



DECLARATION

Section 17 of the Planning Act

Applicant: Glen Schnarr & Associates

Municipality: City of Mississauga

Our File: OPA 87

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 0190-2018 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

Saima 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 87 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 part of the subject lands from Office to Residential High Density; to add a Special Site; to replace the Cooksville Creek Floodplain Management Concept with an updated version; and to remove the FSI range from Map 12-5; Downtown Hospital Character Area.

The purpose of the Zoning By-law is to permit the development of the currently vacant subject lands for back to back and/or stacked townhouses, subject to conditions in a Holding Provision.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 87 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 Johnathan Famme of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 4229, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

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

Amendment No. 87

to

Mississauga Official Plan

By-law No. 0190-2018

A by-law to Adopt Mississauga Official Plan Amendment No. 87

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*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. 87, 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 Office to Residential High Density, the addition of a Special Site and updated Cooksville Creek floodplain mapping within the Downtown Hospital 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. 87 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 4 day of JULY, 2018.

Signed Bonnie Crombie

MAYOR

Signed [Signature]

CLERK

Amendment No. 87
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 87.

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 May 24, 2018, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to: change the land use designation of part of the subject lands from Office to Residential High Density; to add a Special Site; to replace the Cooksville Creek Floodplain Management Concept with an updated version; and to remove the FSI range from Map 12-5: Downtown Hospital Character Area.

LOCATION

The lands affected by this Amendment are located on the north side of North Service Road, and west side of Camilla Road. The subject lands are located in the Downtown Hospital 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 Office which permits major office, secondary office, post-secondary educational facilities and accessory uses, and Residential High Density which permits apartments.

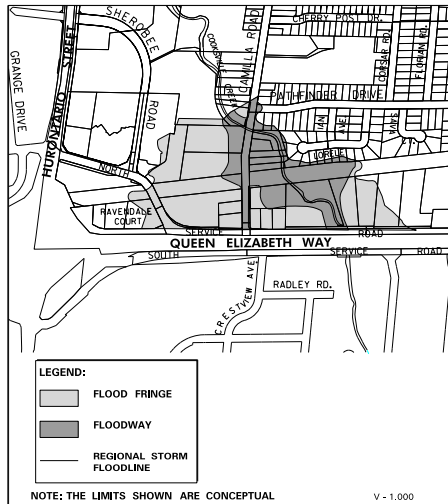
An official plan amendment is required to amend the Office land use designation to Residential High Density, add townhouses as a permitted use, replace the floodplain mapping, and delete the FSI range from Map 12-5: Downtown Hospital Character Area.

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

1. The proposal is consistent with the overall intent, goals and objectives of the official plan as the site is located within the Downtown Hospital Intensification Area and will not destabilize the surrounding neighbourhood.
2. The proposed land use and density is compatible with the surrounding land uses and provides a transition between the apartments closer to Hurontario Street and the low density residential neighbourhood to the east.

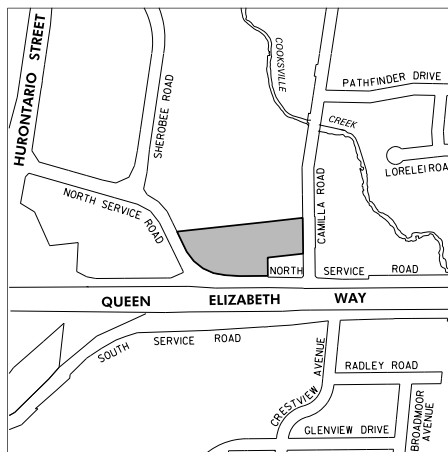
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.5, Downtown Hospital Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 6 on Map 12-5: Downtown Hospital Character Area in accordance with the Special Site Policies, and by removing the **floor space index (FSI)** range from the subject site.
2. Section 12.5.2, Environmental Planning Area, is hereby amended by deleting Map 12-5.1: Cooksville Creek Floodplain Management Concept and replacing it with the following:



3. Section 12.5.4, Special Site Policies, Downtown Hospital Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

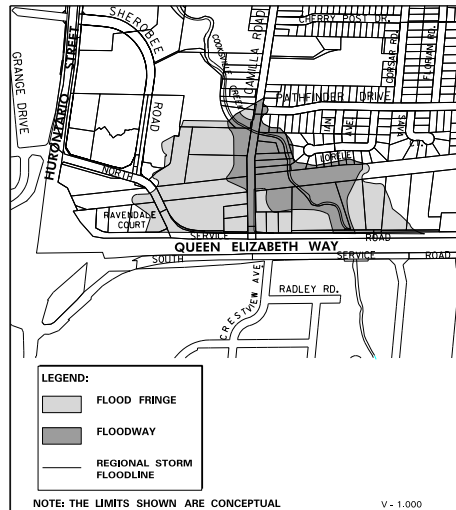
12.5.4.6 Site 6



12.5.4.6.1 The lands identified as Special Site 6 are located on the north side of North Service Road and west side of Camilla Road.

12.5.4.6.2 Notwithstanding the policies of this Plan, townhouses will be permitted.

4. Section 16.6.3, Environmental Planning Area, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Map 16-6.1: Cooksville Creek Floodplain Management Concept, and replacing it with the following:



5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Office to Residential High 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.

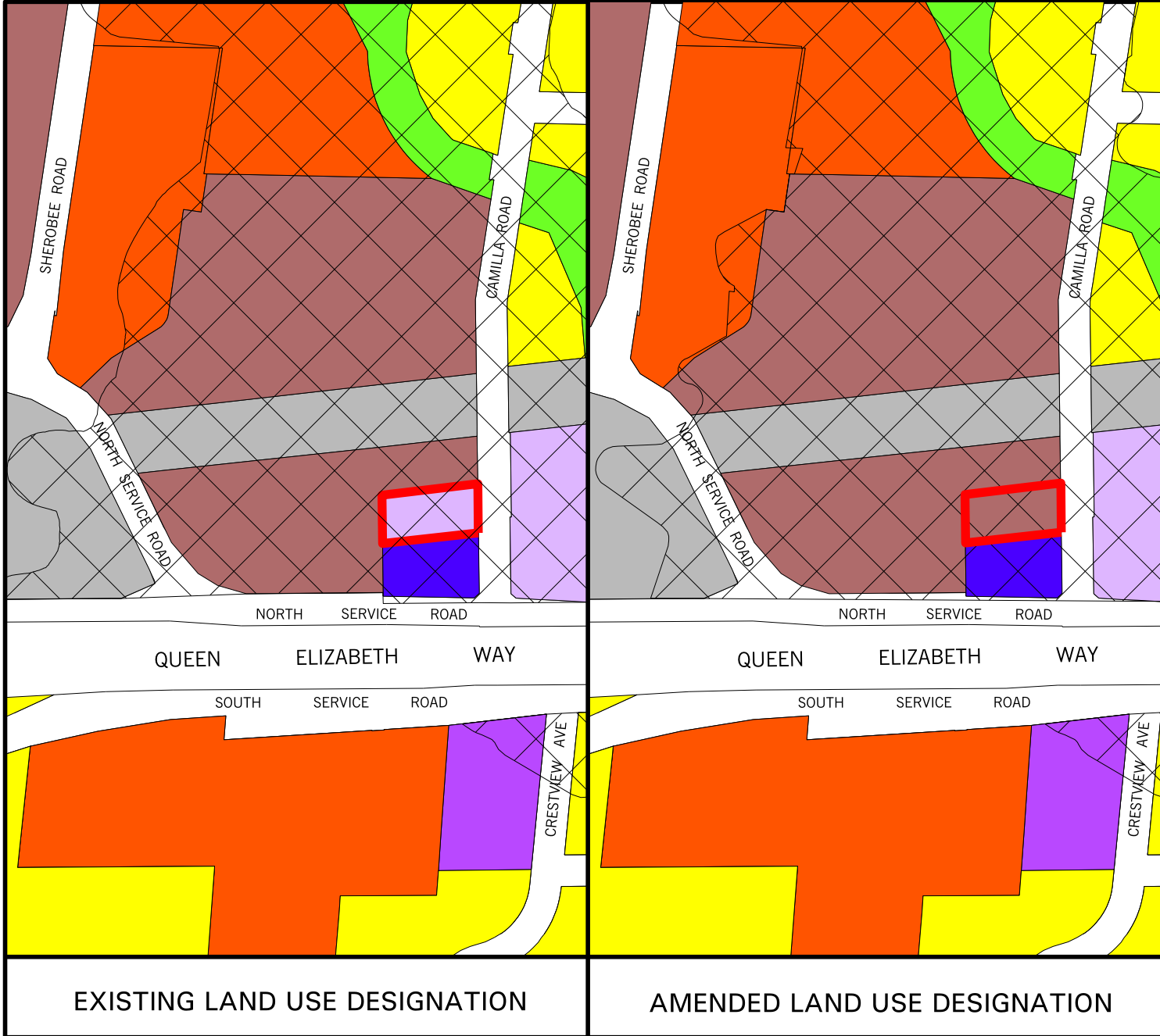
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan 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.



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

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

AREA OF AMENDMENT

FROM:
 OFFICE

TO:
 RESIDENTIAL HIGH 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 Public Meetings of the Planning and Development Committee held on June 8, 2015 and April 9, 2018 in connection with this proposed Amendment.

The comments on the application related primarily to concerns with flooding and the height of the apartment dwellings. The concerns and staff responses are summarized in the Planning and Building Department report dated May 24, 2018 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



Date: May 24, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittlemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
 OZ 11/015 W7

Meeting date:
 2018/06/18

Subject

RECOMMENDATION REPORT (WARD 7)

**Applications to permit 144 Back to Back Stacked Townhomes
 2024 and 2040 Camilla Road**

North side of North Service Road, west side of Camilla Road

Owner: Consulate Management Ltd.

File OZ 11/015 W7

Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, a change to the applications has been proposed, Council considers that the change does not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to amend Mississauga Official Plan to **Residential High Density – Special Site** to permit horizontal multiple dwellings (i.e. back to back stacked townhomes), be approved subject to the conditions referenced in the staff report dated May 24, 2018 from the Commissioner of Planning and Building.
3. That the application under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to change the zoning to **RM9-Exception** to permit 144 back to back stacked townhomes in accordance with the provisions contained in Appendix 2 (Proposed RM9-Exception), be refused.
4. That the Planning and Building Department recommended alternative proposal to change the zoning to **H-RM9-Exception** in accordance with the provisions contained in Appendix 2 (P&B Alternative RM9-Exception), be approved subject to the conditions referenced in the staff report dated May 24, 2018 from the Commissioner of Planning and Building.

5. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
6. 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.
7. 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 flooding and concern about apartment dwellings
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting, including removal of apartments as a permitted use under the zoning
- Staff are satisfied that the proposed official plan amendment is acceptable from a planning standpoint, and recommend that the official plan amendment application be approved
- Staff are not satisfied with the concept plan and proposed zoning standards, lack of on-site amenity area, and landscape buffers and therefore recommend refusal of the proposed Rezoning
- Staff are recommending alternative zoning standards be approved

Background

A public meeting was held by the Planning and Development Committee on June 8, 2015 and April 9, 2018, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0027 -2018 was then adopted by Council on April 25, 2018.

PDC-0027-2018

1. That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit 144 back to back stacked townhomes, under File OZ 11/015 W7, 2024 and 2040 Camilla Road, be received for information.
2. That four oral submissions made to the Planning and Development Committee on April 9, 2018, be received.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has agreed to amend their rezoning application to only permit back to back stacked townhomes (horizontal multiple dwellings) thus removing apartment dwellings as a permitted use. The proposed official plan amendment would permit apartment dwellings in addition to the request for back to back stacked townhomes (horizontal multiple dwellings).

COMMUNITY COMMENTS

The issues below are a summary of those raised by residents at the community meeting held on May 27, 2015, by Councillor Iannicca, and at the public meetings held June 8, 2015 and April 9, 2018.

Comment

Due to the flooding and location within the Cooksville Creek floodplain, these lands are not suitable for development and there is a risk to basement units

Response

The Cooksville Creek floodplain is regulated by a two-zone floodplain management concept, with the Floodway being the most protected area, to be used for flood and erosion works and passive recreation activities. The Flood Fringe area may permit development provided the use and building are flood proofed to the regulatory flood level as required by the Credit Valley Conservation Authority (CVC), and safe emergency access is provided in times of flooding. The subject lands are located within the Flood Fringe. CVC has advised that they are satisfied with the increased grades and use of underground water storage tanks. Based on this the lands will be suitable for the proposed townhomes.

Comment

The proposed apartments are too dense for this site

Response

The applicant has revised their proposal and are now contemplating 144 back to back stacked townhome units. While no apartments are currently proposed, the applicant wants to keep the existing apartment permissions within the High Density Residential official plan designation. However, they have agreed to remove the apartment dwelling use from the proposed zoning by-law. Therefore, if they decided they wanted to revise their proposal and pursue apartments on these lands, they would be required to make an application to the City to rezone the property.

