



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: W.E. Oughtred and Associates

Municipality City of Mississauga

Our File: OPA 59

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 4, 2018 when By-law Number 0163-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on July 12, 2018.
2. That no appeal to the Local Planning Appeal Tribunal of the decision in respect of the above-noted matter was received under Section 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 1st day of August, 2018.

Commissioner of Oaths

Declarant
Sacha Smith

Salma Tufail, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires March 13, 2021.



MISSISSAUGA

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

Table with 2 columns: Field Name and Value. Fields include DATE OF NOTICE, OPA NUMBER, ZONING BY-LAW NUMBER, DATE PASSED BY COUNCIL, LAST DATE TO FILE APPEAL, FILE NUMBER, APPLICANT, and PROPERTY LOCATION.

TAKE NOTICE that on July 04, 2018 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 59 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Residential Low Density II to Office.

The purpose of the Zoning By-law is to permit office uses on the subject property. The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 59 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at elto.gov.on.ca. An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than July 31, 2018.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. 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 official plan amendment and/or 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
3) be accompanied by a fee of \$150.00, payable City of Mississauga.
4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from David Ferro of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 4554, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Handwritten signature of Sacha Smith.

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516

Amendment No. 59
to
Mississauga Official Plan

By-law No. 0163-2018

A by-law to Adopt Mississauga Official Plan Amendment No. 59

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 authorized the Regional Municipality of Peel ("Region" or "Regional"), 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 has advised that, with regard to Amendment No. 59, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a land use designation change from Residential Low Density II to Office within the Clarkson - Lorne Park Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 59 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 4 day of July, 2018.

Signed Bonnie Lambie
MAYOR

Signed [Signature]
CLERK

Amendment No. 59
to
Mississauga Official Plan

The following text and Map "A" attached constitutes Amendment No. 59.

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 December 20, 2016, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density II to Office.

LOCATION

The lands affected by this Amendment are located at 1516 and 1526 Southdown Road in the Clarkson - Lorne Park Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Residential Low Density II which permits detached, semi-detached, duplex, triplex and street townhouse dwellings.

The proposal to redesignate the subject site from Residential Low Density II to Office will permit the development of a two storey office building on the properties.

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

1. The proposed use is compatible with the surrounding land uses as this part of Southdown Road is transitioning from being a traditional residential street.
2. The development has been designed in a manner that provides appropriate built form transition and setbacks to the existing land uses.

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 Residential Low Density II to Office, 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.

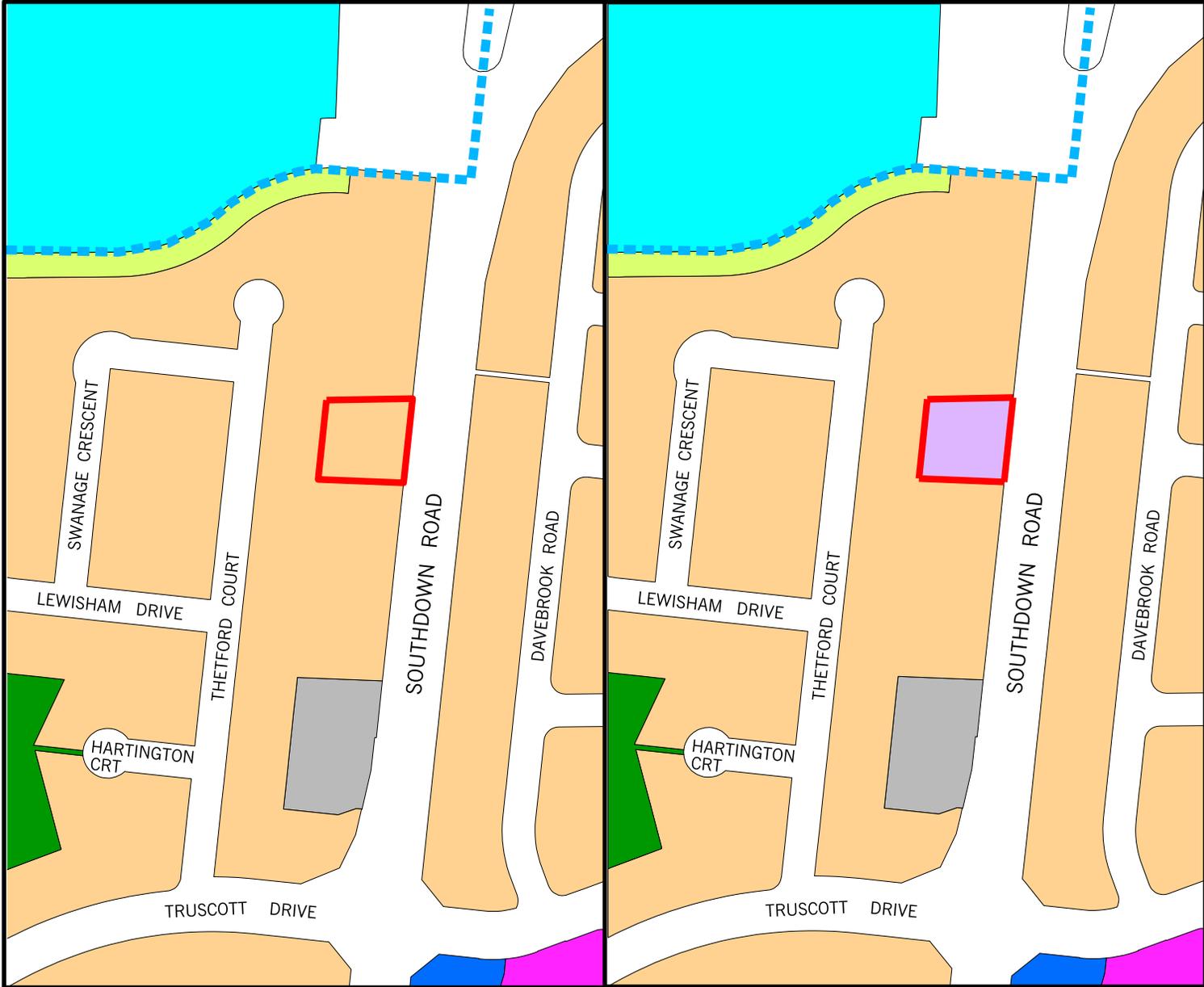
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 21, 2018.

