



DECLARATION

Section 17 of the Planning Act

Applicant: F.S. 6810 Limited Partnership (FRAM)
Municipality City of Mississauga
Our File: OPA 60

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 29, 2017 when By-law Number 0102-2017 was enacted and that notice as required by Section 17 of the Planning Act was given on June 29, 2017.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 19th day of July, 2017.

Commissioner of Oaths

DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2019.

Declarant



MISSISSAUGA

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	June 29, 2017	
OPA NUMBER	OPA 60 (By-law 0102-2017)	
ZONING BY-LAW NUMBER	0103-2017	
DATE PASSED BY COUNCIL	June 21, 2017	
LAST DATE TO FILE APPEAL	July 18, 2017	
FILE NUMBER	OZ 14/007	Ward 1
APPLICANT	F.S. 6810 Limited Partnership (FRAM)	
PROPERTY LOCATION	Southwest corner of High Street East and Ann Street. Port Credit Community Node Character Area	

TAKE NOTICE that on June 21, 2017 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Section 17 or 21 and Sections 34 and 37 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density to permit an apartment building and semi-detached dwelling units. The purpose of the Zoning By-law is to permit the development of a 15 storey condominium apartment building and two semi-detached dwelling units.

A key map showing the location of the lands to which it applies is attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 60 is in full force and effect.

IF YOU WISH TO APPEAL to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. An appeal must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **July 18, 2017**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$150.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **David Breveglieri of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5551**, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Diana Rusnov, Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 5421

Amendment No. 60

to

Mississauga Official Plan

By-law No. 0102-2017

A by-law to Adopt Mississauga Official Plan Amendment No. 60

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

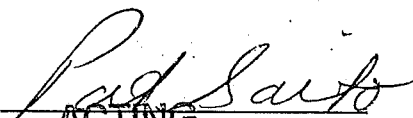
AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 60, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

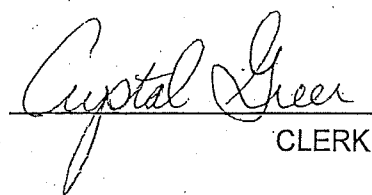
AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a land use designation change from Mixed Use to Residential High Density, and the addition of a Port Credit Local Area Plan Special Site Policy;

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

1. The document attached hereto, constituting Amendment No. 60 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 21ST day of JUNE, 2017.

Signed 
ACTING
MAYOR

Signed 
CLERK

Amendment No. 60
to
Mississauga Official Plan

The following text and Maps "A" and "B" attached constitute Amendment No. 60.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated January 30, 2017, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density to permit an apartment building and semi-detached dwelling units.

LOCATION

The lands affected by this Amendment are located at the southwest corner of High Street East and Ann Street. The subject lands are located in the Port Credit Community Node Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Mixed Use which permits a mix of office, commercial and residential uses.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed redesignation meets the overall intent, goals, objectives and policies of Mississauga Official Plan as it introduces a use which has both existed and is anticipated in the area.
2. The proposed designation is appropriate for the property and will not adversely impact or destabilize the surrounding land uses. The provided setbacks and layout are respectful of the adjacent properties.
3. The proposal is contextually appropriate given other similar developments in the area.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.0, Special Sites & Exempt Sites, Port Credit Local Area Plan, of Mississauga Official Plan, is hereby amended by adding a Special Site on Figure 27: Location of Special and Exempt Sites within the Port Credit Local Area Plan, in accordance with the changes to the Special Site Policies.
2. Section 13.1, Special Sites, Port Credit Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

13.1.17 Site 17



13.1.17.1 The lands identified as Special Site 17 are located on the southwest corner of High Street East and Ann Street.

13.1.17.2 Notwithstanding the Residential High Density policies of this Plan, semi-detached dwelling units will be permitted.

3. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from Mixed Use to Residential High Density, as shown on Map "A" of this Amendment.
4. Schedule 3, Port Credit Drive-Through Prohibitions, Port Credit Local Area Plan, of Mississauga Official Plan is hereby amended by deleting the subject site, as shown on "Map B" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

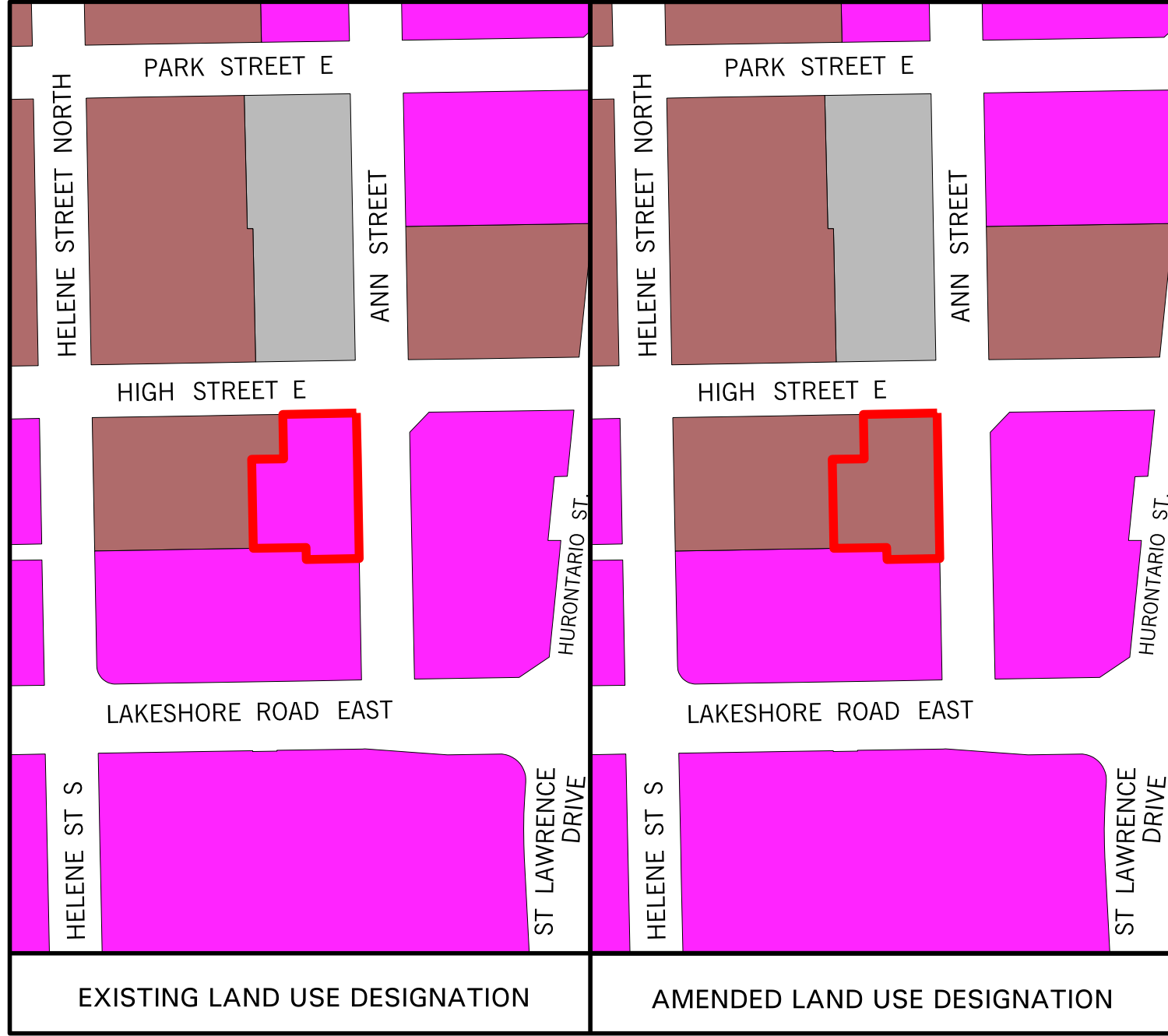
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 13, 2017.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

http://teamsites.mississauga.ca/sites/18/mopa/oz_14.007.mopa_60.db.jmcc.docx



- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Airport
 - Residential Low Density II
 - Institutional
 - Residential Medium Density
 - Public Open Space
 - Residential High Density
 - Private Open Space
 - Mixed Use
 - Greenlands
 - Convenience Commercial
 - Parkway Belt West
 - Motor Vehicle Commercial
 - Utility
 - Office
 - Business Employment
 - Special Waterfront
 - Industrial
 - Partial Approval Area

