



MISSISSAUGA

DECLARATION

Subsection 17 of the Planning Act

Applicant: Daniele Caduzio, De Luca Group

Municipality City of Mississauga

Our File: OPA 61

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on May 24, 2017 when By-law Number 0075-2017 was enacted and that notice as required by subsection 17 of the Planning Act was given on June 1, 2017.
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 21st day of June, 2017.

Commissioner of Oaths

DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2019.

Declarant



MISSISSAUGA

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

DATE OF NOTICE	June 1, 2017	
OPA NUMBER	OPA 61 (By-law 0075-2017)	
ZONING BY-LAW NUMBER	0076-2017	
DATE PASSED BY COUNCIL	May 24, 2017	
LAST DATE TO FILE APPEAL	June 20, 2017	
FILE NUMBER	OZ 15/009	Ward 1
APPLICANT	Daniele Caduzio, De Luca Group	
PROPERTY LOCATION	Southeast corner of South Service Road and Blenheim Road	

TAKE NOTICE that on May 24, 2017 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.

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 Residential Medium Density and Zoning By-law is to permit 24 townhouse units. A key map showing the location of the lands to which it applies is attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 61 is in full force and effect.

IF YOU WISH TO APPEAL to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca An appeal must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than the **20th day of June, 2017**.

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 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 Ontario Municipal Board, 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.

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 Breveglieri of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5551, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

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

Amendment No. 61
to
Mississauga Official Plan

By-law No. 0075-2017

A by-law to Adopt Mississauga Official Plan Amendment No. 61

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. 61, 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 Residential Medium Density within the Mineola 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. 61 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 24th day of MAY, 2017.

Signed Bonnie Crombie Signed Crystal Greer
MAYOR CLERK

Amendment No. 61
to
Mississauga Official Plan

The following text and Map "A" attached constitutes Amendment No. 61.

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 November 15, 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 Residential Medium Density.

LOCATION

The lands affected by this Amendment are located at the southeast corner of South Service Road and Blenheim Road. The subject lands are located in the Mineola 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 Residential Low Density II which permits only detached dwellings in the Mineola Neighbourhood Character Area.

The proposed Amendment is to change the land use designation to Residential Medium Density to permit 24 townhouses, and is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed redesignation meets the overall intent, goals, objectives and policies of Mississauga Official Plan as townhouses are contextually appropriate, being located at the periphery of this neighborhood.
2. The proposed designation is appropriate for the property and will not adversely impact or destabilize the surrounding land uses. The provided setbacks and layout are respectful of the adjacent properties.

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 Residential Medium Density, as shown on Map "A" of this Amendment.

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 13, 2017.

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

- AREA OF AMENDMENT
- FROM:
- RESIDENTIAL LOW DENSITY II
- TO:
- RESIDENTIAL MEDIUM DENSITY



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 May 30, 2016 in connection with this proposed Amendment.

A number of area residents attended the meeting. Concerns raised included traffic, drainage, and the townhouse built form and aesthetic. The Planning and Building Department corporate report dated November 15, 2016, attached to this Amendment as Appendix II, contains information that addressed these matters.

City of Mississauga
Corporate Report



<p>Date: November 15, 2016</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 15/009 W1</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2016/12/05</p>

Subject

RECOMMENDATION REPORT (WARD 1)

Applications to permit 24 townhouses on a private condominium road
 1629, 1635 and 1639 Blaneifield Road, southeast corner of South Service Road and
 Blaneifield Road

Owner: Tupelo Investments Limited

File: OZ 15/009 W1

Recommendation

1. That the applications under File OZ 15/009 W1, 1629, 1635 and 1639 Blaneifield Road, to amend Mississauga Official Plan to **Residential Medium Density** and to change the zoning to **RM6-Exception** to permit 24 townhouses, with 16 fronting onto a private condominium road and the remaining 8 fronting onto Blaneifield Road, be approved subject to the conditions referenced in the staff report.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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

- Comments were received from the public regarding traffic, appropriateness of the built form and design, and drainage
- The applicant has made minor revisions to the proposal to address issues raised, including revising the building elevations

- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on May 30, 2016, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0041-2016 was then adopted by Council on June 8, 2016:

That the report dated May 10, 2016, from the Commissioner of Planning and Building regarding the applications by Tupelo Investments Limited to permit 24 townhouses on a private condominium road under File OZ 15/009 W1, 1629, 1635 and 1639 Blaneffield Road, southeast corner of South Service Road and Blaneffield Road, be received for information.

Comments

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

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including revising the building elevations and reorienting the driveway of the townhouse at the corner of the private condominium road and Blaneffield Road to have access to Blaneffield Road.

COMMUNITY COMMENTS

The issues below were raised by residents at the May 30, 2016 Public meeting and the community meeting held on March 10, 2016 by Ward 1 Councillor Jim Tovey.

Comment

The townhouse built form and the modern architectural style is not appropriate given the context of the area.

Response

While this area of Mineola is characterized by detached dwellings constructed primarily in the 1960's, it does not have one architectural style that is dominant within the neighbourhood. The Mineola area has a number of new and replacement homes that are of a modern architectural style. Furthermore, the site is not situated next to a listed or designated property on the City's heritage register and therefore the compatibility of the proposed townhouse development is assessed through site layout and built form and location with consideration given to the quality of the architecture itself. Further comments regarding the appropriateness of the development are included in the Planning Comments section of this report.

Comment

Traffic and traffic related safety is already an issue in the neighbourhood and the proposal will worsen things.

Response

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

Comment

How will the proposal address issues of drainage and flooding in the area?

Response

Comments from the Transportation and Works Department regarding storm water management are included in the Updated Agency and City Departments section of this report.

Comment

Will there be enough visitor parking?

Response

The 6 visitor parking spaces proposed on-site meet the visitor parking requirement in the Zoning By-law. In addition, there are two on-street parking spaces on Blanefield Road in front of the site which would be subject to the City's on-street parking regulations.

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

The Region of Peel has received flow capacity information which is currently being modelled to confirm capacity for the development. Prior to the passage of the by-law, the applicant will be required to confirm adequate water capacity to the site to the Region's satisfaction.

City Transportation and Works (T&W)

Comments updated November 8, 2016, confirmed receipt of a Functional Servicing and Stormwater Management Report, Grading and Site Plan and Noise Report. In addition, they are satisfied with the findings of the Traffic Impact Study which confirms that the proposed development can be accommodated within the existing road network.

The proposed development should not have a negative impact from a drainage standpoint on the surrounding area. The applicant has been requested to further address site specific details as part of the Site Plan approval process, including the use of low impact development measures for stormwater management.

