



# Corporate Report

Clerk's Files

Originator's  
Files OZ 10/015 W8

**PDC** SEP 04 2012

---

**DATE:** August 14, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 4, 2012

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

**SUBJECT:** **Official Plan Amendment and Rezoning Applications  
To permit a five storey, 154 unit condominium apartment  
building  
3170 Erin Mills Parkway  
South of South Millway, between Erin Mills Parkway and  
Fifth Line West  
Owner: Vandyk – Windows on the Green Limited  
Applicant: Weston Consulting Group Inc.  
Bill 51**

**Supplementary Report**

**Ward 8**

---

**RECOMMENDATION:** That the Report dated August 14, 2012, from the Commissioner of Planning and Building recommending approval of the applications under file OZ 10/015 W8, Vandyk – Windows on the Green Limited, 3170 Erin Mills Parkway, south of South Millway, between Erin Mills Parkway and Fifth Line West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any

further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "General Retail Commercial" to "Residential - High Density I - Special Site" in conformity with the provisions outlined in Appendix S-3, be approved.
3. That the application to change the Zoning from "C2" (Neighbourhood Commercial) to "RA1-Exception" (Apartment Dwellings) to permit a five storey, 154 unit condominium apartment building be approved subject to the following conditions:
  - (a) That the permitted uses and development standards shall conform to those outlined in Appendix S-4;
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (c) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for the subject development;
  - (d) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Separate School Board not apply to the subject lands.
4. In the event that Mississauga Official Plan (2011) comes into force and effect as it pertains to the subject lands, that

Mississauga Official Plan (2011) be amended for these lands from "Mixed Use" to "Residential High Density - Special Site" consistent with the provisions outlined in Appendix S-3.

5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**REPORT  
HIGHLIGHTS:**

- There have been minor revisions to the proposal since the Information Report;
- Community comments are addressed;
- The proposal meets the intent of the City’s official plan policies and addresses comments received from various City Departments and external agencies;
- The applications are acceptable from a planning standpoint and should be approved, subject to certain conditions.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on September 6, 2011, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0041-2011 which was subsequently adopted by Council and is attached as Appendix S-2.

Since the Information Report, the applicant has made some minor revisions to the development proposal mainly in response to comments from City staff (see Appendices S-5 and S-6). These changes include shifting the waste/recycling storage area so that it is less visible from the site entrance, alterations to walkways and landscape areas and the refinement of building elevations. These details are being further refined through the Site Plan approval process under file SP 12/048 W8.

**COMMENTS:**

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

## **COMMUNITY ISSUES**

Several issues were raised by area residents at the February 23, 2011 community meeting, the September 6, 2011 public meeting and through written comments sent to the City. These issues are listed below along with responses:

### **Comment**

The proposed building is obtrusive and does not fit into the low rise character of the existing neighbourhood.

### **Response**

The proposed built form is appropriate for the site and is sensitive to the existing context. Issues of building height, massing and transition are discussed in greater detail within the Planning Comments section of this report.

### **Comment**

The additional vehicle traffic impact on the neighbourhood from this development will be significant and will worsen parking on adjacent streets and within nearby private condominium developments.

### **Response**

The City's Transportation and Works Department has indicated receipt of a satisfactory Traffic Impact Study dated November 2010, by Read, Voorhees & Associates. The study identifies that the existing road network and infrastructure can accommodate the proposed vehicular trips generated by the proposed residential development.

Regarding vehicular parking, the applicant is not proposing to reduce the City's Zoning By-law standards for resident and visitor parking, which will be accommodated on-site.

**Comment**

Commercial truck traffic and the loading docks associated with Millway Plaza are too close to this residential proposal.

**Response**

The Environmental Noise Assessment confirms that the proposed residential use is not too close to the commercial operation from a noise perspective (see Transportation and Works Department comments). Other aspects of land use compatibility are addressed in the Planning Comments section of this report.

Millway Plaza truck movements will continue to occur on the plaza lands and on the shared private driveway. The exact alignment of the proposed driveway curbing will be finalized through the Site Plan review process and will have regard for truck turning movements. Additionally, the landscape feature wall has been moved a further 3.0 m (9.8 ft.) away from the Millway Plaza loading area in the Revised Site Plan (see Appendix S-5). This added space will provide trucks with increased maneuverability.

**Comment**

Other uses such as offices, retail commercial or townhouses should be considered for this site by the developer.

**Response**

Staff have concluded that the proposed land use and built form represent appropriate development of the subject lands. Alternative land uses were not part of the proponent's official plan and zoning by-law amendment applications.

**Comment**

Through the Zoning By-law, the City should ensure that the building cannot be constructed above what is currently proposed by the applicant.

**Response**

Staff have recommended that the Zoning By-law limit the heights of the building consistent with the development proposal (see the Zoning section).

**Comment**

Construction noise will create unacceptable impacts on adjacent homeowners.

**Response**

The developer will be responsible to adhere to the City's Noise Control By-law, which includes the regulation of construction noise. The City's Enforcement Division would investigate complaints related to construction noise.

**Comment**

The public walkway to the south of the property will be obstructed by the proposal.

**Response**

As shown in the Revised Site Plan on Appendix S-5, the proposed development will not obstruct the municipal walkway (Glen Erin Trail) to the south.

**Comment**

The developer has erected large marketing signs on the property. Why did the City allow this when there has not been a decision on their proposal?

**Response**

The City cannot prevent a developer from marketing and pre-selling condominium units in advance of planning approvals.

Notwithstanding, correspondence was sent from the Planning and Building Department to the proponent on February 27, 2012 requesting that all sales-related signs be removed from the subject lands. Additionally, the City's Sign Unit has inspected the marketing signs and found that the landowner is not in compliance with provisions of the City's Sign By-law. An Order to Comply to remove the signs was issued to the landowner on February 29, 2012. Subsequently, a sign variance application has been submitted by the landowner and is currently under review by City staff.

### **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

#### **Region of Peel**

Comments updated May 17, 2012 state that the Region has no objection to these applications proceeding, as the outstanding issues have been resolved by the proponent. Additional technical details will be addressed through the Site Plan approval process.

#### **City Transportation and Works Department**

Comments updated July 6, 2012 note that a satisfactory Environmental Noise Assessment and subsequent addendums have been provided confirming the suitability of the proposed development from an acoustical perspective subject to the implementation of the appropriate noise mitigation measures including mitigation measures on the neighbouring commercial plaza to the north. The developer has made satisfactory arrangements with the adjacent landowner for the future implementation of stationary noise mitigation measures (i.e. replacement/installation of new rooftop mechanical equipment).

An updated Functional Servicing Report and associated site servicing plan were received which confirm that the proposed development will have adequate storm, sanitary and water service.

Should these applications be approved by Council, the developer will be required to enter into Development and Acknowledgement Agreements with the City as a requirement of the Zoning By-law enactment.

## **PLANNING COMMENTS**

### **Conversion of Employment Lands**

The Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the *Planning Act* encourage the retention of employment lands and require a comprehensive municipal review where employment lands are proposed to be converted to non-employment uses. As these provincial documents define employment areas as those designated primarily for manufacturing, warehousing and office uses, these policies do not apply to the subject lands.

### **Mississauga Plan (2003)**

The proposal requires an amendment to the Mississauga Plan Policies for the Erin Mills District. As outlined in the Information Report, Section 5.3.2.1 of Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposal addresses the intent of the criteria.

***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?***

The proposal is consistent with the overall intent, goals and objectives of Mississauga Plan, which were reviewed in conjunction with the development applications. These include the promotion of compact growth, the provision of a range of housing choices (type, tenure and price), the development of compatible residential intensification, and the creation of an urban form that is high quality and transit-supportive. The replacement of a derelict



commercial use with a sensitively designed, low-rise condominium apartment fronting onto one of the City's and Region's key arterial roads supports these goals and objectives.

The proposal will not adversely impact or destabilize the development or functioning of neighbouring lands. The subject property has been vacant since the former restaurant building was demolished in 1995. Millway Plaza to the north has functioned independent of a commercial use on the subject lands during the intervening years and the proposed addition of 154 adjacent residential units will increase the potential patronage of the plaza. Loading/service functions of the plaza will be unchanged.

***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***

The proposed residential land use is compatible with the surrounding community, which is predominantly residential. Multiple unit housing in the form of townhouses already surround the site on the west, south and east.

The proposal meets the intent of the residential intensification policies for lands outside of the Urban Growth Centre with respect to height, transition and compatibility. While technically a five storey building, it should be noted that the fifth floor elements are all fourth floor suite mezzanine lofts. These lofts represent only 18% of the fourth floor roof area and provide added architectural interest through enhanced articulation of the façade.