- AREA OF AMENDMENT
- FROM:
- MIXED USE
- TO:
- RESIDENTIAL HIGH DENSITY





MAP 'A'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan





LEGEND

-  LANDS DESIGNATED 'MIXED USE'
-  AREA OF AMENDMENT



MAP 'B'

Part of Schedule 3
 Port Credit Drive-Through Restrictions
 Port Credit Local Area Plan
 of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on September 8, 2015 in connection with this proposed Amendment.

A number of area residents were in attendance at the meeting and expressed support for the proposal.

City of Mississauga
Corporate Report



Date: January 30, 2017

To: Mayor and Members of Council

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
 OZ 14/007 W1

Meeting date:
 2017/02/22

Subject

SECTION 37 COMMUNITY BENEFITS AND ADDENDUM RECOMMENDATION REPORT (WARD 1)

8 Ann Street and 77 and 81 High Street East (formerly 6, 8 and 10 Ann Street), southwest corner of High Street East and Ann Street

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

File: OZ 14/007 W1

Recommendation

1. That notwithstanding that subsequent to the public meeting on December 7, 2015, minor dimensional revisions have been made and the number of units in the apartment building has been increased from 68 to 69 by splitting a larger unit, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the above noted changes is hereby waived.
2. That the sum of \$300,000.00 be approved as the amount for the Section 37 Community Benefits contribution.
3. That City Council enact a by-law under Section 37 of the *Planning Act*, to authorize the Commissioner of Planning and Building and the City Clerk to execute the agreement with F.S. 6810 Limited Partnership (FRAM Building Group), and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the community benefits contribution.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

Report Highlights

- There have been minor changes made to the proposal since the Recommendation Report recommending approval of the proposed development was considered by Planning and Development Committee on December 7, 2015 and adopted by Council on December 16, 2015
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications, as revised, be approved
- The City is seeking a community benefits contribution under Section 37 of the *Planning Act*, in conjunction with the proponent's Official Plan Amendment and Rezoning applications
- The proposal has been evaluated against the criteria contained in the Corporate Policy and Procedure on Bonus Zoning, and can be supported subject to the execution of a Section 37 agreement
- The community benefits contribution is \$300,000.00 which can be used towards the redevelopment of the Port Credit Cenotaph Park, renovations to the West Bank Totem Pole, and/or the installation of a commemorative statue relating to the history of Port Credit at J.J. Plaus Park

Background

On December 7, 2015, a Recommendation Report was presented to Planning and Development Committee (PDC) recommending approval of Official Plan Amendment and Rezoning applications on these lands to permit a 15 storey apartment building with 68 units and 2 semi-detached homes.

PDC passed Recommendation PDC-0069-2015 which was adopted by Council on December 16, 2015. As part of the recommendation, staff is to report back to Council on the recommended community benefits.

Since the Recommendation Report was presented to PDC, minor changes have been made to the proposal. The purpose of this report is to address the changes made to the proposal and to provide comments and a recommendation with respect to the proposed Section 37 Community Benefits.

Comments

Background information including the December 7, 2015 PDC report and Revised Zoning Standards are attached as Appendices 1 and 2.

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the application as follows:

- a larger unit has been split into two smaller units bringing the total unit count of the development to 69 in the apartment building plus two semi-detached homes
- minor modifications to the building setbacks

The proposed revisions to the application do not constitute substantive changes to the development.

Section 37 Community Benefits Proposal

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in Mississauga 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. The receipt of the community benefits discussed in this report conforms to Mississauga Official Plan and the Corporate Policy and Procedure on Bonus Zoning.

