permit the detached dwellings, and notwithstanding Section 16.1.2.1, will recognize a minimum lot area of 275 m² (2,960.1 sq. ft.) and a minimum lot frontage of 10.5 m (34.4 ft.).

Existing Zoning

"RM1" (Semi-Detached Dwellings), which permits semi-detached dwellings and detached dwellings. In this instance, detached dwellings are permitted in compliance with the "R4" (Detached Dwellings – Typical Lots) zone provisions, having minimum lot frontages of 12 m (39.3 ft.) and minimum lot areas of 365 m² (3,928.9 sq. ft.).

Proposed Zoning By-law Amendment

"R5 - Exception" (Detached Dwellings – Typical Lots), to permit detached dwellings with a minimum lot frontage of 9.75 m (31.9 ft.) and minimum lot area of 275 m² (2,960.1 sq. ft.).

The exception is required for Lot #8; whereas Lots #1-7 meet the minimum interior lot area of 295 m² (3,175.4 sq. ft.) for the base "R5" zone. All of the lots meet the minimum lot frontage of 9.75 m (31.9 ft.).

COMMUNITY ISSUES

A community meeting is scheduled to be held by Ward 1 Councillor, Jim Tovey on November 26, 2014. Should additional issues other than those summarized below be raised at the community meeting, an Addendum Report will be brought forward.

The following is a summary of issues raised to date by the community through written correspondence:

- increased traffic and safety concerns due to the extension of Seventh Street;
- a change in the character of the community along Seventh Street;
- concerns regarding the flooding and ponding of water on the subject site and adjacent properties;
- removal of existing trees and the loss of wildlife;

- loss of privacy for existing homes adjacent to the proposed detached dwellings;
- noise from future construction of the proposed dwellings;
- impact of the proposed development is only to those homes along Seventh Street, not Alexandra Avenue.

The comments raised by the community will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

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:

- appropriate transition and setback between the proposed detached dwellings and existing detached dwellings on Seventh Street;
- provision of an upgraded elevation treatment on the side elevations for Lots #1 and 8 (see Appendix I-4);
- the turn-around facility proposed at the easterly end of Seventh Street;
- Site Plan Control is not in effect within this area of the City, however, pending the outcome of discussions with the Transportation and Works Department with respect to the storm water management aspects, Site Plan approval may be considered on the subject site.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm water management, which will require the applicant to enter into

the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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

CONCLUSION: All 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.

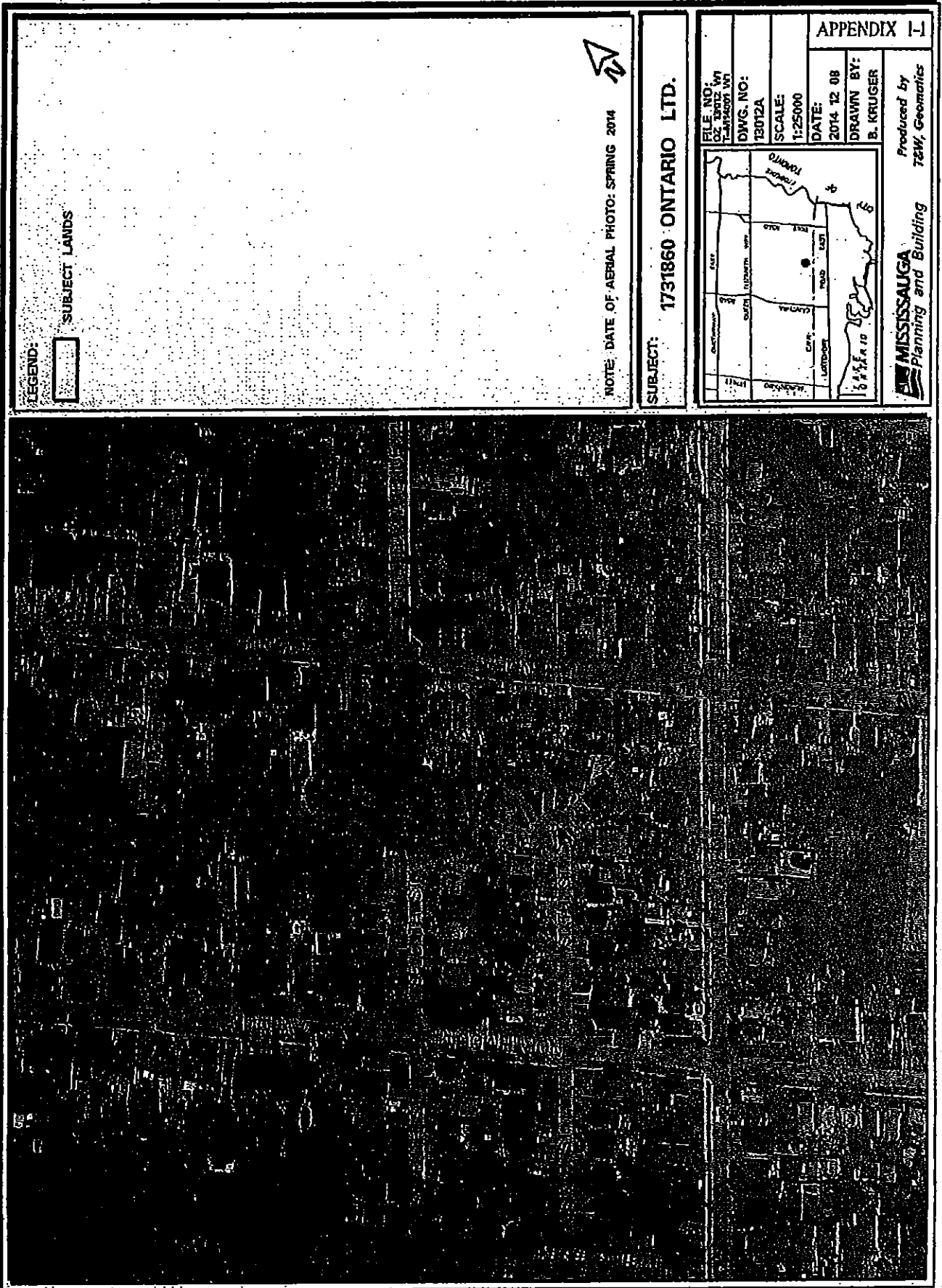
ATTACHMENTS:

- Appendix I-1: Aerial Photograph
- Appendix I-2: Existing Mississauga Official Plan and Lakeview Character Area Land Use Map
- Appendix I-3: Excerpt of Existing Land Use Map
- Appendix I-4: Concept Plan
- Appendix I-5: Draft Plan of Subdivision
- 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: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Sheena Harrington Slade, Development Planner



LEGEND:



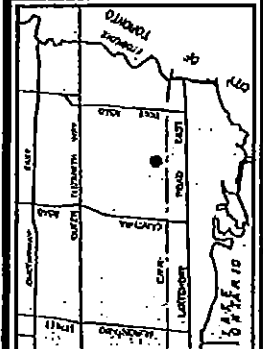
SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: SPRING 2014



SUBJECT: 1731860 ONTARIO LTD.