Comment

The apartment density will lead to increased strain on public services and infrastructure

Response

As noted above, apartments are no longer proposed. There is sufficient servicing capacity to accommodate the proposed development. See the Planning Comments for further information.

Comment

There will be adverse traffic, parking and safety impacts generated by the proposed development

Response

The applicant has submitted a Traffic Impact Study and Parking Justification to evaluate both the future traffic flows and possible impacts from the proposed development and the proposed reduction in parking. These studies were reviewed and assessed by staff and found to be acceptable with little impact to the surrounding area.

Comment

There will be excessive shadow impacts and a lack of privacy with overlook conditions from apartment dwellings

Response

The proposal is not contemplating any apartments at this time. Should the applicant alter their plans for the property, they will need to submit a rezoning application in order to permit apartments and at that time shadow impacts and overlook will be assessed.

Comment

The small unit sizes of the apartments and potential for rental will increase local crime rates

Response

The proposal has been revised and is now proposing back to back stacked townhomes consisting of 2 and 3 bedroom units which will largely be marketed towards families.

Comment

There are health concerns for the future residents of the development due to its proximity to the QEW and Hydro One Corridor

Response

The location of residential dwellings within close proximity to highways and hydro corridors is a common occurrence within Mississauga and elsewhere and there have been no clearly demonstrated detrimental health impacts. The City and Province have no distance separation criteria limiting residential development from locating adjacent to these uses.

Comment

Construction-related disruptions will impact the surrounding community

Response

A construction management plan will be required prior to any development in order to minimize disruption, dust and mud-tracking. In addition, the site development will have to abide by the noise by-law for appropriate hours of construction.

Comment

The City should purchase the lands and turn them into a park

Response

The Community Services Department monitor parkland provision and have not identified any park acquisition for this immediate area. It should be noted that Camilla Park is located approximately 800 metres (2,625 ft.) from the site.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**Community Services Department**

Comments updated May 7, 2018, state that the subject site is adjacent to a utility corridor, zoned H-U-4, and under Hydro One Networks Inc. ownership. The City currently has a license agreement with Hydro One Networks Inc. to construct and maintain a multi-use trail in this corridor. The City however, is not responsible to provide maintenance to the entire licensed area. There is a commitment to maintain one metre (3.3 ft.) on either side of the proposed multi-use trail. The proposed pedestrian connection to an area which is not maintained by the City could potentially create an unsafe condition and future residents can access the trail from Camilla Road and North Service Road. Based on this situation, Community Services recommends removing the mid-block pedestrian connection to Hydro lands from the proposal.

Through the review of a site plan application, a cash contribution for street trees will be required for Camilla Road and North Services Road. Prior to the issuance of a building permit, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with the City's policies and by-laws.

Transportation and Works Department

Comments updated May 28, 2018, state that should the rezoning application be approved in principle by Council, the outstanding matters noted below are to form part of the conditions to lift the 'H' holding symbol:

- Delivery of an executed Development Agreement including Municipal Infrastructure schedules in a form satisfactory to the City of Mississauga, Region or any other appropriate authority. The agreement may deal with matters including, but not limited to engineering matters such as grading, fencing, noise studies, noise mitigation, utilities relocation, additional provisions, restrictions and warning clauses; as well as any required fees, easements, land dedications, securities or letters.

- Updated Grading and Servicing drawings to confirm additional technical details and reflect the most current Site Plan;
- Update the Functional Servicing /SWM Report;
- Final Remediation Report to address environmental comments;
- Completion and filing of a Record of Site Condition on the MOECC's Environmental Site Registry and provision of all required supporting environment documents;

Final clearances from the Region (waste collection) and Fire/EMS will be required with respect to internal access, travel distance and circulation as well as approval from the Ministry of Transportation for Ontario (MTO), C.V.C., Hydro One and Trans-Northern Pipelines.

Site specific details i.e. access, parking ramp, turnaround details and requirements for the proposed restricted emergency access on North Service Road are to be addressed through the site plan review and approval process.

PLANNING COMMENTS

Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan)

Under the Planning Act, all planning decisions must be consistent with the PPS and conform to the Growth Plan

Consistency with PPS

Section 1.1.3.3 of the PPS states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock" and Section 1.1.3.4 states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety."

Section 5.5.1 of MOP indicates that the Downtown is part of the City's Intensification Areas and are to be the focus for intensification.

Section 12.1.1.4 of MOP states that lands within the Downtown should provide both a transition between higher density and height of development within the Downtown and lower density and height of development in the surrounding area.

Section 3.16 of the PPS states that where the two zone concept for flood plains is applied, development may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation. Section 3.1.7 states development may be permitted in hazard lands where development is done in accordance with floodproofing and access standards, vehicles and people have a way of safely entering and exiting the site during times of flooding, new

hazards are not created and existing hazards are not aggravated, and no adverse environmental impacts will result.

Section 12.5.1 of MOP establishes a two-zone flood management concept for Cooksville Creek, designating the subject property within the flood fringe and allowing for development subject to floodproofing and safe emergency access to the satisfaction of the Credit Valley Conservation Authority and the City.

The subject property is located within the Downtown Hospital Character Area. This area proposes moderate intensification, transitioning away from the higher densities along Hurontario Street, and propose floodproofing measures and safe access to the site during flooding and do not create any adverse environmental impacts. The MOP policies are consistent with the PPS.

These applications for amendments to the existing MOP designation and proposed zoning are consistent with the high level policies of the PPS.

Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs municipalities to identify the appropriate type and scale of development and transition of built form to adjacent areas in intensification areas, and Section 2.2.1.2 e) states development will be generally directed away from hazardous lands.

MOP also states in Section 9.5.1.5 that developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Section 6.3.5.1 of MOP states development and site alteration is generally prohibited on lands subject to flooding, and Section 6.3.50 says that development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved. The policies in MOP are in conformity with the Growth Plan.

These applications for amendments to the existing MOP designation and proposed zoning conform to the Growth Plan.

Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and redevelopment to the Urban System to achieve an urban structure, form and densities which are pedestrian-friendly and transit supportive.

Section 5.1.4 of MOP (Direct Growth) indicates that most of Mississauga's future growth will be directed to Intensification Areas. The proposed development is located within the Downtown Hospital Intensification Area.

Section 2.4.5.2.2 of the Region of Peel Official Plan directs municipalities, in consultation with conservation authorities, to address flood susceptibility through the one zone approach to Flood Plan planning and where appropriate through the two zone and special policy area concepts as outlined in provincial policy.

Section 12.5.2.2 provides permission for development subject to meeting conditions for flood hazards satisfactory to the Credit Valley Conservation.

The policies in MOP conform to the Region of Peel Official Plan.

These applications conform to the Peel Region 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 Downtown Hospital Character Area. The lands are currently designated **Residential High Density** and **Office** under Mississauga Official Plan. The Residential High Density designation permits apartment dwellings. An amendment is proposed to include special site policies that would also permit horizontal multiple dwellings (back to back stacked townhomes). The Office designation permits an office on a small property along Camilla Road. It is also proposed to be amended to **Residential High Density Special Site**. The proposal would amend some of the mapping to show a Floor Space Index of 1.0 to 2.9 for the subject lands (versus 1.5 to 2.9 currently). The floodway and flood fringe limits will also be amended as a result of the updated studies and review under this application.

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?***

Planning staff have undertaken an evaluation of the criteria against this proposed development application.

The current Official Plan designation contemplates apartment dwellings and a small office for the subject property. Given the location of the property within the Downtown Hospital District, within an Intensification Area, and within close proximity to the future Hurontario Light Rail Transit Corridor, the lands are suitable for high density residential development.

However, the Official Plan also speaks to providing appropriate transitions in height and density to surrounding existing low density residential development, such as that on the east side of Camilla Road. Section 12.1.1.2 of MOP states that a minimum building height of three storeys is required on lands within the Downtown. The subject site is located at the eastern limit of the Downtown and is designated for high density development. Given the density of dwellings contained in the proposed 3 storey back-to-back stacked townhouse format and adherence to the minimum height requirement, staff find that the proposed townhomes will provide for an appropriate transition between the apartment buildings located along Hurontario Street and the existing single family homes along Camilla Road.

The lands are suitable for the proposed residential uses as the flooding concerns have been addressed to the satisfaction of the City and the (CVC). The limits of the floodway and flood fringe can be amended as a result of the detailed study through this application.

Phase 1 and Phase 2 Environmental Site Assessments were submitted and reviewed to assess site contamination. While some contamination was found, a Remedial Action Plan has been submitted. Site clean-up will be undertaken and then a final Remediation Report will be provided prior to lifting of the "H" Holding Symbol in compliance with Ministry of Environment requirements.

The subject lands are located within walking distance to the future LRT at Hurontario Street and North Service Road (within 500 metres/1,640 ft.). Hurontario is currently served by MiWay Transit routes 19 and 103 that take riders to the two GO stations and to the Downtown. There is bus service (Route 4) and bike lanes on Camilla Road to encourage alternative modes of transportation and contribute to reduced car dependency.

The applicant has submitted a Planning Justification Report and Urban Design Brief to demonstrate the appropriateness of the proposed development. The proposed amendment will meet the overall goals and objectives of the City's Official Plan and will not result in any adverse impacts on adjacent lands.

Zoning

The official plan also gives direction on site development and building a desirable urban form. Section 9.2.1.30 states that development will provide open space, including squares and plazas appropriate to the size, location and type of the development.

The Zoning By-law contains requirements for minimum amenity areas within medium and high density residential zones so that when there is a concentration of units that will accommodate families and the units do not have individual private backyards, there will be common space for the use and enjoyment of the residents including children. The current RM9 base zone requires the greater of 5.6 m² (60.3 ft²) per dwelling unit or 10% of the site area to be provided for common amenity area with a minimum of 50% of the required amenity to be in one contiguous area, resulting in 1,244 m² (13,390 ft²) amenity area with 622 m² (6,695 ft²) in one contiguous area for the proposed development.

The proposal does not provide for any common amenity area, but instead proposes to count the landscaped areas (walkways to units) as their amenity area. This has been found to be unacceptable, as there is a lack of alternative play area and amenity space in close proximity to the subject lands (closest is Camilla Park approximately 800 metres (2,625 ft.), a 10 minute walk). The hydro corridor to the north is only proposed to contain a multi-use trail. There should be an on-site amenity area to allow a play structure or an area for gathering besides the front walkways of buildings.

The proposed **RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units)** zoning as outlined in Appendix 2 (Proposed RM9-Exception) is recommended for refusal, as the proposed 144 back to back stacked townhomes does not provide an appropriate space for a central common amenity area on-site for use by the residents or sufficient landscape buffers to screen the garbage/loading area.

Alternative Zoning – Planning and Building Department Recommendation

The form of development (back to back stacked townhomes) is appropriate for the site. It provides a housing form that will accommodate families. However, there is a need for an on-site common outdoor amenity area for residents. Planning staff have prepared an alternative development concept (see Appendix 3) to show how the proposed development could be modified to accommodate: the required amenity area to serve the residents of this development; and provide an increased landscape buffer to screen the garbage/loading area. An increased buffer is required to the units from North Service Road (14 metres (45.9 ft.) to 17 metres (55.8 ft.)), to accommodate landscaping and the Ministry of Transportation (MTO) setback for future infrastructure improvements as reflected in light green on Appendix 3. To accommodate the required on-site amenity area and landscape buffer the applicant would need to remove approximately 23 units from the proposal.

The Planning and Building Department **RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units)** alternative zoning as contained in Appendix 2 (P&B Alternative RM9-Exception) is appropriate to accommodate a central common amenity area of sufficient size on-site and provide appropriate landscape buffers.

New Back to Back and Stacked Townhouse Zoning Regulations/Urban Design Guidelines

Staff is currently finalizing proposed zoning regulations and new urban design guidelines for back to back and stacked townhomes. Even though the subject application was made in advance of Council's consideration of the revised regulations and guidelines, staff undertook a review of the proposal against the draft regulations and guidelines as part of the evaluation of the application. While staff cannot compel the applicant to adhere to the proposed zoning regulations and guidelines, the proposal generally adheres to them with the exception of common amenity area. The new regulations require a minimum amenity area of the greater of 2.8 m² (30 ft²) per dwelling unit or 5% of the lot area, all in one contiguous area, resulting in a minimum amenity area of 622 m² (6,695 ft²) using the net site area of 12,439 m² (133,892 ft²).

Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. 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.

The subject lands are currently zoned **H-D-6** (Development) which only permits buildings and structures legally existing and H-O-9 (Office) which only permits offices uses. As the applicant is seeking to permit a redevelopment of the site for back to back stacked townhome residential units, which are not currently permitted, it represents an increase in density and meets the minimum threshold for a Section 37 contribution (increase in both height and number of units).

