



Corporate Report

Clerk's Files

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Files OZ 07/022 W7

PDC JUN 11 2012

DATE: May 22, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 11, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit 117 townhouse dwellings, 23 mainstreet retail
commercial live/work units and to identify a block for
future development
90, 100 and 110 Dundas Street West
South side of Dundas Street West, east side of
Confederation Parkway
Owner: 675553 Ontario Inc. (Viewmark Homes) and
the City of Mississauga
Applicant: Jim Lethbridge, Lethbridge Lawson Inc.

Bill 51

Public Meeting and Supplementary Report **Ward 7**

RECOMMENDATION: That the Report dated May 22, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 07/022 W7, 675553 Ontario Inc. (Viewmark Homes), 90, 100 and 110 Dundas Street West, south side of Dundas Street West, east side of Confederation Parkway, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Mainstreet Retail Commercial – Special Site 12" to "Mainstreet Retail Commercial – Special Site", "Residential

Medium Density II – Special Site" and "Residential High Density I – Special Site", to permit 117 townhouse dwellings and 23 mainstreet retail commercial live/work units and to identify a block for future Residential High Density development, be approved.

2. That the application to change the Zoning from "C4-8" (Mainstreet Retail Commercial) to "H-C4-Exception" (Mainstreet Retail Commercial), "H-RM6-Exception" (Townhouses on a CEC-Private Road) and "D" (Development) to permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development in accordance with the proposed standards described in this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (b) That satisfactory arrangements be made with the applicant regarding the acquisition of 110 Dundas Street for incorporation into the development plan.
3. That the "H" Holding provision is to be removed from the whole or any part of the lands zoned "H-C4-Exception" (Mainstreet Retail Commercial) and/or "H-RM6-Exception" (Townhouses on a CEC-Private Road), by further amendment, upon satisfaction of the following requirements:
 - (a) delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the installation or placement of all required municipal boulevard works, including the provision of required securities, the implementation of requirements/conditions prior to Site Plan approval, warning clauses, phasing and development provisions and such other provisions the City may require in relation to the proposed development;

- (b) Submission of a Functional Servicing Report and waste collection facility design to the satisfaction of the City of Mississauga and the Region of Peel;
- (c) Submission of satisfactory Grading and Servicing drawings, including appropriate cross-sections to clearly demonstrate the feasibility of grading to city standards and specifications;
- (d) Submission of original Environmental Site Assessments, Record of Site Condition and Letter of Reliance for final review and approval, and the completion of any recommended remediation undertakings;
- (e) Submission of a satisfactory Streetscape Plan for the Dundas Street West and Confederation Parkway frontages of the site, including municipal services, street tree plantings and other landscape features, supported by an underground composite Utility Plan based on the physical locates of all existing utilities/services within the municipal boulevard;
- (f) Enter into the appropriate agreements with the City of Mississauga and the Region of Peel and establish the necessary reciprocal easements for any shared services and facilities associated with the future condominium development;
- (g) Gratuitous dedication to the City of Mississauga of right-of-way widenings along the south side of Dundas Street West, the east side of Confederation Parkway, and the north side of King Street West;
- (h) The provision of securities to the satisfaction of the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures in accordance with the approved Noise Report;
- (i) The provision of all required public easements to the City of Mississauga for vehicular, pedestrian, cycling and servicing, including the provision of related securities, fees and provisions;
- (j) 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.

4. 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.
5. That City Council direct Legal Services and representatives from the appropriate City Departments to attend any Ontario Municipal Board proceedings which may take place in connection with these applications, in support of the recommendations outlined in the report dated May 22, 2012.
6. That City Council provide the Planning and Building Department with the authority to instruct Legal Services staff on any modifications deemed necessary, where required, through the Ontario Municipal Board Hearing process.

**REPORT
HIGHLIGHTS:**

- These applications were previously before PDC on February 2, 2009. This report describes a revised development proposal submitted by the applicant on March 26, 2012.
- The applications are under appeal to the Ontario Municipal Board (OMB).
- The applications propose two development scenarios: one that includes City-owned lands at 110 Dundas Street West and the other that does not.
- This report recommends, upon satisfactory arrangements regarding the disposition of City-owned lands, that the implementing Official Plan and Zoning By-law amendments be adopted in accordance with the recommendations of this report.
- The report recommends that a "H" Holding Provision be applied to the implementing zoning by-law to assist the administration of the development approval process.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on February 2, 2009, 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-0015-2009 which was subsequently adopted by Council and is attached as Appendix S-2.

As indicated in the Information Report, these applications have been appealed by the applicant to the Ontario Municipal Board. A pre-hearing conference was held on February 16, 2012, and the Board remains seized in this matter.

On March 26, 2012, the applicant submitted revised development plans for the site and has revised the applications to amend the Official Plan and Zoning By-law.

COMMENTS:

Revised Development Proposal

At the February 2, 2009 Planning and Development Committee's Public Meeting, these applications proposed the development of the site for 24 live/work townhouses, 71 townhouses, 56 back-to-back townhouses and identified a block for future development. For information regarding that proposal, see Appendix S-1 - Information Report prepared by the Planning and Building Department.

On March 26, 2012, the applicant submitted two versions of the development plan and proposed zoning by-law – one that incorporates the City-owned land at 110 Dundas Street West into the development, and the other that excludes these lands.

The option that includes City lands proposes the development of a total of 117 townhouse and back-to-back townhouse units and 23 Mainstreet Retail Commercial live/work units fronting on Dundas Street West (Appendix S-3, page 1).

The option that excludes City lands proposes the development of a total of 107 townhouse and back-to-back townhouse units and 14 Mainstreet Retail Commercial live/work units fronting on Dundas Street West (Appendix S-3, page 2).

The site development plans and revised development statistics for the proposal are attached as Appendix S-3 and Appendix S-4. A summary of the proposed Official Plan and Zoning By-law Amendments is attached as Appendix S-5. Updated Agency and City Department comments are attached as Appendix S-8.

COMMUNITY ISSUES

No area residents spoke at the Public Meeting on February 2, 2009 and no written comments were received by the Planning and Building Department concerning the applications.

PLANNING COMMENTS

Official Plan

The Cooksville District Policies of Mississauga Plan focus on recognizing the scale and enhancing the character of existing neighbourhoods. Some areas are appropriate for redevelopment and intensification in a manner that is functionally and visually compatible with the character of existing neighbourhoods.

This area of Dundas Street West is generally characterized as a commercial main street, with buildings at the street edge and commercial store fronts at the sidewalk. Some of the older buildings in the vicinity are one or two storeys in height, and/or have parking in front of the building. A mid-rise medical office building and a three-storey retirement residence is located to the east of the site south of Dundas Street West. To the west of the site on Confederation Parkway there is general commercial and detached dwellings, some of which have been converted to allow for office and service commercial uses.

The Cooksville District Policies intend that development along Dundas Street West should function as a focal area, with a strong sense of place, be highly pedestrianized and have a main street character with active mixed use building frontages. Strong urban design and pedestrian amenity is encouraged along principle frontages. The proposal addresses these objectives by providing

retail commercial uses at grade substantially along Dundas Street West with residential above.

The balance of the site is proposed to be developed with low-rise residential. While this portion of the site is proposed to be designated "Residential Medium Density II", the proposed density of 52.14 units/ha (21.1 units/ac) is greater than the 50 units/ha (20.2 units/ac) maximum provided for in the Cooksville District Policies and is comparable to the "Residential High Density" designation. Given the site's location in the Cooksville Node and its proximity to higher-order transit, this additional density is appropriate.

Since the Public Meeting, the site layout has been revised with particular consideration for pedestrian movement. Internal condominium roads have been organized to provide clearer, more direct connections to Dundas Street West and Confederation Parkway. An east-west internal road has been relocated mid-block to allow for a future connection to lands to the east at the time of their redevelopment. Together with the zoning, streetscape and heritage recommendations of this report, the proposal achieves the objectives of the Cooksville District Policies.

The site is located within Mississauga's Urban Growth Centre (UGC) which is planned to achieve a minimum combined gross density of 200 residents and jobs per hectare by 2031. Council has approved amendments to Mississauga Plan (2003) and adopted policies in Mississauga Official Plan (2011) that strive to achieve a higher gross density than is mandated by the *Growth Plan for the Greater Golden Horseshoe, 2006*, however these additional policies were not in place at the time when the subject applications were submitted.

Focus on Mississauga (Downtown Atlas, 2012) indicates that the Cooksville Node presently contains a density of 147 residents and jobs combined per hectare, and the UGC as a whole contains a density of 150 residents and jobs combined per hectare. Given the current and expected intense level of development within the Downtown, approval of the subject applications will not

undermine the Growth Plan's intent of achieving 200 residents and jobs combined per hectare by 2031.

The Urban Growth Centre policies of Mississauga Plan (Section 3.13.2.2) require a minimum building height of 3 storeys, and the Cooksville Node Policies require minimum building heights of 2 to 4 storeys at the street edge. The applications provide for three-storey dwelling units. One two-storey building facing Dundas Street West is proposed, however it is attached to a row of three-storey townhouses. While somewhat higher building heights are encouraged along Dundas Street West within the Cooksville Node, the minimum criteria of the policies are achieved by the proposal.

A residual triangular piece of land with frontage along King Street West is proposed to be designated "Residential High Density I". With the proposed Special Site Provision that requires that these lands only be developed as part of a comprehensive development with adjacent lands, the proposed designation is appropriate to provide for a consistent land use designation with the adjacent parcel.

New Mississauga Official Plan

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; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan (2003) is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan (2011).

The new Mississauga Official Plan (2011) designates the site "Mixed Use" which permits uses that are permitted under all the land use designations in the plan other than detached and semi-detached dwellings and self storage facilities. Residential uses must be combined on the same lot or same building with another permitted use. An amendment to Mississauga Official Plan (2011) to "Mixed Use", "Residential Medium Density" and "Residential

High Density" is appropriate to accommodate the proposed development plan.

Zoning

The proposed "C4-Exception" (Mainstreet Retail Commercial) and "RM6-Exception" (Townhouses on a CEC – Private Road) zone categories are appropriate to accommodate the proposed development.

The implementing zoning by-law is contingent on the incorporation of City-owned lands into the development (see the Status of 110 Dundas Street West section below).

The proposed "RM6-Exception" zone category provides standards for low-rise residential development in a common-element condominium form.

The triangular parcel of land with frontage on King Street West is proposed to be zoned "D" (Development). No development is currently proposed for this parcel, and any future development will occur as part of a comprehensive redevelopment with adjacent lands. This zoning is appropriate as an interim measure.

Parking is proposed at 73 shared spaces instead of the 29 residential visitor and 60 commercial spaces that would otherwise be required. Residential parking will be supplied in accordance with Zoning By-law 0225-2007. A parking appraisal by Sernas Transtech was submitted by the applicant that satisfactorily demonstrates that sharing residential visitor and retail commercial parking is appropriate in this area.

Status of 110 Dundas Street West (City lands)

The incorporation of City lands at 110 Dundas Street West into the development is preferable from a land use planning and development perspective for the following reasons:

- The potential for vehicular access to 110 Dundas Street West as a stand-alone development parcel is constrained due to its proximity to the intersection of Dundas Street West and Confederation Parkway;
- The size of the parcel and parking requirements constrain its redevelopment potential at a form and scale that is appropriate to its location in the Cooksville node;
- The incorporation of 110 Dundas Street West into the overall development plan provides opportunity to develop an appropriate streetwall and corner treatment for the intersection, allows for retail at grade, and provides for vehicular access and the sharing of common elements with the applicant's lands.