FILE NO. BY 17-186001-V1		APPENDIX I-1	
DWG. NO: 13012A		DATE: 2014 12 08	DRAWN BY: B. KRUGER
SCALE: 1:25000		Produced by MISSISSAUGA Planning and Building 7&W, Geomatics	



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

LAND USE DESIGNATIONS

- | | | | |
|--|----------------------------|--|---------------------|
| | Residential Low Density 1 | | Business Employment |
| | Residential Low Density 2 | | Industrial |
| | Residential Medium Density | | Airport |
| | Residential High Density | | Institutional |
| | Downtown Mixed Use | | Public Open Space |
| | Downtown Core Commercial | | Private Open Space |
| | Mixed Use | | Cemetery |
| | Community Commercial | | Railway Rail West |
| | Major-Variety Commercial | | Utility |
| | Other | | To Be Determined |
-
- | | | | |
|--|---|--|----------------------------|
| | Public Structure | | City Centre (City Hall) |
| | Office Building Concession District | | City Green/Treedy Terminal |
| | 100% Industrial Use | | GO Rail Transit Station |
| | Community Public Office | | Public School |
| | Office Operating Area Boundary (See Appendix A for Details) | | Catholic School |
| | Area Subject to Urban Operating Area | | Hospital |
| | Natural Heritage | | Community Facilities |
-
- | | | | |
|--|-----------------|--|----------------------|
| | City Structure | | Corporate Centre |
| | Cemetery | | Employment Area |
| | Major Blvd | | Special Purpose Area |
| | Community Block | | |
| | Neighbourhood | | |

SUBJECT LANDS

1731860 ONTARIO LTD.

APPENDIX 1-2

FILE NO:
OZ 13012 WT
T-M15001 WT

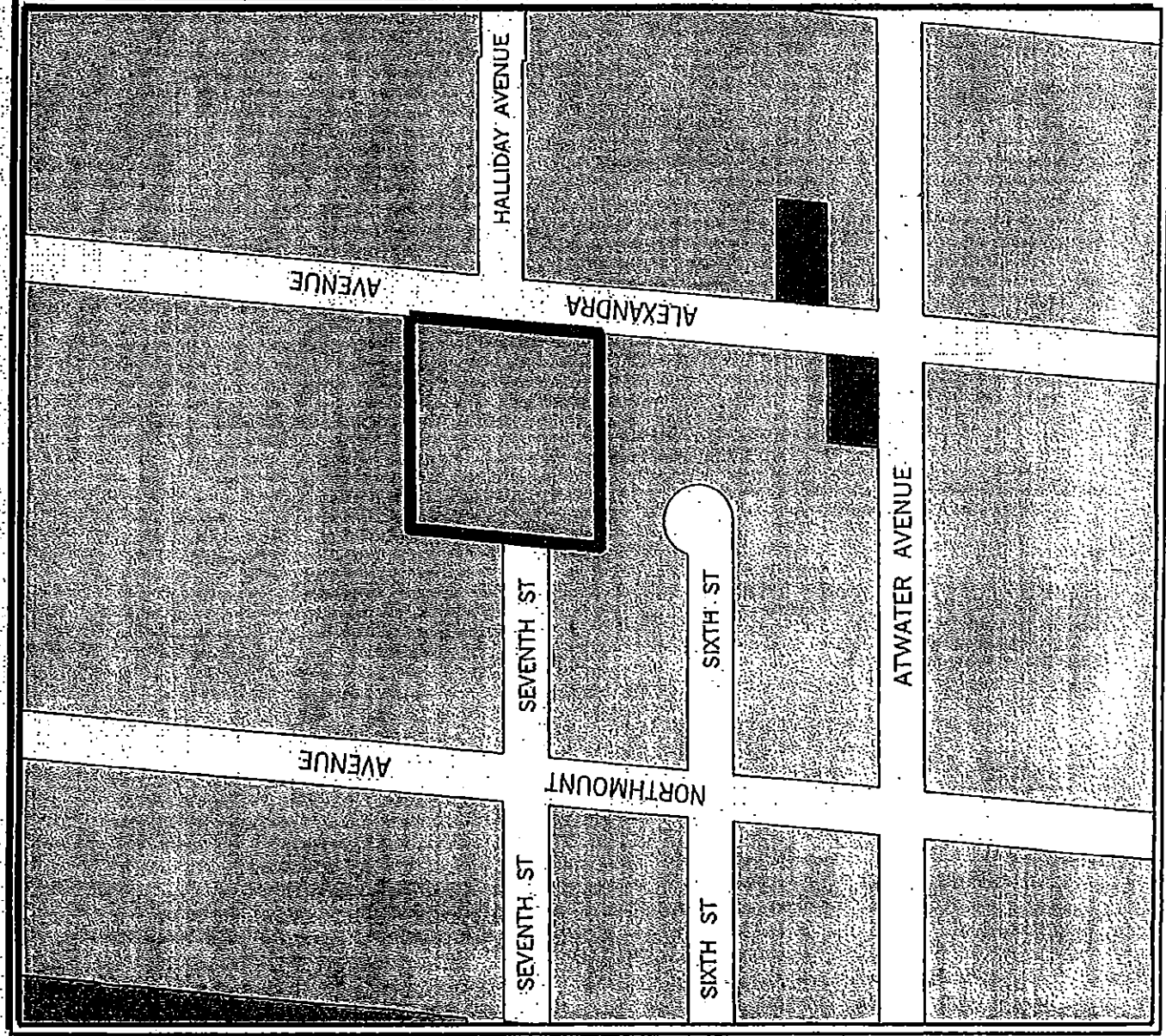
DWG. NO:
13012L

SCALE:
1:25000

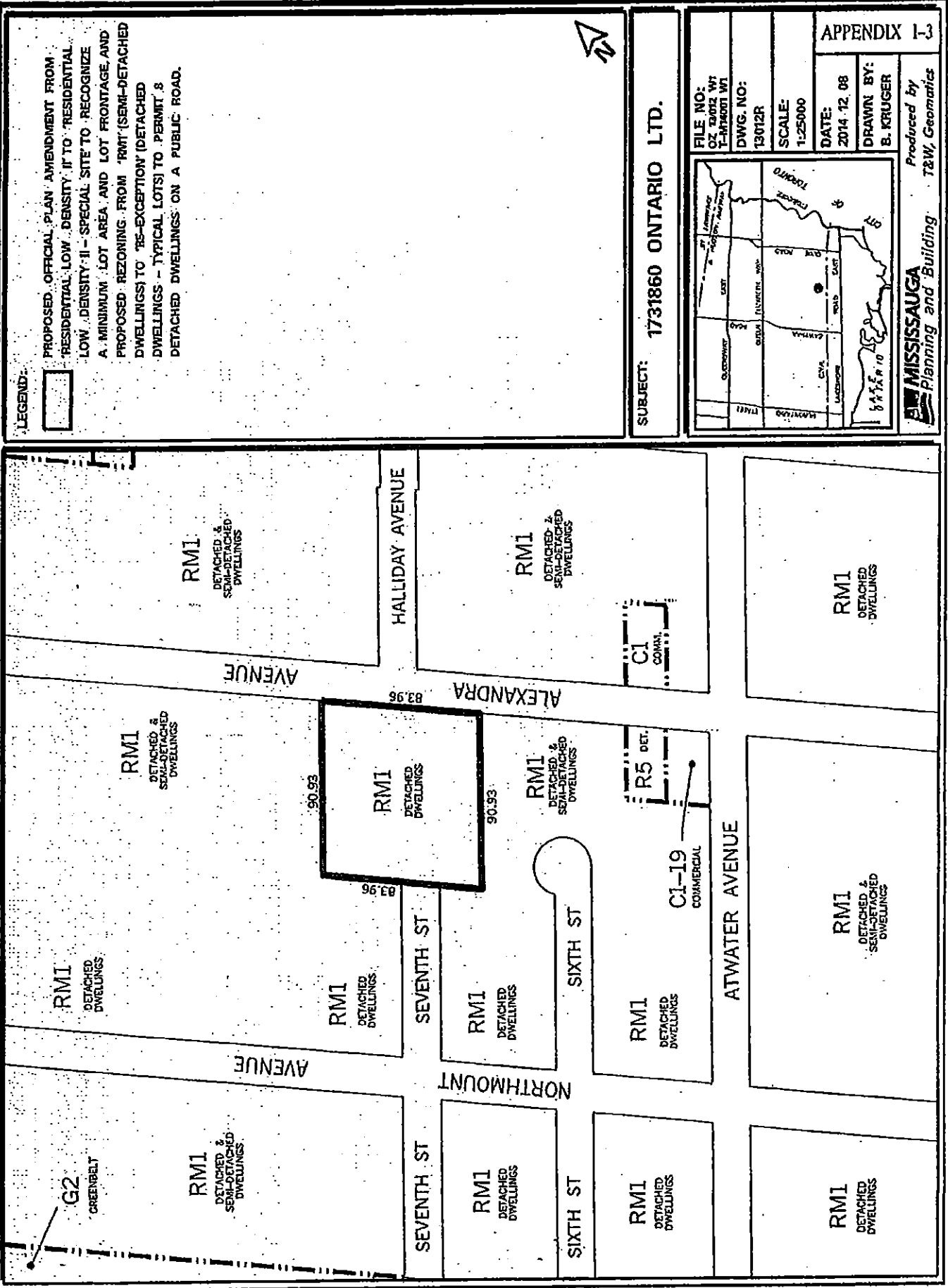
DATE:
2014 12 08

DRAWN BY:
B. KRUGER

Produced by
T&W Geomatics



A 2009 PROPOSED NORTH PLANNING DISTRICT OF 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