Should these applications be approved by Council, staff will hold discussions with the applicant to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount.

Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has 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 the provision of a central amenity area of sufficient size on-site for the residents of this proposed development.

"H" Holding Provision

A number of technical matters must be addressed prior to allowing for site plan approval and building permits to be issued. As a result, the Zoning By-law will incorporate an "H" Holding provision which can be lifted upon clearance of the conditions.

Section 19.7 of Mississauga Official Plan (MOP) permits the enactment of an "H" Holding Provision to implement the policies of MOP for staging of development and specific

requirements. It is recommended that the following conditions be fulfilled prior to removal of the "H" Holding Symbol:

- Provision of updated grading and servicing drawings
- Provision of an updated Functional Servicing Report/Stormwater Management Report
- Submission of Final Remediation Report
- Completion and filing of a Record of a Site Condition with the Ministry of Environment and Climate Change
- Execution of a Section 37 Agreement for the provision of community benefits
- Execution of a Development Agreement including municipal infrastructure schedules to the satisfaction of the City

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding provision would be removed by further amendment to the Zoning By-law.

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 the Planning and Building Department alternative rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for back to back stacked townhomes is consistent with the overall intent, goals and objectives of the official plan as the site is located within the Downtown Hospital Intensification Area and will not destabilize the surrounding neighbourhood.
2. The proposed back to back stacked townhomes are compatible with the surrounding land uses as they propose residential uses at an appropriate density and provide a transition between high density apartments closer to Hurontario Street and low density uses to the east.
3. The proposed official plan provisions, as identified, are appropriate to accommodate the requested uses.

4. The proposed zoning standards, as identified in Appendix 2 (Proposed RM9-Exception), are not appropriate to accommodate the requested uses as they do not provide for any central amenity area on-site for use by the future residents and lack sufficient landscape buffers and should not be approved.
5. The proposed Planning and Building Department alternative zoning standards, as identified in Appendix 2 (P&B Alternative RM9-Exception), are appropriate to accommodate the requested uses with a sufficiently sized central amenity space and landscape buffers.

Attachments

Appendix 1: Information Report

Appendix 2: Zoning Standards

Appendix 3: Planning and Building Department Alternative Development Concept



Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Jonathan Famme, Development Planner - Central Area

City of Mississauga
Corporate Report



Date: February 22, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
 OZ 11/015 W7

Meeting date:
 2018/04/09

Subject

SECOND PUBLIC MEETING INFORMATION REPORT (WARD 7)

**Applications to permit 144 Back-to-Back Stacked Townhomes
 2024 and 2040 Camilla Road**

North side of North Service Road, west side of Camilla Road

Owner: Consulate Management Ltd.

File: OZ 11/015 W7

Recommendation

That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit 144 Back-to-Back Stacked Townhomes, under File OZ 11/015 W7, 2024 and 2040 Camilla Road, be received for information.

Report Highlights

- This report has been prepared for a second public meeting to hear from the community, as the previous public meeting on June 8, 2015 (see Appendix 1) was for a 20 storey apartment building with 168 stacked townhomes and the applicant has since removed the apartment tower and revised the plan to propose 144 back-to-back stacked townhomes
- The proposed development requires amendments to the official plan and zoning by-law
- Community concerns identified to date relate to flooding, traffic, height and density
- Prior to the next report, matters to be addressed include provision of satisfactory amenity space, landscaping and buffers, screening of garbage/loading area, safety of access, traffic impact study clearance by the Ministry of Transportation, and resolution of flood control measures to the satisfaction of the Credit Valley Conservation Authority.

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.



Aerial photo of subject lands

DETAILS OF THE PROJECT

The applications were amended on March 29, 2017 from a proposal for a 20 storey apartment building and 168 stacked townhomes to 144 back-to-back stacked townhomes.

Development Proposal	
Developer Owner:	Consulate Management Ltd.
Applicant:	Glen Schnarr & Associates Inc.
Number of units:	144
Height:	3 storeys
Floor Space Index:	1.4
Landscaped Area:	39%
Gross Floor Area:	17,352 m ² (186,775 ft ²)
Anticipated Population:	315* *Average household sizes for all units (by type) based on the 2016 Census.
Parking:	Required Proposed

Development Proposal		
resident spaces	237	196
visitor spaces	36	28
Total	273	224

Proposed concept plan is found in Appendix 2 and the elevations are contained in Appendix 3.



Existing site condition

LAND USE CONTROLS

The subject lands are located within the Downtown Hospital Character Area and are designated **Office** and **Residential High Density** (see Appendix I-3 within Appendix 1). The Office designation permits major office, secondary office, post-secondary educational facilities and accessory uses, while the Residential High Density designation permits apartment dwellings. As the lands are located within part of the Downtown, they are within a designated **Intensification Area**. The lands are also subject to the two-zone floodplain management concept, and are located in the flood fringe of Cooksville Creek. The flood fringe permits development provided the buildings are flood proofed to the regulatory flood level as required by Credit Valley Conservation and emergency access and pedestrian movement are not prevented during times of flooding. The applicant is proposing to change the designation to **Residential High Density – Special Site** to permit horizontal multiple dwellings (i.e. stacked-back-to-back townhomes in addition to apartment dwellings, and remove the lands from the flood fringe for Cooksville Creek.

The lands are currently zoned **H-O-9** (Office) and **H-D-6** (Development) (see Appendix I-4 within Appendix 1). The Office exception zone permits offices, medical offices, financial institutions, commercial schools and veterinary clinics. The Development exception zone only permits buildings and uses legally existing on the date the by-law was passed. Both are subject to regulations that require special measures to deal with flooding from Cooksville Creek. The “H” holding provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and

Credit Valley Conservation, and confirmation that safe access to the site has been provided. A rezoning is proposed from **H-O-9** (Office) and **H-D-6** (Development) to **RA5-Exception** (Apartment Dwellings) to permit 144 back-to-back stacked townhomes with site specific exceptions as outlined in Appendix 6.

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, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY

See Information Report dated May 19, 2015 in Appendix 1 for an outline of community comments from the May 27, 2015 community meeting held by Ward 7 Councillor Iannicca.

At the June 8, 2015 Public Meeting the same key concerns were highlighted and a petition was received from 45 residents against the proposed 20 storey high condominium apartment building. A community meeting was not held for the revised proposal.

The comments will be addressed along with any comments raised at the public meeting in the Recommendation Report, which will come at a later date.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 4 and school accommodation information is contained in Appendix 5. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Submission of a satisfactory concept plan including provision of an amenity area on-site and sufficient landscaping and buffers
- Sufficient screening of garbage/loading area from the street
- Location of a site access satisfactory to the City
- Clearance from the Ministry of Transportation on Traffic Impact Study
- Resolution of flood control measures to the satisfaction of Credit Valley Conservation
- Are the proposed zoning standards appropriate
- Will municipal service upgrades be required to service the site

Development and Design staff are in the process of preparing Urban Design Guidelines and revised Zoning by-law regulations for Horizontal Multiple Dwellings. Although the applications were submitted in advance of the guidelines being endorsed and the Zoning by-law regulations coming into effect, staff are reviewing the applications in the context of good urban design

principles, existing guidelines and standards, and existing RM9 (Horizontal Multiple Dwellings with more than 6 dwelling units) zoning regulations.

Development Requirements

There are engineering matters including: storm drainage, noise, traffic, and servicing 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: Information Report dated May 19, 2015
- Appendix 2: Proposed Concept Plan
- Appendix 3: Proposed Elevations
- Appendix 4: Agency Comments
- Appendix 5: School Accommodation
- Appendix 6: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Jonathan Famme, Planner, Development Central

4-1



Corporate Report

Clerk's Files

Originator's Files OZ 11/015 W7

DATE: May 19, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 8, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to Permit a 20 Storey Condominium Apartment Building, Stacked Townhouses and Townhouses 2024 and 2040 Camilla Road**
North side of North Service Road, west side of Camilla Road
Owner: Consulate Management Ltd.

Public Meeting/Information Report **Ward 7**

RECOMMENDATION: That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit a 20 storey condominium apartment building, stacked townhouses and townhouses under File OZ 11/015 W7, at 2024 and 2040 Camilla Road, be received for information.

REPORT HIGHLIGHTS:	<ul style="list-style-type: none"> • This report has been prepared for a public meeting to hear from the community; • The project does not conform with the Residential High Density and Office designations and requires an official plan amendment and a rezoning; • Community concerns identified to date include the appropriateness of development in the Cooksville Creek floodplain, proposed density and traffic impacts;
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- Prior to the next report, matters to be addressed include compatibility with the surrounding neighbourhood and resolution of design details and technical matters.

BACKGROUND:

The applications have been circulated for technical comments and a community meeting has been scheduled for May 27, 2015. 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	
Frontages:	195 m (640 ft.) – North Service Road 61 m (200 ft.) – Camilla Road
Gross Lot Area:	1.47 ha (3.63 ac.)
Existing Uses:	Vacant land (2040 Camila Road) and a two storey house that has been converted into an office (2024 Camila Road)

The property is located east of Hurontario Street and north of the Queen Elizabeth Way (QEW) in an area containing a mixture of residential, commercial, institutional and utility uses. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Hydro One utility corridor and apartment buildings
 East: Automobile service station and detached homes
 South: Across North Service Road and the QEW, townhomes and a retail plaza
 West: Hydro One utility corridor and St. Hilary's Anglican Church

DETAILS OF THE PROJECT

The proposal is for a high density condominium residential development to be constructed in two phases. The first phase would see the construction of 168 stacked townhouse units in five buildings, all with a height of three and a half storeys. A 20 storey

apartment building with 158 units and five townhouses along the south base of the tower is proposed for the second phase. All parking is proposed to be underground. Three access points are proposed for the site, two off the North Service Road and one off of Camilla Road.

As the site is within the “flood fringe” of the Cooksville Creek floodplain, the developer proposes to add fill to the lands to ensure that it will be protected from flooding during a serious storm event. Flood-free access to the development would be available through the northwest driveway entrance from North Service Road.

Development Proposal		
Applications submitted:	Received: November 8, 2011 Deemed complete: November 30, 2011 Revised: October 7, 2014	
Developer/Owner:	Consulate Management Ltd.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	331	
Gross Floor Area:	28 057 m ² (302,013 sq. ft.)	
Height:	20 storeys – apartment 3.5 storeys – stacked townhouses	
Lot Coverage:	49%	
Floor Space Index:	1.9	
Landscaped Area:	30%	
Gross Density:	225 units/ha 91 units/acre	
Road type:	Condominium private road	
Anticipated Population:	932* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking	Required	Proposed
resident spaces	(Phase I + Phase II) 454 (236 + 218)	(Phase I + Phase II) 454 (236 + 218)
visitor spaces	76 (42 + 34)	67 (34 + 33)
Total	530	521
Green Initiatives	<ul style="list-style-type: none"> Carbon monoxide monitoring system in parking garages to increase energy 	

Development Proposal	
	<p>efficiency of fans used for fresh air distribution</p> <ul style="list-style-type: none"> • High efficiency HVAC systems • Low Impact Development (LID) techniques including bioswales and pervious stable surfaces • Electric car rough-ins for recharging

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

LAND USE CONTROLS

The subject lands are designated **Office** and **Residential High Density** within Mississauga Official Plan. In addition, the lands are located within the Downtown Hospital Character Area and are subject to the two-zone floodplain policies associated with Cooksville Creek. The applicant has requested that the lands be redesignated to **Residential High Density - Special Site** and that Maps 12-5.1 and 16-6.1 of Mississauga Official Plan be changed to illustrate revised limits of the floodway and flood fringe areas.

A rezoning is proposed from **H-O-9** (Office) and **H-D-6** (Development) to **RA5-Exception** (Apartment Dwellings).

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

Bonus Zoning

Section 37 of the *Planning Act* and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back to the Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting is scheduled to be held by Ward 7 Councillor Nando Iannicca on May 27, 2015. Two written comments have been received to date, one from an area resident who indicated traffic-related concerns and one from the Cooksville Munden Homeowners Organization (CMPHO). CMPHO's concerns are summarized below:

- Due to the flooding and location within the Cooksville Creek floodplain, these lands are not suitable for development;
- The proposal is too dense for this site;
- There will be an increased strain on public services and infrastructure;
- There will be adverse traffic, parking and safety impacts generated by the proposed development
- The shadow impacts will be unacceptable;
- There will be a lack of privacy due to overlook conditions;
- The condominium units will be converted to rental units given their small unit size. This could increase local crime rates.
- There are health concerns for residents of the proposed development due to the proximity of the QEW and the Hydro One corridor;
- Construction-related disruptions will impact the surrounding community.