The applicant has requested an interest in acquiring 110 Dundas Street West from the City to incorporate into the development project. The Corporate Services Department (Realty Services) will be bringing forward a surplus land declaration report to the General Committee (GC) meeting of June 13, 2012.

The Planning and Building Department recommends that Council endorse the consolidated development option and that this be recognized in the implementing zoning by-law. Should a sale of 110 Dundas Street West to the applicant not be realized, the Planning and Building Department will report back to PDC regarding the alternative zoning by-law.

"H" Holding Provision

In correspondence dated April 23, 2012, the applicant requested the use of a "H" Holding provision to capture the outstanding requirements of Agencies and City Departments. These requirements are detailed in Recommendation #3 of this report and address:

- technical review matters related to grading, site servicing, environmental conditions;
- streetscape plans for the Dundas Street West and Confederation Parkway site frontages;

- associated agreements related to the development, including providing for easements and condominium matters, and the receipt of securities;
- satisfaction of the School Accommodation requirements.

Streetscape Plans

To complete the pedestrian realm for the site, streetscape plans illustrating soft and hard landscaping, sidewalks and street tree plantings are required for the boulevards of Dundas Street West and Confederation Parkway. Composite utility and grading plans are necessary to substantiate the proposed streetscape master plan submitted by the applicant. The recommended "H" Holding provision captures these requirements.

Heritage Features

On February 25, 2009, the landowner entered into a Heritage Agreement with the City which among other matters requires that a sandstone bas-relief sculpture by Cleeve Horne that was formerly located on the Toronto Township Municipal Building be conserved and incorporated into the redevelopment of the site to the satisfaction of the City. The Trillium Heritage Trust plaque that recognizes Sir William Howland is also recommended to be incorporated into the redevelopment of the site.

The applicant's concept plans provide for the Cleeve Horne statue to be located on a free-standing wall on the private road that accesses Dundas Street West. It is recommended that the sculpture be affixed to an area of external wall on the "Block 1" Mainstreet Retail Commercial building at the east end of the plan on Dundas Street West. This location is more in keeping with the sculpture's original intent (conceived as part of a building elevation), and will be more publicly visible and prominent to the public travelling along Dundas Street. It is also recommended that as a component of site plan approval process that the architectural treatment of this building be reconsidered to incorporate the sculpture in a complementary manner.

It is recommended that the Trillium Heritage Trust plaque be installed across the internal road from the "Block 1" building along Dundas Street West. The applicant must consult with the Ontario Heritage Trust and Heritage Mississauga regarding the location of this plaque.

Region of Peel Waste Collection

The Region of Peel has expressed concerns regarding the feasibility of providing waste collection to the units facing Dundas Street West and Confederation Parkway via their rear lanes. City of Mississauga staff do not support waste collection directly from Dundas Street West and Confederation Parkway because of the potential interference with traffic operations and sidewalks, and its impact on streetscape design.

The applicant has proposed that private waste collection be provided for these units via the rear lanes. An exemption from the Region of Peel's Waste Collection criteria will be required to accommodate this arrangement. The proposed "H" Holding provision will require the applicant to establish a satisfactory arrangement with the City of Mississauga and the Region of Peel with regard to waste collection.

Draft Plan of Subdivision

A draft plan of subdivision was submitted by the applicant on April 2, 2009 (File T-09001 W7). At the time of application, the proposal contemplated the incorporation of adjacent lands at 73 and 77 King Street West (owner Mississauga Rest Home Inc.), as well as City-owned lands at 110 Dundas Street West into the development. The *Planning Act* requires that only owners of land or their authorized agents are able to file this application with a municipality. In the absence of owners' authorization, the subdivision application has been deemed incomplete and held in abeyance.

The proposed zoning by-law provides standards to develop the site as a Common Element Condominium (CEC). To realize the development proposal as a common-element condominium, a Plan of Subdivision will be required.

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 proposed "Mainstreet Retail Commercial" designation is appropriate to provide at-grade retail and above-grade residential uses and is compatible with the surrounding area land uses and the form and character of Dundas Street West.
2. The proposed "Residential Medium Density II" designation is appropriate to accommodate low-rise residential development.
3. The applications meet the overall intent, goals and objectives of Mississauga Plan and provides an appropriate range and mix of residential and non-residential uses with an efficient use of land and services.
4. The applications are suitable for the development of the property and will not adversely impact or destabilize the development and functioning of surrounding land uses.

ATTACHMENTS:

Appendix S-1: Information Report
Appendix S-2: Recommendation PDC-0015-2009
Appendix S-3: Revised Development Concept Plans
Appendix S-4: Revised Development Concept Statistics
Appendix S-5: Summary of the proposed Official Plan and
Zoning By-law Amendments

- Appendix S-6: Excerpt of Existing Land Use Map
- Appendix S-7: Building Elevations
- Appendix S-8: Updated Agency and City Departments Comments
- Appendix S-9: Revised School Accommodation

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner



Corporate Report

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Files OZ 07/022 W7

PDC FEB 2 2009

DATE: January 13, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 2, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit 24 live/work townhouses, 71 townhouses,
56 back-to-back townhouses and identify a land parcel for
future development
90, 100 and 110 Dundas Street West
South side of Dundas Street West, east side of Confederation
Parkway
Owners: 675553 Ontario Ltd. (Viewmark Homes) and the
City of Mississauga
Applicant: Jim Lethbridge, Lethbridge Lawson Inc.
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial – Special Site 12" to "Mainstreet Commercial", "Residential Medium Density II" and "Residential High Density I" and to change the Zoning of By-law 0225-2007 from "C4-8" (Mainstreet Commercial) and "RA1-15" (Residential – Apartments) to "C4 – Exception" (Mainstreet Commercial), "RM6 – Exception" (Townhouse Dwellings on a CEC Private Road) and "D" (Development), to permit 24 live/work

townhouses, 71 townhouses, 56 back-to-back townhouses and to identify a land parcel for future development, under file OZ 07/022 W7, 675553 Ontario Ltd. (Viewmark Homes), 90, 100 and 110 Dundas Street West, be received for information.

BACKGROUND:

These applications as initially submitted proposed an 18 storey, 310 unit apartment building with ground floor retail and service commercial space, 88 townhouse dwellings and four semi-detached dwellings.

At a meeting on July 2, 2008, representatives of the Planning and Building Department and the Ward Councillor were advised by the owner and the applicant that a new concept plan was being developed, and that an amended application would be submitted that deleted the proposed apartment tower, among other items.

Prior to any amended applications being received, a letter dated August 5, 2008, from the solicitors for the owner was received appealing the Official Plan Amendment and Rezoning to the Ontario Municipal Board (OMB). On November 21, 2008, the OMB contacted the City concerning the scheduling of a pre-hearing conference respecting these applications.

On December 5, 2008, a revised proposed Official Plan Amendment, proposed Zoning By-law and site development concept plan were submitted to the Planning and Building Department. Subsequent amendments to the revised application were submitted on December 10th and December 11th, 2008.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 7, 2007
Applications deemed	January 4, 2008

Development Proposal	
complete:	
Revised applications submitted:	December 5, 2008 December 10, 2008 December 11, 2008
Height:	3 storeys
Lot Coverage:	32.75 %
Landscaped Area:	23.14 %
Private outdoor amenity area	2.70 %
Net Density:	53.93 units/ha 21.83 units/acre
Number of units:	24 live/work townhouses 71 townhouses (rear lane and conventional format) 56 back-to-back townhouses Total Residential Units: 151
Anticipated Residential Population:	447 persons* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Commercial Gross Floor Area	Estimated up to 917.28 m ² (9873.8 sq. ft.), based on 24 live/work units each approximately 38.22 m ² (411.4 sq. ft.) in size.
Parking Required:	Residential: 302 spaces Residential Visitors: 38 spaces Commercial: approx. 37 spaces Total Parking Requirement: 377 spaces
Parking Provided:	327 spaces
Supporting Documents:	No supporting documents were submitted in support of the revised applications. The following documents were submitted in support of the original applications:

Development Proposal	
	<p>Planning Justification/Urban Design Report</p> <p>Functional Servicing Report</p> <p>Traffic and Parking Assessment</p> <p>Noise Feasibility Study</p> <p>Phase One Environmental Site Assessment</p> <p>Vegetation Analysis</p> <p>Streetscape Master Plan</p> <p>Heritage Impact Statement</p> <p>Shadow Impact Study</p>

Site Characteristics	
Frontage:	<p>Dundas Street: 162.5 m (533 ft.)</p> <p>(Including 110 Dundas Street West)</p> <p>Confederation Parkway: 209 m (685 ft.)</p> <p>King Street: 100 m (328 ft.)</p>
Depth:	(Irregular) Approx. 247 m (810 ft.)
Net Lot Area:	<p>2.80 ha (6.9 ac.)</p> <p>Includes City-owned land at 110 Dundas Street West (3 402 m² or 36,620 sq. ft.), excludes lands proposed to be zoned "D" (Development) to be transferred to others.</p>
Existing Use:	<p>There is an eight-storey office building operating on the site. The site also includes the former Toronto Township Municipal Building, which is vacant. These buildings are proposed to be demolished to accommodate the proposed development.</p> <p>The City-owned land at 110 Dundas Street West is the former site of the Cooksville Library, which is now demolished.</p>

Neighbourhood Context

The subject property has frontage on the south side of Dundas Street West, the east side of Confederation Parkway and the north side of King Street West. As part of the Cooksville core area, this area of Dundas Street West is generally characterized as a commercial main street, with buildings sited up to the street edge and commercial storefronts at the sidewalk. Some of the older buildings in the vicinity are one or two storeys in height, and/or have parking in front of the building. From a public transit perspective, Dundas Street and Hurontario Street are two of the City's busiest transit routes, and the site is approximately 650 m (2,130 ft.) from the Cooksville GO station. The site was previously used for the Toronto Township Municipal Offices and later by the school boards and Sheridan College. An eight-storey office building presently occupies the site. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Across Dundas Street West, two storey mainstreet commercial buildings and a three storey office and service commercial building
- East: Retirement home and medical office building
- South: Detached dwellings
- West: Across Confederation Parkway, a general commercial site and detached dwellings, some of which have received approval to allow office and service commercial uses.

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

"Mainstreet Commercial – Special Site 12" which permits pedestrian-oriented, street-related establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. The special site provision allows a maximum of 688 apartment units, 2 541 m² (27,351 sq.ft.) of office and commercial uses, a 1 152 m² (12,400 sq. ft.) community centre, and recognizes the existing eight storey office building. Additional office and commercial space would also be permitted in the event that the community centre was not required.

The applications are not in conformity with the land use designations as the development concept proposes residential dwellings in a form not recognized under the "Mainstreet Commercial" designation and the Special Site 12 policy of the Cooksville District Policies.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

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

The applicant has not submitted a Planning Justification Report for the amended application that addresses how, in their opinion, the proposed development addresses these and other criteria.

The *Planning Act* and the Provincial Policy Statement

On January 1, 2007, the *Planning Act* was changed to require municipal councils and the OMB to make decisions that "shall be consistent with" policy statements that are in effect on the date of the decision. Further, these changes require decisions to conform with provincial plans (including the *Growth Plan for the Greater Golden Horseshoe*) that are in effect on the decision date.

