



# Corporate Report

Clerk's Files

Originator's  
Files OZ 09/005 W7

**PDC** OCT 05 2009

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**DATE:** September 15, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 5, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit a nine (9) storey, 134 unit retirement dwelling in addition to the existing apartment building**  
**2211 Sherobee Road**  
**Northeast corner of Hurontario Street and Sherobee Road**  
**Owner: 945324 Ontario Inc.**  
**Applicant: John D. Rogers & Associates Inc.**  
**Bill 51**

**Public Meeting** **Ward 7**

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**RECOMMENDATION:** That the Report dated September 15, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning By-law from "RA5-4" (Apartment Dwellings) to "RA5-Exception" (Apartment Dwellings), to permit a nine (9) storey, 134 unit retirement dwelling in addition to the existing apartment building under file OZ 09/005 W7, 945324 Ontario Inc., 2211 Sherobee Road, be received for information.

**BACKGROUND:** The above-noted application has been circulated for technical comments and no community meetings have been held.

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

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application Submitted:	April 28, 2009 (submitted) June 5, 2009 (deemed complete)
Height:	9 storeys
Lot Coverage:	19%
Floor Space Index:	2.25 (Total proposed) 0.69 (Retirement Dwelling) 1.55 (Existing Apartment Building)
Landscaped Area:	40%
Net Density:	244.9 units/ha 99.1 units/acre
Gross Floor Area:	39 678 m <sup>2</sup> (427,090 sq. ft.) (Total proposed) 12 299 m <sup>2</sup> (132,385 sq. ft.) (Retirement Dwelling) 27 379 m <sup>2</sup> (294,705 sq. ft.) (Existing)
Number of Units:	Total: 432 units 101 proposed retirement units 33 proposed assisted living units 298 existing units
Parking Required:	Total: 440 spaces Retirement Dwelling: 67 spaces @ 0.5 spaces per unit Existing Apartment Building: 373 spaces @ 1.25 spaces per unit
Parking Provided:	473 spaces (including 2 parking spaces for persons with disabilities)
Supporting Documents:	Concept Plan and Elevation Drawings Planning Justification Report Urban Design Report Shadow Study Tree Inventory/Preservation Plan

<b>Development Proposal</b>	
	Traffic Impact Study Phase I Environmental Site Assessment Functional Drainage and Servicing Report Noise Feasibility Study

<b>Site Characteristics</b>	
Frontage:	Approx. 72.5 m (237.8 ft.) on Hurontario Street Approx. 144.5 m (474.0 ft.) on Sherobee Road
Net Lot Area:	1.7635 ha (4.35 ac.)
Existing Use:	25 Storey Apartment Building

Additional information is provided in Appendices I-1 to I-8.

**Neighbourhood Context**

The subject lands are located at the northeast corner of Hurontario Street and Sherobee Road. An existing 25 storey apartment building is situated toward the eastern portion of the property. A private tennis court is proposed to be removed to accommodate the proposed retirement building. The surrounding area is characterized by multi-storey apartment buildings. The northeast corner of the subject lands incorporates a portion of the Cooksville Creek floodplain. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Two 13 storey residential apartment buildings.
- East: A 16 storey apartment building, the Cooksville Creek and Camilla Park.
- South: Residential apartment buildings ranging in height from 10 to 19 storeys.
- West: Trillium Health Centre and 7 storey office building.

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

"**Residential High Density II**" which permits apartment dwellings at a Floor Space Index (FSI) of 1.5-2.9. Section 3.2.1.2 of Mississauga Plan permits housing for the elderly within the Residential Designation. The application is in conformity with the land use designation and no official plan amendments are proposed.

The Land Use Map also shows a Regulatory Flood plain overlay to identify the potential flooding of a portion of the lands.

There are other policies in the Official Plan which are also applicable in the review of this application including:

#### **Environmental Policies**

The Cooksville Creek flows to the east of the subject property. A portion of the Regulatory Floodplain exists on the property, and is identified as a Natural Area on Schedule 3, Environmental Areas, of Mississauga Plan. Section 3.15.3.2, which contains policies in this regard, states that any development is subject to the Natural Hazard policies which generally prohibit development on lands subject to flooding. If any portion of these lands are determined to not be within the floodplain, or if development can proceed in accordance with policies for Natural Hazards, then the underlying land use designation will apply, in this instance High Density II.

