



Corporate Report

Clerk's Files

Originator's
Files OZ 06/025 W7

DATE: January 15, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 4, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning**
To permit an office use
2537 Confederation Parkway
Northeast corner of Confederation Parkway and
King Street West
Owner: Ania and Bogdan Szpirak
Applicant: R. W. Barker and Associates
Bill 20

Supplementary Report

Ward 7

RECOMMENDATION: That the Report dated January 15, 2008, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/025 W7, Ania and Bogdan Szpirak, 2537 Confederation Parkway, northeast corner of Confederation Parkway and King Street West, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential - Low Density II" to "Residential - Low Density II - Special Site" to permit an office use, be approved.
2. That the application to change the Zoning from "R3" to "R3-Exception" to permit an office use in accordance with the proposed zoning standards described in Appendix S-4, be approved subject to the following condition:

- (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on May 14, 2007, 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-0037-2007 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

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

COMMUNITY ISSUES**Comment**

Three parking spaces are insufficient for staff and client parking. Two spaces will be occupied by staff, and one available parking space for client may lead to traffic blocking Confederation Parkway between appointments.

Response

The owner has installed an additional parking space to address this concern and a revised concept plan is attached as Appendix S-3.

Comment

Office uses impact residents by placing parking lots and outdoor lighting adjacent to their rear yard amenity areas.

Response

Measures to buffer adjacent residential properties will be addressed through the associated site plan application. The owner has installed a 1.8 metre (5.9 ft.) wood privacy fence to screen the parking area, and additional landscaping will be required. The site plan indicates that outdoor lighting will not be permitted to encroach into the rear yard of the adjacent residence.

Comment

Concern was expressed that an additional office use in this area would destabilize the residential lands on the north side of King Street.

Response

The Planning Comments section of the report will address this concern.

PLANNING COMMENTS**Official Plan**

The proposal requires an amendment to the Mississauga Plan Policies for the Cooksville District to add the following Special Site Policy:

"Notwithstanding the provisions of the Residential Low Density II designation, offices will be permitted."

As outlined in the Information Report, Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments (Section 5.3.2). Each criterion is summarized below along with a discussion of how the proposed application addresses the intent of the criteria.

The proposal would not adversely impact or destabilize the overall intent, goals and objectives of the Official Plan, and the development and functioning of the remaining lands which have the same designation or neighbouring lands.

The subject lands located on the north side of King Street West are within the Cooksville Node as illustrated in Appendix S-1. The subject lands are also within the limits of Mississauga Plan's Urban Growth Centre.

The Cooksville District Policies identify this location as an area in transition and provides direction for appropriate and sensitive redevelopment. Intensification of properties and introduction of mixed land uses is promoted to assist in revitalization efforts and to meet the demand for goods and services. Overall, sensitive land use change, including non-residential land uses, is anticipated and promoted in this area by Mississauga Plan's policy framework.

In addition to the temporary office use approved by the Ontario Municipal Board (OMB) for the subject lands, a conversion of a residence to a medical office has also occurred on the north side of King Street West as illustrated on Appendix S-4. Between these two office uses, three detached residential dwellings remain and future pressure to convert these homes to non-residential or mixed uses is anticipated. A rezoning has also been approved for an office use on the west side of Confederation Parkway.

Immediately north of the subject property, a large land parcel is currently designated and zoned for a mix of mainstreet commercial and high density residential uses. Official Plan Amendment and Rezoning applications (File OZ 07/022 W7) have been recently submitted proposing an 18 storey apartment building with 310 apartments, ground floor retail, 4 semi-detached dwellings and 88 townhouses.

Several non-residential conversions approved by the Committee of Adjustment have also occurred along Confederation Parkway between King Street West and Dundas Street. These conversions have received temporary approvals due to non-conformity with the "Residential – Low Density II" land use designation. Uncertainty over the long term permitted use of these properties can, unfortunately, lead to a lack of investment and deferred building maintenance which could result in a run-down appearance.

The anticipated Cooksville District Review will engage the public in shaping the land use vision and policy framework for this area. The results are expected to provide a clear direction for future redevelopment activity and public improvements. Additional land use and urban design guidance can promote compatible development and assist property owners and stakeholders in making personal and investment decisions within and adjacent to the Cooksville Node and the Urban Growth Centre.

Public investment in improving the public realm is also a significant factor. The City's proposed improvements to Confederation Parkway in 2008 will provide significant visual, circulation, pedestrian and cycling benefits to the community. The Cooksville District review will explore the appropriate land use policy framework for the lands on the north side of King Street West and on the west side of Confederation Parkway. Designating and zoning properties within and adjacent to the Cooksville Node for mixed land uses may be explored as an option.

The proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands.

South of the King Street West/Confederation Parkway intersection consists of a stable residential neighbourhood. Compatibility with this established area is a significant consideration in evaluating a development application. The proposal for a permanent office use utilizes the existing one storey detached dwelling with no additions being proposed or permitted. The residential appearance will not be altered along King Street West. The office's sign, entrance and parking lot all face Confederation Parkway. A wood privacy fence and additional landscaping is proposed to buffer the parking area and improve the streetscape along the public roads. The office use is contained within the existing structure and is compatible with the existing and future adjacent land uses.

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

Existing infrastructure and the improvements scheduled for Confederation Parkway can accommodate the office use.

Zoning

The proposed "R3-Exception" zone is appropriate to accommodate the office use. The general provisions of the new Zoning By-law 0225-2007 recognize legal non-complying lots and buildings, therefore, several site specific zoning exceptions and encroachments outlined in the Information Report are not required. The proposed zoning standards are outlined in Appendix S-5.

The proposed zone would also permit the residential use to be re-established if the office use was discontinued. The Official Plan Amendment to permit an office use would be required to be approved prior to the passage of the implementing zoning by-law.

Site Plan

A Site Plan application (File SP 06/250 W7) has been submitted and includes measures to buffer the adjacent residential uses. An encroachment agreement will also be required for the existing porch located on Confederation Parkway.

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:

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

1. The proposal for an office use is compatible with the surrounding land uses based on respecting the residential character along King Street West, utilizing an existing building buffering the office use from adjacent properties.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested office use based on limiting the office use to the existing building, restricting the number of employees and providing sufficient parking on-site.

ATTACHMENTS:

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-0037-2007

Appendix S-3 – Revised Concept Plan

Appendix S-4 – Excerpt of Existing Land Use Map

Appendix S-5 - Proposed Zoning Standards

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Michael Crechiolo, Development Planner



Corporate Report

Clerk's Files

APPENDIX S-1

Originator's
Files OZ 06/025 W7

PDC MAY 14 2007

DATE: April 24, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 14, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning
To permit an office use
2537 Confederation Parkway
Northeast corner of Confederation Parkway and
King Street West
Owner: Ania and Bogdan Szpirak
Applicant: R. W. Barker and Associates
Bill 20

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated April 24, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan to add a Special Site Policy in the Cooksville District Policies and to change the Zoning from "R3" to "R3 - Special Section" to permit an office use under file OZ 06/025 W7, Ania and Bogdan Szpirak, 2537 Confederation Parkway, be received for information.