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.



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

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

BASE MAP INFORMATION

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

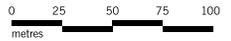
City Structure

- Downtown
- Corporate Centre
- Major Node
- Employment Area
- Community Node
- Special Purpose Area
- Neighbourhood

AREA OF AMENDMENT

FROM: RESIDENTIAL LOW DENSITY II

TO: OFFICE



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 June 27, 2016, in connection with this proposed Amendment.

A number of area residents were in attendance at the June 27, 2016, Planning and Development Committee Meeting and raised issues related to the proposed land use change including traffic, buffers and height. These issues have been resolved by providing landscaped buffers, capping the height at two storeys, and the review and acceptance of a traffic impact study. These items are further detailed in the Planning and Building Department Corporate Report dated December 20, 2016.

City of Mississauga
Corporate Report



<p>Date: December 20, 2016</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 15/010 W2</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/01/16</p>

Subject

RECOMMENDATION REPORT (WARD 2)

Applications to permit a two storey office building

1516 and 1526 Southdown Road, west side of Southdown Road, between South Sheridan Way and Truscott Drive

Owner: JG & G Holdings Inc.

File: OZ 15/010 W2

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 applications under File OZ 15/010 W2, 1516 and 1526 Southdown Road, to amend Mississauga Official Plan from **Residential Low Density II** to **Office** and to change the zoning from **R3** (Detached Dwellings – Typical Lots) to **O – Exception** (Office) to permit a two storey office building, be approved subject to the conditions referenced in the staff report.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
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.
5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

Report Highlights

- Comments were received from the public regarding traffic and impact on the existing residential neighbourhood
- The applicant has made minor revisions to the proposal to the parking layout and the calculation of the building floor area for purposes of parking
- Staff is satisfied with the changes to the proposal and finds 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 June 27, 2016, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0056-2016 was then adopted by Council on July 7, 2016.

That the report dated June 7, 2016, from the Commissioner of Planning and Building regarding the application by JG & G Holdings Inc. to permit a two storey office building under File OZ 15/010 W2, 1516 and 1526 Southdown Road, be received for information.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Alterations to the parking layout with respect to the location of accessible parking spaces and to provide an increased landscaped area next to Southdown Road, resulting in one less parking space provided on-site
- The inclusion of areas within the basement of the building, namely waiting and meeting rooms, as part of the Gross Floor Area (GFA) calculation for the purposes of calculating required parking

COMMUNITY COMMENTS

Comment

The proposed development will impact traffic on Southdown Road, including increased braking and turning movements in and out of the site resulting in increased noise and air pollution that will in turn impact the existing homes.

Response

Updated comments from the Transportation and Works Department indicate that the submitted Traffic Impact Assessment satisfactorily demonstrates that the proposed two storey office building will not negatively impact existing traffic conditions on Southdown Road. With regard to the increased braking, turning movements, noise and air pollution, traffic generated by the

proposed office building is not expected to significantly impact these matters given the existing heavy traffic loads on Southdown Road.

In addition, a noise study was submitted and reviewed by City staff with purpose of investigating the noise impacts generated by both Southdown Road and the proposed building. The study concludes that given the site context and the functioning of the site, the proposed office building will not create or exacerbate noise impacts and satisfies the noise criteria set by the Ministry of Environment and Climate Change.

Comment

A concern was raised as to the type of fencing that will be constructed along the common property lines.

Response

Currently, there is chain link fencing on the northerly and southerly property lines and wood fencing along the westerly property boundary line. Through the required Site Plan review and approval process, Planning staff will be requesting the installation of solid wooden privacy fencing along the common property lines.

Comment

A concern was raised about the appropriateness of the amount of parking spaces provided on-site.

Response

A total of 37 parking spaces are required on-site based on the proposed gross floor area of the office building, which was recalculated to include additional floor area in the building's basement. The applicant is proposing 37 parking spaces, including 2 accessible parking spaces, which meets the office use parking requirements in the Zoning By-law.

Comment

A concern was raised regarding the impact that the redevelopment of the property may potentially have on migratory birds within the area and the bird's use of the existing trees.

Response

As part of the application, the applicant submitted an arborist report that indicates the health of existing trees. The report indicates that some mature trees located on site will be removed in order to allow for the proposed office development; however, it also indicates a number of trees to be maintained. In addition, the report outlines a replacement tree planting plan in accordance with the City's Private Tree Protection By-law. In view of the above, the proposal achieves a reasonable balance in preserving existing trees and their functions while allowing for the proposed redevelopment of the property.

Comment

The proposed parking at the rear of the property will negatively impact on adjacent residential properties. Additional landscape buffering/screening is required to reduce impacts on surrounding properties.

Response

Through the Site Plan review and approval process, Planning staff will require an appropriate amount of landscape buffering/screening along the common property boundaries and the installation of a 1.8 m (6 ft.) high solid wood fence to reduce impacts on surrounding properties.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department

Comments updated November 18, 2016, confirm receipt of a revised Functional Servicing Report (FSR), Grading, Servicing, Site Plan, and Transportation Impact Study (TIS).