#### **Residential Intensification Interim Policies (Section 3.2.4)**

The subject property is located within the "Urban Growth Centre" and therefore, the Interim Residential Intensification Policies will apply. The Urban Growth Centre is to be the focus of intensification and is planned to achieve a minimum gross density of two-hundred (200) residents and jobs combined per hectare.

To ensure compatibility with the scale and character of neighbourhoods, new developments are to have regard for the

following elements: natural environment, hazards and heritage features; lot frontages and areas; street and block patterns; building height; coverage; massing; architectural character; streetscapes and the pedestrian environment; heritage features; setbacks; privacy and overview; parking.

### **Urban Design Policies (Section 3.18)**

The Urban Design General Provisions of Mississauga Plan require that building, landscaping and site design are compatible with site conditions and will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements are also to minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

### **Existing Zoning**

"RA5-4" (**Apartment Dwellings**), which permits apartment, long-term care and retirement dwellings, to a maximum FSI of 1.5.

A portion of the lands are also subject to a greenbelt overlay. The greenbelt overlay is a system to identify lands that may have a development constraint due to natural hazards, and are identified in Mississauga Plan, but are not zoned Greenbelt. In this instance, the greenbelt overlay identifies the Regulatory Floodplain associated with the Cooksville Creek.

### **Proposed Zoning By-law Amendment**

"RA5-Exception" (**Apartment Dwellings**), to permit a retirement dwelling and the existing apartment dwelling.

As part of the rezoning, the applicant is proposing that the following standards be applied:

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Maximum Floor Space Index	1.5	2.25
Minimum Front Yard Setback (Hurontario St)	10.5 m (34.4 ft.)	4.3 m (14.1 ft.) to the front canopy  5.8 m (19.0 ft.) to building
Minimum Exterior Side Yard (Sherobee Rd)	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Interior Side Yard Setback	9.0 m (29.5 ft.)	3.0 m (9.8 ft.) to 3 storey portion  3.5 m (11.4 ft.) to 9 storey portion

**COMMUNITY ISSUES**

No community meetings were held and one (1) written submission was received by the Planning and Building Department:

**Comment**

There was a concern raised with preservation of mature trees on-site.

**Response**

A Tree Inventory/Preservation Plan has been submitted with the application to identify all trees on-site and specify those trees to be protected and preserved and those proposed to be removed. The City's landscape architect and Forestry Division have reviewed the plans and will ensure that there will be an acceptable amount of amenity space and new plantings to replace any trees proposed to be removed on the lands.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- delineation of the limits of development, if it is determined that greenbelt lands form part of the subject property, the applications may need to be amended to reflect the zoning as a greenbelt area;
- building and street relationships, including setbacks, massing and heights;
- submission of an updated Functional Servicing Report, acoustical study and shadow study;
- submission of a wind study and detailed streetscape plan;
- the identification of any sustainable green technology to be used in the proposed development.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to acoustical mitigation and stormwater management, which will require the applicant to enter into appropriate agreements with the City. The applicant will also be required to obtain Site Plan approval for the proposed development.

**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 - Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Krystina Collins, Development Planner*



945324 Ontario Inc.

File: OZ 09/005 W7

### Site History

- 1972 - Subject lands were zoned for an apartment building, including a variety store, barber shop and a beauty parlour.
- May 5, 2003 - Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board. Mississauga Plan designates the subject lands "Residential High Density II".
- 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 "RA5-4" (Apartment Dwellings).



