



MISSISSAUGA

DECLARATION

Subsection 17 of the Planning Act

Applicant: Michael Crabtree, D. Rogers & Associates

Municipality City of Mississauga

Our File: OPA 44

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 14, 2016 when By-law Number 0180-2016 was enacted and that notice as required by subsection 17 of the Planning Act was given on September 22, 2016.
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 12th day of October, 2016.

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.



MISSISSAUGA

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

DATE OF NOTICE	September 22, 2016	
OPA NUMBER	OPA 44 (By-law 0180-2016)	
ZONING BY-LAW NUMBER	0181-2016	
DATE PASSED BY COUNCIL	September 14, 2016	
LAST DATE TO FILE APPEAL	October 11, 2016	
FILE NUMBER	OZ 13/024	Ward 8
APPLICANT	Michael Crabtree, John D. Rogers & Associates	
PROPERTY LOCATION	Northwest corner of Mississauga Rd & North Sheridan Way	

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: The purpose of this Amendment is to permit 3 detached homes and to change the land use designation of the subject lands from "Motor Vehicle Commercial" to "Residential Low Density I".

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 44 is in full force and effect.

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 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 \$300.00 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.

When and How to File an Appeal: Any appeal to the Ontario Municipal Board must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 **no later than October 11, 2016.** 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

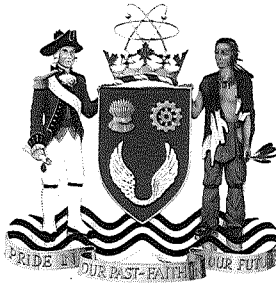
Amendment No. 44

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0180-2016

A by-law to Adopt Mississauga Official Plan Amendment No. 44

WHEREAS in accordance with the provisions of sections 17 or 21 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. 44, 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 explanatory text and Map "A" attached to this By-law and which constitute Amendment No. 44 to Mississauga Official Plan, being a land use designation change within the Sheridan Neighbourhood Character Area, are hereby adopted.

ENACTED and PASSED this 14 day of September, 2016.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MEM			
Date	2016	08	26

Bonnie Cromb
MAYOR

Crystal Green
CLERK

Amendment No. 44
to
Mississauga Official Plan
for the
City of Mississauga Planning Area

The following text and Map "A" attached constitute Amendment No. 44.

Also attached 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 October 5, 2015 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to permit 3 detached homes and to change the land use designation of the subject lands from "Motor Vehicle Commercial" to "Residential Low Density I".

LOCATION

The lands affected by this Amendment are located on the northwest corner of Mississauga Road and North Sheridan Way. The subject lands are located in the Sheridan Neighbourhood 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 "Motor Vehicle Commercial" which permits gas bars, motor vehicle repair, service stations and car washes.

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

1. The proposal is compatible with the surrounding land uses based on the same residential land uses adjacent to the site and the complementary nature of the design, which achieves appropriate built form relationships with its context.
2. The proposed Official Plan provisions are appropriate to accommodate the requested use based on the proposed height, massing, landscaping and general site design.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from "Motor Vehicle Commercial" to "Residential Low Density I", 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 Mississauga Official Plan.

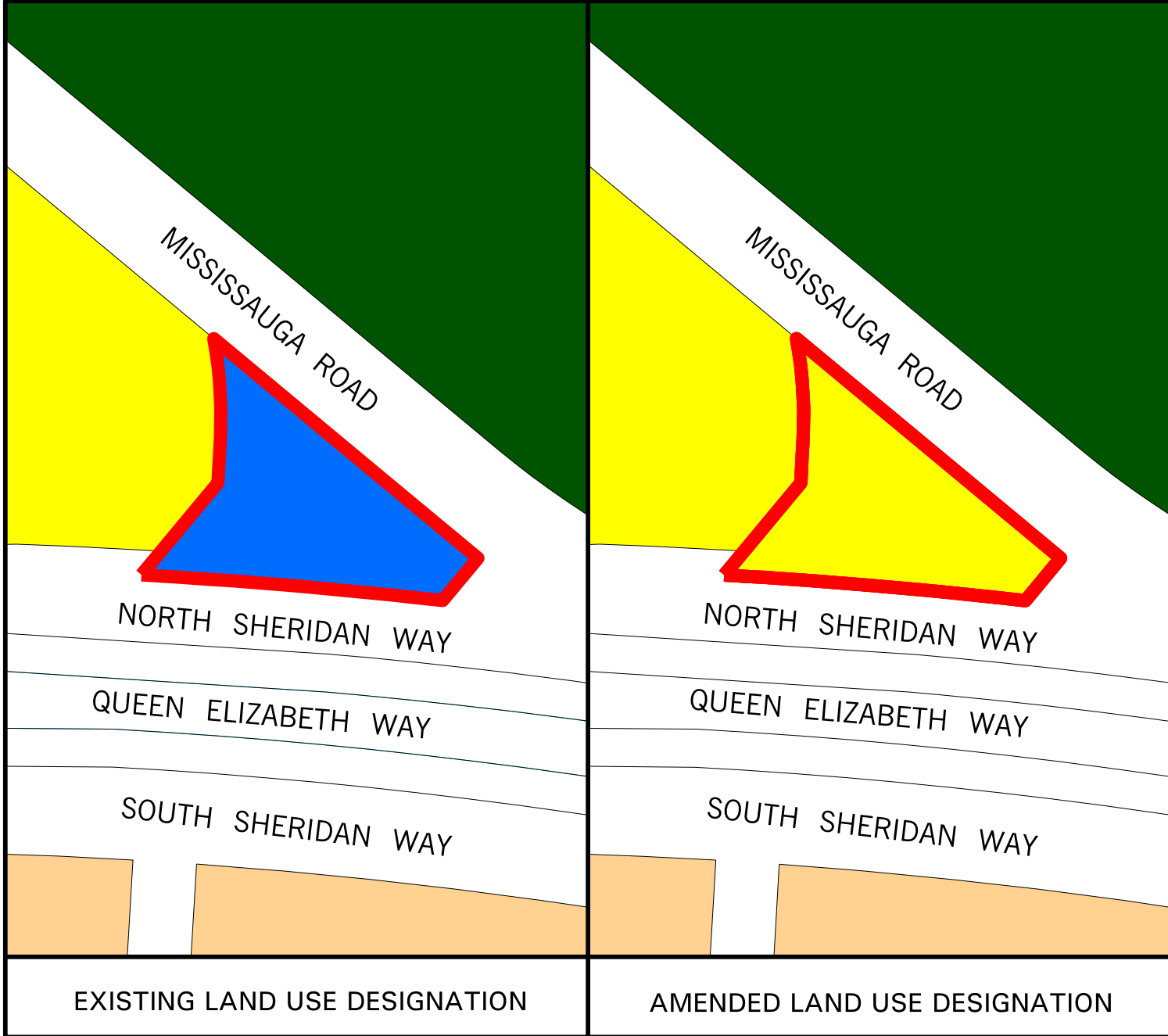
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated October 14, 2015.

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.

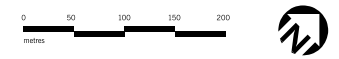


- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

- LAND USE LEGEND**
- Heritage Conservation District
 - 1996 NEP/2000 NEF Composite Noise Contours
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

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

- AREA OF AMENDMENT
- FROM: MOTOR VEHICLE COMMERCIAL
- TO: RESIDENTIAL LOW DENSITY I



MAP 'A'
Part of Schedule 10
Land Use Designations
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.

At the Public Meeting, no comments were provided by the public.

