



Corporate Report

PDC NOV 19 2012

Clerk's Files

Originator's
Files OZ 12/003 W7

DATE: October 30, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 19, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit two (2) apartment buildings (36 storeys and
22 storeys) consisting of 559 units with retail commercial uses
at grade, and 20 back-to-back townhomes
2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 &
2121 Grange Drive
West side of Hurontario Street, north of Harborn Road
Owner: Gordon Woods Development Limited
Applicant: IBI Group
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated October 30, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Office – Special Site 8 (Cooksville District)" and "Residential Low Density I – Special Site 11 (Cooksville District)" to "Residential High Density II – Special Site" and to change the Zoning from "O" (Office) and "R1" (Detached Dwellings) to "RA5-Exception" (Apartment Dwellings), to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes under file OZ 12/003 W7, Gordon Woods Development Limited, 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harborn Road, be received for information.

**REPORT
HIGHLIGHTS:**

- Community concerns relate to the height, mass, and density of the proposal, and the impact on the character of the Gordon Woods community, traffic and parking;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan and zoning by-law amendments, provision of additional details on any proposed green initiatives, wind analysis, shadow impacts, noise mitigation, stormwater management, updated Functional Servicing Report, a Phase 2 Environmental Site Assessment, a Phase 2 Archaeological Assessment, and an assessment of conformity to the Hurontario/Main Street Corridor Master Plan.

BACKGROUND:

The above-noted application has been circulated for technical comments and Councillor Iannicca brought the applications to a community open house on June 7, 2012, and arranged a focus group meeting, which was held on October 1, 2012.

The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

The applicant intends to consolidate three (3) properties along Hurontario Street (2114, 2124 & 2130 Hurontario Street) with four (4) properties on Grange Drive (2095, 2107, 2113 & 2121 Grange Drive) into one development parcel.

There were two recent studies/reviews completed which are relevant to the subject lands and their proposed development, the Hurontario/Main Street Corridor Master Plan (2010) and the Cooksville District Review to update the Cooksville District policies within Mississauga Official Plan (2011).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	March 7, 2012 (Received) April 2, 2012 (Deemed Complete)

Development Proposal	
Gross Floor Area:	<p>Proposed Apartments: Units – range in size from 40 m² (431 sq. ft.) to 103 m² (1,109 sq. ft.) Total GFA – 38,749 m² (417,091 sq. ft.)</p> <p>Proposed Townhouses: Typical Unit – 174 m² (1,873 sq. ft.) Total GFA – 3,475 m² (37,405 sq. ft.)</p> <p>Proposed At-Grade Retail: 813 m² (8,751 sq. ft.)</p> <p>Total Proposed Gross Floor Area: 42,226 m² (454,517 sq. ft.)</p>
Height:	<p>Proposed apartment building – 36 storeys & 22 storeys, with a 6 storey podium</p> <p>Proposed townhouses – 3 storeys</p>
Floor Space Index:	4.46
Landscaped Area:	<p>33.8% 3,200 m² (34,445 sq. ft.) - at grade</p> <p>(also proposing a 7th Floor roof terrace = 684 m² (7,363 sq. ft.))</p>
Net Density:	611 units/ha (247 units/ac.)
Number of units:	<p>Proposed apartment buildings – 559 Proposed townhouses – 20</p> <p>Total = 579 units</p>
Anticipated Population:	<p>1,427*</p> <p>*Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.</p>
Parking Required:	<p>Apartment Units: 740 spaces (1 space per bachelor unit, 1.25 spaces per 1 bedroom unit, 1.40 spaces per 2</p>

Development Proposal	
	<p>bedroom unit, 1.75 spaces per 3 bedroom unit)</p> <p>Visitor (Apartments): 112 spaces (0.20 spaces per unit)</p> <p>Townhomes: 35 spaces (1.10 space per bachelor/1 bedroom unit, 1.50 spaces per 2 bedroom unit, 1.75 per three bedroom unit, 2.0 spaces per 4 bedroom unit)</p> <p>Visitor (Townhomes): 5 spaces (0.25 spaces per unit)</p> <p>Retail: 44 space (5.4 spaces per 100 m² /1,076 sq. ft of gross floor area)</p> <p>Total = 936 spaces</p>
<p>Parking Provided:</p>	<p>Apartments: 621 spaces (1.1 spaces per bachelor/1 bedroom/2 bedroom unit, 1.2 spaces per 3 bedroom unit)</p> <p>Visitor (Apartments): 86 spaces (0.15 spaces per bachelor/1 bedroom/2 bedroom unit, 0.20 spaces per 3 bedroom unit)</p> <p>Townhomes: 35 spaces (1.75 spaces per unit)</p> <p>Visitor (Townhomes): 4 spaces (0.20 spaces per unit)</p> <p>Retail: 35 spaces (4.3 spaces per 100 m²/1,076 sq. ft. of gross floor area)</p> <p>Total = 781 spaces</p>

Development Proposal	
Supporting Documents:	<ul style="list-style-type: none"> • Concept Plan; • Elevations; • Planning Rationale Report; • Shadow Study; • Urban Design Study; • Pedestrian Wind Assessment; • Arborist Report; • Noise Study; • Functional Servicing Report; • Phase 1 Environmental Site Assessment; • Stage 1 Archaeological Assessment; • Traffic Study.

Site Characteristics	
Frontages:	76.95 m (252 ft.) on Hurontario Street 91.32 m (300 ft.) on Grange Drive
Depth:	Approximately 123 m (403 ft.)
Lot Area:	0.95 ha (2.34 ac.)
Existing Use:	<p>Hurontario Street: Demolition Permit issued July 3, 2012, previously vacant travel office converted from 1 storey detached dwelling; vacant retail converted from 2 storey dwelling; vacant 1 storey detached dwelling;</p> <p>Grange Drive: Four (4) Detached dwellings 1 and 2 storeys</p>

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

Neighbourhood Context

The subject property is located on the west side of Hurontario Street, north of Harborn Road and the Queen Elizabeth Way, and comprises four detached residential lots on Grange Drive, and three vacant retail/office lots in former detached dwellings fronting Hurontario Street. The immediate area has a mixture of uses and

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

The surrounding land uses are as follows:

North: detached dwellings along Grange Drive, Bronte College; office in detached dwelling, 2 storey office building, 2 storey commercial/office building, and funeral home along Hurontario Street;

East: Hurontario Street, 10 to 12 storey apartment buildings, 10 storey office building at North Service Road;

South: one detached dwelling and street townhouses on Grange Drive, Rabba commercial plaza on Hurontario Street, Harborn Road, Queen Elizabeth Way;

West: Grange Drive, detached dwellings, and Mary Fix Creek.

Current Mississauga Plan Designation and Policies for Cooksville District (May 5, 2003)

"Office - Special Site 8" which permits offices and accessory uses with a maximum Floor Space Index (FSI) of 0.5. Accessory uses are to be limited to a maximum of 20% of the total gross floor area. Special Site 8 provides additional policies which apply to the lands on the west side of Hurontario Street, south of Bronte College Court, which are outlined in Appendix I-9.

