



Corporate Report

Clerk's Files

Originator's
Files OZ 11/005 W10

PDC Jan 30 2012

DATE: January 10, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 30, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit the development of three 4-storey condominium
apartment buildings with a total of 169 residential dwellings
3015 Eglinton Avenue West
Northwest corner of Eglinton Avenue West and Winston
Churchill Boulevard
Owner: Great Gulf (Eglinton 10) Inc.
Applicant: Bousfields Inc.
Bill 51

Public Meeting

Ward 10

RECOMMENDATION: That the Report dated January 10, 2012, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "RA1-Exception" (Apartment Dwellings), to permit three 4-storey condominium apartment buildings with a total of 169 residential dwelling units under file OZ 11/005 W10, Great Gulf (Eglinton 10) Inc., 3015 Eglinton Avenue West, be received for information.

BACKGROUND: The subject lands, now vacant, were previously used for sales pavilions by a number of Churchill Meadows builders. The site and the one to the north, which is under application by Daniels LR Corporation, are the last properties in this quadrant of Churchill

Meadows proposed to be developed. The two parcels will be dependant on each other with regards to stormwater management and the interconnection of roads and pedestrian walkways. Access will also be shared with the existing stacked and back to back townhouse development to the west, below Golder Community Park.

The application has been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	April 8, 2011
Deemed complete:	May 16, 2011
Number of units:	169 residential condominium apartment units
Height:	4 storeys
Lot Coverage:	31.7%
Landscaped Area:	41.0%
Net Density:	112.4 units/ha (45.5 units/ac)
Gross Floor Area:	Building 1: 4,944.6 m ² (53,223.2 sq. ft.) Building 2: 5,702.7 m ² (61,383.4 sq. ft.) Building 3: 4,944.6 m ² (53,223.2 sq. ft.) Total: 15,591.9 m ² (167,829.8 sq. ft.)
Anticipated Population:	413 people* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	203

Development Proposal	
Parking Provided:	223
Supporting Documents:	Plan of Survey Site Plan and Context Plan Building Elevations Planning Rationale Parking Justification Letter Traffic Study Functional Servicing Report Stormwater Servicing Strategy Phase I Environmental Site Assessment Environmental Noise Feasibility Study Draft Zoning By-law Amendment

Site Characteristics	
Frontages:	Approximately 108 m (354 ft.) on Winston Churchill Boulevard. and 142 m (466 ft.) on Eglinton Avenue West
Gross Site Area:	1.504 ha (3.72 ac.)
Existing Use:	Vacant

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

Neighbourhood Context

The subject property is located in a developing mixed use residential and commercial area. The lands are presently vacant, having been graded and prepared for construction. Most recently, the site was the location for a number of sales pavilions. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Vacant lands subject to Rezoning application OZ 11/010 W10 to permit 133 townhouse dwellings. Beyond

Destination Drive are townhouses and low rise apartment buildings.

East: Commercial uses and a home improvement centre (Rona) occupying the entire Eglinton Avenue West frontage from Winston Churchill Boulevard to Glen Erin Drive. Further to the east is the Plantation Centre commercial development.

South: Beyond Eglinton Avenue West is three-storey townhouse dwellings and single detached dwellings.

West: Stacked and back-to-back townhouse dwellings and Golder Community Park. Further west are two-storey semi-detached and detached dwellings.

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

"Residential High Density I" which permits townhouse dwellings, horizontal multiple dwellings and apartment buildings at a density range of 45 - 138 units per net residential hectare (18 - 56 units per net residential acre) with a maximum height of eight (8) storeys.

Primary Community Gateway (Character Area 3):

- a. Building heights for the Residential High Density designation will generally be limited to a range of five to eight (5-8) storeys with the greatest heights to occur at the intersection of two (2) streets.
- b. Open space/pedestrian corridors from these developments to the proposed transit terminal will be encouraged. In support of this objective, evaluations of microclimatic conditions may be required in the review of development applications in this Character Area.
- c. At full development these parcels of land should provide continuity in built form and landscape themes with the Residential High Density lands on the east side of Winston Churchill Boulevard.

The application is in conformity with the land use designation and no Official Plan Amendment is proposed.

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, but regard should be given to the new Mississauga Official Plan. The applicant is aware of the status of the City's new Mississauga Official Plan which designates the subject lands as "**Residential High Density**".