City of Mississauga
Corporate Report



<p style="text-align: right;">COUNCIL</p> <p style="text-align: right;">OCT 28 2015</p> <p>Date: October 5, 2015</p> <p>To: Mayor and Members of Council</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Originator's file:</p> <p><u>OZ 13/024 W8</u></p> <hr/> <p>Meeting date:</p> <p>2015/10/28</p>
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Subject

Recommendation Report (Ward 8)

1007 Mississauga Road - northwest corner of Mississauga Road and North Sheridan Way.

Applicant: Marilyn Raphael

Applications to permit three detached homes

Recommendation

That the Report dated October 5, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, northwest corner of Mississauga Road and North Sheridan Way, 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 Motor Vehicle Commercial to Residential Low Density I to permit detached homes be approved.
3. That the application to change the Zoning from C5-14 (Motor Vehicle Commercial) to R1-Exception (Detached Dwellings – Typical Lots) and B (Buffer) to permit 3 detached homes in accordance with the proposed revised zoning standards described in Appendix 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 external 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 Peel District and Dufferin-Peel Catholic District 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

- Since the public meeting minor revisions have been made to the proposal, including the introduction of increased setbacks, the reconfiguration of the garages and driveways, and a reduction in the maximum permitted height of the homes. The Transportation and Works Department has also requested that a 2.6 m (8.5 ft.) wide portion of the lands abutting North Sheridan Way be zoned "B" (Buffer) and dedicated to the City as part of the noise wall/berm combination required to reduce noise levels from the QEW.
- Staff are satisfied with the changes to the proposal and find them 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 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0080-2014 which was adopted by Council and is attached as Appendix 2.

Comments

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

REVISED DEVELOPMENT PROPOSAL

Over the past several months, the applicant has been working on the issues raised by staff through the technical review and has made some modifications to address these comments, including:

- increased side and rear yard setbacks to better reflect spacing of homes in the area, achieve larger landscaped areas and improve vehicle maneuvering
- reconfiguration of the garages and driveways to reduce visibility from Mississauga Road and diminish the amount of hard surface areas
- adjustments to the configuration of the noise wall, associated berm, grading and site drainage
- reduction in height of homes from a maximum of 10.7 m (35.1 ft.) to the mid-point of the roof to a maximum of 10.4 m (34.1 ft.) to the highest point of the roof

The revised concept plan is found in Appendix 4.

COMMUNITY COMMENTS

No community concerns have been received regarding these applications.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department (T&W)

Comments updated September 9, 2015 state that the applicant's updated Site Plan, Functional Servicing Report, Grading/Servicing Plans and a Traffic Sightline Plan address the Department's preliminary comments and concerns.

T&W is in receipt of an updated Environmental Noise Impact Study, dated June 22, 2015, prepared by Akoustik Engineering Ltd., which confirms to their satisfaction that the proposed acoustic barriers will provide the necessary noise mitigation for the outdoor living areas. The applicant has provided preliminary written consent from the Ministry of Transportation (MTO) for the proposed acoustic barrier extension along the Queen Elizabeth Way (QEW) necessary to accommodate this development.

In the event these applications are approved by Council, prior to the enactment of the Zoning By-law, the applicant will be required to enter into Servicing and Development Agreements with the City. The agreements will deal with the construction of the required municipal works, implementation of the conditions of development approval and finalization of arrangements with MTO for the acoustic barrier installation along the QEW.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The Provincial Policy Statement (PPS), contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and the support of public transit.

The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan.

The proposed development adequately takes into account the existing context and provides an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan (MOP) Policies for the Sheridan Neighbourhood Character Area. As outlined in the Information Report, Section 19.5.1 of MOP provides the following criteria for evaluating site specific Official Plan Amendments:

- *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?*

- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *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?*

Planning staff have undertaken an evaluation of the criteria against this proposed development application. The proposal meets the intent, goals and objectives of Mississauga Official Plan (MOP). The proposed Residential Low Density I land use designation currently exists to the west and represents a more compatible land use than the existing Motor Vehicle Commercial designation given the surrounding context. Consistent with Section 5.3.5 of Mississauga Official Plan, three new detached homes on large lots represents a sensitive infill development that recognizes the stable character of the surrounding neighborhood. It will complete the built form of both Mississauga Road and North Sheridan Way. The current land use designation is an historic anomaly approved by the Ontario Municipal Board (OMB) over 50 years ago that could present compatibility issues if the lands were developed as a gas station today.

The proposal is consistent with the current Mississauga Road Scenic Route policies (Section 9.3.3.11) and design policies (Sections 9.2, 9.3 and 9.5) found in MOP related to building massing, scale, site design and landscape features. Additionally, there is adequate infrastructure available to the site and an acceptable planning justification report has been submitted by the applicant.

Mississauga Road Scenic Route Policies Review

At its meeting on June 22 2015, Planning and Development Committee considered a report titled "Mississauga Road Scenic Route Policies Review" from the Commissioner of Planning and Building. The report was received for information and provided direction to hold a future statutory public meeting to consider a number of revised and new official plan policies that are intended to strengthen the existing policies within the Scenic Route. The proposed development is consistent with the proposed changes to MOP.

Zoning

The proposed R1-Exception (Detached Dwellings – Typical Lots) zone is appropriate to accommodate the requested residential uses. Staff had asked the applicant to consider reducing the maximum permitted height for the homes given the context of the neighbourhood and the relationship of the lots to Mississauga Road; the applicant has since agreed to modifications in the proposed Zoning By-law. Appendix 5 contains staff's recommended site specific zoning provisions based on the development proposal. An exception schedule will be needed to specify building setbacks given the irregular shape of the lots and the custom homes that are proposed by the applicant.

The Transportation and Works Department has requested that a 2.6 m (8.5 ft.) wide portion of the lands adjacent to North Sheridan Way be zoned "B" (Buffer) and dedicated to the City as part of the noise wall/berm combination that is required to reduce noise levels from the QEW. This is reflected in Appendix 3, which illustrates the location of the proposed zones.

the noise wall/berm combination that is required to reduce noise levels from the QEW. This is reflected in Appendix 3, which illustrates the location of the proposed zones.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval. A Site Plan application has not been submitted for the proposed development to date.

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, tree preservation and landscaping.

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the requested changes by the applicant are minor and were at the request of staff, it is recommended that no further public notice be required.

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 detached homes is compatible with the surrounding land uses as it provides for completion of the existing built form along Mississauga Road and North Sheridan Way.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested use based on the site's context within the neighbourhood and its appropriate built form relationship to adjacent lots on Mississauga Road.

Attachments

Appendix 1: Information Report

Appendix 2: Recommendation PDC-0080-2014

Appendix 3: Revised Excerpt of Existing Land Use Map

Appendix 4: Revised Concept Plan

Appendix 5: Recommended Zoning By-law Provisions


Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Ben Phillips, Development Planner





Corporate Report

Clerk's Files

APPENDIX 1

Originator's
Files OZ 13/024 W8

PDC DEC 08 2014

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 and Rezoning Applications
To permit three (3) detached dwellings
1007 Mississauga Road
Northwest corner of Mississauga Road and
North Sheridan Way
Owner: Marilyn Raphael
Applicant: John D. Rogers & Associates Inc.
Bill 51

Public Meeting Ward 8

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "Residential Low Density I" and to change the Zoning from "C5-14" (Motor Vehicle Commercial) to "R1-Exception" (Detached Dwellings – Typical Lots), to permit three (3) detached dwellings under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, be received for information.

REPORT

HIGHLIGHTS:

- Although designated and zoned for motor vehicle commercial uses, the site has never been developed;
- No comments have been received to date from the public by the Planning and Building Department regarding this proposal;

- Prior to the Supplementary Report, matters to be further evaluated include resolution of design details and proposed zoning standards; the evaluation of the proposal against the existing Mississauga Road Scenic Route policies and the review of these policies as requested by Council; and the review of updates to requested supporting documents.

