



Corporate Report

Clerk's Files

Originator's
Files OZ 11/014 W1

PDC DEC 3 2012

DATE: November 13, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 3, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a 140 unit, 22 storey condominium apartment
building with 180 m² (1,937 sq. ft.) of commercial uses at street
level and surface parking to serve the abutting funeral home
to the south
6, 8 and 10 Ann Street
Southwest corner of Ann Street and High Street East
Owner: Scott and Deanna Insley and Home Alone Property
Management Services Limited
Applicant: F.S. 6810 Limited Partnership
(FRAM Building Group)
Bill 51

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated November 13, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Retail Commercial" to "Residential-High Density I-Special Site" and to change the Zoning from "C4" (Mainstreet Commercial) to "RA5-Exception" (Apartment Dwellings), to permit a 140 unit, 22 storey condominium apartment building with 180 m² (1,937 sq. ft.) of commercial uses at street level and surface parking to serve the

abutting funeral home to the south under file OZ 11/014 W1, Scott and Deanna Insley and Home Alone Property Management Services Limited, 6, 8 and 10 Ann Street, southwest corner of Ann Street and High Street East, be received for information.

REPORT HIGHLIGHTS:	<ul style="list-style-type: none"> • Applications have been made to permit a 140 unit, 22 storey condominium apartment building with commercial uses at street level and surface parking to serve the abutting funeral home to the south; • Community concerns include the proposed building height, density and traffic; • Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan and Zoning By-law amendments, resolution of design details and submission and review of additional requested materials.
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BACKGROUND:

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

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

COMMENTS:

The proposal described above incorporates a 2 storey building podium along Ann Street and High Street East from which the tower portion steps back approximately 3 m (10 ft.). Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: October 21, 2011 Deemed complete: November 11, 2011
Height:	22 storeys
Lot Coverage:	74 %
Floor Space Index:	7.4
Landscaped Area:	18%

Development Proposal	
Net Density:	729.3 units/ha 295.2 units/acre
Gross Floor Area:	Residential: 13 997 m ² (150,667 sq. ft.) Non-Residential: 180 m ² (1,937 sq. ft.) Total: 14 177 m ² (152,604 sq. ft.)
Number of units:	140
Anticipated Population:	343* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	80 1-bed x 1.25 = 100 spaces 60 2-bed x 1.40 = 84 spaces 140 x 0.2 = 28 visitor's spaces 180 m ² (1,937 sq. ft.) of retail @ 6.5 spaces/100 m ² (1,076 sq. ft.), which assumes medical office use = 12 spaces Total: 224 spaces Note: This site currently provides 37 spaces for use by the abutting funeral home.
Parking Provided:	Resident: 130 spaces, with an additional 14 available for purchase by residents = 144 Visitor/Commercial: 21 spaces Total: 165 spaces Note: This proposal also provides 17 spaces for use by the abutting funeral home, representing 20 spaces less than the current provision of 37.
Supporting Documents:	- Planning and Urban Design Rationale and Addendum - Urban Design and Streetscape Analysis - Pedestrian Level Wind Study

Development Proposal	
Supporting Documents: (cont'd)	<ul style="list-style-type: none"> - Functional Storm Drainage and Stormwater Management Report - Functional Servicing Report and Addendum - Phase 1 Environmental Site Assessment and Letter of Reliance - Noise Control Feasibility Study and Revision - Traffic Impact Study - Functional Servicing Report - Parking Appraisal Letter and Revision - Tree Inventory/Protection Plan - Composite Existing Utilities/Services Plan - List of Green Features - Records of Site Condition - Parcel Registry Documentation - Site Plan, Floor Plans and Elevations - Plan of Survey

Site Characteristics	
Frontages:	Ann Street – 55.4 m (182 ft.) High Street East – 28.1 m (92 ft.)
Lot Area:	0.19 ha (0.47 ac.)
Existing Use:	<ul style="list-style-type: none"> - 6 Ann Street – 1 storey dwelling occupied by one of the owners of the Skinner & Middlebrook Funeral Home; - 8 Ann Street – surface parking lot with 37 spaces serving the funeral home; - 10 Ann Street – 1 storey former dwelling currently occupied by Home Alone Property Management.

Green Development Initiatives

The applicant has identified several green development initiatives that will be incorporated into the development, including a green

roof, on-site storm water retention, energy efficient lighting and low-flow water fixtures.

Additional information is provided in Appendices I-1 to I-12.

Neighbourhood Context

The subject property is located in an established neighbourhood with a mix of residential, retail and office uses. Building heights vary considerably, as there is a mix of older high and mid-rise apartment buildings and low-rise residential buildings, including detached dwellings. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: 2 storey Bell utility building, 2 storey detached dwelling
- East: Across Ann Street, 2 storey parking structure; 2 storey office in former dwelling
- South: Skinner and Middlebrook Funeral Home and 5 storey apartment building
- West: Two 2 storey multi-unit residential buildings; 5 storey apartment building further west

Current Mississauga Plan Designation and Policies for Port Credit (May 5, 2003)

"Mainstreet Retail Commercial" which refers to pedestrian-oriented, street-related commercial areas that also permits residential, community and office uses. Compatible development is encouraged which recognizes the scale and enhances the form and character of Mainstreet Commercial areas.

The Urban Design Policies of the Port Credit District identify this site as being in the Central Residential Character Area. Policies include:

- recognition that the area has potential for infill and redevelopment and will have the highest building heights in the District;

- Proposals must avoid adverse impacts on surrounding areas and should maintain the existing character, particularly the mature trees and the well-landscaped front yards;
- Building heights should not exceed 15 storeys, subject to shadowing and overlook concerns;
- Buildings should be set back from the street to provide landscaping opportunities in order to maintain the existing street character of the area.

The applications are not in conformity with the land use designation.

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

Residential Policies

If certain conditions are demonstrated, the residential intensification policies of Mississauga Plan allow for official plan amendments to be considered which increase permitted height and density on a property outside the Urban Growth Centre. These conditions are that the proposed development is compatible in built form and scale with surrounding development, enhances the existing or planned community and is consistent with the intent of Mississauga Plan. Design issues related to built form, height, massing, transition, coverage, setbacks, privacy and overview, parking and the quantity and quality of open spaces will be priorities in assessing the merits of residential development proposals.

Urban Design Policies

The urban design policies of Mississauga Plan require that building, landscaping and site design are compatible with site conditions and will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements are also to minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

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 lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

New Mississauga Official Plan (2011)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety; 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 currently being reviewed, regard should also be given to the new Mississauga Official Plan (2011). The applicant has requested to convert their application to one under Mississauga Official Plan (2011) once it comes into force and effect. Under the new Mississauga Official Plan, the subject lands are designated "**Mixed Use – Special Site 38**". Should Mississauga Official Plan come into effect before these applications are approved, an amendment will be required to the new Plan to change the designation to "**Residential High Density – Special Site**".