The lands fronting Hurontario Street are located within the **Urban Growth Centre**, which is Mississauga's principal **Intensification Area**.

"Residential Low Density I - Special Site 11" which permits detached dwellings to a maximum density of 10 units per net residential hectare (4 units per net residential acre). Special Site 11 provides additional policies which apply to the Gordon Woods community, which are outlined in Appendix I-9.

Schedule 3 - 'Environmental Areas' of Mississauga Plan designates a portion of the subject lands as **"Residential Woodlands"** which are areas that support trees with mature, fairly continuous canopy, but the understory is generally absent or degraded, usually by the maintenance of residential lawns and landscaping, and which serve the function of providing habitat for birds and facilitating ground

water recharge. Development proposals in Residential Woodlands should seek to preserve the existing tree canopy.

The proposal for two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes is not in conformity with either land use designation, therefore an official plan amendment is proposed as part of the proposal to designate the lands.

"Residential High Density II – Special Site". The "Residential High Density II" designation permits apartment dwellings at a Floor Space Index (FSI) of 1.5-2.9, whereas the proposal would require a special site to permit a maximum Floor Space Index of 4.5 and permit office, at-grade retail, and horizontal multiple dwellings (back-to-back townhouses).

Other policies in the Official Plan which also are applicable in the review of this application are summarized in Appendix I-9.

Mississauga Official Plan (2011)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such, the existing Mississauga Plan (2003) remains in effect. The applications were originally submitted under Mississauga Plan (2003), which is the current plan in effect, but regard should be given to the new Mississauga Official Plan (2011). Under the new Mississauga Official Plan, the subject lands are designated **"Office – Special Site 3 (Downtown Hospital)"** and **"Residential Low Density I – Special Site 4 (Cooksville)"**. The proposal for two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes, does not conform to the land use designations contained in the new Mississauga Official Plan and associated policies, and therefore an amendment would be required to **"Residential High Density – Special Site"**.

Existing Zoning

"O" (Office), which permits an office, medical office, financial institution, commercial school, and veterinary clinic at a maximum height of the lesser of 19 m (62 ft.) or 6 storeys.

"R1" (Detached Dwellings), which permits detached dwellings with minimum lot frontages of 22.5 m (74 ft.), minimum lot areas of 750 m² (8,073 sq.ft), and a maximum height of 10.7 m (35 ft.).

Proposed Zoning By-law Amendment

"RA5-Exception" (Apartment Dwellings), to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes.

The proposed draft zoning standards can be found in Appendix I-10.

Cooksville District Review

The Cooksville District Review was recently undertaken to update the Cooksville District policies within the Official Plan. The amendments to the Cooksville District Plan were approved in principle by Council on July 4, 2012 and an adopting by-law for the City-initiated Official Plan Amendments to Mississauga Official Plan (2011), Cooksville Neighbourhood policies is expected once Mississauga Official Plan (2011) comes into effect. The applicant has submitted a letter asking that the proposed amendments to the policies as they relate to the four parcels on Grange Drive be deferred until Council renders a decision on these applications.

The Cooksville District Review recommends that the Gordon Woods Special Site Policy (which includes the four lots fronting Grange Drive under this application) be maintained and expanded further west to Stavebank Road. In addition, the policies are to be amended to require that hard surface areas in front yards not exceed 50% of the front yard and to stipulate that any new lots created by way of severance, maintain a minimum frontage in keeping with the adjacent lots or the current zoning standard.

Hurontario/Main Street Corridor Master Plan

The Hurontario/Main Street Corridor Master Plan (2010) was presented to Council on July 7, 2010 and recommendations were adopted that staff be directed to consider revisions to the Official Plan and Zoning By-law to implement the findings of the Master Plan, and in particular the land use and urban design strategy contained in the Master Plan, to support the vision for the Hurontario Street corridor.

Regarding the subject lands, Section 8.9 of the Plan specifies a maximum height of 6 storeys, maximum Floor Space Index of 2.0, and that the mid portion of the proposed project area (rear of existing Hurontario fronting lots that are within the Urban Growth Centre) is to be a transition area to the low rise residential neighbourhood on Grange Drive.

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 development are deemed good planning by Council through the approval of a development application. Should this application be approved in principle by Council, the City may require the provision of community benefits as a condition of approval.

COMMUNITY ISSUES

A community open house was held by Ward 7 Councillor Iannicca, on June 7, 2012, and a focus group meeting was held on October 1, 2012.

The following is a summary of issues raised by the community:

- There was concern with the potential for future traffic, on-street parking, and road safety on Harborn Road and Grange Drive, given the existing parking and loading problems experienced from the commercial plaza to the south and

congestion around the intersection of Harborn Road and Hurontario Street.

- The townhomes are viewed as not in keeping with the intended character of the area and the special site policy in the Official Plan for Gordon Woods. There is a concern that this proposal would change the nature of the Gordon Woods Community. The Berkeley townhouses are viewed as an exception adjacent to the commercial plaza and are not reflective of the community, and a detached dwelling was required at the north of the Berkeley project to signal the end of the extension of townhouses in the community.
- There is concern with the height of the towers proposed on Hurontario Street, as currently a maximum of 6 storeys is permitted and the tall buildings are located on the east side of Hurontario, and not on the west side. Hurontario is viewed as the transition area, rather than Grange Drive. Height concerns included character, shadows, and overlook.
- There was concern that the proposal would change the rural cross section character of Grange Drive (no curb and gutter or sidewalks).
- a reduction of parking spaces could lead to on-street parking for this development on Harborn Road and Grange Drive.
- There was concern with the traffic issues that could result from the installation of Light Rail Transit along Hurontario Street limiting left turns.

Responses to the above comments will be provided in the Supplementary Report.

DEVELOPMENT ISSUES

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

- appropriateness of the proposed application;
- identification of green initiatives;
- provision of a satisfactory wind analysis;
- satisfactory resolution of shadow impacts;
- noise mitigation;
- provision of a satisfactory Functional Servicing Report and resolution of all servicing, utility and grading issues;
- provision of Stage 2 Archaeological Assessment and Ministry clearance; and,
- assessment of conformity to the Hurontario/Main Street Corridor Master Plan.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and servicing matters including noise mitigation, stormwater management, and cash-in-lieu for parkland, which will require the applicant to enter into appropriate agreements with the City.