BACKGROUND:

The above-noted applications have been circulated for technical comments. 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:	Received: December 20, 2013 Deemed complete: February 28, 2014
Height:	2 storeys (Note: the applicant's proposed development standards are silent on height)
Lot Coverage:	35% for each of the 3 lots
Landscaped Area:	Lot 1: 52% Lot 2: 50% Lot 3: 58%
Net Density:	9.6 units/ha (3.9 units/ac.)
Gross Floor Area:	Lot 1: 661.6 m ² (7,121.6 sq. ft.) Lot 2: 690.7 m ² (7,434.9 sq. ft.) Lot 3: 683.4 m ² (7,356.3 sq. ft.)
Number of units:	3
Anticipated Population:	12 * *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:	6
Parking	12

Development Proposal	
Provided:	
Supporting Documents:	Planning Justification Report Functional Servicing Report Noise Impact Study Phase I Environmental Site Assessment Traffic Impact Study Stage 1-2 Archaeological Assessment Heritage Impact Statement Tree Inventory Plan Concept Site Plan and Elevations Site Cross-Section Conceptual Landscape Plan

Site Characteristics	
Frontage:	109 m (358 ft.) – Mississauga Road 96 m (315 ft.) – North Sheridan Way
Gross Lot Area:	0.39 ha (0.96 ac.)
Net Lot Area:	0.31 ha (0.77 ac.) proposed
Existing Use:	Vacant

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

Green Development Initiatives

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

- Downspouts will splash at grade into landscaped areas;
- Permeable pavers are proposed for part of the driveway;
- Windows with a high Energy Rating (ER) value will be utilized where appropriate;
- Heating and cooling systems design will utilize "Right Sizing" techniques to minimize power requirements.

Neighbourhood Context

The subject property is a triangular shaped vacant parcel located in the Sheridan Neighbourhood, a mature residential community in south central Mississauga. Although never developed, it has been

designated and zoned for motor vehicle commercial uses for many years. A berm owned by the City separates this property from the detached dwellings located to the west. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Across from North Sheridan Way, Mississauga Golf and Country Club
- East: Across from Mississauga Road, Mississauga Golf and Country Club
- South: Across from North Sheridan Way and the Queen Elizabeth Way (QEW) detached dwellings
- West: City-owned berm and detached dwellings

Official Plan

Current Mississauga Official Plan Designation and Policies for the Sheridan Neighbourhood Character Area (November 14, 2012)

The subject lands are located within a Neighbourhood Area (Sheridan) at the intersection of two Major Collector roads, one being a Scenic Route (Mississauga Road). The lands are designated "Motor Vehicle Commercial" which permits gas bars, motor vehicle repair, service stations and car washes. The applications are not in conformity with the land use designation.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-10.

Proposed Official Plan Designation and Policies

"Residential Low Density I" to permit detached dwellings.

Existing Zoning

"C5-14" (Motor Vehicle Commercial), which permits a motor vehicle service station.

Proposed Zoning By-law Amendment

"R1-Exception" (Detached Dwellings – Typical Lots), to permit detached dwellings in accordance with the proposed zone standards contained within Appendix I-9.

COMMUNITY ISSUES

No community meetings were held and no written comments have been received to date by the Planning and Building Department. Ward 8 Councillor Katie Mahoney discussed the proposal at the Annual General Meeting of the Mississauga Oakridge Ratepayer's Association on May 6, 2014 and no concerns were expressed by those in attendance.

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:

- resolution of design details and zoning standards, including appropriate setbacks from Mississauga Road and other lot lines, lot configurations, building coverage, height and noise wall/berm details;
- evaluation of the proposal against the existing Mississauga Road Scenic Route policies and the review of these policies as requested by Council;
- the submission and review of additional requested documents, including an updated Functional Servicing Report, revised grading and servicing plans, an updated noise report, and a revised Traffic Safety Assessment.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to storm drainage, noise

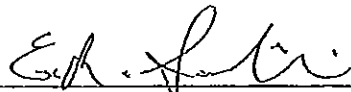
attenuation, sidewalks and utilities which will require the applicant to enter into appropriate agreements with the City.

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: 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: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Sheridan Character Area Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Site Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: Relevant Mississauga Official Plan policies
- Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

JP

Marilyn Raphael

File: OZ 13/024 W8

Site History

- May 26, 1958 – application submitted by Mississauga Golf and Country Club (MGCC) for service station on the subject lands is received.
- November 9, 1959 – Toronto Township Council defers consideration “for further information”.
- April 25, 1960 - Texaco makes a new application under file OZ/17/60, which planning staff support. The Toronto Township Planning Board subsequently recommends neither approval nor refusal.
- June 2, 1961 - MGCC makes new application under file OZ/32/61 for a service station. Although supported by the Planning Board, the application is refused by Council.
- September 16, 1963 – The Ontario Municipal Board (OMB) issues an order approving the application, with an amendment issued October 18, 1963 correcting an error.
- November 4, 1963 – Council adopted Amendment 163, which redesignates the subject lands from Residential to Highway Commercial pursuant to the OMB order.
- January 20, 1964 – Council passes By-law 4619 to rezone the subject lands to “ACS” (Service Station), further implementing the OMB order.
- May 18, 1978 – Council passes By-law 226-78, which rezones the northwest portion of the site from “O2” (Park, Golf Courses and Radio or Television Transmission Towers) to “ACS” (Service Station) as part of rezoning application OZ/18/77 (W). The application also zones the abutting lands to the west “R1” (Detached Dwellings) to permit the development of detached dwellings.
- November 22, 1981 – Council approves the West Brindale Secondary Plan, which designates the subject lands “Highway Commercial”.
- June 12, 1985 – A site plan application under file SP 172-85 is submitted to the City to develop the property for a gas bar. This file was closed on February 13, 1987 due to inactivity.
- July 14, 1989 – Official Plan and Zoning By-law Amendment applications under file OZ/079/89 (W) were submitted for the subject lands to permit four (4) detached dwellings.

Marilyn Raphael

File: OZ 13/024 W8

- September 26, 1989 – File OZ/79/89 (W) is revised to a one storey convenience commercial centre proposal having a gross leasable area of 860 m² (9,257 sq. ft.) and providing 37 parking spaces.
- March 6, 1991 – the OMB issues its order dismissing appeals related to file OZ/79/89 (W).
- March 18, 1991 – Council adopts By-law 116-91, an Interim Control By-law (ICB) which prohibits the use of the subject lands for one year to allow the Planning and Building Department to undertake a study to determine specific uses and design standards on the subject lands. Council subsequently extended the ICB for an additional year.
- April 1993 – the Planning and Building Department prepares a series of development schemes for the subject property which are subsequently presented to the Oakridge Residents Association. As part of this process, no preferred option is identified.
- April 24, 1996 – Official Plan and Zoning By-law Amendment applications submitted to the City for the subject lands under file OZ 96/018 W8 to permit a ten (10) unit townhouse development.
- October 15, 1996 – the owner appeals the application under file OZ 96/018 W8 due to a lack of decision within the prescribed timelines under the *Planning Act*. The appeal was subsequently withdrawn.
- March 2, 2005 – File OZ 96/018 W8 is closed.
- December 22, 2006 - Official Plan and Zoning By-law Amendment applications are submitted to the City for the subject lands under file OZ 06/033 W8 to permit three (3) detached dwellings.
- March 3, 2008 – File OZ 06/033 W8 is closed due to inactivity.
- November 14, 2012 – Mississauga Official Plan comes into force except for those site/policies which have been appealed. The subject lands are designated "Motor Vehicle Commercial" in the Sheridan Neighbourhood Character Area.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2014



SUBJECT: MARILYN RAPHAEL

FILE NO: OZ 13024 W8		APPENDIX I-2	
DWG. NO: 13024A		PDC DATE: 2014/208	DRAWN BY: J. BERNARD
SCALE: 1:8000			
			Produced by T&W Geomatics