**LEGEND:**

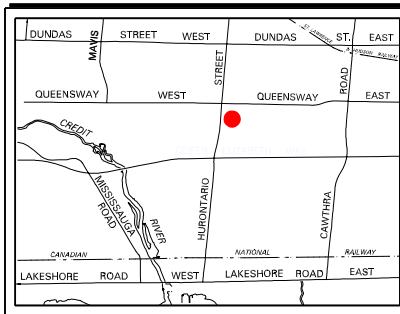


**SUBJECT LANDS**

**DATE OF AERIAL: APRIL 2009**



**SUBJECT: 945324 ONTARIO LTD.**



**FILE NO:**  
OZ 09005 W7

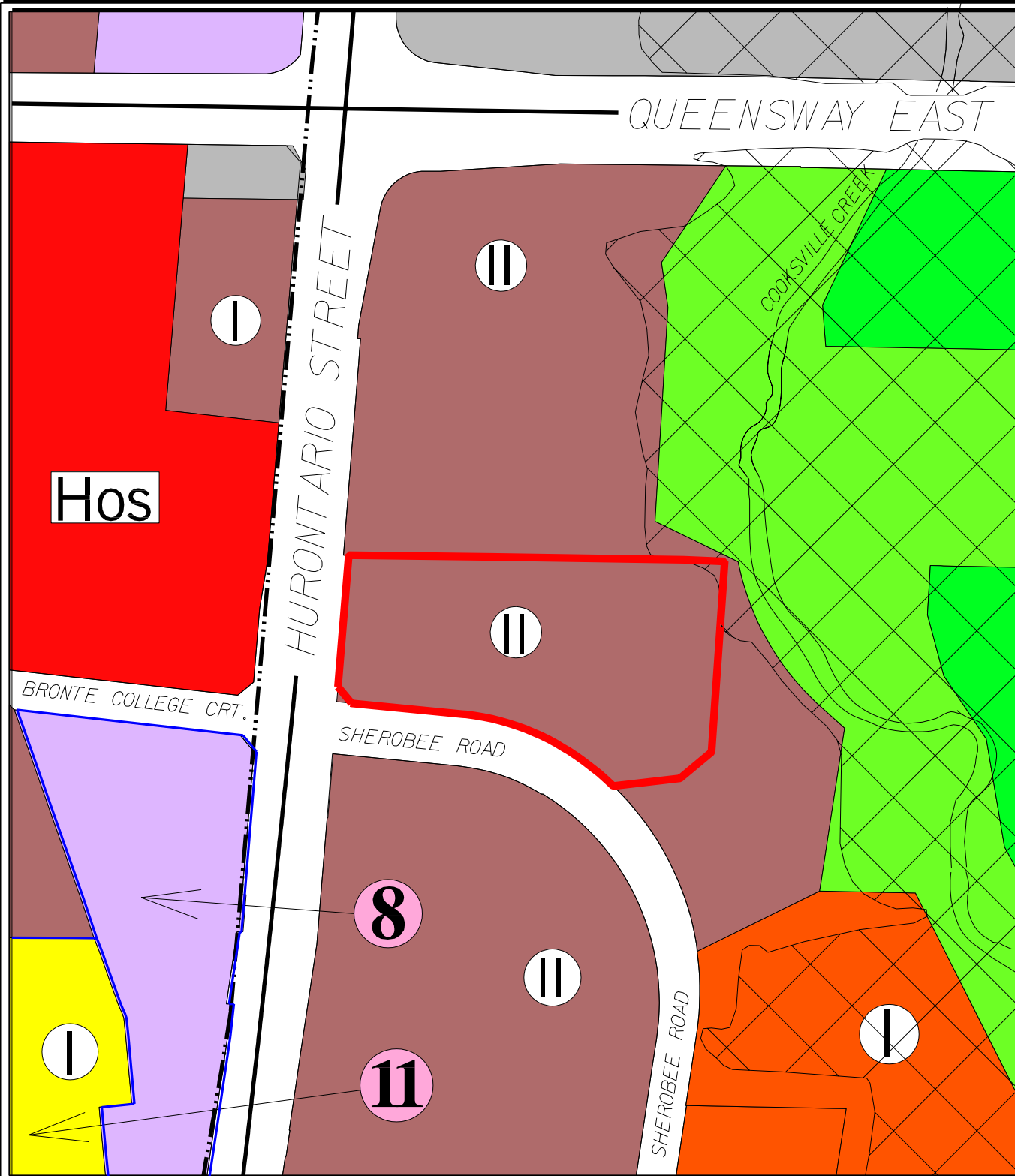
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**PDC DATE:**  
2009/10/05

**DRAWN BY:**  
B. KRUGER

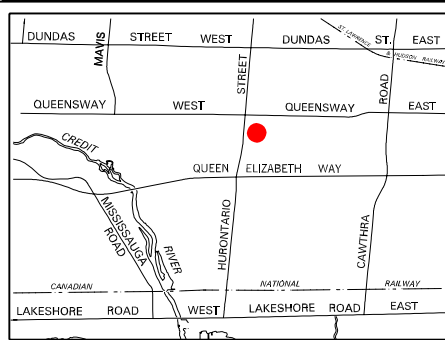
APPENDIX 1-2



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

<b>LAND USE DESIGNATIONS</b>	<b>TRANSPORTATION LEGEND</b>
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 Commercial	Existing Commuter Rail
General Commercial	GO Transit Station
Convenience Commercial	Major Transit Corridor
Motor Vehicle Commercial	<b>LAND USE LEGEND</b>
Office	Regulatory Floodplain
Business Employment	Node Boundary
Institutional	Hos - Hospital
Public Open Space	Cem - Cemetery
Private Open Space	Existing Stormwater Management Facility
Greenbelt	Planning District
Utility	Special Site Areas (See Special Site Policies)
<b>SUBJECT LANDS</b>	