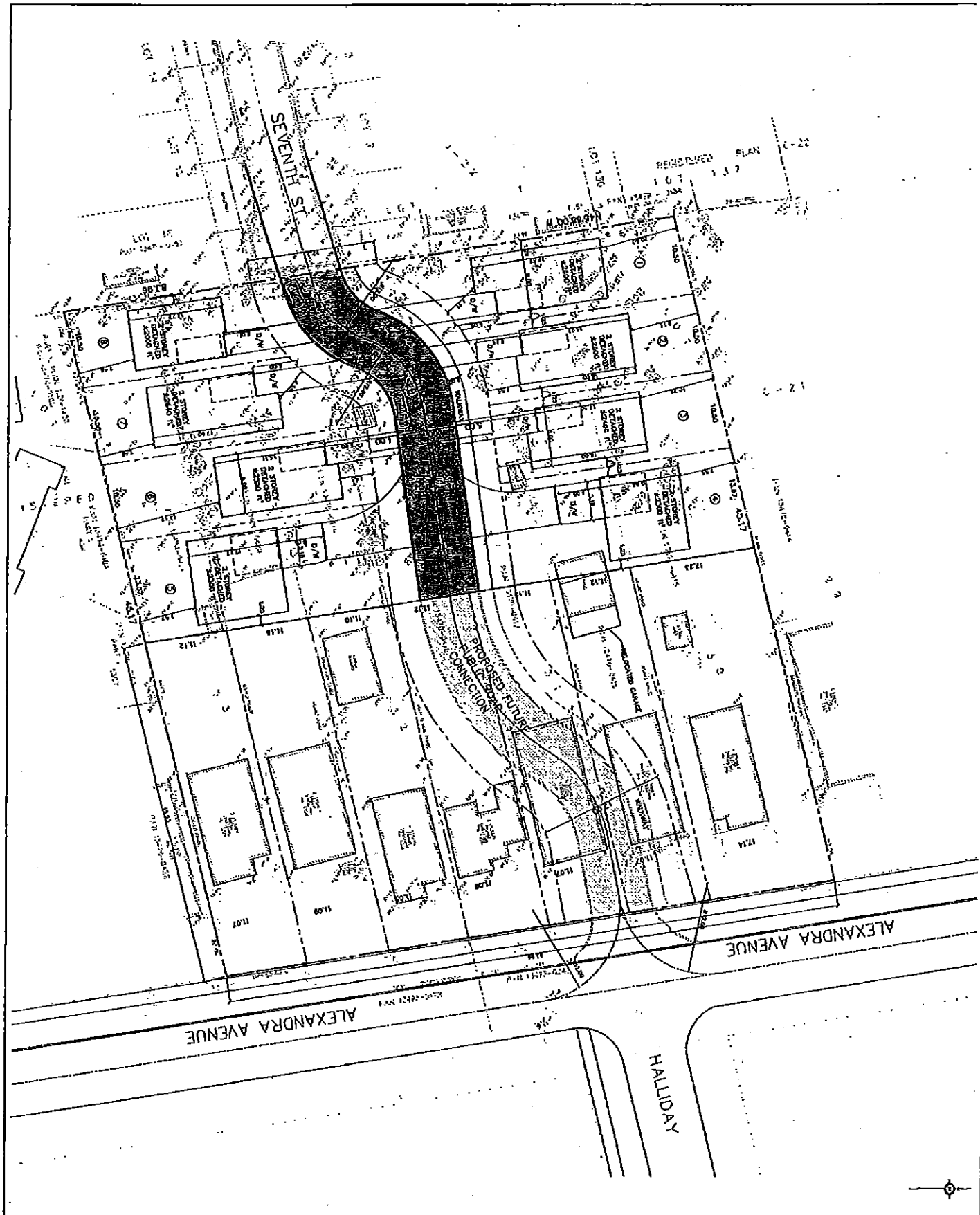


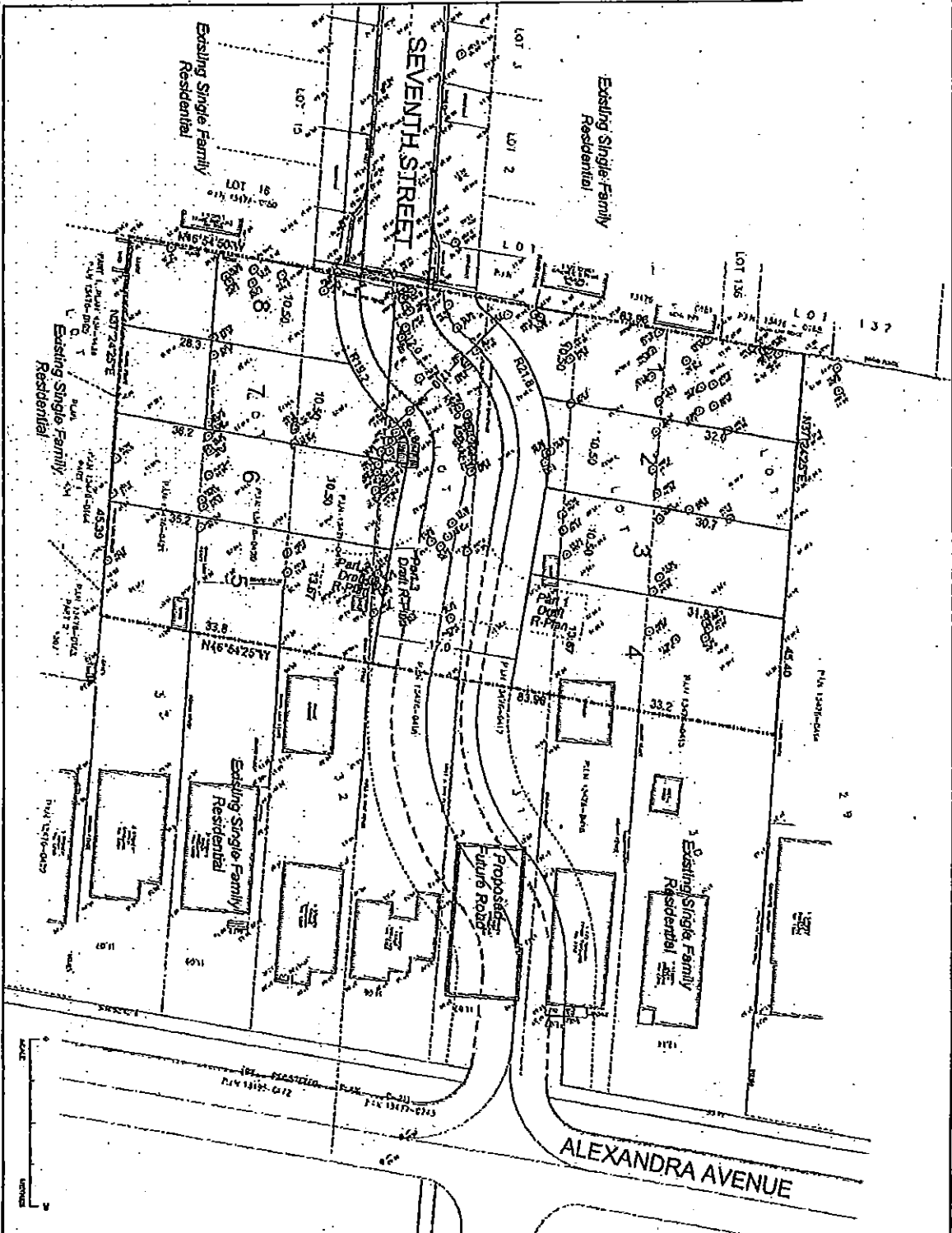
SUBJECT: 1731860 ONTARIO LTD.