BACKGROUND: Applications have been filed to permit the conversion of an existing residence to an office. The office use would be contained within the existing building and no building additions are proposed. If the office use was discontinued, the detached dwelling could continue to be used for residential purposes.

An application (File 'A' 059/06 W7) to permit an office use on the residential lands was refused by the Committee of Adjustment in 2006. The owner appealed the refusal to the OMB and a hearing on the application was held in 2006. In 2007, the OMB released its Board Order permitting a temporary office use for a period of two years and permanently approving a number of variances to lot size and setbacks. Additional background information on the site and the OMB hearing is provided in Appendix I-1. The purpose of this report is to provide preliminary information on the above-noted applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 14, 2006
Existing Gross Floor Area:	72.9 m ² (784.4 sq. ft.) on main floor. The basement is used for storage.
Height:	1 storey
Lot Coverage:	19 %
Landscaped Area:	48 %
Parking Required:	3
Parking Provided:	3
Supporting Documents:	Planning Assessment Grading and Servicing Plan

Site Characteristics	
Frontage:	14.02 m (46 ft.) on King Street West 35.4 m (116 ft.) on Confederation Parkway
Net Lot Area:	0.04 ha (0.1 ac.)
Existing Use:	Lawyer's Office

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

Neighbourhood Context

The subject property is located at the northeast corner of Confederation Parkway and King Street West. Several conversions of residences to office and personal service uses have occurred on the west side of Confederation Parkway between King Street West and Dundas Street West. One of these non-residential converted properties has site-specific zoning, three have temporary Committee of Adjustment approvals and five have expired variance approvals. A residence on the north side of King Street West has also been converted to a medical office and has site-specific zoning. The south side of King Street West and the lands along Confederation Parkway West, south of King Street West, are predominantly residential uses.

The subject property is currently being used as a lawyer's office as permitted by the Ontario Municipal Board. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Vacant lands designated and zoned for high density residential and ground floor commercial uses
East: Detached dwellings
South: Detached dwellings
West: Office and personal service uses within converted detached dwellings

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

"Residential Low Density II" which permits detached, semi-detached, street townhouses and duplex dwellings within a net density range of 18-50 units per net residential hectare. The applications to permit an office use are not in conformity with the land use designation. As a result, an official plan amendment is required.

The subject lands are also within the Cooksville Node boundary which promotes mixed land uses. The subject lands are also within the Urban Growth Centre outlined in Mississauga Plan where land

use change is anticipated to occur to meet both residential and employment needs. An office use in this location would not be in conflict with the intent of the Cooksville Node and Urban Growth Centre policies.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment including the following:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Proposed Official Plan Designation and Policies

The applicant has requested a site-specific amendment to the policies of the Cooksville District to permit an office use in addition to the uses permitted by the Residential - Low Density II designation.

Existing Zoning

"R3" (Detached Dwellings), which permits detached dwellings on lots with a minimum frontage of 19.5 m (64 ft.) and a minimum lot area of 720 m² (7,750 ft²).

Proposed Zoning By-law Amendment

"R3-Special Section" (Detached Dwellings), to permit an office use within the existing building and to recognize the existing reduced building setbacks and lot area within the zoning regulations.

The applicant has requested that the variances granted by the Ontario Municipal Board be recognized in the site-specific zoning. The applicant has also requested that an additional 20.1 m² (216.7 ft²) of basement floor space be permitted for office purposes to allow flexibility for expansion. The parking requirements can be met while accommodating this additional floor space.

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

Residential Zone	Required Zoning By-law Standard	Proposed Standard
Minimum Lot Area	720 m ² (7,750 ft ²)	415 m ² (4,467 ft ²)*
Minimum Lot Frontage	19.5 m (64 ft.)	14 m (45.9 ft.)*
Minimum Front Yard Setback	6.0 m (19.7 ft.)	1.2 m (3.9 ft.)*
Minimum Rear Yard	3.0 m (9.8 ft.)	21.0 m (68.9 ft.)
Minimum Interior Side Yard Setback	1.2 m (3.9 ft.)	0.9 m (3 ft.)*
Minimum Exterior Side Yard Setback	6.0 m (19.7 ft.)	1.8 m (5.9 ft.)*
Centreline Setback	27.5 m (90 ft.)	Not Apply
Streetline Setback	7.5 m (24.6 ft.)	Not Apply*

Residential Use	Required Zoning By-law Standard	Proposed Standard
Encroachments	A porch may encroach into the front yard.	Porches and the air conditioning unit to be permitted within required front and side yards.

* Note: Reductions approved by the Ontario Municipal Board

Office Use	Zoning Standard	Proposed Standard
Maximum Gross Floor Area	207.5 m ² (2,234 ft ²) based on 0.5 FSI	93 m ² (1,001.1 ft ²) or 0.22 FSI
Parking Provided	3	3
Landscaped Open Space	40%	45%

Draft Mississauga Zoning By-law

A final report on the new draft Zoning By-law will be dealt with by Planning and Development Committee on April 30, 2007 and, it is anticipated that it will be further considered by Council on May 23, 2007. The draft Zoning for this property is "R3" (Detached Dwellings).

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law. A recommendation will be included in the Supplementary Report to address the new Mississauga Zoning By-law.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. No concerns have been identified with the proposal from commenting departments and agencies.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other site design and engineering matters with respect to landscaping, site grading and driveway location, which will be

addressed through the associated Site Plan Approval application File SP 06/250 W7.

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

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

ATTACHMENTS:

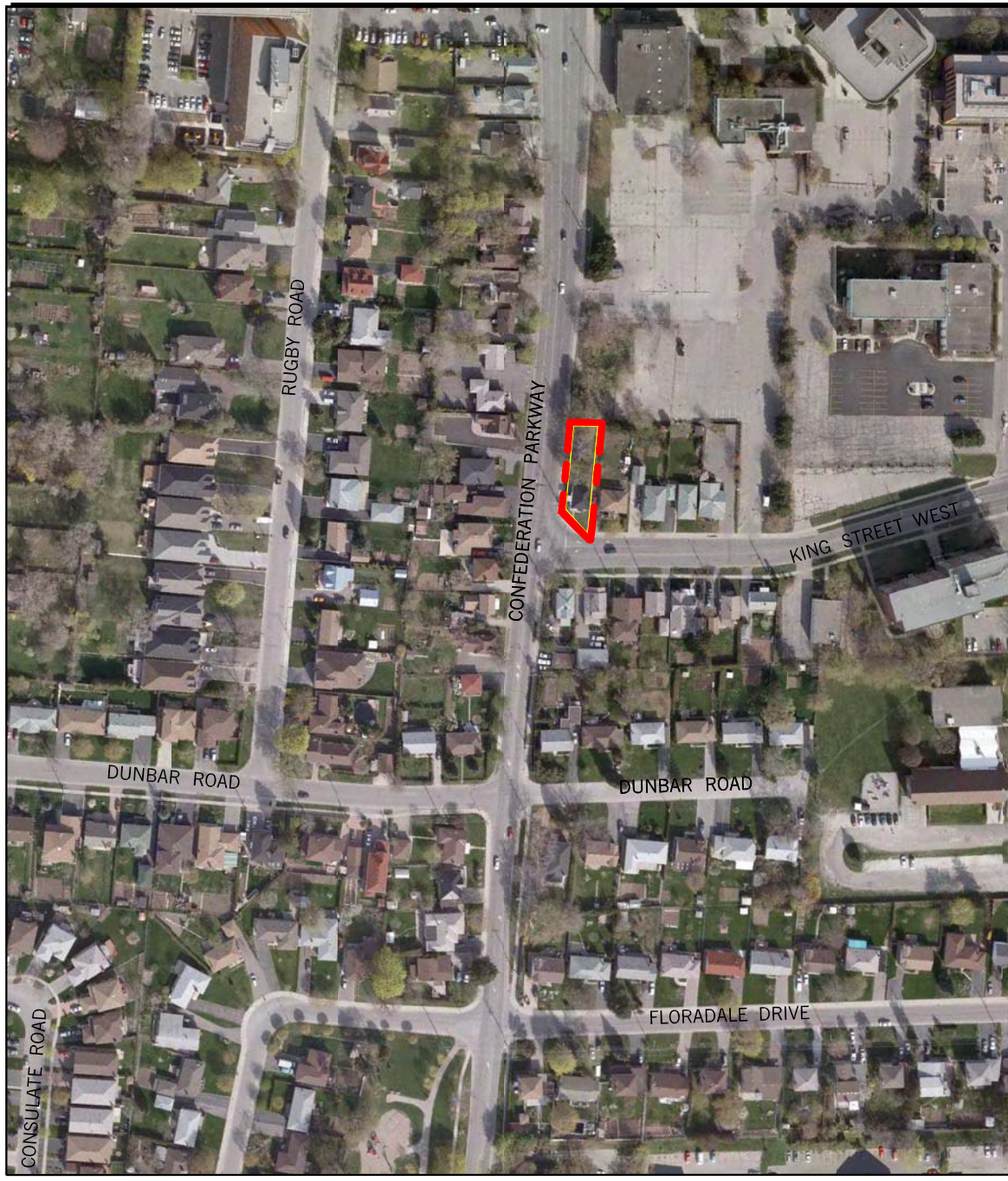
- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Cooksville District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Crechiolo, Development Planner

Site History

- 1940s to 2006 - The lands have been used for residential purposes.
- 1972 (approximate) – Town of Mississauga acquired the subject property in order to implement significant intersection improvements at King Street West and Confederation Parkway. The Town later sold the subject lands with reduced lot area, frontage and setbacks for residential purposes.
- January 2006 - The current owner purchased the lands with the intent of converting the existing detached dwelling to a legal office. An application was submitted to the Committee of Adjustment (File ‘A’ 059/06 W7) requesting the office use and a number of reductions from the standard lot area, frontage and setback requirements of the “R3” (Detached Dwellings) Zone.
- February 2006 - The application was refused by the Committee of Adjustment which recommended that the applicant proceed by way of Official Plan Amendment and Rezoning applications.
- March 2006 - The owner appealed the Committee of Adjustment’s decision to the Ontario Municipal Board (OMB).
- July 2006 - At the OMB Hearing, representatives from the City argued that the office conversion should not be considered a minor variance and that the proposal should be evaluated through formal applications. A revised concept plan was also submitted by the applicant which satisfied staff concerns regarding site access by relocating the driveway. The applicant’s request to recognize the reduced lot area, frontage and setbacks was not contested.
- September 2006 – The interim OMB decision was released with conditions to be fulfilled by the owner prior to the release of the Final Board Order.
- December 2006 – The Owner submitted the subject applications which satisfied the OMB’s conditions.
- January 2007 - The Board released its order which permits the office as a temporary use for a period of two years while the required Official Plan and Rezoning applications are being considered. In addition, the reduced lot area, frontage and setbacks requested are approved on a permanent basis. In its decision, the Board noted that the proposal was appropriate, given there were several non-residential conversions in the immediate area. The lands are also within the limits of the Cooksville Node identified in Mississauga Plan which permits mixed land use. The Board noted that this was a transitional area and that an office use was appropriate and only a minor increase in daytime traffic was expected.



LEGEND:



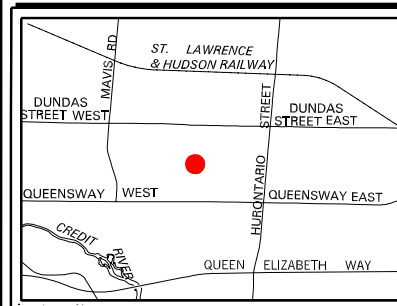
SUBJECT LANDS

DATE OF AERIAL PHOTO: 2006

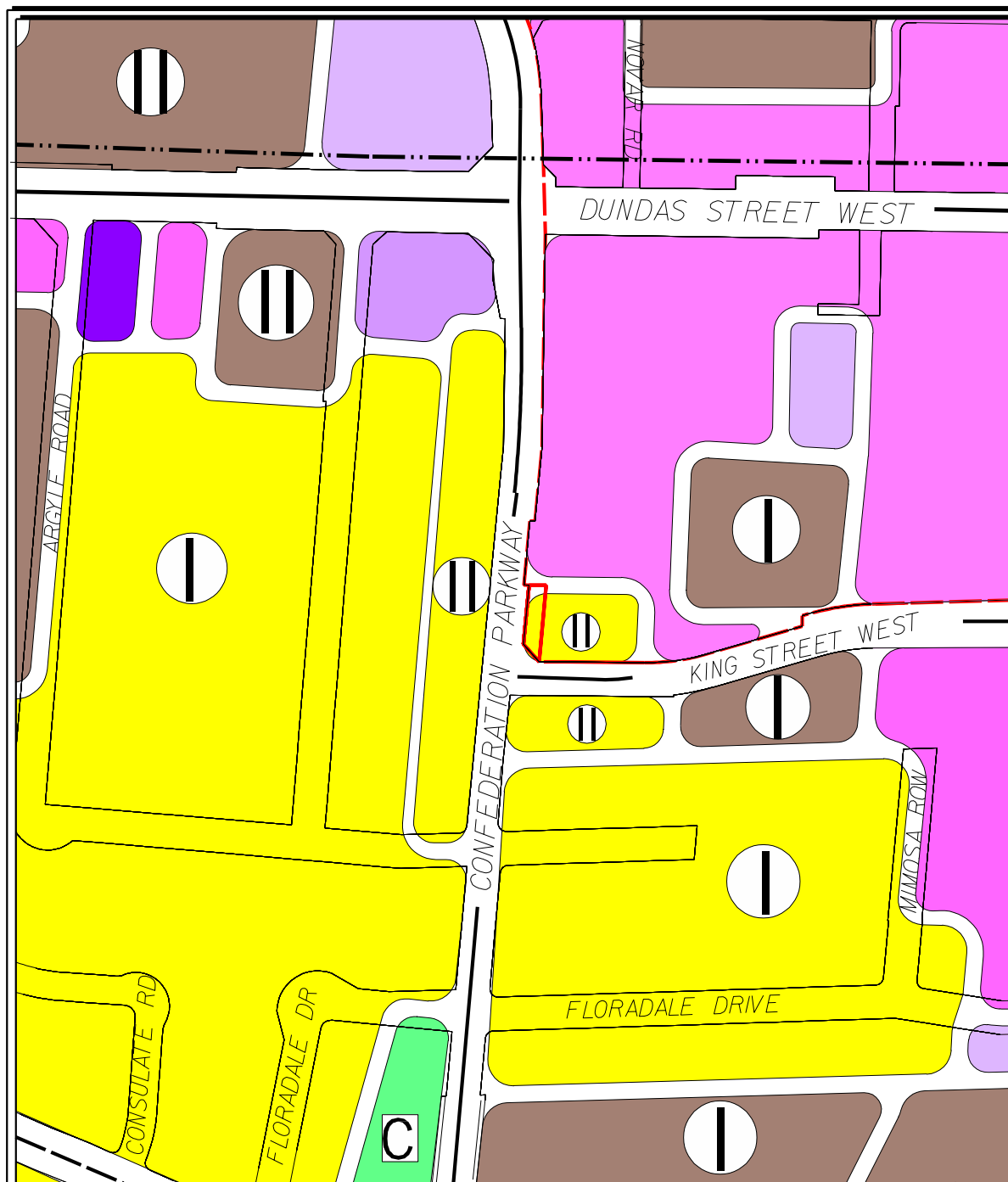


SUBJECT:

ANIA AND BOGDAN SZPIRAK



FILE NO: OZ 06025 W7	
DWG. NO: 06025A	
SCALE: NTS	
PDC DATE: 2007 05 14	APPENDIX I-2
DRAWN BY: R.DICOSOLA	



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

LAND USE DESIGNATIONS

- Residential – Low Density I
- Residential – Low Density II
- Residential – Medium Density I
- Residential – Medium Density II
- Residential – High Density I
- Residential – High Density II
- Mainstreet Commercial
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Institutional
- Open Space
- Private Open Space
- Greenbelt
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Minor Collector (Scenic Route)
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Major Transit Corridor

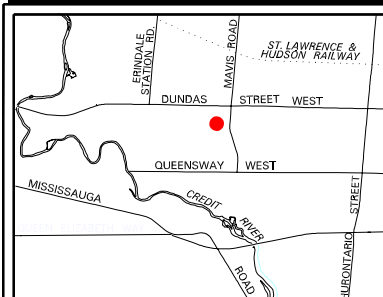
LAND USE LEGEND

- Regulatory Floodplain
- Node Boundary
- Community Park
- Hospital
- Cemetery
- Existing Stormwater Management Facility
- Planning District

SUBJECT LANDS



SUBJECT: ANIA AND BOGDAN SZPIRAK



FILE NO:
OZ 06/025 W7

DWG. NO:
06025L

SCALE:
NTS

PDC DATE:
2007 05 14

DRAWN BY:
R.DICOSOLA

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

RM7D5-1937
APARTMENTS

RCL1-1832
COMMERCIAL

RM7D5-2082
APARTMENTS

RCL1-1514
APARTMENTS

R3
DETACHED DWELLINGS

RUGBY ROAD

R3-1632
DETACHED DWELLINGS

R3
DETACHED DWELLINGS

CONFEDERATION PARKWAY

R3-2046
DETACHED DWELLINGS

R3
DETACHED DWELLINGS

RM7D3-1515
APARTMENTS

RM7D4-1516
APARTMENTS

DC **RM7D5-365**
COMMERCIAL APARTMENTS

R3
DETACHED DWELLINGS

KING STREET WEST

DUNBAR ROAD

DUNBAR ROAD

R3
DETACHED DWELLINGS

R3
DETACHED DWELLINGS

FLORADALE DRIVE

R3
DETACHED DWELLINGS

R3
DETACHED DWELLINGS

CONSULATE ROAD

R3-1197
DETACHED DWELLINGS

LEGEND:



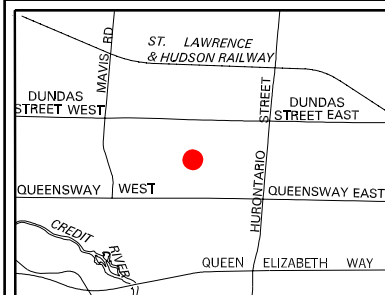
PROPOSED OFFICIAL PLAN AMENDMENT TO ADD A NEW 'SPECIAL SITE POLICY' IN THE COOKSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN TO PERMIT AN OFFICE USE AND REZONING TO PERMIT AN OFFICE USE WITHIN AN EXISTING DETACHED DWELLING.

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



SUBJECT:

ANIA AND BOGDAN SZPIRAK



FILE NO:
OZ 06025 W7

DWG. NO:
06025R

SCALE:
1:2500

PDC DATE:
2007 05 14

DRAWN BY:
R.DICOSOLA

APPENDIX 1-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

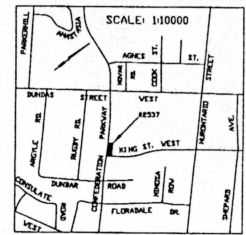
ELEVATION LEGEND

EXISTING ELEVATION TO REMAIN
EXISTING ELEVATION
100.00 PROPOSED ELEVATION

PARKING

REQUIRED: 3.2 spaces / 100 m² GFA
GFA 73 m²
= 2.336 spaces
PROVIDED: 3 spaces (ea.: 2.6m X 5.2m)