**SUBJECT: 945324 ONTARIO LTD.**



**FILE NO:**  
OZ 09/005 W7

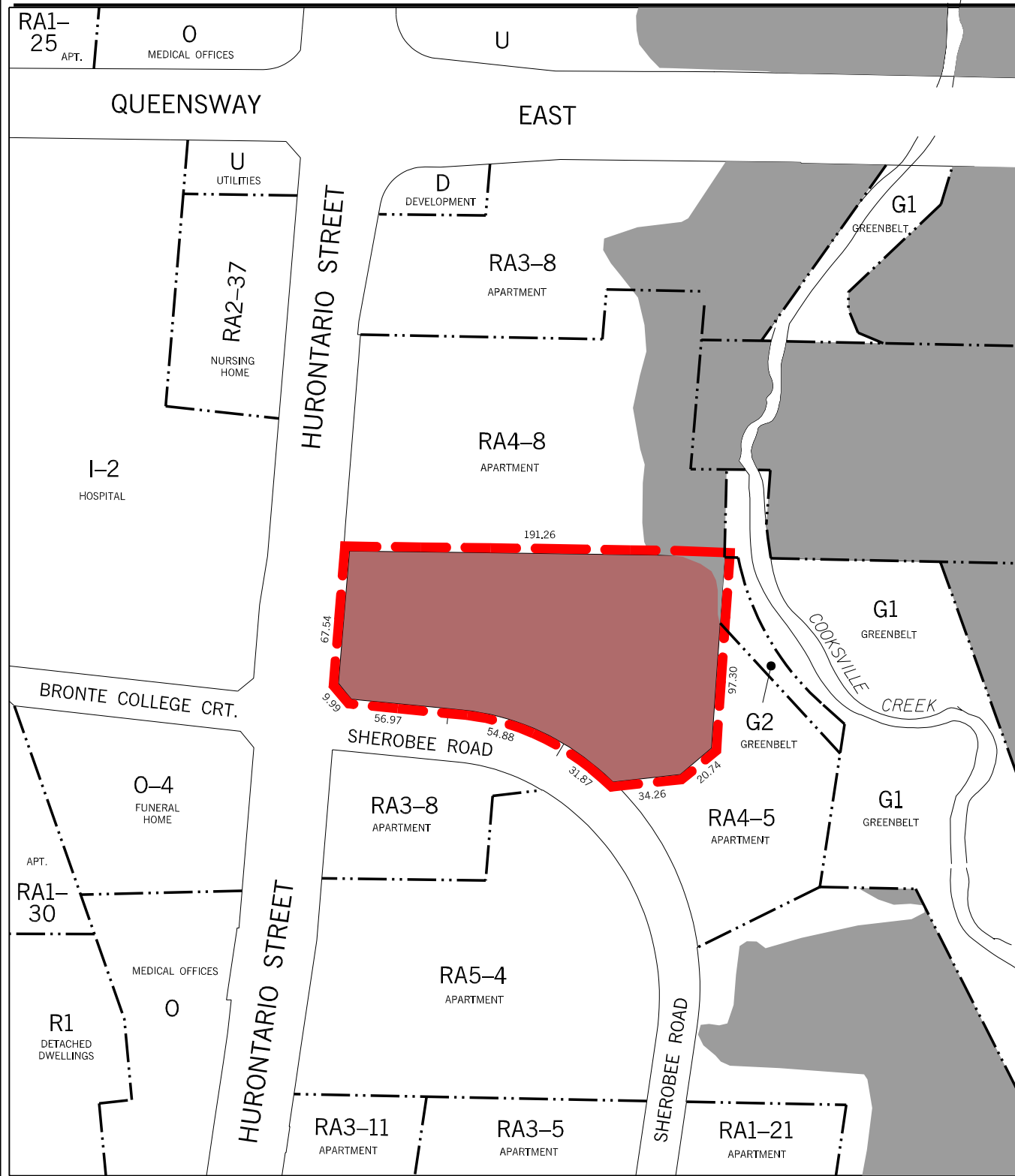
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**SCALE:**  
1:3000