The Traffic Impact Study prepared by Trans-Plan Transportation Inc. has analysed the traffic impacts as a result of the proposed development and confirms that the predicted future traffic volumes can be accommodated within the existing road network.

In the event these applications are approved by Council, prior to the enactment of the Zoning By-law, the applicant will be required to finalize certain FSR and TIS details, establish a 0.3 m (0.98 ft.) reserve along Southdown Road and enter into a Development Agreement with the City to address the implementation of the conditions of rezoning.

Site specific details are to be addressed through the Site Plan review and approval process.

PLANNING COMMENTS

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

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario. 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 PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga 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 Policies for the Clarkson – Lorne Park Neighbourhood Character Area to permit a two storey office building. The applicant's request is to change the designation of the property from **Residential Low Density II** to **Residential Low Density II – Special Site**. Upon further evaluation, staff is of the opinion that the lands should be more appropriately recognized in the Official Plan as an **Office** designation to reflect the intended use of the property. It is therefore recommended that the lands be redesignated from **Residential Low Density II** to **Office**. In discussing this matter with the applicant, they concur with this change.

Section 19.5.1 of Mississauga Official Plan 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?***

The site is located within the Clarkson – Lorne Park Neighbourhood Character area and is an assembly of 2 properties fronting onto Southdown Road. This road is also designated as a "Corridor" under Mississauga Official Plan (MOP) that encourages higher density redevelopment provided it is compatible with the surrounding context. Southdown Road is also designated as an "Arterial Road" and a "Transit Priority Corridor", that is intended to move large volumes of traffic, including passenger vehicles, GO and MiWay buses and transport trucks associated with the surrounding employment areas. Southdown Road also provides access to the Queen Elizabeth Way (QEW) to the north and the Clarkson GO transit station to the south. The conversion of other properties further south to non-residential uses is evidence that this section of Southdown Road is changing to uses that are more conducive to the increased traffic levels and associated noise and safety conditions on Southdown Road. As a result, the proposed office use on this corridor will not negatively impact the functioning of the adjacent properties or destabilize the character of the area.

The Direct Growth policies of MOP mandates that new development within Neighbourhood Character Areas be sensitive to the existing and planned context and shall include appropriate transitions in use, built form and scale. The proposed 2 storey office building is an appropriately scaled development in terms of height, massing and appearance, is compatible with the adjacent low density neighbourhood and presents a suitable level of integration. The proposal therefore

meets the goals and objectives of MOP by achieving an appropriate transition in use, built form and scale and also conforms to the policies for secondary offices in Neighbourhoods.

The applicant has also provided a Planning Justification Report in support of the applications that has adequately demonstrated that the proposal represents good planning and is consistent with the intent of MOP policies. Based on the comments received from the applicable City departments and agencies, the existing infrastructure is adequate to support the proposed development.

Zoning

The applicant proposes to rezone the lands from **R3** (Detached Dwellings – Typical Lots) to **R3 - Exception** (Detached Dwellings – Typical Lots) to accommodate the proposed 2 storey office building. Consistent with staff's comments contained in the Official Plan section of this report, it is recommended that the zoning be changed to **O – Exception** (Office) which is a more appropriate zone category to reflect the proposed use of the lands. The applicant concurs with this change. Appendix 2 contains the site specific zoning provisions. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this report.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. A site plan application has not been submitted to date for the proposed development. 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 such as landscaping and fencing along the common property lines.

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 revisions to the application are not considered major changes to the development, it is recommended that no further public notice be required.

The proposed Official Plan Amendment and Rezoning applications are acceptable from a planning standpoint and should be approved once all conditions have been met, for the following reasons:

1. The proposal for a two storey office building is consistent with the overall intent, goals and objectives of the Official Plan as the site is located on Southdown Road, which is an Arterial road and a Corridor, and will not destabilize the surrounding residential neighbourhood given the existence of other non-residential uses further south of these lands.
2. The proposed office development is designed to have a residential appearance and provides for an appropriate scale, massing and setback/buffer to the adjacent homes, ensuring that the proposed use is compatible with the surrounding land uses.
3. The proposed official plan provisions and zoning standards, as revised are appropriate to accommodate the requested use.

Attachments

Appendix 1: Information Report

Appendix 2: Revised Summary of Existing and Proposed Zoning Provisions

Appendix 3: Revised Concept Plan



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: David Ferro, Development Planner

City of Mississauga
Corporate Report



Date: June 7, 2016

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
OZ 15/010 W2

Meeting date:
2016/06/27

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 2)

Applications to permit a two storey office building at 1516 and 1526 Southdown Road, west side of Southdown Road, between South Sheridan Way and Truscott Drive

Owner: JG & G Holdings Inc.

File: OZ 15/010 W2

Recommendation

That the report dated June 7, 2016, from the Commissioner of Planning and Building regarding the application by JG & G Holdings Inc. to permit a two storey office building under File OZ 15/010 W2, 1516 and 1526 Southdown Road, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The project does not conform with the **Residential Low Density II** designation and requires an official plan amendment and rezoning
- Community concerns identified to date relate to traffic, noise and site design
- Prior to the next report, matters to be considered include the appropriateness of the proposed amendments and the satisfactory resolution of other technical requirements and studies related to the project

Background

The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage:	51.97 m (170.51 ft.)
Depth:	52.71 m (172.93 ft.)
Gross Lot Area:	0.26 ha (0.64 ac.)
Existing Uses:	Detached dwelling on 1516 Southdown Road and demolished dwelling on 1526 Southdown Road

The properties are located within the Clarkson Lorne-Park Neighbourhood Character Area on the west side of Southdown Road, south of South Sheridan Way and north of Truscott Drive. Access to these lots is from Southdown Road which is designated an arterial road in Mississauga Official Plan. The area is an established residential neighbourhood made up mostly of detached homes. Properties located further south of the subject property, both north and south of Truscott Drive, contain other uses as outlined below. Across Southdown Road are detached homes on reverse frontage lots with access onto Davebrook Road (see Appendix 1).