Existing Zoning

"**D**" (**Development**), which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

Proposed Zoning By-law Amendment

"**RA1-Exception**" (**Apartment Dwellings**), to permit three 4-storey condominium apartment buildings with a total of 169 residential dwelling units.

Details of proposed exceptions to the standard "RA1" zone category are contained in Appendix I-9.

COMMUNITY ISSUES

A community meeting was held by Ward 10 Councillor, Sue McFadden on November 2, 2011, in conjunction with the adjoining Daniels lands to the north (OZ 11/010 W10).

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

- The possibility of traffic congestion on connection roads as a result of the development;
- Visitor parking gravitating to off-site locations;
- Similarity of the development proposal with existing surrounding development;
- Construction timeframes;
- Replacement of the development proposal with commercial uses instead.

DEVELOPMENT ISSUES

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

- Consistency in the interface between the subject plan and the Daniels plan to the north (road and pedestrian connections, landscaping etc.);
- Identification of all applicable easements;
- Incorporation of a Primary Community Gateway feature within the design at the Eglinton Avenue West and Winston Churchill Boulevard intersection;
- Revised playground location;
- Review of technical studies submitted in support of the development, including the Traffic Impact Study;
- Regard for the applicable provisions of the Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines;
- The identification of any sustainable green technology to be used in the proposed development, to the satisfaction of Planning and Building Department staff.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to access,

shared driveways and stormwater management, which will require the applicant to enter into appropriate agreements with the City.

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

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Churchill Meadows District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

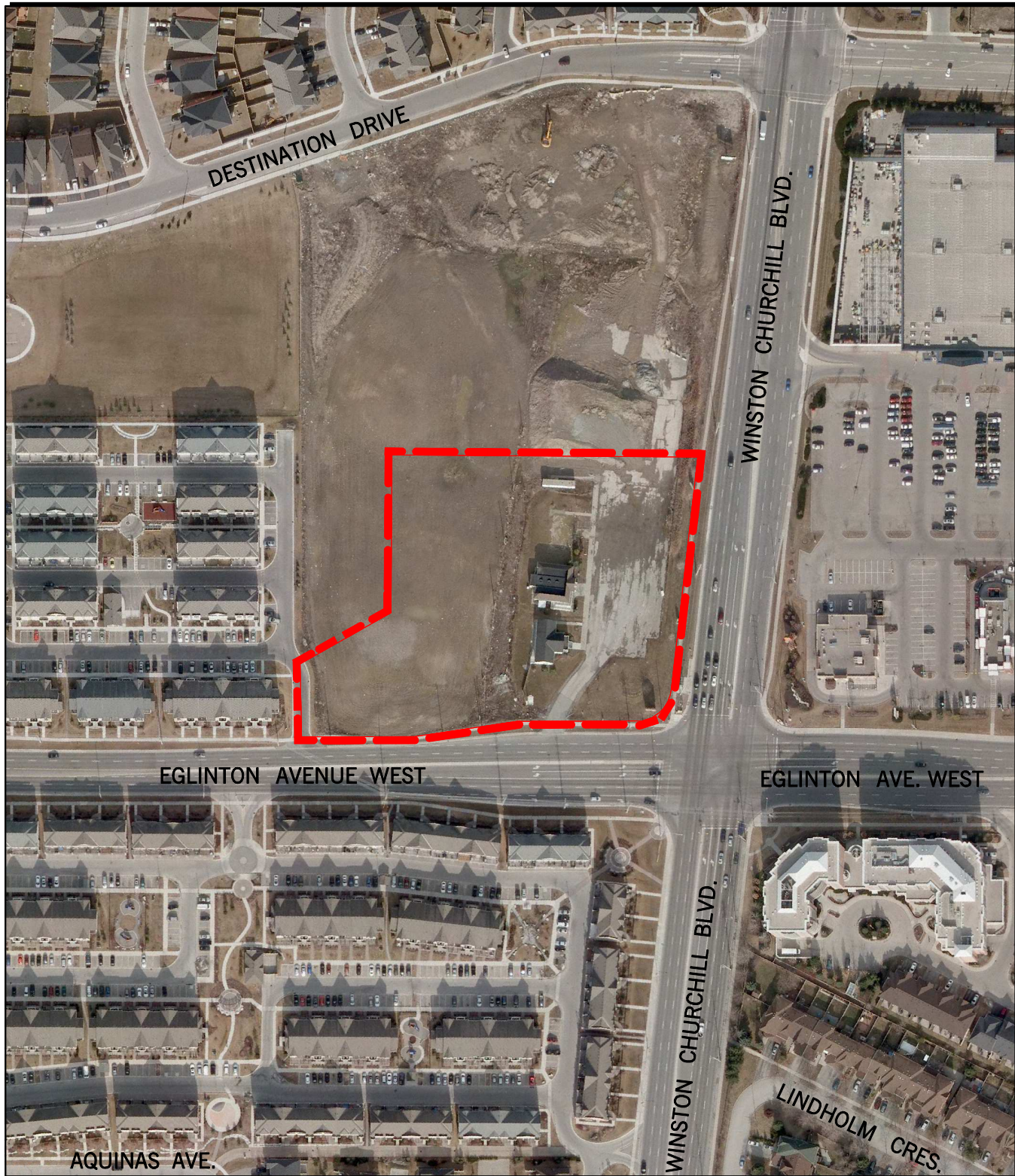
Great Gulf (Eglinton 10) Inc.