**PDC DATE:**  
2009/10/05

**DRAWN BY:**  
B. KRUGER

MISSISSAUGA MUNICIPALITY, GIS MAPPING, RPT/MAAPS-9, 09005L, 09005L.dwg



**LEGEND:**



PROPOSED REZONING FROM 'RA5-4' (APARTMENT DWELLINGS) TO 'RA5-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 9 STOREY, 134 UNIT RETIREMENT DWELLING IN ADDITION TO THE EXISTING APARTMENT BUILDING.

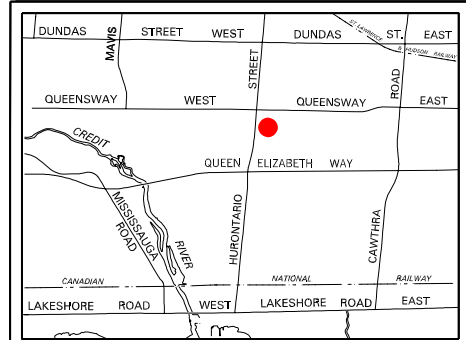


GREENBELT OVERLAY

**NOTE:** EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.



**SUBJECT: 945324 ONTARIO LTD.**



FILE NO:  
**OZ 09/005 W7**

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SCALE:  
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PDC DATE:  
**2009/10/05**