The 2005 Provincial Policy Statement (PPS) provides direction regarding intensification, redevelopment, compact form, transit supportive development, development in proximity to existing

public facilities and infrastructure, mixture of land use and the efficient use of land. The PPS will be considered in the evaluation of these applications.

The Growth Plan for the Greater Golden Horseshoe

On June 16, 2006 the Province released the *Growth Plan for the Greater Golden Horseshoe, 2006*, which was prepared under the *Places to Grow Act, 2005*. The Growth Plan conceptually identified 25 Urban Growth Centres in the Greater Golden Horseshoe and established minimum density targets for each. An Urban Growth Centre was identified for the Mississauga City Centre and a minimum target of two-hundred residents plus jobs per hectare (80 per acre) was established.

On April 2, 2008, the Ministry of Public Infrastructure Renewal released the *Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe*. Subsequently, the approximate size and location of each of the 25 Urban Growth Centres, including Mississauga's, were confirmed in a report titled *Size and Location of Urban Growth Centres in the Greater Golden Horseshoe* by the Ministry of Energy and Infrastructure. The Cooksville Core area and the subject lands are included in Mississauga's Urban Growth Centre.

Residential Intensification Interim Policies (OPA 58)

Section 3.2.4 of Mississauga Plan identifies the subject lands within the Urban Growth Centre. As the focus of intensification in the City, the Urban Growth Centre is planned to achieve a minimum gross density of two-hundred residents and jobs combined per hectare (80 per acre).

A minimum building height of three storeys is required in the Urban Growth Centre, and where the right-of-way exceeds 20 m (65.6 ft.), such as Dundas Street West, a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width.

On lands designated Mainstreet Commercial within the Urban Growth Centre, ground floor retail commercial or office uses shall

be provided. The applicant's proposed zoning by-law does not comply with this Official Plan policy, and must be amended to provide for conformity.

Urban Design Policies

The General Policies – Urban Design of Mississauga Plan are applicable in the evaluation of the applications. These policies direct that building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area. Within Nodes identified by Mississauga Plan, an urban character is intended.

Urban Design Policies for the Cooksville Node are provided in the Mississauga Plan Policies for the Cooksville District. A high level of urban design, pedestrian amenity and intensity of development is encouraged along the principle street frontages within the node. A sense of entry to the node should be articulated at locations by prominent built form, landscaping and signage components.

Dundas Street West should function as a focus for the Cooksville Community having a strong sense of place and main street character with active mixed use building frontages and highly pedestrianized nature. Development should be closely related to, and integrated with the street, with grade-related commercial and office or residential above. Minimum building heights of two to four storeys and a maximum of six storeys should be provided at the street edge, and building elements greater than six storeys should be set back 10 m (32 ft.) from the street line. A ratio of 1:2 (building height to eventual street width) should be provided by built form abutting Dundas Street within the Cooksville Node.

Green Development Initiatives

There have been no green development initiatives identified by the applicant at this time.

Proposed Official Plan Designation and Policies

It is proposed that the Special Site Policy 12 be deleted from the Mississauga Plan Policies for the Cooksville District. The

"Mainstreet Commercial" designation will be retained on the Dundas Street West frontage of the site, where twenty-four live/work townhouse dwellings are proposed.

A triangular parcel of land with frontage on King Street that is proposed to be transferred to the adjacent property at 73 and 77 King Street. This parcel is proposed to be redesignated to "Residential High Density I". This designation permits apartment dwellings at a Floor Space Index (FSI) of 0.5 to 0.15. Buildings should not exceed a maximum of 8 storeys in height unless otherwise specified in the plan.

The balance of the subject lands are proposed to be redesignated to "Residential Medium Density II". This designation permits townhouse dwellings and all forms of horizontal multiple dwellings and apartment dwellings at a Floor Space Index (FSI) of 0.4 to 0.9 times the area.

Existing Zoning

"C4-8" (Mainstreet Commercial), which only permits apartment dwellings, retail stores, personal service establishments, offices and medical offices and a public school. The existing zoning permits 688 apartment dwelling units and buildings up to 19 storeys in height. In addition to the existing 8 storey apartment building, 3 700 m² (39,827 sq. ft.) of non-residential uses is permitted.

Proposed Zoning By-law Amendment

"C4 – Exception" (Mainstreet Commercial), to permit twenty-four (24) live/work townhouses. The proposed zoning by-law does not require grade-related commercial uses, rather it allows them as an option for these units. Eighteen (18) commercial parking spaces are proposed, whereas Zoning By-law 0225-2007 would require approximately 37 spaces in this instance.

"RM6 – Exception" (Townhouse dwellings on a CEC – private road), to permit seventy-one (71) townhouses and fifty-six (56) back-to-back townhouses (horizontal multiple dwellings) with frontage on a private condominium road. The proposed zoning

by-law seeks a visitor parking rate of 0.055 spaces per residential unit or 7 visitor spaces whereas Zoning By-law 0225-2007 requires a rate of 0.25 spaces per unit or 32 spaces in this instance.

"D" (Development), which permits legally existing buildings or structures. A future rezoning application will be required to permit the development of these lands.

A copy of the proposed zoning by-law provisions is attached as Appendix I-9.

COMMUNITY ISSUES

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

DEVELOPMENT ISSUES

City comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Due to the timing of the revised submission being filed with the City, outside agency comments are not available at this date. Agency comments will be provided to the Planning and Development Committee either by means of an addendum report or with the Supplementary Planning Report. Based on the comments received and the applicable Mississauga Plan policies the following matters, among others, will have to be addressed:

- The appropriateness of the proposed "Residential Medium Density II" and "Residential High Density I" land use designations, in light of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the general policies of Mississauga Plan and the surrounding development.
- The appropriateness of the proposed "C4 - Exception" and "RM4 – Exception" zone provisions, in light of policies of Mississauga Plan and the surrounding development.

- The proposed zoning by-law does not comply with either the existing Official Plan or the proposed Official Plan Amendment and must be revised.
- Urban Design considerations arising from the direction provided by Mississauga Plan and other site design considerations including but not limited to grading, servicing, vehicular and pedestrian circulation, and streetscape works.
- Consideration of the condominium format as it relates to the proposed zoning by law and other development requirements.
- Any additional comments and/or requirements that may arise through the City's and/or agencies' review of the revised applications.

OTHER INFORMATION

Land Ownership Pattern

Land transfers with adjacent property owners are necessary to realize the development concept plan as proposed. An approximate 532.8 m² (5,735.2 sq. ft.) parcel will be acquired from the adjacent property at 73 and 77 King Street. In return, an approximate 648 m² (6,979.5 sq. ft.) parcel (exclusive of road widening requirements) will be transferred from the development parcel to 73 and 77 King Street.

The applications include City-owned lands at 110 Dundas Street West. The development concept plan sites the private amenity area required by the development proposal predominantly on this property.

The *Planning Act* permits any party, regardless of land ownership status, to make applications to amend the City's Official Plan and Zoning By-law.

Development Requirements

In conjunction with the proposed development, there may be other engineering and conservation matters which will require the applicant to enter into appropriate agreements with the City. These matters will be identified upon review of updated technical reports and studies that the applicant shall provide in support of the amended application.

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: Once all agency and City department comments have been received and after the public meeting has been held, 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 - School Accommodation
- Appendix I-9 - Proposed Zoning By-law
- Appendix I-10 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner

Site History

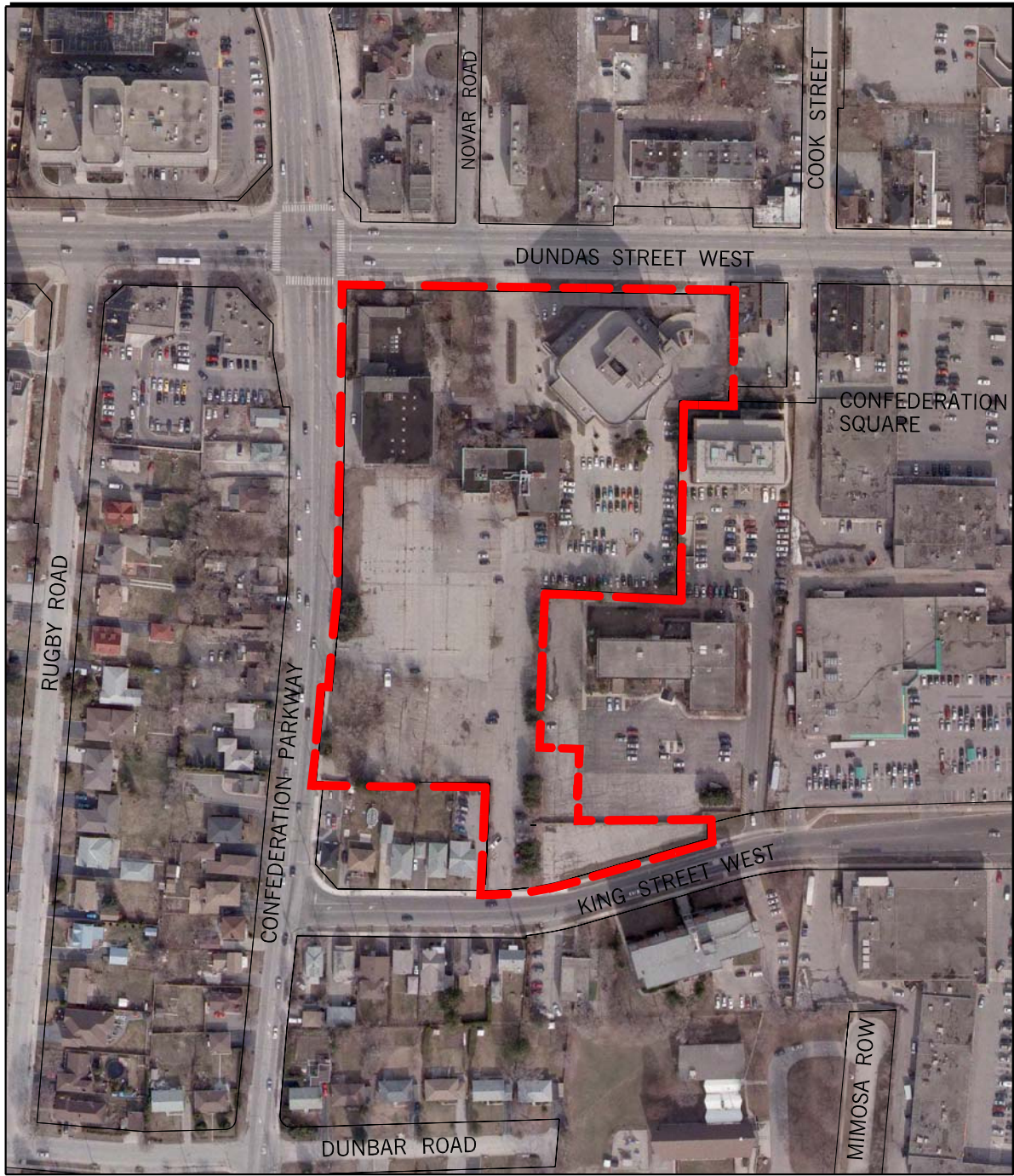
- 1952-1953 – The former Toronto Township Municipal Building is constructed on the site as a substantial addition to the 1873 Municipal Hall. The Toronto Township uses the building until 1972.
- April 16, 1981 – The Minister of Housing approves the Dundas-Fairview Secondary Plan which designates the lands "District Commercial Mixed Use" and "Open Space".
- September 29, 1988 – Applications to amend the Official Plan and Zoning By-law are received from the Conservatory Group under file OZ 091/88 W7 proposing a mixed use development consisting of apartments, office commercial, institutional uses, and retail commercial uses. These applications are subsequently amended on February 5, 1991.
- July 15, 1991 – City Council approves the recommendations in the Cooksville Redevelopment Study which recommends that the lands be redeveloped for Mixed Commercial and Residential High Density uses.
- July 6, 1994 – City Council approves application OZ 091/88 W7 and passes Resolutions 193-94 and 194-94. Resolution 193-94 directs in part, that an agreement be executed between the City and the Conservatory Group in accordance with the provisions of Section 37 of the *Planning Act* to permit apartment units, retail commercial space, and the retention of the office building, in exchange for 1 152 m² (12,400 sq. ft.) of community space. Resolution 194-94 directs that a by-law be enacted to approve the corresponding Official Plan Amendment (No. 233). By-law 300-94, which adopts the Official Plan Amendment, is also adopted on July 6, 1994.
- February 3, 1995 – Official Plan Amendment 233 is approved by the Minister of Municipal Affairs, designating the lands "District Commercial Mixed Uses – Special Site".
- April 10, 1996 – Council adopts By-law 0173-96, which amends the zoning by-law in accordance with the July 6, 1994 approval of application OZ 091/88 W7.
- December 17, 2003 – City Council lists the Toronto Township Municipal Building on its Heritage Inventory.