In the event these applications are approved by Council, the applicant will be required to enter into a Development Agreement with the City and obtain approval from the Ministry of Transportation as the proposed development is within their corridor control area.

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. 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". It 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 site is located at the periphery of the neighbourhood abutting South Service Road and in proximity to Cawthra Road, an Intensification Corridor. The proposed townhouse development provides a level of intensification that is deemed appropriate and meets the intent of the Growth Plan. The proposal 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 Mineola Neighbourhood Character Area from **Residential Low Density II** to **Residential Medium Density** to permit 24 townhouses on a private condominium road. 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 in the Mineola Neighbourhood Character Area which with the exception of a few sites is characterized by stable residential neighbourhoods. This site includes an assembly of properties at the northeastern periphery of the neighbourhood abutting South Service Road, which curves around the site along the northerly and easterly perimeter and connects to Cawthra Road. Beyond South Service Road is the Queen Elizabeth Way (QEW) - Cawthra Road interchange. South Service Road is classified as a Major Collector Road in the Official Plan and Cawthra Road is classified as an Intensification Corridor. The location of the site is an important contributor in assessing the appropriateness of the development proposal. The introduction of townhouses on the periphery of the neighbourhood along a major road and in proximity to an intensification corridor will not destabilize the character of the area.

The proposed site design is compatible with the community character and respects the immediate context by presenting frontages along Blanefield Road. The townhouse blocks along the southern property line are oriented with their rear yards along the property line which maximizes the separation distance to the dwellings to the south. The 3 storey height of the townhouses is below the maximum permitted for townhouses and is not based on any manipulation of the grades. The proposal is compatible with the existing context and presents a suitable level of integration.

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 proposed **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road) zone is appropriate to accommodate the proposed 24 townhouses. The development will meet almost all the standard **RM6** regulations. The exception schedule will recognize a reduced exterior side yard setback to the sightline triangle at the northwest corner of the site. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

Bonus Zoning

Given the size of the proposed development, it does not meet the minimum threshold for size for a Section 37 contribution under the Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. A site plan application has not yet been submitted. While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further revisions to the proposal may be made through review of the site plan to the elevations, landscaping and other design elements.

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

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

1. The site is located along a Major Collector road and in proximity to an Intensification Corridor. The introduction of a townhouse built form at this location will not destabilize the existing stable residential neighbourhood.
2. The proposed layout is appropriate given the context of the site and compatible with the surrounding land uses.
3. The proposed Official Plan provisions and zoning standards, as identified, are appropriate to accommodate the requested uses.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

- Appendix 1: Information Report
- Appendix 2: Revised Concept Plan
- Appendix 3: Revised Elevations
- Appendix 4: Revised Renderings



Prepared by: David Breveglieri, Development Planner

City of Mississauga
Corporate Report



Date: May 10, 2016	Originator's file: OZ 15/009 W1
To: Chair and Members of Planning and Development Committee	Meeting date: 2016/05/30 PDC MAY 30 2016
From: Edward R. Sajecki, Commissioner of Planning and Building	

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit 24 townhouses on a private condominium road
 1629, 1635 and 1639 Blaneifield Road, southeast corner of South Service Road and
 Blaneifield Road

Owner: Tupelo Investments Limited

File: OZ 15/009 W1

Recommendation

That the report dated May 10, 2016, from the Commissioner of Planning and Building regarding the applications by Tupelo Investments Limited to permit 24 townhouses on a private condominium road under File OZ 15/009 W1, 1629,1635 and 1639 Blaneifield Road, southeast corner of South Service Road and Blaneifield 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** land use designation and requires an official plan amendment and rezoning.
- Community concerns identified to date relate to traffic, the appearance of the townhouses and stormwater management.
- Prior to the next report, matters to be addressed include an evaluation of compatibility of the proposed townhouse development with the surrounding neighbourhood and resolution of traffic and stormwater management issues.

Background

A rezoning application was submitted for the property at 1629 Blaneifield Road by the same applicant in 2007 to permit 9 detached dwellings on a private condominium road. At the time, the property at 1635 Blaneifield Road was under separate ownership so the site could not be

rezoned in its entirety. A Holding Symbol was proposed over a portion of the site as 2 of the 9 proposed lots could not be developed until the lands held under separate ownership were included in the proposal. The application was approved in 2009, however, the homes were never built. The applicant has now acquired the adjacent lot at 1635 Blanefield Road and has come forward with a revised proposal.

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:	60 m (197 ft.) on Blanefield Road 130 m (427 ft.) on South Service Road
Depth:	Irregular
Gross Lot Area:	0.69 ha (1.71 ac.)
Existing Uses:	2 detached dwellings; majority of site is vacant

The property is located in the Mineola Neighbourhood Character Area which is an established area characterized by detached dwellings with heights ranging from one to two storeys on moderate to larger sized lots.

The surrounding land uses are:

North: South Service Road and Queen Elizabeth Way (QEW)
 East: South Service Road and off ramps for QEW and Cawthra Road
 South: Detached dwellings
 West: Detached dwellings

Information regarding the history of the site is found in Appendix 1.

DETAILS OF THE PROJECT

The applicant is proposing 24 three storey townhouses in 5 blocks located on a common element condominium private road. Site access is proposed to be provided from Blanefield Road. Six visitor parking spaces are proposed on-site (see Concept Plan - Appendix 5).

Development Proposal	
Applications submitted:	Received: October 2, 2015 Deemed complete: November 19, 2015
Owner:	Tupelo Investments Limited

Development Proposal		
Applicant:	De Luca Group	
Number of units:	24 townhouses	
Height:	3 storeys	
Lot Coverage:	27%	
Landscaped Area:	50%	
Gross Floor Area:	5 036 m ² (54,207 ft ²)	
Road type:	Common element condominium private road (CEC)	
Anticipated Population:	74* *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:	<u>Required</u>	<u>Proposed</u>
resident spaces	48	48
visitor spaces	6	6
Total	54	54

Additional information is provided in Appendices 1 to 11.

LAND USE CONTROLS

The subject lands are located within the Mineola Neighbourhood Character Area and are designated **Residential Low Density II**. The applications are not in conformity with the land use designation.

The proposal requires an amendment to Mississauga Official Plan from **Residential Low Density II** to **Residential Medium Density** to permit the proposed townhouse development.

A rezoning is proposed from **R3-1** (Detached Dwellings - Typical Lots), **R16-6** (Detached Dwellings on a CEC – Private Road) and **H-R16-6** (Detached Dwellings on a CEC – Private Road) to **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road) to permit 24 townhouses in accordance with the proposed zone standards contained within Appendix 10.