This low rise apartment building establishes an appropriate interface between the two storey townhouse community to the south and Millway Plaza. From a height, massing, aesthetic and land use perspective, the proposal fits in well with the existing neighbourhood. The adjacent roads, storm sewer easement along the south property limit and the greenbelt trail all provide additional transitional distance between the proposed development and the surrounding townhouses. The landscape feature wall will provide a visual buffer with acoustic mitigation benefits between

the closest apartment units and the Millway Plaza loading area. Additionally, the applicant's Shadow Study indicates compliance with the City's shadow casting criteria for outdoor amenity areas in the adjacent townhouse developments.

Given the existing low rise context and relevant Mississauga Plan policies, staff recommend that the Official Plan Amendment specify a height limit of 5 storeys, consistent with the proposal (see Appendix S-3).

***Is there adequate infrastructure and community services to support the proposed development?***

Updated comments from the Region of Peel and the City's Transportation and Works Department and Community Services Department confirm that adequate infrastructure is available to support the proposal.

***Has a planning rationale with reference to Mississauga 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?***

Staff have reviewed the applicant's Planning Justification Report and an addendum that was requested to examine additional planning policies in Mississauga Plan. The report was found to be satisfactory.

***Is there a requirement for a comprehensive review of land use designations?***

The required five year review of Mississauga Plan is complete and resulted in Mississauga Official Plan, which is currently under appeal to the Ontario Municipal Board, and is discussed in the following section. Consequently, a further comprehensive review is not required.

**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 has been appealed in its entirety to the Ontario Municipal Board and, as such, the existing Mississauga Plan (2003) remains in effect. Notwithstanding, regard shall be had for the policies of Mississauga Official Plan.

Under Mississauga Official Plan, the subject lands are designated "Mixed Use", which permits a similar range of uses as those of the "General Retail Commercial" designation, which is no longer found in Mississauga Official Plan. Consequently, an amendment to Mississauga Official Plan policies would be required to permit the proposed freestanding apartment building. Relevant policies considered include:

- Sections 5.3.5 and 16 - gives direction on intensification within Neighbourhoods, and includes policies on compatibility, building height and transition;
- Section 5.4 - includes several policies related to the nature of intensification along Corridors such as Erin Mills Parkway;
- Section 9 - includes many design policies related to Non-Intensification Areas, the Public Realm, and Site Development and Buildings.

The proposal is consistent with the overall intent, goals, objectives and policies of Mississauga Official Plan. The applicant has requested to convert their application to one under Mississauga Official Plan once it comes into force and effect. In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Mixed Use" to "Residential High Density - Special Site" for this property consistent with the provisions outlined in Appendix S-3.

### **Zoning**

The proposed "RA1-Exception" (Apartment Dwellings) zone is appropriate to accommodate the requested residential uses. Appendix S-4 contains staff's recommended site specific zoning provisions, based on the proposed development. An exception schedule will require the majority of the building to be four storeys but will allow for the fifth storey loft elements, consistent with the applicant's proposal.

### **Green Development Initiatives**

The applicant has identified that the following green development initiatives will be incorporated into the development:

- low consumption plumbing fixtures;
- energy efficient lighting;
- low-e thermal glazing;
- reflective roofing;
- materials with low-VOC and recyclable content;
- internal bicycle storage;
- the incorporation of a "living wall" (landscape feature wall).

**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:** In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the proposed changes by the applicant and staff are minor, it is recommended that no further public meeting need be held regarding the proposed changes.

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

1. The proposal is compatible with the surrounding land uses based on the similar residential land uses adjacent to the site and the complementary nature of the design, which achieves appropriate built form relationships with its context.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses based on the proposed height, massing, landscaping and general site design.

**ATTACHMENTS:**

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0041-2011
- Appendix S-3: Recommended Official Plan Amendment Provisions
- Appendix S-4: Recommended Zoning Provisions
- Appendix S-5: Revised Site Plan
- Appendix S-6: Revised Building Elevations

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*



# Corporate Report

Clerk's Files

 Originator's  
Files OZ 10/015 W8

**PDC** SEPT 6 2011

**DATE:** August 16, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 6, 2011

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a five storey, 154 unit condominium**  
**apartment building**  
**3170 Erin Mills Parkway**  
**South of South Millway, between Erin Mills Parkway and Fifth**  
**Line West**  
**Owner: Vandyk - Windows on the Green Limited**  
**Applicant: Korsiak and Company Limited**  
**Bill 51**

**Public Meeting** **Ward 8**

**RECOMMENDATION:** That the Report dated August 16, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" to "Residential - High Density I" and to change the Zoning from "C2" (Neighbourhood Commercial) to "RA1-Exception" (Apartment Dwellings), to permit a five storey, 154 unit condominium apartment building under file OZ 10/015 W8, Vandyk - Windows on the Green Limited, 3170 Erin Mills Parkway, south of South Millway, between Erin Mills Parkway and Fifth Line West, be received for information.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and a community meeting has been held.

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

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	December 17, 2010 (Received) January 28, 2011 (Deemed complete)
Proposed Gross Floor Area:	15 904 m <sup>2</sup> (171,195 sq. ft.)
Height:	5 storeys, with a maximum height of 17.0 m (55.8 ft.) Note: the 5 <sup>th</sup> storey comprises a loft/mezzanine level for some of the 4 <sup>th</sup> floor units
Lot Coverage:	36%
Floor Space Index:	1.45
Landscaped Area:	54%
Net Density:	140.2 units/ha 56.7 units/acre
Number of units:	154 units
Anticipated Population:	377* *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.
Parking Required:	1.25 spaces per 1-bedroom unit = 77 x 1.25 = 96 spaces 1.40 spaces per 2-bedroom unit = 77 x 1.40 = 108 spaces 0.20 visitor spaces per unit = 154 x 0.20 = 31 spaces Total: 235 spaces

<b>Development Proposal</b>	
Parking Provided:	237 spaces (all underground, except for 2 surface spaces)
Supporting Documents:	<ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Functional Servicing Report</li> <li>- Phase I Environmental Site Assessment</li> <li>- Phase I Environmental Site Assessment Update</li> <li>- Phase II Environmental Site Assessment</li> <li>- Record of Site Condition</li> <li>- Environmental Noise Assessment</li> <li>- Easement Agreement</li> <li>- Traffic Impact Study</li> <li>- Parcel Registry Information</li> <li>- Tree Inventory/Preservation Plan</li> <li>- Shadow Study</li> </ul>

<b>Site Characteristics</b>	
Frontage:	117.92 m (386.9 ft.) - Erin Mills Parkway 39.36 m (129.1 ft.) - Fifth Line West
Depth:	Irregular - approx. 150 m (492 ft.)
Gross Lot Area:	1.10 ha (2.71 ac.)
Existing Use:	vacant

Additional information is provided in Appendices I-1 to I-10.

**Neighbourhood Context**

The subject property is located within the mature Erin Mills neighbourhood, and is surrounded by a mix of residential, retail commercial, and open space uses. The property had previously been occupied by a free standing restaurant and night club that was demolished several years ago. Portions of the original parking lot still remain. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:



- North: Millway Plaza; Erin Mills Baptist Church across South Millway and a mix of detached, semi-detached and townhouse dwellings further north
- East: Across Erin Mills Parkway, townhouse dwellings and a gas station; Windy Hollow Park and detached dwellings further east
- South: Townhouse dwellings directly to the south; Peel Regional Police station further south and Erindale Secondary School on the east side of Erin Mills Parkway
- West: Across Fifth Line West, Brookmeade Park, townhouse dwellings and Brookmeade Public School

### **Current Mississauga Plan Designation and Policies for Erin Mills District (May 5, 2003)**

"**General Retail Commercial**" refers to retail commercial development located primarily on major roads. Residential uses are permitted only when combined with retail commercial uses. The applications are not in conformity with the land use designation, as retail commercial uses are not proposed as part of the development.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

### **Intensification (Section 3.13)**

Residential intensification outside of identified intensification areas is to generally occur through the development of vacant or underutilized lands in accordance with the intent of Mississauga Plan. These policies outline the characteristics of compatible residential intensification, which should have regard for elements such as the natural environment, lot frontages and areas, street and block patterns, building height and transition, scale, massing, streetscapes, heritage features and setbacks. Heights in excess of four storeys will only be considered where it can be demonstrated that an appropriate transition in heights that respects the surrounding context will be achieved.

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

The urban design policies 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 intended to minimize the effects of noise, unattractive views, and other negative impacts and to buffer adjacent land uses.