File: OZ 11/005 W10

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "D" (Development).
- December 12, 2007 – Resolution 0312-2007 was passed by Council adopting the recommendation in the corporate report dated November 19, 2007 from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 94/077 W10 Phase 5 and T-M94025 W10 Phase 5, Erin Mills Development Corporation, Part of Lot 1, Concession 10, N.S., Northwest quadrant of Eglinton Avenue West and Winston Churchill Boulevard, to permit horizontal multiple dwellings, detached dwellings, semi-detached dwellings, street townhouse dwellings, horizontal multiple dwellings, apartment dwellings and a community park.
- December 12, 2007 - By-law 0449-2007 was enacted by Resolution 0312-2007 for the lands south of Erin Centre Boulevard, east of Oscar Peterson Boulevard, north of Eglinton Avenue West and west of Winston Churchill Boulevard to amend the City of Mississauga Zoning By-law by changing the zoning from "D" (Development) to "R7-5" (Detached Dwellings), "RM2-18" (Semi-Detached Dwellings), "RM5-37" (Street Townhouse Dwellings), "RM9-5" (Horizontal Multiple Dwellings), "RA2-53" (Apartment Dwellings) and "OS1" (Open Space), and to permit the development of Destination Drive.

The subject property associated with the current application under file OZ 11/005 W10, remained zoned as "D" (Development).



LEGEND:



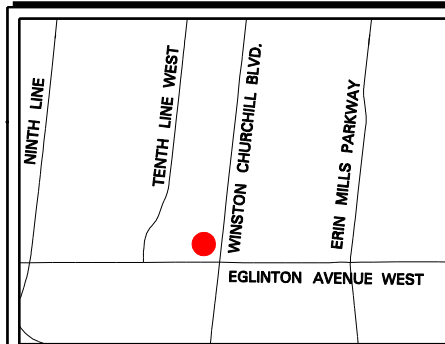
SUBJECT LANDS

DATE OF IMAGERY: SPRING 2011



SUBJECT:

GREAT GULF (EGLINTON 10) INC.