Detailed information regarding the Official Plan and Zoning is in Appendices 9 and 10.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 1 Councillor Jim Tovey on March 10, 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.

- Traffic is already an issue in this neighbourhood and the additional traffic generated by the development will result in increased vehicle congestion.
- As there is limited visitor parking on-site, there will be an overflow of parking within the community.
- The overall appearance of the townhouses is not in keeping with the character of the neighbourhood.
- There are currently flooding and stormwater management issues in the area.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7 and school accommodation information is contained in Appendix 8. Based on the comments received and the applicable 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?
- Is the proposal compatible with the character of the area given the project's land use, height, massing, density, landscaping, setbacks and building configuration?
- Has an appropriate transition been provided between the surrounding buildings and the proposed townhouses?
- What are the expected traffic impacts?
- Are the proposed design details, including site access, internal road configuration and grading, as well as zoning standards appropriate?
- Have all other technical requirements and studies related to the project, including stormwater management, been submitted and found to be acceptable?

OTHER INFORMATION

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

- Planning Justification Report
- Noise Study
- Functional Servicing, Stormwater Management and Flood Spill Report
- Phase 1 Environmental Site Assessment
- Tree Inventory, Preservation Plan and Arborist Report
- Concept Plan, Elevations and Landscape Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

There are engineering matters including servicing, boulevard works 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

Most 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: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Mineola Character Area Land Use Map
- Appendix 4: Existing Land Use and Proposed Zoning Map
- Appendix 5: Concept Plan
- Appendix 6: Renderings
- Appendix 7: Agency Comments
- Appendix 8: School Accommodation

4.8 - 13

5.3 - 6

Planning and Development Committee

2016/05/10

6

Originator's file: OZ 15/009W1

Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Appendix 10: Summary of Existing and Proposed Zoning Provisions

Appendix 11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

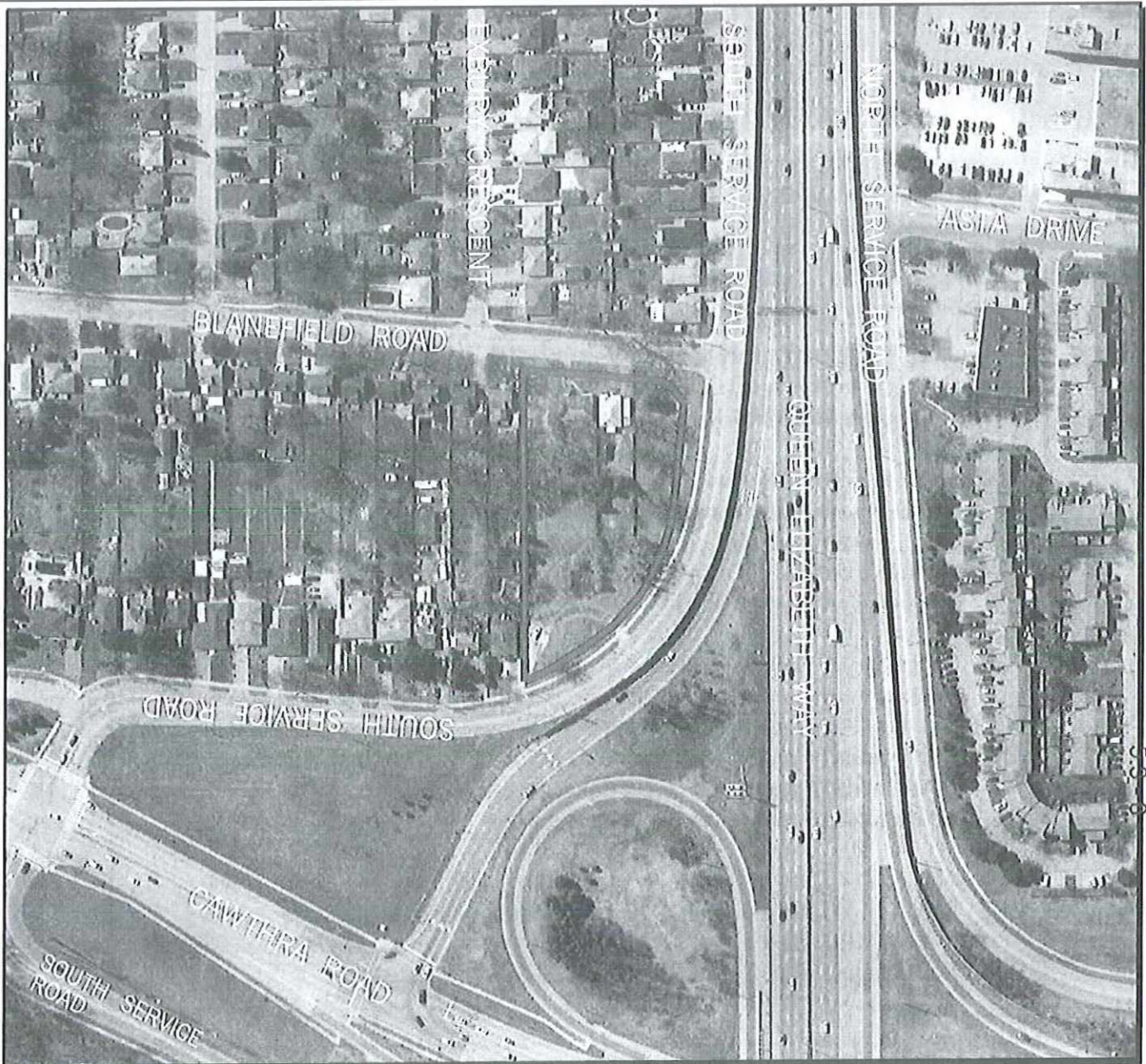
Tupelo Investments Limited

File: OZ 15/009 W1

Site History

- June 30, 2005 – Consent applications were submitted under Files 'B' 124/05 – 'B'127/05 to develop the site for 5 detached dwellings with a shared driveway access onto Blaneffield Road. The applications were withdrawn
- March 21, 2007 – Rezoning application was submitted under File OZ 07/006 W1 for the development of 9 detached dwellings on a common element condominium (CEC) private road. The property at 1635 Blaneffield Road was held under separate ownership and did not form part of the application. The application was approved by Council on June 25, 2009
- December 15, 2011 – Committee of Adjustment approved variance and consent applications under Files 'A' 422/11 and 'B' 056/11 to sever the property at 1629 Blaneffield Road in order to create a lot for a freehold detached dwelling fronting onto Blaneffield Road (1639 Blaneffield Road) with an area of 695 m² (7,481 ft²) and an exterior side yard of 3.0 m (9.8 ft.) with the balance of the land being incorporated into the aforementioned proposal
- April 2012 – Site Plan applications submitted under Files SP 12/059 W1 and SP12/064 W1 to permit 7 detached dwellings on a CEC private road at 1629 Blaneffield Road and a new 2 storey dwelling on the severed lot at 1639 Blaneffield Road respectively. Both files were cancelled in October 2015