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

CONCLUSION: Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Cooksville District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Renderings
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Official Plan Policies

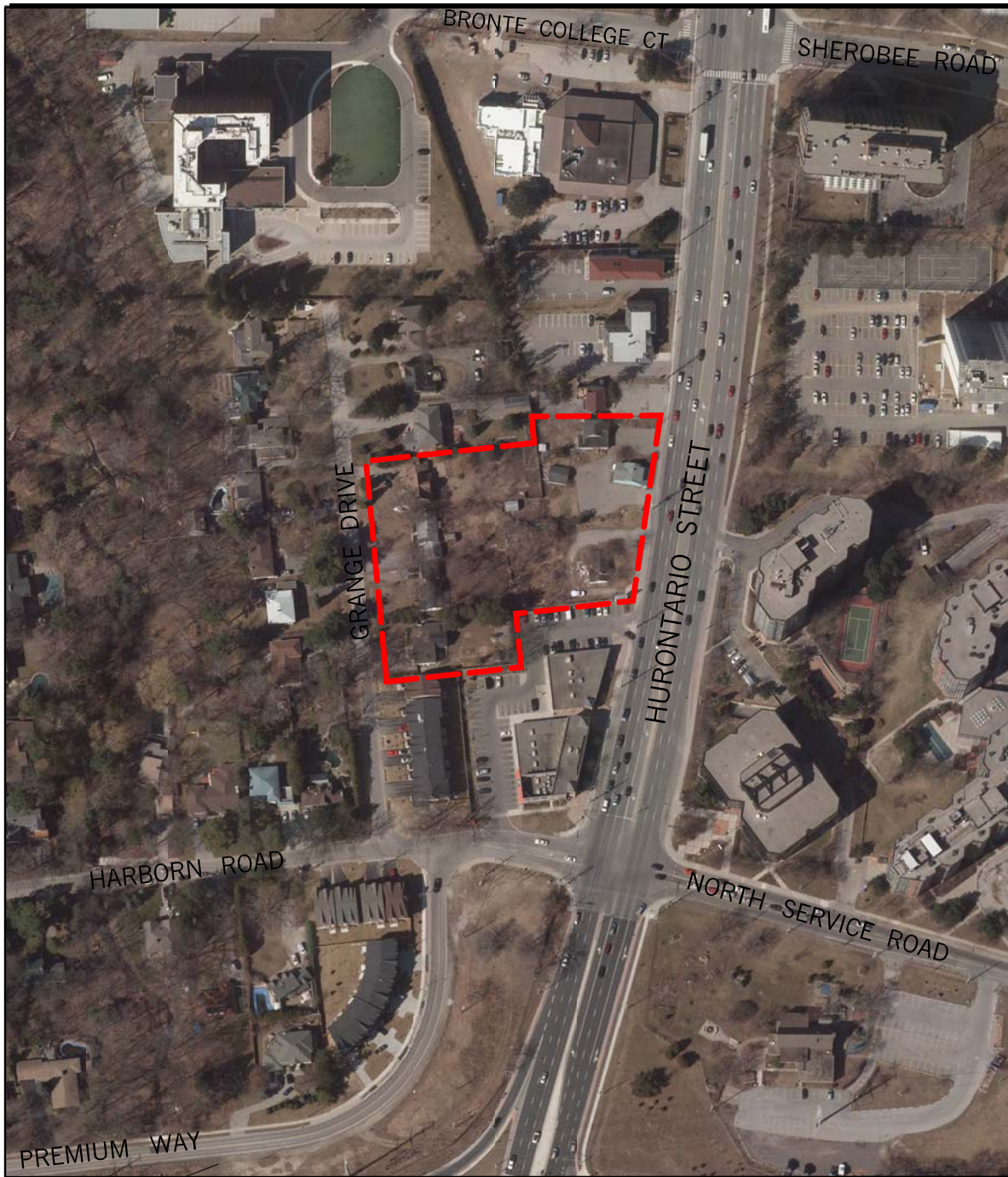
Appendix I-10: Proposed Zoning Standards
Appendix I-11: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Site History

- May 5, 2003 – Cooksville District Policies and Land Use Map (Mississauga Plan) were partially approved with modifications by the Region of Peel. The subject lands were designated “Office – Special Site 8” and “Residential Low Density I – Special Site 11”.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "O" (Office) and “R1” (Detached Dwellings).
- December 9, 2009 – Council approved an Official Plan Amendment from “Residential – Low Density I – Special Site 11” to “Residential – Low Density II – Special Site 11”, and Rezoning from “R1-47” (Detached Dwelling) and “R1-7” (Detached Dwelling) to H-R5-45” (Detached Dwellings), “H-RM5-51” (Street Townhouse Dwellings with Holding Symbol) and H-RM5-52” (Street Townhouse Dwellings with Holding Symbol) to permit one (1) detached dwelling and six (6) street townhouse dwellings for the lands to the southwest of the subject property at the northeast corner of Harborn Road and Grange Drive in connection with file OZ 06/030 W7, Berkley Developments.
- July 7, 2010 – The Hurontario/Main Street Corridor Master Plan (2010) was presented to Council and recommendations were adopted that staff be directed to consider revisions to the Official Plan and Zoning By-law to implement the findings of the Master Plan and support the vision for the Hurontario Street corridor.
- July 4, 2012 – The amendments resulting from the Cooksville District Review were approved in principle by Council, and an adopting By-law is expected once the New Mississauga Official Plan (2011) comes into effect.



LEGEND:

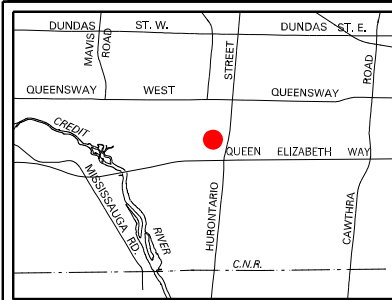


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2012



SUBJECT: GORDON WOODS DEVELOPMENTS LTD.