675553 Ontario Ltd. (Viewmark Homes)

File: OZ 07/022 W7

Site History

- June 20, 2007 – Zoning By-law 0225-2007 comes into force except for those sites which have been appealed. As no appeals have been filed, the provisions of the new By-law will apply. The subject lands are zoned "C4-8" (Mainstreet Commercial).
- January 4, 2008 – A complete application to amend the Official Plan and Zoning By-law is received by the Planning and Building Department under file OZ 07/022 W7.
- February 27, 2008 – Council adopts Recommendation GC-0138-2008, receiving the Heritage Report submitted with the application and requesting that the applicant enter agreements with the City concerning preservation of the bas-relief panel by Cleeve Horne.
- December 5-11, 2008 – Amendments to the applications (file OZ 07/022 W7) are received by the Planning and Building Department.



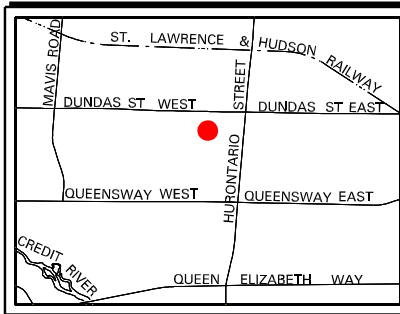
LEGEND:

 **SUBJECT LANDS**

NOTE: DATE OF AERIAL PHOTO- 2008



**SUBJECT: 675553 ONTARIO LIMITED
(VIEWMARK HOMES)**

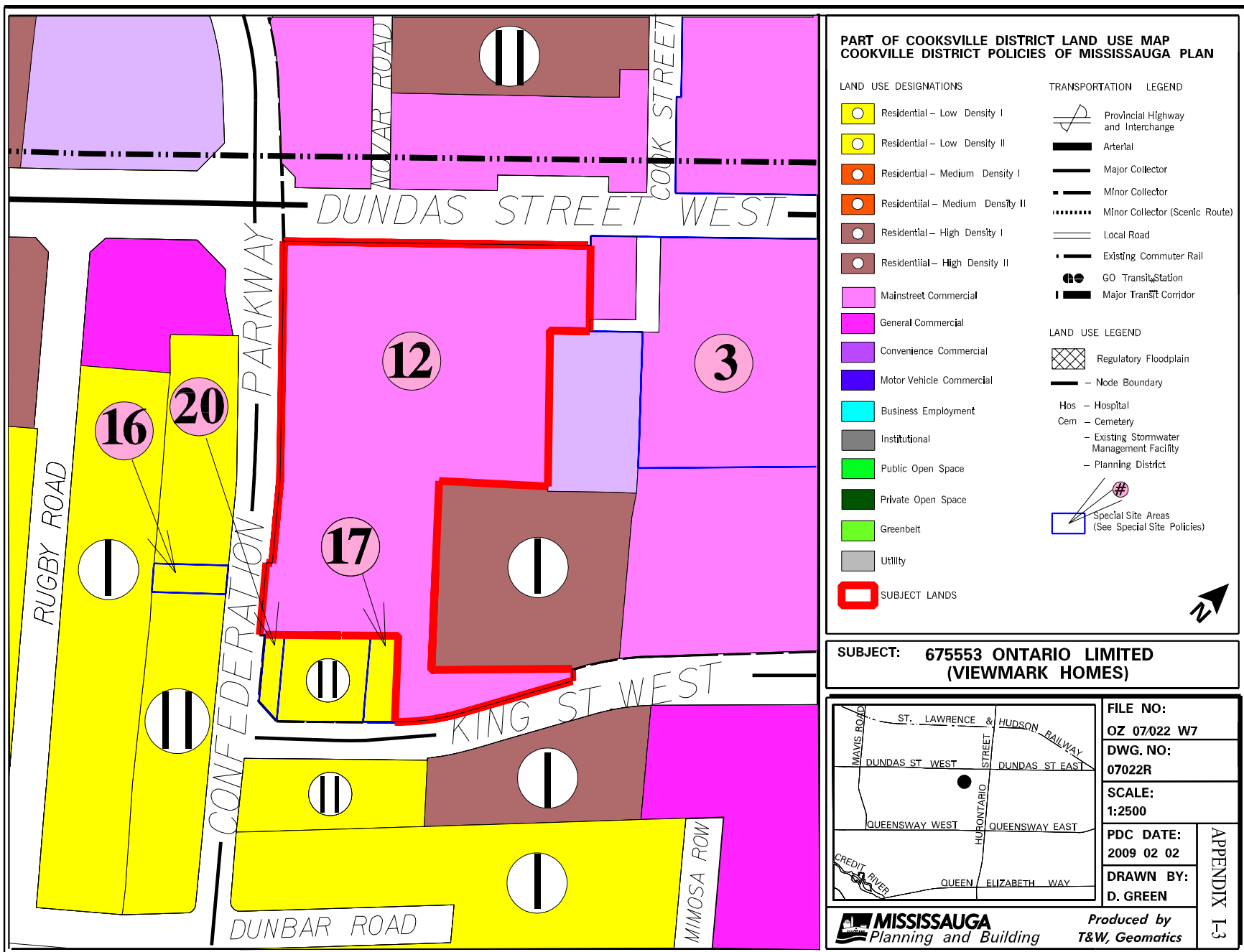


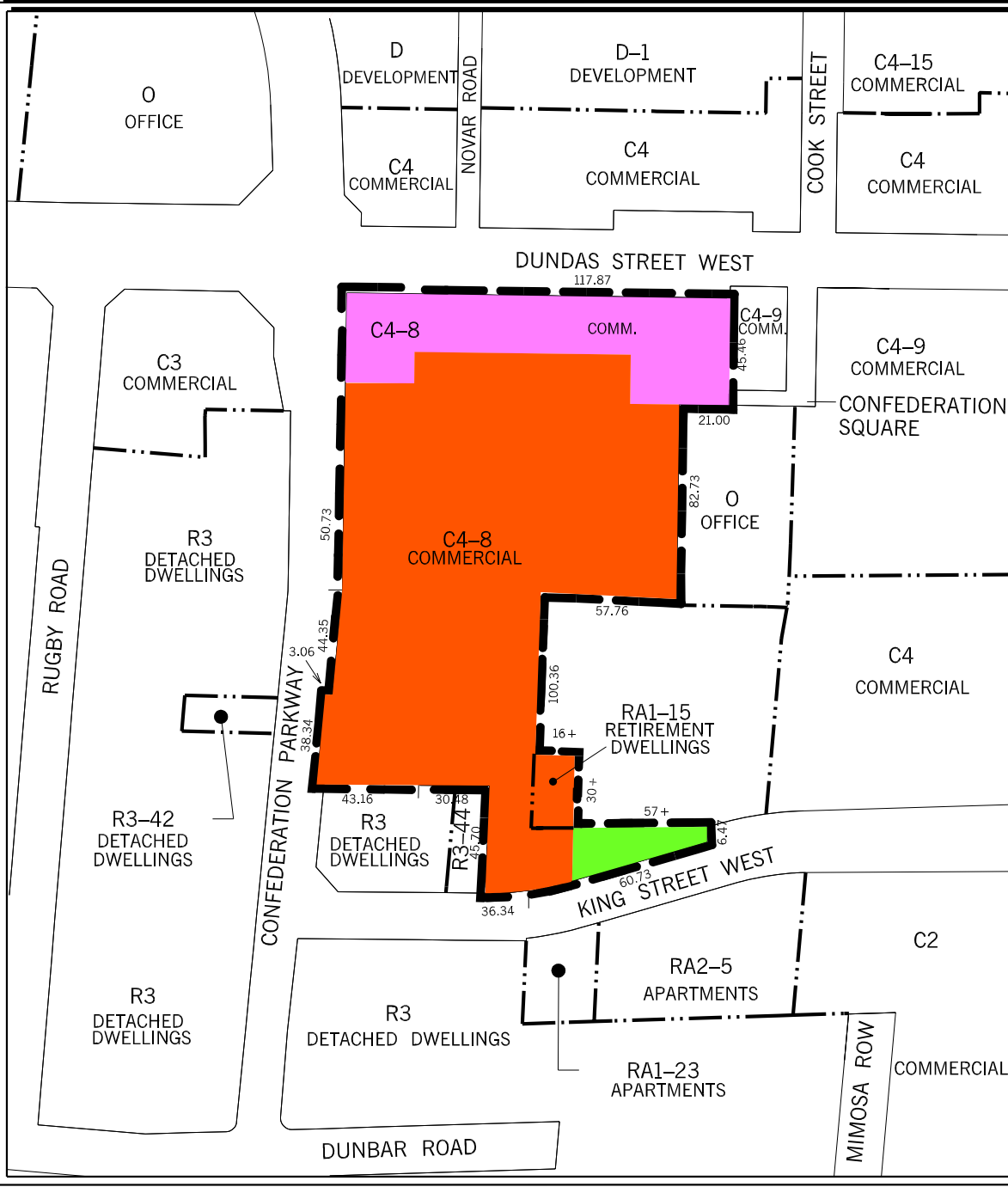
FILE NO:
OZ 07022 W7
DWG. NO:
07022A
SCALE:
1:2500
PDC DATE:
2009 02 02
DRAWN BY:
D.GREEN

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics





LEGEND:



SUBJECT LANDS

PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET COMMERCIAL-SPECIAL SITE 12" TO "MAINSTREET COMMERCIAL" AND PROPOSED REZONING FROM "C4-8" (MAINSTREET COMMERCIAL) TO "C4- EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT 24 LIVE/WORK TOWNHOUSES.

