



## **AGENDA**

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SESSION 4

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA  
([www.mississauga.ca](http://www.mississauga.ca))

WEDNESDAY, MARCH 7, 2012 – 9:00 A.M.

COUNCIL CHAMBER  
300 CITY CENTRE DRIVE  
MISSISSAUGA, ONTARIO L5B 3C1

Contact: Carmela Radice, Legislative Coordinator, Office of the City Clerk  
Telephone: 905-615-3200, ext. 5426; [carmela.radice@mississauga.ca](mailto:carmela.radice@mississauga.ca)

**Note: Council will recess for lunch between 12 noon and 1:00 p.m.**

**1. CALL TO ORDER**

**2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST**

**3. MINUTES OF PREVIOUS COUNCIL MEETINGS**

(a) February 22, 2012

**4. APPROVAL OF AGENDA**

**5. PRESENTATIONS**

**6. DEPUTATIONS**

(a) Youth Troopers for Global Awareness (YTGA)

Zehra Abbas, Founder and Sheryl Sharma, YTGA's Business Development Manager will present to Council on the work the YTGA has accomplished over the last six years and their social enterprise Studio 68.

(b) Investors Beyond Borders

Marijana Josifovska Founder and President and Peter Lazarov, from Investors Beyond Borders will present to Council a progress report of the achievements and successes with the International Renewable Energy Case Competition.

(c) Port Credit Business Improvement Area (BIA)

Ellen Timms, General Manager from Port Credit's BIA will present to Council the continuation of the Port Credit Cultural Node Pilot Project.

(d) Proposed Tree By-law

Donald Barber, from Friends of the Cawthra Bush will discuss the proposed changes to the tree by-law.

**7. PUBLIC QUESTION PERIOD – 15 Minute Limit**

(In accordance with Section 36 of the City of Mississauga Procedure By-law 0412-2003, as amended, Council may grant permission to a person who is present at Council and wishes to address Council on a matter on the Agenda. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by Council to deal with any matter not on the Agenda.)

**8. CORPORATE REPORTS**

R-1 Report dated February 17, 2012, from the Commissioner of Community Services re: **Port Credit Cultural Node Pilot Project.**

**Recommendation:**

1. That the report dated February 17, 2012 from the Commissioner of Community Services with respect to the "Port Credit Cultural Node Pilot Project" be approved including:
  - a. the continuation of the 2011 initiatives as outlined in Council Resolutions 0072-2011, 0152-2011 and the implementation of the new Parking Space Transformation and Outdoor Table Service Programs described herein; and
  - b. authorizing and directing the Commissioner, Community Services, or his designate, to make and submit such applications to the Committee of Adjustment as the Commissioner deems necessary for the purpose of obtaining minor variances from the current zoning regulations for commercial properties within the boundaries of the Port Credit Business Improvement Area ("Port Credit BIA").
2. That staff be authorized to enter into negotiations with the Port Credit BIA, and to take all necessary actions to execute an agreement to enable the Parking Transformation Program herein described.
3. That Staff be authorized to enter into negotiations with business owners within the Port Credit BIA boundary, and to take all necessary actions to execute agreements with each such business participating in the Cultural Node Project, herein described, provided that:

- a. the Port Credit BIA has provided prior approval of such businesses participating in the Program in such form as will be agreed upon by the Port Credit BIA and the City of Mississauga; and
  - b. all encroachment applications will be received and approved by the Commissioners of Transportation and Works and Planning and Building or his/her designate.
4. That notwithstanding the City's Encroachment By-law 57-04 and Highway Obstruction By-law 357-10, respectively, staff be authorized to:
- a. waive market rate rent for each of the sidewalk encroachments described herein commencing April 15, 2012 to October 15, 2012, and waive encroachment application fees (excluding registry office fees) related thereto, and
  - b. permit highway obstructions that may be authorized by encroachment agreements between the City of Mississauga and the individual business owners who participate in the Cultural Node Project.

Motion

- R-2 Report dated February 13, 2012, from the Commissioner of Planning and Building re: **Rezoning and Draft Plan of Subdivision Applications to permit 178 detached, 254 semi detached and 44 townhouse dwelling units, woodlot preservation, community park, residential and buffer blocks and City initiated Official Plan Amendment to reflect the relocation of the community park Part of Lot 3, Concession 11, New Survey east side of Tenth Line West between Thoms Street and Tacc Drive. Owner: Argo Park developments Corp. Applicant: Freeman Planning Solutions Inc. Bill 51. Supplementary Report (Ward 10)**

Recommendation:

That the Report dated February 13, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 11/008 W10 and T-M11005 W10, Argo Park Developments Corp., Part of Lot 3, Concession 11, New Survey, east side of Tenth Line West, between Thomas Street and Tacc Drive, 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 City initiated Official Plan Amendment to the Churchill Meadows District Land Use Map from "Residential-Low Density II" to "Public Open Space" and from "Public Open Space" and "Residential-Medium Density I" to "Residential-Low Density II" as contained in Appendix S-5, be adopted;
3. That the application to change the Zoning from "D" (Development) to "R6-Exception" (Detached Dwellings - Shallow Lots with second units), "R7-Exception" (Detached Dwellings - Shallow Lots), "H-R7-Exception" (Detached Dwellings - Shallow Lots with the Holding provision), "RM2-Exception" (Semi-Detached Dwellings), "RM2-Exception" (Semi-Detached Dwellings - Shallow Lots), "RM5-Exception" (Street Townhouse Dwellings), "OS1" (Open Space - Community Park), "G2" (Greenbelt - Natural Features) and "B" (Buffer) to permit detached, semi-detached and townhouse dwellings, woodlot preservation, community park, residential block, and a noise buffer block in accordance with the proposed revised zoning standards contained in Appendix S-6, be approved subject to the following conditions:
  - (a) That the Draft Plan of Subdivision under File T-M11005 W10, be approved;
  - (b) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development; and
  - (c) That prior to Council passing the zoning by-law, the Planning and Building Department will report back to City Council on the detailed zoning requirements for the second units within the "R6-Exceptions" (Detached Dwellings - Shallow Lots with second units) zone for this development.

4. That in accordance with Council Resolution 152-98, prior to final approval, 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 this plan;
5. That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development;
6. That in accordance with the provisions of Section 36 of the *Planning Act*, R.S.O. 1990, cP.13, as amended, the "H" Holding provision is to be removed from the "H-R7-Exception" (Detached Dwellings - Shallow Lots with Holding Provision) zone on Block 314 by further amendment, upon completion of the following requirement:
  - (a) approval of a draft plan of subdivision;
7. That the Plan of Subdivision under file T-M11005 W10, be recommended for approval subject to the conditions contained in Appendix S-7, attached to the report dated February 13, 2012, from the Commissioner of Planning and Building;
8. 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 36 months of the Council decision;
9. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process, to redesignate the lands affected by the City initiated Official Plan Amendment from "Residential-Low Density II" to "Public Open Space" and from "Public Open Space" and "Residential-Medium Density I" to "Residential-Low Density II".

Motion

**9. COMMITTEE REPORTS**

- (a) Planning and Development Report 4-2012 dated February 27, 2012.

Motion

- (b) General Committee Report 5-2012 dated February 29, 2012.

Motion

**10. UNFINISHED BUSINESS**

UB -1 Report dated February 13, 2012, from the Commissioner of Transportation and Works re: **Assumption of Municipal Services (Wards 6 and 8)**.

Recommendation:

1. That the City of Mississauga assume the municipal works as constructed by the developer under the terms of the Servicing Agreement for 43M-1596, *Southlawn Development Inc.* (lands located north of Highway 403, west of Mavis Road, east of Gladebrook Crescent and south of Strgazer Drive known as *Southlawn-Phase 1 Subdivision*), and that the Letter of Credit in the amount of \$1,566,701.14 be returned to the developer and that a by-law be enacted to establish the road allowances within the Registered Plan as public highway and part of the municipal system of the City of Mississauga. 43M-1596(Ward 6)

This recommendation was referred at the General Committee meeting dated February 29, 2012 and whereas part 2 of the recommendation was approved by the Committee.

Motion

**11. PETITIONS****12. CORRESPONDENCE**

- (a) Information Items: I-1

## (b) Direction Item:

D-1 Letter dated February 29, 2012, from the General Manager of the Port Credit Business Improvement Area (BIA) is requesting to expand the boundaries of the Port Credit BIA.

Direction Required

**13. MOTIONS**

## (a) To approve recommendations from the following Committee Reports:

(i) Recommendations PDC-0015-2012 to PDC-0019-2012 inclusive contained in the Planning and Development Committee Report 4-2012 dated February 27, 2012.

(ii) Recommendations GC-0103-2012 to GC-0142-2012 inclusive contained in the General Committee Report 5-2012 dated February 29, 2012.

(b) To close to the public a portion of the Council meeting to be held on March 7, 2012, to deal with various matters. (See Item 18 Closed Session).

(c) To close to the public a meeting of Council to be held on March 26, 2012, pursuant to Section 239 (3.1) of The *Municipal Act* for an Educational Session regarding the Corporation's progress in achieving the strategic goals.

(d) To approve the report dated February 17, 2012 from the Commissioner of Community Services with respect to the "Port Credit Cultural Node Pilot Project".

Corporate Report R-1

(e) To adopt the Report dated February 13, 2012, from the Commissioner of Planning and Building recommending approval of the applications under files OZ 44/008 W10 and T-M11005 W10, Owner: Argo Park Developments Corp. , Part of Lot 3, Concession 11, New Survey, east side of Tenth Line West, between Thomas Street and Tacc Drive. (Ward 10)

Corporate Report R-2



- (f) To approve Part 2 of recommendation BC-0003-2012 indicating that a pilot industrial on-street permit parking program in the Airport Corporate Centre area.

This recommendation is an amendment to Budget Report 1-2012 dated January 16, 17, and 25, 2012

#### 14. **BY-LAWS**

- B-1 A by-law to adopt Mississauga Plan (Official Plan) Amendment No. 122, specifically, specifically the east side of Tenth Line West and Thomas Street and Tacc Drive, Owner: Argo Park Developments Corp. And Applicant: Freeman Planning Solutions, OZ 11/008 W9; T-M11005 W9 (Ward 9)

PDC-004-2012/January 9, 2012  
Corporate Report R-2

- B-2 A by-law to amend and extend By-law 0046-2011, being an Interim Control By-law under section 38 of the *Planning Act*, R.S.O. 1990, c.P.13 (Ward 4)

PDC-0051-2010/November 24, 2010  
Resolution 0077-2011/March 30, 2011

- B-3 A by-law to authorize the execution of a Development Agreement and a Servicing Agreement between the Owner: Polmat Homes Inc. and the Corporation of the City of Mississauga, and the Regional Municipality of Peel and the Applicant: Pawel Materski, Polmat Homes at the Creditwoodlands and Dundas Crescent. (Ward 6)

'B'-04-08/84 Land Division, Committee of Adjustment/January 12, 1984

- B-4 A by-law to authorize the execution of an agreement with Landmark Sport Group Inc. to host the 2012 Mississauga Marathon.

GC-0113-2012/February 29, 2012

- B-5 A by-law to amend By-law 555-2000, being the Traffic By-law deleting John Watt Boulevard, west limit of Gooderham Estate Blvd, west limit of road and adding John Watt Boulevard, west limit of Gooderham Estate Blvd, east limit of road and adding schedule 11 to add stop signs on John Watt Boulevard and Gaslamp walk northbound on Gaslamp Walk, eastbound and westbound on John Watt Boulevard. (Ward 11)

GC-0107-2012/February 29, 2012

- B-6 A by-law to amend By-law 186-05, being the Parks By-law to make certain housekeeping amendments.

GC-0686-2011/November 2, 2011

- B-7 A by-law to establish certain lands as part of the municipal highway system for Registered Plan 43M-1596, to be known as Alliance Court, Apple Blossom Circle, Bethany Crescent, Castlebury Street, Goldenrod Crescent, Trailmaster Drive and White Clover Way. (Ward 6)

Unfinished Business UB-1

- B-8 A by-law to authorize the execution of a Fire Protection Agreement with the Greater Toronto Airports Authority (GTAA).

GC-0115-2012/February 29, 2012

15. **OTHER BUSINESS**

16. **INQUIRIES**

17. **NOTICE OF MOTION**

18. **CLOSED SESSION**

- (a) Pursuant to the *Municipal Act*, Section 239. (2)
- (i) Security of the Property of the municipality or local board – **Lease of City-owned Property Located at 14 Stavebank Road – Snug Harbour Foods Inc. (Ward 1)**

**19. CONFIRMATORY BY-LAW**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on March 7, 2012.

**20. ADJOURNMENT**



# Corporate Report

Clerk's Files

Originator's  
Files

R-1

**COUNCIL AGENDA**

**MAR 07 2012**

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**DATE:** February 17, 2012

**TO:** Mayor and Members of Council  
Meeting Date: March 7, 2012

**FROM:** Paul A. Mitcham, P.Eng., MBA  
Commissioner of Community Services

**SUBJECT:** **Port Credit Cultural Node Pilot Project**

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- RECOMMENDATION:**
1. That the report dated February 17, 2012 from the Commissioner of Community Services with respect to the "Port Credit Cultural Node Pilot Project" be approved including:
    - a. the continuation of the 2011 initiatives as outlined in Council Resolutions 0072-2011, 0152-2011 and the implementation of the new Parking Space Transformation and Outdoor Table Service Programs described herein; and
    - b. authorizing and directing the Commissioner, Community Services, or his designate, to make and submit such applications to the Committee of Adjustment as the Commissioner deems necessary for the purpose of obtaining minor variances from the current zoning regulations for commercial properties within the boundaries of the Port Credit Business Improvement Area ("Port Credit BIA").
  2. That staff be authorized to enter into negotiations with the Port Credit BIA, and to take all necessary actions to execute an agreement to enable the Parking Transformation Program herein described.
  3. That Staff be authorized to enter into negotiations with business owners within the Port Credit BIA boundary, and to take all necessary actions to execute agreements with each such business participating in the Cultural Node Project, herein described,

provided that:

- a. the Port Credit BIA has provided prior approval of such businesses participating in the Program in such form as will be agreed upon by the Port Credit BIA and the City of Mississauga; and
  - b. all encroachment applications will be received and approved by the Commissioners of Transportation and Works and Planning and Building or his/her designate.
4. That notwithstanding the City's Encroachment By-law 57-04 and Highway Obstruction By-law 357-10, respectively, staff be authorized to:
- a. waive market rate rent for each of the sidewalk encroachments described herein commencing April 15, 2012 to October 15, 2012, and waive encroachment application fees (excluding registry office fees) related thereto, and
  - b. permit highway obstructions that may be authorized by encroachment agreements between the City of Mississauga and the individual business owners who participate in the Cultural Node Project.

**BACKGROUND:**

This report serves as an update on the Cultural Node Project and describes the Port Credit BIA's request that new elements be implemented for 2012.

In 2011, Council passed Resolutions 0072-2011 and 0152-2011, attached as Appendix 1, which approved the concept of the Cultural Node Project. The request originated from the Port Credit BIA and Ward 1 Councillor with staff support. A Culture Node is an area with a notable concentration of cultural resources such as art galleries, studios and creative enterprises mixed with places to gather such as restaurants, cafes and performance venues that all contribute to a compact mixed-use neighbourhood. The Culture Master Plan 2009 (the "Plan"), Recommendation 36, outlines that the purpose of a culture node pilot program is to select an area with a concentration of cultural resources and activities and test the use of planning tools, incentives and partnerships to encourage a specific transformative outcome. The Plan identified Port Credit as a logical area to test the pilot program.

Council's Resolution included the following items:

- 1) Approval of the concept of a cultural node pilot program operating in Port Credit;
- 2) Approval of temporary encroachments on sidewalks to permit street furniture, retail displays and patios without table service during the time period May 20<sup>th</sup> – September 30<sup>th</sup>;
- 3) Additional on-street parking for the farmers market on Elmwood Avenue North and Oakwood Avenue North during the time period and hours of operation for the farmers market;
- 4) Additional bicycle facilities within the main street of Port Credit; and
- 5) A main street design workshop for Port Credit, facilitated by the Culture Division in partnership with City staff.

**2011 Cultural Node Outcomes**

At the conclusion of the summer festival season, staff reviewed the outcomes of the Project with the BIA Board of Directors. There were many positive benefits gained in identifying Port Credit as a Cultural Node, however everyone involved believed more could be accomplished. Some of the positive outcomes included:

- Supportive media coverage in local newspapers;
- Positive feedback for allowing on-street parking permissions to support the farmers market;
- Greater working relationships developed with staff and the BIA;
- An inventory of "post and ring" bike parking was completed; and
- Achieved Cycling Master Plan, action: building an integrated cycling network by:
  - Additional and repaired "post and rings" were installed along Lakeshore Road in Port Credit
  - New bike parking racks were installed on a trial basis in the Farmers Market area at the corner of Elmwood Avenue and Lakeshore Road East.

**COMMENTS:**

The Cultural Node Pilot Project for 2012 includes continuation of the following initiatives:

- On-street parking to support the farmers market;
- Bicycle facilities at the farmers market; and

- Street furniture, retail displays and outdoor patios without table service.

Since the variance to permit outdoor displays and patios without table service was granted for a one year term, staff need to return to the Committee of Adjustment to seek permission to continue this use.

In addition, the following new elements are proposed:

- Transformation of a parking spaces to display art (the "Parking Space Transformation Program"); and
- Outdoor patios encroaching sidewalks providing table service for food and alcohol (the "Outdoor Table Service Program").

The BIA's request for a main street design workshop will be considered in the future in consultation with other city departments. The delivery of the workshop must be aligned with Corporate work plan priorities and engagement of the community.

#### **Parking Space Transformation Program**

The Culture Division will work with the Port Credit BIA to creatively transform up to four parking spaces in the Port Credit BIA into art installations during the month of September 2012. This will coincide with the international annual event called Parking Day taking place on Friday, September 21, 2012 ([www.parkingday.org](http://www.parkingday.org)). Last year this event was held in more than 160 cities around the world. The art installations will be designed and constructed by artists selected through an open competition. They will expand the space for pedestrians on Lakeshore Road and will help to market Port Credit as "a cool place to be". The Culture Division is working with departments across the City to ensure the art installations will meet all applicable standards, including safety. The parking space installation will be open to the public, no purchases will be required and no table service will be permitted.

Staff recommends that the City of Mississauga enter into an agreement with the Port Credit BIA to clearly outline each entity's roles and responsibilities for the Parking Space Transformation Program. In summary the following are the roles that have been discussed thus far:

- The Culture Division will provide project management, coordination with City departments, art administration expertise and the funds to construct the art installations;

- The BIA will take on the liability and insurance cost for the structures, hold contracts with the artists, be responsible for regular maintenance of the installations and be named on any necessary permits; and
- Each party will be involved in applications to foundations and grant bodies for this Program.

### **Outdoor Table Service Program**

The current process for allowing outdoor patios requires each restaurant operator to apply to the Committee of Adjustment, unless otherwise permitted by site-specific zoning. Each application to the Committee of Adjustment is judged on its own merit and typically has conditions imposed by the Committee restricting its operation. The Port Credit BIA and Ward Councillor have requested that outdoor patios with table service be considered as part of the Cultural Node Project. The facilitation of outdoor patios will actively promote the main street character of Lakeshore Road and attract a greater number of residents and visitors to the waterfront community.

This proposal seeks to secure permission from the Committee of Adjustment to utilize the municipal right-of-ways for outdoor patios with table service accessory to take-out restaurants, restaurants, bakeries and the existing billiard hall. As part of the consideration of the Committee of Adjustment application, staff will request a minimum five year term, operating on a seasonal period of April 15 – October 15. A longer period of operation from last year's variance reflects typical seasonal temperatures for outdoor weather enjoyment and the effort to put the necessary agreements and approvals in place.

Parts of the sidewalk area in Port Credit are very narrow and constrained in use by various utilities and structures. In these cases, in order to maintain pedestrian access around patios, use of on-street parking spaces is required. This issue will be addressed as part of the application to the Committee of Adjustment.

This proposal is similar to other Ontario municipalities where BIA's and city staff have formed working committees to implement revitalization improvement measures for a specific area. (See Appendix 3: Photos of outdoor patios with Table Service, City of Barrie).



Business owner(s) of commercial properties located within the BIA boundaries requesting to use the permission of the variance on City-owned lands will be required to enter into an encroachment agreement with the City of Mississauga. Staff recommend the waiver of encroachment application and legal fees (excluding registration fees) to aid in the facilitation of this project. Each agreement will include a number of conditions to ensure safety, suitable design and attractiveness of the display area and/or patios. The following conditions are recommended:

- The BIA Executive and General Manager will be responsible for approving the display areas, patios and design material prior to individual business owners applying to the City for approvals. Businesses can choose materials and designs but have to come before a jury of their own peers.
- Each business will enter into an encroachment agreement with the City.
- All encroachment applications will be received and approved by the Commissioner of Transportation and Works and Planning and Building or his/her designate.
- Each business will be responsible to obtain all necessary site plan approvals, building permits and certificates of occupancy, licensing requirements, e.g. Alcohol & Gaming Commission of Ontario (AGCO), (if required) and to pay for all fees related thereto.

The City of Mississauga will continue to have input into the design, layout and location of any proposed patio through the site plan process. Through the encroachment agreement terms and conditions of the encroachment will be outlined with the option of the City to terminate the agreement should the applicant fail to comply to with any applicable laws, regulations, rules, by-laws and/or policies, including but not limited to compliance with all the rules, regulations and/or requirements of the Alcohol and Gaming Commission of Ontario.

In addition, it is recommended rent for the encroachment area on the sidewalk be waived for one year commencing April 15, 2012. This recommendation is based on the goals of the Cultural Node Project to use incentives to support cultural resources and activities. The proposed cultural initiative will promote Port Credit as a distinctive place, by fostering engaging, lively and vibrant streets. After the

waiver period, business owners with such encroachments will be required to pay market rental rates consistent with existing policy.

**STRATEGIC PLAN:** The Cultural Node Program aligns with Connect Pillar, strategic goal states “Nurture Villages – promote “village” main streets as destinations, not simply places to pass through”.

**FINANCIAL IMPACT:** The Parking Space Transformation Program is included in the Public Art Program’s 2012 budget. The BIA will cover all costs related to applications, insurance, liability and maintenance.