"Community Benefits" is defined in the Corporate Policy and Procedures as meaning facilities or cash secured by the City and provided by an owner/developer for specific public capital facilities, services or matters. Section 19.8.2 of Mississauga Official Plan provides examples of potential community benefits, such as the provision of public art, multi-modal transportation facilities or streetscape improvements.

Following Council's approval in principle of the subject applications, staff met with Ward 1 Councillor Tovey to discuss the possible community benefits relating to the proposal. Discussions were also held with representatives from different departments in the City and the applicant. Based on these discussions, three possible contributions were determined.

The "Community Benefits" will include one or a combination of the following: the redevelopment of the Port Credit Cenotaph Park, renovations to the West Bank Totem Pole in Port Credit Memorial Park, and/or the installation of a commemorative statue relating to the history of Port Credit at J.J. Plaus Park.

Guiding Implementation Principles

Development must represent good planning

A fundamental requirement of the use of Section 37 is that the application being considered must first and foremost be considered "good planning" regardless of the community benefit contribution.

The Recommendation Report evaluated the proposed Official Plan Amendment and Rezoning and recommended that the applications be approved as they are acceptable from a planning standpoint and represents good planning.

A reasonable planning relationship between the secured Community Benefit and the proposed increase in development is required

A contribution towards J.J. Plaus Park, Port Credit Memorial Park and Port Credit Cenotaph Park represents a 'highest priority' contribution as these upgrades affect the immediate vicinity of the site and benefit the surrounding community. Renovations to the West Bank Totem Pole and the inclusion of a commemorative statue in J.J. Plaus Park represent a relevant connection to the long history of indigenous people in the Credit River Valley which spans thousands of years.

In order to determine a fair value of the "Community Benefits", Realty Services retained an independent land appraisal to determine the increased value of the land resulting from the density increase. The overall increased value of the land has been determined to be \$1,200,000. According to the Corporate Policy and Procedure, a Community Benefit contribution should be in the range of 20 to 40% of the increased value of the land. The contribution of \$300,000.00 represents 25% of the land lift value.

Community Benefit contributions should respond to community needs

Port Credit is intrinsically linked to the waterfront and the Credit River. The waterfront park system is a significant contributor to the character and charm of the waterfront community and its continued stewardship is important in preserving that character. The West Bank Totem pole which stands adjacent to the parking lot on Front Street North is part of the local history. It is currently falling into a state of disrepair and work will be required to sustain it. Relocation to a more prominent location may also be considered.

The Cenotaph located at 29 Stavebank Road North needs to be assessed and possibly repaired. The park itself also needs upgrades to the electrical connections for both illumination and sound system improvements. Landscaping improvements would also benefit the park.

A statue commemorating Port Credit's link with the indigenous people would be a suitable and welcomed addition at J.J. Plaus Park. It has been suggested that Peter Jones, an Ojibwa Chief who was influential in the settlement and cultivation of the land, would be a good candidate for such a commemorative piece.

Ensure that the negotiation process of Section 37 Agreements is transparent

The land appraisal report prepared by an independent land appraiser is available for viewing. Any proposed park upgrades would be subject to a detailed assessment and review by Parks Planning.

Section 37 Agreement

The Planning and Building Department and the owner have negotiated mutually agreed upon conditions for the community benefit which will be reflected in the related agreement. The agreement provisions will include the following:

- A community benefit contribution of \$300,000.00
- The contribution is to be used towards J.J. Plaus Park, Port Credit Memorial Park and/or Port Credit Cenotaph Park
- The agreement is to be registered on title to the lands in a manner satisfactory to the City Solicitor

Financial Impact

Cash benefits received from a Section 37 agreement will be collected by the Planning and Building Department and held in a Section 37 Reserve Fund set up for that purpose. This fund will be managed by Accounting, Corporate Financial Services, who are responsible for maintaining a record of all cash payment received under this policy.

Conclusion

The revisions proposed by the applicant do not represent a significant change to what had been presented at the December 7, 2015 PDC meeting and all previous evaluations remain valid.