03/23/16



LEGEND:

SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2015



SUBJECT: TUPELO INVESTMENTS LIMITED

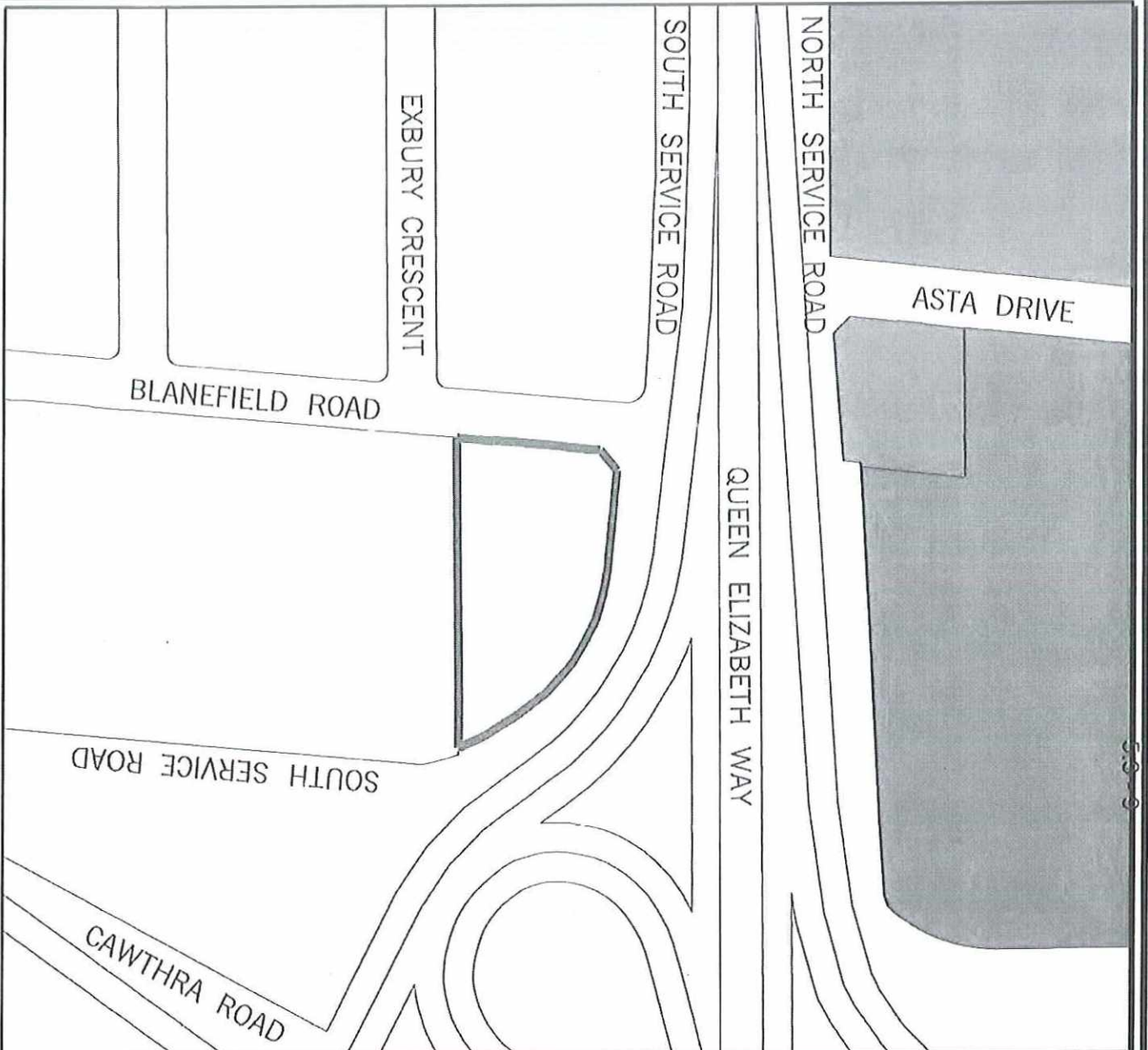
FILE NO: OZ 15/009 W1	DWG. NO: 15009-Aerial	SCALE: 1:2500	DATE: 2016/05/30	DRAWN BY: ASHAH
--------------------------	--------------------------	------------------	---------------------	--------------------



MISSISSAUGA

Produced by
T&W, Geomatics

Appendix 2



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

- Residential Low Density 1
- Residential Low Density 11
- 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