NOTE:
THERE ARE NO EASEMENTS
AFFECTING THE SUBJECT LOT



KEY PLAN

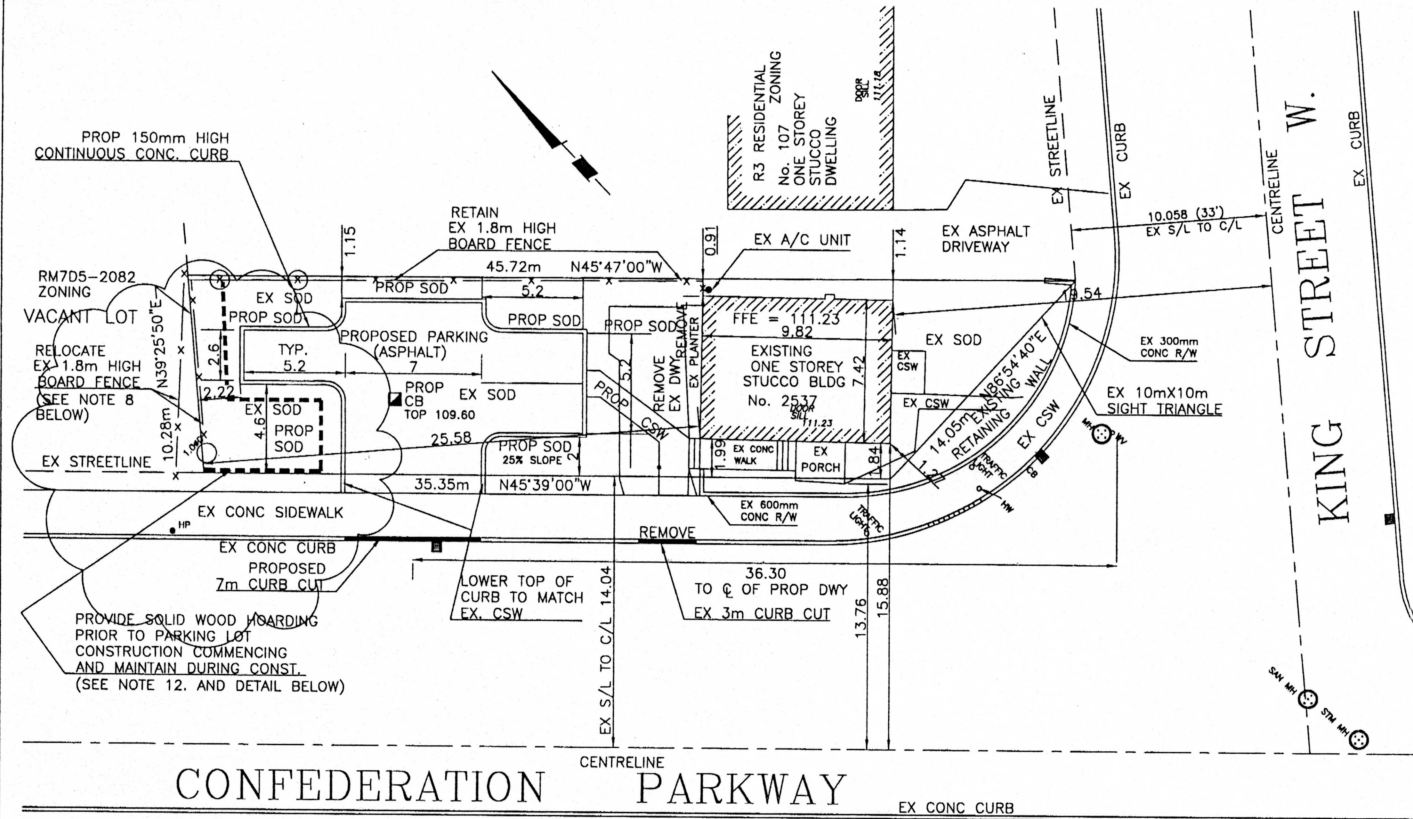
DRAWINGS MUST NOT BE SCALED.
CONTRACTOR MUST CHECK AND VERIFY
ALL DIMENSIONS, SPECIFICATIONS AND
DRAWINGS ON SITE AND REPORT ANY
DISCREPANCIES TO THE DESIGNER PRIOR
TO PROCEEDING WITH ANY OF THE WORK.

BASE PLAN INFO ACKNOWLEDGEMENT

EXISTING INFO ACQUIRED FROM
TARASICK McMillan TOPO SURVEY
SEPT 2006

DATE: 7/07/PER CITY COMMENTS DEC 20/06

REVISIONS:



CONFEDERATION PARKWAY

EX CONC CURB

I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS
TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE
CITY OF MISSISSAUGA UNDER FILE SP 06/250 W7.

ENGINEER'S SIGNATURE

DATE:

THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS
SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION
FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED
BY AN ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH
THE SITE DEVELOPMENT PLAN APPROVED BY THE CITY OF MISSISSAUGA

LOT/BUILDING STATISTICS 2537 CONFEDERATION PARKWAY R3 ZONING
PART OF BLOCK A AND B, REGISTERED PLAN K-23

LOT AREA:	417.09 m ²
REQUIRED LOT AREA:	720.00 m ²
EX. & PROP COVERAGE (INCL. EX. PORCH):	77.79 m ² (18.65 %)
PERMITTED COVERAGE (INCL. EX. PORCH):	104.27 m ² (25%)
PARKING AREA & WALKWAYS:	138.88 m ² (33.25 %)
LANDSCAPE AREA:	200.82 m ² (48.10 %)
EX & PROP BUILDING HEIGHT:	3.98 m
REQUIRED BUILDING HEIGHT:	10.70 m
EX & PROP FRONT SETBACK:	1.27 m
REQUIRED FRONT SETBACK:	6.00 m
EX & PROP REAR SETBACK:	25.58 m
REQUIRED REAR SETBACK:	3.00 m
PROP & EX EXTERIOR SIDEYARD SETBACK (TO PORCH):	0.00 m
REQUIRED EXTERIOR SIDEYARD SETBACK (TO PORCH):	0.00 m
PROP & EX CONFEDERATION PKWY SETBACK (TO PORCH):	0.00 m
REQUIRED CONFEDERATION PKWY SETBACK (TO PORCH):	7.50 m
PROP & EX INTERIOR SIDEYARD SETBACK:	0.91 m
REQUIRED INTERIOR SIDEYARD SETBACK:	1.20 m
SETBACK FROM Q. CONFEDERATION PKWY (TO PORCH):	13.76 m
REQUIRED SETBACK FROM Q. CONFEDERATION PKWY:	23.50 m
SETBACK FROM Q. KING ST. W.:	19.24 m
LOT FRONTAGE:	14.01 m
REQUIRED LOT FRONTAGE:	19.50 m
EX & PROP GFA:	72.88 m ²

* REFER TO C OF A FILE: 'A' 59/08 & OMB FILE V050146 CASE PLO0254

NOTES:

- EXISTING DRAINAGE TO REMAIN UNCHANGED.
- EXCAVATED MATERIALS TO BE REMOVED FROM SITE.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SUBJECT LOT AND WILL NOT REFLECT UPON THE ADJACENT PROPERTIES.
- IN THE EVENT THAT ANY WELL IS DISCOVERED DURING CONSTRUCTION, SAID WELL IS TO BE DECOMMISSIONED IN ACCORDANCE WITH ONTARIO WATER RESOURCES ACT (R40-903) AND ALL OTHER CURRENT APPLICABLE GUIDELINES AND REGULATIONS.
- ALL SOOED AREAS (ON SITE OR WITHIN THE MUNICIPAL R.O.W.) ARE TO BE REINTEGRATED WITH TOPSOIL AND SOO IMMEDIATELY UPON COMPLETION OF THE WORKS AND PRIOR TO THE RELEASE OF SECURITIES.
- THE APPLICANT IS TO COLLECT GARBAGE AND STORE IT IN THE INCIDENT UNIT. IT IS REMOVED BY FROM THE SITE BY THE OWNER'S PRIVATE FORCES.
- THIS APPLICATION IS ASSOCIATED WITH: OPA AND REZONING FILE 02 08/025 W7
- PROPOSED ZONING R-3 SPECIAL SECTION
- EXISTING FENCE IS TO BE RELOCATED TO AN ALIGNMENT PARALLEL TO THE REAR LOT LINE AND 1500mm INSIDE OF SUBMITTAL FENCE LINE.
- EXISTING TREE SO AS NOT TO DAMAGE TREE ROOTS.
- GRASSES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINE AND WITHIN THE SITE.