FILE NO:
OZ 11/005 W10

DWG. NO:
11005A

SCALE:
1:2500

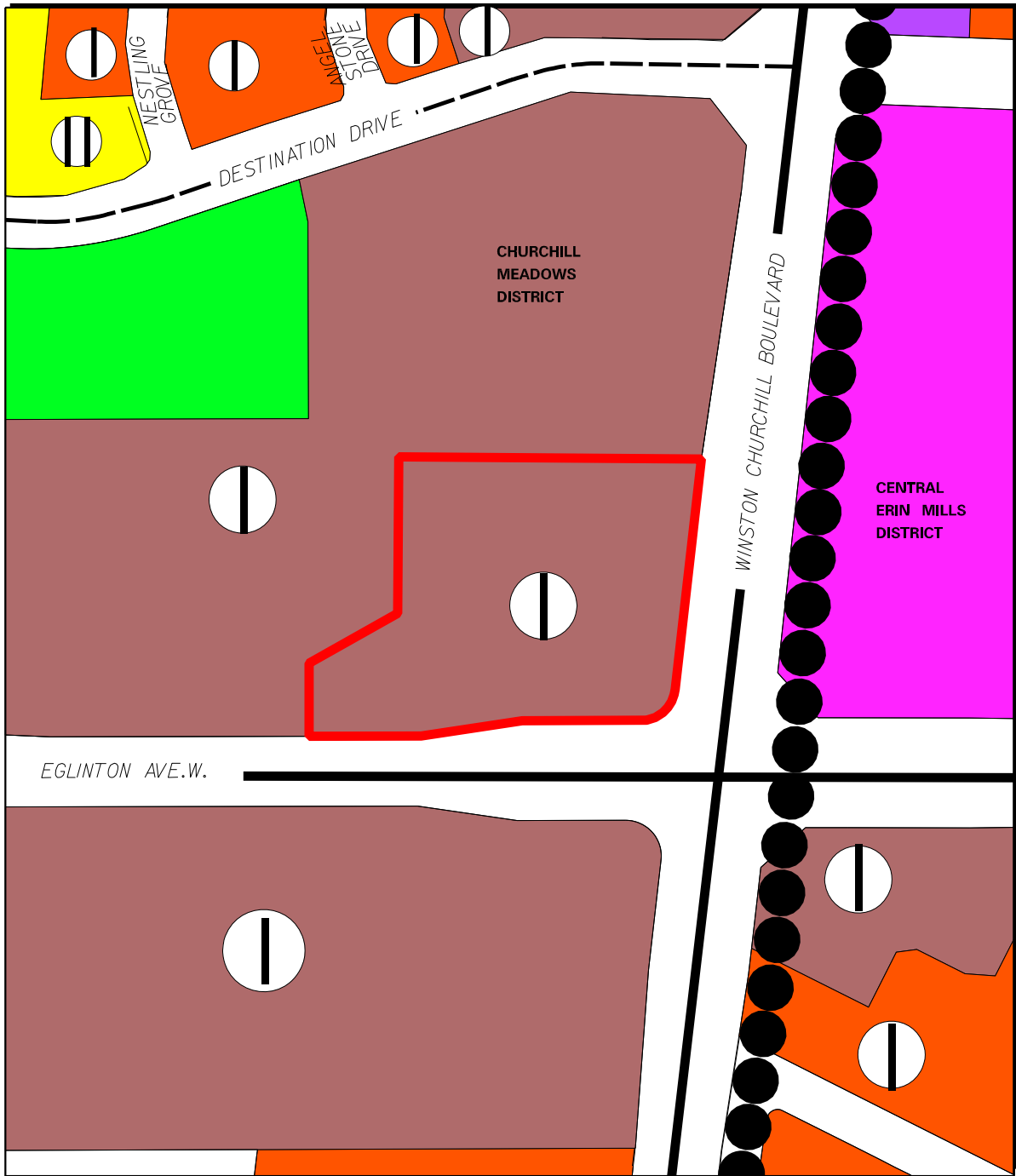
PDC DATE:
2012 01 30

DRAWN BY:
A.SHAH

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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

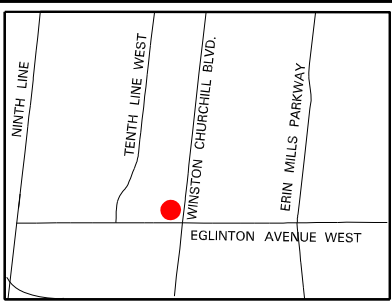
- LAND USE DESIGNATIONS**
- Residential – Low Density I
 - Residential – Low Density II
 - Residential – Medium Density I
 - Residential – High Density I
 - General Retail Commercial
 - Convenience Retail Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Public Open Space
 - Greenbelt
 - 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:
GREAT GULF (EGLINTON 10) INC.**