DRAWN BY:  
**B. KRUGER**

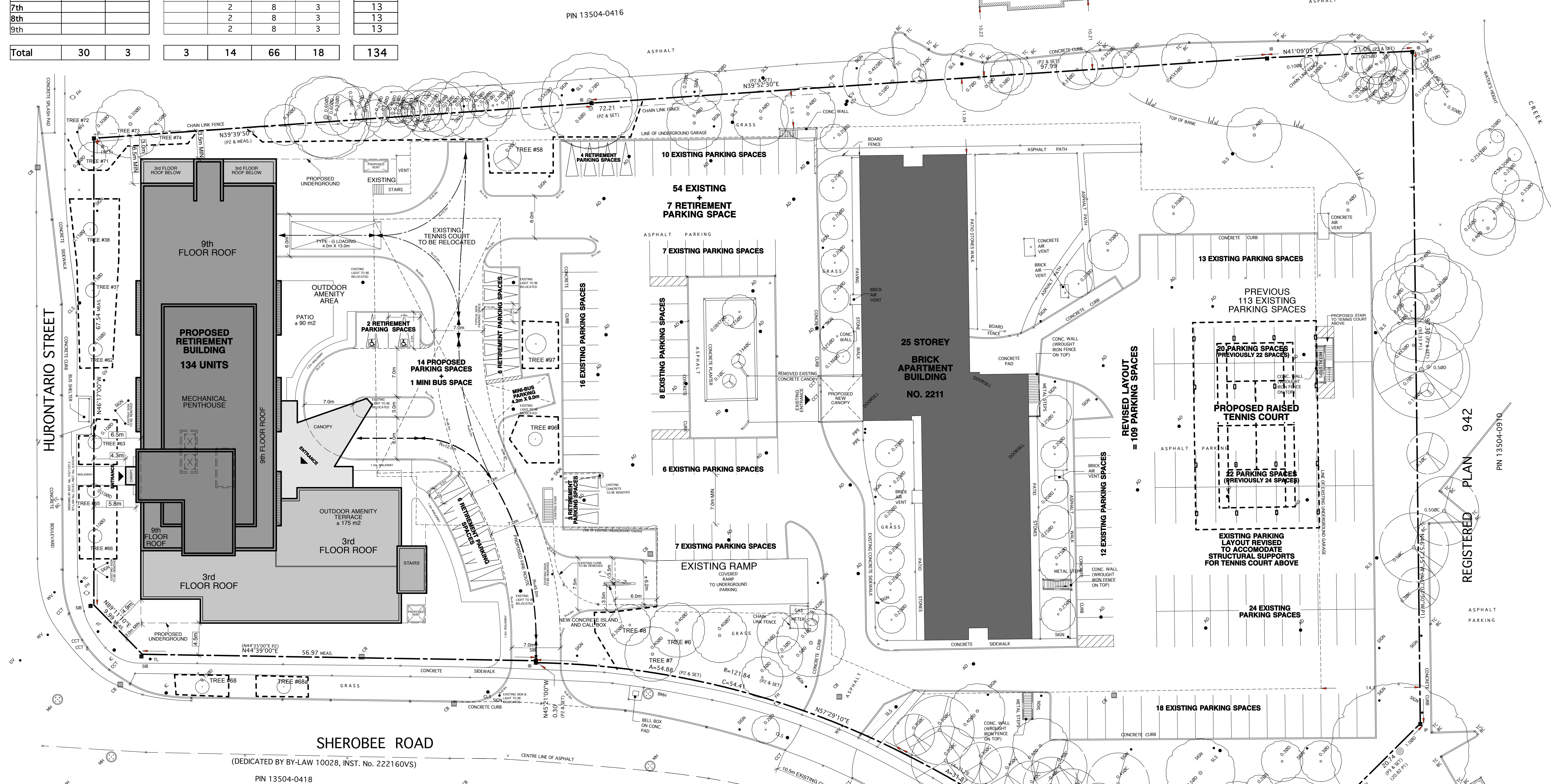
APPENDIX I-4

# KANEFF RETIREMENT RESIDENCES

## SUITE SCHEDULE

	ASSISTED LIVING		INDEPENDENT RETIREMENT SUITES				TOTAL
	STUDIO	1 BED	Studio	Studio-A	1 BED	2 BED	
Ground							0
Second	30	3					33
3rd			2	2	19		23
4th			1	2	7	3	13
5th			2	2	8	3	13
6th			2	2	8	3	13
7th			2	2	8	3	13
8th			2	2	8	3	13
9th			2	2	8	3	13
<b>Total</b>	<b>30</b>	<b>3</b>	<b>3</b>	<b>14</b>	<b>66</b>	<b>18</b>	<b>134</b>

LOT 1  
REGISTERED PLAN B-27



**SITE AREA = ± 17,635 m<sup>2</sup>**  
TO BE CONFIRMED BY SURVEYOR  
TARASICK McMillan KUBICKI LIMITED

**ORIGINAL 1972 DRAWINGS STATE SITE AREA = 18,253 m<sup>2</sup>**

### RESIDENTIAL G.F.A (ZONING)

**EXISTING = 27,379 m<sup>2</sup>**  
(294,711 sq.ft. per original 1972 architectural drawings)  
**PROPOSED = 12,299 m<sup>2</sup>**  
AS PER G.F.A - APARTMENT DWELLING ZONE DEFINITION

**TOTAL G.F.A COMBINED = 39,678 m<sup>2</sup>**

### F.S.I

PROPOSED RETIREMENT HOME  
(12299 / 17635) = 0.69 F.S.I

**TOTAL F.S.I COMBINED = 2.25 F.S.I**  
(39,678 / 17635)

### ZONING G.F.A PROPOSED RETIREMENT HOME

**BELOW GRADE**  
LEVEL P1 = 2,436m<sup>2</sup>  
EXEMPTIONS = 1,631m<sup>2</sup>  
TOTAL = 805m<sup>2</sup>

**ABOVE GRADE**  
BUILDING AREA = 12,080m<sup>2</sup>  
EXEMPTIONS = 586m<sup>2</sup>  
TOTAL = 11,494m<sup>2</sup>

**TOTAL PROPOSED G.F.A = 12,299 m<sup>2</sup>**  
APARTMENT DWELLING ZONE

### UNIT COUNT

EXISTING = 298  
AS PER APPROVED 1972 DRAWINGS

PROPOSED = 134  
**TOTAL COMBINED = 432**

### PARKING

EXISTING REQUIRED = 373  
298 SUITES X 1.25  
AS PER 1972 ARCHITECTURAL DRAWINGS  
(407 PREVIOUSLY PROVIDED)

PROPOSED RETIREMENT  
REQUIRED (0.5 per Unit) = 67

**TOTAL PARKING REQUIRED = 440**

### PARKING PROVIDED

**SURFACE**  
EXISTING SPACES = 163

ADDITIONAL SPACES = 21  
INCLUDES 2 HC SPACES

**EXISTING BASEMENT**  
LEVEL P1 EAST = 99  
LEVEL P1 WEST = 144

**PROPOSED BASEMENT**  
LEVEL P1 = 46

**TOTAL = 473 SPACES**

**NOTE:**  
MINI BUS PARKING SPACE  
NOT INCLUDED IN PARKING CALCULATIONS

### COVERAGE AREAS

(Includes both existing and proposed)