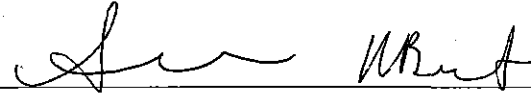
For encroachment areas, staff recommend waiving the market rental fee for utilization of the sidewalk area for one year only, commencing April 15, 2012. The applicable encroachment fee is \$0.75 per square foot per month for each site. For example, an encroachment area for a typical outdoor patio of 300 square feet would result in an encroachment fee of \$1,350 for a one year period (April 15 – October 15).

In situations where the narrow width of the sidewalk requires use of parking spaces as walkways to accommodate the patios, the maximum applicable parking charges are \$7.00 a day per space. On this basis, potential revenue lost would be \$1092. per space for the season (April 15- October 15).

**CONCLUSION:** Continuation of the Cultural Node Project will contribute to creating an environment that supports and encourages a more vibrant main street and cultural district. It will enhance the character of the area by allowing outdoor retail displays, street furniture and patios. It will attract a greater number of residents and visitors to the waterfront for shopping, dining, business activity and recreational enjoyment. These initiatives are being requested by the Port Credit BIA, the Ward Councillor and are supported by Staff which will assist in achieving the City’s strategic goals and implements Culture Master Plan Recommendation 36.

**ATTACHMENTS:**

- Appendix 1: Council Resolution 0072-2011 and 0152-2011
- Appendix 2: Committee of Adjustment Decision "A" 239/11
- Appendix 3: Photos of Outdoor Patios with Table Service - City of Barrie



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Paul A. Mitcham, P.Eng., MBA  
Commissioner, Community Services

*Prepared By: Bonnie Brown, Manager, Cultural Planning, Culture Division*



RESOLUTION NO: 0152-2011 Page 1 of 2 2-1(h)

Date: May 25, 2011

File: Ward 1

Moved by: Jim Forey

Seconded by: Mueller

WHEREAS at the Council meeting of March 30, 2011, Council for the City of Mississauga passed resolution number 0072-2011 which endorsed the concept of a cultural node program operating in Port Credit ("Port Credit Cultural Node Program") and directed staff to report back to Council on the measures needed to implement the Port Credit Cultural Node Program;

AND WHEREAS the Port Credit Business Improvement Association (the "BIA") has requested that the City allow for temporary encroachments on sidewalks in the BIA area during the time period of May 20, 2011 to September 30, 2011;

AND WHEREAS staff have reviewed the BIA's request for temporary encroachments into the road allowance and determined that it would be appropriate to permit the encroachment of street furniture, outdoor patio seating areas without table service accessory to restaurants, take-out restaurants and outdoor retail sales located within the area identified on the attached Schedule "A" of By-law 518-92];

AND WHEREAS Council has delegated authority to the appropriate Commissioner of Community Services, Transportation & Works or Corporate Services and City Clerk to execute encroachment agreements pursuant to the requirements of the City's Encroachment By-law 0057-2004, as amended by By-law 0108-2011 (the "Encroachment By-law");

AND WHEREAS staff have determined that variances to City of Mississauga Zoning By-law 0225-2007 will be required to permit the temporary encroachments and the installation of bicycle racks on required parking spaces on municipal lands in the BIA area;

AND WHEREAS subsection 59(2) of the Planning Act states that the council of a municipality may waive the requirement for the payment of a fee in respect of applications under the Planning Act where the council is satisfied that it would be unreasonable to require the payment;

NOW THEREFORE BE IT RESOLVED:

- 1. That Council authorizes and directs the Project Manager, Culture Division, or her designate, to make and submit such applications to the Committee of Adjustment as the Project Manager deems necessary, for the purpose of obtaining minor variances from the current zoning regulations for the Port Credit BIA area to permit the implementation of the Port Credit Cultural Node Program.

City Mayor

R-1(i)



RESOLUTION NO: 0152-2011 Page 2 of 2

Date: May 25, 2011

File: \_\_\_\_\_

Moved by: Jim Joyce

Seconded by: Prakash

2. That notwithstanding the provisions of the City of Mississauga's Planning Act Processing Fees By-law 0351-2010, all the fees normally required to be paid with respect to Minor Variance applications be waived.

3. That notwithstanding the provisions of the City of Mississauga's General Fees and Charges By-law 0355-2010, all fees associated with an encroachment agreement, including but not limited to, the application fee, legal fee and encroachment fee, be waived.

4. That notwithstanding the provisions of the City of Mississauga's Encroachment By-law, all applicable fees and expenses as outlined and defined in the Encroachment By-law be waived.

5. That notwithstanding the protocol for circulation of encroachment agreements by the City's Realty Services Department, the circulation process for the encroachment agreement between the City and the BIA be waived.

6. Notwithstanding the provisions contained in the Highway Obstruction By-law 357-10, highway obstructions permitted by way of an Encroachment Agreement will be permitted.



RESOLUTION NO: 0072-2011 Page 1 of 2 R-1(j)

Date: March 30, 2011

File: Ward 1

Moved by: Jim Tovey

Seconded by: Palmer

WHEREAS at the Budget Committee presentation on January 18, 2011, Councillor Tovey requested the Culture Division to create a Culture Node pilot project within the City of Mississauga and recommended Port Credit as the neighbourhood to test the pilot project.

AND WHEREAS the Council approved Culture Master Plan, June 2009, Recommendation #36 states "That the Culture Division select a cultural node as the site for a pilot project to test the use of planning tools, incentives, supports and partnerships to support cultural resources and activities in a specific community."

AND WHEREAS the Council approved Strategic Plan, June 2009, Connect pillar, strategic goal states "Nurture Villages - to promote "village" main streets as destinations, not simply places to pass through." And "Create Great Public Spaces- develop vibrant cultural districts."

AND WHEREAS the Culture Master Plan identifies Port Credit as a community with notable concentrations of community resources and should be used as an area to begin to identify some planning tools, incentives and supports that could be used to achieve specific outcomes.

AND WHEREAS the Port Credit Business Improvement Association has requested temporary encroachments on sidewalks to permit; street furniture (benches), barbeques, retail displays (flowers/fruit stands etc) during the time period of May 20th, 2011 to September 30th 2011.

AND WHEREAS the Port Credit Business Improvement Association has requested parking for the farmers market be permitted on Elmwood Avenue North and Oakwood Avenue North during the time period and hours of operation for the farmers market.

AND WHEREAS the Port Credit Business Improvement Association has requested additional bicycle facilities be provided within the main street of Port Credit.

AND WHEREAS the Port Credit Business Improvement Association has requested that over the course of 2011, the Culture Division, in partnership with City staff facilitate a community based design for the main street of Port Credit.

Carried

Mayor

R-1 (K)



RESOLUTION NO: 0072-2011 Page 2 of 2

Appendix 1

Date: March 30, 2011

File: Ward 1

Moved by: Guy Jovey

Seconded by: Pat Mills

AND WHEREAS the requests made by the Port Credit Business Improvement Area are consistent with the concept of "Culture Nodes" in the Culture Master Plan;

NOW THEREFORE BE IT RESOLVED:

1. that the City Council endorse the concept of a cultural node pilot program operating in Port Credit;
2. that the requests of the Port Credit Business Improvement Area be supported in principle and that the Culture Division staff report back to Council on the necessary agreements and bylaws to implement this pilot project for the Port Credit Culture Node and any other recommendations staff feel are appropriate to support such a pilot.

Carried
_____ Mayor



File: "A" 239/11  
WARD 1

R-1(1)

## COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OR (2)  
of The Planning Act R.S.O. 1990, c.P.13, as amended

- and -

IN THE MATTER OF ZONING BY-LAW 0225-2007  
as amended

- and -

IN THE MATTER OF AN APPLICATION BY

THE CORPORATION OF THE CITY OF MISSISSAUGA

on Thursday, June 23, 2011

The Corporation of The City of Mississauga is the owner of the municipal road allowances within the Port Credit Business Improvement Area, zoned Commercial, Residential, Open Space, Greenbelt, and Development. The applicant requests the Committee to authorize a minor variance to permit the municipal right-of-ways to be utilized for outdoor patio seating areas (without table service) and outdoor retail sales areas accessory to restaurants, take-out restaurants, and retail stores; whereas By-law 0225-2007, as amended does not permit outdoor patio seating areas (with or without table service) or outdoor retail sales in this instance.

Mr. S. Patrizio declared a pecuniary interest in the application as he advised that his family owns property in the area. He left the hearing room and did not participate in the proceedings in any manner.

Ms. B. Dowhaniuk, a representative of the City of Mississauga, and Ms. E. Timms, General Manager of the Port Credit Business Improvement Area, attended and presented the application to permit the municipal right-of-ways to be utilized for outdoor seating and retail sales areas. Ms. Dowhaniuk advised that a Cultural Node pilot project was being undertaken to use Port Credit as a location to test the use of planning tools, incentives, supports and partnerships to support cultural resources and activities. Ms. Dowhaniuk indicated that the Cultural Node Pilot Project initiative was unanimously endorsed by Council on March 30, 2011. She explained that permission was being requested to allow temporary encroachments on the sidewalks to permit street furniture and retail displays. Ms. Dowhaniuk stated that the requested changes would contribute to creating a vibrant and liveable community in support of the Cultural Master Plan. Ms. Dowhaniuk explained that they were seeking a temporary approval to expire on September 30, 2011.

Ms. Dowhaniuk indicated that the Port Credit Business Improvement Area (BIA) would enter into encroachment agreements with the City of Mississauga and would oversee the use of the sidewalk areas to ensure that any proposed furniture, seating and retail areas would comply with the recommendations as outlined in the Planning and Building Department comments. She noted that a 1.20 m (4.00 ft.) wide continuous and unencumbered pedestrian walkway would be provided for access purposes in areas with additional street furniture and retail display areas. Ms. Dowhaniuk indicated that food table service and food preparation would not be permitted in the outdoor patio seating areas or outdoor retail sales area. Ms. Dowhaniuk also advised that the Town of Port Credit Association (TOPCA) supports the initiative.

Ms. E. Timms indicated that the Cultural Node Pilot Project would add charm and character to the Port Credit Business Improvement Area. She advised that the BIA would ensure enforcement of the regulations with respect to the use of the sidewalks and right-of-ways.

The Committee reviewed the information and plans accompanying the application.



R-1(m)

File: "A" 239/11  
WARD 1

The City of Mississauga Planning and Building Department commented as follows (June 17, 2011):

#### 1.0 RECOMMENDATION

The Planning and Building Department has no objections to the requested variances, subject to the conditions outlined below being imposed by the Committee.

#### 2.0 BACKGROUND

##### **Mississauga Plan**

Planning District: Port Credit  
Designation: Various designations

##### **Zoning By-law 0225-2007**

Zoning: Various zones

#### 3.0 OTHER APPLICATIONS

No other applications are currently in process.

#### 4.0 COMMENTS

We have no objections to the requested variances subject to the following conditions:

- 1) That the variance be for a temporary period and shall expire and terminate on September 30, 2011.
- 2) That the City of Mississauga, Port Credit Business Improvement Area and/or any owner(s) of properties located within the area identified on Schedule "A" of By-law 518-92 that request to use the permissions of this variance on City-owned lands enter into an encroachment agreement to the satisfaction of the City of Mississauga Legal Services Division that addresses the following:
  - Outdoor patio seating areas and outdoor retail sales areas shall only be located on that side of a building facing a municipal right-of way located within the area identified on the attached Schedule "A" of By-law 518-92.
  - Outdoor patio seating areas and outdoor retail sales areas shall not be located within a 1.20 m (4.00 ft.) wide continuous and unencumbered pedestrian access (or walkway) parallel to and adjoining the curbing of the street.
  - Food table service and food preparation shall not be permitted within the outdoor patio seating areas or outdoor retail sales areas.
  - Outdoor patio seating areas and outdoor retail sales shall not be located on any required parking areas.

The City of Mississauga Transportation and Works Department commented as follows (June 16, 2011):

"The requested variance is proposing to permit the municipal right-of-ways to be utilized for outdoor patio seating areas (without table service) and outdoor retail sales areas accessory to restaurants, take-out restaurants, and retail stores. As per Council direction and Resolution 0152-2011, the requested variance would allow for temporary encroachments on the sidewalks in the Port Credit BIA area during the time period of May 20, 2011 to September 30, 2011. This requested variance is required to support the Culture Node Pilot Project initiative as requested by Councillor Tovey and the Port Credit BIA which was considered and endorsed by Council on March 30, 2011 (Council Resolution 0072-2011).

In view of the above, from our review of the information submitted with this application supporting the requested variance and from staff meetings and discussions regarding this request, this department has no objections to the applicant's request."

The Region of Peel, Environment, Transportation and Planning Services, commented as follows (June 16, 2011-Revised June 22, 2011):

"We note that there is an existing 10m Sanitary Sewer easement south of St. Lawrence Drive. Certain restrictions apply with respect to easement as per the documents registered on title.

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. As well, the owner shall not deposit or remove any fill from the easement. For applications where Regional easements are present, landscaping drawings will be required for review."

Mr. K. Buechner, property owner at 44 St. Lawrence Drive, attended and indicated that he has no objection in principle to the requested variances. He advised that some of the streets contained within the Business Improvement Area are residential areas and expressed his concerns that these areas may be utilized for retail and display areas. He requested that if the Committee sees merit in the application that St. Lawrence Drive be eliminated from the approval.

A letter was received from Councillor Tovey expressing his support for the requested variance. He noted that the initiative aligns with the City's key policy documents including the Strategic Plan, Official Plan and Culture Master Plan with respect to building vibrant communities.

A letter was received from Mr. D. McVie, Chair of the Port Credit Community Foundation, expressing support for the application. He noted that the subject application would allow shopkeepers to achieve a more vibrant main street character, enhance the pedestrian experience, promote the types of retailers that depend on the walk-by traffic, recognize a key strategic plan goal of enhancing the Port Credit node, and reduce the predominant role of Lakeshore as a highway.

A letter was received from Mr. M. Train, of 13 Brant Avenue, expressing support for the application and noting his concerns with respect to pedestrian access and safety.

No other persons expressed any interest in the application.

Ms. Dowhaniuk advised that, although the residential area is included in the Business Improvement Area, retail display areas will not be permitted as commercial uses are not permitted within Residential zones. Ms. Dowhaniuk indicated that a temporary approval was being requested to allow for monitoring the success of the pilot project. She noted that a report will be prepared at the end of the approval for Council's review.

The Committee, after considering the submissions put forward by Ms. Dowhaniuk and Ms. Timms and having reviewed the plans, is satisfied that the request is desirable for the appropriate further development of the subject property.

The Committee is satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained in this instance.

The Committee is of the opinion that the requested variance is minor in nature in this instance.

Accordingly, the Committee resolves to authorize and grant the request for a temporary period to expire and terminate on or before September 30, 2011, subject to the following conditions:

1. That the City of Mississauga, Port Credit Business Improvement Area and/or any owner(s) of properties located within the area identified on Schedule "A" of By-law 518-92 that request to use the permissions of this variance on City-owned lands enter into

R-1(0)

File: "A" 239/11

WARD 1

an encroachment agreement to the satisfaction of the City of Mississauga Legal Services Division that addresses the following:

- Outdoor patio seating areas and outdoor retail sales areas shall only be located on that side of a building facing a municipal right-of way located within the area identified on the attached Schedule "A" of By-law 518-92.
- Outdoor patio seating areas and outdoor retail sales areas shall not be located within a 1.20 m (4.00 ft.) wide continuous and unencumbered pedestrian access (or walkway) parallel to and adjoining the curbing of the street.
- Food table service and food preparation shall not be permitted within the outdoor patio seating areas or outdoor retail sales areas.
- Outdoor patio seating areas and outdoor retail sales shall not be located on any required parking areas.

MOVED BY: J. Robinson      SECONDED BY: L. Dahonick      CARRIED

Application Approved, on conditions as stated.

Dated at the City of Mississauga on June 30, 2011.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE JULY 20, 2011.

Date of mailing is July 4, 2011.

ABSENT

S. PATRIZIO

R. BENNETT (CHAIR)

D. KENNEDY

J. ROBINSON

ABSENT

D. GEORGE

P.J. THOMAS

L. DAHONICK

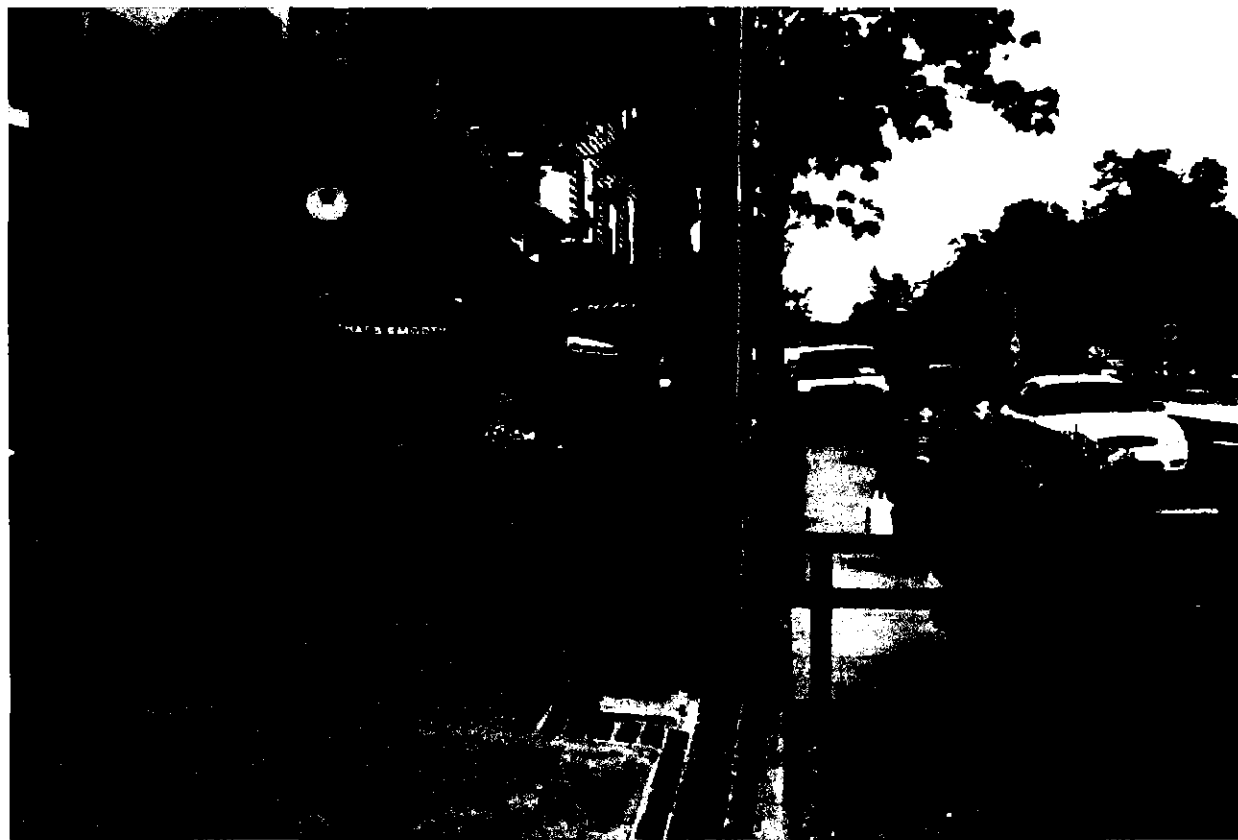
I certify this to be a true copy of the Committee's decision given on June 30, 2011.

BRIAN BONNER, ACTING SECRETARY-TREASURER

A copy of Section 45 of the Planning Act, as amended, is attached.