The surrounding land uses are:

North: Detached homes

East: Detached homes on reverse frontage lots

South: Detached homes, offices, a day care facility, a Bell Canada switching centre and a veterinary clinic

West: Detached homes

DETAILS OF THE PROJECT

The applications are to permit a two storey office building with parking at the rear of the property.

Development Proposal	
Application submitted:	Received: October 14, 2015 Deemed complete: December 4, 2015
Owner:	JG & G Holdings Inc.
Applicant:	W.E. Oughtred & Associates
Height:	2 storeys
Lot Coverage:	23.1%
Floor Space Index:	0.47
Landscaped Area:	40%

Development Proposal	
Gross Floor Area:	1 238 m ² (13,325.7 ft ²)
Net Floor Area – Non Residential:	1 012 m ² (10,893.1 ft ²) (for parking calculation)
Parking Required:	33 parking spaces, including 2 accessible parking spaces
Parking Provided:	38 parking spaces, including 2 accessible parking spaces

Additional information is provided in Appendices 1 to 9.



Image of existing site conditions



Rendering of proposed two storey office building

LAND USE CONTROLS

The subject lands are located within the Clarkson-Lorne Park Neighbourhood Character Area and are designated **Residential Low Density II**. The proposal requires an amendment to Mississauga Official Plan from **Residential Low Density II** to **Residential Low Density II – Special Site** to permit the proposed office building. Appendix 7 contains more detailed information of the existing and proposed Mississauga Official Plan policies.

A rezoning is proposed from **R3** (Detached Dwellings – Typical Lots) to **R3 – Exception** (Detached Dwellings – Typical Lots) to permit a two storey office building in accordance with the proposed zone standards contained within Appendix 8.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 2 Councillor Karen Ras on February 11, 2016.

Comments made by the community are listed below. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- The proposed parking area at the rear of the property will negatively impact on adjacent residential properties;
- The proposed development will impact traffic on Southdown Road, including increased braking and turning movements in and out of the site resulting in increased noise and air pollution that will in turn impact the existing homes;
- The need for additional landscape buffering/screening to reduce impacts on surrounding properties.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 6. Based on the comments received and the Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed zoning standards appropriate?
- Is the design and functioning of the site sensitive to the surrounding residential context?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?

OTHER INFORMATION

The applicant has submitted the following information in support of the applications:

- Survey, Concept Plan, Elevations and Rendering
- Planning Justification Report
- Draft Official Plan Amendment and Zoning By-law
- Noise Study
- Traffic Impact and Parking Study
- Arborist Report and Tree Preservation Plan
- Functional Servicing Report

Development Requirements

There are engineering matters including: grading, servicing and stormwater management which will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved.

Attachments

- Appendix 1: Aerial Photograph
- Appendix 2: Excerpt of Clarkson-Lorne Park Neighbourhood Character Area Land Use Map
- Appendix 3: Existing Land Use and Proposed Zoning Map
- Appendix 4: Concept Plan
- Appendix 5: Elevations
- Appendix 6: Agency Comments
- Appendix 7: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 8: Summary of Existing and Proposed Zoning Provisions
- Appendix 9: General Context Map