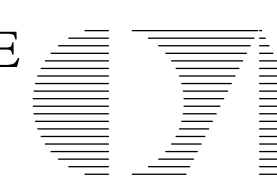
BUILDING COVERAGE = 3,350m<sup>2</sup> (19%)  
PAVING COVERAGE = 7,231m<sup>2</sup> (41%)

**LANDSCAPE OPEN SPACE = 7,054m<sup>2</sup> (40%)**

**ISSUED MAR 26th, 1**  
**- For ReZoning Appl**

ISSUED JAN. 20th, 2009  
- Meeting with Tenants

NORTHGRAVE  
ARCHITECT  
INC.



- CONTEXT SITE PLAN - MASSING SK-0
- RETIREMENT HOME DEVELOPMENT
- SHEROBBE ROAD, MISSISSAUGA, ON
- ASK OCTOBER 08 / 2008 1:300 SHEF

Date: Monday, March 30, 2009  
Time: 4:04:04 PM  
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# KANEFF RETIREMENT RESIDENCES



HURONTARIO STREET ELEVATION  
(WEST ELEVATION)

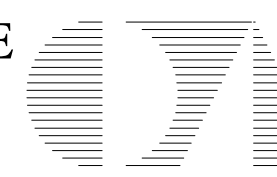
▲  
ENTRANCE

SHEROBBE ROAD ELEVATION  
(SOUTH ELEVATION)

ISSUED MAR 26th/ 2009:  
- For ReZoning Application

ISSUED JAN 20th/ 2009:  
- Meeting with Tenants

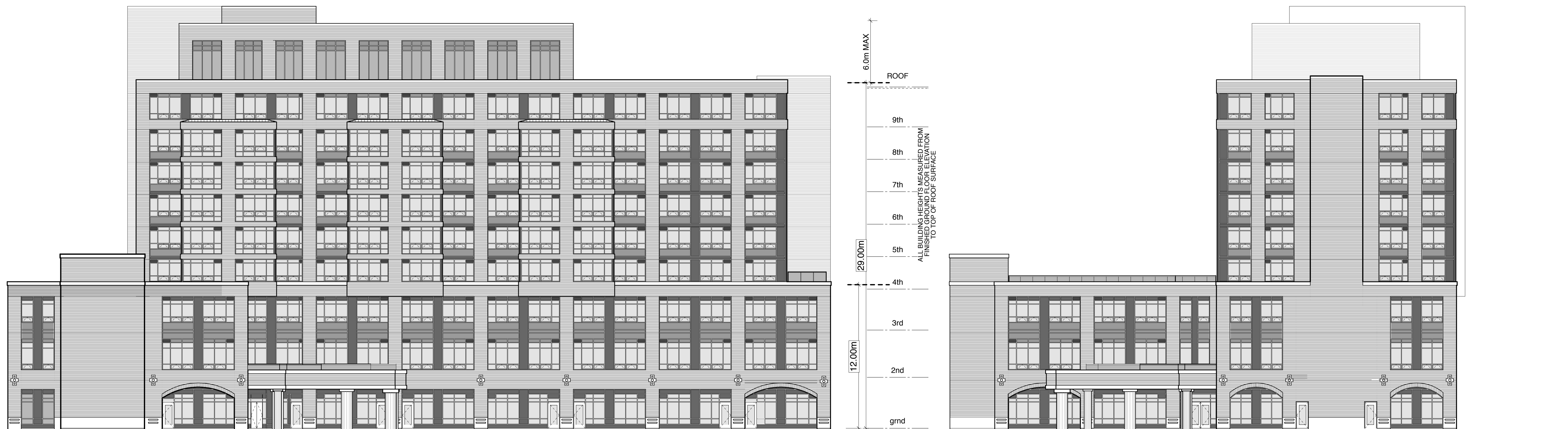
NORTHGRAVE  
ARCHITECT  
INC.