NOTES:

- A Development Charge may be payable prior to the issuance of a Building Permit.
- Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

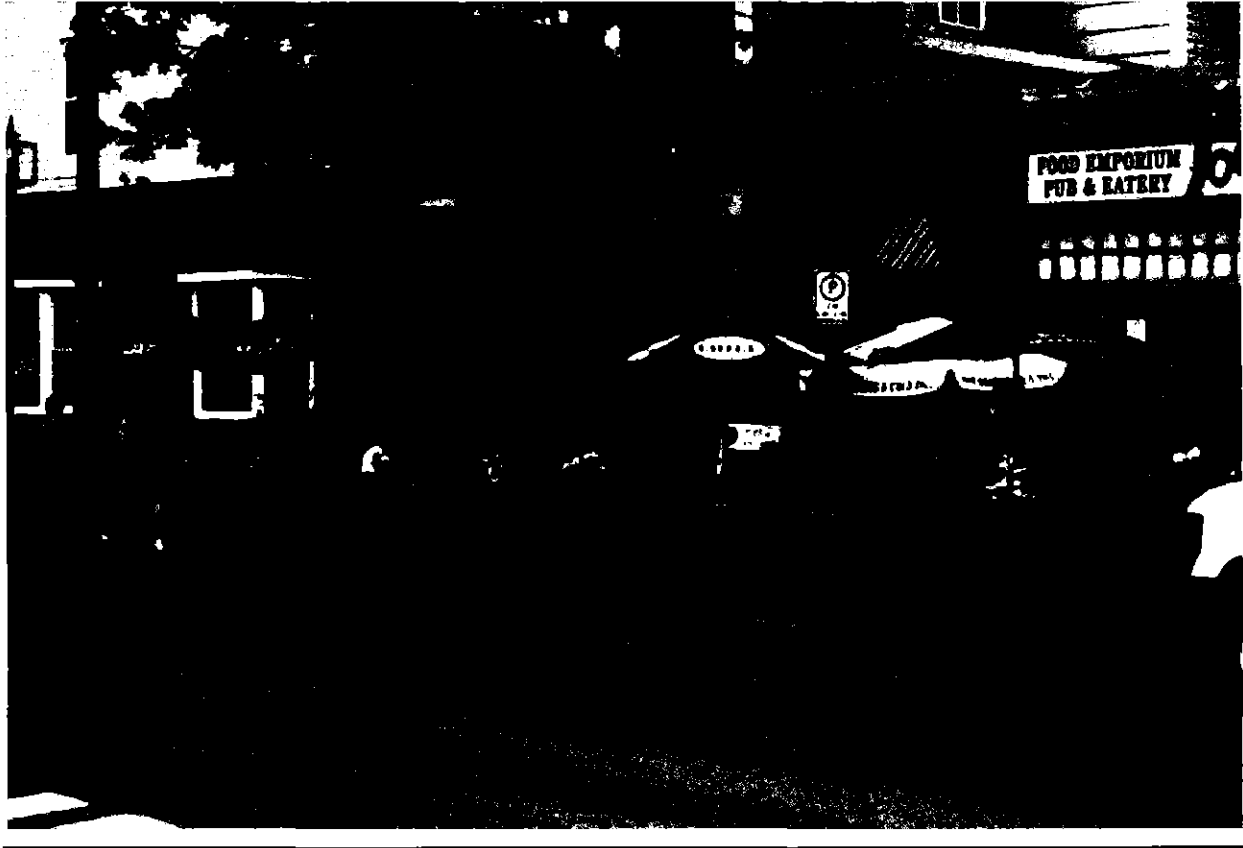


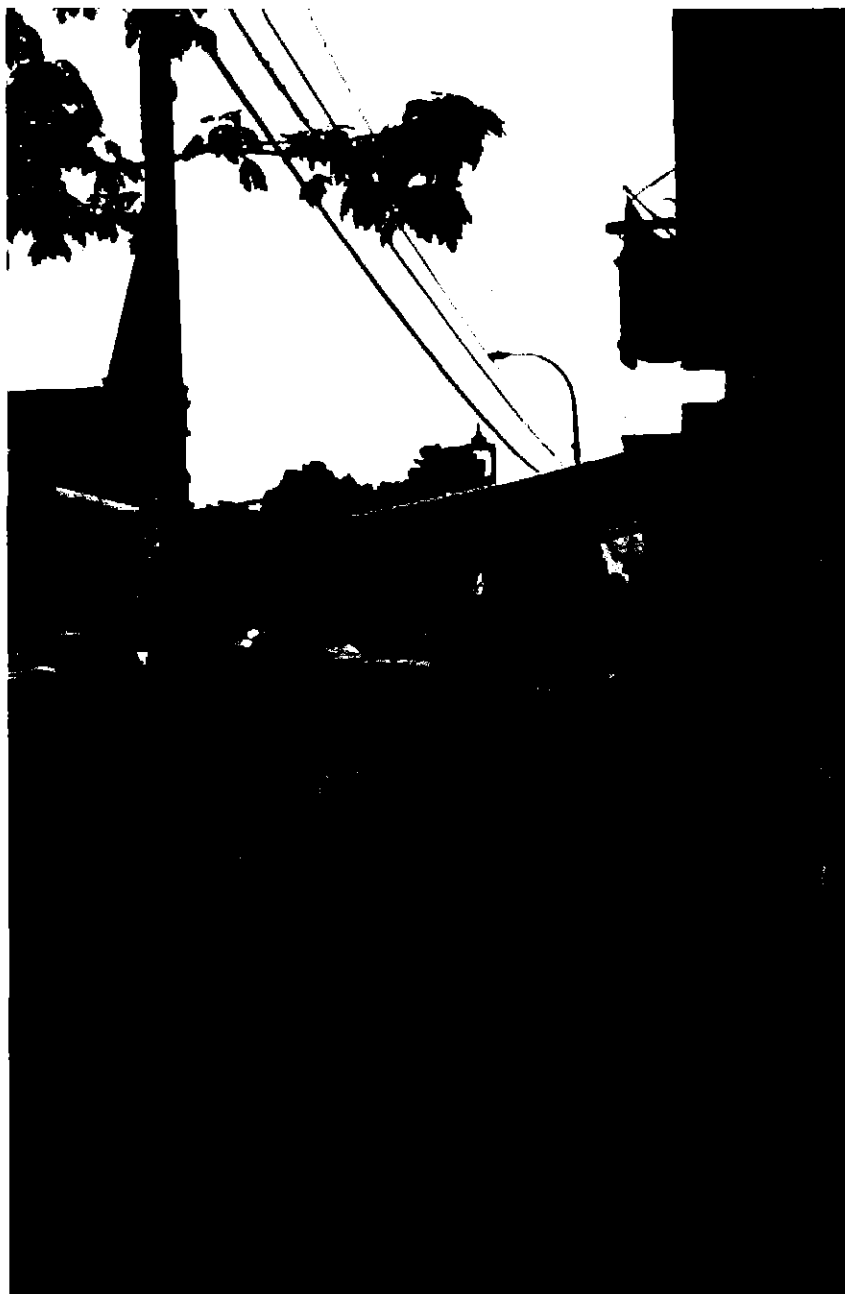
R-1(q)

The City of  
**BARRIE**

Photos of outdoor patio  
With table service

APPENDIX 3





R-1(s)

*The City of*  
**BARRIE**

*Photos of outdoor patio*  
With table service

APPENDIX 3





# Corporate Report

Clerk's Files

R-2

Originator's  
Files OZ 11/008 W10  
T-M11005 W10

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**DATE:** February 13, 2012

**TO:** Mayor and Members of Council  
Meeting Date: March 7, 2012

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

**SUBJECT:** **Rezoning and Draft Plan of Subdivision Applications  
To permit 178 detached, 254 semi-detached and 44 townhouse  
dwelling units, woodlot preservation, community park,  
residential and buffer blocks and City initiated Official Plan  
Amendment to reflect the relocation of the community park  
Part of Lot 3, Concession 11, New Survey  
East side of Tenth Line West, between Thomas Street and  
Tacc Drive  
Owner: Argo Park Developments Corp.  
Applicant: Freeman Planning Solutions Inc.  
Bill 51**

**Supplementary Report** **Ward 10**

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**RECOMMENDATION:** That the Report dated February 13, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 11/008 W10 and T-M11005 W10, Argo Park Developments Corp., Part of Lot 3, Concession 11, New Survey, east side of Tenth Line West, between Thomas Street and Tacc Drive, 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 City initiated Official Plan Amendment to the Churchill Meadows District Land Use Map from "Residential-Low Density II" to "Public Open Space" and from "Public Open Space" and "Residential-Medium Density I" to "Residential-Low Density II" as contained in Appendix S-5, be adopted;
3. That the application to change the Zoning from "D" (Development) to "R6-Exception" (Detached Dwellings - Shallow Lots with second units), "R7-Exception" (Detached Dwellings - Shallow Lots), "H-R7-Exception" (Detached Dwellings - Shallow Lots with the Holding provision), "RM2-Exception" (Semi-Detached Dwellings), "RM2-Exception" (Semi-Detached Dwellings - Shallow Lots), "RM5-Exception" (Street Townhouse Dwellings), "OS1" (Open Space - Community Park), "G2" (Greenbelt - Natural Features) and "B" (Buffer) to permit detached, semi-detached and townhouse dwellings, woodlot preservation, community park, residential block, and a noise buffer block in accordance with the proposed revised zoning standards contained in Appendix S-6, be approved subject to the following conditions:
  - (a) That the Draft Plan of Subdivision under File T-M11005 W10, be approved;
  - (b) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development; and
  - (c) That prior to Council passing the zoning by-law, the Planning and Building Department will report back to City Council on the detailed zoning requirements for the second units within the "R6-Exceptions" (Detached

D-2(b)

Dwellings - Shallow Lots with second units) zone for this development.

4. That in accordance with Council Resolution 152-98, prior to final approval, 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 this plan;
5. That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development;
6. That in accordance with the provisions of Section 36 of the *Planning Act*, R.S.O. 1990, cP.13, as amended, the "H" Holding provision is to be removed from the "H-R7-Exception" (Detached Dwellings - Shallow Lots with Holding Provision) zone on Block 314 by further amendment, upon completion of the following requirement:
  - (a) approval of a draft plan of subdivision;
7. That the Plan of Subdivision under file T-M11005 W10, be recommended for approval subject to the conditions contained in Appendix S-7, attached to the report dated February 13, 2012, from the Commissioner of Planning and Building;
8. 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 36 months of the Council decision;
9. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the

Regional approval process, to redesignate the lands affected by the City initiated Official Plan Amendment from "Residential-Low Density II" to "Public Open Space" and from "Public Open Space" and "Residential-Medium Density I" to "Residential-Low Density II".

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on January 9, 2012, 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-0004-2012 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the Public Meeting, the applicant has requested the following amendments to the Rezoning application:

- (i) to add a "B" (Buffer) zone to permit a noise buffer adjacent to Tenth Line West at the south end of the subdivision (i.e. Block 318);
- (ii) to increase the maximum width of an attached garage measured from the inside face of the garage wall for all lots under the proposed "R7-Exception" (Detached Dwellings – Shallow Lots) zone from 5.5 m (18.0 ft.) to 5.7 m (18.7 ft.);
- (iii) to increase the maximum lot coverage for all lots under the proposed "RM2-Exception" (Semi-Detached Dwellings) zones from 45% to 55%; whereas this provision was initially requested to be deleted; and
- (iv) to apply the minimum 25% landscape area requirement for all lots under the proposed "RM2-Exception" (Semi-Detached Dwellings) zones; whereas this provision was initially requested to be deleted.

R-2(d)

In addition, to address the outstanding technical matters associated with the proposed development, the applicant has submitted the following plans and reports:

- Revised Draft Plan of Subdivision;
- Environmental Impact Statement (EIS) - Addendum Report;
- Revised Water Balance Report;
- Updated Tree Inventory and Preservation Plan;
- Woodlot Edge Management Report;
- Tenth Line West and Oscar Peterson Cross Sections;
- Tenth Line Landscape Treatment Plan;
- Revised Grading and Servicing Plans;
- Revised Parking Plan; and
- Utility Plan

The Draft Plan of Subdivision has been revised to:

- show the semi-detached lots and the townhouse blocks;
- include a 1.7 m (5.6 ft.) Buffer Block 318 adjacent to Tenth Line West at the south end of the subdivision;
- increase the number of detached dwelling lots with frontages of 13.7 m (45.0 ft.) by two and decrease those with frontages of 12.5 m (41.0 ft.) by two; and
- increase the number of detached dwelling lots with frontages of 11.6 m (38.0 ft.) by six and decrease those with frontages of 11.0 m (36.0 ft.) by six.

The applicant has also agreed through the subdivision approval process, to limit the stairs located in the front or exterior side yards, for dwellings fronting or abutting Tenth Line West and Oscar Peterson Boulevard, to a maximum of three risers.

The City initiated Official Plan Amendment has also been modified to also include a land use change from "Residential-Medium Density I" to "Residential-Low Density II" to reflect the proposed subdivision.

**COMMENTS:**

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

## COMMUNITY ISSUES

At the Public Meeting no member of the public provided any comments. The following comments were made by the members of the Planning and Development Committee:

### Comment

Committee members questioned whether the implementation of the subdivision will negatively impact the woodlot and the wetlands.

### Response

The proposed environmental mitigation measures specified in the EIS report should protect the attributes of the natural heritage features of the woodlot. Several areas of the woodlot will be enhanced through extensive landscape restoration. Credit Valley Conservation is satisfied that the wetlands near the northwest limit of the woodlot, which have an area of approximately 0.07 ha. (0.18 ac.), representing 7.8% of the woodlot, will not be adversely impacted based on the post development water balance that will be achieved.

### Comment

A comment was made on the need to connect the woodlot to the proposed Park Block 315 located on the east side of Oscar Peterson Boulevard.

### Response

See updated comments from Community Services Department.

### Comment

Concerns were raised about the applicant's proposal to delete the maximum lot coverage and minimum landscape area provisions for the proposed "RM2-Exception" (Semi-Detached Dwellings) zones.

R-2(f)

**Response**

As noted previously, the applicant has amended the "RM2-Exception" (Semi-Detached Dwellings) zones standards by increasing the maximum lot coverage provision from 45% to 55% instead of deleting the provision and reinstated the minimum 25% landscaped area requirement.

**Comment**

Committee members inquired whether there will be sufficient parking for the proposed accessory dwellings in the "R6-Exception" zone.

**Response**

Accessory dwellings or second units are being proposed only for the larger detached dwellings on lots under the "R6-Exception" (Detached Dwellings - Shallow Lots with second units) zone. These dwellings have the capacity to include double garages (see Appendix 1-6, Page 3) and a maximum driveway width of 5.8 m (19.0 ft.) which can accommodate four parking spaces, (see Appendix S-6, Page 1).

Prior to finalization of the by-law for the "R6-Exception" zone, staff will report back to Council on any other zone requirements with respect to second units in this development.

**Comment**

Concern was raised about the repetitive elevations of the proposed townhouse dwellings.

**Response**

A total of 44 street townhouses are being proposed in eight separate blocks fronting on four different streets. Repetitive building elevations is not anticipated to be a concern. In addition, the applicant will be required to satisfy the detailed requirements

of the Churchill Meadows Neighbourhood Concept Plan and Urban Design Guidelines and obtain Site Plan approval prior to the issuance of any permits.

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

#### **Credit Valley Conservation (CVC)**

In comments updated January 16, 2012, CVC advised that the applicant has submitted updated environmental reports in support of the proposed residential subdivision. These reports demonstrate that the proposed environmental mitigation and landscape restoration measures adequately mitigate and compensate for any potential negative impacts to the natural heritage features. Several areas adjacent to the significant woodland are proposed to be enhanced through extensive landscape restoration efforts. The grading of the site will maintain the ecological function of the natural heritage feature. The woodlot block will be dedicated to the City for long term conservation. Detailed implementation plans will be prepared and reviewed through the municipal servicing agreement process. To ensure that these initiatives are implemented, CVC's final clearance will be required prior to the registration of the subdivision.

#### **Region of Peel**

In comments updated February 1, 2012, the Region has advised that they have reviewed the revised plans and reports that have been circulated and have no revised comments.

#### **City Community Services Department**

Comments updated on February 7, 2012, indicate that the applicant has agreed to gratuitously dedicate Block 317 for environmental purposes and to serve as an addition to existing City parkland identified as P-403. For purposes of draft plan approval, satisfactory arrangements have been made regarding the Environmental Impact Study (EIS), limits of the woodlot, grading,

tree preservation, and proposed utilities. Further review of details regarding matters such as implementation of the restoration/compensation planting works will be addressed through the Servicing Agreement. Based on the drawings provided to date, street tree planting can be accommodated. Through the Servicing Agreement process, the applicant will be required to provide drawings which show the proposed locations for street trees and water shut-off valves in order to avoid any conflicts. In regard to fencing, the EIS and the City's Corporate Policy both suggest fencing the woodlot for conservation purposes. However, this matter will be reviewed in further detail through the associated engineering submissions.

**City Transportation and Works Department**

Comments updated January 31, 2012, indicate that a satisfactory Functional Servicing Report, Soil Investigation Report and Phase 1 Environmental Site Assessment have been received. The Traffic Impact Study indicates that the traffic volumes attributed to the development can be accommodated on the existing and planned road network. The Noise Report has also been reviewed which concludes that with the use of appropriate attenuation measures and warning clauses, the proposed residential development can be adequately attenuated from the surrounding noise sources in accordance with City and Ministry of Environment (MOE) guidelines.

Grading adjacent to the woodlot and servicing/utilities along Tenth Line West will require coordination with CVC and the Region of Peel, respectively. Details including parking layout will be finalized through the Servicing submission process.

In the event that these applications are approved by Council, the applicant will be required to enter into Servicing and Development Agreements to the satisfaction the City and the Region of Peel for the design, construction and dedication of the municipal roads and services, including any financial contributions, required in support of this development.



## **PLANNING COMMENTS**

### **Official Plan**

The proposed development is in conformity with the Official Plan density requirement and satisfies the applicable environmental, heritage and design policies. Should Council approve the proposed development, as part of the condition of draft plan approval, the applicant will be required to submit Architectural Design Guidelines based on the "Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines, before the subdivision can be registered.

### **City Initiated Official Plan Amendment**

The revised City initiated Official Plan Amendment as shown on Appendix S-5, is intended to accommodate the relocation of the Community Park which necessitates the conversion of lands designated "Public Open Space" and "Residential - Low Density II" respectively, and includes a change from "Residential - Medium Density I" to "Residential-Low Density II to reflect the subdivision.

### **Mississauga Official Plan (2011)**

The timing of the approval of the City initiated Official Plan Amendment may be affected by the approval of the Mississauga Official Plan (2011). Should Council approve the proposed development, the Region of Peel will be requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval and an appropriate recommendation has been included.

### **Zoning**

The proposed "R6-Exception" (Detached Dwellings - Shallow Lots with second units), "R7-Exception" (Detached Dwellings - Shallow Lots), "H-R7-Exception" (Detached Dwellings - Shallow Lots with Holding Provision), "RM2-Exception" (Semi-Detached

R-2(j)

Dwellings), "RM2-Exception" (Semi-Detached Dwellings - Shallow Lots), "RM5-Exception", "OS1", "G2" and "B" zones with the requested amendments identified earlier in this report and outlined in Appendix S-6, are appropriate to implement the proposed Draft Plan of Subdivision under File T-M11005 W10.

As noted in the Information Report, the proposed subdivision includes a retained block (Block 314) which is proposed to be rezoned "H-R7-Exception" (Detached Dwellings - Shallow Lots with Holding Provision). The "H" Holding provision under Section 36 in the *Planning Act*, R.S.O. 1990, cP.13, as amended, is to apply to this retained block to ensure that it is developed in an orderly manner in the future. In the interim, the original owner will be allowed to reside in a newly constructed detached dwelling on this block. The "H" Holding provision will not be removed until approval of a draft plan of subdivision has been issued by the City.

**Green Development Initiatives**

Page 4 of Appendix S-1 (Information Report) outlines the green development initiatives that the applicant proposes to incorporate into the proposed subdivision. These matters will be implemented through the Development Agreement and the processing of building permits for the proposed dwelling units.

**Draft Plan of Subdivision**

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions as outlined in Appendix S-7. Since the lands are the subject of a Draft Plan of Subdivision under File T-M11005 W10, development will be subject to the completion of services and registration of the plan.

**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.

Upon registration of the draft plan, the City shall compensate the developer for the resulting parkland over-dedication in the amount of approximately \$2,400,000.00 for 0.81 ha (2.00 ac.) of land. Sufficient funding for this compensation payment, associated taxes, administration fees and staff chargeback is available in the Cash-in-Lieu of Parkland Reserve Fund (Account 32121).

In due course, the Community Services Department will bring a report forward to General Committee, seeking approval for the establishment of a new project and the transfer of these funds from the Cash-in-Lieu of Parkland Reserve Fund to this project to compensate the developer for the over-dedication of parkland resulting from the registration of the draft plan.

**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. The request by the applicant is to add a "B" (Buffer) zone and make minor refinements to the "R7 - Exception" (Detached Dwellings - Shallow Lots) and the "RM2-Exception" (Semi-Detached Dwellings) zones and the subdivision plan lotting, which do not substantially change the nature of the applications. It is therefore recommended that no further public meeting need be held regarding the proposed changes.

The revised City initiated Official Plan Amendment, the proposed rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed residential development implements the intent of the Official Plan and completes the last remaining vacant green field parcel of land in the community.
2. The proposal to permit detached, semi-detached and townhouse dwellings with a variety of lot sizes is compatible with the surrounding land uses.

P-2(1)

3. The revised City initiated Official Plan Amendment is appropriate to accommodate the relocation of the community park and implement the proposed subdivision.
4. The proposed zoning categories and related standards, as revised, are appropriate to implement the proposed Draft Plan of Subdivision under File T-M11005 W10.
5. The proposed draft plan of subdivision provides for an appropriate lotting and road pattern and will result in an orderly form of development.

**ATTACHMENTS:**

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0004-2012
- Appendix S-3: Excerpt of Existing Land Use Map
- Appendix S-4: Revised Draft Plan of Subdivision
- Appendix S-5: Proposed Official Plan Amendment
- Appendix S-6: Revised Zoning Standards
- Appendix S-7: Conditions of Draft Approval



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Haig Yeghouchian, Development Planner*

R-2(m)



# Corporate Report

Clerk's Files

Originator's  
Files OZ 11/008 W10  
T-M11005 W10

**PDC** JAN 9 2012

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**DATE:** December 13, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 9, 2012

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

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications,**  
**To permit detached, semi-detached and townhouse dwellings,**  
**woodlot preservation, community park, residential block and**  
**City initiated Official Plan Amendment to reflect the relocation**  
**of the community park**  
**Part of Lot 3, Concession 11, New Survey**  
**East side of Tenth Line West, between Thomas Street and**  
**Tacc Drive**  
**Owner: Argo Park Developments Corp.**  
**Applicant: Freeman Planning Solutions Inc.**  
**Bill 51**

**Public Meeting**

**Ward 10**

---

**RECOMMENDATION:** That the Report dated December 13, 2011, from the Commissioner of Planning and Building regarding the application under file OZ 11/008 W10 to change the zoning from "D" (Development) to "R6-Exception" (Detached Dwellings - Shallow Lots), "R7-Exception" (Detached Dwellings - Shallow Lots), "H-R7-Exception" (Detached Dwellings - Shallow Lots), "RM2-Exception" (Semi-Detached Dwellings), "RM2-Exception" (Semi-Detached Dwellings), "RM5-Exception" (Street Townhouse

2-267

Dwellings), "OS1" (Open Space - Community Park) and "G2" (Greenbelt - Natural Features), a Draft Plan of Subdivision under file T-M11005 W10 to permit detached, semi-detached and townhouse dwellings, woodlot preservation, community park, and residential block, Argo Park Developments Corp., Part of Lot 3, Concession 11, New Survey, and a City initiated Official Plan Amendment from "Residential-Low Density II" to "Public Open Space" and "Public Open Space" to "Residential-Low Density II", be received for information.

**BACKGROUND:**

The subject property known as the McCracken property is the last remaining large parcel of land to be developed in accordance with the Churchill Meadows District Policies and guidelines. Argo Park Developments Corp. is proposing a subdivision consisting of detached, semi-detached and townhouse dwellings with a variety of lot sizes. Also, within the larger detached dwellings, the applicant is proposing to include an accessory dwelling should purchasers be interested. The proposed subdivision includes a future block on which the existing resident will continue to live. There is an existing park (McCracken Community Park) to the east. Additional lands will be added to expand the park. Also, additional woodlands are being preserved with the intention that the City acquire these lands for conservation purposes. Oscar Peterson Boulevard is proposed to be completed through these applications as well as a local street network.