### **Criteria for Site Specific Official Plan Amendments (Section 5.3.2)**

Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- 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 is adequate infrastructure and community services to support the proposed development.

### **New Mississauga Official Plan**

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Mixed Use". The current proposal

does not conform to the "Mixed Use" designation and associated policies contained in the new Mississauga Official Plan.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Proposed Official Plan Designation and Policies**

**"Residential - High Density I"**, which permits apartment dwellings at a Floor Space Index of 0.8 - 1.4.

### **Existing Zoning**

**"C2" (Neighbourhood Commercial)**, which permits a range of retail, service, office and entertainment/recreation uses as follows: retail store, restaurant, convenience restaurant, take-out restaurant, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, commercial school, financial institution, repair establishment, beverage/food preparation establishment, medical office, office, recreational establishment, entertainment establishment, private club and university/college.

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

**"RA1-Exception" (Apartment Dwellings)**, to permit apartment dwellings in accordance with the proposed zoning standards contained in Appendix I-9.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 8 Councillor Katie Mahoney on February 23, 2011. Several emails have also been submitted by area residents.

Comments from the community are summarized below and will be addressed in the Supplementary Report:

- The proposed building is obtrusive, as it does not fit into the low rise character of the neighbourhood;
- Through the zoning by-law, the City should ensure that the building cannot be constructed above what is currently proposed by the applicant;
- Commercial truck traffic and the loading docks associated with Millway Plaza are too close to this residential proposal;
- The impact of additional traffic on the neighbourhood will be significant and is unacceptable. The proposal will also increase vehicle parking on adjacent streets and worsen unauthorized access into the nearby condominium townhouse developments;
- Other uses such as offices, retail commercial or townhouses should be considered for this site by the landowner;
- Construction noise from building this apartment would create unacceptable impacts on adjacent homeowners;
- The public walkway to the south of the property will be obstructed by the proposal.

## **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:

- the identification of any sustainable green technology to be used in the proposed development;

- questions involving the Noise Study and an addendum that was provided to the City. Additional details are required regarding the noise mitigation measures proposed to protect the outdoor living area adjacent to the Giant Tiger retail store loading area;
- site and building layout issues, including the location and screening of garbage pick-up, the lobby/main entrance configuration, building architecture and massing, proposals for the outdoor amenity area, design of the noise wall, landscaping and fencing;
- the requirement for a revised Functional Servicing Report.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to storm drainage, noise attenuation, boulevard improvements/reinstatement, streetscape and utility requirements 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:** All agency and City department comments have been received and after the public meeting has been held and all issues resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Erin Mills 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: School Accommodation
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: General Context Map

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*

**Site History**

- January 10, 1984 - A site plan application under File SP 84/002 W8 to permit a restaurant was submitted to the Planning and Building Department. The application was approved on June 27, 1984.
- February 2, 1984 - A minor variance application under File 'A' 17/84 was approved by the Committee of Adjustment to permit the conversion of the existing building to a restaurant use with a reduced number of parking spaces.
- February 21, 1985 - A minor variance application under File 'A' 81/85 was approved by the Committee of Adjustment to permit the use of the abutting City owned lands, which were the subject of a land exchange between the owner and the City, for additional parking for the restaurant.
- March 27, 1998 - A site plan application under File SP 98/114 W8 was submitted to the Planning and Building Department to permit two free-standing restaurants but was subsequently cancelled on December 3, 1998.
- February 17, 2003 - Official plan amendment and rezoning applications under File OZ 03/008 W8 to permit 53 townhouse units were submitted to the Planning and Building Department. The corresponding site plan application, SP 03/123 W8, was submitted on March 24, 2003. All applications were cancelled on January 15, 2005.
- December 22, 2006 - Official plan amendment and rezoning applications under File OZ 06/028 W8 for a 277 unit condominium apartment building were submitted to the Planning and Building Department. A site plan application for a temporary sales centre under File SP 06/276 W8 was also submitted at this time. The corresponding site plan application for the apartment building under File SP 07/008 W8 was submitted on January 12, 2007. These applications were cancelled on August 6, 2009.
- 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 "C2" (Neighbourhood Commercial).



**LEGEND:**

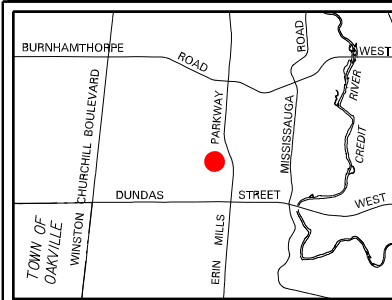


**SUBJECT LANDS**

DATE OF AERIAL PHOTO: 03 2010



**SUBJECT: VANDYK-  
WINDOWS ON THE GREEN LIMITED**



FILE NO:  
OZ 10015 W8  
DWG. NO:  
10015A  
SCALE:  
1:2500  
PDC DATE:  
2011 09 06  
DRAWN BY:  
K. PROKOP

APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



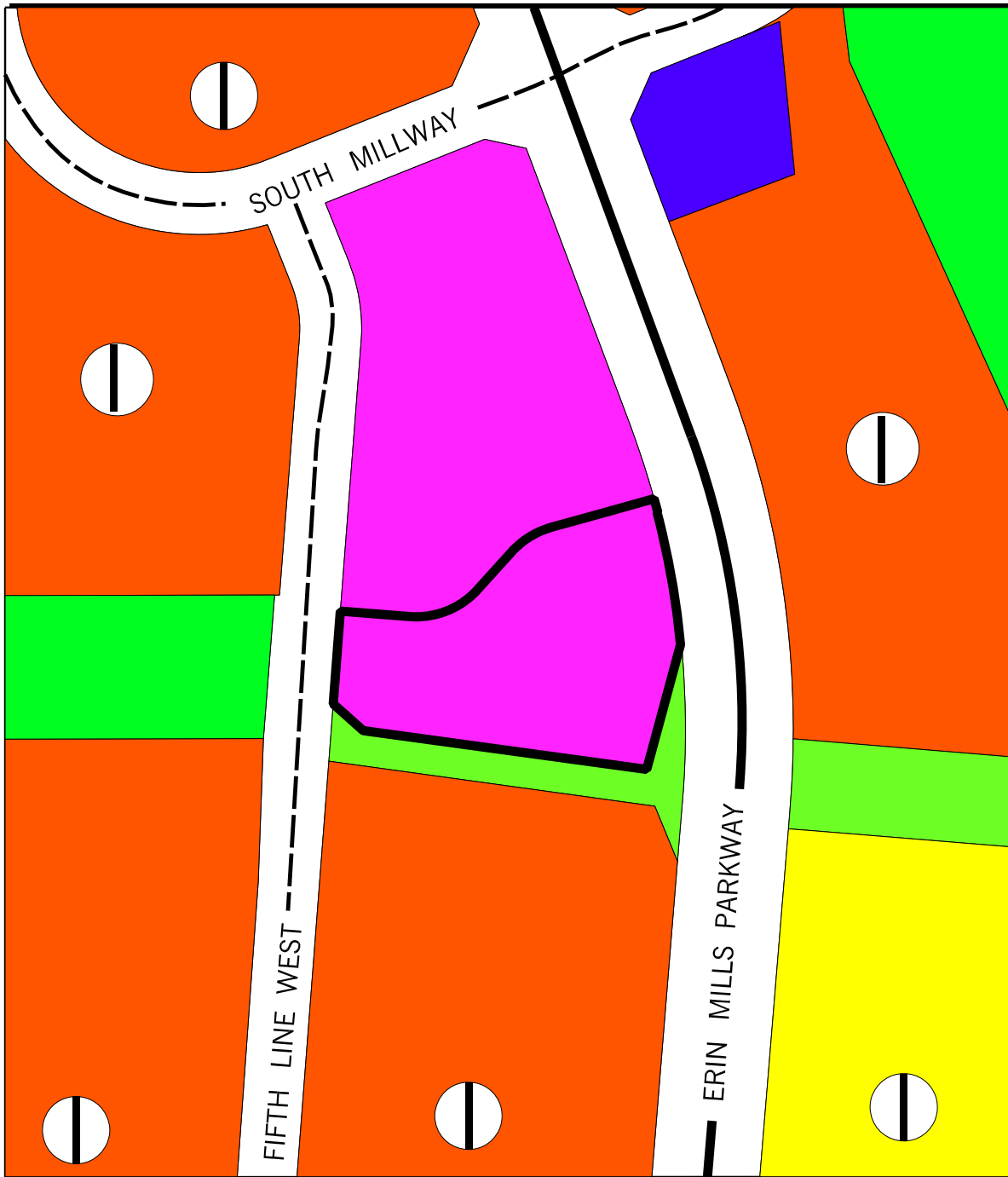
**PART OF ERIN MILLS DISTRICT LAND USE MAP  
ERIN MILLS DISTRICT POLICIES OF MISSISSAUGA PLAN**