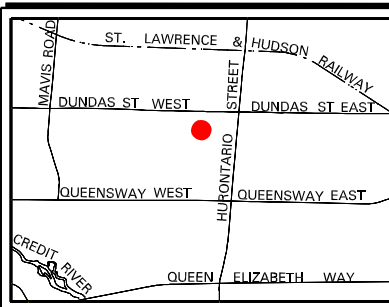
PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET COMMERCIAL-SPECIAL SITE 12" AND "RESIDENTIAL HIGH DENSITY I" TO "RESIDENTIAL MEDIUM DENSITY II" AND PROPOSED REZONING FROM "C4-8" (MAINSTREET COMMERCIAL) AND "RA1-15" (APARTMENTS, LONGTERM CARE AND RETIREMENT DWELLINGS) TO "RM6-EXEMPTION" TO PERMIT 71 TOWNHOUSES ON A CEC PRIVATE ROAD) AND 56 BACK-TO-BACK TOWNHOUSES

PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET COMMERCIAL-SPECIAL SITE 12" TO "RESIDENTIAL HIGH DENSITY II" AND PROPOSED REZONING FROM "C4-8" (MAINSTREET COMMERCIAL) TO "D" (DEVELOPMENT) TO IDENTIFY A LAND PARCEL FOR FUTURE DEVELOPMENT

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



SUBJECT:
675553 ONTARIO LIMITED
(VIEWMARK HOMES)

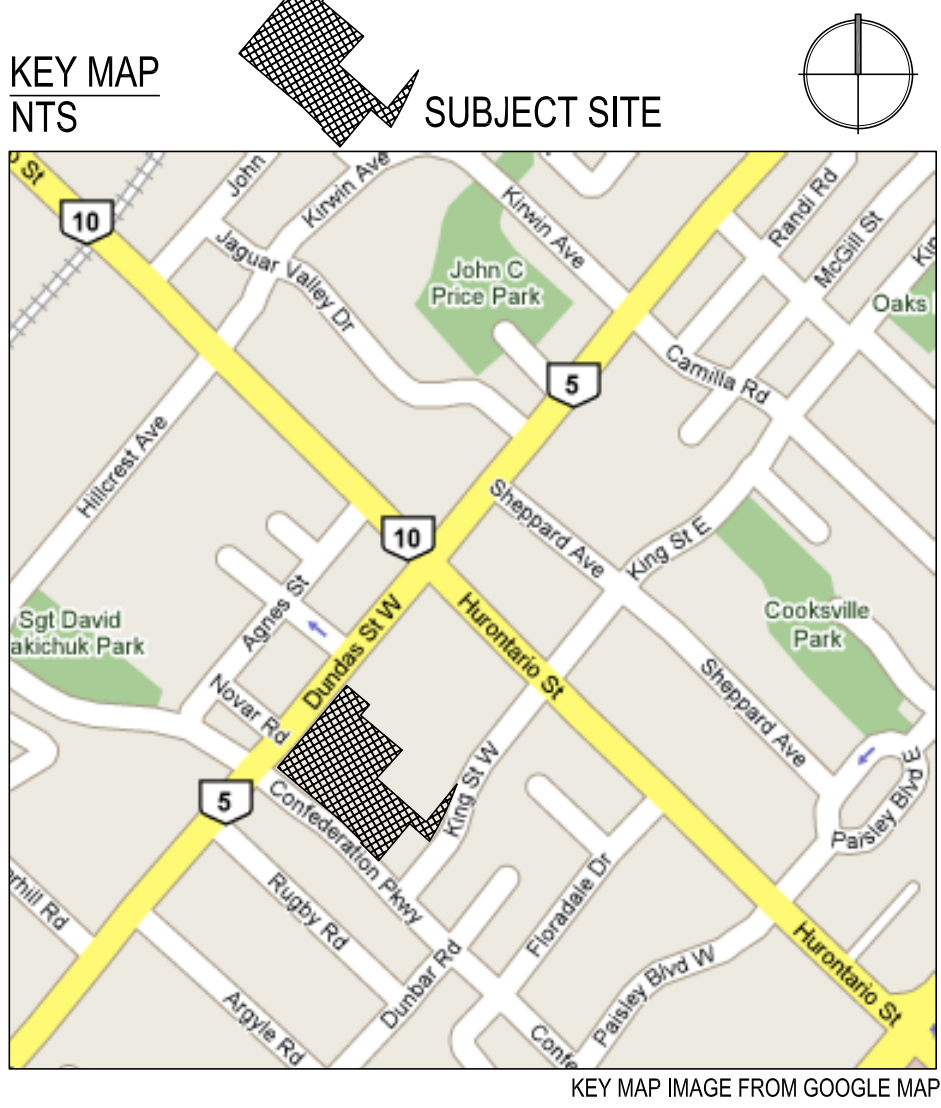


FILE NO: OZ 07022 W7	
DWG. NO: 07022R	
SCALE: 1:2500	
PDC DATE: 2009 02 02	APPENDIX I-4
DRAWN BY: D. GREEN	

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

PART OF LOTS 12 TO 15, INCLUSIVE AND PART OF LANES,
REGISTERED PLAN TOR.-12,
PART OF BLOCKS A,B,C AND PART OF "66' ROAD" BETWEEN
BLOCKS B AND C REGISTERED PLAN K-23
PART OF LOT 16, CONCESSION 1
SOUTH OF DUNDAS STREET
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL



SITE STATISTICS (PROPOSED RM6-EXCEPTION ZONE)

1. SITE AREA (BLOCK A , B & C) 28003.45 sq.m. (2.80 ha)

2. TOTAL NUMBER OF UNITS

TYPE A (BLOCK 1 - 4)	- LIVE/ WORK 3 STOREY TOWNHOUSE	24
TYPE B (BLOCK 5 - 13)	- REAR LANE 3 STOREY TOWNHOUSE	57
TYPE C (BLOCK 18 & 20)	- STANDARD 3 STOREY TOWNHOUSE	14
TYPE E (BLOCK 14 - 17 & 19)	- BACK TO BACK 3 STOREY TOWNHOUSE	56
TOTAL		151

3. DENSITY 53.93 UNITS/ha

4. PRIVATE AMENITY AREA CALCULATION

# Bedrooms (151 x 3) = 453 Bedrooms	
Subtract # Units (453 - 151) = 302 Bedrooms	
x 2.5 sq.m. per bdrm.	
REQUIRE AREA	755 sq.m.
PROPOSED AREA	757.26 sq.m.

5. ESITMATE BOUTIQUE UNIT NET AREA 38.22 sq.m. x 24 = 917.28 sq.m.

6. COVERAGE

TOTAL TYPE A UNIT COVERAGE	1575.33 sq.m. (5.63%)
TOTAL TYPE B UNIT COVERAGE	3633.98 sq.m. (12.98%)
TOTAL TYPE C UNIT COVERAGE	761.88 sq.m. (2.72%)
TOTAL TYPE E UNIT COVERAGE	3197.68 sq.m. (11.58%)
TOTAL BUILDING COVERAGE	9169.87 sq.m. (32.75%)

TOTAL DRIVEWAY COVERAGE	3099.68 sq.m. (11.07%)
TOTAL ROAD, CURB & SIDEWALK COVERAGE	8497.68 sq.m. (30.35%)
TOTAL PAVED COVERAGE	11597.36 sq.m. (41.41%)

PRIVATE AMENITY AREA	757.26 sq.m. (2.70%)
LANDSCAPE AREA	6478.96 sq.m. (23.14%)

7. JOBS/RESIDENTS PER HECTARE
ASSUMES 3 RESIDENTS PER UNIT & 1 JOBS PER 30 sq.m. RETAIL SPACES
TOTAL JOBS/RESIDENTS (151 Units x 3) + (917.28 sq.m./ 30sq.m.) = 484 JOBS/RESIDENTS
484 JOBS/RESIDENTS / 2.80ha
173 JOBS/RESIDENTS PER HECTARE

8. PARKING SPACE REQUIREMENT (BY-LAW 0225-2007 PART 3)
ROWHOUSE DWELLING 2 SPACES PER UNIT + 0.25 SPACE FOR VISTOR PARKING
LIVE/WORK DWELLING 5.4 SPACES PER EACH 100 sq.m. RETAIL SPACE

PARKING SPACES REQUIRED FOR ROWHOUSE DWELLING	340 SPACES
FOR RETAIL SPACES	50 SPACES
TOTAL PARKING SPACES REQUIRED	390 SPACES

TOTAL PARKING SPACES PROVIDED	327 SPACES INCLUDED 25 OFF-STREET PARKING SPACES
--------------------------------------	---

OFF-STREET REGULAR SPACES (2.6m x 5.2m or 2.6m x 6.7m) PROVIDED	23 SPACES
OFF-STREET DISABLED PERSON PARKING SPACES (4.6m x 5.2m) PROVIDED	2 SPACES

* THE PROPOSED PARKING STANDARD/REDUCTION IS SUPPORTED BY PARKING REPORT
PREPARED BY SERNAS TRANSTECH

SCALE 1:500



TYPE A - EXTERIOR (DUNDAS STREET WEST) ELEVATION
BLOCK OF 6





TYPE C INTERIOR STREETSCAPE



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Appendix I-1 Page 1

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File: OZ 07/022 W7

Site History
Agency Comments

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

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board and the Peel District School Board (December 8, 2008)	<p>Both Boards indicated that the following condition be included 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> <p>In addition, if approved, warning clauses are to be included in agreements of purchase and sale, and notice signs be erected on site advising of the possibility that students may have to be accommodated in temporary facilities or bused to schools.</p>
City Community Services Department – Planning, Development and Business Services Division (December 11, 2008)	<p>The proposed development relies upon acquisition of City owned lands, being the former Cooksville Library located at 110 Dundas St.W. Prior to the Supplementary Report, these City owned lands must be subject to a surplus declaration request for Council's consideration. We note, for information purposes, that the proposed development would require relocation of existing utilities and easements from City owned lands.</p> <p>Additionally, prior to the Supplementary Report, the applicant is required to submit a revised vegetation analysis and a streetscape masterplan including all existing and future grading and utility requirements. If the subject application is approved, securities for the boulevard streetscape works will be required, prior to the passage of an amending by-law.</p>

675553 Ontario Ltd. (Viewmark Homes)

File: OZ 07/022 W7

Agency / Comment Date	Comment
	<p>Prior to the Supplementary Report, the Community Services Department requires that the Heritage Agreement between the City and the Conservatory Group regarding the bas-relief sculpture by Cleeve Horne be executed and that the applicant submit a revised site concept plan indicating how the bas-relief sculpture will be incorporated into the plan so that it will be accessible to the public.</p> <p>Prior to the enactment of the by-law, should this application be approved, a streetscape processing fee will be required.</p> <p>Prior to the issuance of a building permit, cash in lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with City's policies and By-laws.</p>
<p>City Community Services Department – Fire and Emergency Services Division (December 5, 2008)</p>	<p>No concerns from an emergency response perspective; emergency response time to the site and water supply available are acceptable.</p> <p>The design of the fire access routes and fire hydrant locations will be assessed in detail through the site plan and building permit processes.</p>
<p>City Transportation and Works Department (December 12, 2008)</p>	<p>Prior to this application being approved in principle, the applicant is to submit updated Storm Drainage, Noise and Traffic studies in support of the revised development concept. The updated Traffic Impact Study is to also include queuing details along Confederation Parkway and functional design details for the proposed right-in/right-out access to Dundas Street West. A Phase II Environmental Site Assessment is also required to address this Department's comments/concerns.</p> <p>A revised supporting concept site plan is required to clearly illustrate the feasibility of the proposed common element condominium (CEC) development, including details regarding the proposed fencing, buffering and common element features. The associated servicing and grading plans are also to be updated to reflect the new development proposal and requested CEC details. It should be noted that insufficient information on the new development concept has been provided to date and this Department has expressed numerous concerns with regards to the proposed servicing and grading.</p>