FILE NO:
OZ 12003 W7

DWG. NO:
12003A

SCALE:
1:2500

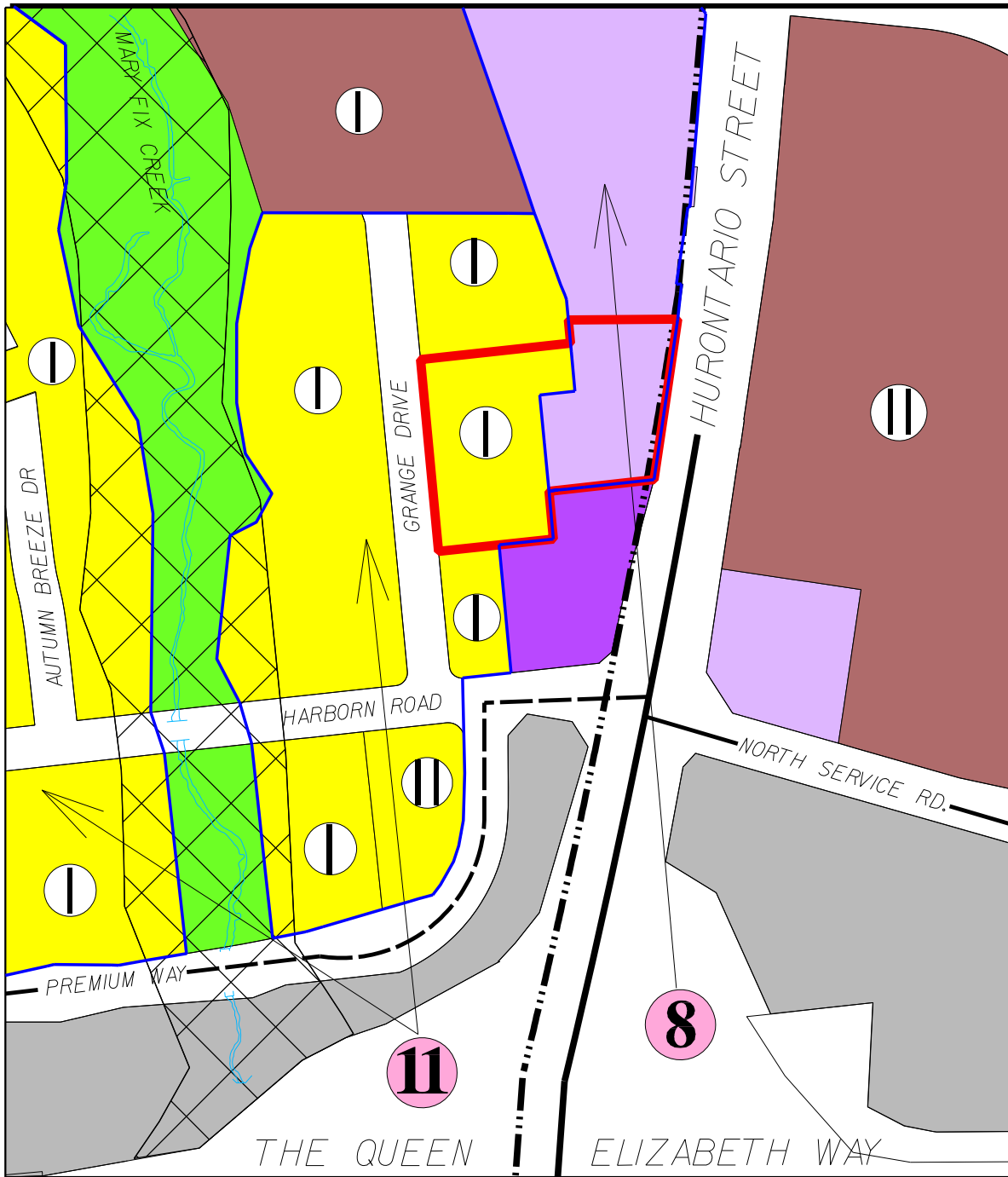
PDC DATE:
2012 11 19

DRAWN BY:
K. PROKOP

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



**PART OF COOKSVILLE DISTRICT LAND USE MAP
COOKSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

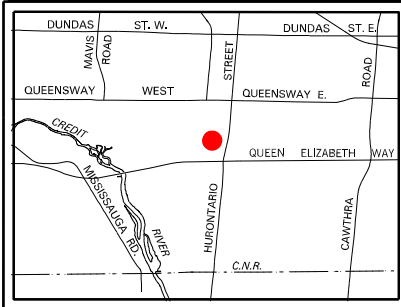
- | | |
|---------------------------------|--|
| LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
| Residential - Low Density I | Provincial Highway and Interchange |
| Residential - Low Density II | Arterial |
| Residential - Medium Density I | Major Collector |
| Residential - Medium Density II | Minor Collector |
| Residential - High Density I | Minor Collector (Scenic Route) |
| Residential - High Density II | Local Road |
| Mainstreet Retail Commercial | Existing Commuter Rail |
| General Retail Commercial | GO Transit Station |
| Convenience Retail Commercial | Major Transit Corridor |
| Motor Vehicle Commercial | |
| Office | LAND USE LEGEND |
| Business Employment | Regulatory Floodplain |
| Institutional | Node Boundary |
| Public Open Space | Hos - Hospital |
| Private Open Space | Cem - Cemetery |
| Greenbelt | Existing Stormwater Management Facility |
| Utility | Planning District |
| | Special Site Areas (See Special Site Policies) |

*Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor*

Amendment No. 95 Appealed to the Ontario Municipal Board

SUBJECT LANDS

SUBJECT: GORDON WOODS DEVELOPMENTS LTD.