FILE NO: OZ 14084 WT T-1731860 WT	DWG. NO: 13012R	SCALE: 1:25000	DATE: 2014.12.08	DRAWN BY: B. KRUGER

APPENDIX I-3
MISSISSAUGA Planning and Building
Produced by T&W, Geomatics

1:000 METERS PERCENT METERS 1:25000 METERS PERCENT METERS 1:25000





DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 30, 31, 32 AND 33
 REGISTERED PLAN: 21
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

WESTON CONSULTING
 Planning & Urban Design

WESTON CONSULTING
 Planning & Urban Design

LEGEND

- SUBJECT PROPERTY
- EXISTING CONDITIONS:**
 Existing Structure (Shaded Grey) Ind. Structures and Landscaping
 Existing Utility Lines (Dashed Lines)
- PROPOSED CONDITIONS:**
 Proposed Structure (Solid Grey) Ind. Structures and Landscaping
 Proposed Utility Lines (Solid Lines)

GENERAL NOTES:

- This plan is intended for the use of the City of Mississauga and the Regional Municipality of Peel.
- This plan is subject to the approval of the City of Mississauga and the Regional Municipality of Peel.
- This plan is subject to the approval of the City of Mississauga and the Regional Municipality of Peel.
- This plan is subject to the approval of the City of Mississauga and the Regional Municipality of Peel.

WESTON CONSULTING
 1000 SHEPPARD AVENUE EAST, SUITE 200
 MISSISSAUGA, ONTARIO L4X 1L3
 TEL: (905) 276-8888
 FAX: (905) 276-8899
 WWW.WESTONCONSULTING.COM

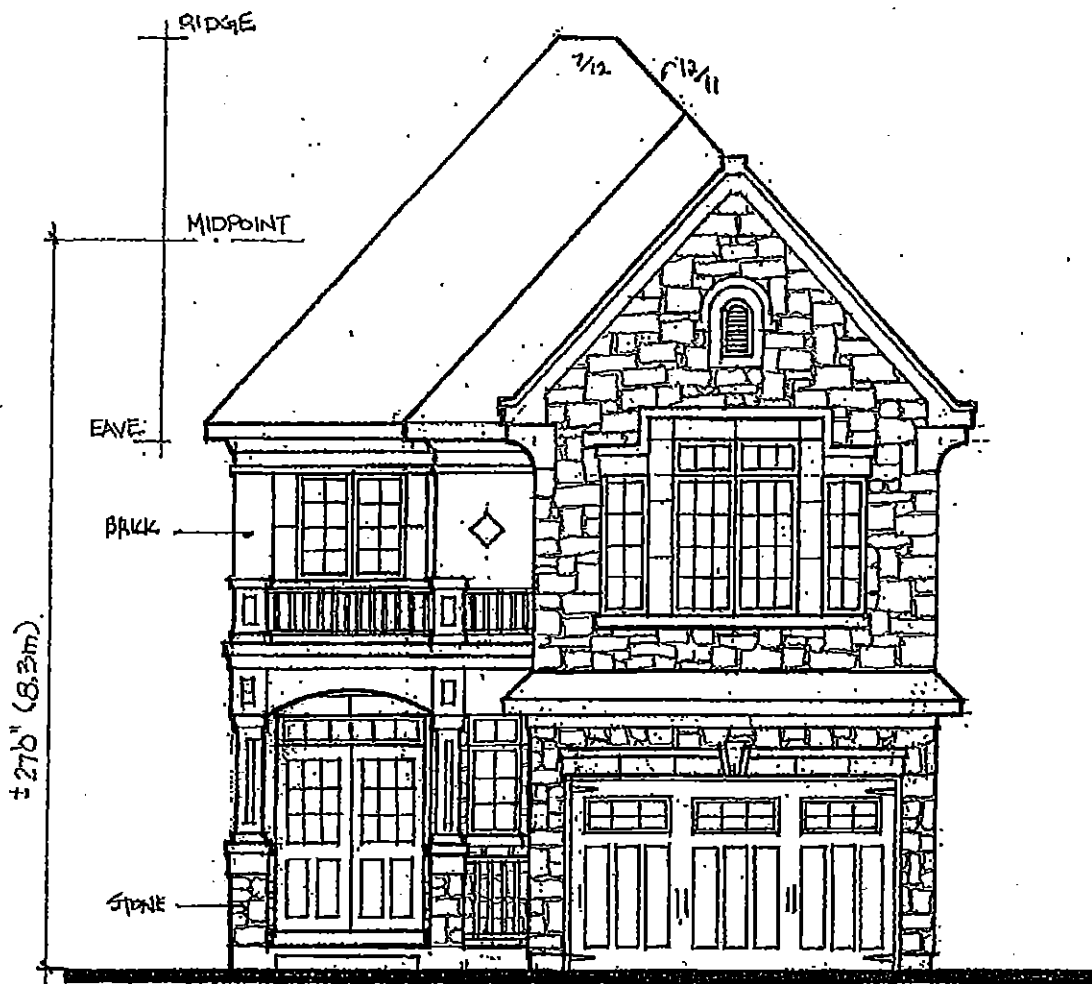
DATE: 2013-10-13

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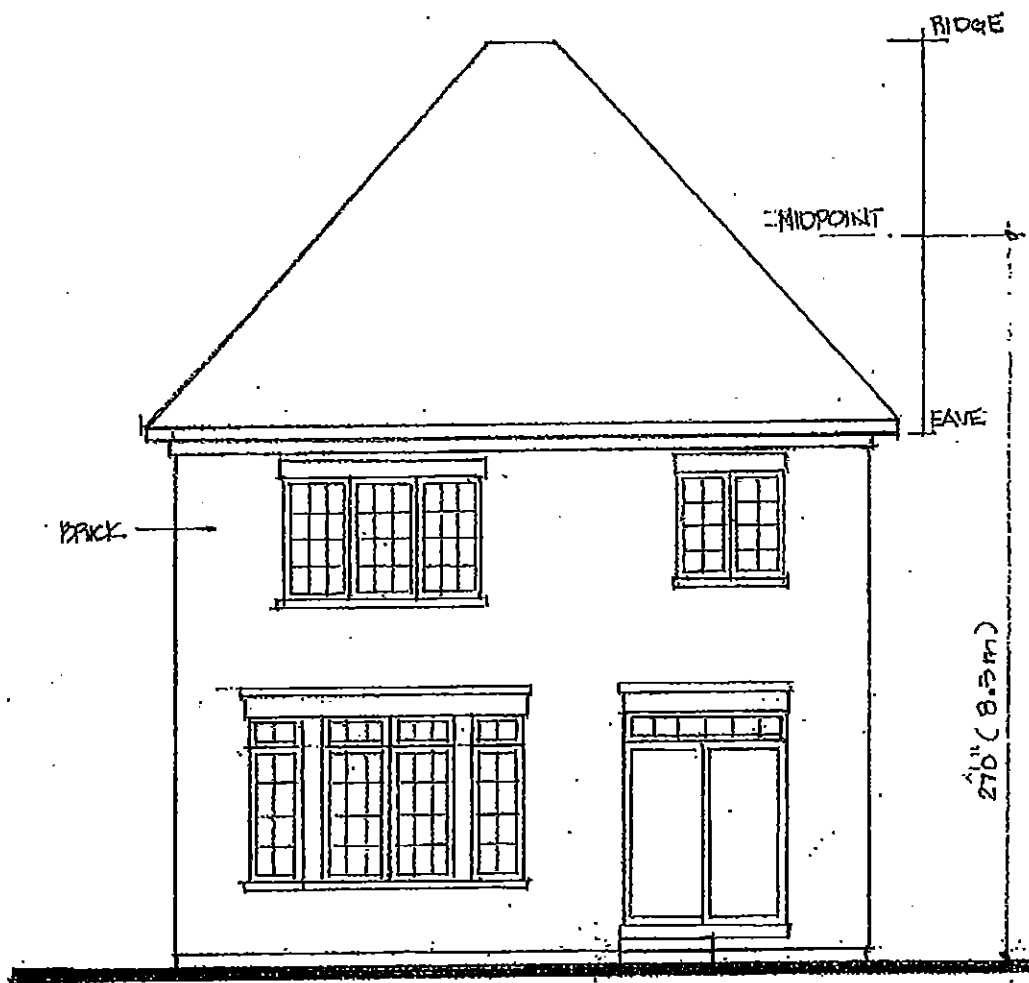
CHECKED BY: [Name]