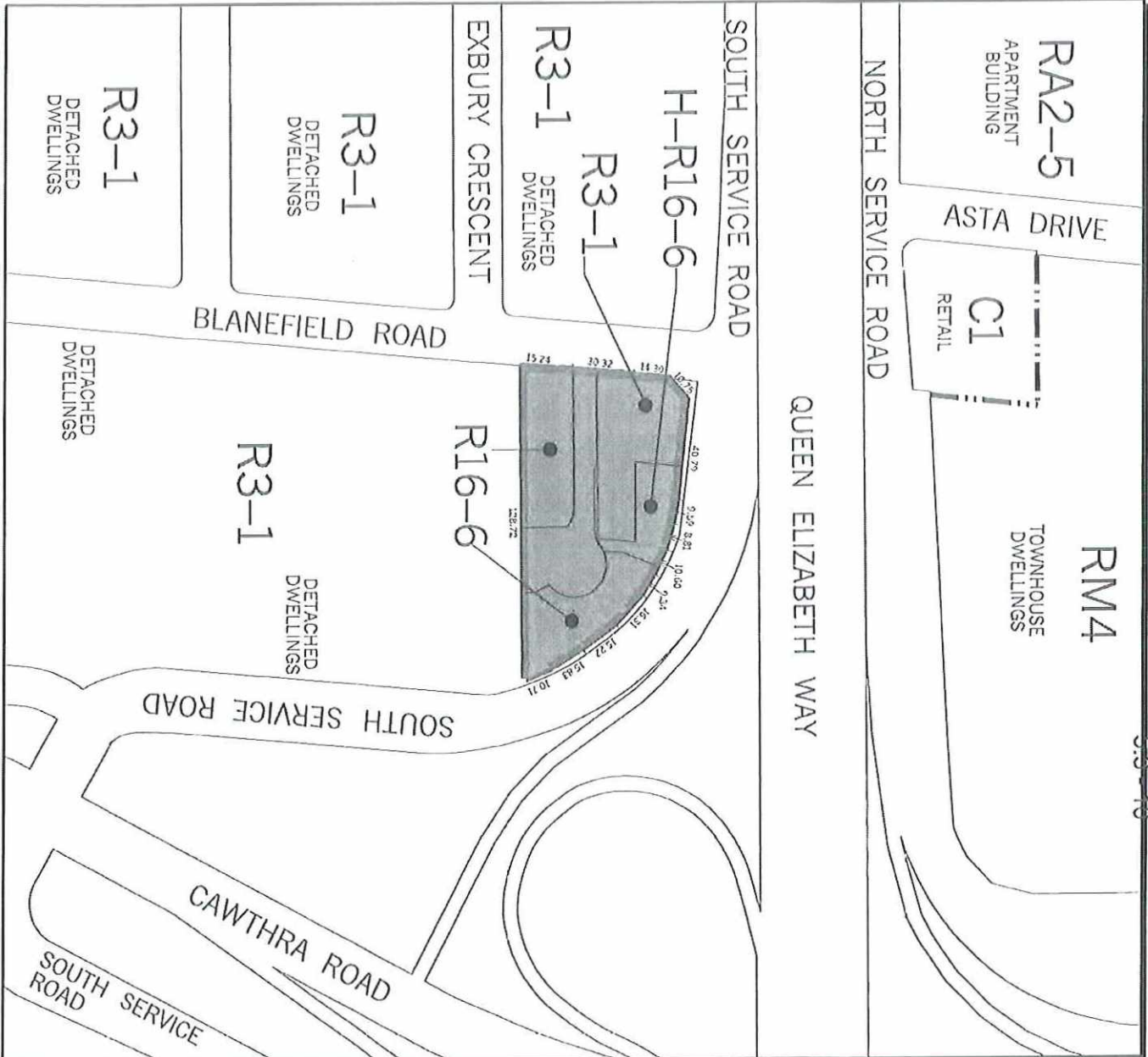
- Heritage Conservation District
- 1996 NEP/2000 NEF
- Composite Noise Contours
- LBP/A Operating Area Boundary
- See Aircraft Noise Policies
- Area Exempt from LBP/A Operating Area
- Natural Hazards
- CITY STRUCTURE**
- Downtown
- Major Node
- Community Node
- Neighbourhood
- SUBJECT LANDS
- Corporate Centre
- Employment Area
- Special Purpose Area
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

SUBJECT: TUPELO INVESTMENTS LIMITED

FILE NO:	OZ 15/009 W1
DWG. NO:	15009-Landuse
SCALE:	1:2500
DATE:	2016/05/30
DRAWN BY:	A.SHAH


MISSISSAUGA

Produced by
T&W Geomatics



5.3-10

LEGEND:

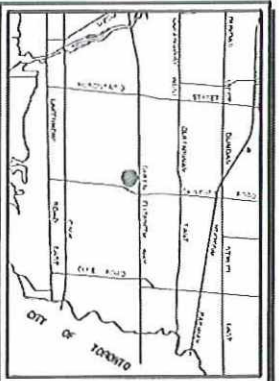
 PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL MEDIUM DENSITY" AND PROPOSED REZONING FROM "R3-1" (DETACHED DWELLINGS), "R16-6" (DETACHED DWELLINGS) ON A (DETACHED DWELLINGS) ON A CEC-PRIVATE ROAD) AND "H-R16-6" (DETACHED DWELLINGS) ON A CEC-PRIVATE ROAD) TO "RM4-EXCEPTION" (TOWNHOUSE DWELLINGS) TO PERMIT 24 TOWNHOUSE DWELLINGS ON A COMMON ELEMENT CONDOMINIUM ROAD.

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



SUBJECT: TUPELO INVESTMENTS LIMITED

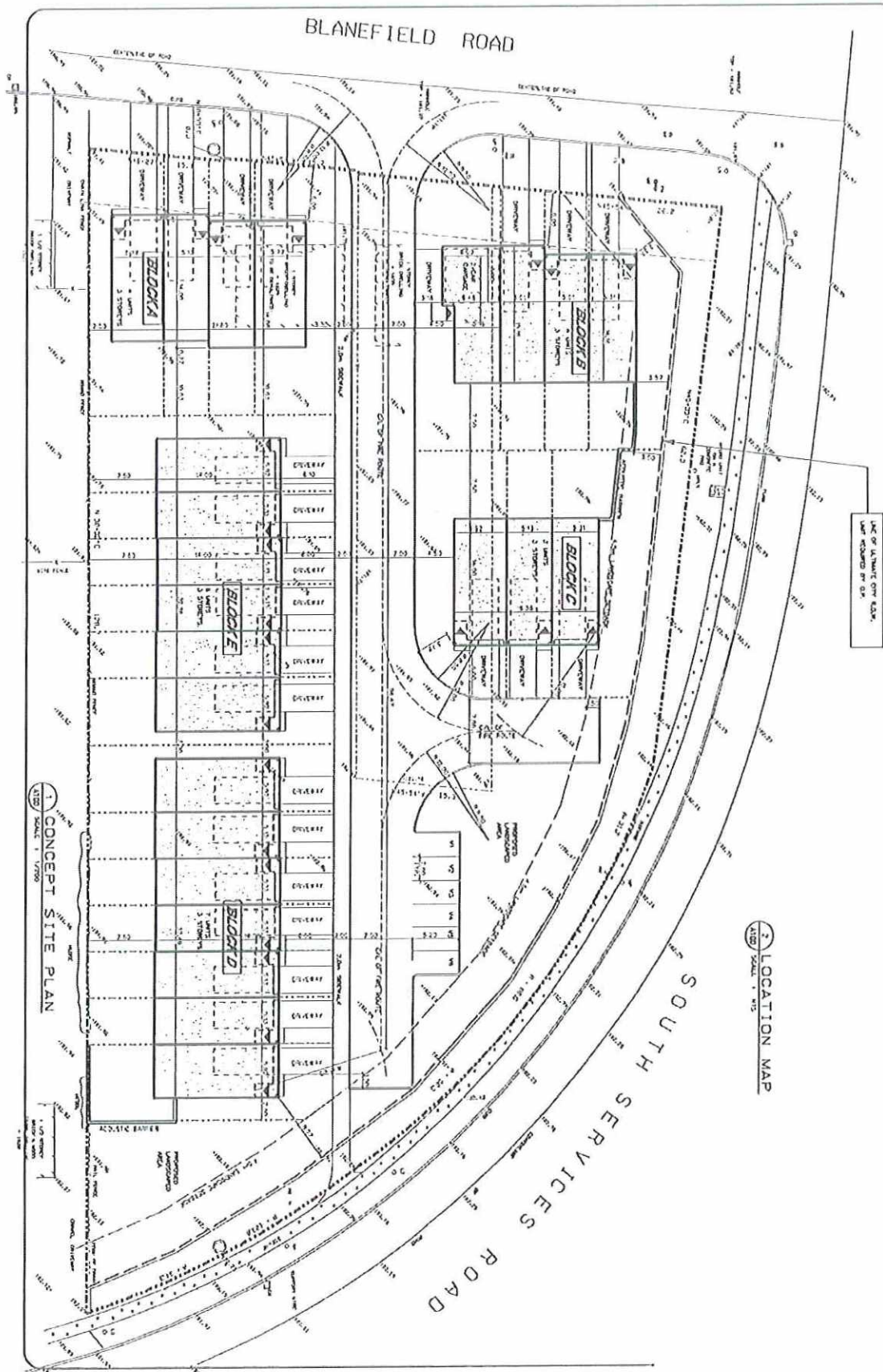
FILE NO:	OZ 15/009 W1
DWG. NO.:	15009-Res zoning
SCALE:	1:2500
DATE:	2018/05/30
DRAWN BY:	A.SHAH