Edward R. Sajecki,
Commissioner of Planning and Building

Prepared by: David Ferro, Development Planner

LEGEND:
[Red Box] SUBJECT LANDS

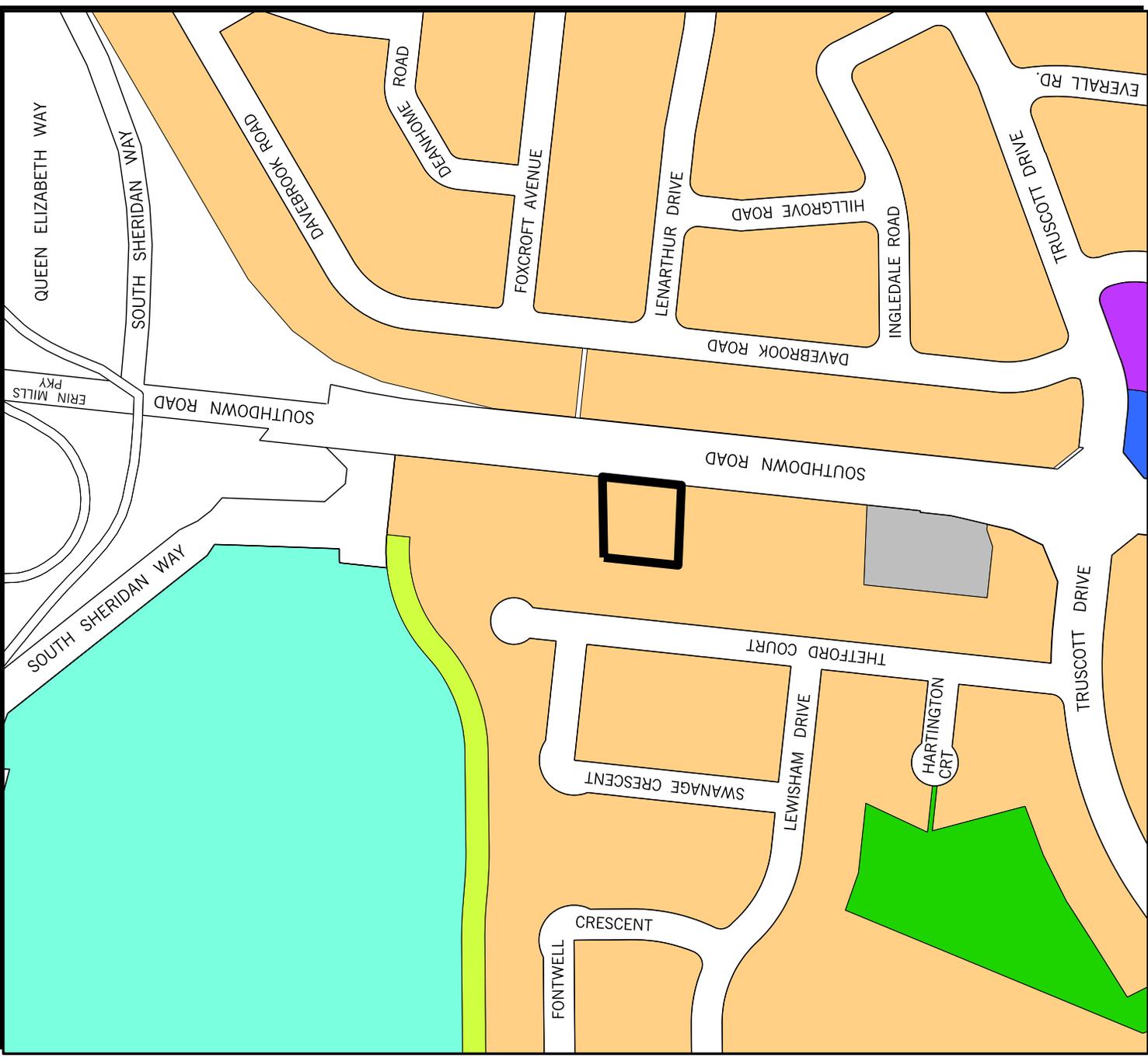


NOTE: DATE OF AERIAL IS SPRING 2015

SUBJECT: JG & G HOLDINGS

FILE NO: OZ 15010 W2		Appendix 1
DWG. NO: 15010A		PDC DATE: 2016 06 27
SCALE: 1:4000		DRAWN BY: B. KRUGER
Produced by T&W, Geomatics		





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

<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Airport Institutional Public Open Space Private Open Space Greenlands Parkway Belt West Utility Special Waterfront Partial Approval Area
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BASE MAP INFORMATION

<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> City Structure Downtown Major Node Community Node Neighbourhood
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SUBJECT LANDS

SUBJECT: JG & G HOLDINGS

FILE NO: OZ 15010 W2	DWG. NO: 15010L	SCALE: 1:4000	Appendix 2
			PDC DATE: 2016 06 27 DRAWN BY: B. KRUGER

MISSISSAUGA
 Produced by
 T&W, Geomatics

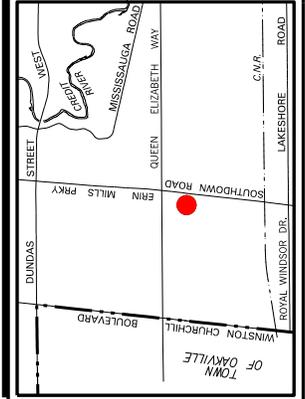
4.1-15
16.9-6

PROPOSED OFFICIAL PLAN
AMENDMENT AND PROPOSED
REZONING FROM 'R3' TO
'R3 - EXCEPTION' TO PERMIT A 2
STOREY OFFICE BUILDING.