SCALE: 1:100

D1



TYPICAL ELEVATION



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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (September 25, 2014)	<p>The Developer will be required to enter into a Subdivision Agreement with the City and the Region for the construction of municipal sewer and water associated with the lands. These services will be in accordance with the latest Region's standards and requirements.</p> <p>Curbside collection will be provided by the Region of Peel, provided that the applicant satisfies the requirements set out in Section 2 of the Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board (August 22, 2014) and the Peel District School Board (October 3, 2014)	<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 require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.</p>
City Community Services Department – Park Planning Section (October 24, 2014)	<p>In the event that the applications are approved, the following conditions will apply:</p> <p>The applicant shall submit a cash contribution for street tree planting on the proposed Seventh Street extension.</p> <p>In addition, prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>

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Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division (October 30, 2014)</p>	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit.</p> <p>The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding is installed, inspected and approved by an Urban Forestry representative.</p>
<p>City Community Services Department – Culture Division (August 18, 2014)</p>	<p>As these properties are not listed on the City's Heritage Register, Heritage Planning has no concerns with these applications.</p>
<p>City Community Services Department – Fire and Emergency Services Division (October 30, 2014)</p>	<p>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.</p>
<p>City Transportation and Works Department (T&W) (October 23, 2014)</p>	<p>T&W confirmed receipt of the Draft Plan of Subdivision and supporting plans and documents including the Site Plan, Site Grading and Servicing Plans, Functional Servicing Report and a Phase 1 Environmental Site Assessment. These plans and documents are under review. The department has indicated concerns with respect to the storm water management aspects of the proposed development and the turn-around facility proposed at the easterly terminus of Seventh Street. These matters are to be addressed by the applicant prior to approval in principle and detailed comments and conditions will be provided prior to the Supplementary Report Meeting.</p>

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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"> - Trillium Health Centre - Mississauga Transit - Enbridge Gas Distribution Inc. - Bell Canada - Canada Post Corporation - Rogers Cable - 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"> - Realty Services - Peel Regional Police - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest

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Files: OZ 13/012 W1
T-M14001 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"> 1 Kindergarten to Grade 5 0 Grade 6 to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Janet I. McDougald P.S. <ul style="list-style-type: none"> Enrolment: 492 Capacity: 580 Portables: 0 Allan A. Martin Sr. <ul style="list-style-type: none"> Enrolment: 534 Capacity: 538 Portables: 2 Cawthra Park S.S. <ul style="list-style-type: none"> Enrolment: 1,320 Capacity: 1,044 Portables: 6 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Queen of Heaven <ul style="list-style-type: none"> Enrolment: 369 Capacity: 561 Portables: 0 St. Paul <ul style="list-style-type: none"> Enrolment: 606 Capacity: 807 Portables: 0

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Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
Chapter 8 – Create a Multi-Modal City	Section 8.2.2.7 Section 8.4.11	MOP will ensure that future additions to the road network should be public roads.
Chapter 9 – Build a Desirable Urban Form	Section 9.1 Section 9.1.3 Section 9.2.2 Section 9.5.1	MOP will ensure that new development respects the identity and character of the surrounding context and requires properties to develop in a manner that contributes to the overall vision for the city.
Chapter 16 – Neighbourhoods	Section 16.1.2.1	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.

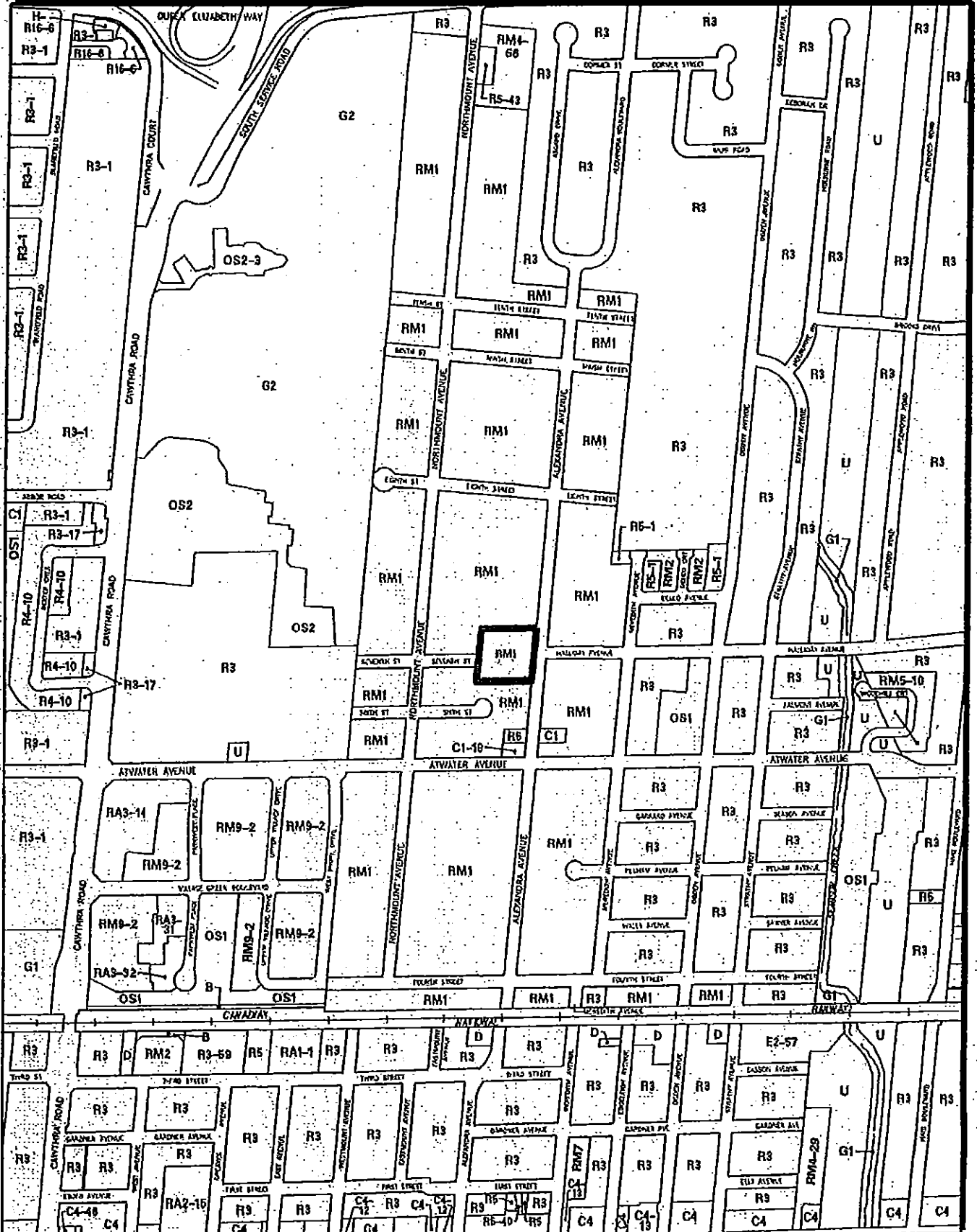
1731860 Ontario Ltd.