FILE NO:
OZ 12/003 W7

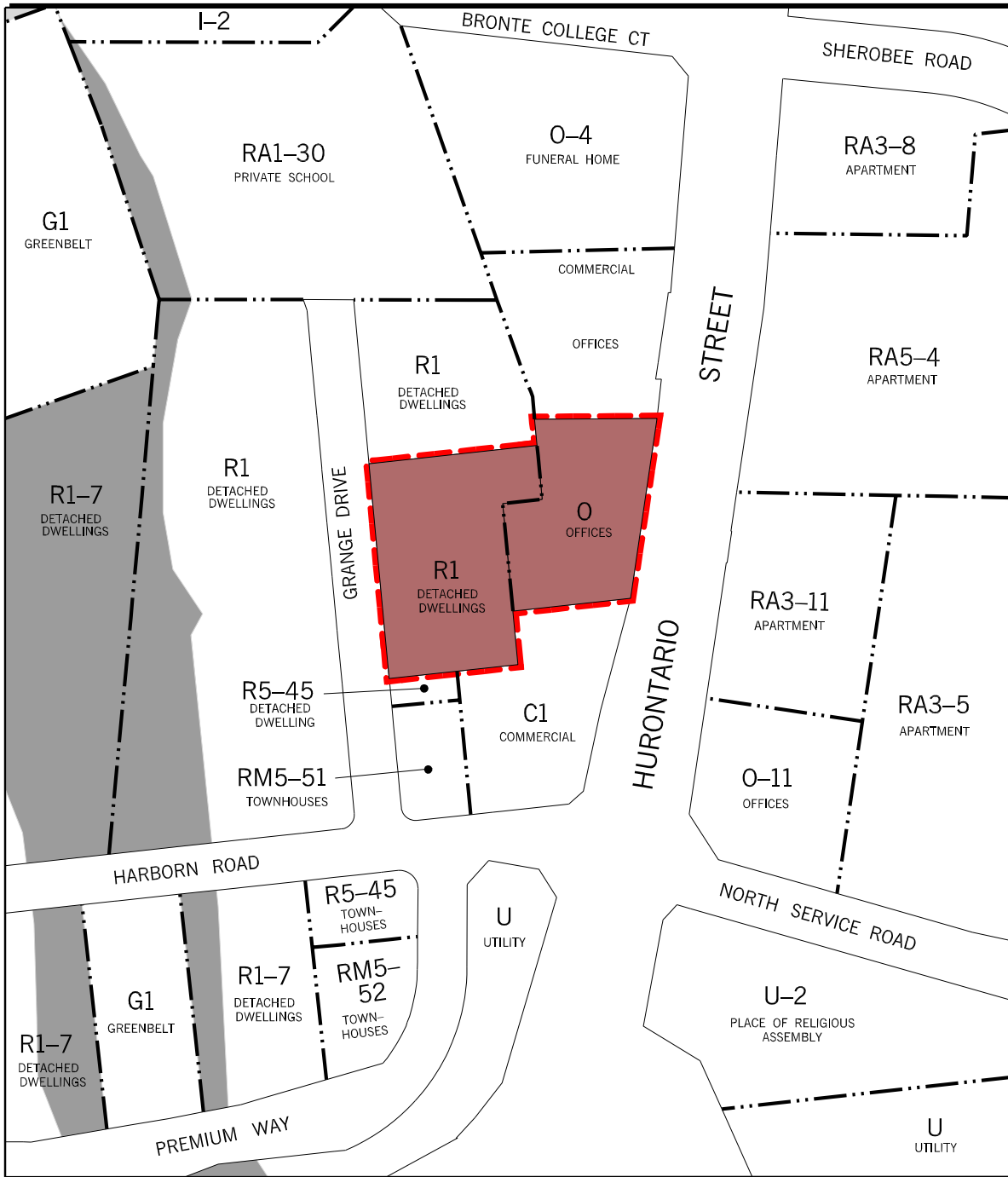
DWG. NO:
12003L

SCALE:
NTS


PDC DATE:
2012 11 19


DRAWN BY:
K. PROKOP

E:\csd\l\projects\report\map\ 12003L



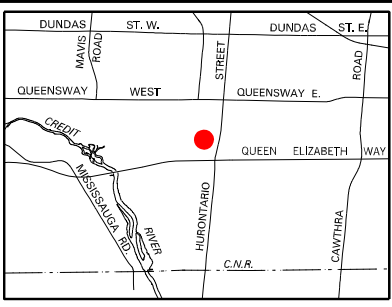
LEGEND:

 PROPOSED OFFICIAL PLAN AMENDMENT FROM 'OFFICE-SPECIAL SITE 8' AND 'RESIDENTIAL LOW DENSITY I-SPECIAL SITE 11' TO 'RESIDENTIAL HIGH DENSITY II-SPECIAL SITE' AND PROPOSED REZONING FROM 'O' (OFFICE) AND 'R1' (DETACHED DWELLINGS) TO 'RA5-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT TWO (2) APARTMENT BUILDINGS (36 STOREYS AND 22 STOREYS) CONSISTING OF 559 UNITS WITH RETAIL COMMERCIAL USES AT GRADE, AND 20 BACK-TO-BACK TOWNHOMES.

 GREENBELT OVERLAY

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

SUBJECT: GORDON WOODS DEVELOPMENTS LTD.



FILE NO:
OZ 12003 W7

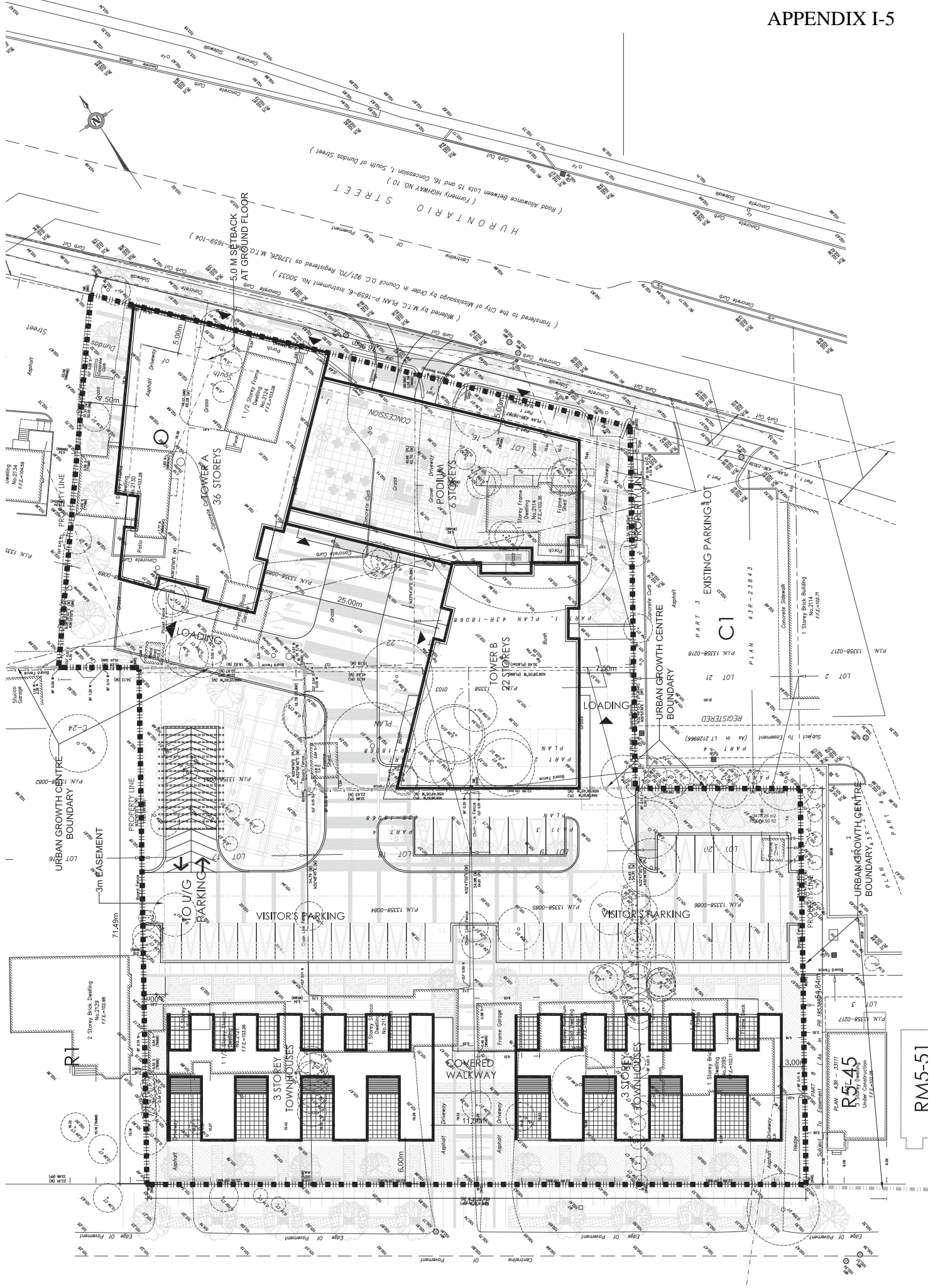
DWG. NO:
12003R

SCALE:
1:2500

PDC DATE:
2012 11 19

DRAWN BY:
K. PROKOP

E:\CAD\Projects\reports\maps_120020



GRANGE DRIVE (By Registered Plan C-24)