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:	June 24, 2011 (received) August 25, 2011 (deemed complete)

R-2(6)

<b>Development Proposal</b>	
Maximum Height:	10.7 m (35.1 ft.) for detached, semi-detached and townhouse dwellings
Number of units:	Detached Dwellings - 179 Semi-Detached Dwellings - 254 Townhouse Dwellings - 44 Total: 477
Net Density: (Residential - Low Density II)	30.3 units/ha. (12.3 units/ac.) (detached and semi-detached dwellings)
(Residential - Medium Density I)	42.7 units/ha (17.3 units/ac.) (semi-detached and townhouse dwellings)
Anticipated Population:	Detached Dwellings - 605 Semi-Detached Dwellings - 852 Townhouse Dwellings - 132 Total: 1,589 persons  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.
Supporting Documents:	Planning Appraisal Report Functional Servicing Report Tree Inventory & Preservation Plan Report Preliminary Grading Plans Traffic Impact Study Heritage Impact Statement Stage 1-2 Archaeological Assessment Noise Control Feasibility Study Phase I Environmental Site Assessment Soil Investigation Report On-Street Parking Plans

<b>Site Characteristics</b>	
Frontage:	595 m (1,952 ft.) along Tenth Line West
Depth:	Approx. 395 m (1,296 ft.)
Gross Lot Area:	22.90 ha (56.59 ac.)
Net Lot Area:	14.34 ha (35.43 ac.)
Existing Use:	Vacant, farm house, shed, barn and woodlot. Demolition permits were issued for the farm house, shed and barn in July, 2011, however, the demolition has not yet occurred.

**Green Development Initiatives**

The subdivision is an infill project which proposes to preserve and enhance the existing ecology and incorporates several green initiatives. The design of the neighbourhood will preserve as much of the significant groupings of mature trees as possible. Surface drainage will be directed towards the woodlot to preserve the water balance on the site.

As part of the forest edge management plan, existing floristic quality and ecological integrity will be improved. The edge planting plan will incorporate native tree, shrub and herbaceous species. Trees and other vegetation required for removal will be transplanted where feasible.

Dwelling units are proposed to achieve an equivalent Energuide 80 rating, as well as providing high efficiency furnaces and hot water heaters, energy saving light bulbs, upgraded spray foam insulation in areas prone to energy loss. The units will include low flow shower heads and faucets, and dual flush or low flow water closets in the main floor bathrooms. Solar ready conduits will be provided from roof to mechanical room to enable retrofit to solar energy.

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



R-2(q)

### **Neighbourhood Context**

The subject property is located in the Churchill Meadows District and is one of the few remaining green field residential parcels in the City. The land uses in the surrounding area are mostly detached and semi-detached dwellings. The property is currently occupied by a farm house, shed and accessory structures. On July 19, 2011, the Heritage Advisory Committee recommended that the McCracken House is not worthy of heritage designation and that the owner's request to demolish the structure be approved. The northern part of the site is characterized by a woodlot which extends north beyond the site. The balance of the property is vacant. The grading varies from gently sloping to low lying areas. Information regarding the history of the site is included in Appendix I-1.

The surrounding land uses are described as follows:

- North: Woodlot, stacked townhouses and vacant lands zoned for a place of religious assembly (no site plan application).
- East: Apartments, semi-detached dwellings and community park block.
- South: Detached dwellings.
- West: Detached and semi-detached dwellings across on the west side of Tenth Line West.

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

**"Residential - Low Density II"** which permits detached, semi-detached, street townhouses and duplex dwellings within a net density range of 20-45 units per net residential hectare (8-18 units/net residential acre).

**"Residential - Medium Density I"** which permits semi-detached and townhouse developments at a density of 30-57 units per net residential hectare (12-23 units/net residential acre). Buildings located adjacent to detached or semi-detached dwellings will be

subject to a two (2) storey height restriction. Others will be subject to a maximum of four (4) storey height restriction.

**"Public Open Space"** which permits public parkland (city park or community park) or a public cemetery. Each level of park may incorporate components of the Natural Areas System to provide opportunities for enjoyment, appreciation and protection of nature.

The applications are in conformity with the density provisions of the "Residential - Low Density II" and "Residential - Medium Density" designations of the Churchill Meadows District Policies of the Official Plan. The applicant is also proposing to retain the "Public Open Space" designation at the north end of the site.

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

#### **Natural Heritage Policies**

The woodlot on the subject lands is identified as a "Natural Area" on Schedule 3 - Environmental Areas in the Official Plan and referred to as Natural Area CM12 in the Mississauga Natural Areas Survey Map. A wetland has also been identified within the woodland. The policies require that development applications within or adjacent to Natural Areas must submit an Environmental Impact Study (EIS) to the satisfaction of the City in consultation with the Conservation Authority. The intent is also to evaluate the appropriateness of the development proposal and to demonstrate that ecological function is being maintained or enhanced by the preservation, enhancement, restoration and remediation of natural forms and ecological function and linkages, through minimizing impacts on the site and adjoining lands.

The policies also state that the maintenance of the long term ecological integrity of the remnant Natural Areas will be a critical consideration in all decisions regarding development.

### **Urban Design Policies**

The northern portion of the subject lands is part of the Community Focus (Character Area 1) in the Churchill Meadows District Policies. Buildings on lands designated "Residential-Low Density II" and "Residential Medium Density" located north and south of Thomas Street, fronting on the east and west side of Tenth Line West should have built forms close to the street edge. While buildings may be developed as residential units, mixed commercial/residential "live/work" units will be permitted subject to parking facilities being provided and designed in a manner that is compatible with the mainstreet character of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements which reinforce the urban street wall.

The applicant will also be required to submit Architectural Design Guidelines based on the requirements of the "Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines" as a condition of draft plan approval, if the applications are approved. The Architectural Design Guidelines will be privately administered by a qualified architect and be subject to an agreement executed by the City and the applicant.

### **City Initiated Official Plan Amendment**

The proposed Community Park Block 480 shown on the Draft Plan of Subdivision (Appendix I-5) is located on the east side of the Oscar Peterson Boulevard. This Block is being combined with the previously dedicated park block in the adjoining subdivision to the east to create a rectangular community park which will have access to public roads on all four sides. Block 480 is proposed to replace the area designated "Public Open Space" near the centre of the subject lands on the west side of Oscar Peterson Boulevard which is being converted to residential lands.

The purpose of the City initiated Official Plan Amendment is to convert the land use designation of Block 480 and the abutting lands to the east outside the subject lands from "Residential - Low Density II" to "Public Open Space" and redesignate the lands on

the west side of Oscar Peterson Boulevard from "Public Open Space" to "Residential - Low Density II".

### **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 application was originally submitted under the previous Official Plan which is the current plan in effect; regard should be given to the new Mississauga Official Plan.

The new Official Plan designates the subject lands as "Residential Low Density II", "Residential Medium Density" and "Public Open Space" and contains similar policies as those in the current plan.

The timing of approval of the subject application may be affected by the approval of the new Mississauga Official Plan. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Existing Zoning**

"D" (**Development**), which recognizes vacant lands not yet developed and permits the use that legally existed on the date of the passing of the Zoning By-law.

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

"R6-Exception" (**Detached Dwellings - Shallow Lots**), to permit detached dwellings on lots with minimum frontages of 12.5 m (41.0 ft.) and minimum areas of 320 m<sup>2</sup> (3,444 sq. ft.) with accessory dwelling units.

"R7-Exception" (**Detached Dwellings - Shallow Lots**), to permit detached dwellings on lots with minimum frontages of 11.0 m (36.1 ft.) and minimum areas of 285 m<sup>2</sup> (3,068 sq. ft.).

**"H-R7-Exception" (Detached Dwellings - Shallow Lots)**, to permit detached dwellings on lots with minimum frontages of 11.0 m (36.1 ft.) and minimum areas of 285 m<sup>2</sup> (3,068 sq. ft.) upon removal of the "H" Holding provision.

**"RM2-Exception" (Semi-Detached Dwellings)**, to permit semi-detached dwellings on lots with minimum frontages of 7.5 m (24.6 ft.) and minimum areas of 193 m<sup>2</sup> (2,077 sq. ft.).

**"RM2-Exception" (Semi-Detached Dwellings)**, to permit semi-detached dwellings on lots with minimum frontages of 8.0 m (26.2 ft.) and minimum areas of 236 m<sup>2</sup> (2,540 sq. ft.).

**"RM5-Exception" (Street Townhouse Dwellings)**, to permit townhouse dwellings on lots with minimum frontages of 6.1 m (20.0 ft.) and minimum areas of 183 m<sup>2</sup> (1,970 sq. ft.).

**"OS1" (Open Space - Community Park)**, to permit a community park.

**"G2" (Greenbelt - Natural Features)**, to permit the conservation of a woodlot.

The applicant has also proposed revised standards as detailed in Appendix I-9 that are related to minimum yard requirements, maximum driveway widths, maximum porch and balcony encroachment into front and exterior yards and the deletion of minimum landscape provision and maximum lot coverage.

## COMMUNITY ISSUES

A community meeting was held by Ward 10 Councillor, Sue McFadden on June 22, 2011. The feedback from residents was generally positive and inquiries were made on the timing of construction. The following matters were also raised:

- impact on schools;
- impact on the woodlot and wildlife;

- the extent of any tree removal and replacement;
- the inclusion of social housing in the proposal;
- the neighbourhood requires a food store and a place of religious of assembly;
- access to Winston Churchill Boulevard needs to be improved;
- a pedestrian cross walk is needed on Tenth Line West; and
- the status of Oscar Peterson Boulevard.

**Response**

Both school boards have advised that there is no capacity in the area schools to accommodate students generated from the subdivision and that students from prospective purchasers may be bussed to other schools.

An Environmental Impact Statement has been submitted for review which evaluates the impact of the proposed development on the woodlot and wildlife.

The applicant is proposing to remove trees in the vicinity of Oscar Peterson Boulevard as well as along the southern edge of the woodlot to complete proposed Street "G".

The proposal does not include social housing.

A food store is permitted in the neighbourhood plaza located at the southwest corner of Thomas Street and Winston Churchill Boulevard. The property immediately to the north of the subject lands permits a place of religious of assembly.

Access concerns and pedestrian crosswalks are matters that can be reviewed by the City's Transportation and Works Department through a separate formal request process.

The alignment of Oscar Peterson Boulevard was established by the Official Plan. Currently, the road is partially constructed north and south of the subject lands. When the proposed subdivision is

developed, Oscar Peterson Boulevard will be a continuous road from Thomas Street to Tacc Drive.

### **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 resolved:

- woodlot protection and enhancement;
- wetland protection and the need for buffers adjacent to the wetland to ensure its long term sustainability;
- ensuring adequate buffer around the Burr Oak tree located on the north side of Street 'G';
- amount of parkland dedication;
- deletion of the maximum lot coverage and minimum landscaped area provisions for the "RM2-Exception" zones;
- finalization of the subdivision layout and pedestrian walkway;
- easement, grading, stairs and retaining wall details;
- erosion and sediment control plans; and
- resolution of the remnant residential Block 478.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to land dedication, stormwater management and easement requirements which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the associated plan of subdivision under file T-M11005 W10, if the applications are approved.

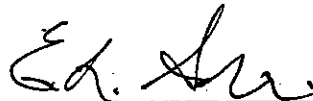
#### **FINANCIAL IMPACT:**

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 technical issues are 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 Churchill Meadows District  
Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Proposed Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: General Context Map



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Haig Yeghouchian, Development Planner*



R-2(y)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

### Site History

- September 14, 2006 - Committee of Adjustment approves a severance application under file 'B' 094/06 to create a new lot for future residential subdivision purposes.
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned "D" (Development).
- June 26, 2007 - Committee of Adjustment approves a severance application under file 'B' 033/07 to convey a parcel of land having a frontage of approximately 30.46 m (99.93 ft.) and an area of approximately 2 474 m<sup>2</sup> (26,631 sq. ft.) to attach the lands to the adjacent lands to the north.
- May 19, 2011 - Committee of Adjustment approves a minor variance application under file 'A' 178/11 to permit the construction of a detached dwelling and garage on the Retained Block 477.
- June 6, 2011 - Committee of Adjustment approves a minor variance application under file 'A' 243/11 to permit a temporary sales office compound on the subject lands.



LEGEND:



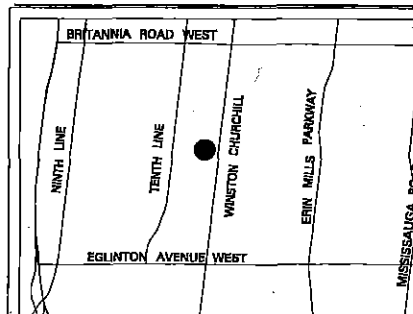
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2011



SUBJECT:

ARGO PARK DEVELOPMENTS CORP.



FILE NO:  
OZ 11008 W10  
T-M11005 W10

DWG. NO:  
11008A

SCALE:  
1:5000

PDC DATE:  
2012/01/09

DRAWN BY:  
A. SHAH

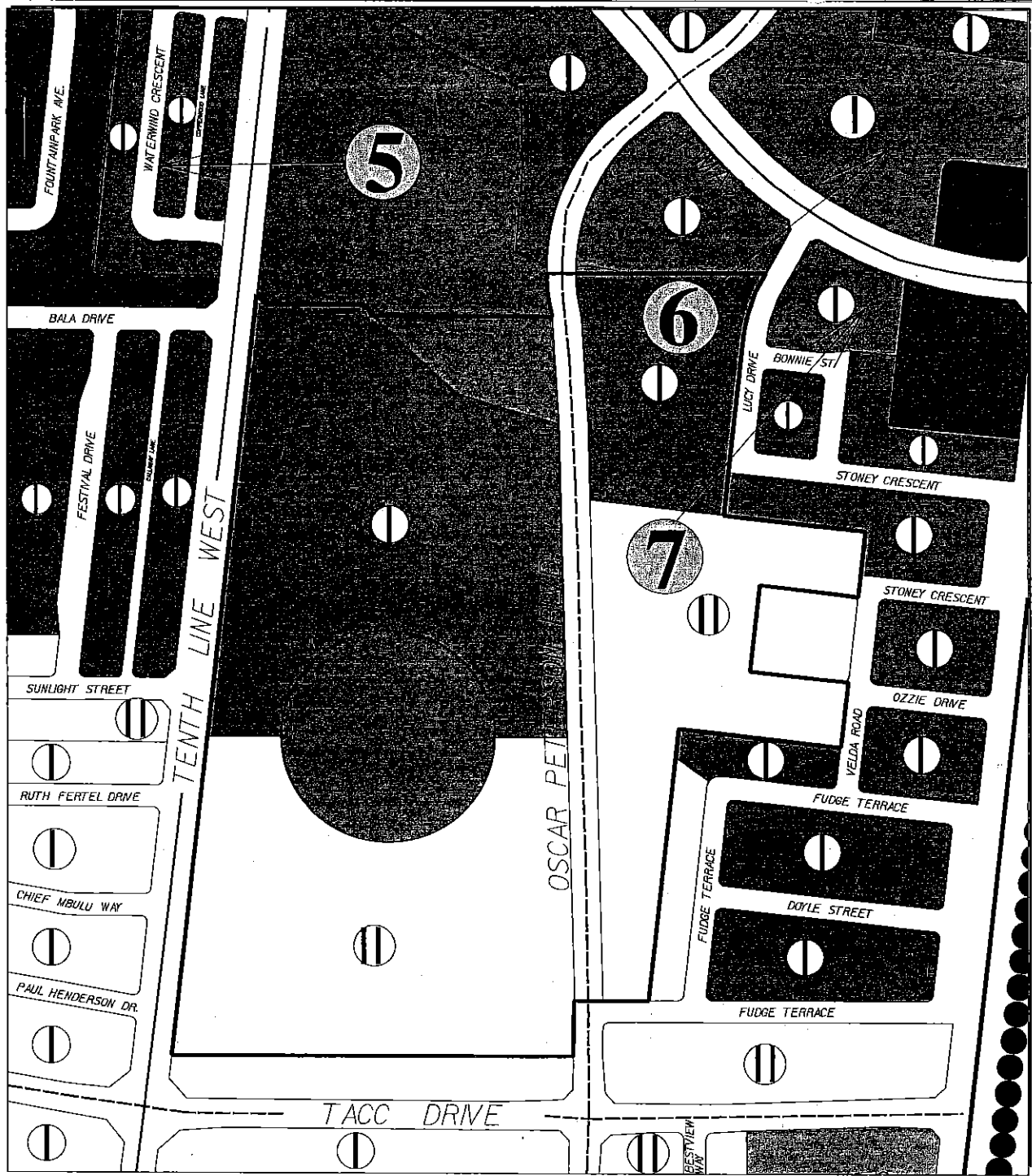
APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

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2-2(2)

**PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP  
CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN**



**LAND USE DESIGNATIONS**

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Greenbelt
- Parkway Belt West
- Utility

**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station

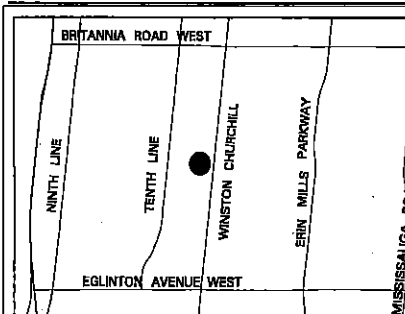
**LAND USE LEGEND**

- Proposed Stormwater Management Facility
- Existing Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**



**SUBJECT: ARGO PARK DEVELOPMENTS CORP.**



**FILE NO:  
OZ 11/008 W10  
T-M11005 W10**

**DWG. NO:  
11008L**

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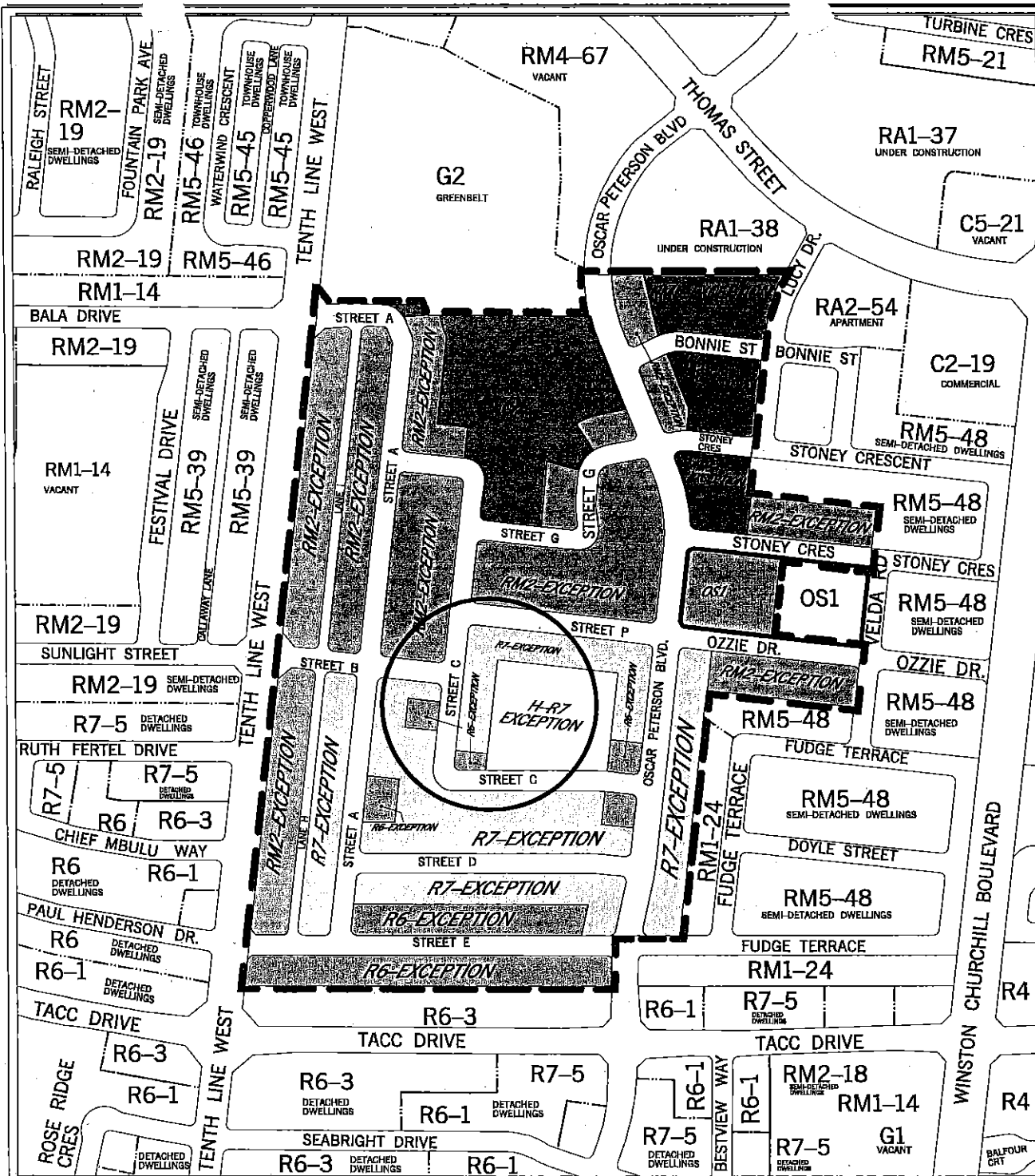
**PDC DATE:  
2012/07/09**

**DRAWN BY:  
A.SHAH**

**APPENDIX I-3**

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**



LEGEND:



SUBJECT LANDS

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



SUBJECT: ARGO PARK DEVELOPMENTS CORP.

	FILE NO: OZ 11008 W10 T-M11005 W10
	DWG. NO: 11008R
SCALE: 1:5000	PDC DATE: 2012/01/09
DRAWN BY: A.SHAH	APPENDIX 14 Page 1

MISSISSAUGA Planning and Building Produced by T&W, Geomatics

P-22(6)(6)

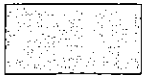
LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'R6-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 12.5 M (41.0FT) AND MINIMUM AREAS OF 320 SQM (3444 SQ.FT) WITH ACCESSORY DWELLINGS.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'R7-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 11.0 M (36.1 FT.) AND MINIMUM AREAS OF 285 SQM (3068 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'H-R7-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 11.0 M (36.1 FT.) AND MINIMUM AREAS OF 285 SQM (3068 SQ.FT) UPON REMOVAL OF THE 'H' HOLDING PROVISION.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS) TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 7.5 M (24.6 FT.) AND MINIMUM AREAS OF 193 SQM (2077 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS) TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 8.0 M (26.2 FT.) AND MINIMUM AREAS OF 236 SQM (2540 SQ.FT).



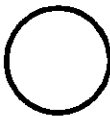
PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM5-EXCEPTION' (STREET TOWNHOUSE DWELLINGS) TO PERMIT TOWNHOUSE DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 6.1 M (20.0 FT.) AND MINIMUM AREAS OF 183 SQM (1970 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'OS1' (OPEN SPACE-COMMUNITY PARK) TO PERMIT A COMMUNITY PARK.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G2' (GREENBELT-NATURAL FEATURES) TO PERMIT THE CONSERVATION OF A WOODLOT.