	Specific Policies	General Intent
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • 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.

GENERAL CONTEXT MAP

OZ 13012 W1
T-M14001 W1

APPENDIX I-10



A CADMA PROJECTS REPORT MADE SUITE OF 15-09 SUTHERLY ROAD, AUSTIN

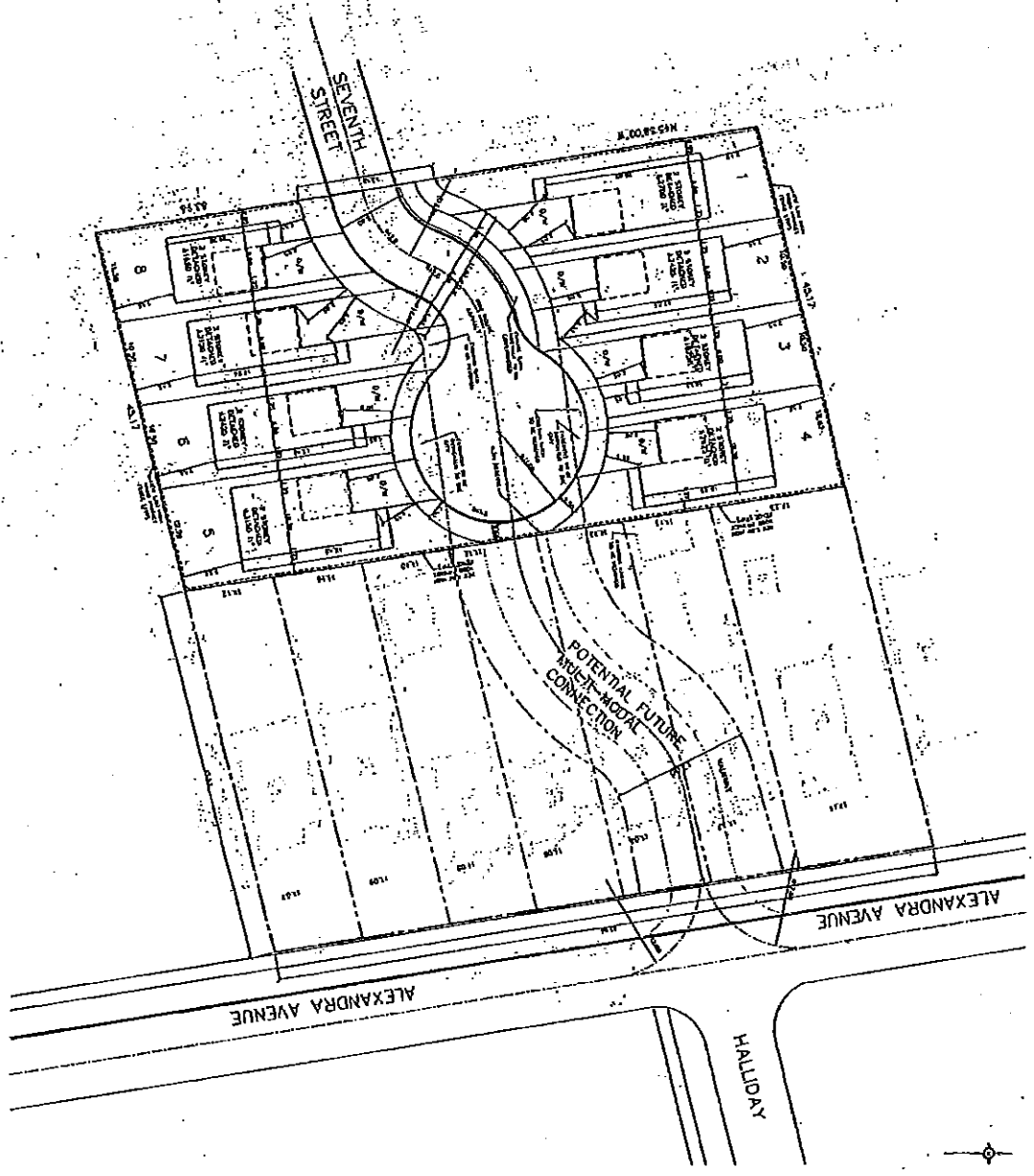
1731860 Ontario Ltd.

Files: OZ 13/012 W1
T-M14001 W1

Recommendation PDC-0082-2014

PDC-0082-2014

"That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II – Special Site" and to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 - Exception" (Detached Dwellings – Typical Lots), to permit eight (8) detached dwellings and the extension of Seventh Street as a public road under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd., 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, be received for information."



LEGEND

- Proposed Residential Development
- Proposed Metro-Rail Connection
- Proposed Street
- Proposed Lot
- Proposed Building Footprint
- Proposed Parking Space
- Proposed Utility Line
- Proposed Easement
- Proposed Right-of-Way
- Proposed Boundary
- Proposed Survey
- Proposed Elevation
- Proposed Area
- Proposed Volume
- Proposed Weight
- Proposed Length
- Proposed Width
- Proposed Height
- Proposed Depth
- Proposed Diameter
- Proposed Radius
- Proposed Circumference
- Proposed Area
- Proposed Volume
- Proposed Weight
- Proposed Length
- Proposed Width
- Proposed Height
- Proposed Depth
- Proposed Diameter
- Proposed Radius
- Proposed Circumference

SITE STATISTICS

Item	Value
Total Area	100,000 sq. ft.
Proposed Residential Area	50,000 sq. ft.
Proposed Metro-Rail Area	20,000 sq. ft.
Proposed Street Area	10,000 sq. ft.
Proposed Lot Area	10,000 sq. ft.
Proposed Building Footprint Area	5,000 sq. ft.
Proposed Parking Space Area	5,000 sq. ft.
Proposed Utility Line Area	5,000 sq. ft.
Proposed Easement Area	5,000 sq. ft.
Proposed Right-of-Way Area	5,000 sq. ft.
Proposed Boundary Area	5,000 sq. ft.
Proposed Survey Area	5,000 sq. ft.
Proposed Elevation Area	5,000 sq. ft.
Proposed Area	5,000 sq. ft.
Proposed Volume	5,000 cu. ft.
Proposed Weight	5,000 lbs.
Proposed Length	5,000 ft.
Proposed Width	5,000 ft.
Proposed Height	5,000 ft.
Proposed Depth	5,000 ft.
Proposed Diameter	5,000 ft.
Proposed Radius	5,000 ft.
Proposed Circumference	5,000 ft.