CONCEPT PLAN

RM5-51





Gordon Woods Development Limited

File: OZ 12/003 W7

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (May 28, 2012)	<p>The Ministry has no objection in principle to the proposed OPA and Rezoning of the property;</p> <p>The proposed rezoned land is within the Ministry's Permit Control Area and therefore an MTO Building and Land Use Permit is required prior to the start of construction;</p> <p>The Ministry will require review of any site plans, and require a Traffic Impact Study, as per Ministry Guidelines, to analyse the impact on existing roads, intersections and interchange ramps; and require Site Servicing and Grading Plans and Stormwater Management Report;</p> <p>Sign Permits are required for signage within 400 m (1,312 ft.) of the QEW.</p>
Region of Peel (July 11, 2012)	<p>Existing 450 mm (17.7") diameter and 300 mm (11.8") diameter watermains are located on Hurontario Street and an existing 150 mm (5.9") diameter watermain is located on Grange Drive.</p> <p>An existing 250 mm (9.8") diameter sanitary sewer is located on Hurontario Street and an existing 1050 mm (41.3") sanitary sewer is located on Grange Drive. A new connection to the 1050 mm (41.3") sanitary sewer may not be permitted due to the size and function of the main. This will be determined through the FSR and detailed site servicing review.</p> <p>A Condominium Water Servicing Agreement may be required.</p>

Gordon Woods Development Limited

File: OZ 12/003 W7

Agency / Comment Date	Comment
	<p>The Region is in receipt of a Functional Servicing Report dated March 2012, prepared by Burnside. The reports will not be circulated for review until the following revisions are included: the FSR must reflect the revised number of units (559 condo units and 20 townhouses), hydrant test flows must be submitted and the applicant must complete and submit the single use demand table. The Region is reviewing for capacity only at this stage. Detailed design will be reviewed through the site servicing application.</p> <p>The site servicing drawings submitted with the FSR do not contain details on the private side. Revised site servicing drawings, showing the servicing on private property and in the public right of way, are required for Development Engineering review. Site Servicing approvals are required prior to issuance of building permit</p> <p>Private servicing easements may be required.</p> <p>The Region is to be advised on how the parcels will be consolidated to facilitate this development. This will also affect the location of services. Separate parcels will require separate connections to the municipal servicing. Any unused water and/or sanitary sewer services to the property line shall be abandoned to Regional standards.</p> <p>The Declaration and Description will be required for review prior to registration of the condominium.</p> <p>The subject lands are not within the vicinity of a landfill.</p> <p>At the Site Plan Stage, the applicant will need to identify the waste collection area as well as provide associated elevations, for both condominium towers. An overhead clearance of 7.5 m (24.6 ft.) from obstructions must be provided in the waste</p>

Gordon Woods Development Limited

File: OZ 12/003 W7

Agency / Comment Date	Comment
	<p>collection area and outside of the collection area an overhead clearance of 4.4 m (14.4 ft.) from obstructions must be provided. The waste collection vehicle access route throughout the complex indicating turning radii and turning areas are to be shown at the Site Plan Stage.</p> <p>As the current layout of the 20 Townhouses is not conducive for curbside collection, a waste collection area for them will need to be identified on a drawing at the Site Plan stage. Sufficiently sized the Tower B Loading area may be used for this purpose.</p> <p>The developer will be required to ensure that the recycling collection program is as convenient to each resident as the garbage collection program. Recycling is mandatory within all residential buildings, and waste collection services may be revoked by failing to comply. The following methods may be used:</p> <ol style="list-style-type: none"> 1. A single garbage chute with an automated mechanical separation system to divert garbage and recyclable materials into separate bins; 2. Two separate chutes for garbage and recyclable materials. <p>The system to be used is to be identified on Ground Floor Plans (or floor plans where the waste storage rooms are located). The required number of front-end bins for garbage and recyclable materials are also to be shown on these drawings.</p> <p>A private waste hauler will be required for the collection of waste from the commercial units. Residential waste and commercial waste must be kept separate, and need to be</p>

Gordon Woods Development Limited

File: OZ 12/003 W7

Agency / Comment Date	Comment
	<p>clearly identifiable. A commercial waste storage area will need to be provided, which is to be shown on floor plan drawings at the Site Plan stage.</p> <p>For more information, please consult the Waste Collection Design Standards Manual available at: http://www.peelregion.ca/pw/waste/reports/.</p>
Peel District School Board (April 25, 2012)	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by this application. Accordingly, the Board has requested that in the event that the application is approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that Bill 51 development applications 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>
Dufferin-Peel Catholic District School Board (April 23, 2012)	<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>

Gordon Woods Development Limited

File: OZ 12/003 W7

Agency / Comment Date	Comment
	<p>In addition, if approved, the Dufferin-Peel Catholic District School Board also require that the following conditions be fulfilled prior to the final approval of the zoning by-law:</p> <ol style="list-style-type: none"> <li data-bbox="602 569 1409 772">1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. <ol style="list-style-type: none"> <li data-bbox="699 831 1409 1203">(a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school." <li data-bbox="699 1257 1409 1461">(b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board." <li data-bbox="602 1516 1409 1887">2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs, shall be to the Dufferin-Peel Catholic District School Board's specifications, at

Gordon Woods Development Limited

File: OZ 12/003 W7

Agency / Comment Date	Comment
	locations determined by the Board and erected prior to registration.
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 11, 2012)	<p>The Community Services Department notes that Park 028 "Camilla Park" is located 462 m (1,515.7 ft.) from the subject site. Park 028 has 2 play sites, an unlit mini soccer field and a walkway.</p> <p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions:</p> <p>The Community Services Department requires a streetscape master plan including proposed preliminary grading & utility plan.</p> <p>The Community Services Department indicate that street tree contribution will be required prior to By-law enactment.</p> <p>The Community Services Department indicate that, prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Culture Division (April 10, 2012)	<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>Stage 1 complete. Stage 2 pending.</p>

Gordon Woods Development Limited

File: OZ 12/003 W7

Agency / Comment Date	Comment
City Transportation and Works Department (October 23, 2012)	<p>In comments dated October 23, 2011 this department has now confirmed receipt of the required Utility Plans and Cross-sections verifying the location of the existing services and utility locations within the road allowances having frontage on the application. This information is currently under review along with the revised Site Plan, Site Grading and Servicing Plans, Landscape Plans and Functional Servicing Report received with the Planning and Building circulation dated September 14, 2012.</p> <p>Notwithstanding the findings of the reports and plans currently under review, additional technical details have been requested from the applicant's consulting team to confirm the feasibility of this high density multiple condominium project. Updated comments have also been provided on the Traffic Study submitted in support of the application.</p> <p>Detailed comments and conditions related to the review of transportation and engineering related matters will be provided with the Supplementary Report.</p>
Bell Canada (May 1, 2012)	A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the <i>Planning Act</i> .
Canada Post (May 4, 2012)	The apartments fall under the multiple occupancy mail delivery standards. As such, the developer/owner must supply, install and maintain a centralized mailroom facility to Canada Post's specifications. Canada Post requires an enclosed mailroom for buildings with 100 or more units.
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> <p>City Community Services Department – Fire and Emergency Services Division City's Economic Development Office Rogers Cable</p>

Gordon Woods Development Limited**File: OZ 12/003 W7**

Agency / Comment Date	Comment
	Enersource Hydro Mississauga Enbridge Gas Distribution Inc.
	The following City Departments and external agencies were circulated the applications but provided no comments: City's Realty Services Hydro One Trans-Northern Pipelines Trillium Health Centre