Mississauga

Produced by
T&W, Geomatics

Appendix 4



Concept Plan



BLANEFIELD ROAD TOWNHOMES



BLANEFIELD ROAD TOWNHOMES

Tupelo Investments Limited

File: OZ 15/009 W1

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (December 21, 2015)	<p>This development will require a watermain that is looped to the existing municipal water system. Looping to the existing 150 mm (6") watermain on Blenheim Road will not be permitted due to the existing size (Minimum size of WM connection is 300 mm (12"). Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense.</p> <p>The Functional Servicing Report (FSR) submitted is incomplete and a revised FSR illustrating the detailed calculations is required. The Consultant is required to complete and submit the demand table (single use) for the Region to fulfil its modelling requirements and determine the proposal's impact to the existing system. The demand table shall be accompanied by the supporting graphs for the hydrant flow tests.</p> <p>Private servicing easements may be required prior to Regional servicing approval. This will be determined once the Legal Review has been completed and the site servicing proposal is reviewed. The applicant is required to provide to the Region copies of the most current PINS. Prior to site plan approval, a Section 118 (restrictions on title) may be required. This will be determined once the site servicing proposal is reviewed.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (April 14, 2016)	<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 the 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. If approved, both School Boards require that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>

Tupelo Investments Limited

File: OZ 15/009 W1

Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (April 15, 2016)</p>	<p>There are 3 City-parks and a Community Centre within 800 m (2,625 ft.) of the site. Munden Park is approximately 360 m (1,181 ft.) from the site. The park is zoned OS1 (Open Space) and contains a play structure. Cawthra Park is within 400 m (1,312 ft.) of the site. The park is zoned G2 (Greenbelt – Natural Features) and OS2 (Open Space) and contains lawn bowling facilities, a senior lit soccer field and Carmen Corbasson Community Centre. Dellwood Park is located approximately 745 m (2,444 ft.) from the site. The park is zoned OS1 (Open Space) and G1 (Greenbelt – Natural Hazards) and contains multiple basketball hoops and tennis courts, as well as, a multipad and a play structure.</p> <p>The applicant shall submit a cash contribution for street tree planting on Blanefield Road. 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 City's Policies and By-laws.</p>
<p>City Community Services Department – Fire and Emergency Services Division (January 11, 2016)</p>	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (T&W) (April 25, 2016)</p>	<p>T&W confirms receipt of a Functional Servicing and Stormwater Management Report, Concept Site Plan, Noise and Feasibility Study and a Phase 1 Environmental Site Assessment 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 T&W include:</p> <ul style="list-style-type: none"> • Grading and Site Plan details • Functional Servicing and Stormwater Management details • Ministry of Transportation approval, including set back requirements • Parking plan • Noise mitigation feasibility <p>The above aspects will be addressed in detail prior to the Recommendation Report proceeding.</p>

4.8 - 23

5.3 - 16

Appendix 7, Page 3

Tupelo Investments Limited

File: OZ 15/009 W1

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none">- Development Services, Planning and Building Department- Enersource- Canada Post- Bell Canada- Enbridge Gas Distribution Inc.- Rogers Cable
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Culture Division, Community Services Department- Realty Services, Corporate Services Department- Conseil Scolaire de Distrique Centre-Sud- Conseil Scolaire Viamonde

Tupelo Investments Limited

File: OZ 15/009 W1

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Janet I. McDougald Public School <ul style="list-style-type: none"> Enrolment: 464 Capacity: 552 Portables: 0 Allan A. Martin Sr. Public School <ul style="list-style-type: none"> Enrolment: 481 Capacity: 538 Portables: 0 Cawthra Park Secondary School <ul style="list-style-type: none"> Enrolment: 1,312 Capacity: 1,044 Portables: 5 <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Domenic Elementary School <ul style="list-style-type: none"> Enrolment: 295 Capacity: 271 Portables: 1 St. Paul Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 419 Capacity: 807 Portables: 0

Tupelo Investments Limited

File: OZ 15/009 W1

Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

Residential Low Density II which permits only detached dwellings in the Mineola Neighbourhood Character Area

Proposed Official Plan Amendment Provisions

The lands are proposed to be designated Residential Medium Density. Within the Mineola Neighbourhood, this designation only permits townhouses.

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	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensification within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas and is to be sensitive to the context. Intensification 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 Mississauga Official Plan.
Section 7 – Complete Communities	Section 7.2	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.

Tupelo Investments Limited

File: OZ 15/009 W1

	Specific Policies	General Intent
Section 9 – Building a Desirable Urban Form	<p>Section 9.1 Section 9.2.2 Section 9.3 Section 9.4 Section 9.5</p>	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p>
Section 19 - Implementation	<p>Section 19.5.1</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; <p>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.</p>

Tupelo Investments Limited

File: OZ 15/009 W1

Summary of Existing Zoning By-law Provisions

R3-1 (Detached Dwellings – Typical Lots) which permits detached dwellings with a minimum lot frontage of 15 m (49.2 ft.) for an interior lot and 19.5 m (64 ft.) for a corner lot.

R16-6 (Detached Dwellings on a CEC – Private Road) and H-R16-6 (Detached Dwellings on a CEC – Private Road) which permits detached dwellings on a private condominium road subject to an exception schedule. An 'H' holding symbol was applied to a portion of the land as 2 proposed lots required the acquisition of additional land in order to be rendered feasible.