PROPOSED RESIDENTIAL DEVELOPMENT

ONTARIO LIMITED
1733 860
1204, 1208, 1202, 1204, 1206, 1212 AND 1218 ALEXANDRA AVENUE, ALBANY, ONTARIO, CANADA

SKIRBA & ASSOCIATES
PROJECT CONSULTANTS
1204, 1208, 1202, 1204, 1206, 1212 AND 1218 ALEXANDRA AVENUE, ALBANY, ONTARIO, CANADA

STRYDOM PARSON KING
ARCHITECTURAL ARCHITECTS
1204, 1208, 1202, 1204, 1206, 1212 AND 1218 ALEXANDRA AVENUE, ALBANY, ONTARIO, CANADA

CONTRACTOR
1204, 1208, 1202, 1204, 1206, 1212 AND 1218 ALEXANDRA AVENUE, ALBANY, ONTARIO, CANADA

DATE
1204, 1208, 1202, 1204, 1206, 1212 AND 1218 ALEXANDRA AVENUE, ALBANY, ONTARIO, CANADA

SCALE
1204, 1208, 1202, 1204, 1206, 1212 AND 1218 ALEXANDRA AVENUE, ALBANY, ONTARIO, CANADA

1731860 Ontario Ltd.

Files: OZ 13/012 W1
T-M14001 W1

Revised Proposed Zoning Standards - "R5 - Exception" (Detached Dwellings - Typical Lots)

	Required Zoning By-law Standard	Proposed "R5 - Exception" Zoning By-law Standard for proposed 8 detached dwellings
Minimum interior side yard setback	1.2 m (3.9 ft.) on one side of the lot and 0.61 m (2.0 ft.) on the other side.	2.0 m (6.5 ft.) minimum interior side yard where a lot abuts lands zoned RM1 having frontage on Seventh Street
Maximum height for dwellings with flat roofs	10.7 m (35.1 ft.)	7.5 m (24.6 ft.) * City-initiated rezoning consistent with other residential properties in parts of Ward 1



FRONT
ELEVATION

**flanagan
beresford
& patteson architects**

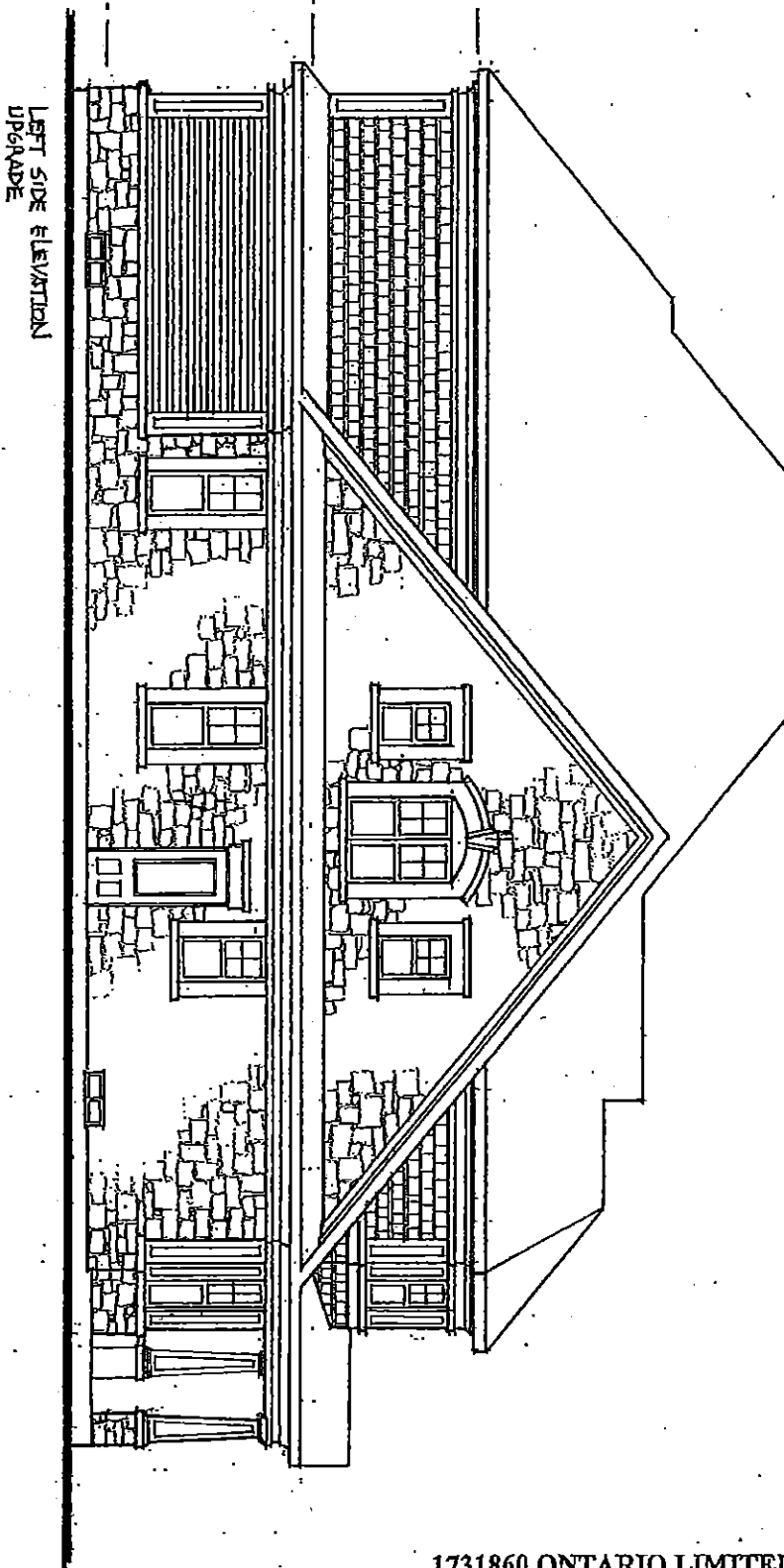
77 Glen Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2686 ext. 224 Fax. (905) 265-2635

1731860.ONTARIO LIMITED

Residential Development
1294, 1298, 1302, 1304, 1308, 1312 AND 1318
Alexandra Avenue, Mississauga, ON

MODEL 3026 sf

12-1131 3/16" = 1'0" November 2014



**flanagan
beresford
& patteson architects**

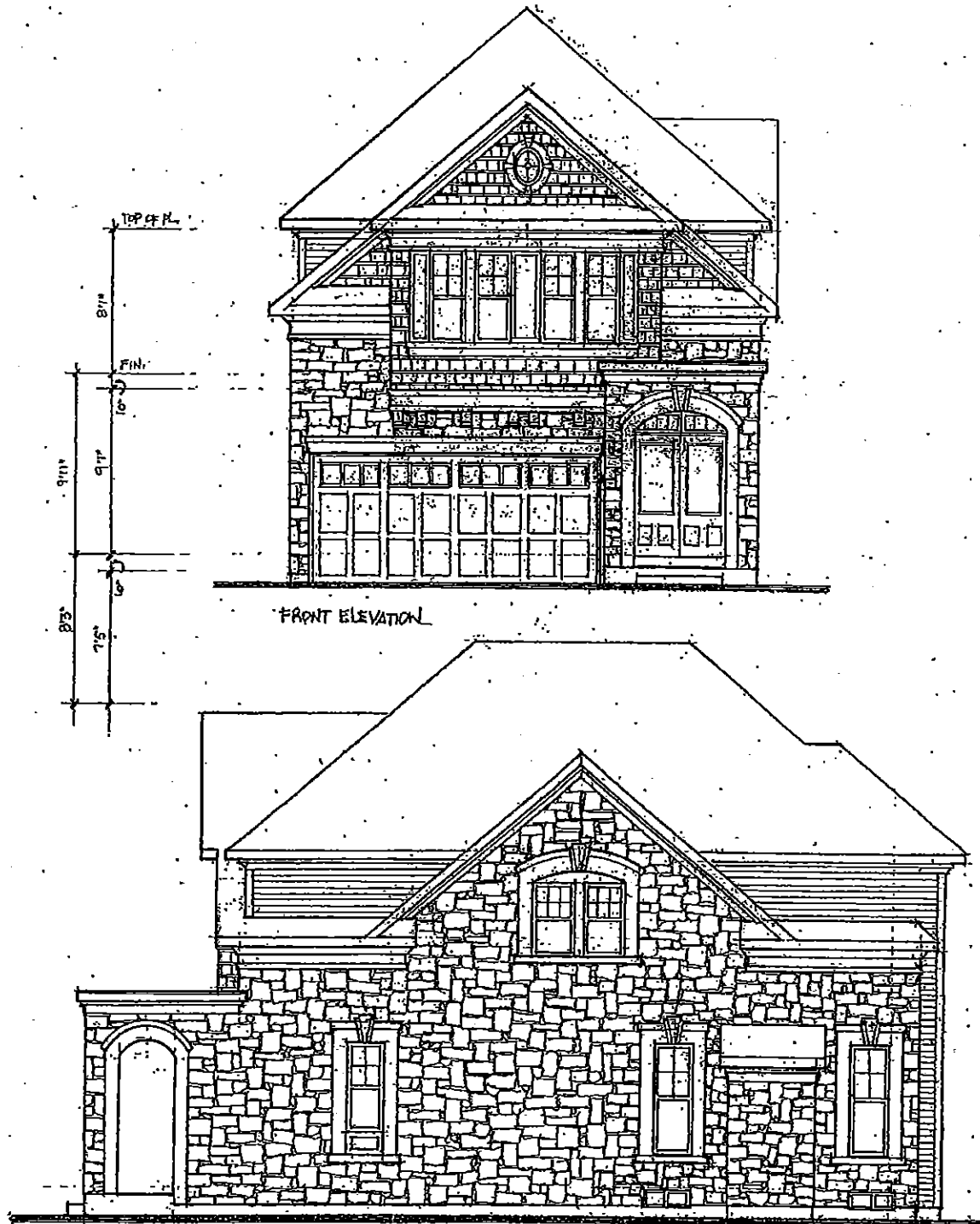
79 Elton Road, Unit 1, Woodbridge, Ont.
Tel. (905) 263-2688 ext. 224 Fax. (905) 263-2685