These issues, along with any others raised by the community at the May 27, 2015 meeting and the public meeting, will be addressed in the Recommendation Report, which will come at a later date.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project;
- Is the proposal compatible with the character of the area given its land use, height, massing, setbacks, landscaping, building configuration and technical requirements;
- Have all concerns related to flooding and grading been fully addressed;
- Do the lands require environmental remediation;
- Are the proposed design details and zoning standards appropriate;
- Will municipal service upgrades and associated easements be required to service the site;
- Have all other technical requirements and studies related to the project been found to be acceptable.

OTHER INFORMATION

A number of studies, reports and drawings have been submitted by the applicant in support of the applications. The list is below and these documents are available for review.

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Comprehensive Two Zone Study of the Cooksville Creek – Camilla Road Area
- Traffic Study
- Urban Design Brief
- Preliminary Pedestrian Level Wind Study
- Shadow Study
- Noise Control Feasibility Study
- Phase I Environmental Site Assessment
- Development Concept Plan, Elevations and Floor Plans
- Preliminary Fill Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

There are engineering matters including storm drainage, noise reduction, sidewalks and utilities which will require the applicant to enter into agreements with the City.

FINANCIAL IMPACT:

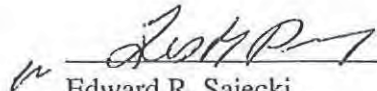
Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other official commenting agency must be met.

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 all the issues are resolved.

ATTACHMENTS:

Appendix I-1: Site History
 Appendix I-2: Aerial Photograph
 Appendix I-3: Excerpt of Mississauga Official Plan
 Appendix I-4: Existing Land Use and Proposed Zoning Map
 Appendix I-5: Concept Plan
 Appendix I-6: Elevations
 Appendix I-7: Agency Comments
 Appendix I-8: School Accommodation
 Appendix I-9: Summary of Existing and Proposed Mississauga Official Plan Policies
 Appendix I-10: Summary of Existing and Proposed Zoning Provisions and Applicant's Draft Zoning By-law Amendment
 Appendix I-11: General Context Map



 Edward R. Sajecki
 Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

Consulate Management Ltd.

File: OZ 11/015 W7


Site History

- July 17, 1986 – A minor variance application (A 86/481) was submitted to permit the temporary use of a medical/dental office at 2024 Camilla Road. Approval was received and subsequent applications were approved in 1991 (A 91/285) and 1996 (A 96/393) to secure the continuation of the temporary use approval.
- September 12, 1986 – A building permit (BP 86/9385) and certificate of occupancy (COC 86/4661) were issued for 2024 Camilla Road.
- November 5, 1986 - A demolition permit (BP 86/1260) was issued for the dwelling at 2040 Camilla Road.
- August 27, 1987 – A rezoning application (OZ 87/082 W7) was submitted to permit the medical/dental office at 2024 Camilla Road. A site plan application (SP 89/035 W7) was submitted on February 2, 1989. Both files were subsequently cancelled on January 11, 1994.
- Between 1972 and 1994 there were four official plan amendment and rezoning applications submitted for the lands at 2040 Camilla Road. All applications were eventually cancelled between 1988 and 2007.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed.

4.7 - 27



LEGEND:

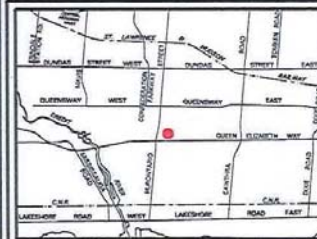
 SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING OF 2014



SUBJECT:

CONSULATE MANAGEMENT LTD.



FILE NO:
OZ 11015 W7
DWG. NO:
11015A
SCALE:
1:3000
PDC DATE:
2015 06 08
DRAWN BY:
B. KRUGER

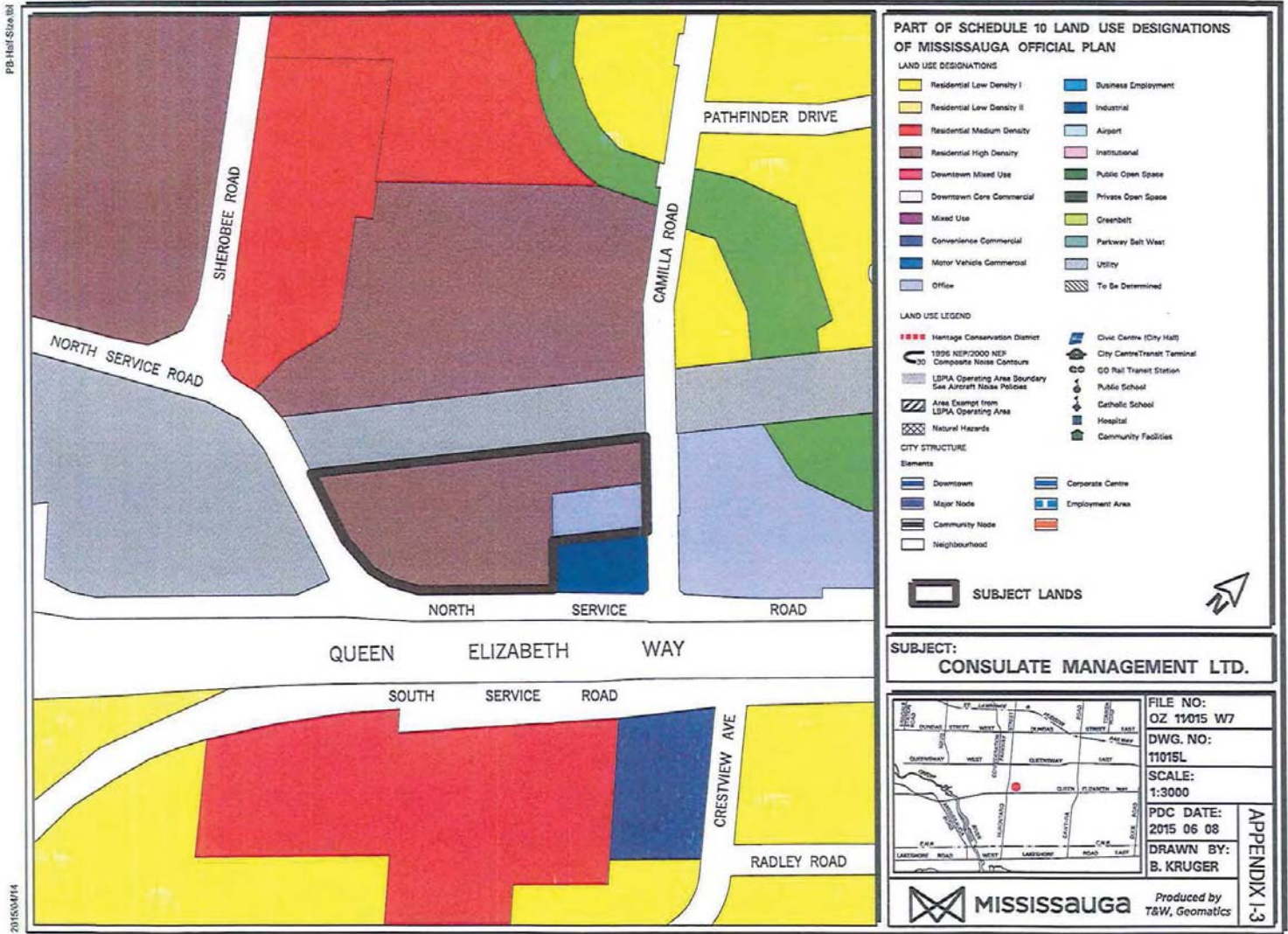
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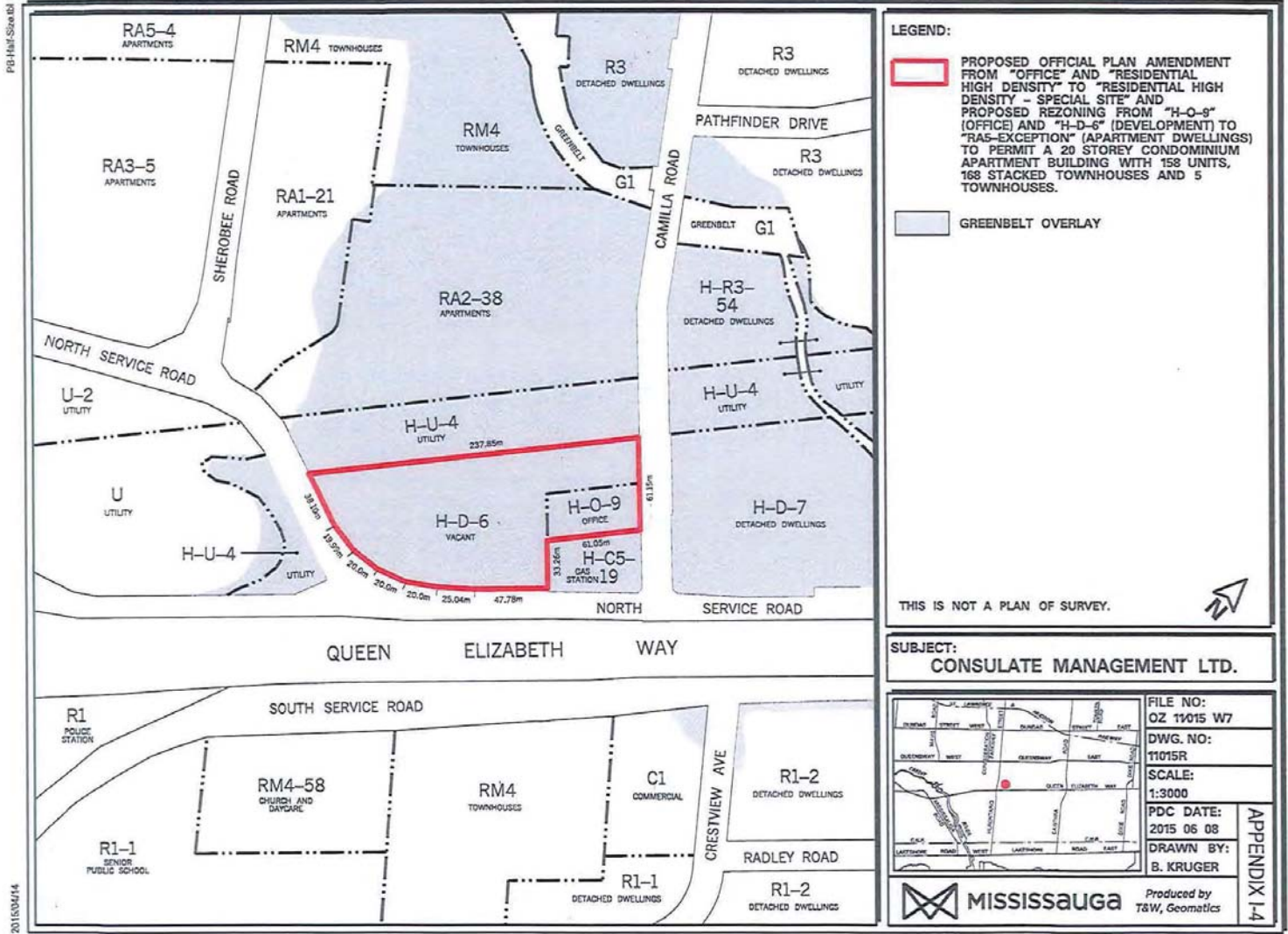
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T&W, Geomatics