SUBJECT: **JG & G HOLDINGS**

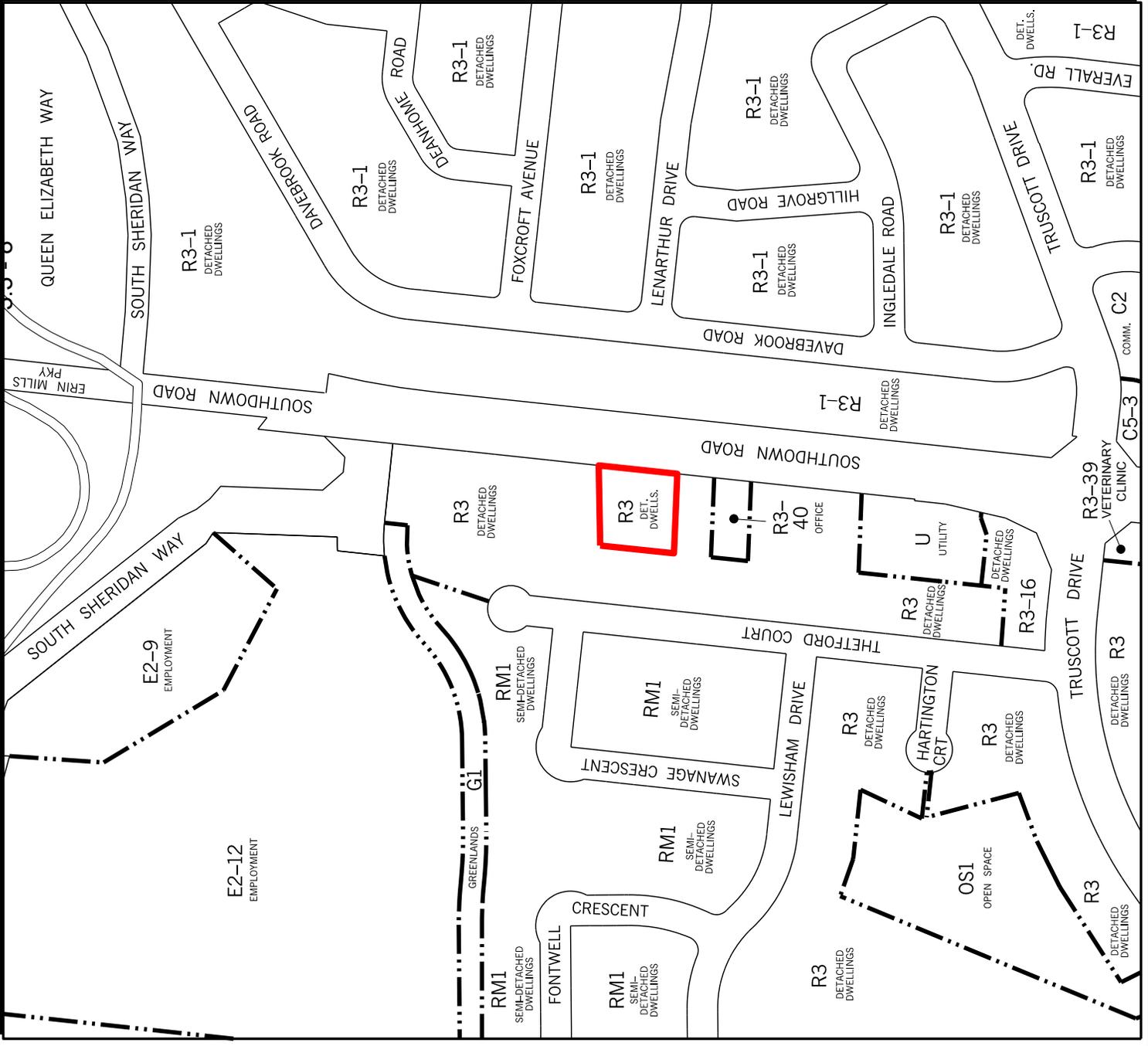
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OZ 15010 W2
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DRAWN BY:
B. KRUGER