- |                                |                                    |
|--------------------------------|------------------------------------|
| <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 - High Density I   | Major Collector (Scenic Route)     |
| Residential - High Density II  | Minor Collector                    |
| General Retail Commercial      | Local Road                         |
| Convenience Retail Commercial  | Bus Rapid Transit Corridor         |
| Motor Vehicle Commercial       | Bus Rapid Transit Station          |
| Office                         | Major Transit Corridor             |
| Institutional                  |                                    |
| Public Open Space              |                                    |
| Private Open Space             |                                    |
| Greenbelt                      |                                    |
| Parkway Belt West              |                                    |
| Utility                        |                                    |

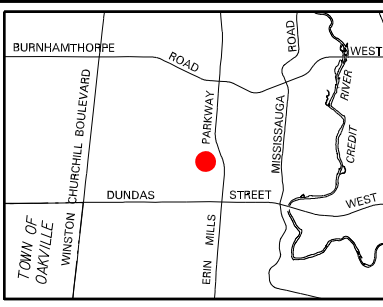
*Amendment No. 95 Appealed to the Ontario Municipal Board.  
Delete and replace with Higher Order Transit Corridor*

- LAND USE LEGEND**
- Node Boundary
  - Cem - Cemetery
  - Univ - University
  - \* - Existing Stormwater Management Facility
  - ✱ - Proposed Stormwater Management Facility
  - - Planning District

SUBJECT LANDS



**SUBJECT: VANDYK-  
WINDOWS ON THE GREEN LIMITED**



**FILE NO:**  
OZ 10015 W8

**DWG. NO:**  
10015L

**SCALE:**  
1:2500

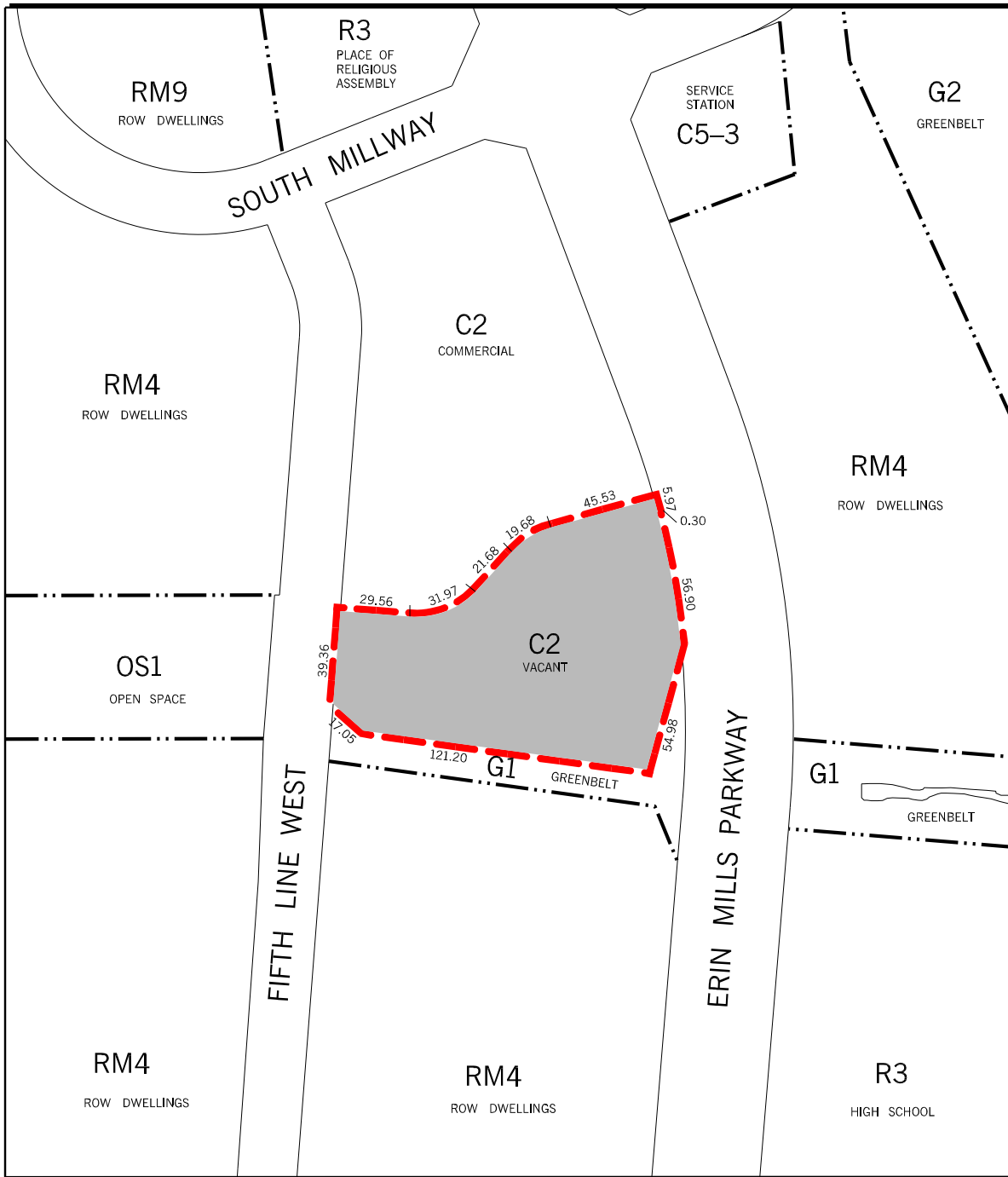
**PDC DATE:**  
2011 09 06

**DRAWN BY:**  
K. PROKOP

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



**LEGEND:**

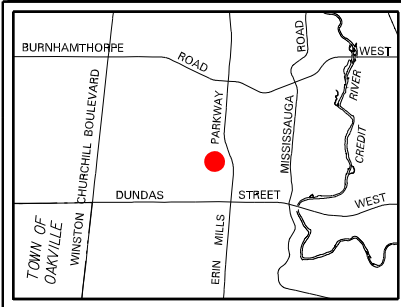


PROPOSED OFFICIAL PLAN AMENDMENT FROM 'GENERAL RETAIL COMMERCIAL' TO 'RESIDENTIAL-HIGH DENSITY 1' AND PROPOSED REZONING FROM 'C2' (NEIGHBOURHOOD COMMERCIAL) TO 'RA1-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A FIVE STOREY, 154 UNIT CONDOMINIUM APARTMENT BUILDING.