Proposed Official Plan Designation and Policies

"Residential - High Density I - Special Site", to permit the proposed high density residential development at a maximum Floor Space Index of 7.5, a maximum height of 22 storeys and ground floor commercial uses to a maximum gross floor area of 185 m² (1,991 sq. ft.), and 17 surface parking spaces for the abutting funeral home to the south.

Existing Zoning

"C4" (Mainstreet Commercial), which permits a range of retail, service commercial and office uses with a maximum building height of 3 storeys.

Proposed Zoning By-law Amendment

"RA5-Exception" (Apartment Dwellings), to permit the proposed uses and standards listed in Appendix I-11.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted development are deemed good planning by Council through the approval of a development application. Should these applications be approved in principle by Council, the City may require the provision of community benefits as a condition of approval.

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor, Jim Tovey on March 21, 2012. Additionally, several area residents have provided written and verbal comments to the City since the applications were submitted.

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

- the proposed building is too tall, does not provide a gradual height transition down to Lakeshore Road East and will set a height precedent;
- the proposal represents excessive density and is not in keeping with the City's Official Plan;
- the proposal is too close to the two storey multi-unit residential building to the west, which will result in unacceptable impacts;
- there will be inadequate parking for the abutting funeral home as well as for the proposed retail component;
- the traffic impact on the local roads is a concern.

The comments raised by the community will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- resolution of expressed concerns regarding the proposed height, massing and density, given current and proposed Official Plan policies and the neighbourhood context;
- resolution of detailed design matters, including the loading/servicing area configuration, tower floor plate proportions, overlook concerns, underground parking layout, landscape requirements, common outdoor amenity area, and building setbacks;
- the current lack of additional sanitary sewer capacity in the area;
- the submission and review of additional requested documents, including a Heritage Impact Statement, a revised Noise Study, a revised Functional Servicing Report and a revised Urban Design and Streetscape Analysis.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and servicing matters which will require the applicant to enter into appropriate agreements with the City.

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

CONCLUSION: 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:

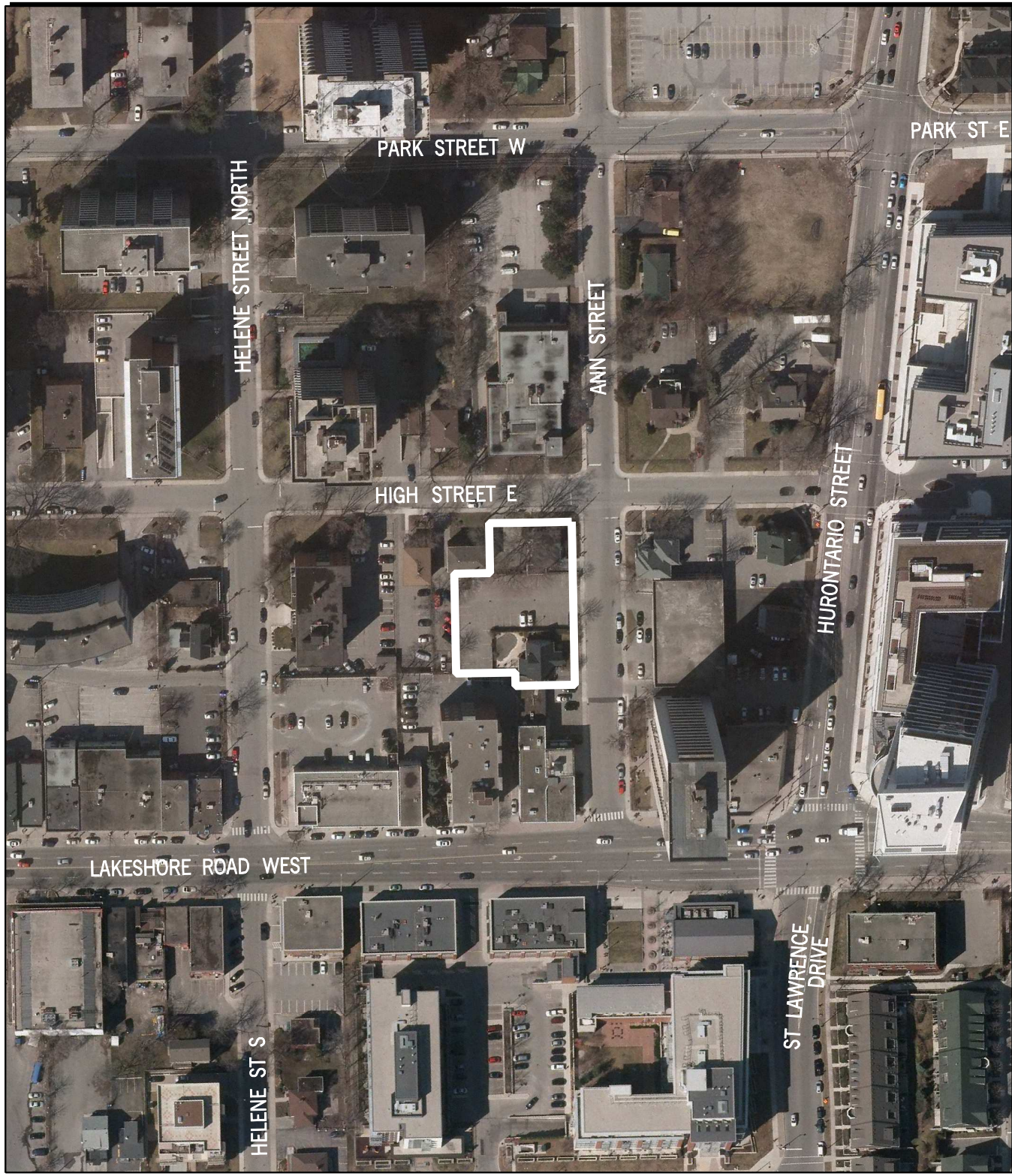
- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Port Credit District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Site Plan
- Appendix I-6: Floor Plans
- Appendix I-7: Elevations and Sections
- Appendix I-8: Renderings
- Appendix I-9: Agency Comments
- Appendix I-10: School Accommodation
- Appendix I-11: Proposed Zoning Standards
- Appendix I-12: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

Site History

- October 25, 1990 – A minor variance (file “A” 513/90) for the funeral home located at 128 Lakeshore Road East was approved, providing 34 parking spaces whereas 72 are required. These parking spaces are currently located on a portion of the subject lands, known municipally as 8 Ann Street. A variance for off-site parking was not sought at the time;
- May 5, 2003 – Port Credit District Policies of Mississauga Plan approved by the Region of Peel, designating the subject lands “Mainstreet Retail Commercial” which refers to pedestrian-oriented, street-related commercial areas that also permits residential, community and office uses.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "C4" (Mainstreet Commercial).