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px;"> <tr> <td>62</td> <td>Kindergarten to Grade 6</td> </tr> <tr> <td>18</td> <td>Grade 7 to Grade 8</td> </tr> <tr> <td>55</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p>Floradale Public School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>735</td> </tr> <tr> <td>Capacity:</td> <td>681</td> </tr> <tr> <td>Portables:</td> <td>1</td> </tr> </table> <p>Queen Elizabeth Sr.</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>360</td> </tr> <tr> <td>Capacity:</td> <td>262</td> </tr> <tr> <td>Portables:</td> <td>5</td> </tr> </table> <p>Port Credit Secondary School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>1,206</td> </tr> <tr> <td>Capacity:</td> <td>1,203</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> 	62	Kindergarten to Grade 6	18	Grade 7 to Grade 8	55	Grade 9 to Grade 12/OAC	Enrolment:	735	Capacity:	681	Portables:	1	Enrolment:	360	Capacity:	262	Portables:	5	Enrolment:	1,206	Capacity:	1,203	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px;"> <tr> <td>13</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>7</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p>St. Catherine of Siena (K to 8)</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>600</td> </tr> <tr> <td>Capacity:</td> <td>627</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>St. Martin Secondary</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>922</td> </tr> <tr> <td>Capacity:</td> <td>1,026</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> 	13	Junior Kindergarten to Grade 8	7	Grade 9 to Grade 12/OAC	Enrolment:	600	Capacity:	627	Portables:	0	Enrolment:	922	Capacity:	1,026	Portables:	0
62	Kindergarten to Grade 6																																								
18	Grade 7 to Grade 8																																								
55	Grade 9 to Grade 12/OAC																																								
Enrolment:	735																																								
Capacity:	681																																								
Portables:	1																																								
Enrolment:	360																																								
Capacity:	262																																								
Portables:	5																																								
Enrolment:	1,206																																								
Capacity:	1,203																																								
Portables:	0																																								
13	Junior Kindergarten to Grade 8																																								
7	Grade 9 to Grade 12/OAC																																								
Enrolment:	600																																								
Capacity:	627																																								
Portables:	0																																								
Enrolment:	922																																								
Capacity:	1,026																																								
Portables:	0																																								

Gordon Woods Development Limited

File: OZ 12/003 W7

Official Plan Policies

Cooksville District Policies

Site 8 (Huontario properties)

Notwithstanding the Office designation, the following additional policies will apply:

- a. funeral homes and nursing homes will also be permitted;
- b. vehicular access and internal circulation and parking must respect both the visual and functional quality of the street as well as the privacy of the residential areas to the west;
- c. efforts must be made to retain the existing vegetation cover maintaining the continuity of the area character;
- d. building height and form should provide a positive scale transition between Hurontario Street and existing residential development to the west;
- e. the building setback from the rear lot line should provide for the retention of natural vegetation to function as a buffer from residential uses to the west.

Site 11 (Grange properties)

Notwithstanding the provisions of the Residential Low Density I and Residential Low Density II designations on these lands, the following additional policies will apply:

- a. preserve and enhance the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. reduce the hard surface areas in the front yard;
- h. preserve existing mature high quality trees to maintain the existing mature nature of these areas;

Gordon Woods Development Limited

File: OZ 12/003 W7

- i. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged;
- j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots.

Residential Policies

3.2.3.1

Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of retail commercial, community, and transportation facilities.

3.2.3.2

High quality and innovative residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context and creates a quality living environment. Innovative housing types and zoning standards will be encouraged. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development. Broader urban design issues related to the creation of an urban street character, developing a sense of gateway into a community and highlighting district focal points will also be considered in assessing residential development.

Urban Growth Centre

3.13.2.2

A minimum building height of three (3) storeys is required on lands within the Urban Growth Centre. Where the right-of-way width exceeds twenty (20) metres a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width. District policies may specify maximum building height requirements. Alternative minimum building heights may be established for existing areas with low density residential development.

3.13.2.3

The Urban Growth Centre will be planned to achieve an average population to employment ratio of 1:1, measured as an average across the entire Urban Growth Centre.

Gordon Woods Development Limited

File: OZ 12/003 W7

3.13.2.6

Built form within the Urban Growth Centre should provide for the following characteristics of development:

- a. creation of a sense of gateway to the core area by prominent built form and streetscaping (including street trees) located close to the street;
- b. creation of a sense of place within the Urban Growth Centre by distinctive architecture, landscaping, and cultural heritage recognition.

3.13.2.7

Lands immediately adjacent to or within the Urban Growth Centre should provide both a transition between the higher density and height of development within the Urban Growth Centre and lower density and height of development in the surrounding area.

3.13.2.8

The Urban Growth Centre will develop as a major regional centre and the primary location for mixed use development. The Urban Growth Centre will contain the greatest concentration of activities and variety of uses including the highest residential and employment densities and building height and the largest commercial component in the City.

3.13.2.13

The Urban Growth Centre will be served by higher order transit facilities which provide connections to neighbouring municipalities.

Outside Intensification Areas

3.13.5.1

Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

3.13.5.3

Intensification outside intensification areas may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

Gordon Woods Development Limited

File: OZ 12/003 W7

Policies

3.13.6.4

Built form within intensification areas should provide for the following characteristics of development:

- a. high quality urban design, streetscaping (including street trees) and pedestrian amenity;
- b. built form should be closely related to and integrated with, the streetline, with minimal building setbacks, to provide spatial enclosure and street-related activity;
- c. compatible building bulk, massing and scale of built form to provide an integrated streetscape;
- d. retail use should be encouraged along main street frontages with direct access to the public sidewalk;
- e. no parking lots/areas should be provided between the building and the streetline on principal street frontages, with the exception of on-street parking;
- f. blank building walls should be avoided facing principal street frontages and intersections;
- g. service, loading and garbage storage should be accessed from rear or side lanes;
- h. front building facades should be parallel with the street and provided with periodic indentations for visual relief and features such as urban squares;
- i. signage should integrate with the scale and character of built form;
- j. continuity of built form from one (1) property to the next with minimal gaps between buildings.

3.13.6.16

Development should be compatible with the scale and character of a planned area by having regard for the following elements:

- a. natural environment;
- b. natural hazards (flooding and erosion);
- c. natural heritage features/Natural Areas System;
- d. lot frontages and areas;
- e. street and block patterns;
- f. building height;
- g. coverage;
- h. massing;
- i. architectural character
- j. streetscapes;

Gordon Woods Development Limited

File: OZ 12/003 W7

- k. heritage features;
- l. setbacks;
- m. privacy and overview;
- n. the pedestrian environment;
- o. parking;
- p. cycling connections;
- q. parkland needs;
- r. community service provisions;
- s. view corridors;
- t. trees/tree canopy/vegetation that do not fall within the Natural Area System.

3.13.6.17

Development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and planned uses, and should be provided through appropriate height, massing, character, architectural design, siting, setbacks, parking, and public and private open space and amenity space.