**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
 - Community Commercial
 - Minor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Play/Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
 - To be Determined
- LAND USE LEGEND**
- Heritage Conservation District
 - 2000 MTR/2000 NGR
 - Composite Water Corridor
 - LPA Separating Area Boundary
 - See Ancillary Neuse Policies
 - Area Exempt from LPA Overlaying Area
 - Natural Habitat
 - Civic Centre (City Hall)
 - City Centre (West) Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities
- CITY STRUCTURE**
- Demand
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
- SUBJECT LANDS**
- Corporate Centre
 - Employment Area

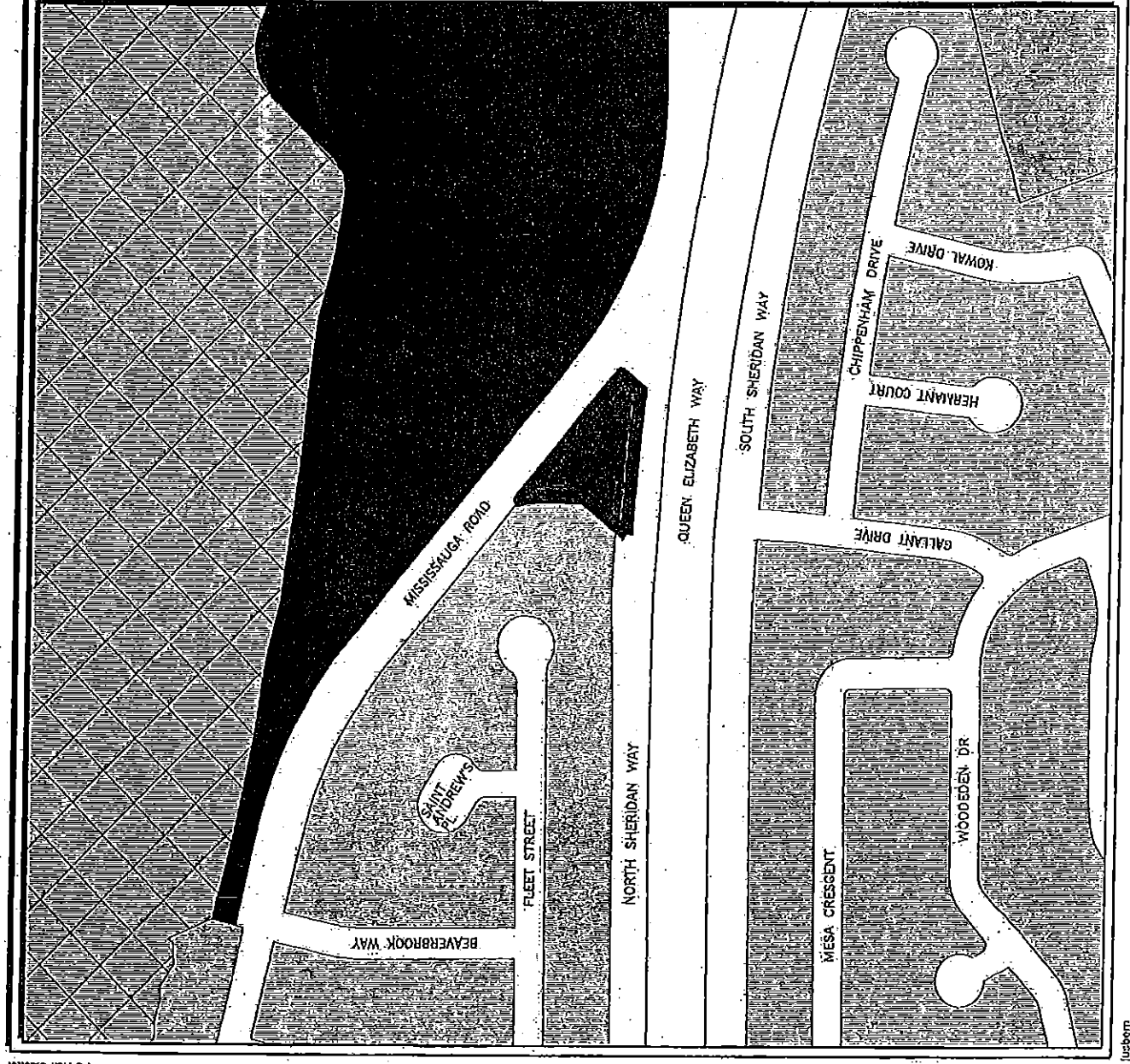
SUBJECT: MARILYN RAPHAEL

FILE NO: OZ 13/024 W8
 DWG. NO: 1302AL
 SCALE: 1:4000

PDC DATE: 2014/12/08
 DRAWN BY: J. BERNARD

APPENDIX I-3

Produced by T&W Geomatics



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MOTOR VEHICLE COMMERCIAL" TO "RESIDENTIAL LOW DENSITY I" AND PROPOSED REZONING FROM "C5-14" (MOTOR VEHICLE COMMERCIAL) TO "RI-EXCEPTION" (DETACHED DWELLINGS - TYPICAL LOTS) TO PERMIT 3 DETACHED DWELLINGS