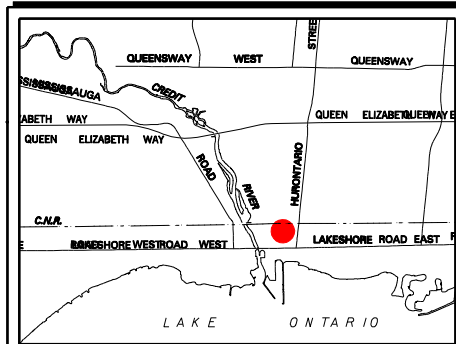
LEGEND:

 **SUBJECT LANDS**

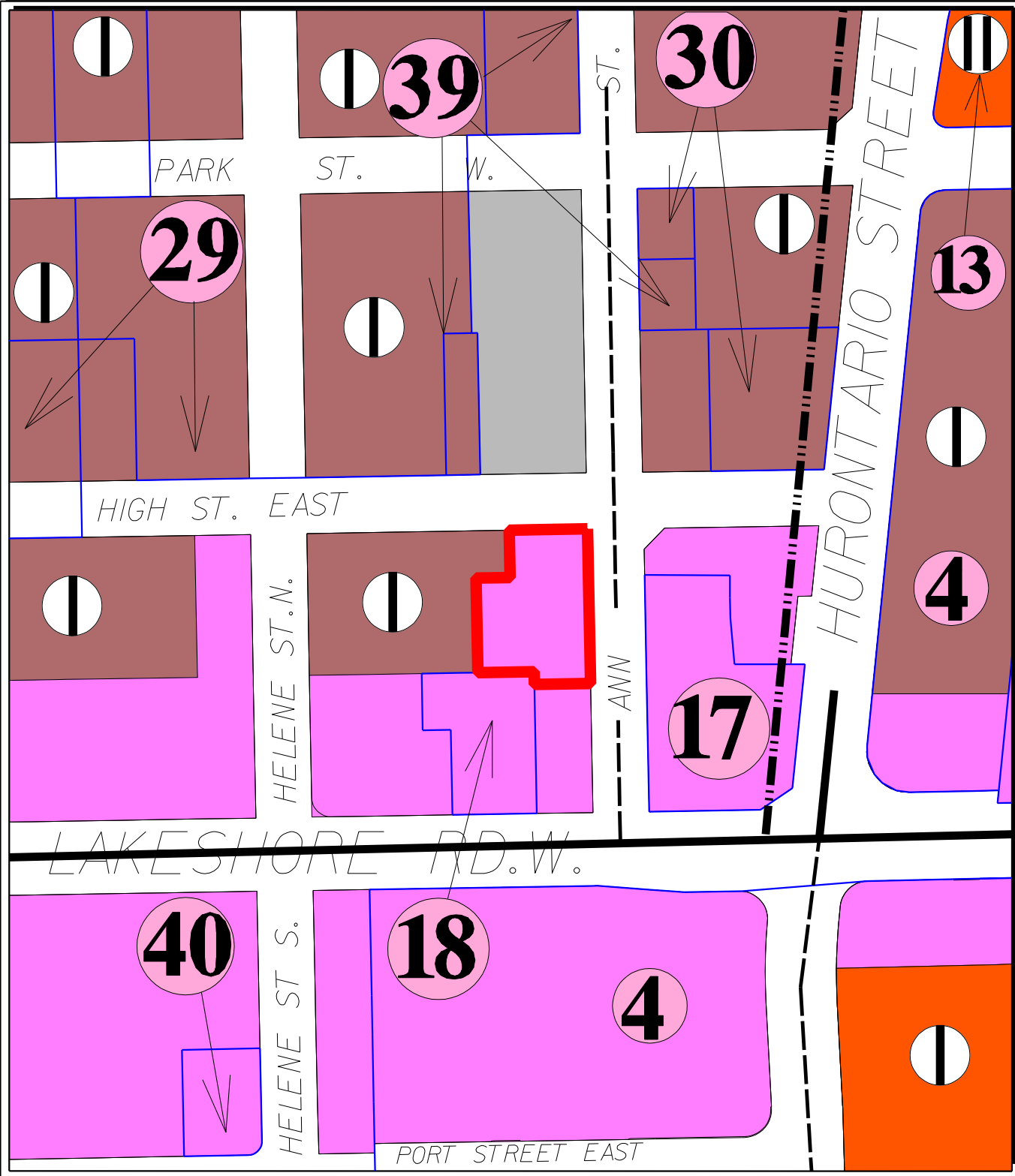
DATE OF IMAGERY: SPRING 2012



SUBJECT: F.S. 6810 Limited Partnership (FRAM Building Group)



FILE NO: OZ 11/014 W1	
DWG. NO: 11014A	
SCALE: 1:2000	
PDC DATE: 2012/12/03	APPENDIX I-2
DRAWN BY: A.SHAH	



PART OF PORT CREDIT DISTRICT LAND USE MAP PORT CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN

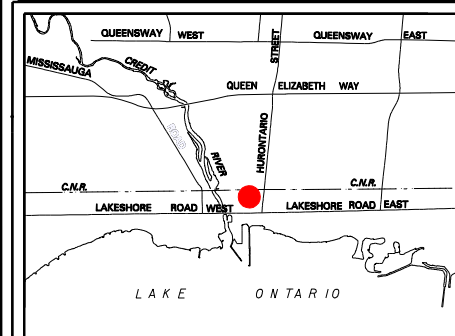
<p>LAND USE DESIGNATIONS</p> <ul style="list-style-type: none"> Residential - Low Density I Residential - Low Density II Residential - Medium Density I Residential - Medium Density II Residential - Medium Density III Residential - High Density I Mainstreet Retail Commercial General Retail Commercial Convenience Retail Commercial Motor Vehicle Commercial Business Employment Public Open Space Private Open Space Greenbelt Utility To Be Determined 	<p>TRANSPORTATION LEGEND</p> <ul style="list-style-type: none"> Arterial Major Collector Major Collector (Scenic Route) Minor Collector Local Road Existing Commuter Rail GO Transit Station Major Transit Corridor
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Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor

Amendment No. 95 Appealed to the Ontario Municipal Board

<p>LAND USE LEGEND</p> <ul style="list-style-type: none"> Node Boundary Cemetery Heritage Conservation District Special Site Areas (See Special Site Policies) Planning District 	<p>SUBJECT LANDS</p>
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SUBJECT: F.S. 6810 Limited Partnership (FRAM Building Group)



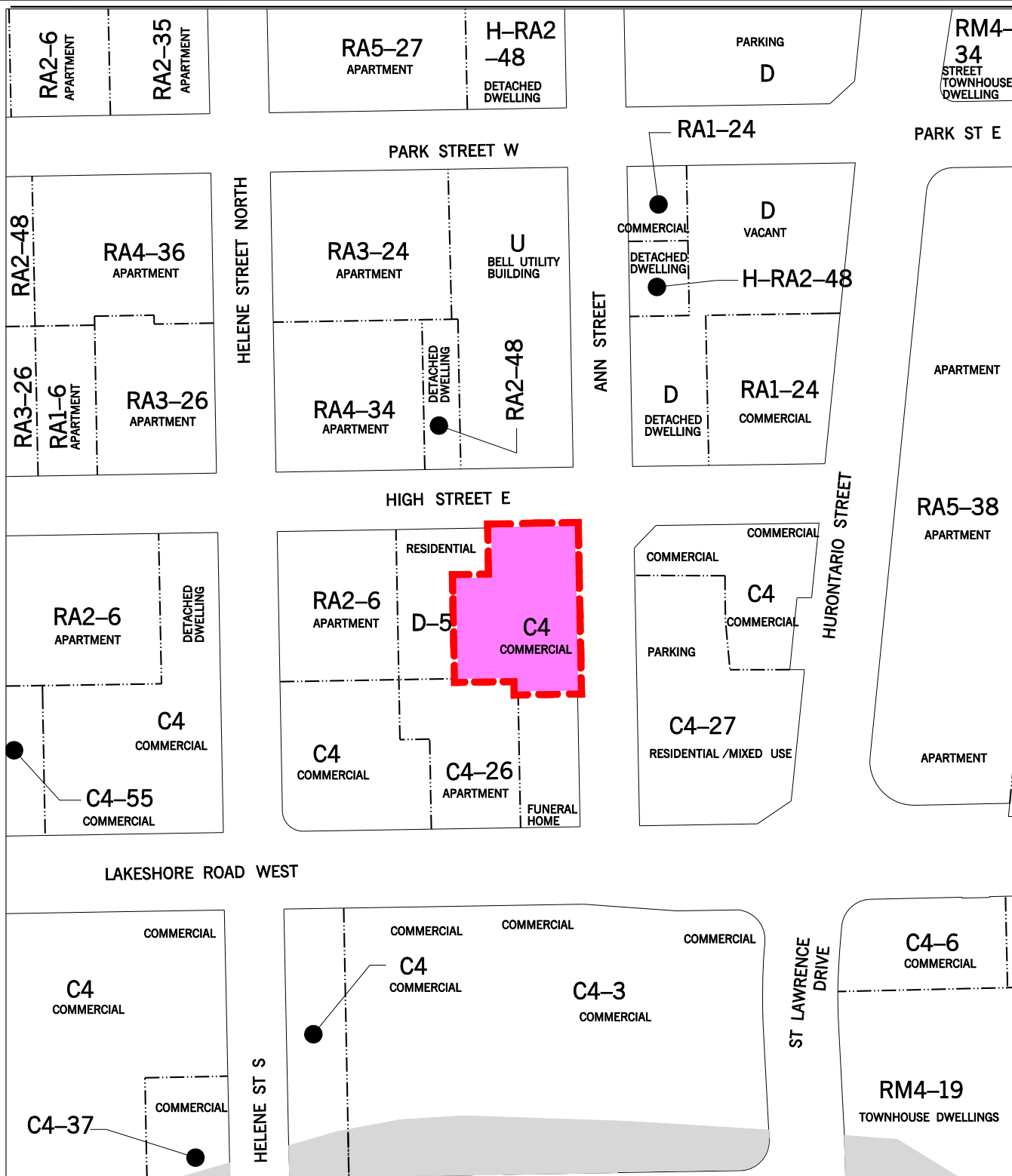
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11014L

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PDC DATE:
2012/12/03

DRAWN BY:
A.SHAH



LEGEND:

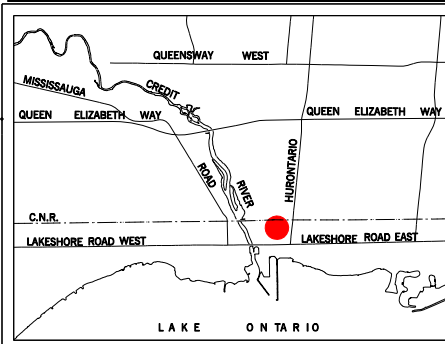


PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL" TO "RESIDENTIAL-HIGH DENSITY I-SPECIAL SITE" AND PROPOSED REZONING FROM "C4" (MAINSTREET COMMERCIAL) TO "RA5-EXCEPTION" (APARTMENT DWELLINGS), TO PERMIT A 140 UNIT, 22-STOREY CONDOMINIUM APARTMENT BUILDING WITH 180 m² (1,937 SQ.FT.) OF COMMERCIAL USES AT STREET LEVEL AND SURFACE PARKING SPACES TO SERVE THE ABUTTING FUNERAL HOME TO THE SOUTH.

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



SUBJECT: F.S. 6810 Limited Partnership (FRAM Building Group)