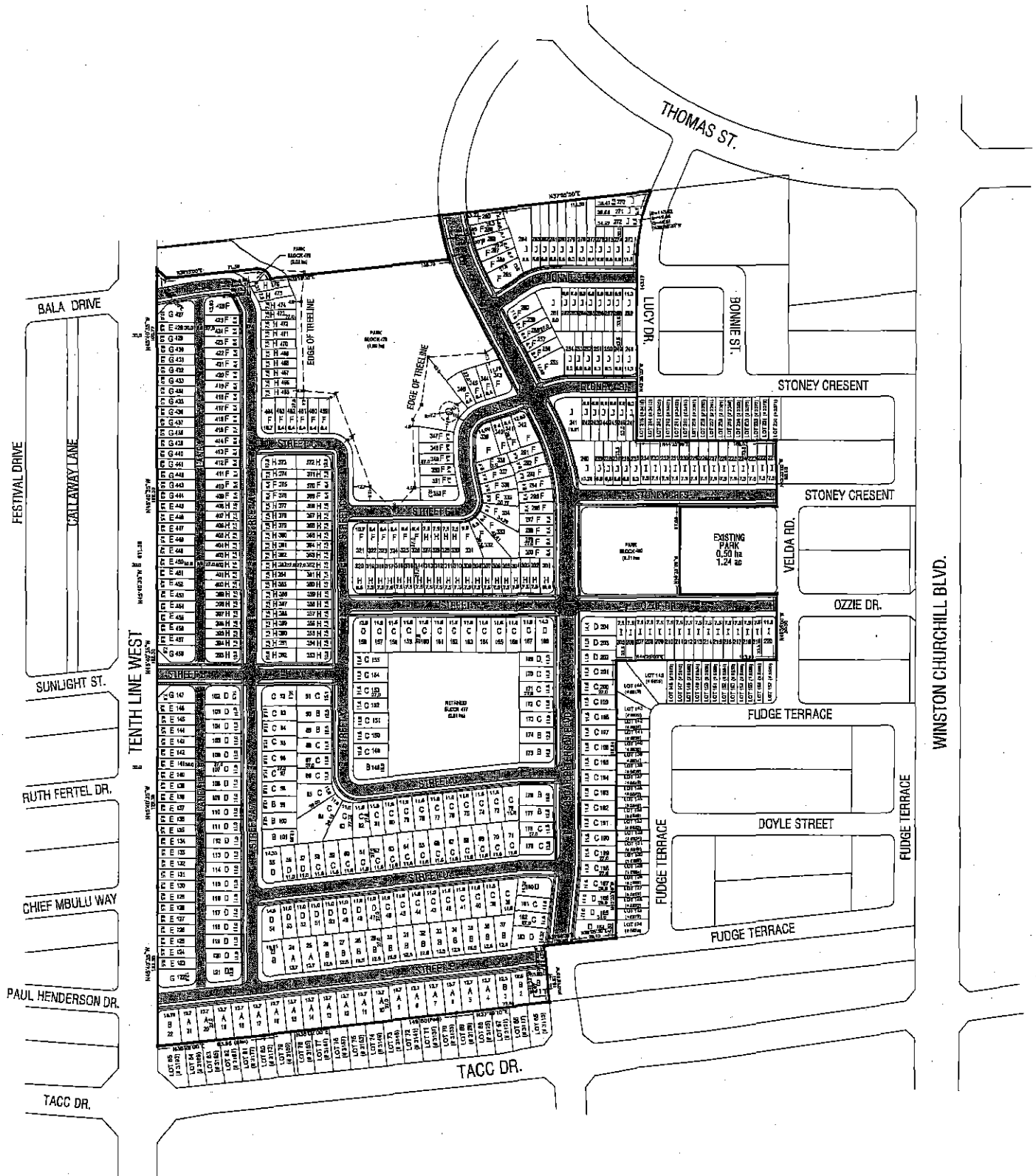


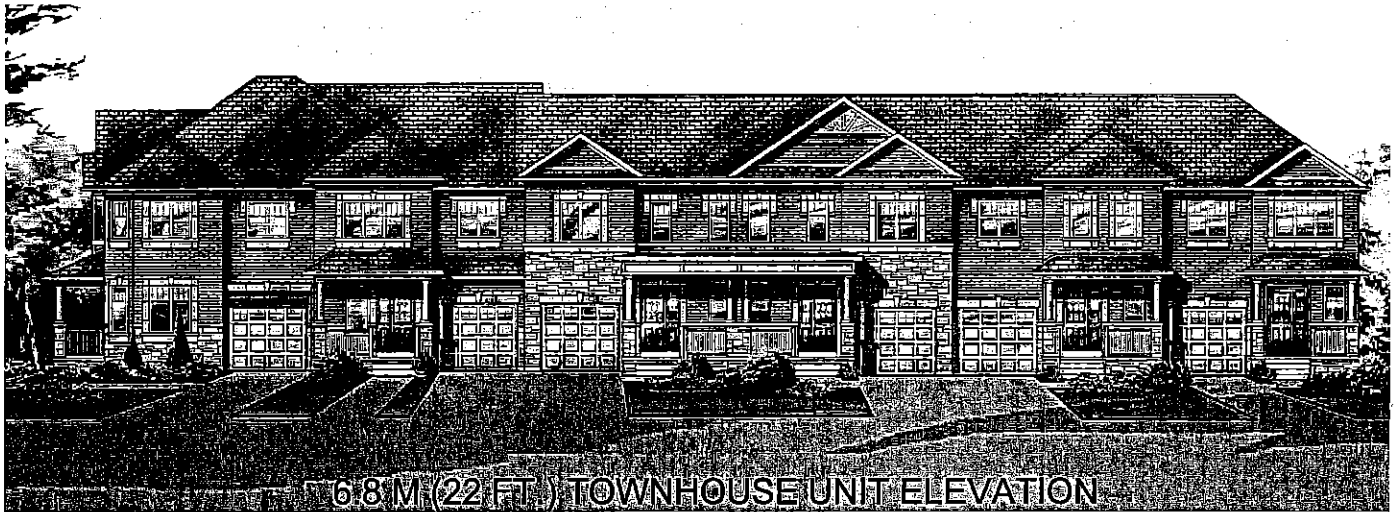
LANDS AFFECTED BY THE CITY INITIATED OFFICIAL PLAN AMENDMENT TO THE CHURCHILL MEADOWS LAND USE MAP FROM "PUBLIC OPEN SPACE" TO RESIDENTIAL-LOW DENSITY II" TO PERMIT DETACHED, SEMI-DETACHED, TOWNHOUSE AND DUPLEX DWELLINGS.



LANDS AFFECTED BY THE CITY INITIATED OFFICIAL PLAN AMENDMENT TO THE CHURCHILL MEADOWS LAND USE MAP FROM "RESIDENTIAL-LOW DENSITY II" TO "PUBLIC OPEN SPACE" TO PERMIT A COMMUNITY PARK.

DRAFT PLAN OF SUBDIVISION





6.8 M (22 FT.) TOWNHOUSE UNIT ELEVATION



7.5 M (24.5 FT.) SEMI-DETACHED UNIT ELEVATION



8.4 M (28 FT.) SEMI-DETACHED UNIT ELEVATION





8.5 M (28 FT.) LANEWAY SEMI-DETACHED UNIT ELEVATION



11 M (36 FT.) SINGLE DETACHED LOT ELEVATION



11.6 M (38 FT.) SINGLE DETACHED LOT ELEVATION



R-2(g)(g)



12.5 M (41 FT.) SINGLE DETACHED LOT ELEVATION



13.72 M (45 FT.) SINGLE DETACHED LOT (TWO STOREY STREETSCAPE) ELEVATION



13.72 M (45 FT.) SINGLE DETACHED LOT (ONE STOREY STREETSCAPE) ELEVATION

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Agency Comments**

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

Agency / Comment Date	Comment
Ministry of Tourism and Culture (July 28, 2011)	The Ministry is satisfied that archaeological concerns are met for the area of this development based on the Archaeological Assessment Report submitted by the applicant.
Greater Toronto Airport Authority (November 23, 2011)	<p>According to the Airport Zoning Regulations for the Lester B. Pearson International Airport, development elevations on the subject property are affected by the Approach Surfaces for Runways 06L and 06R. The maximum allowable development elevation under the greater restriction (Approach Surface for Runway 06R) ranges from approximately 442 m (1,450 ft.) Above Sea Level (A.S.L.) along the eastern boundary of the development (Velda Drive) to approximately 451 m (1,480 ft.) A.S.L. at the westernmost boundary (Tenth Line West). The proposed residential development comprised of detached, semi-detached and townhouse dwelling units would be within the heights limits associated with the Regulations.</p> <p>The subject property lies outside of the 25 NEF/NEP of the composite noise contour map for Toronto Lester B. Pearson International Airport and the Airport's Operating Area.</p>
Credit Valley Conservation (November 28, 2011)	<p>Technical matters related to the proposed residential subdivision are to be addressed prior to the preparation of the Supplementary Report and the required Servicing Agreement. The following items are to be addressed to CVC's satisfaction:</p> <ul style="list-style-type: none"> <li>• Updated environmental impact study to establish appropriate buffers to the retained wetland and significant woodland;</li> <li>• Updated post-development storm water management plan and water balance is required to ensure that the retained wetland and significant woodland will maintain their ecological functions;</li> <li>• Detailed landscape restoration plan adjacent to the significant woodland as mitigation for the loss of isolated wetland pockets;</li> </ul>

Argo Park Developments Corp.

Files: OZ 11/008 W10

T-M11005 W10

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>• Satisfactory site grading and erosion and sediment control; and</li> <li>• Issuance of a CVC Permit prior to any pre-servicing site works commencing plans.</li> </ul>
<p>Region of Peel (October 18, 2011)</p>	<p>Municipal sanitary sewer facilities consist of 250 mm (9.8 in.) diameter sanitary sewers on Stoney Crescent, Doyle Street, Ozzie Drive, Fudge Terrace, Oscar Peterson Boulevard and a 375 mm (15 in.) diameter sanitary sewer on Tacc Drive.</p> <p>Municipal water facilities consist of a 300 mm (12 in.) diameter watermain located on Thomas Street, Tenth Line, Stoney Crescent, Tacc Drive, Fudge Terrace, Lucy Drive and Oscar Peterson Boulevard.</p> <p>Sanitary sewers must be designed to accommodate external lands to the north and sanitary easements may be required.</p> <p>The subject lands are not within the vicinity of a landfill. Curbside waste collection will be provided by the Region of Peel and regional roads are not adversely affected by this proposal.</p> <p>Core Greenlands are located on the subject property. The Regional Official Plan (ROP) designates Core Greenlands as a Core Area of the Greenlands System in Peel. Within this designation, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of Credit Valley Conservation (CVC) staff for the review of development applications that are located within or adjacent to Core Areas of the Greenlands Systems and their potential impacts on the natural environment.</p> <p>Regional staff will not support final approval of this subdivision until all environmental concerns have been addressed to the satisfaction of Credit Valley Conservation.</p> <p>Functional Servicing Reports must be submitted for review and approval for the construction of underground services and for the layout and sizing of local watermains prior to approving any engineering drawings.</p>

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

Agency / Comment Date	Comment
	<p>The Region has also provided a number of standard conditions of draft plan approval which will form part of the subdivision approval.</p>
<p>Dufferin-Peel Catholic District School Board (November 21, 2011), and The Peel District School Board (November 17, 2011)</p>	<p>Both school Boards indicate that there is no available capacity to accommodate students generated by these applications. The Boards have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998, be applied.</p> <p>In addition, both Boards have required sign posting on the property to advise prospective purchasers that students may be bussed and accommodated in other schools on a temporary basis and that warning clauses be included in all offers of purchase and sale of the residential units indicating that students may be accommodated in temporary facilities or bussed to other schools outside the area.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (November 22, 2011)</p>	<p>The current proposal yields a 1.59 ha (3.93 ac.) parkland dedication requirement based on provisions outlined in the <i>Planning Act</i>. The subject draft plan includes a 0.51 ha (1.26 ac.) addition to McCracken Community Park (P-502), which currently includes a children's play area and park pathways. If approved, the reconfigured McCracken Community Park would have an area of approximately 1.01 ha (2.50 ac.), provide street frontage along all four adjacent streets, and present an opportunity to accommodate additional recreational facilities. In addition, the Community Services Department is seeking to acquire the table land woodlot in order to conserve and enhance the City's Natural Area System, and to fulfill environmental goals and policies. Based upon the proposed woodlot configuration, which is shown as 1.89 ha (4.67 ac.), the current proposal results in a parkland over-dedication of approximately 0.81 ha (2.00 ac.). As such, should these applications be approved, the developer would be compensated for any parkland over-dedication upon registration. The latest submission shows Block 478, with an area of 0.02 ha (0.05 ac.), as parkland. This Department has not identified this block as required for parkland purposes, and resolution of this matter is required prior to the Supplementary Report.</p>

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

Agency / Comment Date	Comment
	<p>Prior to the subject applications proceeding to Supplementary Report, satisfactory arrangements regarding the Environmental Impact Study (EIS), limits of the woodlot, grading, Tree Preservation Plan/Inventory, tree preservation requirements for the Burr Oak tree, proposed utilities, and any required concept plans shall be made with this Department.</p> <p>Should these applications be approved, satisfactory arrangements regarding parkland dedication, park development works and other Departmental conditions shall be made through the subdivision process, and associated Servicing and Development Agreements.</p>
<p>City Community Services Department - Culture Division (November 28, 2011)</p>	<p>The Heritage Advisory Committee on July 19, 2011, considered a Corporate Report dated June 28, 2011, on the property at 5381 Tenth Line West, formerly 5378 Winston Churchill Boulevard, known as the McCracken House, recommending that the house which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess. The above recommendation was approved by the Director of Culture on July 19, 2011.</p> <p>All heritage concerns have been addressed.</p>
<p>City Community Services Department – Fire and Emergency Services Division (September 6, 2011)</p>	<p>Fire has no concerns from an emergency response time perspective and water supply availability is acceptable.</p>
<p>City Transportation and Works Department (November 29, 2011)</p>	<p>This Department is currently reviewing the preliminary Noise Report, Functional Servicing Report, Soil Investigation Report, Phase 1 Environmental Site Assessment and Traffic Impact Study submitted by the applicant.</p> <p>Notwithstanding the findings of these reports, additional technical information, a revised parking plan and a utility plan have been requested for review and approval prior to the Supplementary Report.</p>

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

Agency / Comment Date	Comment
	<p>Grading adjacent to the woodlot and servicing along Tenth Line West will require coordination with Credit Valley Conservation and the Region of Peel.</p> <p>The applicant has been requested to provide a concept for the future redevelopment of Retained Block 477, to demonstrate how the parcel can be redeveloped in the future with a through public road, consistent with the modified grid road pattern utilized in the remainder of the plan.</p> <p>Further detailed comments/conditions will be provided prior the Supplementary Report pending the review of the revised material.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- Development Services, City of Mississauga</li> <li>- Economic Development Office, City of Mississauga</li> <li>- Canada Post Corporation</li> <li>- Enbridge Gas Distribution</li> <li>- Enersource Hydro Mississauga</li> <li>- Rogers Cable</li> <li>- Bell Canada</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>- Realty Services, City of Mississauga</li> <li>- Conseil Scolaire de District Catholique Centre-Sud</li> <li>- Conseil Scolaire de District Catholique Centre-Sud-Ouest</li> <li>- Peel Regional Police</li> <li>- Credit Valley Hospital</li> <li>- Trillium Health Centre</li> </ul>

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																																								
<ul style="list-style-type: none"> <li>• Student Yield:               <table style="margin-left: 20px; border: none;"> <tr> <td>115</td> <td>Kindergarten to Grade 5</td> </tr> <tr> <td>49</td> <td>Grade 6 to Grade 8</td> </tr> <tr> <td>44</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> </li>   <li>• School Accommodation:                  <table style="margin-left: 20px; border: none;"> <tr> <td colspan="2">McKinnon Public School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">663</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">570</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">4</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td colspan="2">Ruth Thompson Middle School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">685</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">629</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">2</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td colspan="2">Stephen Lewis Secondary School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">1,405</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,530</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> </li> </ul>	115	Kindergarten to Grade 5	49	Grade 6 to Grade 8	44	Grade 9 to Grade 12/OAC	McKinnon Public School		Enrolment:	663	Capacity:	570	Portables:	4			Ruth Thompson Middle School		Enrolment:	685	Capacity:	629	Portables:	2			Stephen Lewis Secondary School		Enrolment:	1,405	Capacity:	1,530	Portables:	0	<ul style="list-style-type: none"> <li>• Student Yield:               <table style="margin-left: 20px; border: none;"> <tr> <td>71</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>18</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> </li>   <li>• School Accommodation:                  <table style="margin-left: 20px; border: none;"> <tr> <td colspan="2">St. Bernard of Clairvaux</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">663</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">696</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td colspan="2">St. Joan of Arc*</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">1,291</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,371</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">6</td> </tr> </table> </li> </ul> <p style="margin-left: 20px;">* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	71	Junior Kindergarten to Grade 8	18	Grade 9 to Grade 12/OAC	St. Bernard of Clairvaux		Enrolment:	663	Capacity:	696	Portables:	0			St. Joan of Arc*		Enrolment:	1,291	Capacity:	1,371	Portables:	6
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Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Proposed Zoning Standards**

<b>Standards</b>	<b>Existing "R6" (Detached Dwellings - Shallow Lots) Zone</b>	<b>Proposed "R6-Exception" (Detached Dwellings - Shallow Lots) Zone</b>
Additional Permitted Uses	No provision	Accessory dwelling
Minimum Lot Area -Corner Lot	405 m <sup>2</sup> (4,359 sq. ft.)	380 m <sup>2</sup> (4,090 sq. ft.)
Minimum Lot Frontage -Corner Lot	15.8 m (51.8 ft.)	14.8 m (48.6 ft.)
Minimum Rear Yard -Interior Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) for a single storey dwelling or single storey dwelling with loft:
Maximum driveway width:	Lesser of 6.1 m (20.0 ft.) or 45% of lot frontage	46.5% of lot frontage for lots with frontages of 12.5 m (41.0 ft.) or greater;
Maximum width of an attached garage:	Lesser of 6.1 m (20.0 ft.) or 45% of lot frontage	46.5% of lot frontage for lots with frontages of 12.5 m (41.0 ft.) or greater
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

<b>Standards</b>	<b>Existing "R7" (Detached Dwellings - Shallow Lots) Zone</b>	<b>Proposed "R7-Exception" (Detached Dwellings - Shallow Lots) Zone</b>
Minimum Rear Yard -Interior Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) when backing onto public laneway
-Corner Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) when backing onto public laneway
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)



R-2(0)(0)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Proposed Zoning Standards**

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone
Minimum Lot Area -Interior Lot -Corner Lot	200 m <sup>2</sup> (2,152 sq. ft.) 280 m <sup>2</sup> (3,014 sq. ft.)	193 m <sup>2</sup> (2,077 sq. ft.) 252 m <sup>2</sup> (2,713 sq. ft.)
Minimum Lot Frontage -Interior Lot	6.8 m (22.3 ft.)	7.5 m (24.6 ft.)
Maximum Lot Coverage	45%	Deleted
Minimum Front Yard  Front garage face:	4.5 m (14.8 ft.)  6.0 m (19.7 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk  5.8 m (19.0 ft.)
Minimum Exterior Side Yard  Front garage face:	4.5 m (14.8 ft.)  6.0 m (19.7 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk  5.8 m (19.0 ft.)
Minimum Interior Side Yard Unattached side:	0.9 m (3.0 ft.)	1.2 m (3.9 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.0 m (23.0 ft.)  6.0 m (19.7 ft.) when backing onto a public laneway
Minimum Landscaped Area	25% of the lot area	Deleted

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Proposed Zoning Standards**

<b>Standards</b>	<b>Existing "RM2" (Semi-Detached Dwellings) Zone</b>	<b>Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone</b>
Detached garage:	No provision	Not permitted
Maximum driveway width: -Interior Lot -Corner Lot	5.2 m (17.6 ft.) 5.2 m (17.6 ft.)	4.3 m (14.1 ft.) 4.7 m (15.4 ft.)
Maximum garage width - Measured from the inside face of the garage side walls:	No provision	3.8 m (12.5 ft.)
Maximum encroachment of a porch/balcony into required front or exterior side yards	No provision	2.0 m (6.6 ft.)
Minimum setback to a sight triangle	No provision	0.0 m (0.0 ft.)
Maximum projection of a garage beyond the main front entrance or the main entry feature	No provision	2.5 m (8.2 ft.)
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	No provision	5.0 m (16.4 ft.)
Projections above one storey	No provision	For a semi-detached dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, a minimum of 75% of the width of the garage, measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m (8.2 ft.) from the front garage face
Balcony	No provision	A balcony with a maximum area of 10 m <sup>2</sup> (108 sq. ft) is permitted on top an attached garage provided that the balcony does not project more than 1.0 m (3.3 ft.) beyond the front garage face
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

R-2(q)(q)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Proposed Zoning Standards**

<b>Standards</b>	<b>Existing "RM2" (Semi-Detached Dwellings) Zone</b>	<b>Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone (Abutting Tenth Line West)</b>
Minimum Lot Area -Interior Lot -Corner Lot	200 m <sup>2</sup> (2,152 sq. ft.) 280 m <sup>2</sup> (3,014 sq. ft.)	236 m <sup>2</sup> (2,540 sq. ft.) 224 m <sup>2</sup> (2,411 sq. ft.)
Minimum Lot Frontage -Interior Lot -Corner Lot	6.8 m (22.3 ft.) 9.8 m (32.2 ft.)	8.0 m (26.2 ft.) 7.6 m (24.9 ft.)
Maximum Lot Coverage	45%	Deleted
Minimum Front Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Minimum Exterior Side Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Minimum setback of a detached garage to the interior side lot line:	No provision	0.85 m (2.8 ft.) on one side and 0.0 m (0.0 ft.) on the other side
Minimum setback of a detached garage to the rear lot line:	No provision	0.5 m (1.6 ft.)
Minimum Landscaped Area	25% of the lot area	Deleted
Attached garage:	Required	Deleted
Detached garage:	No provision	Required in the rear yard
Maximum driveway width:	5.2 m (17.6 ft.)	6.5 m (21.3 ft.) from a public laneway
Maximum garage width - measured from the inside face of the garage side walls:	No provision	5.65 m (18.5 ft.)
Minimum distance from a detached garage to a semi-detached dwelling	No provision	6.0 m (19.7 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10**Proposed Zoning Standards**