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File: OZ 07/022 W7

Agency / Comment Date	Comment
	<p>The applicant has also been requested to provide details on how the CEC proposal is intended to proceed, noting that a portion of the proposed CEC development does not appear to be legally described as being part of a registered plan. In addition, it was noted that satisfactory arrangements for mutual access between this site and adjacent lands to the east and west is required.</p> <p>Updated comments on the above will be provided prior to the preparation of the Supplementary Report.</p>
City Economic Development Office (December 17, 2008)	<p>It is noted that limited retail and office uses have been maintained in the proposed "Mainstreet Commercial" designation. The applications seek to demolish the existing office tower with only limited consideration for the replacement of the office space.</p> <p>EDO requests that consideration be given to including more mixed commercial uses along both the Dundas Street West and Confederation Parkway frontages for office and commercial uses in addition to the live/work units.</p>
Agencies	<p>The following agencies were circulated the amended application and their comments, if any, will be provided to Planning and Development Committee with the Supplementary Report:</p> <p>Mississauga Transit Region of Peel Enersource Hydro Mississauga Peel Regional Police Hydro One Networks Credit Valley Conservation French District Catholic School Board Conseil Scolaire de District Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Bell Canada Rogers Cable Canada Post Corporation</p>

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File: OZ 07/022 W7

Agency / Comment Date	Comment
	GO Transit Trillium Heath Centre Credit Valley Hospital

675553 Ontario Ltd. (Viewmark Homes)

File: OZ 07/022 W7

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"> 23 Kindergarten to Grade 6 6 Grade 7 to Grade 8 12 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Floradale Public School <ul style="list-style-type: none"> Enrolment: 652 Capacity: 600 Portables: 6 Queen Elizabeth Senior Public School <ul style="list-style-type: none"> Enrolment: 378 Capacity: 262 Portables: 6 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1 185 Capacity: 1 203 Portables: 0 Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables. 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 16 Junior Kindergarten to Grade 8 12 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena <ul style="list-style-type: none"> Enrolment: 577 Capacity: 673 Portables: 0 St. Martin <ul style="list-style-type: none"> Enrolment: 943 Capacity: 1 026 Portables: 0

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File: OZ 07/022 W7

Proposed Zoning By-law

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Tables:

Exception: C4-X	Map # 15	By-law:
In a C4-X zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply.		
Additional Permitted Uses		
1) Live/work unit on a CEC-Private Road		
Regulations		
Maximum number of live/work units on a CEC – private road		24
Maximum gross floor area of all buildings and structures		4800m ²
Maximum gross floor area – non residential		920m ²
Minimum Front Yard		0.0m
Maximum exterior side yard to a CEC – private road		3.0m
Minimum interior side yard		
Lot abutting a residential zone		1.5m
Lot abutting any other zone		1.5m
Minimum Rear Yard		
Lot abutting a CEC – private road		4.0m
Lot abutting any zone		4.0m
Minimum Landscape Buffer		
Minimum depth of a landscape buffer measured from the lot line of a residential zone		1.5m
Minimum residential parking spaces – resident and visitor		48
Minimum non-residential parking spaces		18
Minimum loading spaces		0
CEC – private roads and aisles are permitted to be shared with abutting lands zoned X RM6-X		
All site development plans shall comply with Schedule C4-X of this exception.		

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File: OZ 07/022 W7

Exception: RM6 - X	Map # 15	By-law:
In a RM6-X zone the permitted uses and applicable regulations shall be as RM6 zone except that the following uses/regulations shall apply:		
Additional Permitted Use		
Horizontal multiple dwelling on a CEC – Private Road		
Regulations		
For all townhouse dwellings and horizontal multiple dwellings on a CEC-private road in area zoned RM6-X on Schedule RM6-X of this exception.		
Maximum number of townhouse dwellings on a CEC - private road in area zoned RM6-X on Schedule RM6-X of this exception.		127
Minimum exterior side yard		
Lot with an exterior side lot line abutting a street 20m or greater		4.5m
Lot with an exterior side lot line abutting a CEC – private road		1.0m
Lot with an exterior side lot line abutting a CEC – sidewalk		1.0m
Minimum outdoor amenity space included in landscape area		750m ²
Maximum Floor Space Index		0.9
Encroachments, Projections and Setbacks		
Maximum encroachment of a porch or deck inclusive of stairs located at a below the first storey into the required front, rear, exterior and exterior side yards		3.0m
Minimum park spaces per dwelling unit		2
Minimum visitor parking spaces		7
For townhouse dwellings identified as type B1 or B2 units on Schedule RM6-X of this exception.		
Minimum lot area – B1 or B2 units- interior lot		93m ²
Minimum lot area – B1 or B2 units – corner lot		154m ²
Minimum dwelling unit width – B1 or B2 unit.		4.72m
Minimum lot frontage – B1 or B2 unit.		
Exterior lot – B1 or B2 unit		4.0m
Corner lot – B1 or B2 unit		7.7m
Minimum Front Yard – interior lot/corner lot – B1 or B2 unit.		3.0m
Minimum Rear Yard – B1 or B2 units		
Interior lot/corner lot – B1 or B2 units.		1.5m
Interior lot/corner lot – B1 or B2 unit to lands zoned C4-X		
Maximum height – B1 or B2 units		12.5m
Maximum driveway width – B1 or B2 units		4.72m
For townhouse dwellings identified as type C units on Schedule RM6-X of this exception.		
Minimum lot area – C unit – interior lot		124m ²
Minimum lot area – C unit – corner lot		200m ²
Minimum Dwelling Unit width – C unit		5m
Minimum Lot Frontage – C unit		
Interior Lot – C unit		5.0m
Corner Lot – C unit		8.0m
Minimum Front Yard – C unit		4.5m
Interior lot/corner lot – C unit		
Minimum Rear Yard – C unit		7.5m
Maximum height – C unit		12.0m
For horizontal multiple dwellings identified as type E units on schedule RM6-X of this exceptions		
Minimum lot area – E units – interior lot		78m ²

675553 Ontario Ltd. (Viewmark Homes)

File: OZ 07/022 W7

Minimum lot area – E units – corner lot	117m ²
Minimum dwelling units width – E unit	6m
Minimum Lot frontage - E unit	
Interior Lot – E unit	6m
Corner Lot – E unit	9m
Minimum Front Yard – E unit	3.4m
Interior lot/corner lot	
Minimum rear yard – E unit	0.0m
Maximum height – E unit	12.0m
CEC – private roads and aisles are permitted to be shared with abutting lands zoned C4-X	
All site development plans shall comply with Schedule RM6-X of this exception	

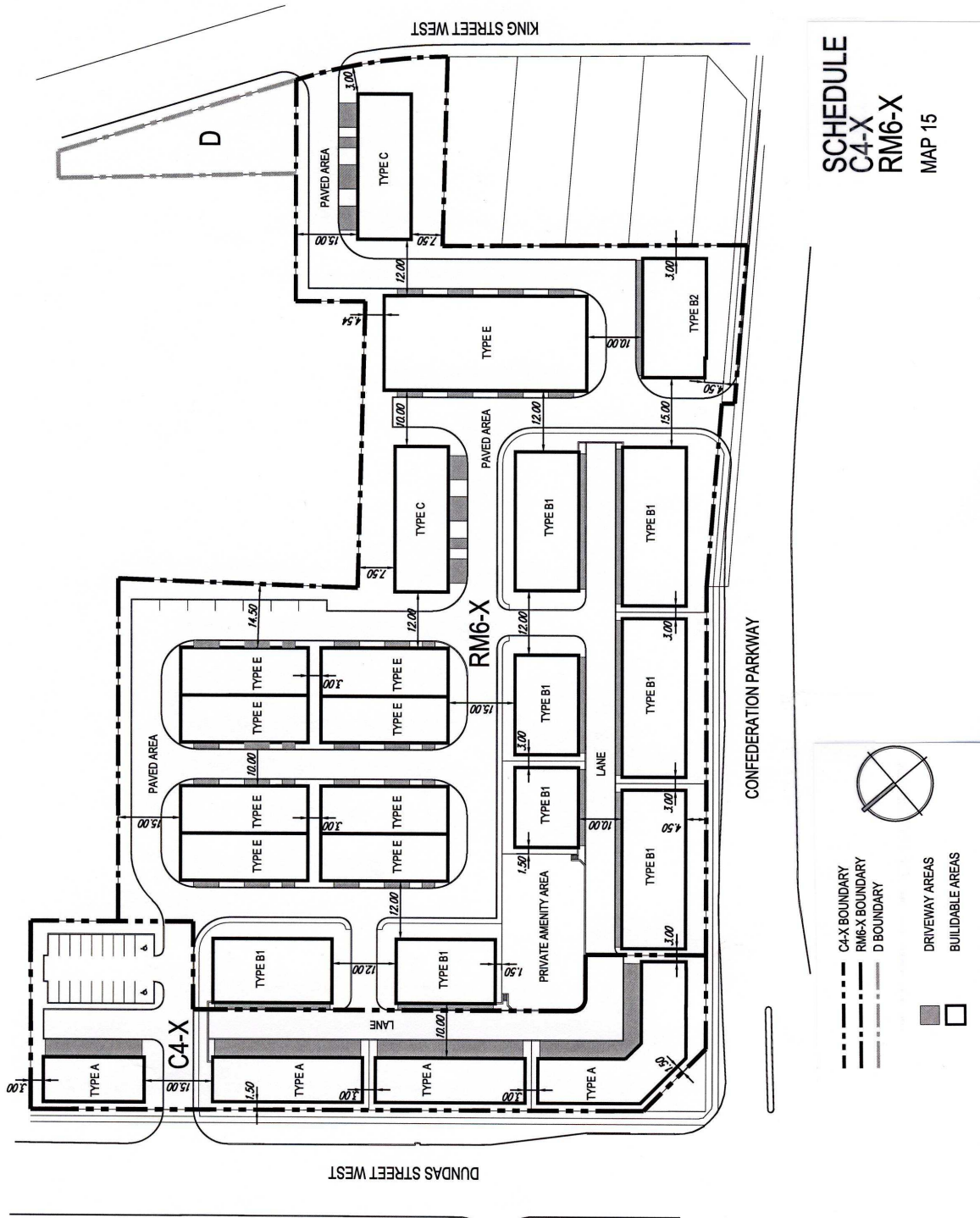
2. Map Number 15 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C4-8" to "C4-X", "RM6-X" and "D", the zoning of Part of Lots 11 to 15, inclusive and Part of Lanes, of Plan TOR.-12, Part of Blocks A,B,C and Part of '66' "Road" between Blocks B and C Registered Plan K-23 Part of Lot 16, Concession 1 south of Dundas Street City of Mississauga Regional Municipality of Peel, and Part of Part 1 Registered Plan 43R-14374, City of Mississauga, PROVIDED HOWEVER THAT the "C4-X", "RM6-X" and "D" zoning shall only apply to the lands which are shown on the attached Schedule "C4-X, RM6-X" outlined in the heaviest broken line with the "C4-X", "RM6-X" and "D" zoning indicated thereon.