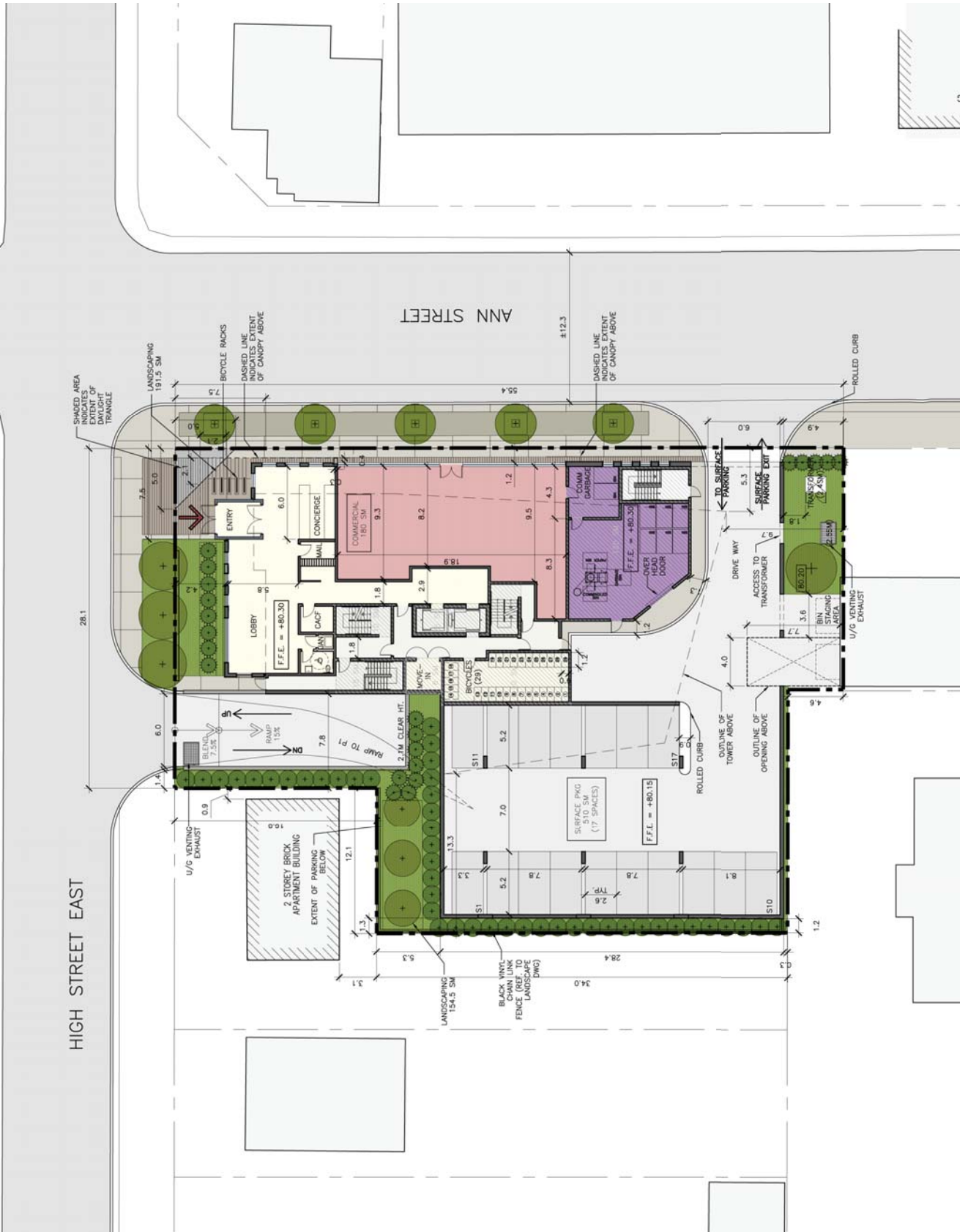
FILE NO: OZ 11/014 W1	APPENDIX I-4
DWG. NO: 11014R	
SCALE: 1:2000	
PDC DATE: 2012/12/03	APPENDIX I-4
DRAWN BY: A.SHAH	