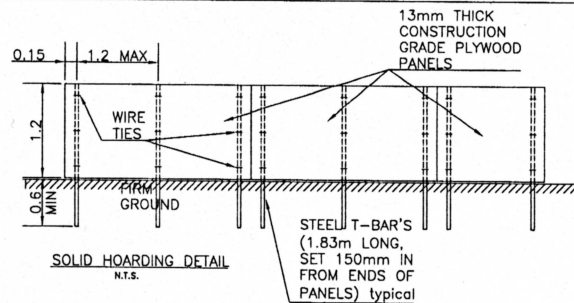
NOTES (CONT.):

- SCAFFOLD SHOWN ON THE SITE DEVELOPMENT PLAN IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 054-2002, AS AMENDED, AND A SEPARATE SIGN SIGN APPLICATION WILL BE REQUIRED THROUGH THE ADJACENT PROPERTIES.
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 mm (6.0 IN.) INSIDE THE PROPERTY LINE.
- SOLID WOOD HOARDING IS TO BE COMPOSED OF 13mm THICK CONSTRUCTION GRADE PLYWOOD SHEETS (1.2 m HIGH) ANCHORED TO STEEL T-BARS (LOCATED AT EACH END OF DEPICED ALIGNMENT LENGTHS, AT THE ENDS OF EACH PANEL AND OVER 1.2m MAX) BY WIRE (NOT PLASTIC) TIES AT THE TOP, MIDDLE, AND BOTTOM OF EACH T-BAR (EACH EXTENDING A MIN OF 800mm INTO FIRM GROUND) SEE DETAIL BELOW.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL HOARDING WILL BE PAVED BY THE APPLICANT.
- AT THE ENTRANCE TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTIGUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THAT ENTRANCE.
- ALL PROPOSED CURBING AT THE ENTRANCE TO THE SITE IS STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.

"THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. NO MATERIALS (CONSTRUCTION MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF THE SITE WORKS."

APPLICANT'S SIGNATURE

DATE:



EXISTING ZONING OF SUBJECT LANDS
R3 RESIDENTIAL (PER BYLAW 5500)
CURRENT OFFICIAL PLAN DESIGNATION
RESIDENTIAL LOW DENSITY II

NOTES:

REFER ALSO TO PROPOSED LANDSCAPE
PLAN FOR LANDSCAPING DETAILS

REFER ALSO TO PROPOSED GRADING PLAN
FOR DETAILS RELATING TO CONSTRUCTION
OF PARKING LOT AND ASSOCIATED STORM
CONNECTION

LEGAL DESCRIPTION OF LOT
PART OF BLOCKS A AND B
REGISTERED PLAN K-23
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

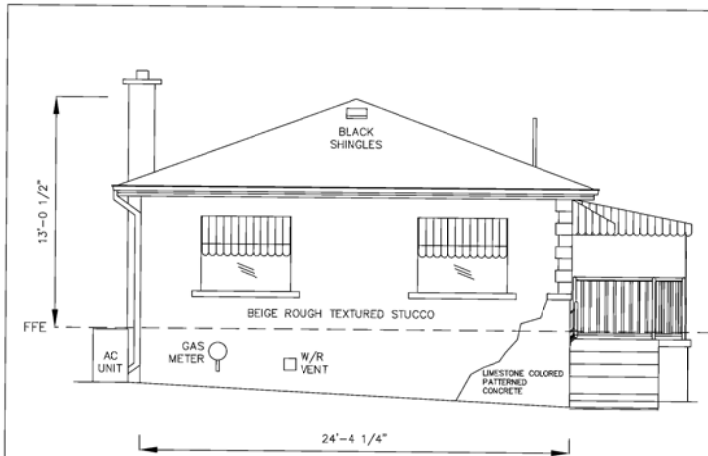
PREPARED BY: R.W. BARKER & ASSOCIATES

CLIENT / APPLICANT
ANIA AND BOGDAN SZPIRAK

ADDRESS: 714 HIDDEN GROVE LANE, MISSISSAUGA L4W 4L2
CITY: MISSISSAUGA (905) 891-8888

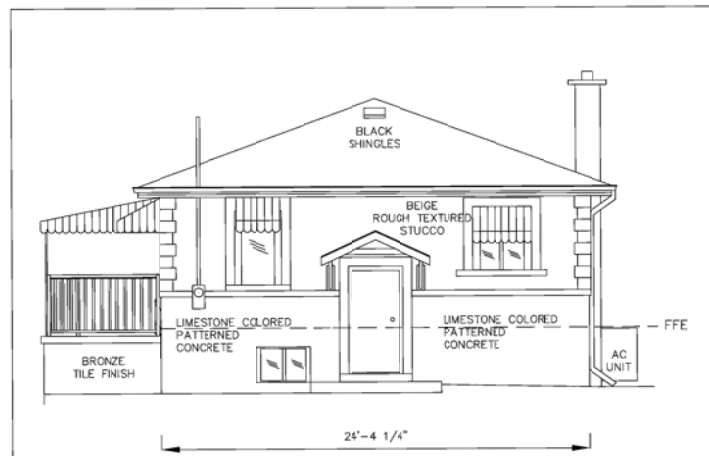
DRAWING TITLE:
SITE PLAN
SP 06/250 W7
2537 CONFEDERATION PARKWAY

DRAWN BY: R.W.B. DATE: 06/11/06
SCALE: 1:150
JOB NO. SZPIRAK 1
SHEET NO. SP1



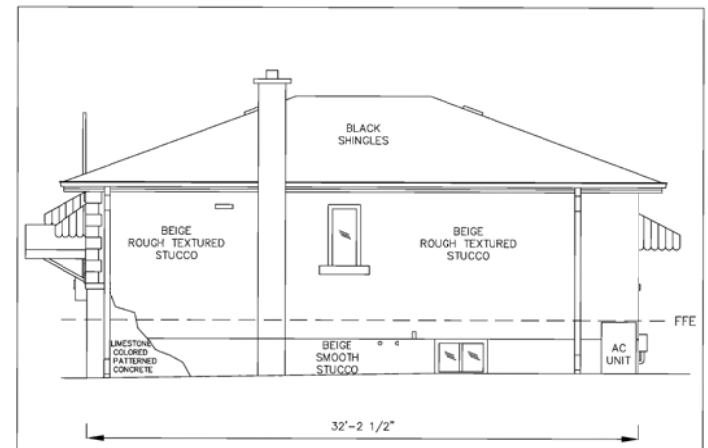
NORTH ELEVATION

SCALE: 1/4 INCH = 1 FOOT
 2537 CONFEDERATION PKWY - NORTH ELEVATION
 APPLICANTS: ANIA AND BOGDAN SZPIRAK
 714 HIDDEN GROVE LANE, MISSISSAUGA, L5N 4L2 (905) 891-8888
 4161 TREESTOP CIRCLE MISSISSAUGA, ONTARIO L5L 2L9 R.W.BARKER & ASSOCIATES
 (416) 315 - 4109 Fax (905) 820 - 2704
 SEPT 25/06