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



**SUBJECT: VANDYK-  
WINDOWS ON THE GREEN LIMITED**



FILE NO:  
OZ 10/015 W8

DWG. NO:  
10015R

SCALE:  
1:2500

PDC DATE:  
2011 09 06

DRAWN BY:  
K. PROKOP

APPENDIX I-4

**MISSISSAUGA**  
Planning and Building

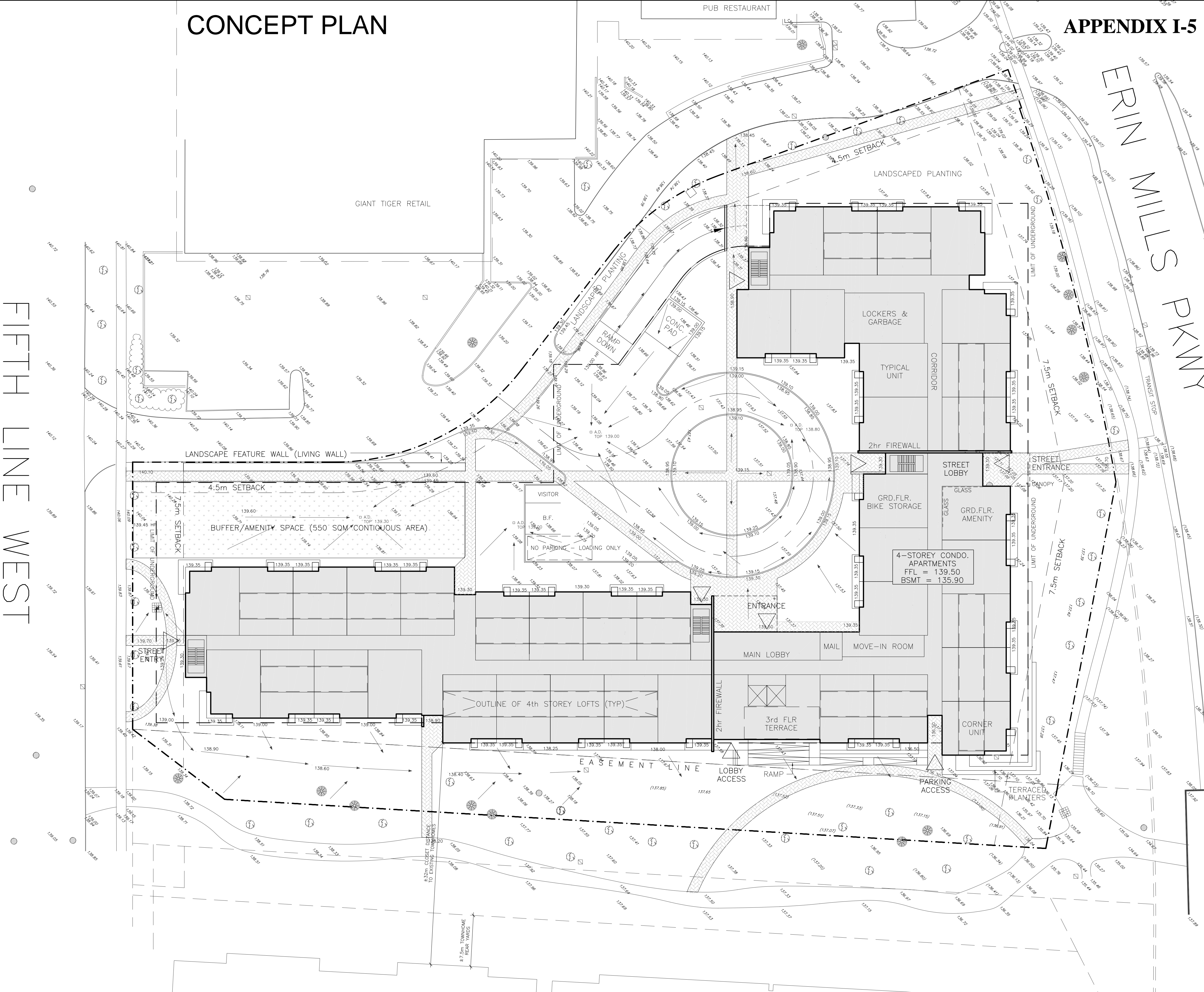
Produced by  
T&W, Geomatics

# CONCEPT PLAN

# APPENDIX I-5

FIFTH LINE WEST

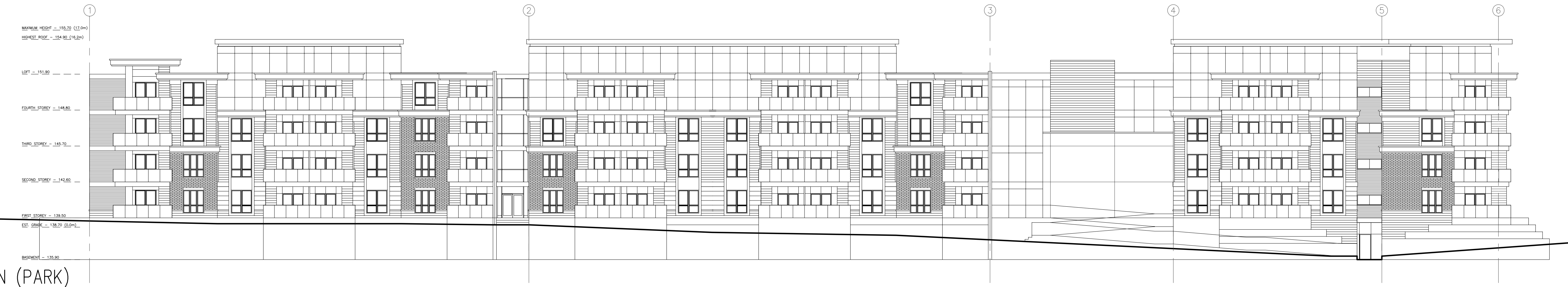
ERIN MILLS PKWY



# ELEVATIONS



1 EAST ELEVATION (ERIN MILLS PKWY)  
A2.1 SCALE: 1:200



2 SOUTH ELEVATION (PARK)  
A2.1 SCALE: 1:200



3 WEST ELEVATION (5TH LINE)  
A2.1 SCALE: 1:200



4 NORTH ELEVATION (PLAZA)  
A2.1 SCALE: 1:200

**Vandyk - Windows on the Green Limited****File: OZ 10/015 W8****Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
<p>Region of Peel (March 29, 2011)</p>	<p>The Environmental Noise Assessment dated December 15, 2010, prepared by Valcoustics Canada Ltd. has been reviewed. Regional staff has confirmed with Valcoustics Canada Ltd. staff that the most updated Annual Average Daily Traffic (ADDT) figure of 44,000 has been incorporated into traffic forecast numbers. Regional staff note that dBA levels resulting from road traffic sources exceed the accepted Ministry of the Environment (MOE) and Region of Peel sound exposures for East and South Face facades. However, the Region accepts the conclusion that it is feasible to control the predicted sound levels within the proposed development by implementing noise attenuation measures and by using the appropriate warning clauses registered on title. Clarification is required regarding the potential conflict of the noise barrier wall with any existing, proposed or relocated underground services. The applicant is advised that the proposed noise barrier wall will not be permitted on top of a Regional easement.</p> <p>An existing 300 mm (12 in.) diameter water main is located on Erin Mills Parkway and Fifth Line West. There is also a 1 050 mm (40 in.) diameter water main and a 1 500 mm (60 in.) diameter water main on Erin Mills Parkway; however, these mains are not available for connection. There is an existing 250 mm (10 in.) diameter sanitary sewer located on Fifth Line West.</p> <p>The Functional Service Report (FSR) dated December 13, 2010, prepared by Skira &amp; Associates Ltd. has been reviewed and is unacceptable. The proposal is being reviewed for</p>

**Vandyk - Windows on the Green Limited**

**File: OZ 10/015 W8**

Agency / Comment Date	Comment
	<p>sanitary sewer and water capacity and an updated FSR is required.</p> <p>Once an acceptable report is received, it will be circulated for review.</p> <p>The applicant is required to provide calculations for Fire Flow requirements and Hydrant Flow tests, a completed Region of Peel Sanitary Sewer Design Sheet, an external Sanitary Sewer Drainage Plan and sanitary sewer flow calculations.</p> <p>The Storm Water Management Report dated December 13, 2010, prepared by Skira &amp; Associates has been received and will be reviewed at the site servicing stage. Additional storm drainage shall not be conveyed to Erin Mills Parkway. Post development flows must be equal to or less than pre development flows and no grading will be permitted within any Region of Peel right-of-way to support adjacent development, as per Region of Peel Storm Sewer Design Criteria.</p> <p>At the site plan stage, the applicant is required to provide the following legal documents: the parcel abstracts, all copies of registered easements affecting the subject land, associated reference plans including 43R-4553 and 43R-462 and the documentations for INST No. 631376 which refers to Part 6 on 43R-462.</p> <p>There is an existing sanitary easement running through the subject lands. Regional easements must be protected from any encroachments or obstructions. The owner shall maintain the land for the easements free and clear of any trees, building structures, or hard concrete pavement surfaces. The owner is permitted to utilize the land for no other purpose than lawns, gardens, flower beds, roadways, driveways, and parking areas</p>

## Vandyk - Windows on the Green Limited

File: OZ 10/015 W8

Agency / Comment Date	Comment
	<p>and shall not deposit or remove any fill from the easement. For applications where Regional easements are present, landscaping drawings will be required for review.</p> <p>In order to utilize any sanitary sewer or water services that are located on an adjacent property will require the creation and registration of private servicing easements prior to site plan approval.</p> <p>The subject site is not within the vicinity of a known landfill site.</p> <p>A 6 m wide by 6 m long (19.7 ft. x 19.7 ft.), level (+/- 2%) concrete pad is required in the Garbage Pickup area which is to be shown on a revised Site Plan.</p> <p>To facilitate adherence to the Region's Waste Collection By-law, the developer will be required to ensure that the recycling collection program is as convenient to each resident in the development as the garbage collection program.</p> <p>Recycling is mandatory within all residential buildings and waste collection services may be revoked by failing to comply. The following methods may be used: a) a single garbage chute with an automated mechanical separation system to divert garbage and recyclable materials into separate bins; b) two separate chutes for garbage and recyclable materials.</p> <p>At the Site Plan stage, the system to be used in the building is to be identified on the Ground Floor Plan (or floor plan where the waste storage room is to be located). The required number of front-end bins for garbage and recyclable materials are also to be shown on this drawing. The 154 unit building will require 3, 3 cubic yard compacted front-end garbage bins and 4, 3 cubic yard non-compacted front-end recycling bins.</p>