Produced by
T&W, Geomatics

HIGH STREET EAST

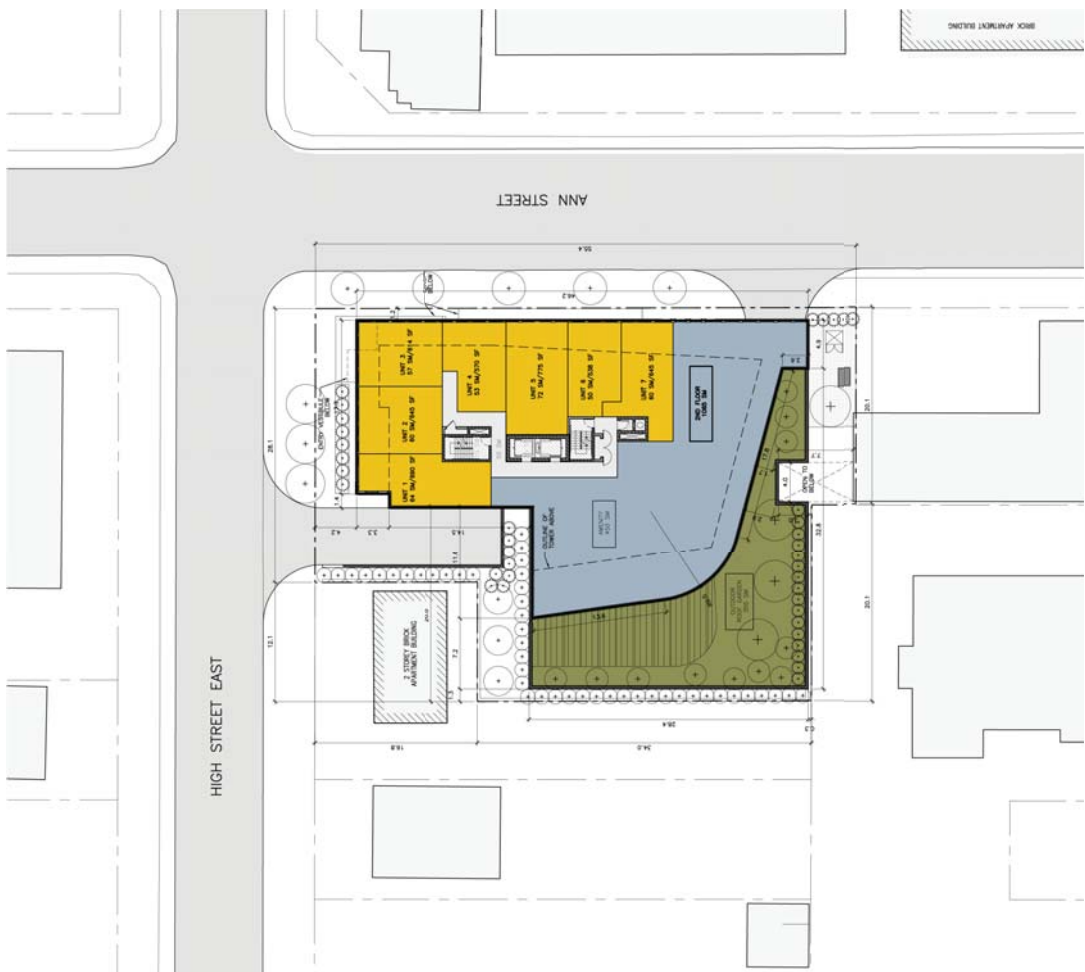
ANN STREET



GROUND FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

SECOND FLOOR AND ROOF PLANS



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



2006 - CITY OF MISSISSAUGA SKYLINE FROM LAKE ONTARIO



2011 - CITY OF MISSISSAUGA SKYLINE FROM LAKE ONTARIO



FUTURE - CITY OF MISSISSAUGA SKYLINE FROM LAKE ONTARIO

SKYLINE FROM LAKE ONTARIO

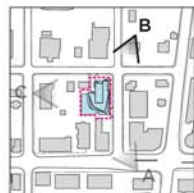


KEY PLAN



ANN STREET LOOKING NORTH

PERSPECTIVE A

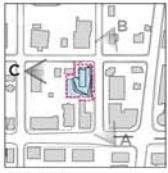


KEY PLAN



ANN STREET LOOKING SOUTH

PERSPECTIVE B

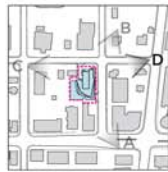


KEY PLAN



HIGH STREET EAST LOOKING EAST TOWARD ANN STREET

PERSPECTIVE C

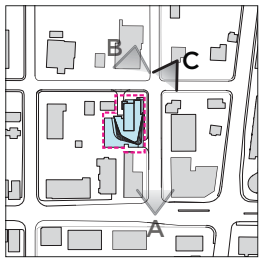


KEY PLAN



HIGH STREET EAST LOOKING WEST TOWARD ANN STREET

PERSPECTIVE D



KEY PLAN



PERSPECTIVE 'C'

ANN STREET PODIUM VIEW

F.S. 6810 Limited Partnership

File: OZ 11/014 W1

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (Updated November 2, 2012)	<p>Existing 200 mm (8 in.) diameter watermains are located on High Street East and Ann Street.</p> <p>Existing 250 mm (10 in.) diameter sanitary sewers are located on High Street East and Ann Street.</p> <p>The Region is in receipt of a Functional Servicing Report (FSR) prepared by Sernas, dated September 2011. With regards to water: The Region of Peel policy dictates that all connections to a high density development should be from a 300 mm (12 in.) watermain. There are no watermains of that size in the vicinity of this proposed development. External easements or construction is required at the applicant's expense. With regards to sanitary sewer: Regional records show that the existing 300 mm (12 in.) sanitary sewer on the north side of Lakeshore Road has been abandoned. Please update page 2 of the report to reflect this. The report shows that the existing 250 mm (10 in.) sanitary sewer along Ann Street flows southerly to a 300 mm (12 in.) sewer on Lakeshore Road then westerly to a 450 mm (18 in.) sewer on Helene Street. However, the existing 250 mm (10 in.) along Ann Street flows southerly and is connected to the 300 mm (12 in.) sewer on the south side of Lakeshore Road then easterly toward Hurontario Street. Please update page 2 of the report to reflect this. There is not any issue regarding the capacity of existing trunk sewers.</p> <p>There is a capacity issue regarding the Elmwood and Beach Street Sewage Pumping Stations to service the flows, especially under storm events and high inflow and infiltration conditions.</p> <p>These applications cannot be connected to the existing sanitary system until the proposed Beechwood Sewage Pumping Station is in service and Elmwood Sewage Pumping Station is</p>

F.S. 6810 Limited Partnership

File: OZ 11/014 W1

Agency / Comment Date	Comment
	<p>updated. The report is not satisfactory. Once the servicing proposals are confirmed, the FSR is to be updated to include the above noted revisions.</p> <p>Front-end garbage, front-end recycling and on-site bulky items and white goods collection (i.e. old appliances) will be provided to the residential component of the development by the Region of Peel.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board</p> <p>(October 26, 2012 and October 16, 2012, respectively)</p>	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>If approved, both School Boards require that warning clauses regarding temporary school accommodation and transportation arrangements be included in any Agreement of Purchase and Sale as well as the Development and/or Servicing Agreements. Notice signs must also be erected on site advising that students may have to be accommodated in temporary facilities or bused to schools.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section</p> <p>(Updated October 9, 2012)</p>	<p>This Department notes that Harold E. Kennedy Park is located approximately 160 m (525 ft.) from the subject site and contains an outdoor pool, changing facilities and a children's play area.</p> <p>In the event that the applications are approved, a satisfactory streetscape master plan including proposed street tree planting and street tree preservation will be required. Associated securities for these works will be required and secured for through the Development Agreement. Further, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>

F.S. 6810 Limited Partnership

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Agency / Comment Date	Comment
City Community Services Department – Culture Division (July 26, 2012)	Per section 3.20.2.3 of Mississauga Plan, a Heritage Impact Statement is required due to the fact that the proposal might adversely affect listed and designated heritage resources in the immediate vicinity. Further comments may be forthcoming once the Heritage Impact Statement is accepted.
City Community Services Department – Fire and Emergency Services Division (Updated October 22, 2012)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (Updated October 19, 2012)	<p>This department confirmed receipt of a revised Site Plan, Context Plan, Utility Plan, Functional Stormwater Management Report, Phase 1 Environmental Site Assessment, Noise Control Feasibility Study, and a Traffic Impact Study, which are currently under review. Notwithstanding the findings of these reports and drawings, additional technical details have been requested, including proposed cross-sectional details confirming the suitability of the High Street East and Ann Street boulevard works.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Bell Canada - Canada Post - Development Services, City of Mississauga - Enbridge Consumers Gas Distribution - Enersource Hydro Mississauga - GO Transit/Metrolinx

F.S. 6810 Limited Partnership**File: OZ 11/014 W1**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Conseil Scolaire de District Catholique Centre-Sud- Conseil Scolaire de District Centre-Sue-Ouest- Credit Valley Hospital- Realty Services, City of Mississauga- Rogers Cable- Trillium Health Centre

F.S. 6810 Limited Partnership

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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"> 13 Kindergarten to Grade 5 6 Grade 6 to Grade 8 13 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Forest Avenue P.S. <ul style="list-style-type: none"> Enrolment: 210 Capacity: 227 Portables: 1 Riverside P.S. <ul style="list-style-type: none"> Enrolment: 287 Capacity: 440 Portables: 0 Port Credit S.S. <ul style="list-style-type: none"> Enrolment: 1,256 Capacity: 1,203 Portables: 0 <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 3 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> St. Luke <ul style="list-style-type: none"> Enrolment: 532 Capacity: 584 Portables: 0 Iona Catholic <ul style="list-style-type: none"> Enrolment: 1,238 Capacity: 723 Portables: 17