<b>Standards</b>	<b>Existing "RM2" (Semi-Detached Dwellings) Zone</b>	<b>Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone (Abutting Tenth Line West)</b>
Minimum setback to a site triangle	No provision	0.0 m (0.0 ft.)
Front lot line	Shorter lot line abutting a street	The lot line abutting a street with a width of 17.0 m (55.8 ft.) or greater shall be deemed to be the front lot line
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)
Maximum encroachment of a porch/balcony into the require front and exterior side yards	No provision	2.0 m (6.6 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Proposed Zoning Standards**

<b>Standards</b>	<b>Existing "RM5" (Street Townhouse Dwellings) Zone</b>	<b>Proposed "RM5-Exception" (Street Townhouse Dwellings) Zone</b>
Minimum Lot Area -Interior Lot -Corner Lot	200 m <sup>2</sup> (2,153 sq. ft.) 280 m <sup>2</sup> (3,014 sq. ft.)	183 m <sup>2</sup> (1,970 sq. ft.) 292 m <sup>2</sup> (3,143 sq. ft.)
Minimum Lot Frontage -Interior Lot -Corner Lot	6.8 m (22.3 ft.) 9.8 m (32.2 ft.)	6.1 m (20.0 ft.) 9.75 m (32.0 ft.)
Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	No provision	3.5 m (11.5 ft.)
Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	No provision	3.5 m (11.5 ft.)
Minimum setback to front garage face	6.0 m (19.7 ft.)	5.8 m (19.0 ft.)
Minimum interior side yard - unattached side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum rear yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Maximum encroachment of a porch/balcony into required front and exterior side yards	No provision	2.0 m (6.6 ft.)
Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	No provision	2.5 m (8.2 ft.)
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	No provision	5.0 m (16.4 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10

T-M11005 W10

**Proposed Zoning Standards**

<b>Standards</b>	<b>Existing "RM5" (Street Townhouse Dwellings) Zone</b>	<b>Proposed "RM5-Exception" (Street Townhouse Dwellings) Zone</b>
Projections above one storey	No provision	For a street townhouse dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face
Maximum driveway width - interior lot	5.2 m (17.1 ft.)	4.3 m (14.1 ft.)
Maximum driveway width - corner lot	5.2 m (17.1 ft.)	4.7 m (15.4 ft.)
Maximum garage width: measured from the inside face of the garage side walls	No provision	3.8 m (12.5 ft.)
Minimum setback to a sight triangle	No provision	0.0 m (0.0 ft.)
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)



**Argo Park Developments Corp.**

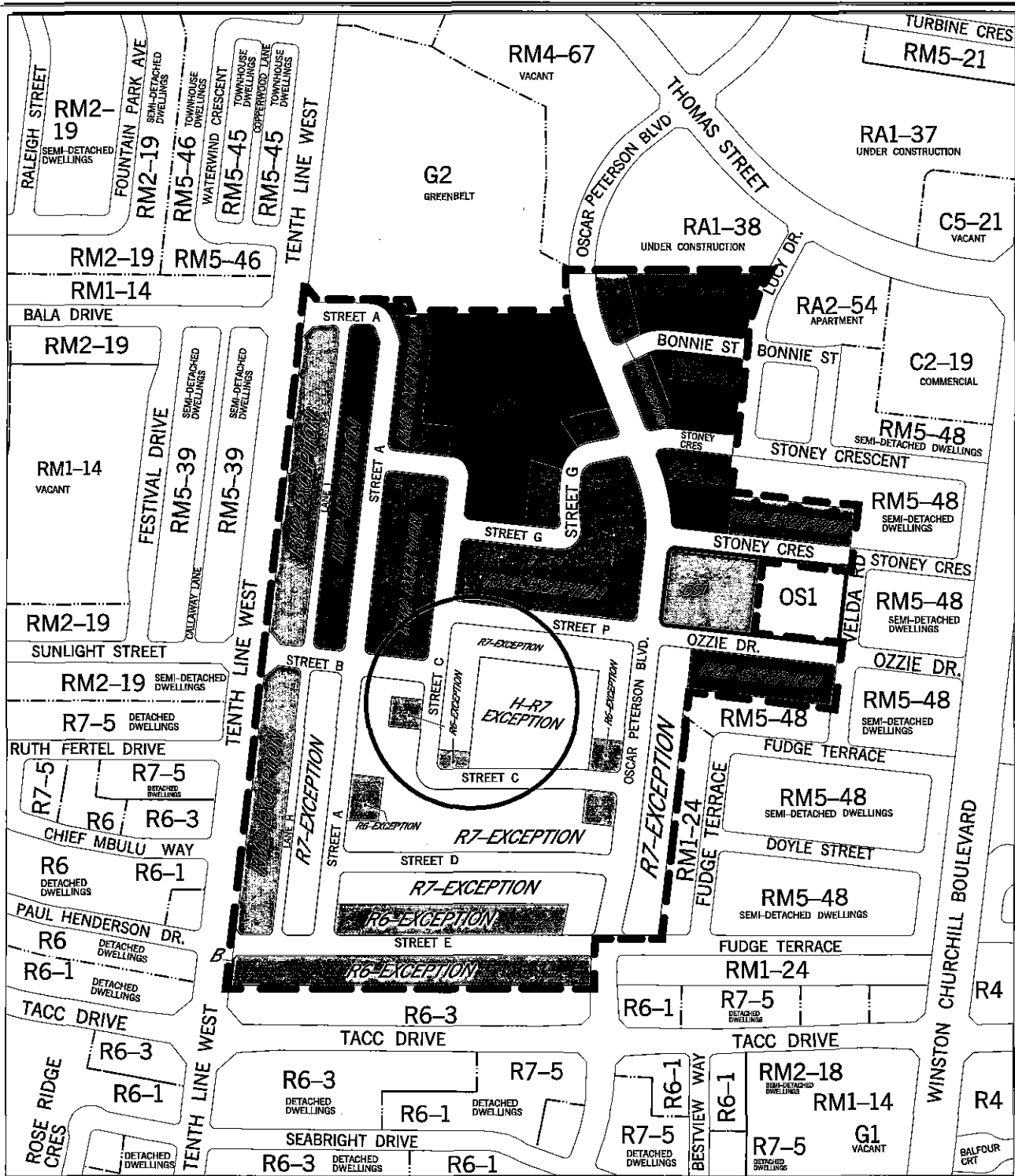
**Files: OZ 11/008 W10  
T-M11005 W10**

**Recommendation PDC-0004-2012**


"That the Report dated December 13, 2011, from the Commissioner of Planning and Building regarding the application under file OZ 11/008 W10 to change the zoning from "D" (Development) to "R6-Exception" (Detached Dwellings - Shallow Lots), "R7-Exception" (Detached Dwellings - Shallow Lots), "H-R7-Exception" (Detached Dwellings - Shallow Lots), "RM2-Exception" (Semi-Detached Dwellings), "RM2-Exception" (Semi-Detached Dwellings), "RM5-Exception" (Street Townhouse Dwellings), "OS1" (Open Space - Community Park) and "G2" (Greenbelt - Natural Features), a Draft Plan of Subdivision under file T-M11005 W10 to permit detached, semi-detached and townhouse dwellings, woodlot preservation, community park, and residential block, Argo Park Developments Corp., Part of Lot 3, Concession 11, New Survey, and a City initiated Official Plan Amendment from "Residential-Low Density II" to "Public Open Space" and "Public Open Space" to "Residential-Low Density II", be received and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting."



R-2(W)(W)



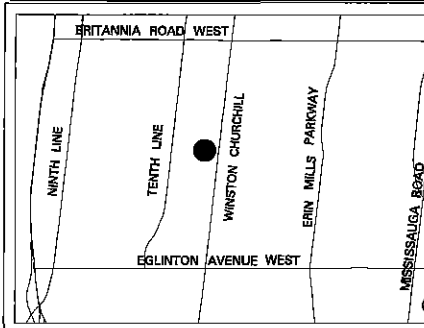
LEGEND:

 SUBJECT LANDS

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



SUBJECT: ARGO PARK DEVELOPMENTS CORP.



FILE NO:  
 OZ 11008 W10  
 T-M11005 W10  
 DWG. NO:  
 1100BR  
 SCALE:  
 1:5000  
 COUNCIL DATE:  
 2012/03/07  
 DRAWN BY:  
 A.SHAH

**MISSISSAUGA**  
 Planning and Building

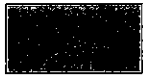
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 T&W, Geomatics

APPENDIX S-3  
 Page 1

## LEGEND:



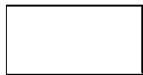
## SUBJECT LANDS



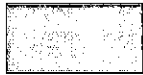
PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'R6-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 12.5 M (41.0FT) AND MINIMUM AREAS OF 320 SQM (3444 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'R7-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 11.0 M (36.1 FT.) AND MINIMUM AREAS OF 285 SQM (3068 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'H-R7-EXCEPTION' (DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 11.0 M (36.1 FT.) AND MINIMUM AREAS OF 285 SQM (3068 SQ.FT) UPON REMOVAL OF THE 'H' HOLDING PROVISION.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 7.5 M (24.6 FT.) AND MINIMUM AREAS OF 193 SQM (2077 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLINGS) TO PERMIT SEMI-DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 8.0 M (26.2 FT.) AND MINIMUM AREAS OF 236 SQM (2540 SQ.FT).



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM5-EXCEPTION' (STREET TOWNHOUSE DWELLINGS) TO PERMIT TOWNHOUSE DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 6.1 M (20.0 FT.) AND MINIMUM AREAS OF 183 SQM (1970 SQ.FT).



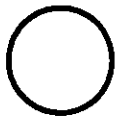
PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'OS1' (OPEN SPACE-COMMUNITY PARK) TO PERMIT A COMMUNITY PARK.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G2' (GREENBELT-NATURAL FEATURES) TO PERMIT THE CONSERVATION OF A WOODLOT.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'B' (BUFFER) TO PERMIT A NOISE BUFFER.



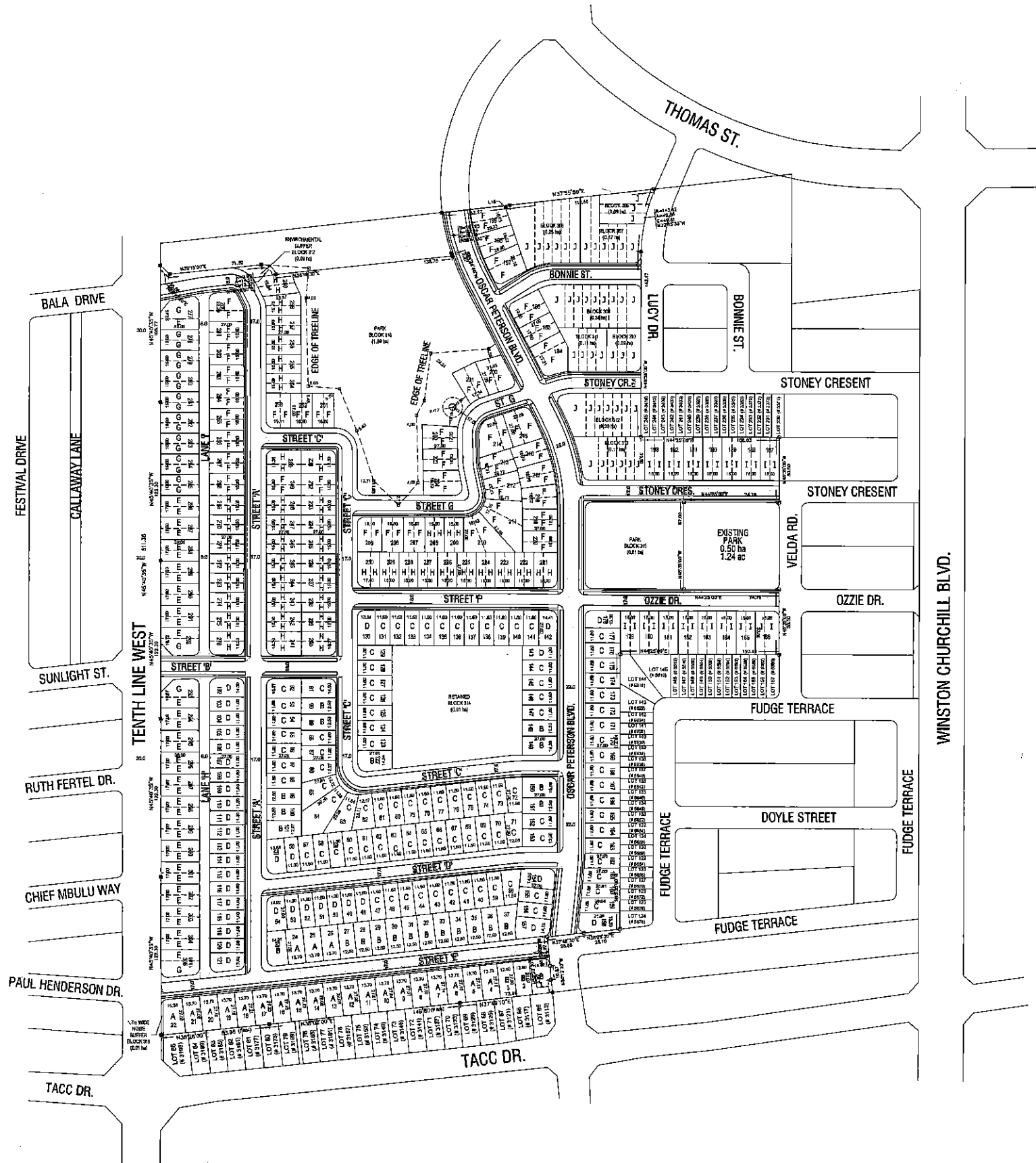
LANDS AFFECTED BY THE CITY INITIATED OFFICIAL PLAN AMENDMENT TO THE CHURCHILL MEADOWS LAND USE MAP FROM "PUBLIC OPEN SPACE AND RESIDENTIAL-MEDIUM DENSITY I" TO "RESIDENTIAL-LOW DENSITY II" TO PERMIT DETACHED, SEMI-DETACHED, TOWNHOUSE AND DUPLEX DWELLINGS.

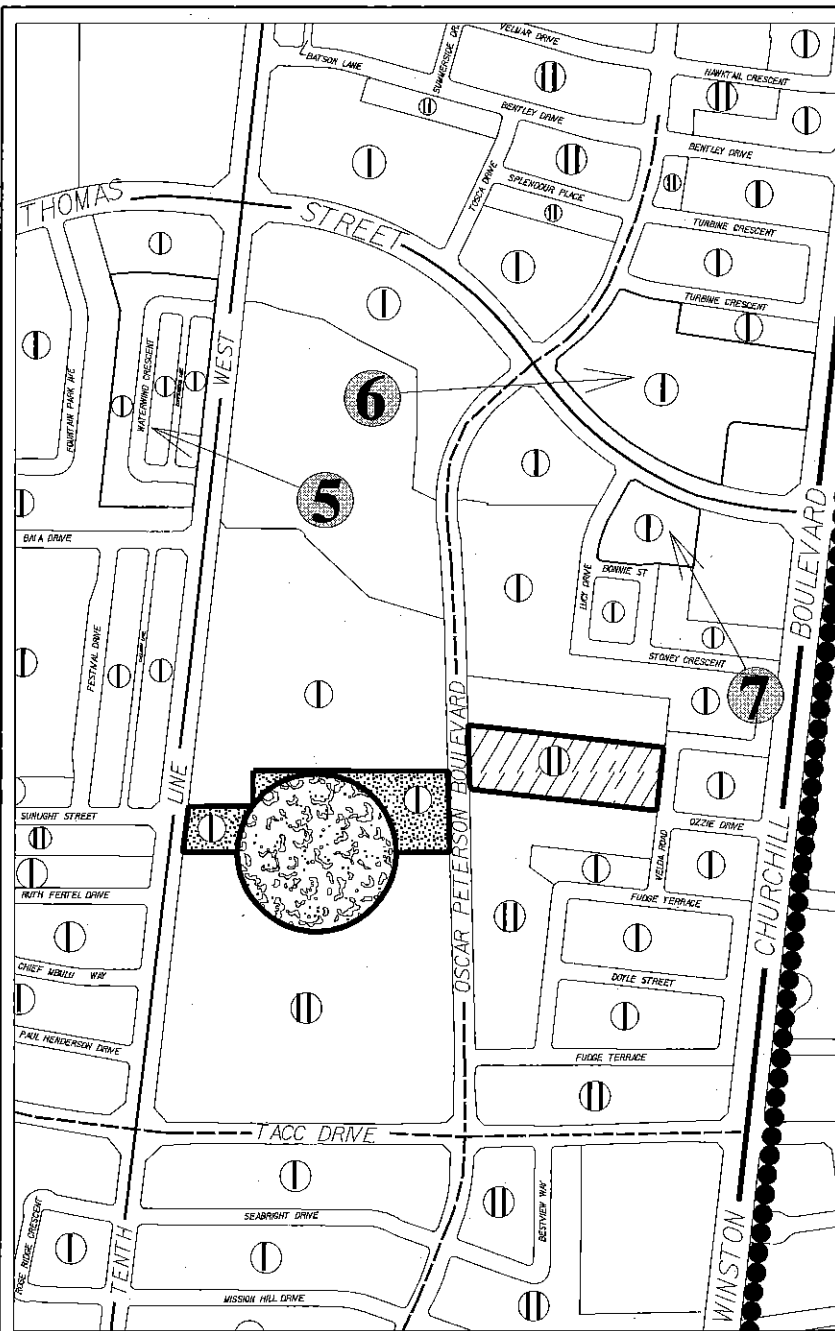





LANDS AFFECTED BY THE CITY INITIATED OFFICIAL PLAN AMENDMENT TO THE CHURCHILL MEADOWS LAND USE MAP FROM "RESIDENTIAL-LOW DENSITY II" TO "PUBLIC OPEN SPACE" TO PERMIT A COMMUNITY PARK.

R-2(y)(y)

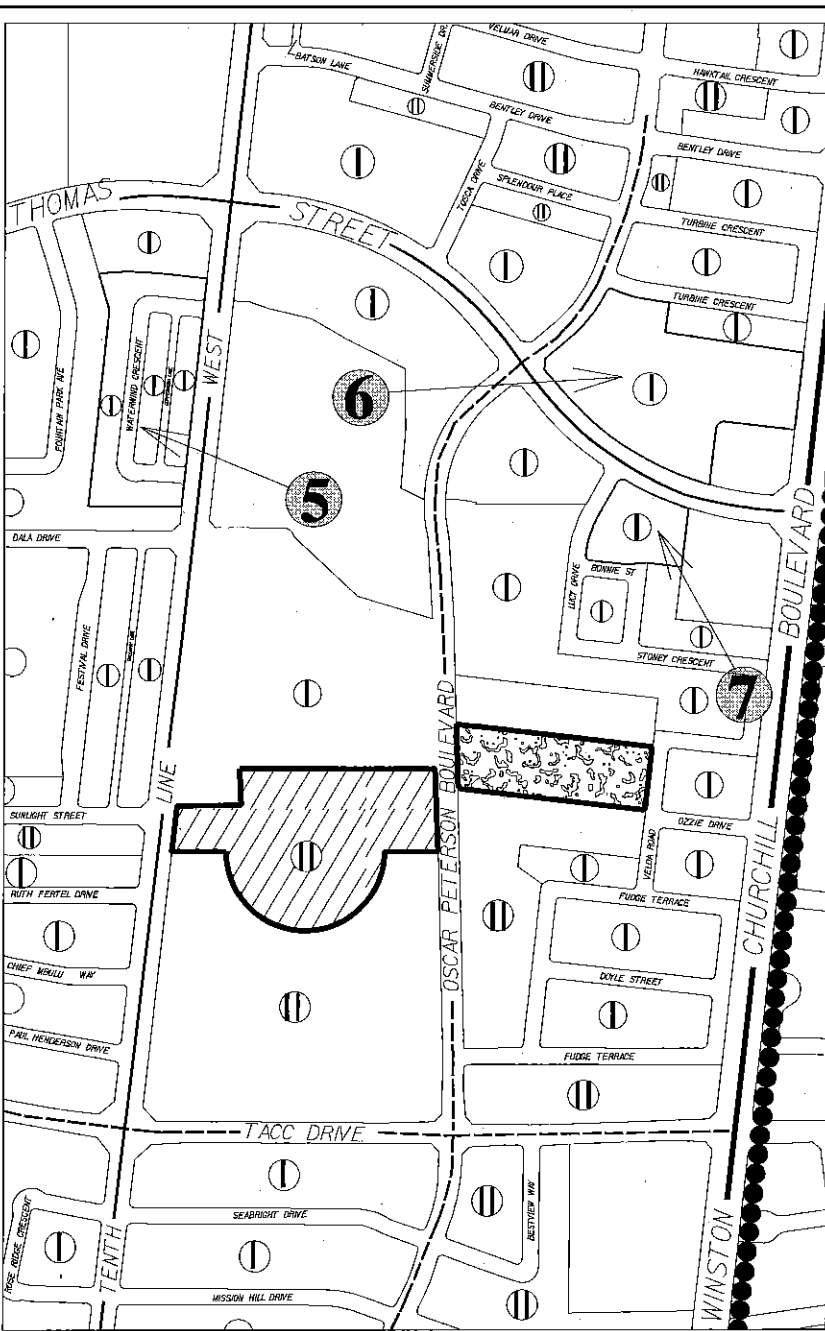
REVISED DRAFT PLAN OF SUBDIVISION








-  PUBLIC OPEN SPACE
-  RESIDENTIAL-LOW DENSITY II
-  RESIDENTIAL-MEDIUM DENSITY I

**EXISTING LAND USE DESIGNATION**



-  PUBLIC OPEN SPACE
-  RESIDENTIAL-LOW DENSITY II
-  RESIDENTIAL-MEDIUM DENSITY I

**AMENDED LAND USE DESIGNATION**

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Revised Zoning Standards**

<b>Standards</b>	<b>Existing "R6" (Detached Dwellings - Shallow Lots) Zone</b>	<b>Proposed "R6-Exception" (Detached Dwellings - Shallow Lots with second units) Zone</b>
Additional Permitted Uses	No provision	Accessory dwelling/second unit
Minimum Lot Area -Corner Lot	405 m <sup>2</sup> (4,359 sq. ft.)	380 m <sup>2</sup> (4,090 sq. ft.)
Minimum Lot Frontage -Corner Lot	15.8 m (51.8 ft.)	14.8 m (48.6 ft.)
Minimum Rear Yard -Interior Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) for a single storey dwelling or single storey dwelling with loft:
Maximum driveway width:	Lesser of 6.1 m (20.0 ft.) or 45% of lot frontage	46.5% of lot frontage for lots with frontages of 12.5 m (41.0 ft.) or greater;
Maximum width of an attached garage:	Lesser of 6.1 m (20.0 ft.) or 45% of lot frontage	46.5% of lot frontage for lots with frontages of 12.5 m (41.0 ft.) or greater
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

<b>Standards</b>	<b>Existing "R7" (Detached Dwellings - Shallow Lots) Zone</b>	<b>Proposed "R7-Exception" (Detached Dwellings - Shallow Lots) Zone</b>
Minimum Rear Yard -Interior Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) when backing onto public laneway
-Corner Lot	7.0 m (23.0 ft.)	6.0 m (19.7 ft.) when backing onto public laneway
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)
Maximum width of an attached garage measured from the inside face of the garage walls	Lesser of 5.5 m (18.0 ft.) or 50% of lot frontage	5.7 m (18.7 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

Revised Zoning Standards

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings - Shallow Lots) Zone
Minimum Lot Area -Interior Lot -Corner Lot	200 m <sup>2</sup> (2,152 sq. ft.) 280 m <sup>2</sup> (3,014 sq. ft.)	193 m <sup>2</sup> (2,077 sq. ft.) 252 m <sup>2</sup> (2,713 sq. ft.)
Minimum Lot Frontage -Interior Lot	6.8 m (22.3 ft.)	7.5 m (24.6 ft.)
Maximum Lot Coverage	45%	55%
Minimum Front Yard  Front garage face:	4.5 m (14.8 ft.) 6.0 m (19.7 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk 5.8 m (19.0 ft.)
Minimum Exterior Side Yard  Front garage face:	4.5 m (14.8 ft.) 6.0 m (19.7 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk 5.8 m (19.0 ft.)
Minimum Interior Side Yard Unattached side:	0.9 m (3.0 ft.)	1.2 m (3.9 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.0 m (23.0 ft.)  6.0 m (19.7 ft.) when backing onto a public laneway
Minimum Landscaped Area	25% of the lot area	As required by By-law
Detached garage:	No provision	Not permitted
Maximum driveway width: -Interior Lot -Corner Lot	5.2 m (17.6 ft.) 5.2 m (17.6 ft.)	4.3 m (14.1 ft.) 4.7 m (15.4 ft.)
Maximum garage width - Measured from the inside face of the garage side walls:	No provision	3.8 m (12.5 ft.)
Maximum encroachment of a porch/balcony into required front or exterior side yards	No provision	2.0 m (6.6 ft.)
Minimum setback to a sight triangle	No provision	0.0 m (0.0 ft.)
Maximum projection of a garage beyond the main front entrance or the main entry feature	No provision	2.5 m (8.2 ft.)