FILE NO:
OZ 11/005 W1

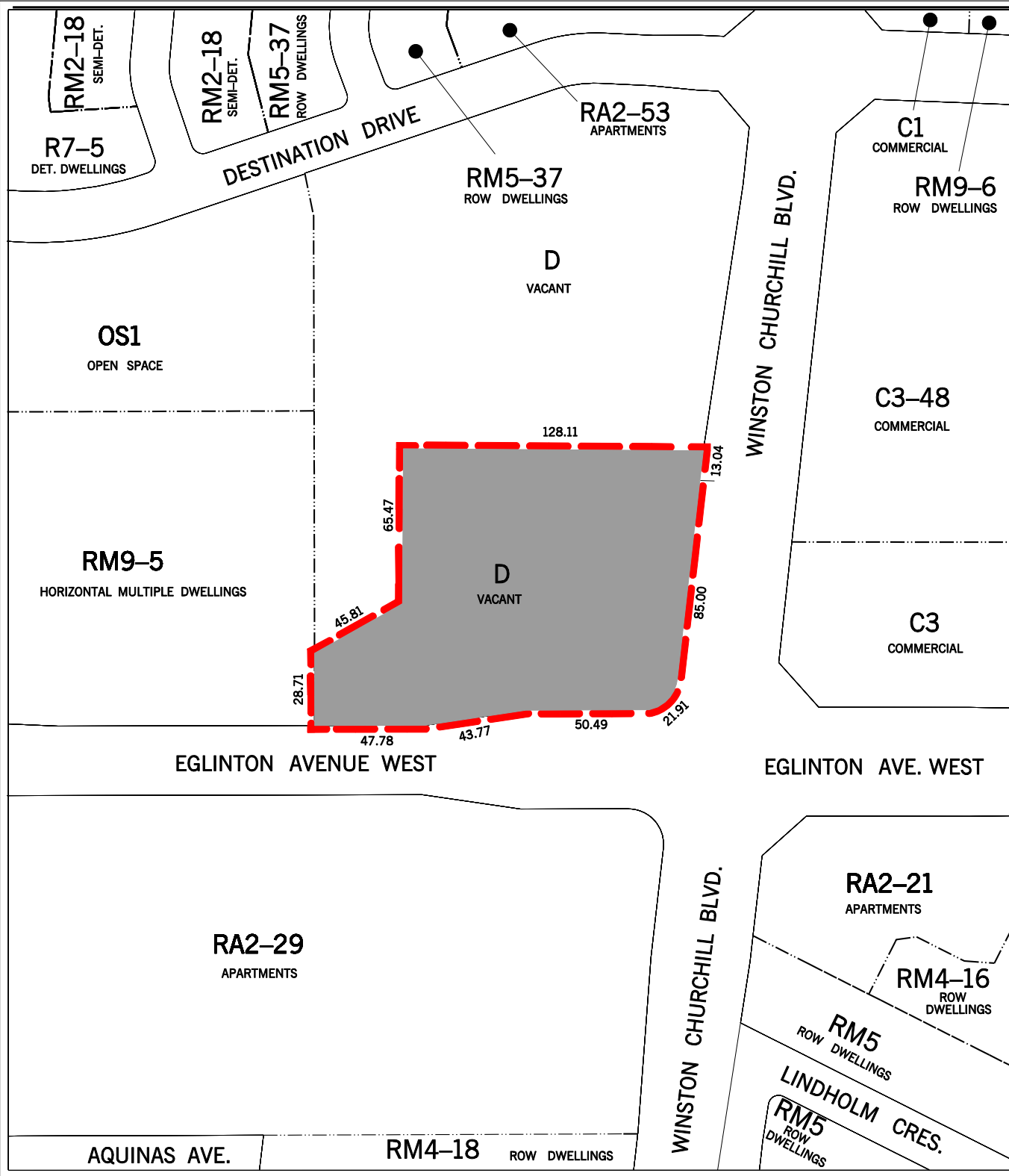
DWG. NO:
11005L

SCALE:
NTS

PDC DATE:
2012 01 30

DRAWN BY:
K. PROKOP

APPENDIX 1-3



LEGEND:

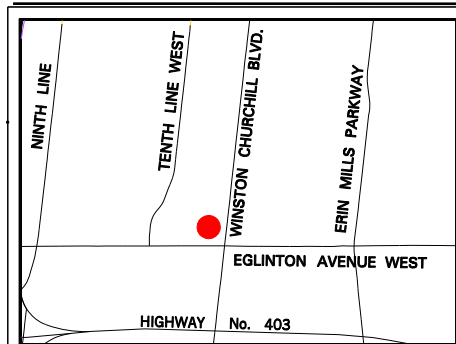


PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RA1-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT THREE 4-STOREY CONDOMINIUM APARTMENT BUILDINGS WITH A TOTAL OF 169 RESIDENTIAL DWELLING UNITS.