## Vandyk - Windows on the Green Limited

File: OZ 10/015 W8

Agency / Comment Date	Comment
	<p>The Traffic Engineering section has reviewed the above noted Traffic Impact Study and has found it to be satisfactory.</p> <p>The Region has received supporting documents confirming reciprocal access easements with the property to the north. Should the location of the access change in subsequent submissions, additional easements may be required. Additional property will not be required at this time.</p> <p>Landscaping, signs, fences, gateway features or any other encroachments will not be permitted within the Region's easements and or right-of-way limits unless appropriate landscaping drawings have been submitted to the Region for review and approval. Upon consideration, if approved, an encroachment agreement and Regional Council approval will be required. In addition, all cost and fees associated therewith shall be the responsibility of the owner; and a sidewalk clause will also be included in the Development Agreement.</p>
Dufferin-Peel Catholic District School Board (March 21, 2011)	<p>The School Board has indicated 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 these development applications.</p> <p>In addition, if approved, the School Board requires that the applicant shall agree in the Servicing and/or Development Agreement to include warning clauses with respect to temporary school accommodation and transportation arrangements in all offers of purchase and sale of residential units until the permanent school for the area has been completed.</p>



## Vandyk - Windows on the Green Limited

File: OZ 10/015 W8

Agency / Comment Date	Comment
<p>The Peel District School Board (July 19, 2011)</p>	<p>The School Board has indicated that Brookmede Public School and Erin Mills Senior Public School are currently part of an accommodation review. As such City of Mississauga Council Resolution 152-98, adopted by Council on May 27, 1998, pertaining to the adequate provision of educational facilities will apply.</p> <p>The Board requires that a clause with respect to temporary school accommodation and transportation arrangements be placed in any agreement of purchase and sale entered into with respect to any units within a period of five years from the date of registration of the agreement.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (July 20, 2011)</p>	<p>City owned greenbelt lands identified as Glen Erin Trail (P-079) which includes a pathway is adjacent to the subject property. Also, Brookmede Park (P-078) is located approximately 20 m (65.6 ft.) west of the subject property which contains a play site, mini soccer field, two tennis courts and a toboggan hill.</p> <p>Should these applications be approved, fencing, protective hoarding, and associated securities for the adjacent greenbelt lands will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the greenbelt lands.</p> <p>Prior to by-law enactment, a cash contribution for street planting will be required. Further, prior to the issuance of building permits, 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.</p>

## Vandyk - Windows on the Green Limited

File: OZ 10/015 W8

Agency / Comment Date	Comment
City Community Services Department – Fire and Emergency Services Division (March 22, 2011)	Fire has reviewed the OPA/rezoning applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (August 3, 2011)	<p>In comments dated August 3, 2011 this department confirmed receipt of an Environmental Noise Assessment and subsequent addendum prepared by Valcoustics Canada Ltd. dated December 13, 2010 and May 31, 2011 respectively. Following review, the applicant has been requested to update the report to provide a table showing the mitigated noise levels from all rooftop mechanical sources for the commercial facilities on the north side of the proposed development; and the impact of the stationary noise on the closest residential receptors.</p> <p>Additional details have also been requested with respect to the type and location of the proposed noise/living wall proposed to protect the outdoor living area adjacent to the Giant Tiger store loading area. Prior to the Supplementary Meeting, satisfactory arrangements are to be made among the applicant, the City, the Giant Tiger store and owner of the premises occupied by the Giant Tiger store for the implementation of stationary noise mitigation measures (installation of rooftop screens for the mechanical equipment) for the store.</p> <p>The site servicing plan prepared by Skira &amp; Associates Ltd. dated September 2010 proposes new storm and sanitary sewers to service the proposed development. The applicant is requested to provide additional design details to ensure that there is no conflict with the proposed services and the proposed underground parking structure or existing underground facilities.</p>

**Vandyk - Windows on the Green Limited****File: OZ 10/015 W8**

<b>Agency / Comment Date</b>	<b>Comment</b>
	Updated comments will be provided for the Supplementary Meeting pending the receipt and review of the applicant's response to the above items.
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"> <li>- Bell Canada</li> <li>- Canada Post</li> <li>- City Development Services</li> <li>- Enbridge Gas Distribution</li> <li>- Enersource Hydro Mississauga</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- City Economic Development Office</li> <li>- City Realty Services</li> <li>- Conseil Scolaire de District Catholique Centre-Sud</li> <li>- Conseil Scolaire de District Catholique Centre-Sud-Ouest</li> <li>- Credit Valley Hospital</li> <li>- Rogers Cable</li> <li>- The Trillium Health Centre</li> </ul>

**School Accommodation**

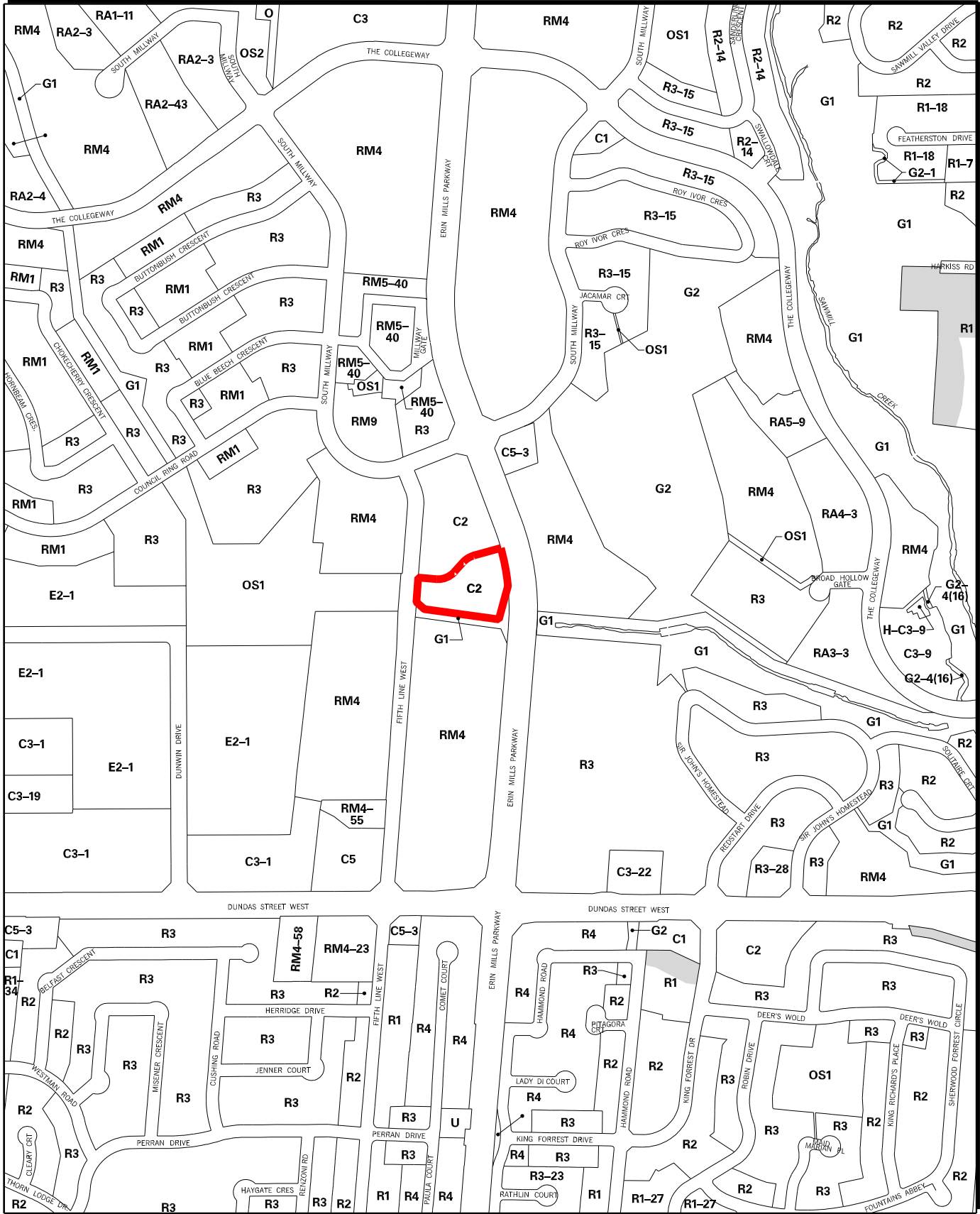
<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>14 Kindergarten to Grade 5</li> <li>7 Grade 6 to Grade 8</li> <li>15 Grade 9 to Grade 12/OAC</li> </ul> </li>   <li>• School Accommodation:               <ul style="list-style-type: none"> <li>Brookmede Public School                   <ul style="list-style-type: none"> <li>Enrolment: 270</li> <li>Capacity: 414</li> <li>Portables: 0</li> </ul> </li>   <li>Erin Mills Senior Public School                   <ul style="list-style-type: none"> <li>Enrolment: 383</li> <li>Capacity: 522</li> <li>Portables: 0</li> </ul> </li>   <li>Erindale Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1,295</li> <li>Capacity: 1,353</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>3 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li>   <li>• School Accommodation:               <ul style="list-style-type: none"> <li>St. Margaret of Scotland                   <ul style="list-style-type: none"> <li>Enrolment: 427</li> <li>Capacity: 667</li> <li>Portables: 0</li> </ul> </li>   <li>Loyola Catholic Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1,232</li> <li>Capacity: 1,080</li> <li>Portables: 6</li> </ul> </li> </ul> </li> </ul>