3.18.7.3

Building and site designs should create a sense of enclosure, pedestrian scale and identity. Enclosure means having built form along the street edge with heights appropriate to its context.

3.18.9.4

Building height and site design will create a gradual scale transition to adjacent buildings.

Gordon Woods Development Limited

File: OZ 12/003 W7

Proposed Zoning Standards

Proposal for Two (2) Residential Apartment Buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes

	RA5 Base Zone	Proposed RA5-Exceptions	R1 Zone (existing Detached Dwelling zone)	O Zone (existing Office zone)
Permitted Use	Apartment Dwelling, Long-term Care Dwelling, Retirement Dwelling	Apartment Dwelling, <i>Horizontal Multiple Dwelling, Office, At-Grade Commercial</i>	Detached Dwellings	Office, medical office, financial institution, commercial school, veterinary clinic
Min. Lot Area (Interior)	n/a	n/a	750 m ² (8,073 sq. ft.)	n/a
Min. Lot Frontage (Interior)	30.0 m (98.4 ft.)	30.0 m (98.4 ft.)	22.5 m (73.8 ft.)	n/a
Min. Front Yard - height < 13 m (42.6 ft.) - height < 20 m (65.6 ft.) - height < 26 m (85.3 ft.) - height > 26 m (85.3 ft.)	7.5 m (24.6 ft.) 8.5 m (27.8 ft.) 9.5 m (31.2 ft.) 10.5 m (34.4 ft.)	<i>Hurontario Street</i> 5.0 m (16.4 ft.) <i>Grange Drive</i> 6.0 m (19.7 ft.) <i>Parking Structure – Below Grade</i> 0.0 m (0.0 ft.)	9.0 m (29.5 ft.)	4.5 m (14.8 ft.)
Min. Interior Side Yard - height < 13 m (42.6 ft.) - height < 20 m (65.6 ft.) - height < 26 m (85.3 ft.) - height > 26 m (85.3 ft.) - abutting commercial, apartment, office, employment, institutional, or utility zone - abutting a zone permitting detached or semi-detached dwellings	4.5 m (14.8 ft.) 6.0 m (19.7 ft.) 7.5 m (24.6 ft.) 9.0 m (29.5 ft.) 4.5 m (14.8 ft.) 7.5 m (24.6 ft.) plus 1.0 m (3.3 ft.) for each additional m exceeding 10.0 m (32.8 ft.) to a max. setback of 25.5 m (83.7 ft.)	Fronting Grange Dr 3.0 m (9.8 ft.) Fronting Hurontario 7.5 m (24.6 ft.) height < 13 m (42.6 ft.) 3.0 m (9.8 ft.) height > 26 m (85.3 ft.) 7.5 m (24.6 ft.) to Parking aisle 0.0 m (0.0 ft.)	1.8 m (5.9 ft.) on one side of the lot and 4.2 m (13.8 ft.) on the other side	7.5 m (24.6 ft.)

Gordon Woods Development Limited

File: OZ 12/003 W7

		to Parking Structure – Below Grade 0.0 m (0.0 ft.)		
Min. Rear Yard - height < 13 m (42.6 ft.) - height < 20 m (65.6 ft.) - height < 26 m (85.3 ft.) - height > 26 m (85.3 ft.) - abutting commercial, apartment, office, employment, institutional, or utility zone - abutting a zone permitting detached or semi-detached dwellings	7.5 m (24.6 ft.) 10.0 m (32.8 ft.) 12.5 m (41.0 ft.) 15.0 m (49.2 ft.) 4.5 m (14.8 ft.) 7.5 m (24.6 ft.) plus 1.0 m (3.3 ft.) for each additional m exceeding 10.0 m (32.8 ft.) to a max. setback of 25.5 m (83.7 ft.)		7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Min. Floor Space Index	1.9	1.9	n/a	n/a
Max. Floor Space Index	2.9	4.5	n/a	0.5
Max. Height	the lesser of 77.0 m (252.6 ft.) or 25 storeys	36 storeys	10.7 m (35.1 ft.)	the lesser of 19.0 m (62.3 ft.) or 6 storeys
Min. Landscaped Area	40% of the lot area	30% of the lot area	n/a	n/a
Min. Landscaped Buffer	4.5 m (14.8 ft.) abutting street line and abutting residential, 3.0 m (9.8 ft.) abutting any other lot line	4.5 m (14.8 ft.) abutting street line 3.0 m (9.8 ft.) abutting residential 1.5 m (4.9 ft.) abutting commercial	n/a	4.5 m (14.8 ft.)
Min. Amenity Area	the greater of 5.6 m ² per dwelling unit or 10% of site area = 3,242 m ² (34,901 sq.ft.) at 579 units	4.4 m² per dwelling unit = 2,548 m² (27,426 sq.ft.)	n/a	n/a

Gordon Woods Development Limited

File: OZ 12/003 W7

	<p>Min. of 50% must be in one contiguous area</p> <p>Min. amenity area to be provided outside at grade = 55 m² (592 sq.ft.)</p>	<p><i>Min. of 50% must be in one contiguous area</i></p> <p><i>Min. amenity area to be provided outside at grade = 55 m² (592 sq.ft.)</i></p>		
Parking Requirement	<p>Apartment Dwelling Studio – 1.0/unit 1 bed – 1.25/unit 2 bed – 1.4/unit 3 bed – 1.75/unit Visitor – 0.2/unit</p> <p>Retail 5.4 per 100 m² (1,076 sq.ft.)</p> <p>Horizontal Multiple 3 bed - 1.75/unit Visitor – 0.25/unit</p>	<p><i>Apartment Dwelling Studio – 1.10/unit 1 bed – 1.10/unit 2 bed – 1.10/unit 3 bed – 1.20/unit Visitor – 0.15 per 1-2 bed unit & 0.2 per 3 bed unit</i></p> <p><i>Retail 4.3 per 100 m² (1,076 sq.ft.)</i></p> <p><i>Horizontal Multiple 3 bed - 1.75/unit Visitor – 0.2/unit</i></p>	2.0/unit	3.2 per 100 m ² (1,076 sq.ft.)
Min. setback of waste enclosure/loading area to a zone permitting detached and/or semi-detached dwellings	10.0 m (32.8 ft.)	<i>1.75 m (5.7 ft.)</i>	n/a	n/a
Max. Encroachments and Projections	1.0m (3.3 ft.)	<p><i>Roof into front yard setback along Hurontario St. 5.0 m (16.4 ft.)</i></p> <p><i>Balconies into front yard setback along Hurontario St.</i></p>	n/a	n/a

Gordon Woods Development Limited

File: OZ 12/003 W7

		<p><i>5.0 m (16.4 ft.)</i></p> <p><i>Roof into interior side yard setback</i> <i>1.5 m (3.8 ft.)</i></p> <p><i>Balconies into interior side yard setback</i> <i>1.5 m (3.8 ft.)</i></p>		
--	--	--	--	--

Note: Bold and Italics denotes exceptions from Base Zone requirements