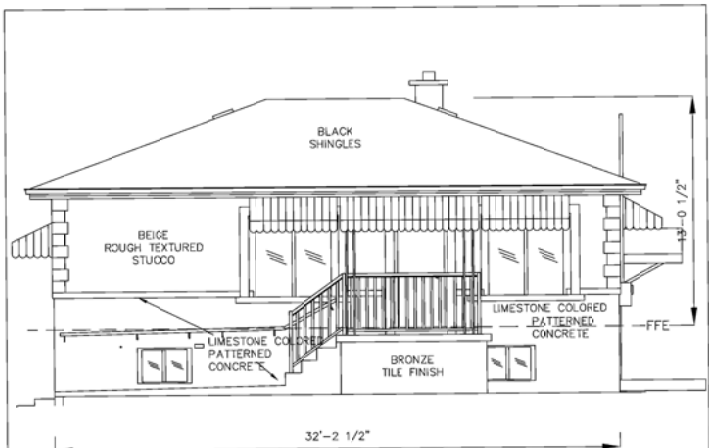
SOUTH ELEVATION

SCALE: 1/4 INCH = 1 FOOT
 2537 CONFEDERATION PKWY - SOUTH ELEVATION
 APPLICANTS: ANIA AND BOGDAN SZPIRAK
 714 HIDDEN GROVE LANE, MISSISSAUGA, L5N 4L2 (905) 891-8888
 4161 TREESTOP CIRCLE MISSISSAUGA, ONTARIO L5L 2L9 R.W.BARKER & ASSOCIATES
 (416) 315 - 4109 Fax (905) 820 - 2704
 SEPT 25/06



EAST ELEVATION

SCALE: 1/4 INCH = 1 FOOT
 2537 CONFEDERATION PKWY - EAST ELEVATION
 APPLICANTS: ANIA AND BOGDAN SZPIRAK
 714 HIDDEN GROVE LANE, MISSISSAUGA, L5N 4L2 (905) 891-8888
 4161 TREESTOP CIRCLE MISSISSAUGA, ONTARIO L5L 2L9 R.W.BARKER & ASSOCIATES
 (416) 315 - 4109 Fax (905) 820 - 2704
 SEPT 25/06



WEST ELEVATION

SCALE: 1/4 INCH = 1 FOOT
 2537 CONFEDERATION PKWY - WEST ELEVATION
 APPLICANTS: ANIA AND BOGDAN SZPIRAK
 714 HIDDEN GROVE LANE, MISSISSAUGA, L5N 4L2 (905) 891-8888
 4161 TREESTOP CIRCLE MISSISSAUGA, ONTARIO L5L 2L9 R.W.BARKER & ASSOCIATES
 (416) 315 - 4109 Fax (905) 820 - 2704
 SEPT 25/06

Application**File: File No.****Agency Comments**

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

Agency	Comment
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"> • Region of Peel • City Community Services Department – Planning, Development and Business Services Division. • City Community Services Department – Fire and Emergency Services Division • City Transportation and Works Department • City Economic Development Office • Enersource Hydro Mississauga • Enbridge Gas Distribution Inc. • Canada Post
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Hydro One Networks • Bell Canada • North Cooksville Community Association

APPENDIX I-8



Ania and Bogdan Szpirak

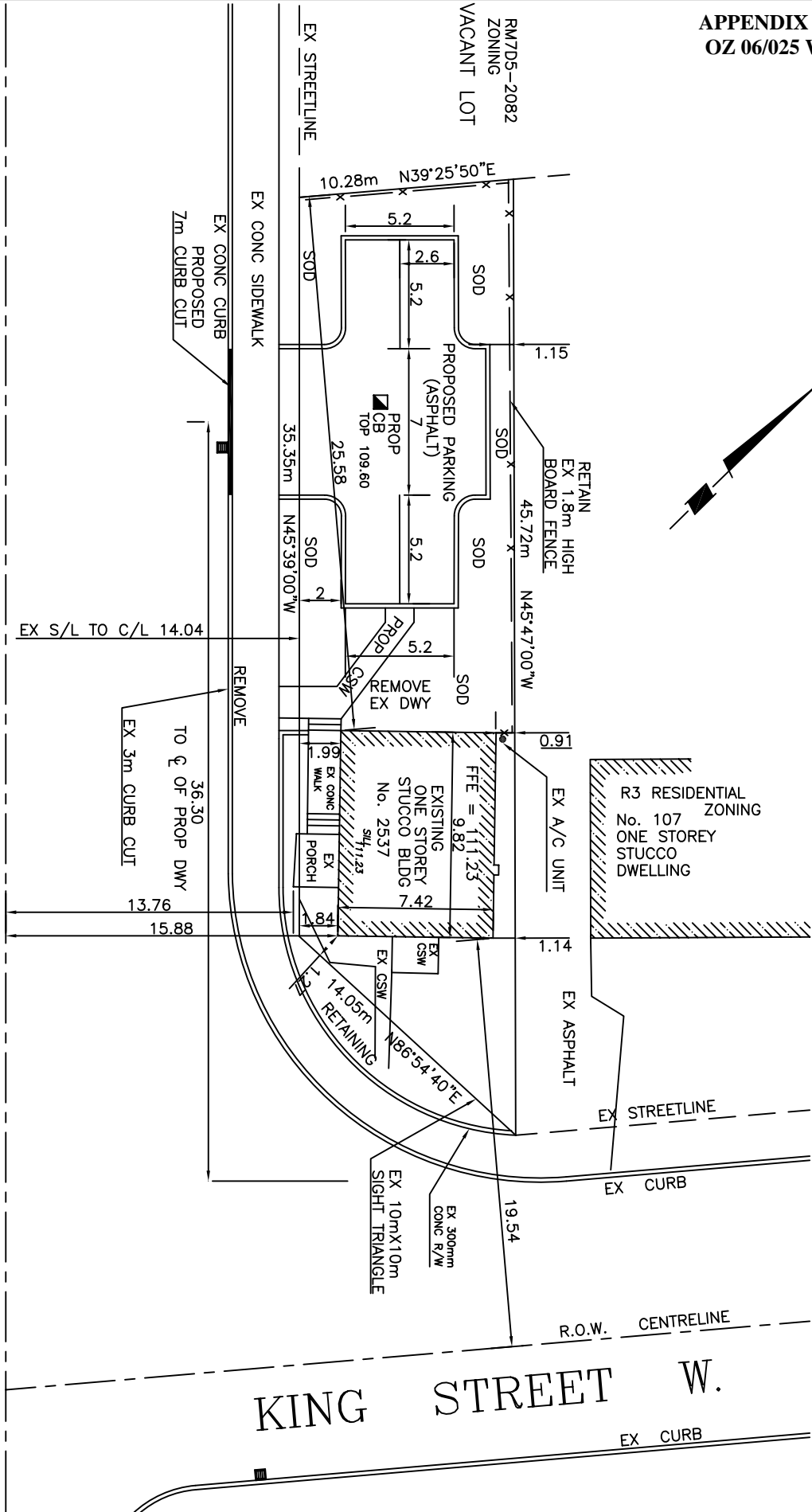
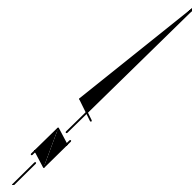
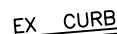
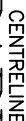
File: OZ 06/025 W7