R-2(c)(c)(c)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

Revised Zoning Standards

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings – Shallow Lots) Zone
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	No provision	5.0 m (16.4 ft.)
Projections above one storey	No provision	For a semi-detached dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, a minimum of 75% of the width of the garage, measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m (8.2 ft.) from the front garage face
Balcony	No provision	A balcony with a maximum area of 10 m <sup>2</sup> (108 sq. ft) is permitted on top of an attached garage provided that the balcony does not project more than 1.0 m (3.3 ft.) beyond the front garage face.
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

## Revised Zoning Standards

Standards	Existing "RM2" (Semi-Detached Dwellings) Zone	Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone (Abutting Tenth Line West)
Minimum Lot Area -Interior Lot -Corner Lot	200 m <sup>2</sup> (2,152 sq. ft.) 280 m <sup>2</sup> (3,014 sq. ft.)	236 m <sup>2</sup> (2,540 sq. ft.) 224 m <sup>2</sup> (2,411 sq. ft.)
Minimum Lot Frontage -Interior Lot -Corner Lot	6.8 m (22.3 ft.) 9.8 m (32.2 ft.)	8.0 m (26.2 ft.) 7.6 m (24.9 ft.)
Maximum Lot Coverage	45%	55%
Minimum Front Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Minimum Exterior Side Yard	4.5 m (14.8 ft.)	3.5 m (11.5 ft.) for lots without a municipal sidewalk
Minimum setback of a detached garage to the interior side lot line:	No provision	0.85 m (2.8 ft.) on one side and 0.0 m (0.0 ft.) on the other side
Minimum setback of a detached garage to the rear lot line:	No provision	0.5 m (1.6 ft.)
Minimum Landscaped Area	25% of the lot area	As required by By-law
Attached garage:	Required	Deleted
Detached garage:	No provision	Required in the rear yard
Maximum driveway width:	5.2 m (17.6 ft.)	6.5 m (21.3 ft.) from a public laneway
Maximum garage width - measured from the inside face of the garage side walls:	No provision	5.65 m (18.5 ft.)
Minimum distance from a detached garage to a semi-detached dwelling	No provision	6.0 m (19.7 ft.)



R-2(e)(e)(e)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Revised Zoning Standards**

<b>Standards</b>	<b>Existing "RM2" (Semi-Detached Dwellings) Zone</b>	<b>Proposed "RM2-Exception" (Semi-Detached Dwellings) Zone (Abutting Tenth Line West)</b>
Minimum setback to a site triangle	No provision	0.0 m (0.0 ft.)
Front lot line	Shorter lot line abutting a street	The lot line abutting a street with a width of 17.0 m (55.8 ft.) or greater shall be deemed to be the front lot line
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)
Maximum encroachment of a porch/balcony into the require front and exterior side yards	No provision	2.0 m (6.6 ft.)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

## Revised Zoning Standards

Standards	Existing "RM5" (Street Townhouse Dwellings) Zone	Proposed "RM5-Exception" (Street Townhouse Dwellings) Zone
Minimum Lot Area -Interior Lot -Corner Lot	200 m <sup>2</sup> (2,153 sq. ft.) 280 m <sup>2</sup> (3,014 sq. ft.)	183 m <sup>2</sup> (1,970 sq. ft.) 292 m <sup>2</sup> (3,143 sq. ft.)
Minimum Lot Frontage -Interior Lot -Corner Lot	6.8 m (22.3 ft.) 9.8 m (32.2 ft.)	6.1 m (20.0 ft.) 9.75 m (32.0 ft.)
Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	No provision	3.5 m (11.5 ft.)
Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	No provision	3.5 m (11.5 ft.)
Minimum setback to front garage face	6.0 m (19.7 ft.)	5.8 m (19.0 ft.)
Minimum interior side yard - unattached side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum rear yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Maximum encroachment of a porch/balcony into required front and exterior side yards	No provision	2.0 m (6.6 ft.)
Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	No provision	2.5 m (8.2 ft.)
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	No provision	5.0 m (16.4 ft.)

R-2(g)(g)(g)

Argo Park Developments Corp.

Files: OZ 11/008 W10  
T-M11005 W10

**Revised Zoning Standards**

<b>Standards</b>	<b>Existing "RM5" (Street Townhouse Dwellings) Zone</b>	<b>Proposed "RM5-Exception" (Street Townhouse Dwellings) Zone</b>
Projections above one storey	No provision	For a street townhouse dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face
Maximum driveway width - interior lot	5.2 m (17.1 ft.)	4.3 m (14.1 ft.)
Maximum driveway width - corner lot	5.2 m (17.1 ft.)	4.7 m (15.4 ft.)
Maximum garage width: measured from the inside face of the garage side walls	No provision	3.8 m (12.5 ft.)
Minimum setback to a sight triangle	No provision	0.0 m (0.0 ft.)
Minimum setback of stairs from a front lot line or exterior side lot line	No provision	1.0 m (3.3 ft.)



R-2Ch)Ch)Ch)

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APPENDIX S-7

SCHEDULE A  
CONDITIONS OF APPROVAL

**FILE:** T-M11005 W10

**SUBJECT:** Draft Plan of Subdivision  
Part of Lot 3, Concession 11, New Survey  
East side of Tenth Line West, between Thomas Street  
and Tacc Drive  
City of Mississauga  
Argo Park Developments Corp.

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Approval of the draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

**NOTE:** City is "The Corporation of the City of Mississauga"  
Region is "The Regional Municipality of Peel"

The City has required the dedication of land for fulfillment of land for park or other public recreational purposes based on the *Planning Act* R.S.O. 1990, c.P.13, Section 51.5 as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated June 13, 2011, revised on August 8, 2011, further revised on November 16, 2011, and further last revised on January 19, 2012.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

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- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
  - 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
  - 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
  - 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
  - 8.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for dwellings on lots less than 12 m (39.4 ft.) of frontage.
  - 9.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
  - 10.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
  - 11.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
  - 12.0 The applicant/owner shall make arrangements acceptable to the City with regards to any park and/or woodlot issues including but not exclusive to park and/or woodlot dedication, development, buffer planting, restoration/compensation planting, tree preservation, hoarding and fencing.

The subject application yields a 1.59 ha (3.93 ac.) parkland dedication requirement as per conditions outlined in the *Planning Act*, R.S.O. 1990,c.P13, as amended. To fulfill these requirements, the City will accept Blocks 315 and 316 having a total area of 2.40 ha (5.93 ac.) for park or other public recreational purposes, resulting in a parkland over-dedication of 0.81 ha (2.00 ac.). Further, the City will accept Block 317 as a gratuitous dedication for environmental conservation purposes. Upon registration of the subject draft plan of subdivision, the City shall compensate the developer in the amount of

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\$2,400,000 for 0.81 ha (2.00 ac.) of land, at a rate of \$1,200,000 per acre. The final figures may be amended upon determination of the final M-Plan.

- 13.0 Blocks 315 and 316 have been identified for park purposes and shall not include any utility cabinets (i.e. Hydro/Bell) within the subject blocks. Further, the applicant/owner is advised that these utilities are discouraged from being located next to park blocks. The final M-Plan shall not include any community mailboxes along the street frontage of Blocks 315 and 316.
- 14.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 15.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 16.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**

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REPORT 4 – 2012

COUNCIL AGENDA

MAR 07 2012

TO: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its fourth report of 2012 and recommends:

PDC-0015-2012

That a public meeting be held by the Planning and Development Committee to consider the Draft Port Credit Local Area Plan attached, under separate cover, to the report titled "*Draft Port Credit Local Area Plan*" dated February 7, 2012 from the Commissioner of Planning and Building and further, that the Draft Port Credit Local Area Plan be placed on public display and circulated to City Departments, agencies and stakeholders for review and comment.

CD.03.POR

PDC-0016-2012

That the report titled "Focus on Mississauga 2012", "Residential Directory 2012", "Office Directory 2012" and "Mississauga Existing Land Use Study 2012" dated February 7, 2012 from the Commissioner of Planning and Building, be received.

CD.15.MIS

PDC-0017-2012

1. That the report titled "Interim Control By-law for the Downtown, "Request for a One Year Extension" dated February 7, 2012, from the Commissioner of Planning and Building, be received.
2. That Interim Control By-law 0046-2011 be amended as described in this report and as shown in Appendix I-2.
3. That Interim Control By-law 0046-2011 be extended for an additional period of one year, to provide an opportunity to complete the planning study for the Downtown.

CD.21.DOW

PDC-0018-2012

1. That the report titled "Planning Application and Building Permit Fees" from the Commissioner of Planning and Building, dated February 7, 2012, be adopted.
2. That the necessary amending by-law to the City's Planning Act Fees and Charges By-law be prepared in accordance with Appendix 4, attached to the report titled "Planning Application and Building Permit Fees", dated February 7, 2012 to be in effect May 1, 2012.
3. That the necessary amending by-law to the City's General Fees and Charges By-law be prepared to be in effect May 1, 2012.
4. That the necessary amending by-law to the City's Building By-law be prepared to be in effect May 1, 2012.
5. That the following correspondences be received:
  - (a) Letter dated February 24, 2012, to the Commissioner of Planning and Building, from Alana DeGasperis, Planning Coordinator, Building Industry and Land Development Association (BILD).
  - (b) Letter dated February 27, 2012, to the Planning and Development Committee, from Philip J. Stewart, Pound and Stewart, Planning Consultants.

PDC-0019-2012

1. That the report dated February 23, 2012 from the Commissioner of Planning and Building, entitled "City of Mississauga Telecommunication Tower/ Antenna Facilities Protocol" be received and referred to Planning and Building Staff to report back with recommendations at the March 7, 2012 Council Meeting.
2. That the deputations made by the following parties be received:
  - (a) Steven Dagastino
  - (b) Dorothy Tomiuk
  - (c) Joe Fedwitz

EC.19-TEL



## REPORT 5 - 2012

COUNCIL AGENDA

MAR 07 2012

TO: THE MAYOR &amp; MEMBERS OF COUNCIL

General Committee of Council presents its fifth Report of 2012 and recommends:

## GC-0103-2012

1. That the report dated February 8, 2012 from the Commissioner of Community Services entitled "Proposed Amendments to the Tree Permit By-law 475-05" be referred to the public for consultation, followed by a final report to General Committee.
2. That the following deputations be received:
  - a) Sue Shanly, MIRANET
  - b) Jordy Medeiros, Resident
  - c) Don Barber, Resident

## GC-0104-2012

1. That the Corporate Report dated February 15, 2012 from the Commissioner of Community Services with respect to a Services Agreement with Mississauga Toronto West Tourism be received and referred to the March 7, 2012 Council meeting.
2. That the deputation by Roberto Kawamoto, Director of Sales, Mississauga Toronto West Tourism be received.

## GC-0105-2012

That the Corporate Report dated February 3, 2012 from the Commissioner of Transportation and Works with respect to a request for an exemption to section 22(2) of the Animal Care and Control By-law 0098-2004, as amended for a pigeon enclosure for 3292 Oakglade Crescent be referred to staff to report back at a future General Committee meeting.  
(Ward 6)

## GC-0106-2012

That the request for an exemption from Section 22 (2) of the Animal Care and Control By-law 0098-04, as amended, to permit an existing Pigeon Enclosure located in the rear yard of 3292 Oakglade Crescent, a detached residential property owned by Mr. Leszek Chrusciak, be denied.  
(Ward 7)

## GC-0107-2012

That a by-law be enacted to amend By-law 555-2000, as amended to implement an all-way stop control at the intersection of John Watt Boulevard and Gaslamp Walk.  
(Ward 11)

## GC-0108-2012

That the Ministry of Transportation of Ontario (MTO) be granted an exemption from Noise By-law No. 360-79, as amended, to allow for extended 24-hour construction work for the replacement of the Vehicle Detection System (VDS) along Highway 403 commencing Monday, July 2, 2012 and ending Monday, December 31, 2012.  
(Wards 3, 4, 5, 6 and 8)

## GC-0109-2012

That the Ministry of Transportation of Ontario (MTO) be granted an exemption from Noise By-law No. 360-79, as amended, to allow for extended 24-hour construction work for the replacement of the culvert beneath Highway 403 commencing Wednesday, July 4, 2012 and ending Tuesday, July 31, 2012.

(Ward 5)

## GC-0110-2012

That a by-law be enacted to implement the temporary closure of Sherwoodtowne Boulevard at Hurontario Street, commencing at 7:00 a.m. on Monday, April 23, 2012, and ending at 7:00 p.m. on Monday, August 20, 2012.

(Ward 4)

## GC-0111-2012

That the City of Mississauga assume the municipal works associated with a sanitary sewer connection as constructed by the developer under the terms of the Servicing Agreement for SP-08/023 (3022-3032 *Winston Churchill (GP) Limited*), (lands located north of Dundas Street West and west of Winston Churchill Boulevard), and that the Letter of Credit in the amount of \$27,906.00 be returned to the developer.

(Ward 8)

## GC-0112-2012

1. That the original commitment with McCormick Rankin Corporation, procurement no. FA.49.732-08 for the detailed design and construction administration of the Mississauga BRT Project be increased by \$1,600,345 for additional work required during the detailed design and tendering phase.
2. That the Purchasing Agent be authorized to execute the necessary amending documentation as prepared by the City Solicitor.

## GC-0113-2012

1. That the route for the 2012 Mississauga Marathon (the "Marathon") with the finish line at Lakefront Promenade Park be approved.
2. That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute an agreement with the Landmark Sport Group Inc. ("Landmark") to host the Marathon on Saturday, May 5 and Sunday, May 6 2012, in a form satisfactory to the City Solicitor, subject to the following conditions to be satisfied by Landmark:
  - a) Submission of a parking and traffic control plan to the satisfaction of the Transportation and Works Department and the Peel Regional Police;
  - b) Meet all requirements of the City's special event process;
  - c) Submission of a public safety plan to the satisfaction of Peel Regional Police and Fire and Emergency Services staff;
  - d) Proof of liability insurance to be provided in a form and amount suitable to the City Solicitor and Insurance and Risk Manager;

- e) Letters of support and acknowledgement from appropriate stakeholders including the Port Credit BIA and Clarkson BIA, as well as churches affected along the route;
  - f) Submission of a public communication plan to Community Services;
3. That the Relationship Agreement be executed by March 31, 2012.

## GC-0114-2012

1. That a pilot program to close vehicle access to Orchard Heights Park (P-019) between April 1, 2012 and November 30, 2012 in the report dated February 10, 2012 from the Commissioner of Community Services be approved;
2. That staff report back to General Committee with regard to the results of the pilot program.
3. That the correspondence dated February 23, 2012 received from John Walmark, Ward 1 Resident with respect to Orchard Heights Park be received for information.

## GC-0115-2012

That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute and affix the Corporate Seal to a Fire Protection Agreement between The Corporation of the City of Mississauga ("City") and the Greater Toronto Airports Authority ("GTAA") including such ancillary documents and amending agreements as may be required to give further effect to the intended relationship of the parties herein, all of which must be in form and content satisfactory to the City Solicitor.

## GC-0116-2012

That the document titled "City of Mississauga Accessibility Plan: 2011 Annual Report, 2012-2017 Initiatives" (the "Plan") dated January 26, 2012 attached as Appendix 1 to the Corporate Report dated February 15, 2012 from the Commissioner of Corporate Services and Treasurer, be adopted.

## GC-0117-2012

1. That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations with Credit Valley Conservation Authority ("CVCA") for the purposes of acquiring a long term lease renewal of the property known as the Adamson Estate located at 850 Enola Avenue, in the City of Mississauga, Regional Municipality of Peel, Ward 1.
2. That, upon completion of said negotiations, the Commissioner of Corporate Services and Treasurer be authorized to enter into a Lease Agreement or, any other form of agreement deemed appropriate by the City Solicitor, for the renewal of the lease of 850 Enola Avenue in form and content acceptable to the City Solicitor.

(Ward 1)

GC-0118-2012

That the deputation given by Brian Crombie, Co-Chair, Mississauga Summit, with respect to Mississauga Summit Big Ideas and A Meeting of Minds: Charting a Brave Bold Future be received.

(EAC-0001-2012)

GC-0119-2012

That the deputation given by Mary Bracken, Project Lead, Living Green Master Plan with respect to a DVD presentation and an update of the Living Green Master Plan on November 23, 2011 be received.

(EAC-0002-2012)

GC-0120-2012

That the memorandum dated January 20, 2012 from Andrea J. McLeod, Environmental Coordinator with respect to 2012 Earth Hour be received.

(EAC-0003-2012)

GC-0121-2012

That the memorandum dated December 19, 2011 from Brenda E. Osborne, Manager of Environment with respect to Responses to Inquires Raised at 2011 Environmental Advisory Committee meetings be received.

(EAC-0004-2012)

GC-0122-2012

That Corporate Report dated October 27, 2011, from the Commissioner of Transportation and Works with respect to the Use of Recycled Materials within the Transportation and Works Department, be received for information.

(EAC-0005-2012)

GC-0123-2012

That staff prepare a letter from the Mississauga Cycling Advisory Committee and the Cycling Office to forward to the City of Toronto in support of the proposed new trail connections on Eglinton Avenue, Etobicoke Creek Trail and the Morning Star area.

(MCAC-0013-2012)

GC-0124-2012

That Donnie Morris be a representative for the Mississauga Cycling Advisory Committee on the Community Liaison Committee for the Lakeview Waterfront Connection Environmental Assessment and that Syed Ali be an alternate representative.

(MCAC-0014-2012)

## GC-0125-2012

That the following information items be received for information:

- a. Article dated January 2012 entitled Do More on the Shore: Waterfront Trail Ezine with program project updates, featured attractions and routes, upcoming events and trail closure notices
- b. Newsletter dated January 10, 2012 from the Toronto Centre for Active Transportation (TCAT) featuring recent TCAT activities and news items
- c. Newsletter dated January 24, 2012 from the Toronto Centre for Active Transportation (TCAT) featuring recent TCAT activities and news items
- d. Letter dated February 2<sup>nd</sup>, 2012 to the Office of the Chief Coroner's office regarding the Provincial Cycling Death Review that is currently underway signed by Jeff Wachman, Chair, MCAC and Jacquelyn Hayward Gulati, Manager, Cycling Office  
(MCAC-0015-2012)

## GC-0126-2012

That the Deputation by Lisa DeFrancesco, Member, Lorne Park Watercolours Residents Association, Resident, Ward 2, with respect the Lorne Park Watercolours Residents Association's objection to the installation of maze gates (off set gates) at Fresco Way and Canyon Street for students attending St. Luke Catholic School, 1280 Cobalt Street, be received.

(TSC-0015-2012)

(Ward 2)

## GC-0127-2012

That the email dated February 17, 2012, from Lisa DeFrancesco, Member, Lorne Park Watercolours Residents Association, Resident, Ward 2, with respect to the Association's objection to the installation of maze gates (off set gates) at Fresco Way and Canyon Street for students attending St. Luke Catholic School, 1280 Cobalt Street be received.

(TSC-0016-2012)

(Ward 2)

## GC-0128-2012

That the email dated February 17, 2012, from Carolyn Simpson, Member, Lorne Park Watercolours Residents Association, Resident, Ward 2, with respect to the Association's objection to the installation of maze gates (off set gates) at Fresco Way and Canyon Street for students attending St. Luke Catholic School, 1280 Cobalt Street be received.

(TSC-0017-2012)

(Ward 2)

## GC-0129-2012

That the email dated February 17, 2012, from Susen Anderson, Resident, Ward 2, with respect to concerns regarding the intersection of Canyon Street and Cobalt Street for students attending St. Luke Catholic School, 1280 Cobalt Street be received.