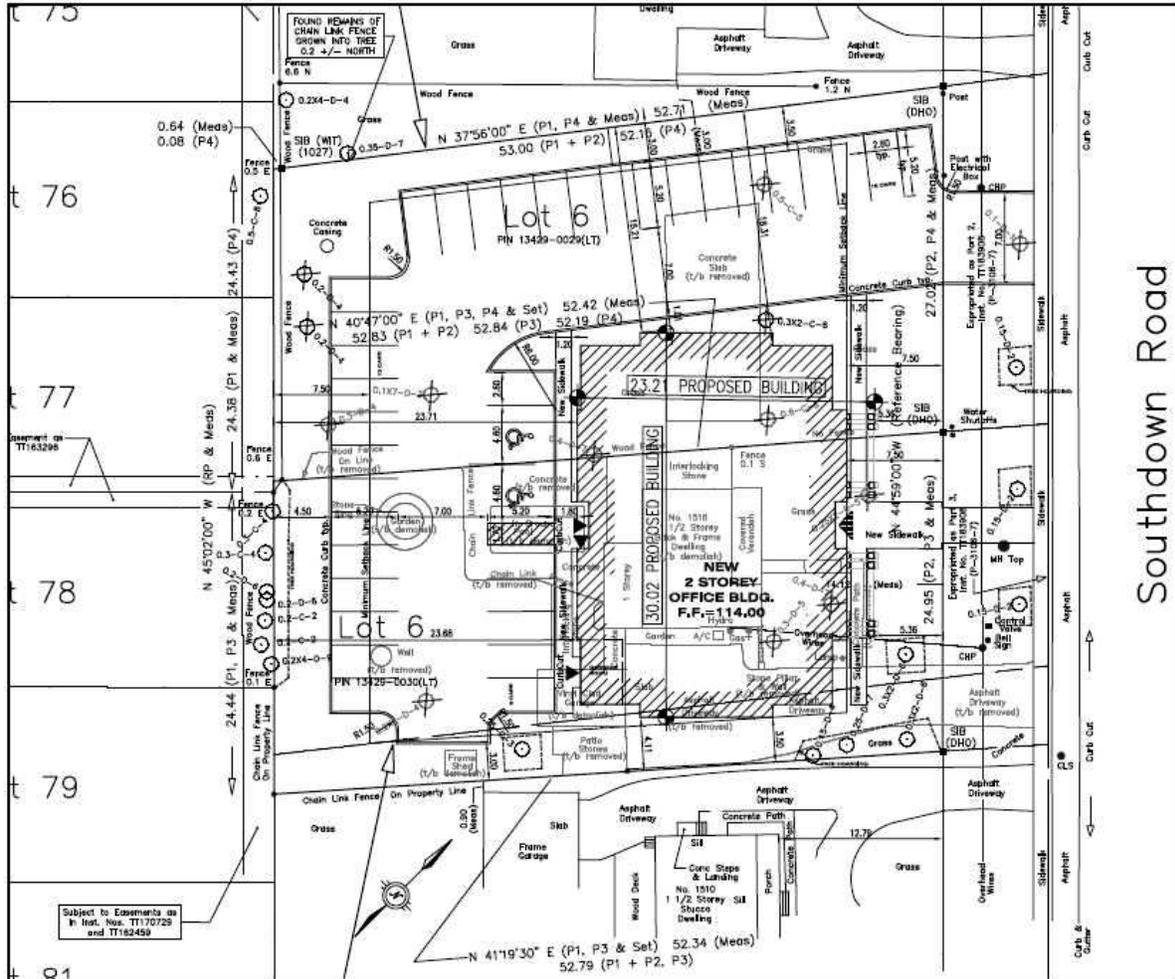
Appendix 3

Produced by
T&W, Geomatics

MISSISSAUGA



Concept Plan



Elevations



Front Elevation



North Elevation



South Elevation



Rear Elevation

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File: OZ 15/010 W2

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 15, 2016)	There are 3 watermains on Southdown Road, 2 of which are large diameter feeder mains. Therefore water connection will only be possible to the 400 mm (16 in.) diameter watermain on the east side of Southdown Road. An existing 250 mm (10 in.) diameter sanitary sewer is located on Southdown Road.
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 19, 2016)	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> and in accordance with the City's Policies and By-laws.
City Transportation and Works Department (March 14, 2016)	<p>This department confirmed receipt of a Functional Servicing Report, Grading/Servicing/Site Plans, Noise Feasibility Study, Transportation and Impact Study, Environmental Site Screening Questionnaire and Declaration form circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> • Grading, Servicing and Site Plan details • Functioning Servicing Report details • Transportation Impacts • Land dedication <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
City Community Services Department – Fire (January 11, 2016)	Fire has no concerns as emergency response time to the site and the water supply available are acceptable.
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"> • Ministry of Transportation • Enersource Hydro • Enbridge Gas

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File: OZ 15/010 W2

Agency / Comment Date	Comment
	<ul style="list-style-type: none">• Canada Post• Economic Development• Mississauga Transit
	<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• Rogers Cable

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File: OZ 15/010 W2

Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Current Mississauga Official Plan Designation and Policies for Clarkson – Lorne Park Neighbourhood Character Area

The subject lands **Residential Low Density II** which permits only detached, semi-detached and duplex dwellings for the area west of Southdown Road. Notwithstanding the **Residential Low Density II** policies of this Plan, for the area west of Southdown Road, any lot occupied by a detached dwelling prior to May 6, 2003 will only be developed for a detached dwelling.

Proposed Official Plan Amendment Provisions

The lands are proposed to be designated **Residential Low Density II – Special Site** which permits offices in addition to detached dwellings.

Summary of Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 4 - Vision	Section 4.5	<p>Mississauga will direct growth by:</p> <ul style="list-style-type: none"> • Focusing on locations that will be supported by planned and higher order transit, higher density, pedestrian oriented development and community infrastructure, services and facilities. • Protecting stable areas and natural and cultural heritage; and • Achieving balanced population and employment growth. <p>Mississauga will complete communities by:</p> <ul style="list-style-type: none"> • Promoting an urban form and development that supports public health and active living; • Ensuring that communities include or provide easy access to a range of uses and services required to meet all or most of the daily needs for residents through all stages of their lives; e.g. housing, transportation, employment, recreation, social interaction and education. <p>Mississauga will foster a strong economy by:</p> <ul style="list-style-type: none"> • Supporting existing and future office, industrial, institutional and commercial businesses; • Promoting new office development in strategic locations;

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.5 - Neighbourhoods	<p>...Neighbourhoods are characterized as physically stable areas with a character that is to be protected. Therefore, Mississauga's Neighbourhoods are not appropriate areas for significant intensification. This does not mean that they will remain static or that new development must imitate previous development patterns, but rather that when development does occur it should be sensitive to the Neighbourhood's existing and planned character.</p> <p>5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>5.3.5.3 Where higher density uses are proposed, they should be located along Corridors or in conjunction with existing apartment sites or commercial centres.</p> <p>5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this plan.</p> <p>5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p>
Chapter 9 – Build a Desirable Urban Form	Section 9.2.2 – Non-intensification Areas	<p>9.2.2.3 While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> a. respect existing lotting patterns; b. respect the continuity of front, rear and side yard setbacks; c. respect the scale and character of the surrounding area; d. minimizing overshadowing and overlook on adjacent neighbours; g. be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>9.2.2.6 Development on Corridors will be encouraged to:</p> <ul style="list-style-type: none"> a. assemble small land parcels to create efficient development parcels; b. face the street, except where predominant development patterns dictate otherwise; c. not locate parking between the building and the street; d. site buildings to frame the street and where non-residential uses are proposed to create a continuous street wall;

	Specific Policies	General Intent
Chapter 16 - Neighbourhoods	Section 16.5.1	16.5.1.1 Developments should be compatible with and enhance the character of Clarkson- Lorne Park as a diverse established community by integrating with the surrounding area.
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.