4-9



4-10



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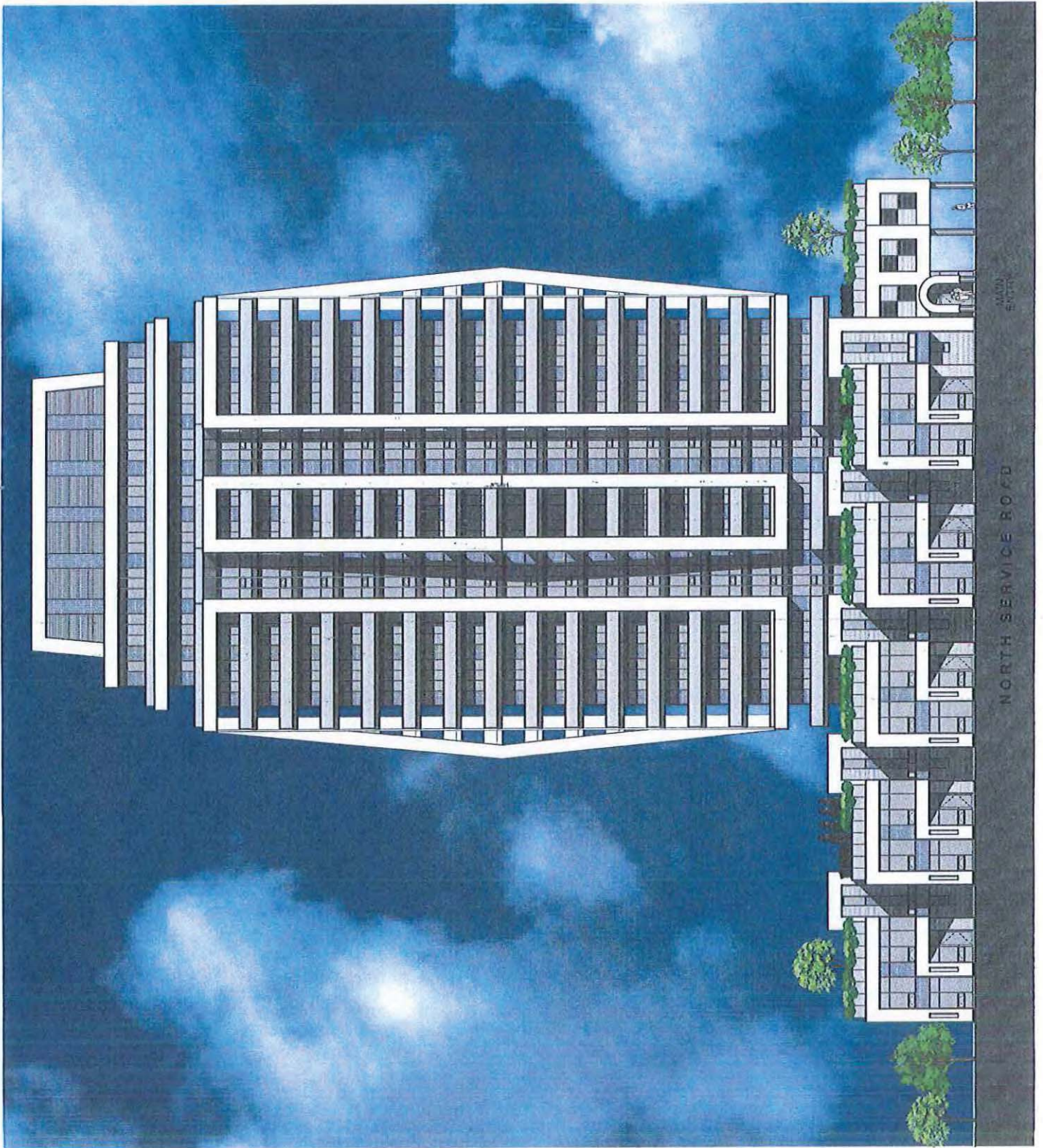
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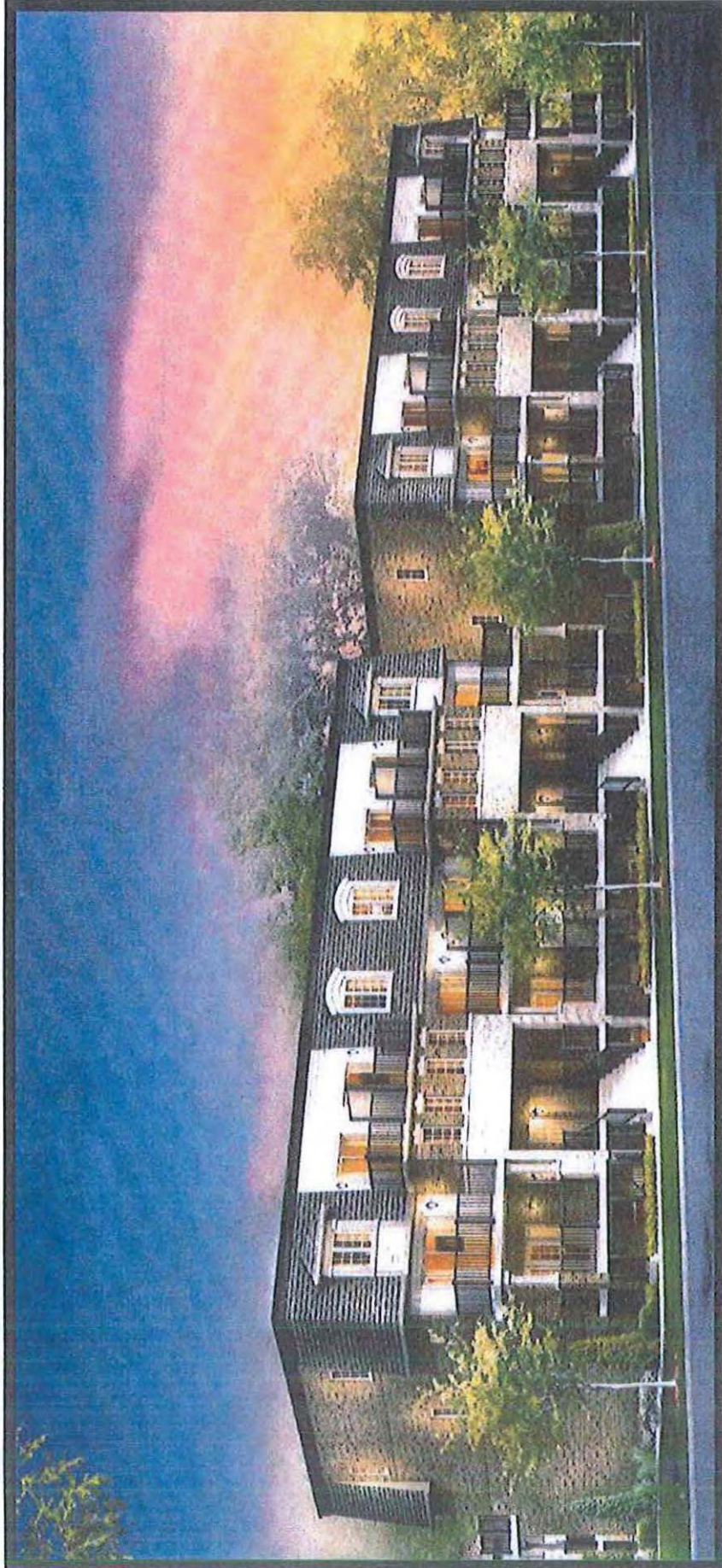
CONCEPT PLAN



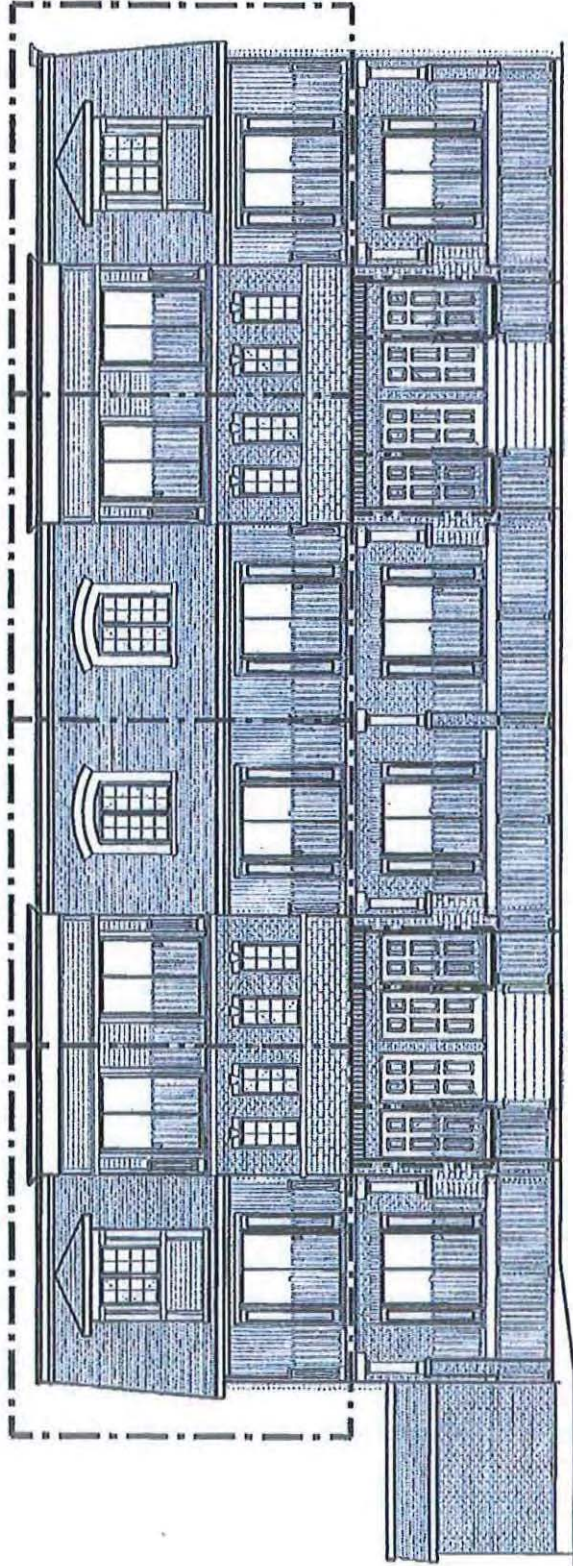
ELEVATIONS



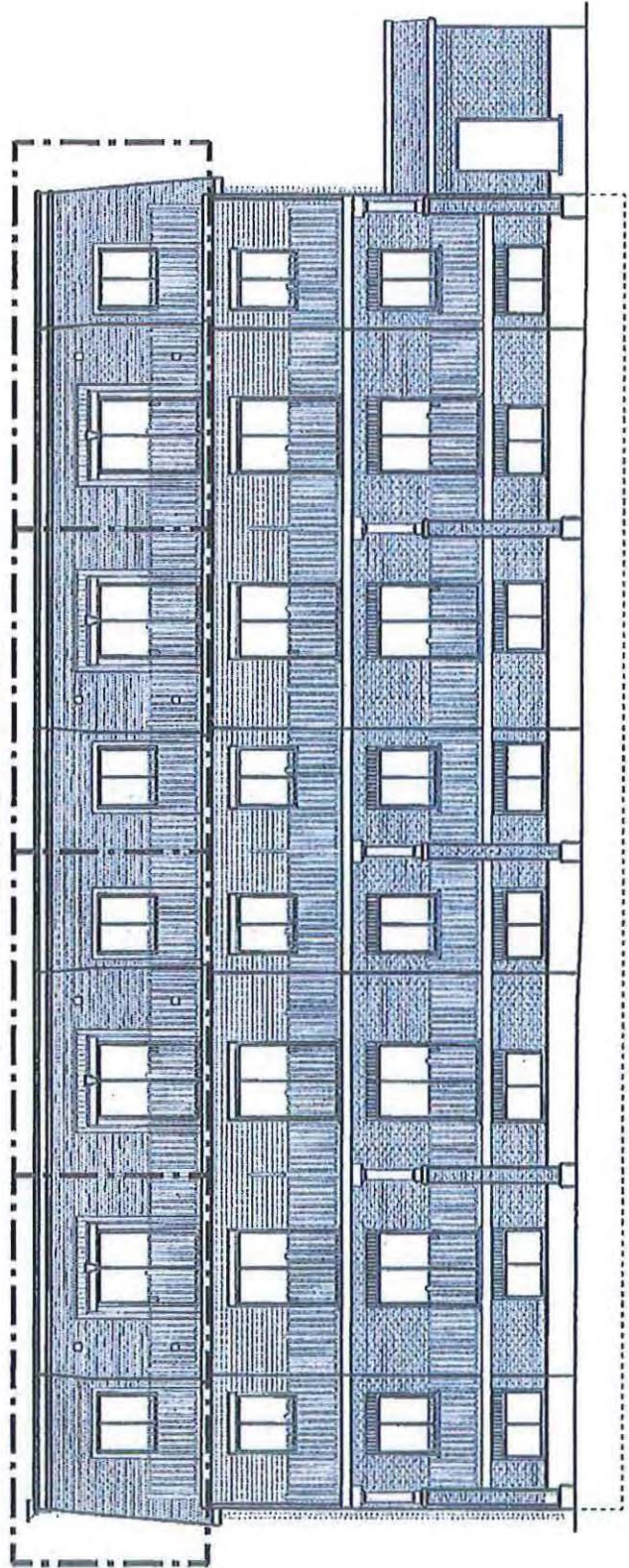
ELEVATIONS



4-15



FRONT ELEVATION - BELL



REAR ELEVATION - BELL

Consulate Management Ltd.

File: OZ 11/015 W7

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (March 19, 2015)	<p>In general, the Ministry of Transportation (MTO) has no objection to the proposed applications. However, a number of comments must be addressed during the site plan approval stage, including the following:</p> <ul style="list-style-type: none"> - Any embankment/slope that is essential for the development is not permitted within the 14.0 m (45.9 ft.) MTO setback. If the embankment/slope is not essential for the development, MTO permits a maximum 3:1 slope. If this non-essential embankment/slope is to be removed in the future, it must not affect the development/structure; - MTO building and land use permit must be obtained prior to any grading/construction activities; - The proponent will be required to meet all applicable standards prior to obtaining any permits; - The Highway Engineering Office has confirmed that the previously requested the ministry standard of the 14.0 m (45.9 ft.) setback was applied and it is acceptable; - Please be advised that all proposed permanent buildings and structures both above and below ground, utilities, frontage roads/fire routes, essential parking spaces, storm water management facilities (including ponds and associated berms) and noise walls must be set back 14.0 m (45.9 ft.) from the highway right-of-way limit; -The Traffic Impact Study was prepared in 2011 with a different proposed site plan showing two residential high rise buildings (Tower A - 21 stories and Tower B - 18 stories). However, in the revised site plan there is only one high rise building as well as townhouses. The consultant should revise the analysis and report accordingly.