This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number XXX is in full force and effect.

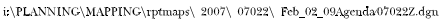
ENACTED and PASSED this _____ day of _____ 2007.

675553 Ontario Ltd. (Viewmark Homes)

File: OZ 07/022 W7



Appendix I-10



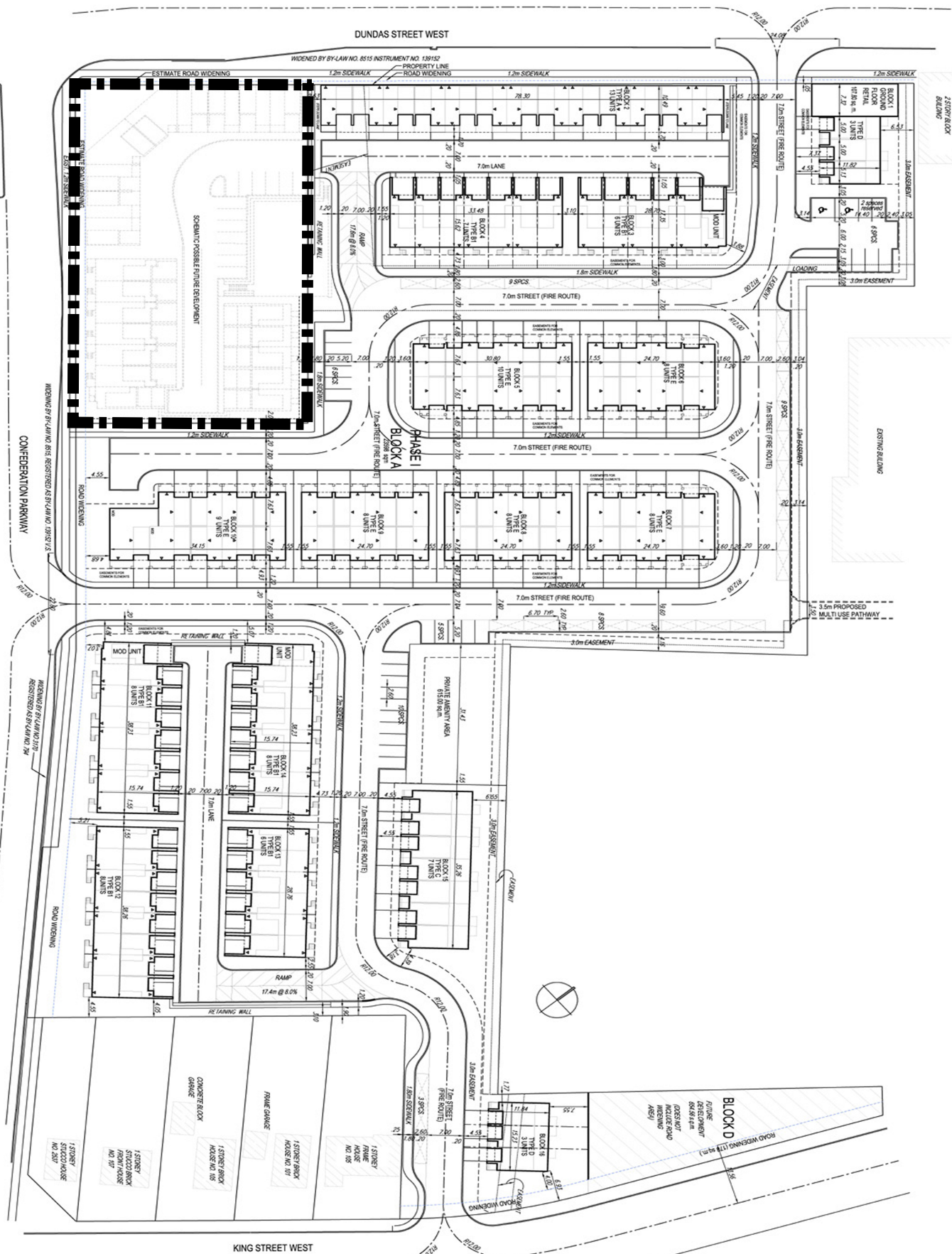
675553 Ontario Inc. (Viewmark Homes)

File: OZ 07/022 W7

Recommendation PDC-0015-2009

PDC-0015-2009 "That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial – Special Site 12" to "Mainstreet Commercial", "Residential Medium Density II" and "Residential High Density I" and to change the Zoning of By-law 0225-2007 from "C4-8" (Mainstreet Commercial) and "RA1-15" (Residential – Apartments) to "C4 – Exception" (Mainstreet Commercial), "RM6 – Exception" (Townhouse Dwellings on a CEC Private Road) and "D" (Development), to permit 24 live/work townhouses, 71 townhouses, 56 back-to-back townhouses and to identify a land parcel for future development, under file OZ 07/022 W7, 675553 Ontario Ltd. (Viewmark Homes), 90, 100 and 110 Dundas Street West, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting."





City Owned Lands

675553 Ontario Inc. (Viewmark Homes)

File: OZ 07/022 W7

REVISED DEVELOPMENT CONCEPT STATISTICS

Revised Development Proposal		
Revised Applications Submitted:	March 26, 2012	
Height:	3 storeys, except for one Mainstreet Live/Work unit that is 2 storeys in height	
	Option Including City Lands	Option Excluding City Lands
Lot Coverage:	36.50%	34.80%
Landscaped Area:	22.97%	24.61%
Floor Space Index (FSI):	0.87	1.17
Net Density:	52.14 units/ha	50.85 units/ha
Gross Floor Area (Residential):	21 993.7 m ² (236,738 sq. ft.)	17 450.4 m ² (187,834 sq. ft.)
Gross Floor Area (Commercial):	1 500 m ² (16,146 sq. ft.)	950 m ² (10,225 sq. ft.)
Number of units:	Total Residential: 140 units Total Commercial: 23 units <u>Residential units by type:</u> Mainstreet Live/Work: 23 Rear lane townhouses: 64 Standard townhouses: 17 Back-to-back townhouses: 36	Total Residential: 121 units Total Commercial: 14 units <u>Residential units by type:</u> Mainstreet Live/Work: 14 Rear lane townhouses: 43 Standard townhouses: 13 Back-to-back townhouses: 51

675553 Ontario Inc. (Viewmark Homes)

File: OZ 07/022 W7

Revised Development Proposal		
Anticipated Population:	420 people* *Average household sizes for townhouse units for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.	363 people*
Parking Required:	Residential: 234 spaces (2.0 spaces per dwelling) Residential Visitor: 29 spaces (0.25 spaces per dwelling) Mainstreet Retail Commercial: 60 spaces (4.0 spaces per 100 m ²)	Residential: 214 spaces (2.0 spaces per dwelling) Residential Visitor: 27 spaces (0.25 spaces per dwelling) Mainstreet Retail Commercial: 38 spaces (4.0 spaces per 100 m ²)
Parking Provided:	Residential: 234 spaces (2.0 spaces per dwelling) Shared Residential Visitor and Commercial: 73 spaces	Residential: 214 spaces (2.0 spaces per dwelling) Shared Residential Visitor and Commercial: 54 spaces
Supporting Documents:	Draft Proposed Official Plan Amendment Draft Zoning By-law Amendments Site Plan Grading Plan/Survey Building Elevations Floor Plans Queuing Analysis and Site Access Functional Designs Streetscape Master Plan Document Vegetation Analysis Environmental Noise Feasibility Study Bell Easement Documentation	

675553 Ontario Inc. (Viewmark Homes)

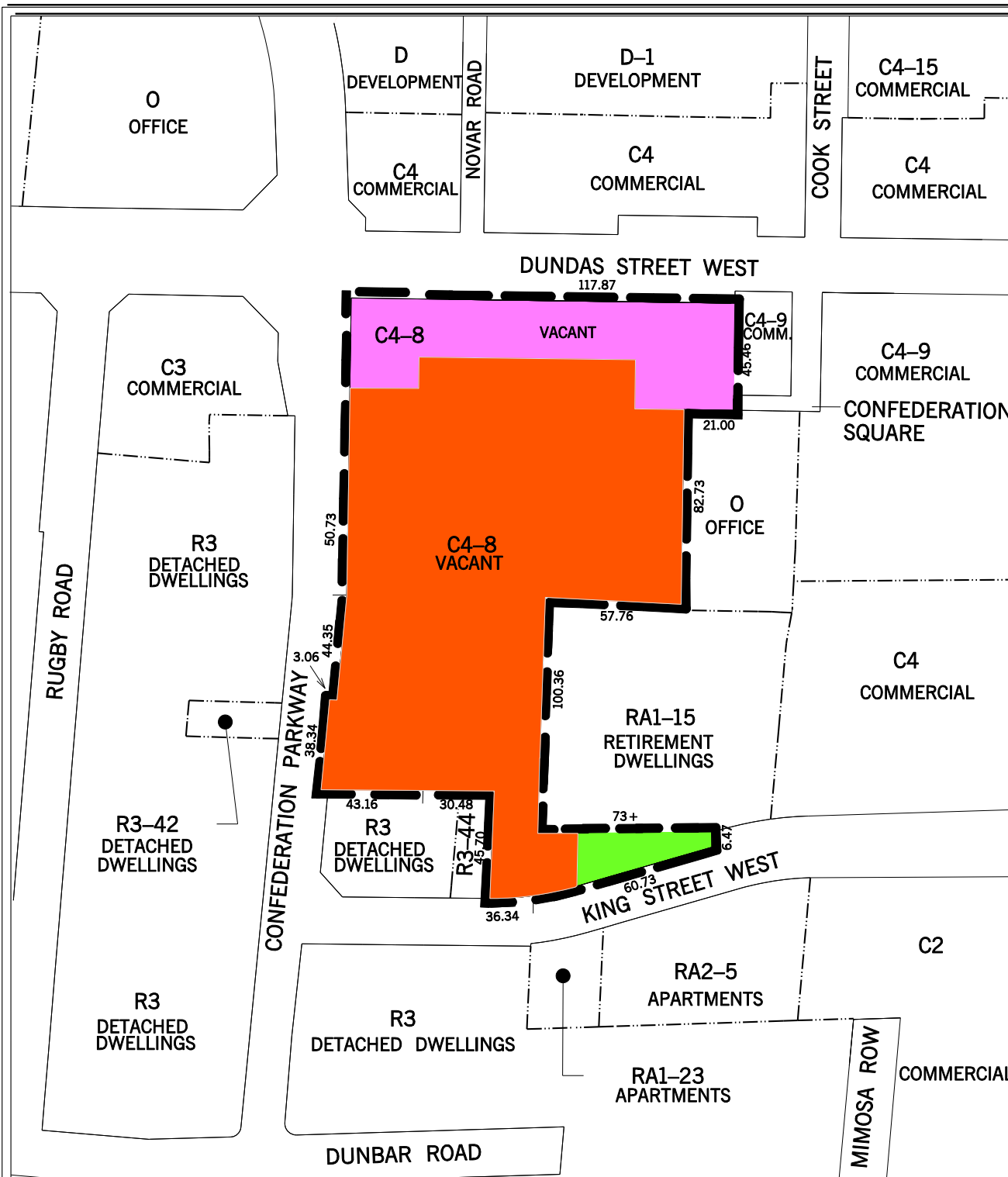
File: OZ 07/022 W7

Proposed Official Plan Amendment

- **"Mainstreet Retail Commercial"** to permit pedestrian-oriented street-related commercial with residential use permitted above the ground floor level.
- **"Residential Medium Density II"** to permit townhouse dwellings and all forms of horizontal multiple dwellings.
- **"Residential High Density I"** to permit apartment dwellings at a Floor Space Index (FSI) of 0.5 to 1.5 times the lot area.
- A **Special Site Policy** is proposed to require that the lands proposed to be designated "Residential High Density I" shall only be developed as part of a comprehensive development with adjacent lands.