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File: OZ 15/010 W2

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

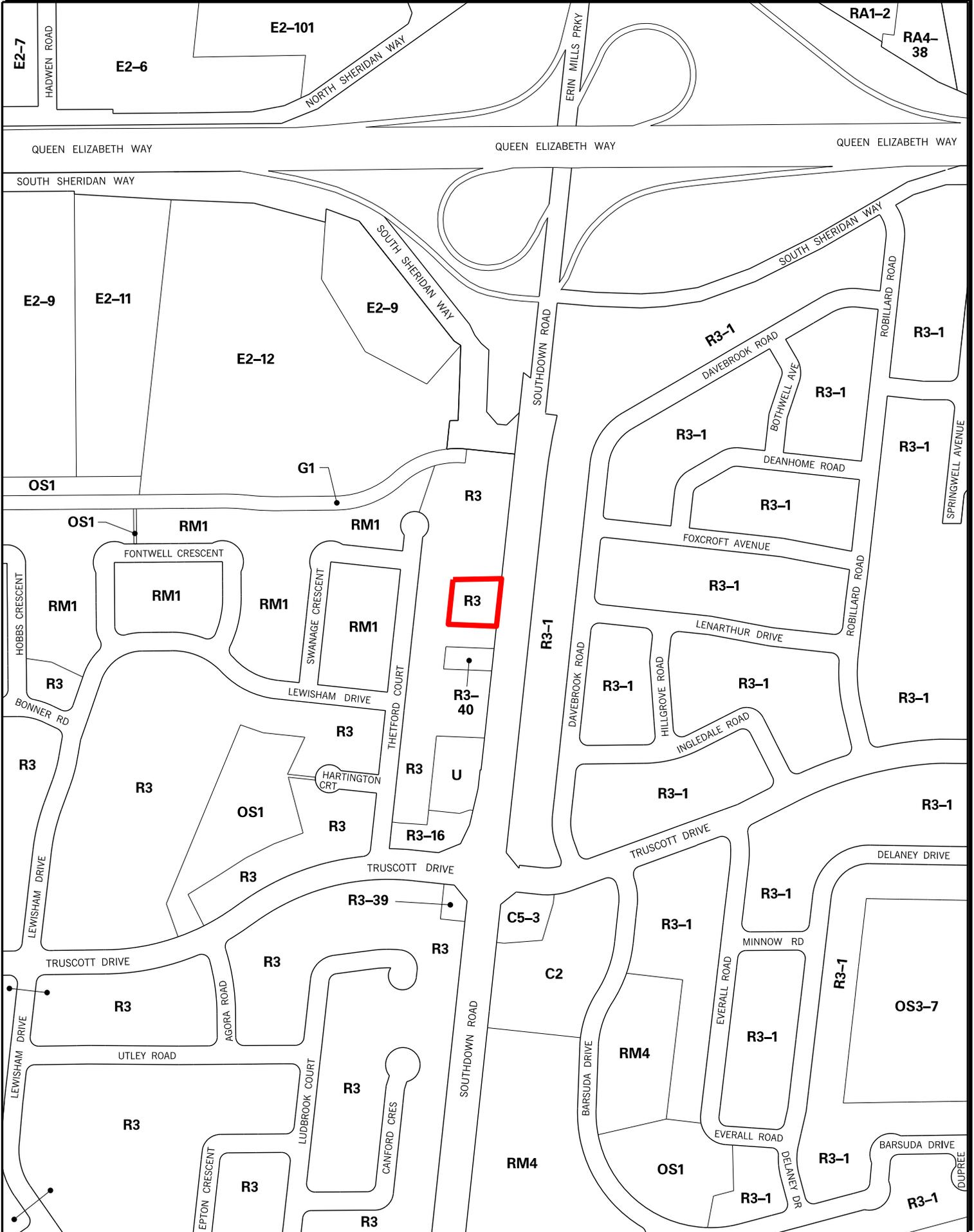
R3 (Detached Dwellings – Typical Lots), which permits detached dwellings.

Proposed Zoning Standards

	Existing and Required R3 Zoning By-law Standards	Proposed R3 - Exception Zoning By-law Standards
Office Use	Not Permitted	Permitted
Parking Rate for Offices	N/A	3.2 spaces/100.00 m ² (1,076.42 ft ²) GFA
Loading Space	N/A	No Changes
Minimum Landscaped Open Space – Front Yard	40%	No Changes
Minimum Front Yard Setback	7.5 m (24.6 ft.)	No Changes
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	No Changes
Minimum Interior Side Yard Setback	1.8 m (5.9 ft.) + 0.61 m (2.0 ft.) for each additional storey or portion thereof above 1 storey	No Changes
Maximum Floor Space Index (FSI)	N/A	0.47
Maximum Building Height	10.7 m (35.1 ft.) (2 storeys)	No Changes
Minimum Landscaped Buffer	N/A	4.5 m (14.8 ft.) From rear lot line to parking area
Maximum Lot Coverage	35%	23.1%
Maximum Gross Floor Area (GFA)	N/A	1 238 m ² (13, 325.7 ft ²)
Net Gross Floor Area (GFA) – Non Residential (for parking calculations)	N/A	1 012 m ² (10, 893.1 ft ²)

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P. 3 - 74

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Betsy

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File: OZ 15/010 W2

Revised Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

R3 (Detached Dwellings – Typical Lots) which permits detached dwellings.

Proposed Zoning By-law Provisions

	Required R3 Zoning By-law Standards	Required O Zoning By-law Standards	Proposed O - Exception Zoning By-law Standards
Office	Not Permitted	Permitted	Permitted
Parking Rate for Office	N/A	3.2 spaces/100 m ² (1,076.39 ft ²)	3.2 spaces/100 m ² (1,076.39 ft ²)
Loading Space	N/A	Not Required	No Space Provided
Minimum Landscaped Open Space – Front Yard	40%	N/A	40%
Minimum Front Yard Setback – Front Building Face	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard Setback – Pergola Structure	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)	5.30 m (17.39 ft.)
Minimum Interior Side Yard Setback	1.8 m (5.9 ft.) + 0.61 m (2.0 ft.) for each additional storey or portion thereof above 1 storey	7.5 m (24.6 ft.)	3.5 m (11.48 ft.)
Maximum Building Height	10.7 m (35.1 ft.) (2-3 Storeys)	19.0 m (62.34 ft.) (6 Storeys)	2 Storeys
Minimum Landscape Buffer	N/A	4.5 m (14.7 ft.)	3.0 m (9.84 ft.) (only for interior side yards)
Maximum Lot Coverage	35%	N/A	24%
Maximum Gross Floor Area (GFA) – Non Residential	N/A	N/A	1 200 m ² (12,916 ft. ²)