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
Region of Peel (December 9, 2015)	<p>An existing 300 mm/350 mm (12 in./14 in.) diameter water main is located on North Service Road (Pressure Z1). An existing 150 mm (6 in.) diameter water main is located on Camilla Road (Pressure Z2). An existing 250 mm (10 in.) diameter sanitary sewer is located on Camilla Road.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services.</p> <p>The Functional Servicing Report (FSR) prepared by Crozier & Associates, dated July 2014 was reviewed as part of the revised submission. A number of technical revisions are required, including matters related to servicing design, connection information and hydrant flow tests.</p> <p>The Region of Peel will provide front-end and curbside collection of garbage and recycling to the residential units provided that the Developer meets the requirements set out in Section 2 of the Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board (April 1, 2015)	<p>The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
Peel District School Board (April 1, 2015)	<p>The Peel District School Board has indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p> <p>In addition, if approved, the Peel District School Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
<p>Credit Valley Conservation (CVC) (February 3, 2015)</p>	<p>Figure 1 of the Comprehensive Two Zone Study (prepared by Crozier and Associates, dated July 2014) illustrates the area within the floodplain that can be filled without causing adverse impacts, as well as the extent of safe ingress/egress within the floodplain. The information provided also demonstrates the subject property is located within the area of theoretical fill placement (ATFP), that safe ingress/egress can be achieved and the site can be flood proofed by filling to an elevation of 99.9 m (327.7 ft.) (0.30 m [1 ft.] above the regulatory flood elevation).</p> <p>CVC staff recognizes it may not be practical for the entire ATFP to be filled - recognizing technical constraints such as the size, location and configuration of lots in relation to the floodplain characteristics. Notwithstanding this, the conclusions and recommendations of the report are generally acceptable for these purposes.</p> <p><i>Flood Remediation</i> Although the study concludes the reconstruction of the culvert at the QEW is not required, CVC staff continues to encourage the City to pursue a 'flood remediation' financial agreement - consistent with the provisions in Sections 12.5.2 and 16.6.3 of Mississauga Official Plan. The approval of the Two Zone</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>floodplain management approach for this area was based on the Two Zone being an 'interim condition'. In this regard, it was expected future improvements to the QEW culvert would provide permanent flood relief and eliminate flood risks for a substantial portion of the study area and/or reliance on flood proofing measures. Recognizing the timing for the opportunity to replace the QEW culvert may be uncertain, any funds collected could be used for alternative flood remediation projects that benefit this study area.</p> <p><i>Planning Process</i></p> <p>Recently, CVC and City staff held discussions regarding the anticipated process for the implementation of this development proposal. The existing Mississauga Official Plan provides guidance on utilizing a holding zone to provide direction as to future permitted uses while ensuring flood proofing and safe access are addressed prior to development. It is CVC staff's expectation that the implementing Zoning By-law will be amended to remove the holding symbol when the requirements for flood proofing, the provision for safe access to the proposed development and a detailed spill assessment have been completed. Recognizing the findings of the submitted materials, it is anticipated mechanisms such as Servicing Agreements, Development Agreements and Letters of Credit will be used to assist in facilitating the implementation and phasing of the development.</p> <p>As previously stated, the submitted Comprehensive Two Zone Study sufficiently demonstrates flood proofing provisions may be achieved for the subject property - although some minor items remain outstanding. It should be noted the development potential for other areas within the study area are limited (flood fringe) and/or restricted (floodway) due to a lack of safe access and the location of flood fringe/floodway on the properties. Technical revisions in the areas of stormwater management (servicing, quality control, erosion control, water balance), floodplain management, and grading and safe ingress/egress are required.</p> <p>It is expected that the development will be phased so that the subject lands are flood proofed prior to final site plan approval</p>

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	<p>or building permit issuance (i.e. filled to an elevation a minimum 0.3 m [1 ft.] above the Regulatory Flood Elevation). In this regard, confirmation/certification that the site has been flood proofed in accordance with the approved plans will be required prior to CVC staff recommending final site plan approval or issuance of building permits.</p>
<p>Enbridge Gas Distribution (April 1, 2015)</p>	<p>-Enbridge Gas Distribution does not object to the proposed applications.</p> <p>-Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.</p> <p>-Enbridge Gas Distribution's records indicate that soil in this area may be contaminated. Information on soil quality, including identification of contaminants and concentrations in soil (if any), will be required such that appropriate health and safety measures can be implemented for Enbridge workers, and soil disposal arrangements can be made in advance of any gas service construction work. If the area is remediated, confirmation from the owner, with supporting documentation will be required prior to gas service construction.</p>
<p>Enersource Hydro Mississauga Inc. (December 9, 2014)</p>	<p>-Initial supply could be made available subject to timing, prior use and coordination with adjacent lands.</p> <p>-Electrical servicing shall be in accordance with Enersource Hydro Mississauga's requirements.</p> <p>-Easement may be required for guying new supply circuits (crossing QEW).</p> <p>-The applicant is requested to contact Enersource Hydro Mississauga well in advance to arrange for the design and installation of the electrical distribution system. An Offer to Connect will be made for the development that is consistent with the rules outlined in Chapter 3 of the Ontario Energy Board's Distribution System Code.</p>
<p>Hydro One Networks Inc. (November 28, 2014)</p>	<p>The proposed development not only abuts the Hydro One corridor but also illustrates a berm on the corridor lands. It is general practice that Hydro One Networks Inc. (HONI) does not allow a developer to drain any water towards the corridor. At the site plan stage a number of conditions will be required, including the following:</p>

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	<p>- Permanent 1.5 m (4.9 ft.) high chain link fencing must be installed after construction is completed along the common property line at the developer's expense.</p> <p>-The proponent must obtain approval from HONI for any uses (i.e. parking, landscaping, road crossings, etc.) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The transmission corridor is not to be used without the express written permission of HONI. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (April 9, 2015)</p>	<p>In comments dated November 26, 2015 and updated April 9, 2015 this Department notes that Camilla Park (P-028) is located approximately 800 m (2,625 ft.) from the site and provides passive recreation opportunities and two play sites. In the event that the application is approved, the Community Services Department - Park Planning notes that street tree contributions will be required prior to the enactment of By-Law.</p> <p>Further, prior to the issuance of building permit, 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.</p>
<p>City Community Services Department – Culture Division (April 1, 2015)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>An archaeological assessment has been submitted. Ministry clearance is pending.</p>
<p>City Community Services</p>	<p>Fire has reviewed the rezoning/OPA applications from an</p>

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Department – Fire and Emergency Services Division (December 4, 2014)	emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (April 14, 2015)	<p>T&W confirmed receipt of a Site Plan, Preliminary Servicing Plan, Preliminary Grading Plan, Comprehensive Two Zone Study, Functional Servicing and Stormwater Management Report, Noise Control Feasibility Study, Phase I Environmental Site Assessment, Geotechnical Investigation and Traffic Impact Study Addendum circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to revise the proposal and provide additional technical details in support of the application. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> • Road widening and access geometric design • Traffic implications • Stormwater servicing design • Grading details • Phasing details • Compliance with the City/MOECC acoustic guidelines, • Phase I and Phase II Environmental Site Assessment • Approvals of CVC, Hydro One, and Trans-Northern Pipelines <p>The above aspects will be addressed in detail prior to the Recommendation Report. The applicant's plans shall also be revised to address the Ministry of Transportation for Ontario (MTO) comments and conditions with respect to minimum setbacks from MTO property, access locations, and grading details.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> -Bell Canada -Canada Post -Development Services, Planning and Building Department

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Agency / Comment Date	Comment
	-Rogers Cable -Trans-Northern Pipeline Inc.
	The following City Departments and external agencies were circulated the applications but provided no comments: -Conseil Scolaire de District Catholique Centre-Sud -Conseil Scolaire Viamonde -Enbridge Pipelines Inc. -Realty Services, Corporate Services Department -Trillium Health Partners

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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"> 35 Kindergarten to Grade 5 15 Grade 6 to Grade 8 20 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Munden Park Public School <ul style="list-style-type: none"> Enrolment: 494 Capacity: 433 Portables: 3 Camilla Road Middle School <ul style="list-style-type: none"> Enrolment: 692 Capacity: 669 Portables: 3 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,191 Capacity: 1,203 Portables: 1 <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"> 14 Junior Kindergarten to Grade 8 11 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Timothy Elementary School <ul style="list-style-type: none"> Enrolment: 572 Capacity: 352 Portables: 3 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 487 Capacity: 807 Portables: 0

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Summary of Existing and Proposed Mississauga Official Plan Policies

Existing Official Plan Provisions

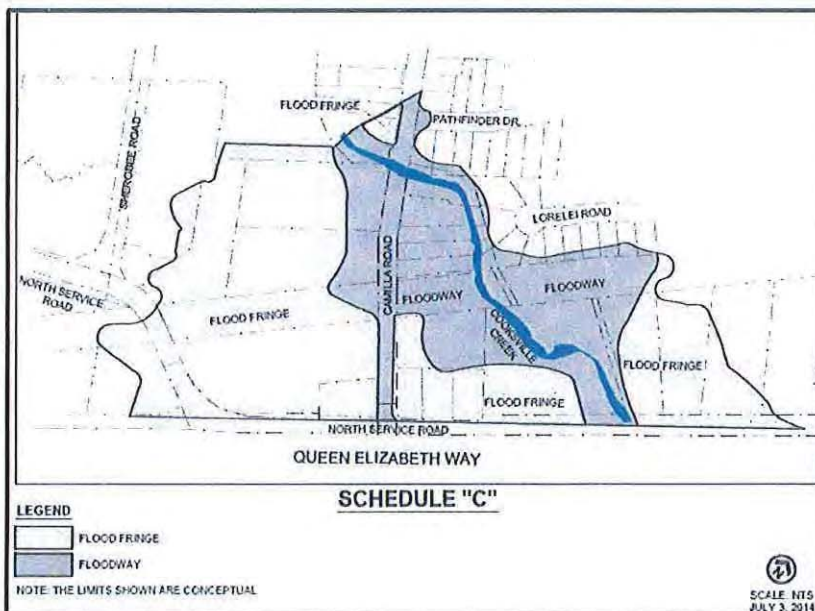
Office, which permits office and accessory uses.

Residential High Density, which permits apartment dwellings not exceeding 25 storeys. The Floor Space Index (FSI) range for this site is 1.5-2.9.

Proposed Official Plan Amendment Provisions

In addition to redesignating all of the site to **Residential High Density – Special Site** the applicant is proposing the following:

- Notwithstanding the policies of this Plan, horizontal multiple dwellings (i.e. stacked townhouses) and townhouses also be permitted;
- Amending Map 12-5: Downtown Hospital Character Area to apply an FSI range of 1.5 – 2.9 to the entire site;
- Replacing Maps 12-5.1 and 16-6.1 (Cooksville Creek Floodplain Management Concept) with the map below:



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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 Section 5.3.1 Section 5.5	<p>The Downtown will contain the highest densities, tallest buildings and greatest mix of uses. It is Mississauga’s Urban Growth Centre as identified in the Provincial Growth Plan.</p> <p>The focus for intensification will be the intensification areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas.</p>
Section 6 – Value the Environment	Section 6.3.2 Section 6.3.2.2 Section 6.7	<p>The subject site is identified as Natural Hazard Lands within Mississauga Official Plan.</p> <p>Lands subject to flooding are a danger to life and property and, as such, development is generally prohibited. However, it is recognized that some historic development has occurred within flood plains and may be subject to special flood plain policy consideration.</p> <p>Development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved.</p> <p>Contaminated sites must be identified and appropriately addressed by the proponent of development. This includes the submission of required information identifying potential contamination and planned remedial actions if contamination is confirmed.</p>
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.