Recommendation PDC-0037-2007

PDC-0037-2007

That the Report dated April 24, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan to add a Special Site Policy in the Cooksville District Policies and to change the Zoning from "R3" to "R3 – Special Section" to permit an office use under file OZ 06/025 W7, Ania and Bogdan Szpirak, 2537 Confederation Parkway, be received for information.

The above Recommendation was adopted by Council at its meeting of May 23, 2007.



BY-LAW 0225-2007

LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT TO ADD A NEW 'SPECIAL SITE POLICY' IN THE COOKSVILLE DISTRICT POLICIES OF THE MISSISSAUGA PLAN TO PERMIT AN OFFICE USE AND REZONING FROM "R3" TO "R3-EXCEPTION" (DETACHED DWELLINGS) TO PERMIT AN OFFICE USE WITHIN AN EXISTING DETACHED DWELLING.

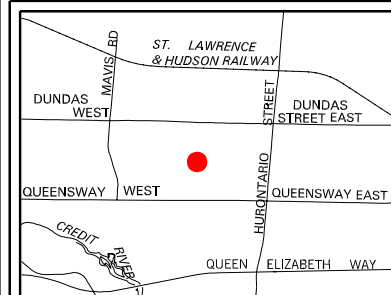
* SEVERAL DWELLINGS HAVE BEEN CONVERTED FOR NON-RESIDENTIAL USES.

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



SUBJECT:

ANIA AND BOGDAN SZPIRAK



FILE NO:
OZ 06025 W7

DWG. NO:

06025R

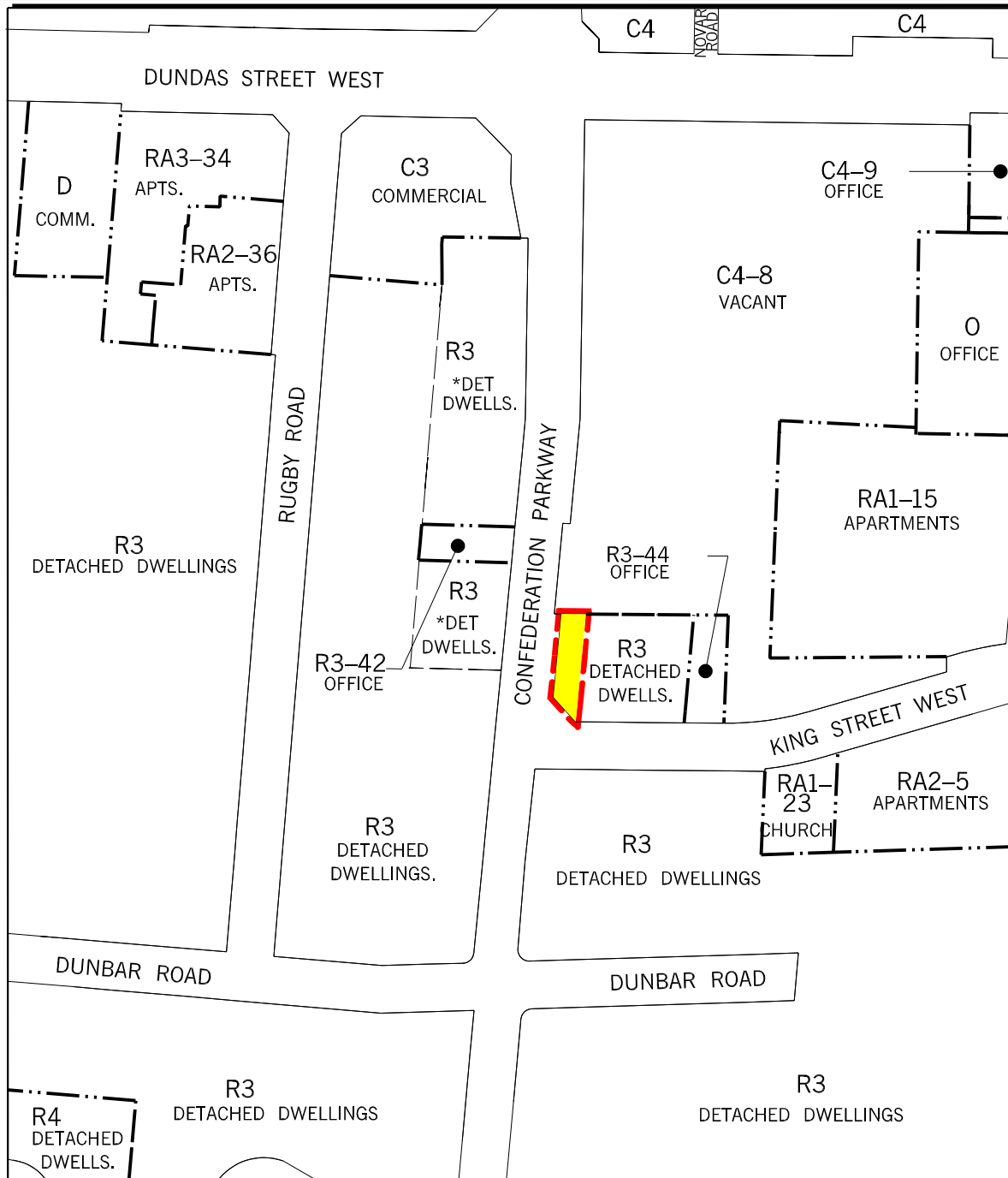
SCALE:

1:2500

PDC DATE:
2008 02 04

DRAWN BY:
R.DICOSOLA

APPENDIX S-4



Proposed Zoning Standards

"R3-Exception" (Detached Dwellings)

Permitted Uses

Lands zoned R3-Exception shall only be used for the following:

- (1) Detached Dwelling
- (2) Office

Regulations

An office use shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:

- (1) maximum gross floor area – non residential is 93 m² (1,001 ft²);
- (2) maximum total number of practitioners and employees is 2;
- (3) minimum landscaped area is 40% of the lot area;
- (4) maximum height is one storey;
- (5) minimum number of parking spaces is 4.