F.S. 6810 Limited Partnership

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Proposed Zoning Standards

Standard	RA5 Zone	Proposed RA5-Exception Zone
Uses	Apartment Dwelling, Long-Term Care Dwelling, Retirement Dwelling. Accessory uses with internal access only: retail store, personal service establishment, financial institution, office and medical office - restricted	Apartment Dwelling, Long-Term Care Dwelling, Retirement Dwelling, office, medical office, retail store, financial institution, take-out restaurant, outdoor patio accessory to a take-out restaurant, personal service establishment
Maximum dwelling units	n/a	140
Maximum Floor Space Index	2.9	7.5
Maximum gross floor area (GFA) - non residential	For accessory uses, 10% of the total GFA up to the GFA of the 1 st floor	185 m ² (1,991 sq. ft.)
Minimum Landscape Area	40% of the lot area	18% of the lot area
Maximum Height (not including any mechanical penthouse)	77.0 m (253 ft.) and 25 storeys	72.0 m (236 ft.) and 22 storeys
Minimum setback to an underground parking structure	3.0 m (10 ft.)	0.0 m (0 ft.)
Minimum setback to structured parking from a rear or exterior lot line	7.5 m (25 ft.)	0.0 m (0 ft.)
Minimum landscaped buffer along the west and south lot line	4.5 m (15 ft.) – west lot line 3.0 m (10 ft.) – south lot line	0.0 m (0 ft.)
Parking	- 1 bedroom x 1.25 spaces - 2 bedroom x 1.40 spaces - visitors x 0.2 spaces - no additional spaces for permitted accessory commercial uses	- 0.93 spaces per condominium apartment dwelling unit - 0.15 visitor spaces per condominium dwelling unit (can be shared with commercial uses) - 4.0 spaces per 100 m ² (1,076 sq. ft.) GFA for requested commercial uses - minimum number of additional spaces for the abutting funeral home = 17
Other setbacks and encroachments	Varies depending on height of building	According to proposed by-law and Exception Schedule
The following pages present the full list of the applicant's requested amendments to the City's zoning by-law. It is a copy of the applicant's draft by-law and was not prepared by City staff.		

PREPARED BY APPLICANT

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER

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 Table to Section 4.15.6:

4.15.6.XX	Exception: RA5-XX	Map # 08	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.15.6.XX.1	The following additional uses shall be permitted within an apartment dwelling identified on Schedule RA5-XX of this Exception:		
	(1) Office		
	(2) Medical Office		
	(3) Retail Store		
	(4) Financial Institution		
	(5) Take-out Restaurant		
	(6) Outdoor patio accessory to a take-out restaurant		
	(7) Personal Service Establishment		
Regulations			
4.15.6.XX.2	The provisions contained in Subsection 2.1.14 and the regulations of Lines 16.0, 31.2, 33.1, 41.1, 42.2 and 42.3, contained in Table 3.1.2.2 and Lines 5.0, 8.1, 8.2, 8.3, 8.4, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 10.1, 10.2, 10.3, 10.4, 10.5, 11.1, 11.2, 11.3, 11.4, 12.1, 12.2, 12.3, 12.4, 13.4, 13.5, 13.6, 15.1, 15.3 and 15.6, contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.XX.3	Maximum number of dwelling units on lands identified on Schedule RA5-XX of this Exception	140	
4.15.6.XX.4	Maximum height	22 storeys and 72.0 m	
4.15.6.XX.5	Maximum floor space index	7.5	

4.15.6.XX	Exception: RA5-XX	Map # 08	By-law:
4.15.6.XX.6	Maximum gross floor area – non-residential used for any combination of permitted uses contained in Sentence 4.15.6.XX.1		185 m ²
4.15.6.XX.7	The uses permitted in Sentence 4.15.6.XX.1, Items (1) through (8) shall be located on the ground floor of the apartment dwelling identified on Schedule RA5-XX of this Exception.		
4.15.6.XX.8	Minimum landscaped area	18% of the lot area	
4.15.6.XX.9	Minimum width of landscaped buffer along the south lot line	0.0 m	
4.15.6.XX.10	For the purposes of this By-law, all lands zoned RA5-XX shall be considered one (1) lot		
4.15.6.XX.11	The lot line abutting High Street East shall be deemed to be the front lot line		
4.15.6.XX.12	Minimum setback to underground parking structures from all lot lines	0.0 m	
4.15.6.XX.13	Minimum setback to motor vehicle structured parking and loading facilities from a rear lot line or exterior lot line	0.0 m	
4.15.6.XX.14	Unless otherwise indicated on Schedule RA5-XX of this Exception, maximum projection of a canopy or balcony outside the building identified on Schedule RA5-XX of this Exception	1.8 m	
4.15.6.XX.15	Minimum number of resident parking spaces per condominium apartment dwelling unit	0.93	
4.15.6.XX.16	Minimum number of visitor parking spaces per condominium apartment dwelling unit	0.15	
4.15.6.XX.17	Minimum number of parking spaces per 100 m ² gross floor area – non-residential for a Medical Office, Retail Store, Financial Institution, Restaurant, Take-out Restaurant, or Personal Service Establishment	4.0	
4.15.6.XX.18	In addition to the minimum parking required by Sentences 4.15.6.XX.15 through 4.15.6.XX.17, the minimum number of additional parking spaces for the adjacent lands zoned C4 and provided on the lot	17	
4.15.6.XX.19	A shared parking arrangement is permitted for the required visitor/non-residential parking on the lot , in accordance with the greater of, 0.15 visitor parking spaces per unit or parking required for all non-residential uses, located in the building or on the same lot as the residential use		
4.15.6.XX.20	All site development plans shall comply with Schedule RA5-XX of this Exception		

2. Map Number 08 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" to "RA5-XX" the zoning of 6, 8 and 10 Ann Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "RA5-XX" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number _____ is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2012.