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	Specific Policies	General Intent
Section 9 – Building a Desirable Urban Form	Section 9.2.1 Section 9.5	<p>Intensification Areas are a major building block of the city pattern and, as such, will be expected to exhibit high standards of urban design that will result in vibrant and memorable urban places. They are intended to create order and a sense of place, with a scale that varies with their intended purpose and role in the urban hierarchy.</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> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated.</p>
Section 12 - Downtown	Section 12.5 Section 12.5.2	<p>The area subject to these policies within the Downtown Hospital Character Area is generally located west of Cooksville Creek. The lands are subject to the two-zone floodplain management concept, which divides the regulatory floodplain into two portions known as the floodway and the flood fringe. The limits of the flood fringe and the floodway are conceptual, the exact limits of which will be determined through further study. There are several polices relating to permitted and prohibited uses in the floodway and flood fringe.</p>

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

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Summary of Existing and Proposed Zoning By-law Provisions

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics. The provisions of Subsection 2.1.24 which relate to the Cooksville Creek Flood Plain Area apply. The holding symbol H is to be removed from the whole or any part of the lands upon satisfaction of the following requirements:

- A letter from a Registered Professional Engineer certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation (CVC);
- Written confirmation from CVC that safe access to the site has been provided.

H-D-6 (Development), which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure. The same provisions as outlined above are required in order to remove the holding symbol from the lands.

Summary of Proposed Zoning Standards

Zone Standards	Required RA5 Zoning By-law Standards	Proposed RA5-Exception Zoning By-law Standards
Uses	Apartment dwelling; long-term care dwelling; retirement dwelling	Apartment dwelling; horizontal multiple dwelling; townhouse dwelling
Minimum front and exterior side yards	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) - 7.5 m (24.6 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) - 8.5 m (27.9 ft.)</p>	<p>- Minimum front yard for that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) from the portion of frontage as shown on Schedule RA5-XX of this Exception (See Appendix I-10, Page 3) - 0.0 m (0.0 ft.)</p> <p>- Minimum exterior side yard for that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) - 2.0 m (6.6 ft.)</p>
Minimum interior side yard	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) - 4.5 m (14.8 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) - 6.0 m (19.7 ft.)</p>	<p>- For that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) - 4.5 m (14.8 ft.)</p>

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Minimum rear yard	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) – 7.5 m (24.6 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) – 10.0 m (32.8 ft.)</p>	<p>- For that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) – 4.5 m (14.8 ft.)</p> <p>- Minimum rear yard for that portion of an accessory building with a height less than or equal to 13.0 m (42.6 ft.) – 0.5 m (1.6 ft.)</p>
Minimum Landscape Area	40% of the lot area	20% of the lot area
Minimum amenity area	The greater of 5.6 m ² (60.3 sq. ft.) per dwelling unit or 10% of the site area	10% of the site area
Visitor Parking	<p>Condominium Apartment Dwelling – 0.2 spaces per unit</p> <p>Condominium Townhouse Dwelling – 0.25 spaces per unit</p> <p>Condominium Horizontal Multiple Dwelling – 0.25 spaces per unit</p>	0.20 spaces per unit
- See applicant's draft zoning by-law for all requested provisions (following pages)		

A by-law to amend By-law Number 0225-2007, as amended.

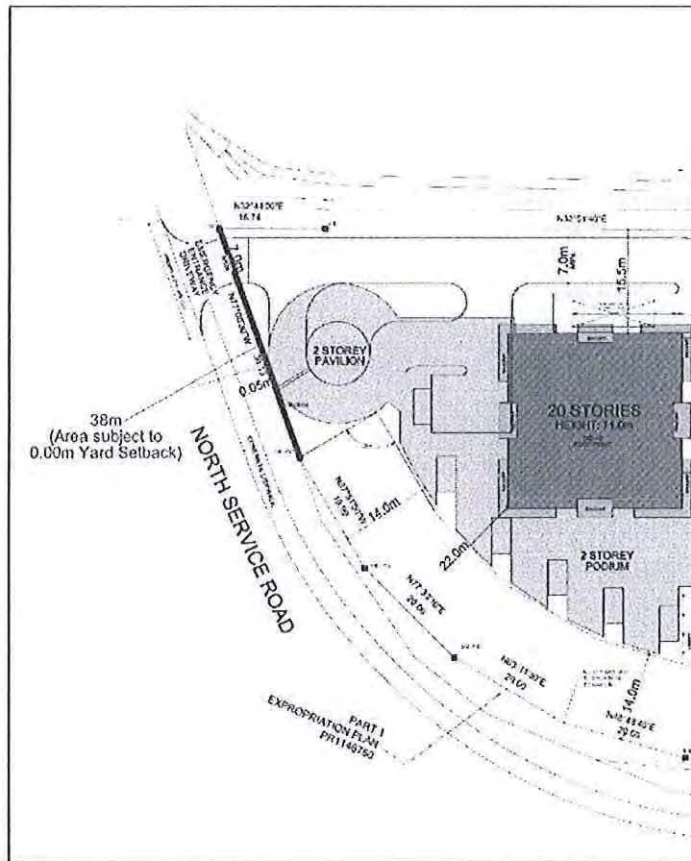
WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1. By-Law Number 225-2007, as amended, being a City of Mississauga Zoning By-Law, is further amended by changing the zone for lands identified on Schedule "A" attached herewith from "H-D-6" (Holding – Development – Special Exemption) and "H-O-9" (Holding- Office - Special Exemption), to "RA5-XX" (Apartment Dwellings – Special Exemption) and to remove the Greenbelt Overlay.
2. By-Law Number 0225-2007, as amended, being a City of Mississauga By-law, is further amended by deleting Section 5.2.2.9.
3. By-Law Number 0225-2007, as amended, being a City of Mississauga By-law, is further amended by deleting Section 12.3.3.6.
4. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Exception:

4.15.6.X	Exception: RA5-XX	Map # 14	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Permitted Uses:			
4.15.6.XX.1 In addition to the uses permitted in an RA5 zone, lands zoned RA5-XX shall also be used for the following:			
(1) Apartment Dwellings			
(2) Horizontal Multiple Dwellings			
(3) Townhouse Dwellings			
Regulations			
4.15.6.XX.1	The regulations contained in Table 4.15.1 of this By law shall apply except that:		
4.15.6.XX.2	For the purposes of this By-Law the front lot line shall be the lot line abutting North Service Road; the rear lot line shall be the lot line at the northern limit of the property abutting lands zoned "Utility"; and, the exterior side lot shall be the lot line abutting Camilla Road.		
4.15.6.XX.3	Minimum front yard for that portion of the dwelling with a height less than or equal to 15.0m for the portion of frontage as shown on Schedule RA5 – XX of this Exception.		0.00 m
4.15.6.XX.4	Minimum exterior side yard for that portion of the dwelling with a height less than or equal to 15.0m.		2.0 m
4.15.6.XX.5	Minimum interior side yard for that portion of the dwelling with a height less than or equal to 15.0m.		4.5 m
4.15.6.XX.6	Minimum rear yard for that portion of the dwelling with a height less than or equal to 15.0m.		4.5 m
4.15.6.XX.7	Minimum rear yard for that portion of an accessory building with a height less than or equal to 13.0m.		0.50 m
4.15.6.XX.8	Maximum encroachment of a balcony , porch, sunroom, window, chimney , pilaster, cornice, balustrade, staircase, landing, awning or roof eaves into a required yard .		3.5 m
4.15.6.XX.9	Minimum above grade separation between a dwelling and accessory building for that portion of a building with a height less than or equal to 15.0 m		1.2 m
4.15.6.XX.10	Minimum set back from surface parking spaces or aisles to any lot line other than a street line .		0.5 m
4.15.6.XX.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line .		0.0 m
4.15.6.XX.12	Minimum landscaped area		20%
4.15.6.XX.13	Minimum depth of a landscaped buffer abutting an exterior side lot line.		2.0 m

4.15.6.X	Exception: RA5-XX	Map # 14	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
4.15.6.XX.14	Minimum depth of a landscaped buffer abutting a rear lot line.		0.50 m
4.15.6.XX.15	Minimum amenity area		10% of the site area
4.15.6.XX.16	Minimum required Visitor parking		0.20 spaces/unit



Schedule RA5 - XX

- 5. Map Number 14 of Schedule "B" to By-Law Number 0225-2007, as amended, being a City of Mississauga Zoning By-Law, is hereby further amended by changing thereon from "H-D-6" and "H-O-9" to "RA5-XX", the zoning of Part of Lot 6, Registered Plan B-27, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX" shall only apply to the lands which are shown on the attached Schedule "A".
- 6. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number _____ is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

CLERK

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THIS IS SCHEDULE "A"

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



NOTE:
All measurements are in
metres and are minimum
setbacks, unless otherwise noted.

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

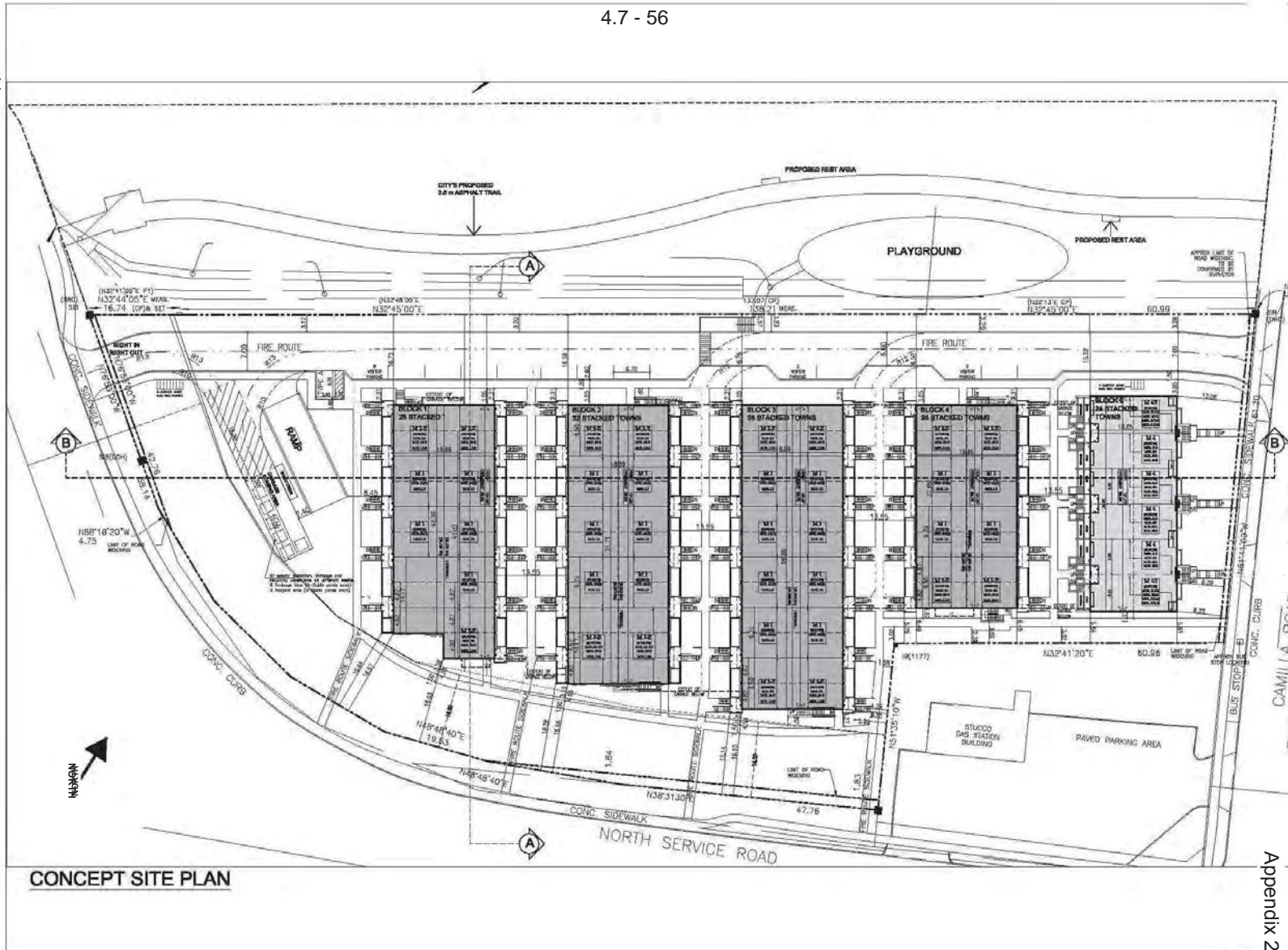
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "H-O-9" and "H-D-6" to "RA5-XX".

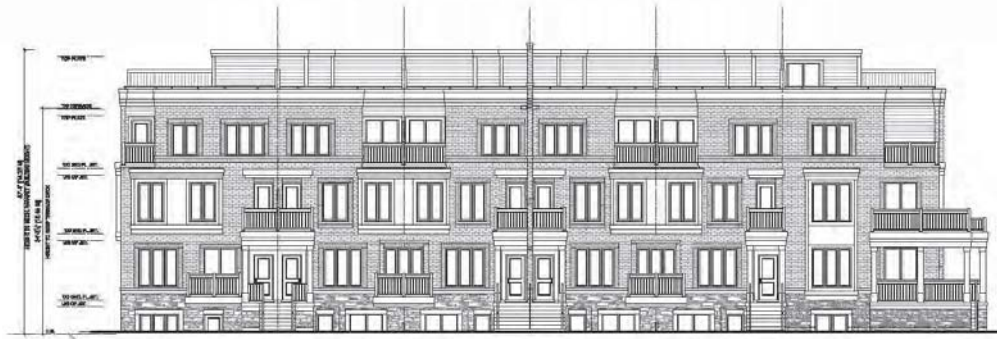
"RA5-XX" permits apartment dwellings, townhouse dwellings and horizontal multiple dwellings with specific lot standards required to implement the proposed development.