Vandyk - Windows on the Green Limited

File: OZ 10/015 W8

**Proposed Zoning Standards**

	<b>Required Zoning By-law Standard "RA1"</b>	<b>Proposed Standard "RA1-Exception"</b>
Maximum Number of Units	n/a	154
Maximum Floor Space Index	0.9	1.45
Maximum Gross Floor Area	n/a	19 000 m <sup>2</sup> (204,521 sq. ft.)
Minimum Setbacks to Erin Mills Parkway and Fifth Line West	- 7.5 m (24.6 ft.) (for portion of the building under 13.0 m [42.6 ft.] in height); - 8.5 m (27.9 ft.) (for portion of the building above 13.0 m [42.6 ft.] in height)	Setbacks to conform to buildable area footprint schedule in by-law; minimum of 7.5 m (24.6 ft.) to Erin Mills Parkway and 5.5 m (18 ft.) to Fifth Line West sight triangle
Minimum Interior Side Yard Setback	- 4.5 m (14.8 ft.) (for portion of the building under 13.0 m [42.6 ft.] in height); - 6.0 m (19.7 ft.) (for portion of the building above 13.0 m [42.6 ft.] in height)	Setbacks to conform to buildable area footprint schedule in by-law; minimum of 5.2 m (17.1 ft.) on the north side and 9.5 m (31.2 ft.) on the south side
Maximum encroachment of a balcony located above the first storey	1.0 m (3.3 ft.)	1.5 m (4.9 ft.)
Maximum Height	The lesser of 13.0 m (42.7 ft.) or 4 storeys	The lesser of 17.0 m (55.8 ft.) or 5 storeys



**Vandyk – Windows on the Green Limited**

**File: OZ 10/015 W8**

**Recommendation PDC-0041-2011**

- PDC-0041-2011
1. That the Report dated August 16, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" to "Residential - High Density I" and to change the Zoning from "C2" (Neighbourhood Commercial) to "RA1-Exception" (Apartment Dwellings), to permit a five storey, 154 unit condominium apartment building under file OZ 10/015 W8, Vandyk - Windows on the Green Limited, 3170 Erin Mills Parkway, south of South Millway, between Erin Mills Parkway and Fifth Line West, be received for information.
  2. That the following correspondence, be received:
    - (1) Email dated August 22, 2011 from Jill Robinson.
    - (2) Email dated September 4, 2011 from Gina lamarino.
    - (3) Email dated September 2, 2011 from Cynthia Tibbie.
    - (4) Email dated September 6, 2011 from Cheryl and Angelo Ho.
    - (5) Email dated September 6, 2011 from Bryan Bedford and Kimberley Clancy."

**Vandyk – Windows on the Green Limited**

**File: OZ 10/015 W8**

**Recommended Official Plan Amendment Provisions – Special Site Policies**

The following outlines the nature of required Special Site Area provisions of the Erin Mills District Plan:

**Entire Site:**

- "Residential – High Density I" designation ("Residential High Density" for Mississauga Official Plan);
- maximum height of 5 storeys.



Vandyk – Windows on the Green Limited

File: OZ 10/015 W8

**Recommended Zoning Provisions**

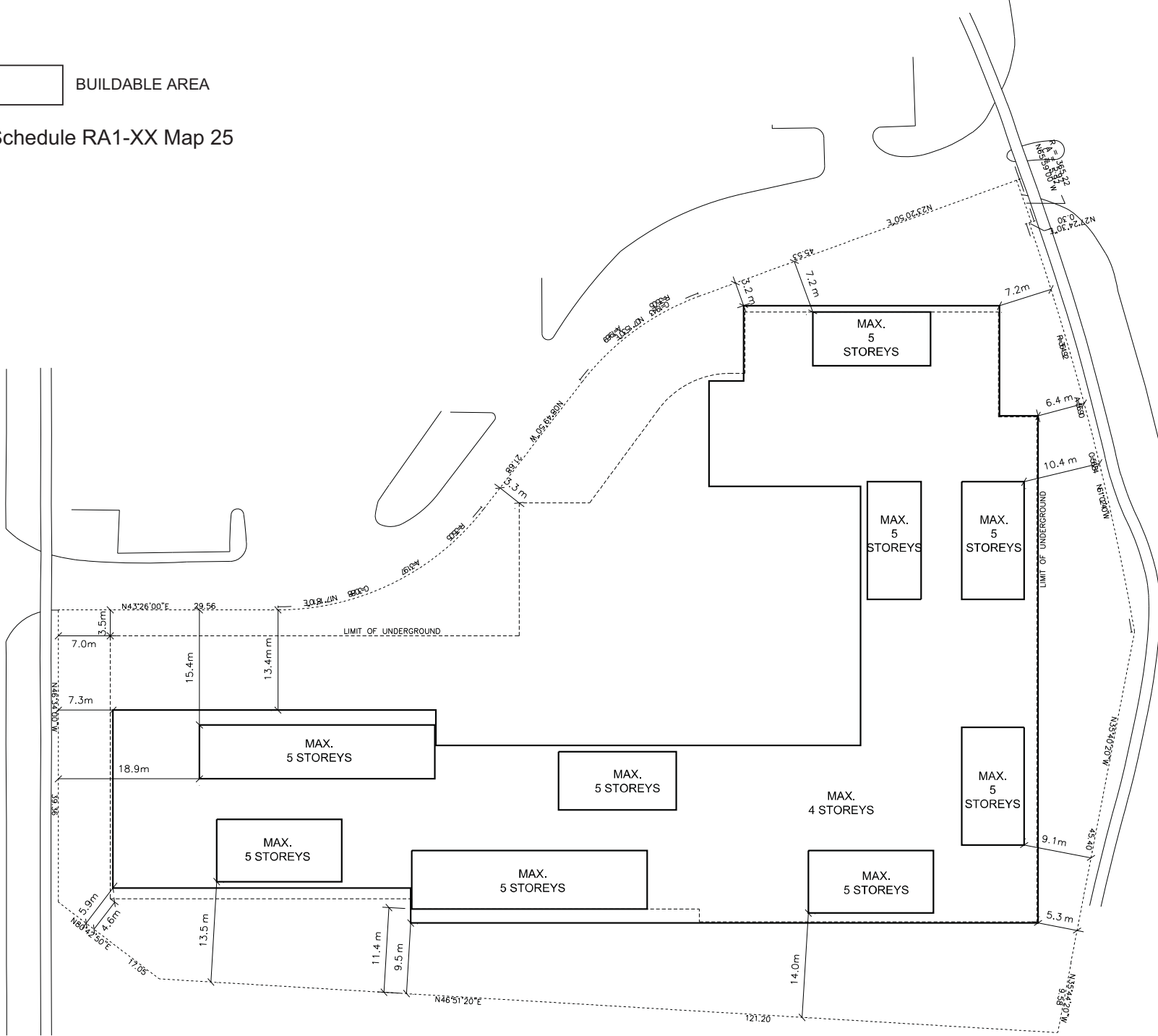
Standard	"RA1-Exception" By-law Standard
Parking	No change requested: standard residential condominium requirements are as follows: <ul style="list-style-type: none"> <li>• 1.25 resident spaces per one-bedroom unit</li> <li>• 1.40 resident spaces per two-bedroom unit</li> <li>• 0.20 visitor spaces per unit</li> </ul>
Maximum number of dwelling units	154
Maximum Floor Space Index – Apartment Dwelling Zone	1.45
Maximum Gross Floor Area – Apartment Dwelling Zone	15 920 m <sup>2</sup> (171,367 sq. ft.)
Maximum encroachment of a balcony located above the first storey, sunroom, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	1.5 m (4.9 ft.)
Maximum height of the 4 storey portions of the building	14.5 m (47.6 ft.)
Maximum height of the 5 storey portions of the building	17.0 m (55.8 ft.)
Any other development standards required to be consistent with the revised site plan (Appendix S-5), revised building elevations (Appendix S-6) and Appendix S-4, Page 2 (Schedule RA1-XX, showing the buildable area, minimum setbacks and maximum heights, as prepared by the applicant).	