1731860 ONTARIO LIMITED

Residential Development
1294, 1298, 1302, 1304, 1308, 1312 AND 1318
Alexandra Avenue, Mississauga, ON

MODEL 3026 sf

12-1131 3/16" = 1'0" November 2014



FRONT ELEVATION

RIGHT SIDE ELEVATION

flanagan
beresford
& patteson architects

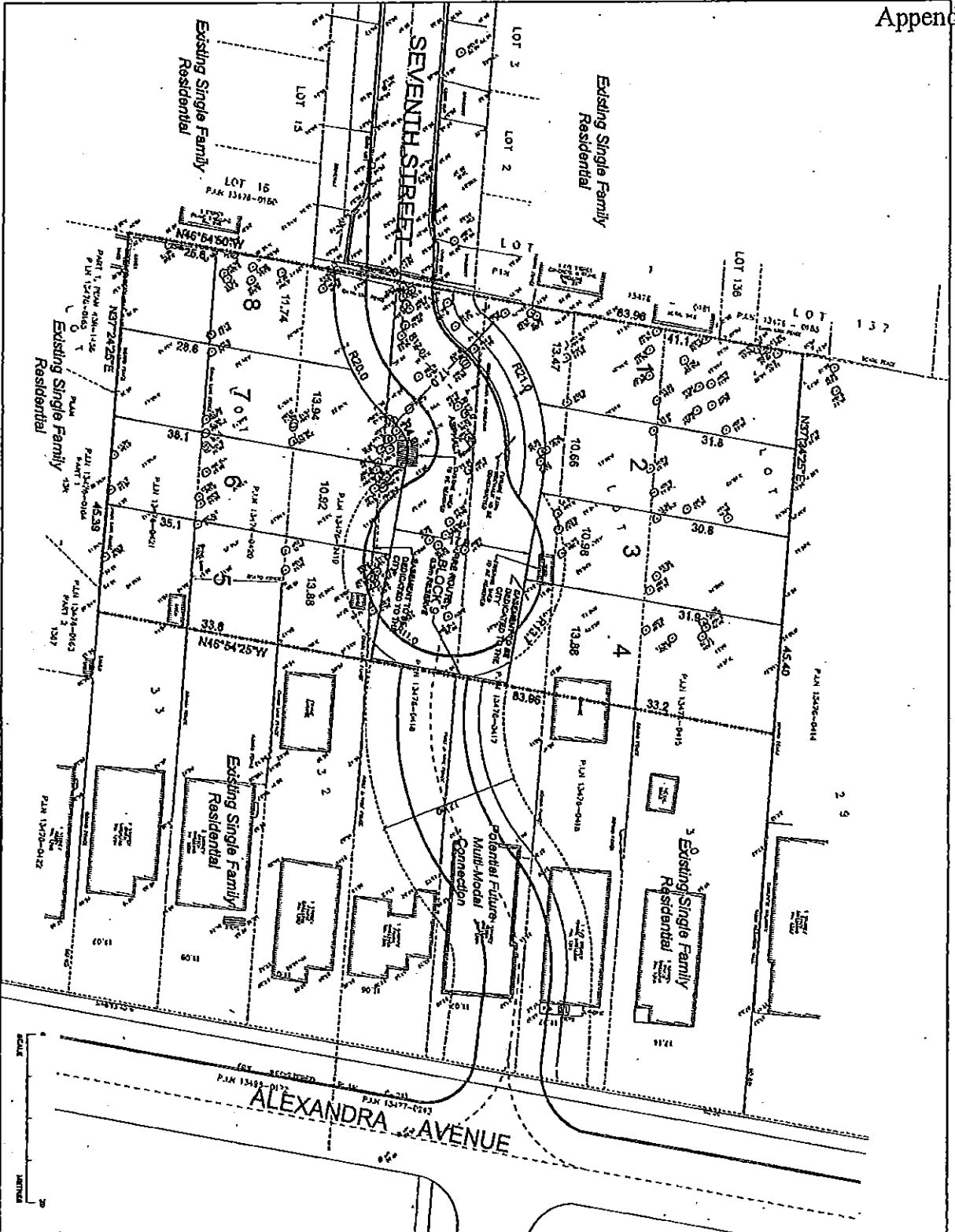
79 Silas Road, Unit 1, Woodbridge, Ont.
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1731860 ONTARIO LIMITED

Residential Development
1294, 1298, 1302, 1304, 1308, 1312 AND 1318
Alexandra Avenue, Mississauga, ON

MODEL 1726 sf

12-1131 3/16" = 1'0" November 2014



FILE # 24-TM-140001
DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 30, 31, 32, AND 33
 REGISTERED PLAN - 21
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEBLES

GEN SCAMAR & ASSOCIATES INC.
 ENGINEERS
 ARCHITECTS
 PLANNERS

SUBMIT PROPERTY
 PROJECT COMPLETE

GENERAL NOTES:
 1. The boundaries of the lots shown on this plan are subject to the provisions of the Survey Act, R.S.O. 1990, c. 29, s. 121.
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 9. The boundaries of the lots shown on this plan are subject to the provisions of the Survey Act, R.S.O. 1990, c. 29, s. 121.
 10. The boundaries of the lots shown on this plan are subject to the provisions of the Survey Act, R.S.O. 1990, c. 29, s. 121.

GEN SCAMAR & ASSOCIATES INC.
 1000 Lakeshore Blvd. E. #1000
 Mississauga, Ontario L4X 1L3
 Tel: (905) 277-8888
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 Email: info@gen-scamar.com

D2



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M14001 W1

SUBJECT: Draft Plan of Subdivision
1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue
East of Cawthra Road, north of Atwater Avenue
City of Mississauga
1731860 Ontario Ltd. (By Agreement of Purchase and Sale)

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

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

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

- 1.0 Approval of the draft plan applies to the plan dated November 20, 2014.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters

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

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 That the required consent applications and any associated minor variances applications be approved and be in full force and effect prior to registration of the plan.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 12.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 13.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

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