(TSC-0018-2012)

(Ward 2)

GC-0130-2012

That the School Zone Safety (Kiss and Ride) Subcommittee of Traffic Safety Council be requested to do the following at St. Gerard Catholic School, 1300 McBride Avenue:

- (a) Conduct a School Zone Safety (Kiss and Ride) inspection.
- (b) Meet with the Principal of St. Gerard Catholic School to discuss the operation of the School Zone Safety (Kiss and Ride).

(TSC-0019-2012)

(Ward 6)

GC-0131-2012

That the Traffic Safety Council recommendation with respect to the Site Inspection Report for the inspection conducted on February 10, 2012, to review the warrants for placing a Crossing Guard at the intersection of Cobalt Street and Canyon Street for students attending St. Luke Catholic School, 1280 Cobalt Street, be separated into two recommendations.

(TSC-0020-2012)

(Ward 2)

GC-0132-2012

That the request for a Crossing Guard at the intersection of Canyon Street and Cobalt Street for students attending St. Luke Catholic School, 1280 Cobalt Street be denied as the warrants have not been met.

(TSC-0021-2012)

(Ward 2)

GC-0133-2012

1. That recommendation TSC-0022-2012 with respect to maze gates (off set gates) at Fresco Way and Canyon Street be deleted.
2. That the correspondence dated February 27, 2012 from the Lorne Park Watercolours Residents' Association with respect to maze gates be received.

(TSC-0022-2012)

(Ward 2)

GC-0134-2012

That the email dated February 10, 2012, from Andy Bate, Supervisor, Traffic Operations, with respect to Traffic Safety Council recommendation TSC-0198-2011, requesting that the Transportation and Works Department review the feasibility of installing No Left Turn signs at the entrance driveway and Restriction of Left Turn signs from the exit driveway at Edenrose Public School, 1342 Edenrose Street be received.

(TSC-0023-2012)

(Ward 6)

GC-0135-2012

That the email dated February 13, 2012, from John Magno, Technician, Traffic Signals and Systems in response to Traffic Safety Council recommendation TSC-0202-2011, requesting that the Transportation and Works Department review the timing of the green light for motorists at the intersection of Tenth Line West and Tacc Drive between 8:15 a.m. and 8:30 a.m. on weekdays to allow more east bound motorists from McKinnon Public School, 3270 Tacc Drive through the intersection, be received.

(TSC-0024-2012)

(Ward 10)

GC-0136-2012

1. That the letter dated January 2012 to Traffic Safety Council care of the Legislative Coordinator, from Constable Michelle Vivian, Peel Children's Safety Village requesting funding for children in the City of Mississauga to attend a Safety Patroller Camp at Camp Samac from July 17 2012 to July 19 2012 be received .
2. That Traffic Safety Council donate five hundred and ten dollars (\$510.00) from the 2012 Traffic Safety Council Budget to the Peel Children's Safety Village for three (3) Mississauga students to attend the Safety Patroller Camp at Camp Samac from July 17, 2012 to July 20, 2012.
3. That the Peel Children's Safety Village report back to Traffic Safety Council with the names of the schools in Mississauga at which the three students who receive sponsorship attend.

(TSC-0025-2012)

GC-0137-2012

That the email dated February 13, 2012, from Vikram Rao with respect to his resignation from Traffic Safety Council be received and that the Legislative Coordinator be requested to draft a letter on behalf of Traffic Safety Council, thanking Mr. Rao for his service on the committee.

(TSC-0026-2012)

(Ward 7)

GC-0138-2012

That the Draft PSARTS Minutes from the meeting held on January 19, 2012 be received.

(TSC-0027-2012)

GC-0139-2012

That the report dated January to November 2011, from the Transportation and Works Department advising of the actions taken regarding recommendations from Traffic Safety Council be received.

(TSC-0028-2012)

GC-0140-2012

That the memorandum from the Manager of Parking Enforcement reporting on parking enforcement in school zones for the month of October 2012 be received.

(TSC-0029-2012)

GC-0141-2012

That the Legislative Coordinator be requested to arrange a meeting between the Planning Department of the Dufferin-Peel Catholic District School Board, the Facilities and Transportation Department of the Peel District School Board, and members of Site Inspection Subcommittee of Traffic Safety Council to address the impact of all day kindergarten on traffic safety in school zones.

(TSC-0030-2012)

GC-0142-2012

That the closed session matter with respect to the lease of City-owned property located at 14 Stavebank Road be referred to the March 7, 2012 Council meeting.

(Ward 1)





# Corporate Report

Clerk's Files

Originator's Files 43M-1596  
SP-08/023

**COUNCIL AGENDA**  
MAR 07 2012

**DATE:** February 13, 2012

**TO:** Chair and Members of General Committee  
Meeting Date: February 29, 2012

**FROM:** Martin Powell, P. Eng.  
Commissioner of Transportation and Works

**SUBJECT:** Assumption of Municipal Services (Wards 6 and 8)

**GENERAL COMMITTEE**  
FEB 29 2012

**RECOMMENDATION:**

1. That the City of Mississauga assume the municipal works as constructed by the developer under the terms of the Servicing Agreement for 43M-1596, *Southlawn Developments Inc.* (lands located north of Highway 403, west of Mavis Road, east of Gladebrook Crescent and south of Stargazer Drive known as *Southlawn-Phase 1 Subdivision*), and that the Letter of Credit in the amount of \$1,566,701.14 be returned to the developer and that a by-law be enacted to establish the road allowances within the Registered Plan as public highway and part of the municipal system of the City of Mississauga.

43M-1596 (Ward 6)

~~2. That the City of Mississauga assume the municipal works associated with a sanitary sewer connection as constructed by the developer under the terms of the Servicing Agreement for SP-08/023 (3022 3032 *Winston Churchill (GP) Limited*), (lands located north of Dundas Street West and west of Winston Churchill Boulevard), and that the Letter of Credit in the amount of \$27,906.00 be returned to the developer.~~

SP-08/023 (Ward 8)

**BACKGROUND:** The developers identified on the attached Table of Assumptions (Appendix 1) have complied with all the requirements of the Servicing Agreements for the installation of the municipal services.

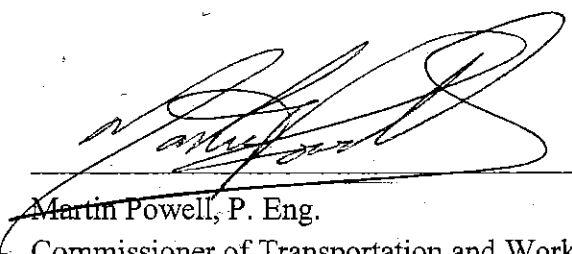
**FINANCIAL IMPACT:** With the assumption of the Southlawn Phase 1 Subdivision (43M-1596), the City will now be required to provide maintenance of the newly constructed storm sewers and 5.49 lane kilometres (17,999 feet) of roadway.

With the assumption of the Municipal Works for SP-08/023 there will be no financial impact.

**CONCLUSION:** It is in order for the City to assume the municipal works within the sites identified on the attached Table of Assumptions (Appendix 1).

**ATTACHMENTS:**

- Appendix 1: Table of Assumptions
- Appendix 2: Approximate Location of Southlawn Phase 1 Subdivision
- Appendix 3: Approximate Location of the Municipal Works for SP-08/023



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Martin Powell, P. Eng.  
Commissioner of Transportation and Works

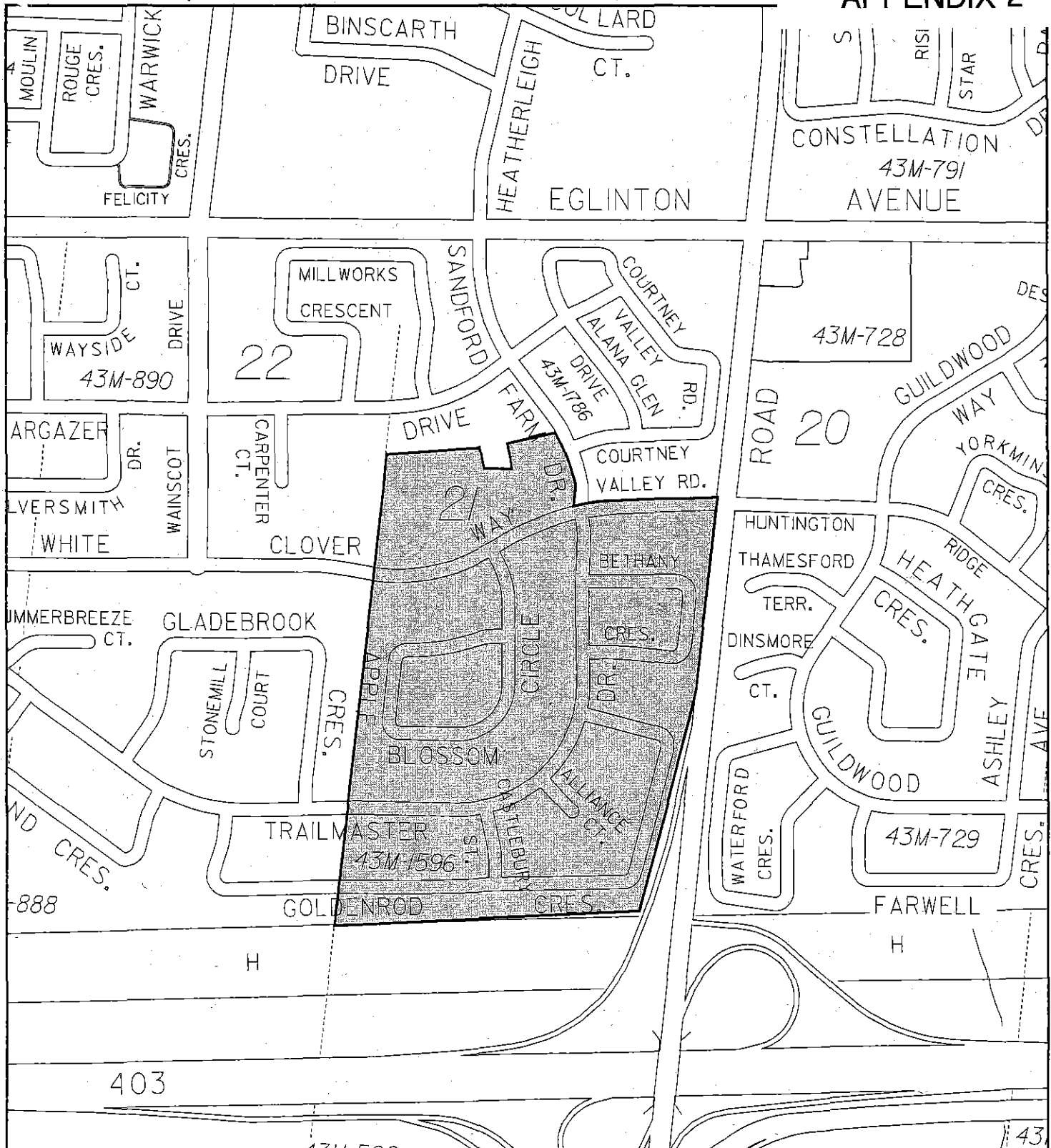
*Prepared By: Scott Holmes, C.E.T.  
Manager, Development Construction*

## TABLE OF ASSUMPTIONS

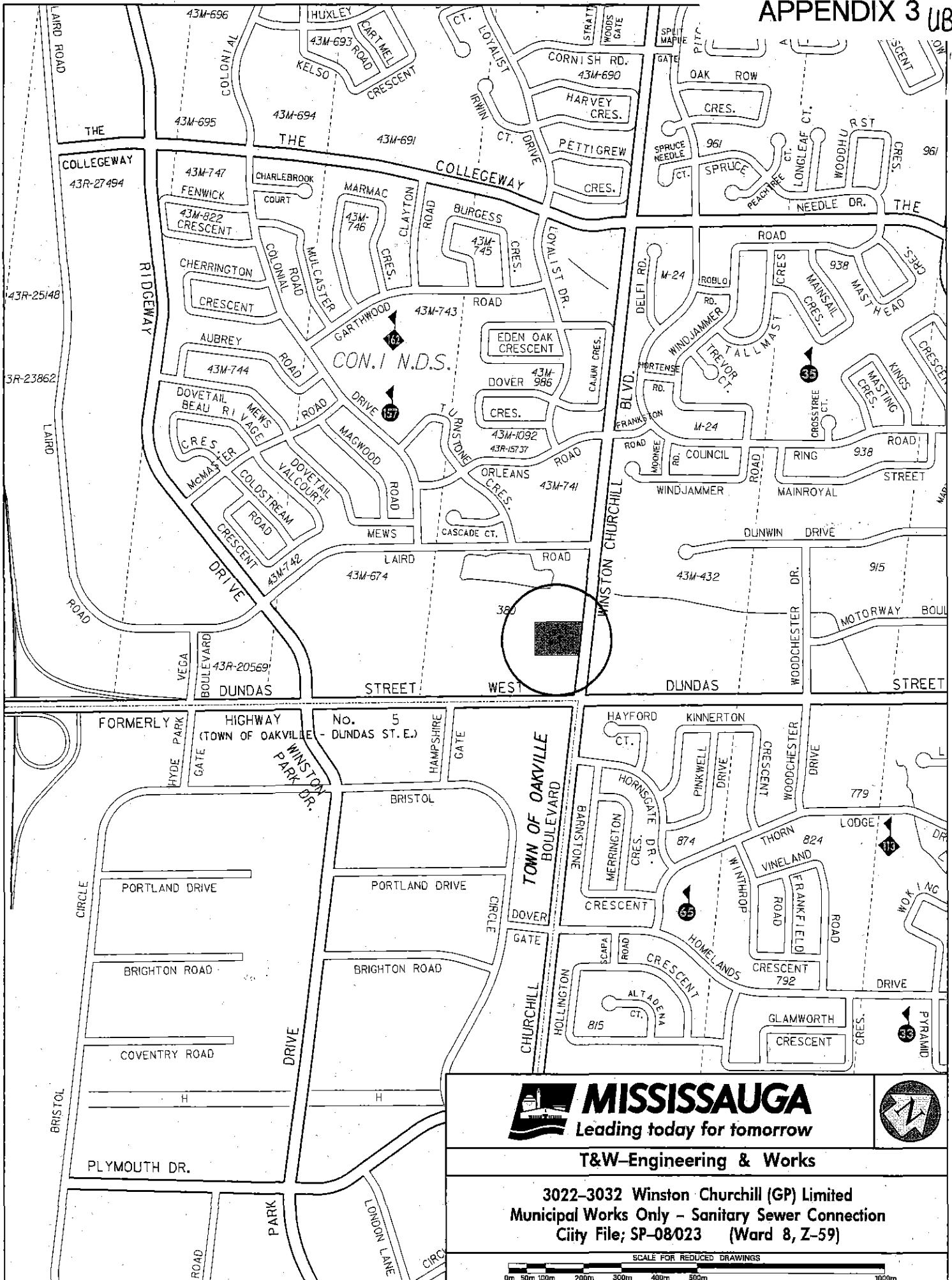
PLAN/FILE REFERENCE #	LOCATION	DEVELOPERS ADDRESS	SERVICING AGREEMENT DATE	SECURITIES TO BE RELEASED
43M-1596	North of Highway 403, west of Mavis Road, east of Gladebrook Crescent and south of Stargazer Drive.	Southlawn Developments Inc. 80-300 Tiverton Court, Suite 300 Markham, Ontario L3R 0G4  Attn: Mr. Sheldon Libfeld	September 10, 2003	\$1,566,701.14
SP- 08/023	North of Dundas Street West and west of Winston Churchill Boulevard.	3022-3032 Winston Churchill (GP) Limited 25 Colston Court, Richmond Hill, ON L4C 9Z3  Attn: Mr. Ernst W. Loch	June 8, 2008	\$27, 906.00  Cancel Insurance

UB-1(c)

APPENDIX 2



 <b>MISSISSAUGA</b> Leading today for tomorrow	
Southlawn Phase 1 Southlawn Developments Inc. Registered Plan 43M-1596 (Ward 6) (Z-30)	
SCALE FOR REDUCED DRAWINGS 	



**MISSISSAUGA**  
Leading today for tomorrow



**T&W-Engineering & Works**

3022-3032 Winston Churchill (GP) Limited  
Municipal Works Only - Sanitary Sewer Connection  
City File; SP-08023 (Ward 8, Z-59)

SCALE FOR REDUCED DRAWINGS



I-1

**RECEIVED**

Office of the  
Prime Minister



Cabinet du  
Premier ministre

Ottawa, Canada K1A 0A2

REGISTRY No. 0850

DATE FEB 29 2012

FILE No. R.01.19

**MAYORS OFFICE**

February 20, 2012

**COUNCIL AGENDA**  
MAR 07 2012

Her Worship Hazel McCallion  
Mayor  
The Corporation of the City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

Dear Mayor McCallion:

I would like to acknowledge receipt of your correspondence of December 22 addressed to the Prime Minister, with which you enclosed a resolution regarding the elimination of the long-gun registry and its database.

You may be assured that the views expressed in the resolution have been noted. As a copy of your correspondence has already been sent to the Honourable Vic Toews, Minister of Public Safety, I am certain that the Minister will also have appreciated being made aware of Council's views.

Thank you for writing.

Yours sincerely,

M. Bourque  
Executive Correspondence Officer

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services	For <input type="checkbox"/> Appropriate Action <input checked="" type="checkbox"/> Information
<input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply <input type="checkbox"/> Report

I-1(a)



OFFICE OF THE MAYOR

December 22, 2011

The Right Honourable Stephen Harper  
Prime Minister of Canada  
80 Wellington Street  
Ottawa, Ontario  
K1A 0A2

Dear Mr. Prime Minister:

Re: Bill C-19 - Long Gun Registry

The Council of the Corporation of the City of Mississauga at its meeting on December 14, 2011, adopted the enclosed Resolution 0294-2011 with respect to the mandatory registration of non-restricted firearms (rifles and shotguns) and the potential destruction of the data that has been collected so far.

The Registry is a valuable tool that assists law enforcement with investigation, prevention, tracing and solving crimes and is an essential tool in fighting crime and saving lives.

On behalf of the members of Council, I request that you seriously reconsider abolishing the Long Gun Registry or at a minimum permit the provinces to retain the information currently in the registration database.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hazel McCallion', is written over a horizontal line.

HAZEL McCALLION, C.M., LL.D.  
MAYOR



THE CORPORATION OF THE CITY OF MISSISSAUGA  
300 CITY CENTRE DRIVE, MISSISSAUGA, ON L5B 3C1  
TEL: 905-896-5555 FAX: 905-896-5879  
mayor@mississauga.ca

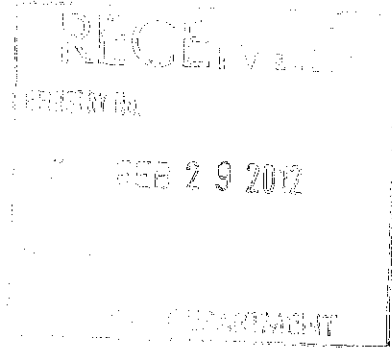
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cc: The Honourable Victor Toews, Minister of Public Safety  
Mississauga MPs  
Federation of Canadian Municipalities (FCM)  
The Honourable Dalton McGuinty, Premier of Ontario  
The Honourable Madeleine Meilleur, Minister of Community Safety and  
Correctional Services  
Mississauga MPPs  
Association of Municipalities of Ontario (AMO)  
Members of Council  
Karren Wallace, Municipal Services Office, Ministry of Municipal Affairs and  
Housing, Central Region

Enc.



D-1



February 27, 2012

<b>COUNCIL AGENDA</b>
<b>MAR 07 2012</b>

Mayor Hazel McCallion and Members of Council  
City of Mississauga  
300 City Centre Drive

Dear Mayor McCallion and Members of Council,

RE: Port Credit BIA Boundary Expansion

The Board of Directors of the Port Credit BIA would like to express their willingness to expand the boundaries of the Port Credit BIA.

The Port Credit Business Improvement Area (BIA) was formed in 1976. In the ensuing years the nature of the area and indeed Port Credit has changed. In 1991 a boundary expansion added Credit Landing Plaza west of Wesley Avenue but permitted the businesses in between the existing boundary and the shopping plaza to opt out of the expansion.

There are many businesses that have emerged just outside the established boundaries, but are in fact perceived by the public as being in Port Credit and reap the benefits of that perception. Many of these businesses have chosen to become associate members of the PCBIA. Lakeshore Rd. East and West has become more built up and the Port Credit business community has emerged, added to these changes is the proposed development on the east and west boundaries of the BIA. We have found idiosyncrasies in the boundary with some side streets not included while others are. Retail and commercial businesses have opened on Queen Street.

A motion was made at the February 8, 2012 meeting that the PCBIA request to City Council that the PCBIA boundary be expanded to the following boundaries:

- East – Cooksville Creek
- West – Rhododendron Gardens
- North – CNR Railway line
- South – Lake Ontario

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input checked="" type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	For <input type="checkbox"/> Appropriate Action <input type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report

D-1(a)

# Port / Credit

Always On. Always Electric!

We note the Municipal Act 2001, Section 25 deals with boundary expansion and has streamlined and simplified the process.

Sincerely,



Ellen Timms  
General Manager

Cc: Jim Tovey, Ward One City Councillor  
Ed Sajecki, Commissioner of Planning  
John Calvert, Director of Policy & Planning  
Crystal Greer, Director, Legislative Services & City Clerk

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WHEREAS Budget Committee considered a Corporate Report dated January 4, 2012 from the Commissioner of Transportation and Works entitled "Industrial On-Street Permit Parking Program" at its meeting on January 16, 2012.

AND WHEREAS Recommendation BC-0003-2012, contained in Budget Committee Report 1-2012 dated January 16, 17, and 25, 2012, was approved by Council at its meeting on February 8, 2012 via Resolution 0008-2012.

AND WHEREAS Part 2 of Recommendation BC-0003-2012 inadvertently referred to a pilot industrial on-street permit parking program in the Erindale Corporate Centre, instead of in the Airport Corporate Centre.

NOW THEREFORE BE IT RESOLVED THAT

Recommendation BC-0003-2012, contained in Budget Committee Report 1-2012 dated January 16, 17, and 25, 2012, be replaced with the following:

BC-0003-2012

1. That the Corporate Report dated January 4, 2012 from the Commissioner of Transportation and Works, entitled "Industrial On-Street Permit Parking Program," be received; and
2. That a pilot industrial on-street permit parking program in the Airport Corporate Centre area, as detailed in the Corporate Report dated January 4, 2012 from the Commissioner of Transportation and Works, entitled "Industrial On-Street Permit Parking Program," be approved.