 BUILDABLE AREA

Schedule RA1-XX Map 25

FIFTH LINE WEST

ERIN MILLS PKWY



SCHEDULE PREPARED BY APPLICANT

FIFTH LINE WEST

LINE WEST

PLAN 915

1123

1123

1123

1123

1123

1123

1123

1123

PART 1, PLAN 43R-4553  
INST. No. 668073  
OWNER : 560719 ONTARIO LIMITED

PART 1, PLAN 43R-12121  
SUBJECT TO AN EASEMENT AS IN INST. No. 10816  
INST. No. 912779  
OWNER : 857669 ONTARIO LIMITED

PART 2, PLAN 43R-12121  
PARCEL Q-4, SECTION 43-915  
OWNER : CITY OF MISSISSAUGA

BLOCK Q, REG'D PLAN 915

BLOCK P,

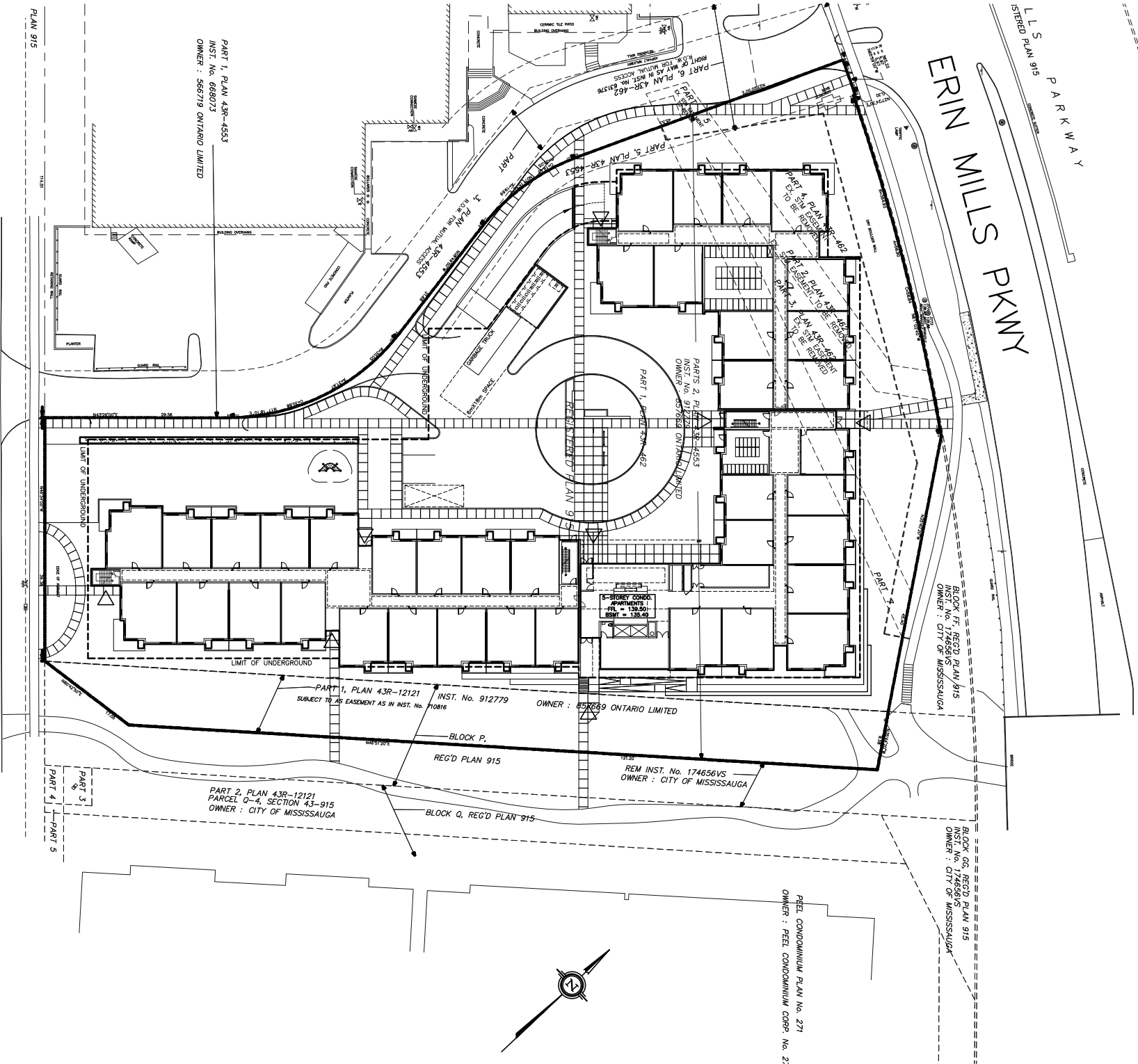
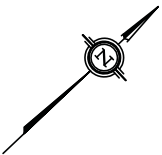
REG'D PLAN 915

REM INST. No. 174656VS  
OWNER : CITY OF MISSISSAUGA

1000 FT. REG'D PLAN 915  
INST. No. 174656VS  
OWNER : CITY OF MISSISSAUGA

BLOCK Q, REG'D PLAN 915  
INST. No. 174656VS  
OWNER : CITY OF MISSISSAUGA

PEEL CONDOMINIUM PLAN No. 271  
OWNER : PEEL CONDOMINIUM CORP. No. 2:



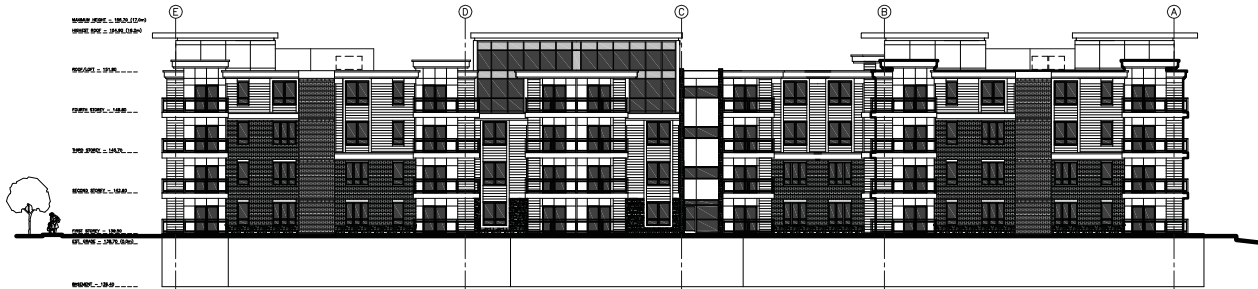
# ELEVATIONS



1 EAST ELEVATION (ERIN MILLS PKWY)  
SCALE: 1:200

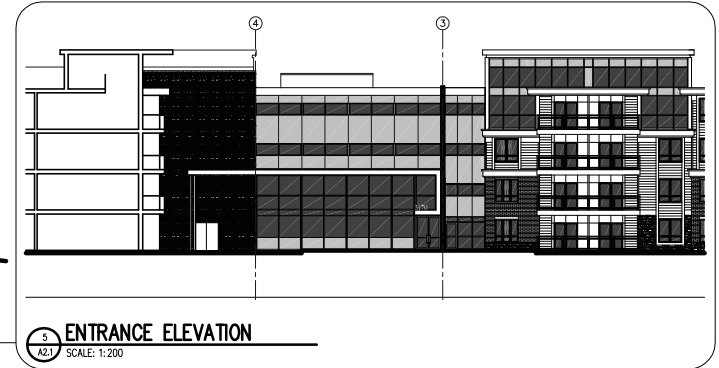


2 SOUTH ELEVATION (PARK)  
SCALE: 1:200



3 WEST ELEVATION (5TH LINE)  
SCALE: 1:200

SEE ABOVE RIGHT FOR MAIN ENTRANCE (BEYOND)



5 ENTRANCE ELEVATION  
SCALE: 1:200



4 NORTH ELEVATION (PLAZA)  
SCALE: 1:200