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

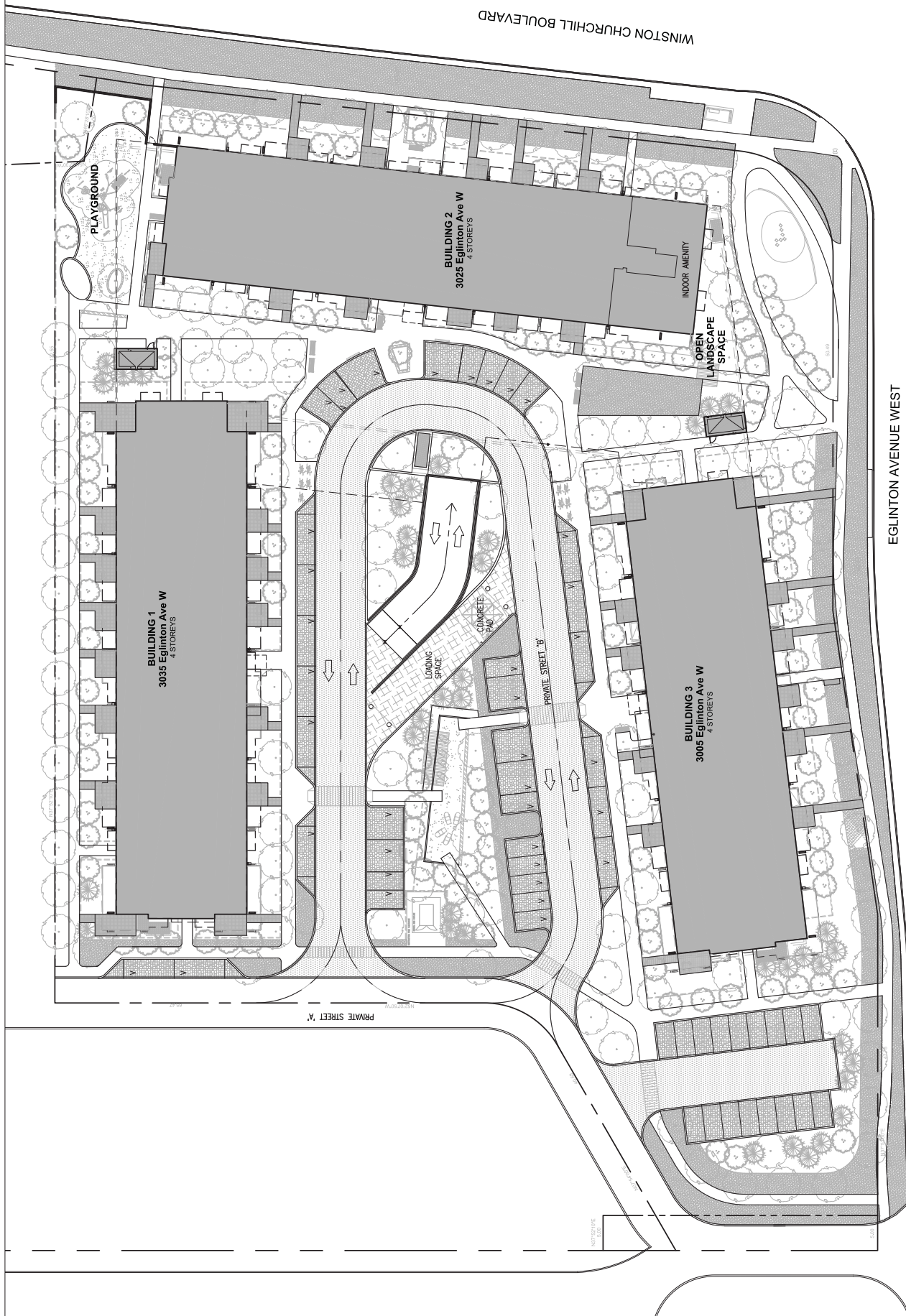


SUBJECT:
GREAT GULF (EGLINTON 10) INC.



FILE NO: OZ 11/005 W10	
DWG. NO: 11005R	
SCALE: 1:2500	
PDC DATE: 2012 01 30	APPENDIX I-4
DRAWN BY: PROKOPSHAH	

CONCEPT PLAN





7 South Elevation - Building 2
A401 SCALE: 250



6 East Elevation - Building 2
A401 SCALE: 250



10 West Elevation - Building 3
A401 SCALE: 250

Great Gulf (Eglinton 10) Inc.