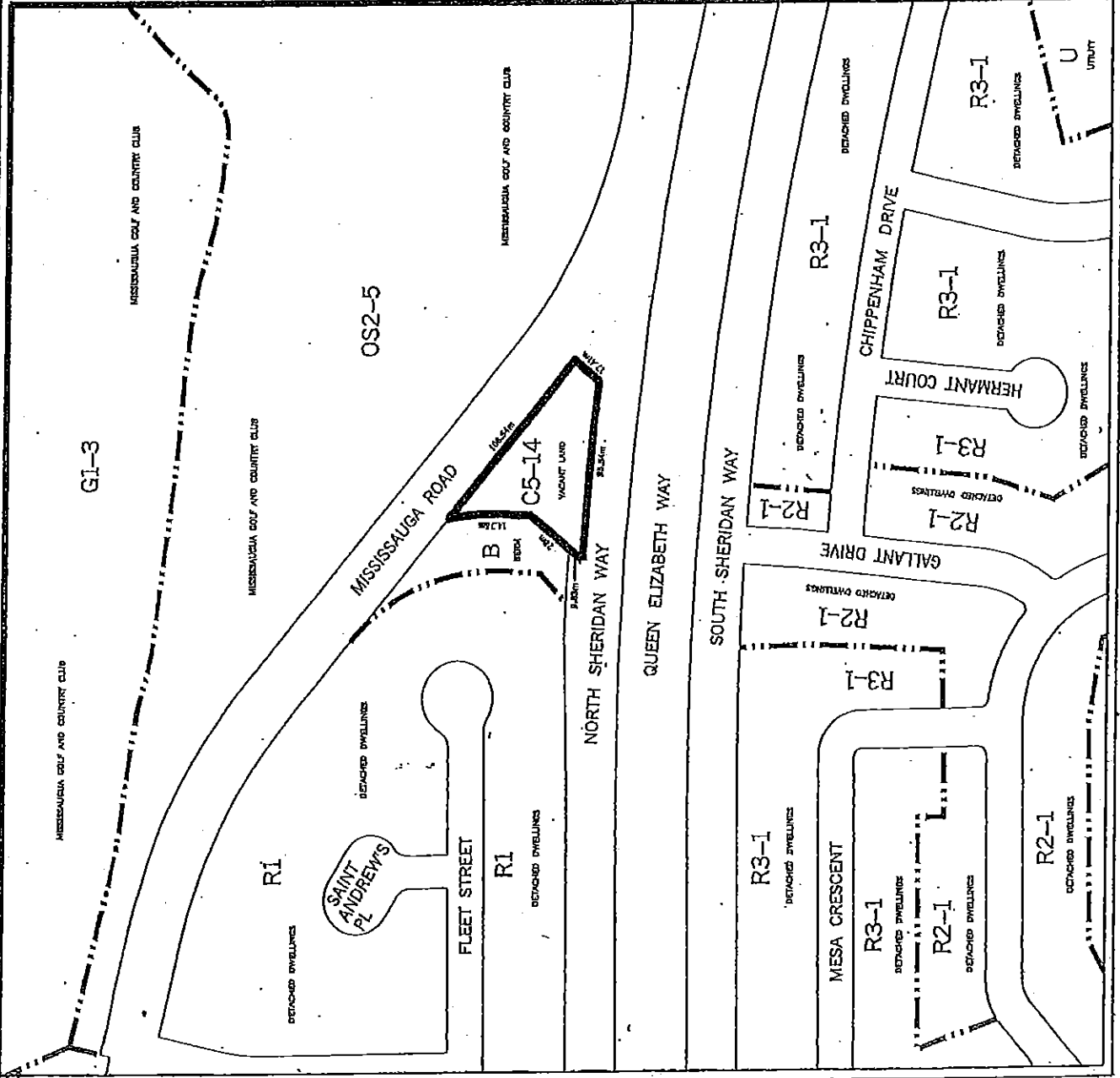
THIS IS NOT A PLAN OF SURVEY

SUBJECT: MARILYN RAPHAEL

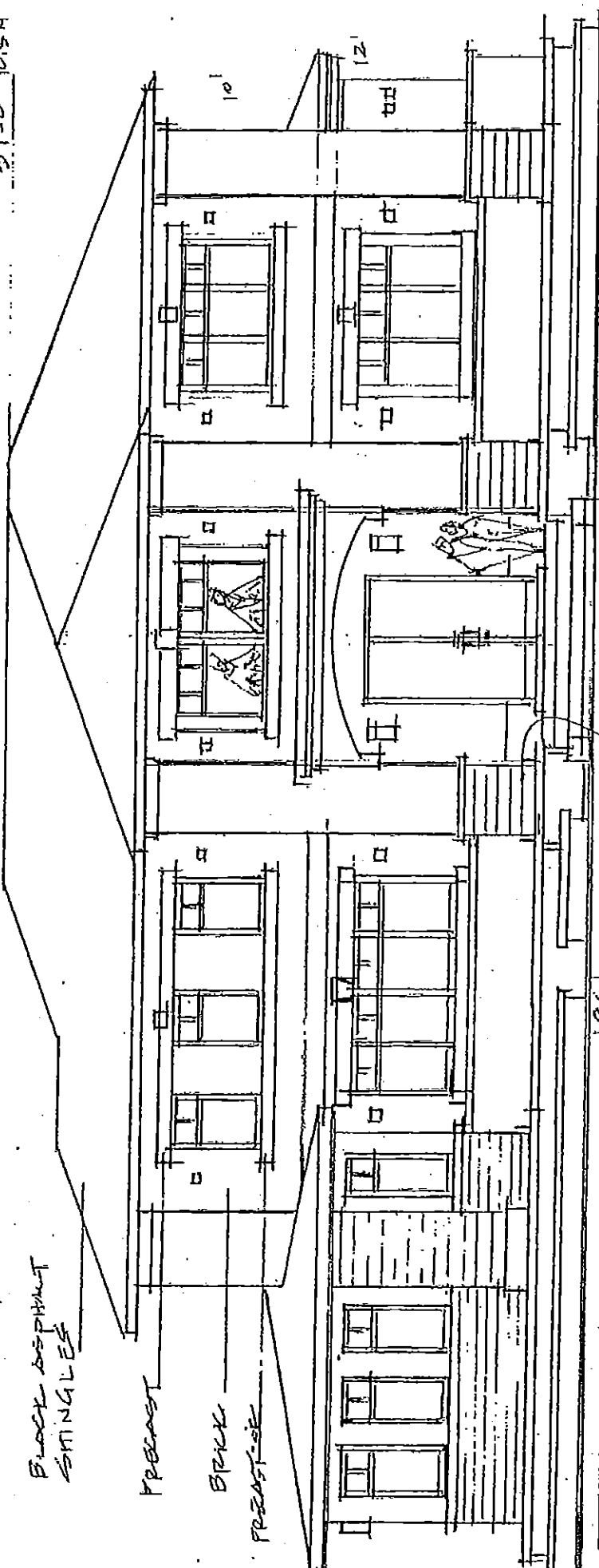
APPENDIX I-4

FILE NO:	OZ 13/024 WB
DWG. NO:	T3024R
SCALE:	1:3200
PDC DATE:	2014/12/8
DRAWN BY:	J. BERNARD

Produced by
MISSISSAUGA
Planning and Building
T&W, Geomatics



34'-0" 10.54



Block ASPHALT
SHINGLES

PRECAST

BRICK

PRECAST

18'6"

10'

12'

CREDIT VALLEY
STONE COLLINS

LOT 1 MISSISSAUGA ROAD.

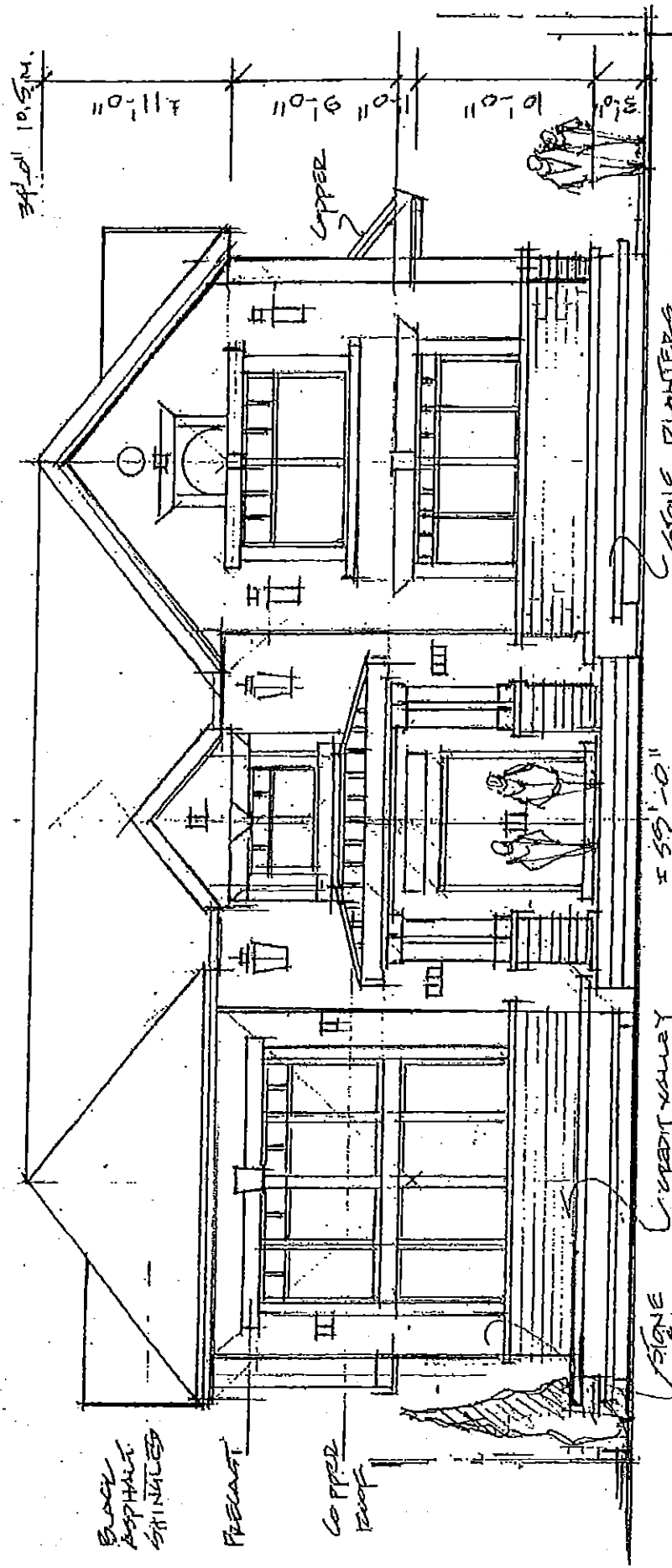
NORTH ELEVATION 1/8" = 1'-0"

Bob Axells ARCHITECTS

OCT 20 2014.