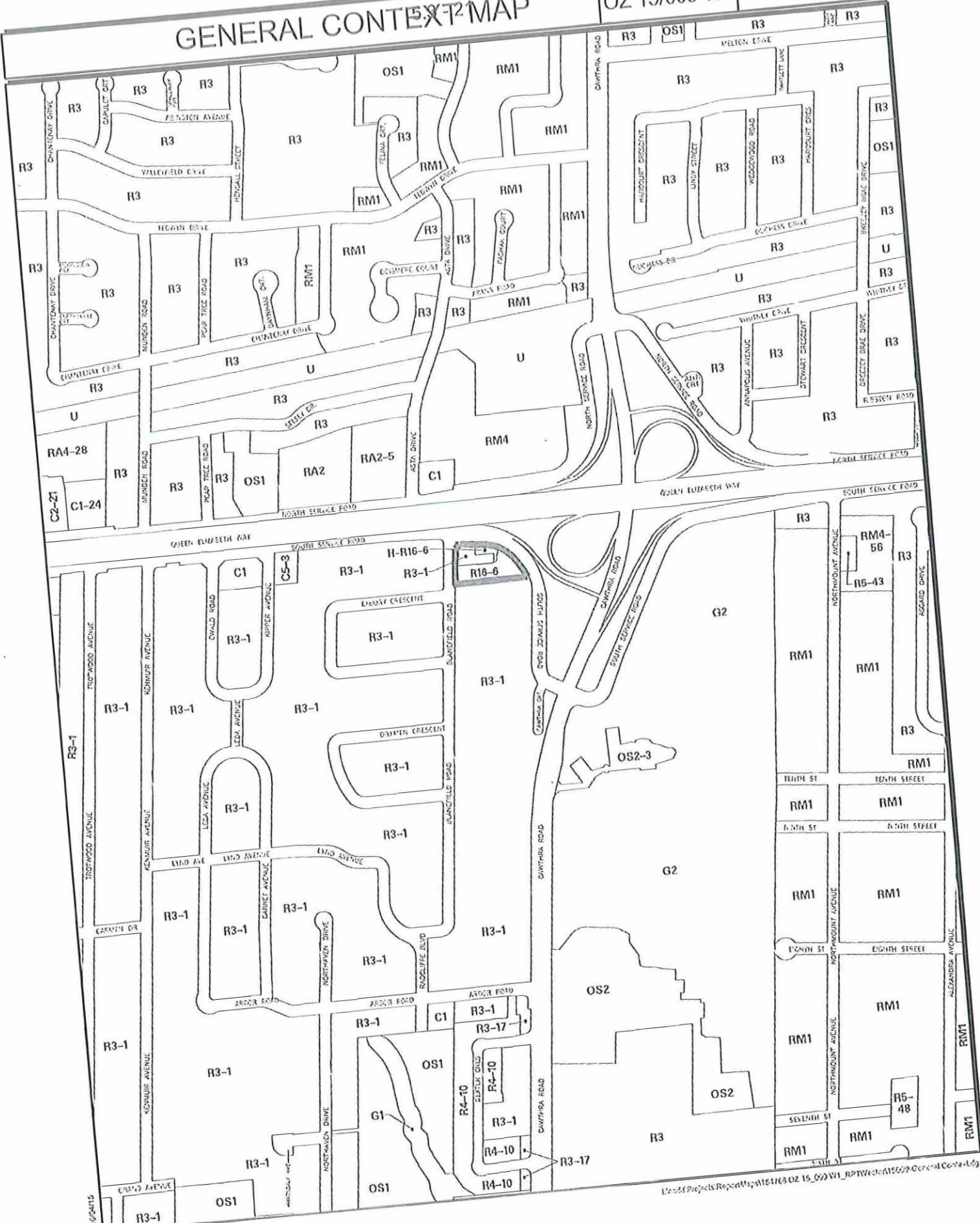
Summary of Proposed Zoning By-law Provisions

Zone Standards	Required "RM6" Zoning By-law Standards	Proposed "RM6- Exception" Zoning By-law Standards
Use	Townhouse dwelling	Townhouse dwelling
Minimum lot area per dwelling unit	115 m ² (1,237.8 ft ²) (interior lot) 190 m ² (2,045 ft ²) (corner lot)	195 m ² (2,099 ft ²)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Minimum front yard setback	4.5 m (14.8 ft.)	6.0 m (19.7 ft.)
Minimum exterior side yard to a street line of a designated right of way 20 m or greater	7.5 m (24.6 ft.)	2.3 m (7.5 ft.) (subject to exception schedule)
Minimum exterior side yard to a CEC – private road	4.5 m (14.8 ft.)	3.1 m (10.2 ft.) (subject to exception schedule)
Minimum number of parking spaces	2.0 per unit 0.25 visitor spaces per unit	2.0 per unit 0.25 visitor spaces per unit