Proposed Zoning By-law Amendment

- **"C4-Exception" (Mainstreet Retail Commercial)** to permit a maximum of 23 residential units above Mainstreet Retail Commercial Uses.
- **"RM6-Exception" (Townhouse dwellings on a CEC-Private Road)** to permit a maximum of 117 townhouse dwellings and horizontal multiple dwellings as a Common Element Condominium.
- Residential parking will be provided at the standard rate of 2 spaces per dwelling. It is proposed that the residential visitor parking and commercial parking be shared, supplying 73 shared spaces instead of the 29 residential visitor and 60 commercial spaces that would otherwise be required.
- **"D" (Development)** which permits legally existing buildings or structures. A future rezoning application will be required to permit the development of the land to which this zoning would apply.



LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL-SPECIAL SITE 12" TO "MAINSTREET RETAIL COMMERCIAL-SPECIAL SITE" AND PROPOSED REZONING FROM "C4-8" (MAINSTREET RETAIL COMMERCIAL) TO "C4-EXCEPTION" (MAINSTREET RETAIL COMMERCIAL) TO PERMIT A MAXIMUM OF 23 MAINSTREET RETAIL COMMERCIAL LIVE /WORK UNITS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL- SPECIAL SITE 12" TO "RESIDENTIAL - MEDIUM DENSITY II- SPECIAL SITE" AND PROPOSED REZONING FROM "C4-8" (MAINSTREET RETAIL COMMERCIAL) TO "RM-6- EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT A MAXIMUM OF 117 COMMON ELEMENT CONDOMINIUM TOWNHOUSE DWELLINGS

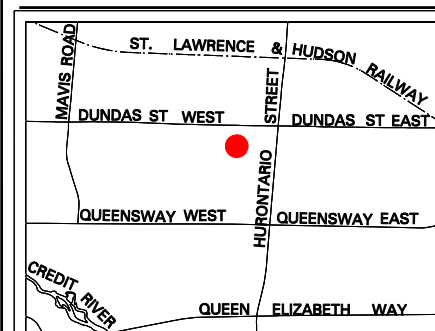


PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL" TO "RESIDENTIAL HIGH DENSITY I" AND PROPOSED REZONING FROM "C4-8" (MAINSTREET RETAIL COMMERCIAL) TO "D" (DEVELOPMENT) TO IDENTIFY A LAND PARCEL FOR FUTURE DEVELOPMENT

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



SUBJECT: 675553 ONTARIO INC.
VIEWMARK HOMES



FILE NO:
OZ 07/022 W7

DWG. NO:
07022S

SCALE:
1:2500

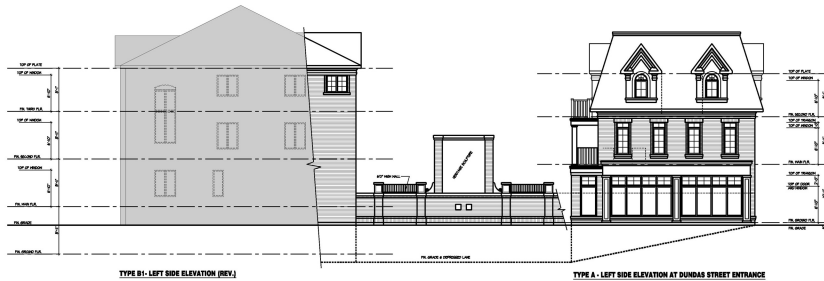
PDC DATE:
2012 06 11

DRAWN BY:
D. GREEN

APPENDIX S-6

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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RETAIL BUILDING (DUNDAS STREET WEST) ELEVATION



TYPE A - EXTERIOR (DUNDAS STREET WEST) SOUTH ELEVATION

3/32"=1'-0"



TYPE A - EXTERIOR (DUNDAS STREET WEST) SOUTH ELEVATION

675553 Ontario Inc. (Viewmark Homes)**File: OZ 07/022 W7****UPDATED AGENCY AND CITY DEPARTMENT COMMENTS****Region of Peel**

In comments dated May 18, 2012, it is noted that the applicant proposes to redevelop this site with new water and sanitary sewer services. At this time, Peel Region has a number of outstanding technical concerns with the applicant's Functional Servicing Report. We will require the Servicing Report to be revised to show the new water supply and sanitary sewer services and appropriate Regional easements over these services. The Servicing Report will also be required to show how the existing water and sewer services on this site will be retained and protected under future easements or replaced without loss of capacity.

We also have outstanding concerns with the design of the on-site waste collection facilities.

If an H Holding zone is applied to this development by the City of Mississauga, Regional staff request that H lifting be subject to receipt of a satisfactory revised Functional Servicing Report and waste collection facility design at Peel Region.

It is noted that the Region of Peel has standing in the Ontario Municipal Board proceedings concerning these applications.

City Transportation and Works Department

In comments dated April 27, 2012 it was stated that a preliminary Noise Report and Traffic Impact Study have been submitted to this department and are satisfactory. Road widenings along the frontages of Dundas Street, Confederation Parkway and King Street, including the necessary sight triangle, will be required.

It was also indicated that the applicant has been requested to further revise/update the following outstanding items:

- Functional Servicing Report to demonstrate how the site can be developed from a storm drainage perspective without the City owned lands.
- Additional details to the servicing and grading plans, including appropriate cross-sections to clearly demonstrate the feasibility of grading which conforms to city standards and specifications.

675553 Ontario Inc. (Viewmark Homes)**File: OZ 07/022 W7**

- Details to confirm the feasibility of the site that adheres to common element condominium requirements.
- A concept plan to demonstrate how the future development block can be developed.
- A satisfactory Utility Plan based on the City's Terms of Reference and, in particular, to assist with review of the required municipal boulevard Streetscape Plan. The streetscape is to include the additional municipal services/landscape features and surface treatment in support of the proposed live/work units.
- Provide this department with an original signed and sealed hardcopy of the Phase 1 and Phase 2 Environmental Site Assessments (ESA) and Remediation Report. These reports are to include a letter of reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of all environmental reports. In accordance with Ontario Regulation 153/04 as amended, the applicant is required to submit a complete Record of Site Condition (RSC; revised December 2009), including all supporting documents.
- Satisfactory arrangements for the provision of the required vehicular, pedestrian and servicing easements between the subject development parcel, the City owned lands, and the future connection to the adjacent lands to the east.
- Approval from the Region of Peel with respect to satisfactory internal waste collection access. This department does not support waste collection from Dundas Street or Confederation Parkway.

In the event that this application is approved by Council, all outstanding conditions are to be satisfied as a condition of lifting the 'H' holding provision. The total number of units may change depending on the outcome of this department's review of the outstanding items.

City Community Services Department – Park Planning

In comments dated June 27, 2008, December 11, 2008 and updated on May 1 2012, this Department advised that the proposed development relies upon acquisition of City owned lands, being the former Cooksville Library located at 110 Dundas St.W. Prior to Bylaw enactment, these City owned lands must be subject to a surplus declaration request for Council's consideration.

Additionally, the applicant is required to submit a revised vegetation analysis and a streetscape master plan including all existing and future grading and utility requirements. If the subject application is approved, securities for the boulevard streetscape works as well as a

675553 Ontario Inc. (Viewmark Homes)**File: OZ 07/022 W7**

streetscape processing fee will be required prior to the passage of an amending by-law or removal of a Holding Condition.

Prior to the issuance of a building permit, cash in lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, C.P. 13, as amended) and in accordance with City's policies and By-laws.

City Community Services Department – Heritage

In comments received on April 23, 2012, it is recommended that the Cleeve Horne sculpture be affixed to an area of external wall on the "Block 1 Ground Floor Retail" building at the east end of the plan on Dundas Street West. This location is more in keeping with the sculpture's original intent (conceived of as part of a building elevation), and will be more publicly visible and "prominent" to public travelling along Dundas Street as per the Heritage Impact Statement recommendation.

The Ontario Heritage Trust plaque is not shown on the site plan. The City recommends that it be installed across the internal road from the "Block 1 Ground Floor Retail" building along Dundas Street West. As per the Heritage Impact Statement, the proponent must consult with the Ontario Heritage Trust and Heritage Mississauga regarding the location of this plaque.

Enersource Hydro Mississauga

In comments dated February 8, 2008 and April 5, 2012, Enersource Hydro Mississauga indicated no objection to the rezoning of the subject lands.

Prior to demolishing any structure, energized hydro equipment must be isolated and removed by Enersource Hydro Mississauga. Prior to any excavation, the existing hydro service to 73 King Street West must be relocated. Easements will be required for the new service.

It is noted that no provision has been made for a utility corridor in the street frontages surrounding the site.

School Accommodation

In comments updated March 7, 2012 the Dufferin-Peel Catholic District School Board responded they are satisfied with the current provision of educational facilities for the

675553 Ontario Inc. (Viewmark Homes)

File: OZ 07/022 W7

catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.

In comments updated January 25, 2012, the Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications.

Accordingly, the Board has 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. Among other things, this condition requires that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreements.

Revised School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																																		
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>18</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>8</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>11</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <table> <tr> <td colspan="2">Floradale P. S.</td></tr> <tr> <td>Enrolment:</td><td>727</td></tr> <tr> <td>Capacity:</td><td>681</td></tr> <tr> <td>Portables:</td><td>1</td></tr> <tr> <td colspan="2">Queen Elizabeth Sr.</td></tr> <tr> <td>Enrolment:</td><td>361</td></tr> <tr> <td>Capacity*:</td><td>262</td></tr> <tr> <td>Portables:</td><td>5</td></tr> <tr> <td colspan="2">Port Credit S. S.</td></tr> <tr> <td>Enrolment:</td><td>1255</td></tr> <tr> <td>Capacity:</td><td>1203</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	18	Kindergarten to Grade 5	8	Grade 6 to Grade 8	11	Grade 9 to Grade 12/OAC	Floradale P. S.		Enrolment:	727	Capacity:	681	Portables:	1	Queen Elizabeth Sr.		Enrolment:	361	Capacity*:	262	Portables:	5	Port Credit S. S.		Enrolment:	1255	Capacity:	1203	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>10</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>4</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <table> <tr> <td colspan="2">St. Catherine of Siena E. S.</td></tr> <tr> <td>Enrolment:</td><td>580</td></tr> <tr> <td>Capacity:</td><td>627</td></tr> <tr> <td>Portables:</td><td>0</td></tr> <tr> <td colspan="2">S. Martin S. S.</td></tr> <tr> <td>Enrolment:</td><td>924</td></tr> <tr> <td>Capacity:</td><td>1026</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	10	Junior Kindergarten to Grade 8	4	Grade 9 to Grade 12/OAC	St. Catherine of Siena E. S.		Enrolment:	580	Capacity:	627	Portables:	0	S. Martin S. S.		Enrolment:	924	Capacity:	1026	Portables:	0
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