ELEVATION OF LOT 1

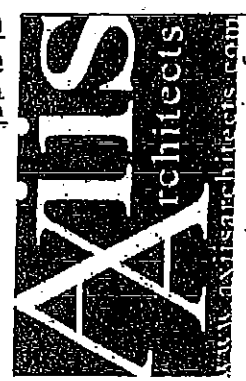


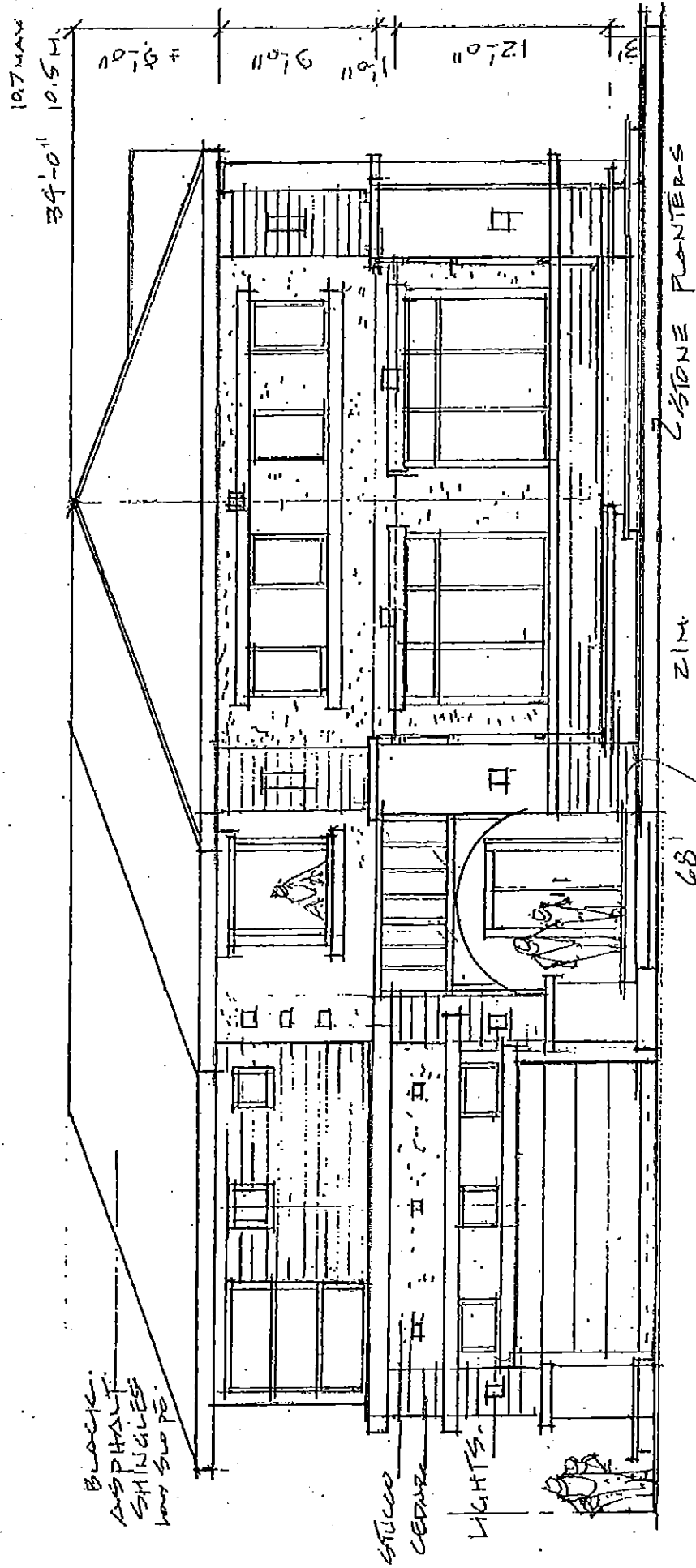


LOT 2 MISSISSAUGA, BRAD
NORTH ELEVATION 1/8" = 1'-0"

Bob Axilis Architects
OCT 2014

ELEVATION OF LOT 2





CREDIT YAWBY - LOT 3 MISSISSAUGA RES. D.C.
 STONE CONCRETE
 ZIM
 STONE PLANTERS
 NORTH ELEVATION 1/8" = 1'-0"
 Rob Aaiis Architects

ELEVATION OF LOT 3

Marilyn Raphael

File: OZ 13/024 W8

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (MTO) (October 14, 2014)	<p>In general, the Ministry has no objection to the proposal. If the rezoning is granted, the proponent will be required to apply for site plan approval. Site specific comments will be provided upon receipt of the site plan application with drawings and supporting documents.</p> <p>The concept plan indicates that the proposed dwellings are within the Ministry permit control area, therefore Ministry permits are required. All proposed above and below grade structures and any facilities vital to the operation of the site have to be outside the Ministry's 14 m (46 ft.) setback limit.</p> <p>An MTO Building and Land Use Permit will be required for the site servicing and grading as well as individual Building and Land Use Permits for each proposed building.</p> <p>Proposed development signs will require an MTO Sign Permit prior to installation. Further comments will be provided upon receipt of a formal site plan application.</p>
Region of Peel (October 6, 2014)	<p>An existing 300 mm (12 in.) diameter water main is located on Mississauga Road. An existing 300 mm (12 in.) diameter sanitary sewer is located on North Sheridan Way.</p> <p>Site servicing drawings and an associated application fee will be required at the site plan stage. Site servicing approvals are required prior to issuance of building permits and the property must be serviced according to the Ontario Building Code and the Region of Peel standards.</p> <p>It will be determined once the site servicing proposal is reviewed if a Section 118 under the <i>Land Titles Act</i> (relating to restrictions on title) is required.</p> <p>Curbside collection will be provided.</p>

Marilyn Raphael

File: OZ 13/024 W8

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board (October 1, 2014) and 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>If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and Servicing Agreements and all Agreements of Purchase and Sale.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 24, 2014)	<p>In the event that the applications are approved, the applicant shall submit a cash contribution for street tree planting on Mississauga Road and North Sheridan Way.</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 the City's policies and by-laws.</p>
City Community Services Department – Culture Division (October 1, 2014)	<p>A Heritage Impact Statement (HIS) and Stage I and II Archaeological Assessment were received for this property. Because the site is vacant and no demolition will be involved, Heritage Planning has no concerns with the applications to rezone and construct new dwellings on this site. These applications and the HIS will be brought forward to the Heritage Advisory Committee as an information item only because there are no concerns.</p>
City Community Services Department – Fire and Emergency Services Division (October 24, 2014)	<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>

Marilyn Raphael

File: OZ 13/024 W8

Agency / Comment Date	Comment
City Transportation and Works Department (October 24, 2014)	<p>T&W confirm that the supporting plans and documents submitted with these applications, including the Site Plan, Site Grading and Servicing Plans, Acoustic Report, Functional Servicing Report and a Phase 1 Environmental Site Assessment, are under review. The comments completed to date request that the applicant provide further revisions to the traffic study, storm water management features, amendments to the acoustic report and the configuration of the acoustic berm/fence/buffer block within the North Sheridan Way right of way and any resulting revisions to the site/grading plans.</p> <p>These matters are to be addressed by the applicant to the satisfaction of the City prior to approval in principle and detailed comments and conditions will be provided prior to the Supplementary Meeting.</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"> - Development Services, Planning and Building Department - Enbridge Gas - 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"> - Bell Canada - Canada Post - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Economic Development Office - Realty Services, Corporate Services Department - Rogers Cable - Trans-Northern Pipelines Inc. - Trillium Health Partners