• ELEVATIONS SK-10  
• RETIREMENT HOME DEVELOPMENT ON.  
• SHEROBBE ROAD, MISSISSAUGA, ON.  
• A.S.K. OCT 08 / 2008; 1:150, SHER

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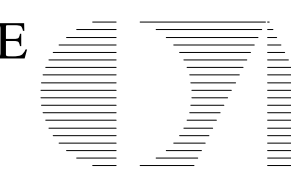
# KANEFF RETIREMENT RESIDENCES



EAST ELEVATION

NORTH ELEVATION

NORTHGRAVE  
ARCHITECT  
INC.



ISSUED MAR 26th / 2009:  
- For ReZoning Application

- ELEVATIONS SK-11
- RETIREMENT HOME DEVELOPMENT ON
- SHEROBBE ROAD, MISSISSAUGA, ON
- A.S.K. OCT 08 / 2008; 1:150, SHER

Date: Thursday, March 26, 2009  
Time: 2:54:18 PM  
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945324 Ontario Inc.

File: OZ 09/005 W7

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (August 13, 2009)	<p>An existing 300 mm (12 in.) diameter and 450 mm (18 in.) diameter water mains are located on Hurontario Street and an existing 250 mm (10 in.) diameter water main is located on Sherobee Road. An existing 250 mm (10 in.) diameter sanitary sewer is located on Hurontario Street and an existing 250 mm (10 in.) diameter sanitary sewer is located at the eastern boundary of the subject site on Sherobee Road.</p> <p>The Functional Servicing Report (FSR) has been reviewed and the following revisions are required:</p> <p>Water: The FSR indicated a 200 mm (8 in.) water main on Hurontario Street; however, the existing water main on Hurontario Street is a 300 mm (12 in.). The Developer is proposing booster pumps to ensure sufficient pressure and water supply for this development. The FSR is to be revised to include water demand analysis.</p> <p>Sanitary: The developer is proposing to construct approximately 80 m (262 ft.) of 250 mm (10 in.) diameter sanitary sewer system along Sherobee Road where, 37 m (121 ft.) will be at a 1% slope and 43 m (141 ft.) at 0.7% slope. The consultant did not show pre-development flows in the existing sanitary system. Consequently, further analysis should be performed to ensure that the existing sewer capacity can sustain the additional demand for the proposed development. The revised FSR should indicate the correct pipe sizes and pre &amp; post-development flow capacity of the sanitary sewer pipes.</p>



945324 Ontario Inc.

File: OZ 09/005 W7

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board and the Peel District School Board (July 10, 2009)	Both school boards have reviewed the application and have no comments at this time as no students are anticipated to be generated from a retirement dwelling.  However, should an alternative form of residential development be proposed, additional comments may be forthcoming from both school boards.
Credit Valley Conservation (June 18, 2009)	The proposed building is located outside the regulated area of Cooksville Creek and CVC has no comments on the proposal.
City Community Services Department - Planning, Development and Business Services Division (August 5, 2009)	Camilla Park (P-028) is located approximately 500 m (1640 ft.) from the subject site and includes pathways, 2 play sites and a mini soccer field.  In the event that the application is approved, this Department notes that prior to the Supplementary Report, a satisfactory streetscape masterplan for the proposed boulevard works along Hurontario Street and Sherobee Road will be required.  Further, this Department indicates 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 <i>Planning Act</i> (R.S.O 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.
City Community Services Department - Fire and Emergency Services Division (July 3, 2009)	The subject application has been reviewed from an emergency response perspective and have no concerns. Emergency response times to the site and water supply available are acceptable.

945324 Ontario Inc.

File: OZ 09/005 W7

Agency / Comment Date	Comment
City Transportation and Works Department (July 14, 2009)	<p>A supporting Traffic Impact Study is currently under review by staff. Comments on this study will be finalized prior to the preparation of a Supplementary Report. Notwithstanding the above, it was indicated that the applicant is to provide a functional design in support of the proposed extension of the existing centre left turn lane.</p> <p>In addition, prior to the preparation of a Supplementary Report, the applicant has been requested to submit an updated Noise Feasibility Study, a revised Functional Servicing Report and a Reliance Letter in support of the submitted Phase I Environmental Site Assessment (ESA).</p> <p>Further comments will be provided pending the receipt and review of the above items.</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> <p>Bell Canada Credit Valley Hospital Enersource Hydro Mississauga Enbridge Gas Distributions</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>French District Catholic School Board Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable Canada Post Enbridge Pipelines Trans-Northern Pipelines The Trillium Health Centre</p>