MAYOR

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

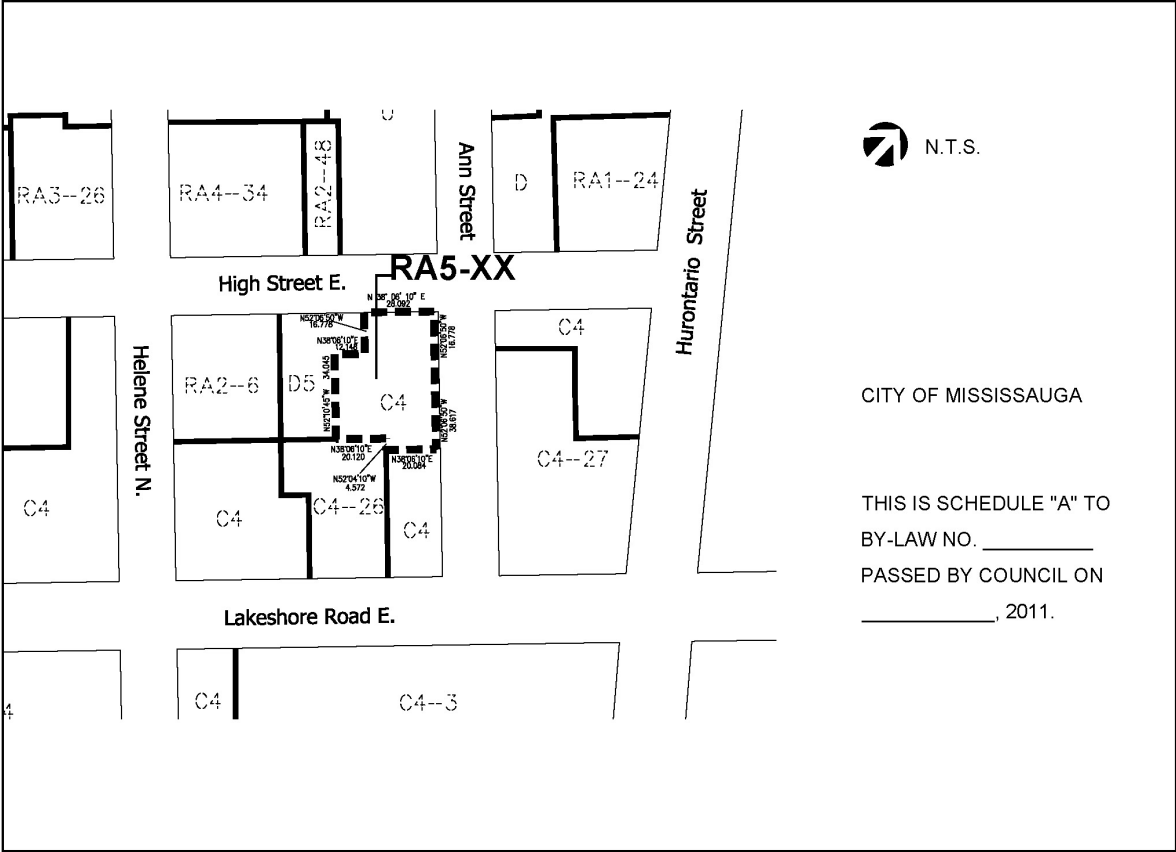
This By-law amends the zoning of the properties outlined on the attached Schedule "A" from "C4" to "RA5-XX".

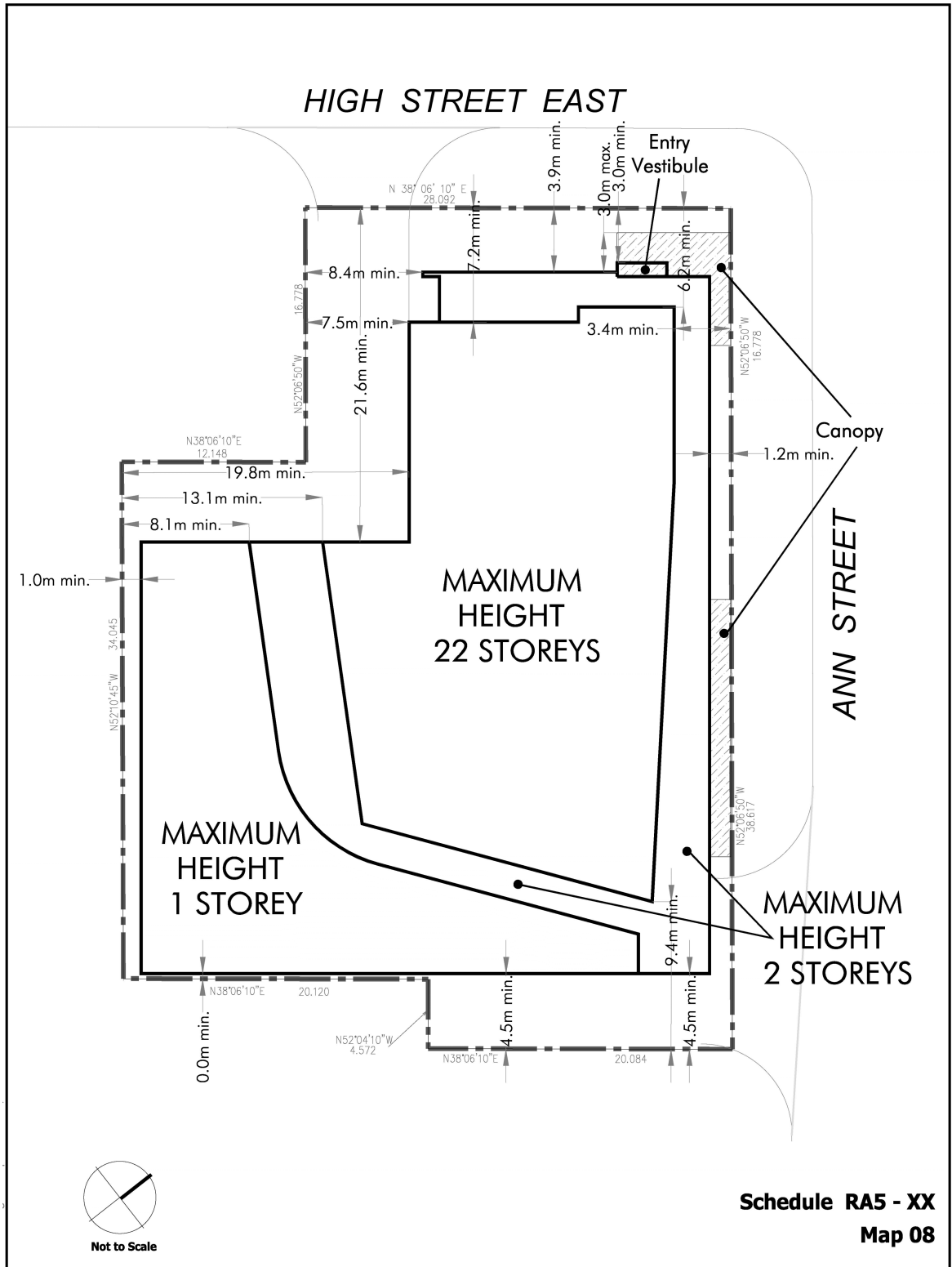
"RA5-XX" permits apartment dwellings and limited non-residential uses, with increased height and gross floor area.

Location of Lands Affected

The subject lands are located on the west side of Ann Street between Lakeshore Road East and High Street East, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from _____ of the City Planning and Building Department at 905-615-3200 ext. _____.





GENERAL CONTEXT MAP