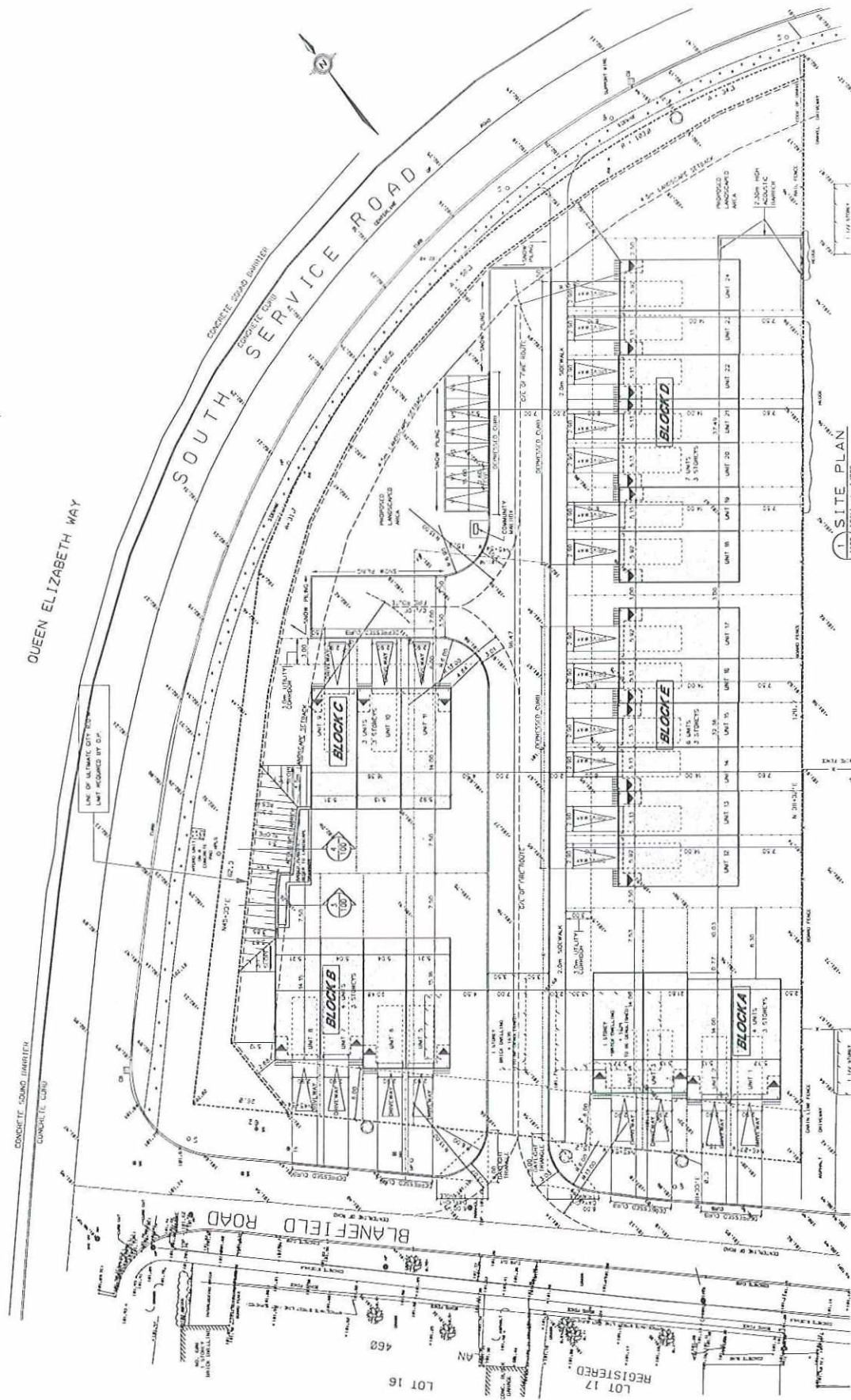
*The provisions listed are based on the preliminary concept plan and are subject to minor revisions as the plan is further refined

GENERAL CONTEXT MAP

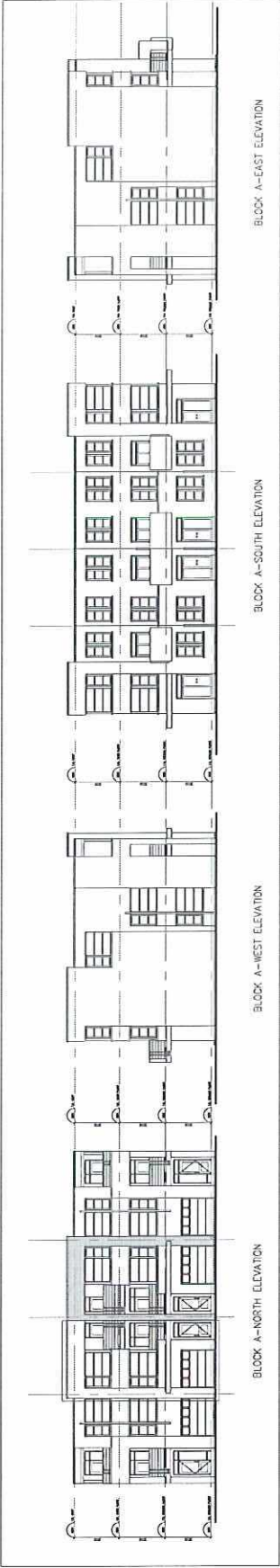
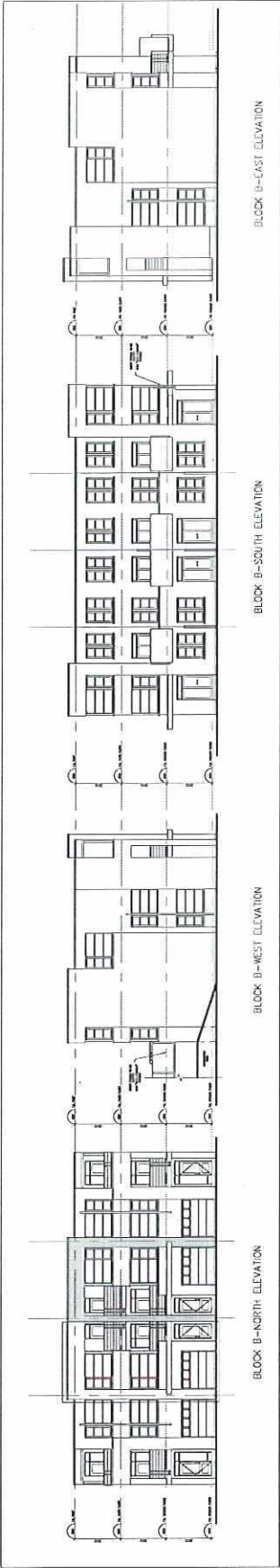
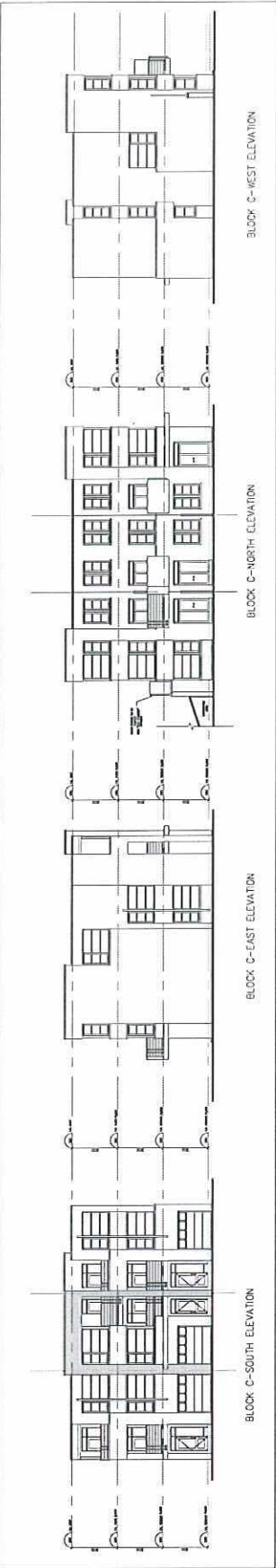
PE-Hall-Sub-01



2010/04/15
2013/1/4



4.8 - 31





BLANEFIELD ROAD TOWNHOMES



BLANEFIELD ROAD TOWNHOMES