File: OZ 11/005 W10

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (June 20, 2011)	<p>In principle, the Region of Peel does not have an objection to the proposed land use; however clarification is required regarding how the applicant proposes to provide sanitary servicing to this site as the south portion of this parcel does not have frontage or direct access to a municipal sanitary sewer.</p> <p>The applicant is advised that a Functional Servicing Report was requested prior to clearance of Consent 'B' 11/016. The applicant is advised that the Functional Servicing Report must be submitted to determine the adequacy of the existing service for the proposed development and the report must be prepared as per Region of Peel standards. The report must also consider the development to the adjacent severed parcel.</p> <p>The applicant is advised that additional, detailed comments and conditions of approval will be addressed through the associated site plan application.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (June 15, 2011 and June 6, 2011)	<p>Both School Boards indicated that there is no available capacity to accommodate students generated by this application. Accordingly, the Boards have requested that in the event that the application is approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a Bill 51 development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p>

Great Gulf (Eglinton 10) Inc.

File: OZ 11/005 W10

Agency / Comment Date	Comment
	<p>In addition, if approved, both School Boards require that a warning clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan advising that sufficient school accommodation may not be available for all anticipated students.</p> <p>The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.</p>
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (July 12, 2011)	Cash-in-Lieu of Parkland Dedication has been previously satisfied through the Parkland Conveyance Agreement under By-Law 351-98 on July 15, 1998.
City Transportation and Works Department (December 13, 2011)	<p>A Noise Report, Functional Servicing Report and Traffic Impact Study have been received and are currently under review. Detailed comments/conditions will be provided prior the Supplementary Report pending the review of the foregoing.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant will be required to revise the grading and site plan to depict additional details and cross sections. Documentation will also be required confirming that all necessary mutual easements for access are established with the owner to the north and west. In addition, satisfactory arrangements are to be made with the owner to the north and the City for the construction of the ultimate storm outlet and easement, via the lands to the north. A phasing plan illustrating the sequencing of any future phases has also been requested.</p> <p>Further detailed comments/conditions will be provided prior the supplementary meeting pending the review of the revised material.</p>

Great Gulf (Eglinton 10) Inc.

File: OZ 11/005 W10

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Canada Post Corporation City Community Services Department – Culture Division City Community Services Department – Fire and Emergency Services Credit Valley Hospital Enersource Hydro Mississauga Enbridge Gas Distribution Rogers Cable Sun Canadian Pipe Line</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services City Economic Development Office Hydro One Networks Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest</p>

Great Gulf (Eglinton 10) Inc.

File: OZ 11/005 W10

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 15 Kindergarten to Grade 5 8 Grade 6 to Grade 8 16 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Oscar Peterson Public School <ul style="list-style-type: none"> Enrolment: 922 Capacity: 779 Portables: 7 Erin Centre Middle School <ul style="list-style-type: none"> Enrolment: 705 Capacity*: 766 Portables: 2 Stephen Lewis Secondary School <ul style="list-style-type: none"> Enrolment: 1,406 Capacity: 1,530 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 8 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> St. Sebastian <ul style="list-style-type: none"> Enrolment: 649 Capacity: 593 Portables: 0 St. Joan of Arc <ul style="list-style-type: none"> Enrolment: 1,403 Capacity: 1,371 Portables: 4

Great Gulf (Eglinton 10) Inc.

File: OZ 11/005 W10

Proposed Zoning Standards**"RA1" Zone (Apartment Dwellings)**

Requested Exception	City Standard	Great Gulf Request
Maximum number of units	Not applicable	169
Maximum height	The lesser of 13 m (42.6 ft.) or 4 storeys	The lesser of 15 m (49.2 ft.) or 4 storeys
Maximum floor space index	0.9 times the lot area	1.03 times the lot area
Minimum front yard setback for that portion of the dwelling with a height greater than 13 m and less than or equal to 20 m	8.5 m (27.9 ft.)	8.0 m (26.2 ft.)
Maximum balcony projection	1.0 m (3.3 ft.)	2.0 m (6.6 ft.)
Minimum number of parking spaces	1.0 to 1.75	1.15
Minimum number of visitor parking spaces horizontal multiple, condominium	0.25	0.17

Other Provisions:

- The provisions contained in Lines 4, 5, 7, 8.2, 11.2, 11.3, 11.4 and 13.1 of Table 4.15.1 shall not apply
- All development shall be in keeping with an Exception Schedule (see Concept Plan)