Location of Lands Affected

North side of North Service Road, west of Camilla Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from





**SAMPLE CONCEPT ELEVATION
FRONT & REAR**



**SAMPLE CONCEPT ELEVATION
SIDE ELEVATION**



**SAMPLE CONCEPT ELEVATION
SIDE ELEVATION**

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Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (February 28, 2018)	<p>The Ministry of Transportation (MTO) states that the proposed right-in/right-out access from North Service Road must be restricted (median island is not possible as it is a 2 lane cross-section). The developer will be required to construct a right turn lane into the site. If the right turn lane is not possible then the access will be restricted to a right-out only.</p> <p>A 14 metre (46 ft.) setback from the MTO right-of-way applies to all above and below grade structures including required parking.</p> <p>Underground storage tank drawings will be required for MTO review at the site plan stage.</p>
Region of Peel (February 1, 2018)	<p>An existing 150mm (6 in.) diameter water main is located on Camilla Road (Zone 2), and an existing 350mm (14 in.) diameter water main is located on North Service Road (Zone 1). There is also an existing 250mm (10 in.) diameter sanitary sewer located on Camilla Road. 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. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p> <p>A revised hydrant flow test will be required for the water component. The hydrant flow test should be completed for the watermains that will supply the connection(s). In addition, the Region will require servicing drawings that show all connections and sizes. A digital copy of the revised hydrant flow test and accompanying servicing drawings is preferred.</p> <p>A non-refundable Report Fee of \$500 as per current fee By-law 60-2016 is required to be paid to the Region of Peel.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of services.</p>

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Agency / Comment Date	Comment
	The Region of Peel will provide front-end and curbside collection of garbage and recycling to the residential units provided that the Developer meets the requirements set out in the Waste Collection Design Standards Manual.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 22, 2018 and March 2, 2018)	<p>In comments, dated March 2, 2018 from the Peel District School Board, and dated February 22, 2018 from the Dufferin-Peel Catholic District School Board, they responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the Development Agreement and to any offers of purchase and sale.</p>
Credit Valley Conservation (January 24, 2018)	<p>In comments dated January 24, 2018 Credit Valley Conservation Authority stated that the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in area adjacent to Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit). The subject property is regulated due to the presence of the floodplain associated with Cooksville Creek.</p> <p>In addition to flood free access being provided to the site, CVC require certain technical matters to be addressed prior to Recommendation Report including stormwater management techniques, correctly labelling floodlines on all drawings, clarification of water volumes, calculations and length of orifice pipe, and provision engineer certification on all final drawings and documents.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 27, 2018)	<p>In comments dated February 27, 2018 this Department notes that Camilla Park (P-028) is located approximately 800m (2625 ft.) from the site and provides passive recreation opportunities and two play sites.</p> <p>The subject development site is adjacent to utility corridor, zoned H-U-4, and under Hydro One Networks Inc. ownership.</p>

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Agency / Comment Date	Comment
	<p>The City currently has a License Agreement with Hydro One Networks Inc. to construct and maintain a multi-use trail in this corridor. The applicant's proposal to include a play site within the utility corridor cannot be supported by this Department for the considerations below:</p> <ul style="list-style-type: none"> • a multi-use trail, permitted under current zoning, is proposed within this section of hydro corridor, and locating a play site in such close proximity to a multi-use trail is a safety concern • a play site is not permitted within H-U-4 zone • a minimum of 35 meters (114.8 ft.) setback from the centre of the play site to the property line is required which the current proposal does not • a minimum of 15 metre (49 ft.) setback from existing or future hydro pole is required from any proposed structure <p>Furthermore, prior to the issuance of building permit, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990.c.P.13, as amended) and in accordance with the City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (June 20, 2017)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resources and therefore an archaeological assessment was required. The Ministry of Tourism and Culture provided clearance on the archaeological assessment on June 12, 2012 and there are no further heritage planning concerns.</p>
<p>City Community Services Department – Fire and Emergency Services Division (April 25, 2017)</p>	<p>Fire has reviewed the rezoning application 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 (February 27, 2018)</p>	<p>The applicant has been requested to provide additional technical details in support of the application as follows;</p> <ul style="list-style-type: none"> • Revised engineering drawings to add additional technical details • Traffic turning movement diagrams • An updated sightline distance evaluation • Access and turnaround details to ensure they are adequate for Fire and Waste Collection vehicles • Updated drawings and reports showing right-of-way widening details • Updated Functional Servicing / SWM Report as well as

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Agency / Comment Date	Comment
	<p>a Soil Investigation Report</p> <ul style="list-style-type: none"> • An Environmental Remediation Report <p>The above reports and additional details are to be addressed prior to the Recommendation Report.</p> <p>The applicant is to also address any MTO, C.V.C., Hydro One and Trans-Northern Pipelines comments.</p> <p>It should be noted that it is recommended that an 'H' Holding Zone be placed on these lands to address requirements for 'municipal infrastructure' through the Development Agreement in support of this proposal.</p>
Hydro One Networks Inc. (November 28, 2014)	<p>The proposed development abuts the Hydro One corridor. Hydro One Networks Inc. (HONI) does not allow a developer to drain any water towards the corridor. At the site plan stage a number of conditions will be required, including the following:</p> <ul style="list-style-type: none"> - Permanent 1.5 m (4.9 ft.) high chain link fencing must be installed after construction is completed along the common property line at the developer's expense; - The proponent must obtain approval from HONI for any uses (landscaping, playground/amenity area) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The transmission corridor is not to be used without the express written permission of HONI. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Bell Canada - Canada Post - Development Services - Rogers Cable - Trans-Northern Pipeline Inc. - Enbridge/Consumers Gas - Alectra Utilities
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Conseil Scolaire de District Catholique Centre-Sud

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Agency / Comment Date	Comment
	<ul style="list-style-type: none">- Conseil Scolaire Viamonde- Enbridge Pipelines Inc.- Realty Services- Trillium Health Partners

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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"> 12 Kindergarten to Grade 6 5 Grade 7 to Grade 8 8 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Munden Park Public School <ul style="list-style-type: none"> Enrolment: 371 Capacity: 433 Portables: 0 Camilla Road Middle School <ul style="list-style-type: none"> Enrolment: 684 Capacity: 655 Portables: 2 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,164 Capacity: 1,203 Portables: 0 <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"> 10 Junior Kindergarten to Grade 8 9 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Timothy Elementary School <ul style="list-style-type: none"> Enrolment: 628 Capacity: 352 Portables: 12 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 424 Capacity: 807 Portables: 0

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Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

H-D-6 (Development), which only permits buildings and uses legally existing on the date the by-law was passed, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

The "H" holding provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and Credit Valley Conservation, and confirmation that safe access to the site has been provided.

Proposed Zoning Standards

Zone Standards	Base RA5 (Apartment Dwellings) Zoning By-law Standards	Proposed RA5-Exception (Apartment Dwellings) Zoning By-law Standards
Permitted Use	Apartment Dwelling, Long-term Care Dwelling, Retirement Dwelling	Apartment Dwelling, Long-term Care Dwelling, Retirement Dwelling, Horizontal Multiple Dwellings
Minimum Floor Space Index	1.9	1.0
Maximum Floor Space Index	2.9	2.9
Maximum Height	77 m (253 ft.) and 25 storeys	16 m (52 ft.) and 3 storeys
Minimum Front Yard (North Service Road) for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	8.5 m (28 ft.)	8.5 m (28 ft.)
Minimum Exterior Side Yard (Camilla Road) for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	8.5 m (28 ft.)	7.5 m (25 ft.)
Minimum Rear Yard for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	10 m (33 ft.)	10 m (33 ft.)
Max. Encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning	1.8 m (6 ft.)	4.5 m (15 ft.)
Min. setback from a parking	3 m (10 ft.)	1 m (3 ft.)

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Zone Standards	Base RA5 (Apartment Dwellings) Zoning By-law Standards	Proposed RA5-Exception (Apartment Dwellings) Zoning By-law Standards
Structure below grade, inclusive of external access stairwells, to any lot line		
Minimum internal setback from a front wall of a horizontal multiple dwelling to a front wall of another dwelling	9 m (29.5 ft.) separation between buildings	13.5 m (44 ft.)
Minimum landscaped area	40% of lot area	35% of lot area
Minimum depth of landscaped buffer along rear lot line (north)	3 m (10 ft.)	1 m (3 ft.)
Minimum depth of landscaped buffer along a lot line that is a street line	4.5 m (15 ft.)	4.5 m (15 ft.)
Minimum Amenity Area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area
Minimum % of total required Amenity Area to be provided within one contiguous area	50%	50%
Parking Requirement	1.75 spaces/3 bedroom unit 1.5 spaces/2 bedroom unit 0.25 visitor spaces per unit	1.4 spaces/3 bedroom unit 1.3 spaces/2 bedroom unit 0.2 visitor spaces per unit

Notes: Bold indicates exception from the base zone requirement.

The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

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Summary of Revised Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

H-D-6 (Development), which only permits buildings and uses legally existing on the date the by-law was passed, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

The "H" Holding Provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and Credit Valley Conservation, and confirmation that safe access to the site has been provided.

Proposed Zoning Standards

Zone Standards	Base RM9 (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	Proposed RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	P&B Alternative RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards
Permitted Use	Horizontal Multiple Dwellings - with more than 6 dwelling units	Horizontal Multiple Dwellings - with more than 6 dwelling units	Horizontal Multiple Dwellings - with more than 6 dwelling units
Minimum Floor Space Index	0.4	0.4	0.4
Maximum Floor Space Index	0.9	1.5	1.5
Maximum Height	13 m (43 ft.) Flat Roof and 15 m (49 ft.) Sloped Roof	16 m (52 ft.) and 3 storeys	16 m (52 ft.) and 3 storeys
Minimum Front Yard (North Service Road)	7.5 m (25 ft.)	14 m (45.9 ft.)	17 m (55.8 ft.)
Minimum Exterior Side Yard (Camilla Road)	7.5 m (24.6 ft.)	7.0 m (23 ft.)	7.0 m (23 ft.)
Minimum setback from a garbage and/or loading area to a street	-	-	17 m (55.8 ft.)
Minimum Rear Yard	4.5 m (15 ft.)	10 m (33 ft.)	10 m (33 ft.)
Max. Encroachment into a required yard of a porch	1.8 m (6 ft.)	4.5 m (15 ft.)	4.5 m (15 ft.)
Minimum internal setback from a horizontal multiple dwelling to an internal road, sidewalk or visitor parking space	4.5 m (15 ft.)	2 m (6.56 ft.)	2 m (6.56 ft.)

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Zone Standards	Base RM9 (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	Proposed RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	P&B Alternative RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards
Minimum internal setback from a porch or deck, inclusive of stairs to an internal road or sidewalk	2.9 m (9.5 ft.)	2 m (6.56 ft.)	2 m (6.56 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to an internal walkway	1.5 m (4.9 ft.)	1 m (3 ft.)	1 m (3 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to an internal road	4.5 m (15 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to an abutting visitor parking space	4.5 m (15 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)
Min. setback from a parking Structure below grade, inclusive of external access stairwells, to any lot line	3 m (10 ft.)	1 m (3 ft.)	1 m (3 ft.)
Minimum internal setback from a front wall of a horizontal multiple dwelling to a front wall of another dwelling	n/a	13.5 m (44 ft.)	13.5 m (44 ft.)
Minimum sidewalk width	2 m (6.56 ft.)	1 m (3 ft.)	1 m (3 ft.)
Minimum width of an internal road/aisle	7 m (23 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)
Minimum landscaped area	40% of lot area	40% of lot area	40% of lot area
Minimum Amenity Area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area	0 m (0 ft.)	Greater of 2.8 m² (30 ft.²) per dwelling unit or 5% of the site area
Minimum % of total req'd Amenity Area to be prov'd within one contiguous area	50%	0%	100%
Parking Requirement	1.75 spaces/3 bedrm unit 1.5 spaces/2 bedrm unit 0.25 visitor spcs per unit	1.4 spaces/3 bedrm ut 1.3 spaces/2 bedrm ut 0.2 visitor spcs per ut	1.4 spaces/3 bedrm unit 1.3 spaces/2 bedrm unit 0.2 visitor spcs per unit

Notes: Bold indicates exception from the base zone requirement.

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