Marilyn Raphael

File: OZ 13/024 W8

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 6 0 Grade 7 to Grade 8 0 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Oakridge Public School <ul style="list-style-type: none"> Enrolment: 210 Capacity: 202 Portables: 1 Homelands Senior Public School <ul style="list-style-type: none"> Enrolment: 272 Capacity: 428 Portables: 0 Erindale Secondary School <ul style="list-style-type: none"> Enrolment: 1,004 Capacity: 1,353 Portables: 0 	<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"> St. Francis of Assisi <ul style="list-style-type: none"> Enrolment: 514 Capacity: 480 Portables: 0 Iona Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 1,117 Capacity: 723 Portables: 17

Marilyn Raphael

File: OZ 13/024 W8

Proposed Zoning Standards

Zone Standards	Required "R1" Zoning By-law Standards	Proposed "R1-Exception" Zoning By-law Standards
Minimum lot area	750 m ² (8,072.9 sq. ft.) (interior lot) 835 m ² (8,987.8 sq. ft.) (corner lot)	1 015 m ² (10,926 sq. ft.)
Minimum lot frontage – interior lot	22.5 m (73.8 ft.)	23.0 m (75.4 ft.)
Minimum lot frontage – corner lot	22.5 m (73.8 ft.)	45.3 m (148.6 ft.)
Minimum setback from Mississauga Road	Assuming Mississauga Road deemed to be frontage: 9.0 m (29.5 ft.) (interior lot) and 7.5 m (24.6 ft.) (corner lot) plus required centerline setback per Section 2.1.14 (another 13.0 m [42.6 ft.] in this instance)	7.0 m (23.0 ft.)
Maximum lot coverage	25%	35%
Minimum interior side yard – interior lot	4.2 m (13.8 ft.) on one side and 1.8 m (5.9 ft.) on the other side	4.0 m (13.1 ft.) on one side and 1.4 m (4.6 ft.) on the other side
Minimum interior side yard – corner lot	3.0 m (9.8 ft.)	13.6 m (44.6 ft.)
Minimum setback to the side lot line, where lands abut a "B" zone	n/a	1.8 m (5.9 ft.)
Minimum rear yard – interior lot	7.5 m (24.6 ft.)	8.2 m (26.9 ft.)
Minimum rear yard – corner lot	3.0 m (9.8 ft.)	1.4 m (4.6 ft.)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) (no change from the "R1" standards proposed)

Marilyn Raphael

File: OZ 13/024 W8

Relevant Mississauga Official Plan Policies

There are numerous policies that apply in reviewing these applications. An overview of some of these policies is found below:

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3.5	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Intensification will generally occur through infilling and the development of existing commercial sites as mixed use areas and is to be sensitive to the context. Appropriate transitions in use, built form, density and scale are to be achieved.
	Section 6.9.3	Careful attention must be paid to site planning and building design techniques to mitigate noise levels consistent with an urban environment, particularly when in proximity to provincial highways.
Section 6 – Value the Environment	Section 7.2 Section 7.2.1 Section 7.2.2	Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.
Section 7 – Complete Communities	Section 9.2.2 Section 9.3.3.10 Section 9.3.3.11 Section 9.5.1 Section 9.5.2 Section 9.5.3	Development in Neighbourhoods is required to be context sensitive and respect the existing or planned character and scale of development. Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. Special care will be taken with development along scenic routes to preserve and complement the scenic historical character of the street.
Section 9 – Building a Desirable Urban Form		

Marilyn Raphael

File: OZ.13/024 W8

Section 16 Neighbourhoods	Specific Policies	General Intent
Section 19 Implementation	<p>Section 16.1.2 Section 16.22.1.1 Section 16.22.1.2</p> <p>Section 19.5.1</p>	<p>The minimum frontage and area of new lots 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.), or the zoning requirements.</p> <p>The subdivision of lots of less than 23 m (75 ft.) frontage is discouraged, if it is considered to be detrimental to the character of the surrounding area.</p> <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.



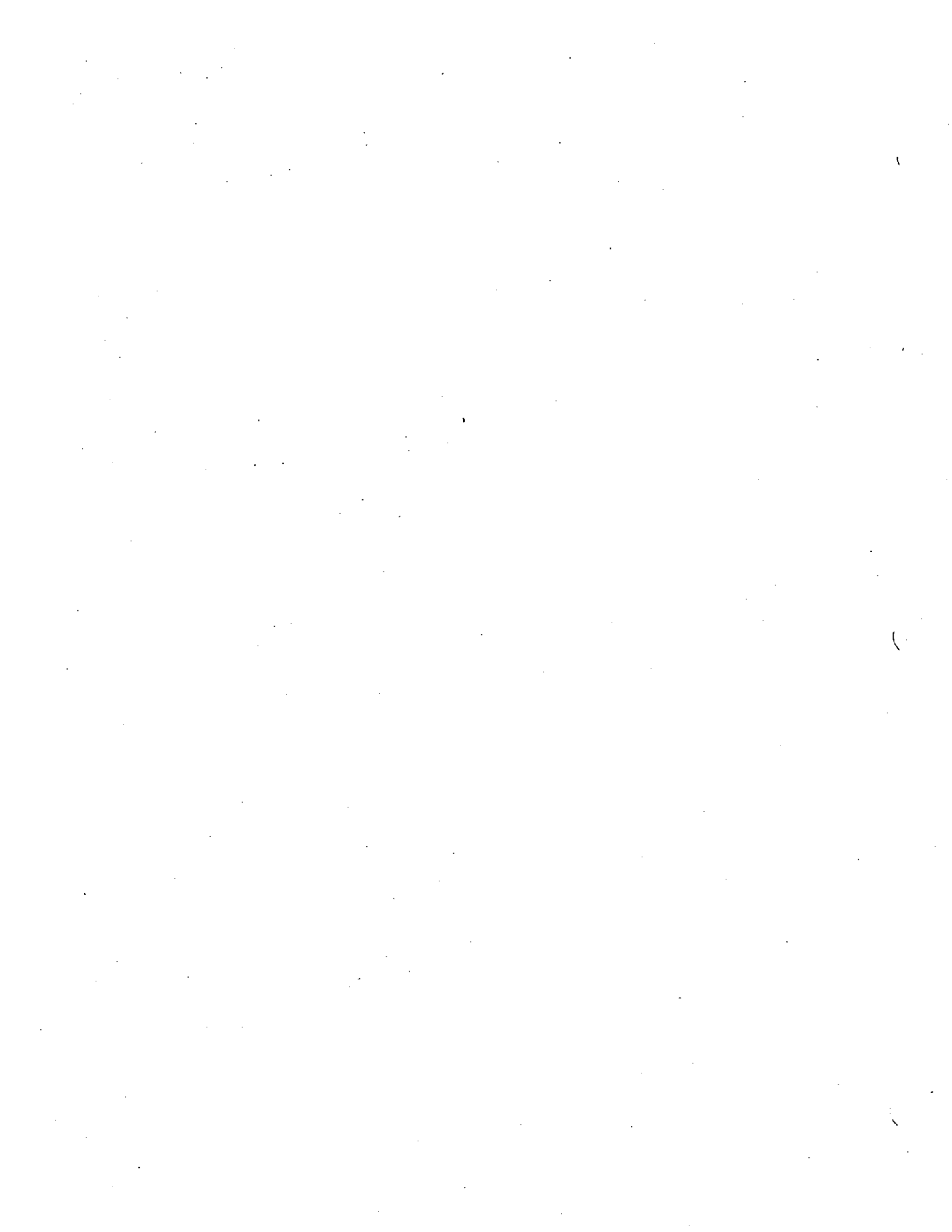
Marilyn Raphael

File: OZ 13/024 W8

Recommendation PDC-0080-2014

PDC-0080-2014

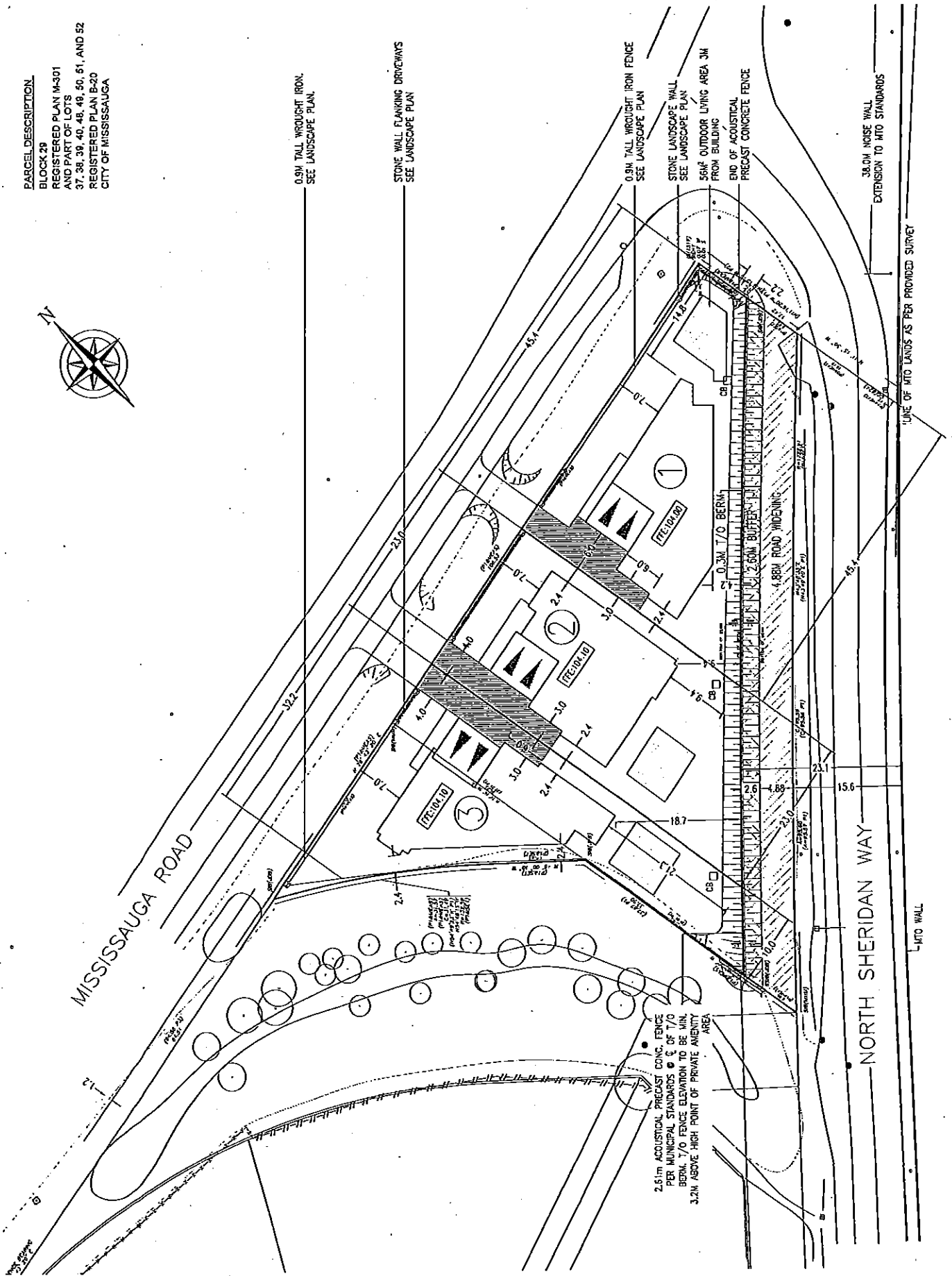
That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "Residential Low Density I" and to change the Zoning from "C5-14" (Motor Vehicle Commercial) to "R1-Exception" (Detached dwellings - Typical Lots), to permit three (3) detached dwellings under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council Meeting.



REVISED CONCEPT PLAN

PARCEL DESCRIPTION

BLOCK 29
 REGISTERED PLAN M-301
 AND PART OF LOTS
 37, 38, 39, 40, 48, 50, 51, AND 52
 REGISTERED PLAN B-20
 CITY OF MISSISSAUGA



0.9M TALL WROUGHT IRON
 SEE LANDSCAPE PLAN

STONE WALL FLANKING DRIVEWAYS
 SEE LANDSCAPE PLAN

0.9M TALL WROUGHT IRON FENCE
 SEE LANDSCAPE PLAN

STONE LANDSCAPE WALL
 SEE LANDSCAPE PLAN

56M² OUTDOOR LIVING AREA 3M
 FROM BUILDING

END OF ACOUSTICAL
 PRECAST CONCRETE FENCE

38.0M HOUSE WALL
 EXTENSION TO MTD STANDARDS

LINE OF MTD LANDS AS PER PROVIDED SURVEY

2.51m ACOUSTICAL PRECAST CONC. FENCE
 PER MUNICIPAL STANDARDS @ 1/2 OF T/O
 BERM. T/O FENCE ELEVATION TO BE MIN.
 3.2M ABOVE HIGH POINT OF PRIVATE ANEVITY
 AREA

NORTH SHERIDAN WAY

MISSISSAUGA ROAD

MTD WALL

Marilyn Raphael

File: OZ 13/024 W8

Recommended Zoning By-law Provisions

Zone Standards	R1 Zoning By-law Standards	Recommended R1-Exception Zoning By-law Standards
Use	Detached Dwelling	Detached Dwelling
Minimum lot area	750 m ² (8,072.9 sq. ft.) - interior lot 835 m ² (8,987.8 sq. ft.) - corner lot	1 000 m ² (10,764 sq. ft.)
Minimum lot frontage - interior lot	22.5 m (73.8 ft.)	23.0 m (75.4 ft.) - Mississauga Road
Minimum lot frontage - corner lot	22.5 m (73.8 ft.)	45.0 m (147.6 ft.) - Mississauga Road
Minimum setback from Mississauga Road	Assuming Mississauga Road deemed to be frontage: 9.0 m (29.5 ft.) (interior lot) and 7.5 m (24.6 ft.) (corner lot) plus required centerline setback per Section 2.1.14 (another 13.0 m [42.6 ft.] in this instance)	7.0 m (23.0 ft.)
Maximum lot coverage	25%	35%
Minimum interior side yard - interior lot	4.2 m (13.8 ft.) on one side and 1.8 m (5.9 ft.) on the other side	Consistent with Concept Plan in Appendix 4 of this Report
Minimum interior side yard - corner lot	3.0 m (9.8 ft.)	Consistent with Concept Plan in Appendix 4 of this Report
Minimum setback to the side lot line, where lands abut a "B" zone	n/a	2.4 m (7.9 ft.)
Minimum rear yard - interior lot	7.5 m (24.6 ft.)	Consistent with Concept Plan in Appendix 4 of this Report
Minimum rear yard - corner lot	3.0 m (9.8 ft.)	4.2 m (13.8 ft.)
Maximum height - sloped roof	10.7 m (35.1 ft.) to the midpoint between the eaves and ridge of the roof	10.4 m (34.1 ft.) to the highest ridge of the roof
Maximum height - eaves	n/a	7.5 m (24.6 ft.)
Maximum number of lots for all lands zoned R1-Exception	n/a	3
Any other zoning provisions required to be generally consistent with the revised concept plan (Appendix 4)		
The recommended B (Buffer) zone shall conform to the requirements currently found in Zoning By-law 0225-2007.		