Staff has concluded that the proposed Section 37 Community Benefit is appropriate, based on the increased height and density being recommended through the Official Plan Amendment and Rezoning applications; and that the proposal adheres to the criteria contained in the Corporate Policy and Procedure on Bonus Zoning.

Attachments

Appendix 1: Recommendation Report – December 7, 2015

Appendix 2: Revised Zoning Standards



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

City of Mississauga
Corporate Report



<p>Date: November 17, 2015</p>	<p>Originator's file: OZ 14/007 W1</p>
<p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2015/12/07</p>

Subject

RECOMMENDATION REPORT (WARD 1)

6, 8 and 10 Ann Street, southwest corner of High Street East and Ann Street

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

Applications to permit a 15 storey, 68 unit apartment building and two 3 storey semi-detached homes

Recommendation

That the Report dated November 17, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/007 W1, F.S. 6810 Limited Partnership (FRAM Building Group), be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from **Mixed Use** to **Residential High Density – Special Site** to permit a 15 storey apartment building and two 3 storey semi-detached homes with an overall FSI of 4.27 be approved.
3. That the application to change the Zoning from **C4 (Mainstreet Commercial)** to **RA5 - Exception (Apartment Dwellings)** to permit a 15 storey, 68 unit apartment building and two semi-detached homes in accordance with the proposed revised zoning standards described in Appendix 4 of this report, be approved subject to the following conditions:
 - (a) That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the

developer, the Peel District School Board and the Dufferin-Peel Catholic District School Board not apply to the subject lands.

4. In the event these applications are approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Report Highlights

- Since the public meeting the applicant has made a minor revision to the proposal by increasing the number of units from 68 to 70. The proposed revision does not impact the design or layout of the site and is applicable to the interior of the apartment building only.
- Staff are satisfied with the change to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on September 8, 2015, at which time a Planning and Building Department Information Report (Appendix 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0049-2015 which was adopted by Council and is attached as Appendix 2.

Comments

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

REVISED DEVELOPMENT PROPOSAL

The applicant has made a modification to the proposal by dividing two of the units in the proposed apartment building, thereby increasing the unit count within the building from 66 to 68. With the inclusion of the 2 semi-detached units, the proposal has a total of 70 units. No changes to the building or layout have been made and there continues to be sufficient parking based on the proposed parking standard.

COMMUNITY COMMENTS

At the September 8, 2015 public meeting of the Planning and Development Committee, a number of residents from the community expressed support for the proposal.

The issues below were raised by residents at the community meeting held by Ward 1 Councillor on May 20, 2015.

Comment

Concerns were raised regarding the volume of traffic generated by the proposed development.

Response

Comments from the Transportation and Works Department regarding traffic volume are included in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding the elimination of parking spaces for the adjacent funeral home.

Response

The owners of the funeral home were involved in the sale of the land used for parking to the applicant. The shortage of parking will be the responsibility of the funeral home and will need to be addressed through measures such as the Payment-in-Lieu of Off Street Parking program, off-site parking or other measures.

Comment

Concerns were raised regarding the appropriateness of the proposed uses and whether office uses would better serve the community.

Response

The site is in the Central Residential Precinct of the Port Credit Community Node which is characterized by a variety of apartment buildings and multi-unit dwellings. The proposed 15 storey apartment building and two 3 storey semi-detached units along High Street East are considered appropriate development of these lands in relation to its surrounding context.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**City Transportation and Works Department (T&W)**

Comments updated October 27, 2015, state that T&W confirmed receipt of a revised Site Plan, Context Plan, Utility/Servicing Plan, Functional Servicing, Stormwater Management Report and Noise Control Feasibility Study in response to previous comments.

The Traffic Impact Study analysed the traffic impacts as a result of the proposed development and confirmed that predicted future traffic volumes generated can be accommodated within the existing road network.

The Noise Impact Study confirmed that with the installation of central air conditioning and registration of the appropriate noise warning clauses, compliance with the City/Ministry of the Environment and Climate Change (MOECC) Guidelines will be achieved.

In the event these applications are approved by Council, prior to the enactment of the Zoning By-law, the applicant will be required to enter into a Servicing Agreement for the conveyance of lands and easements, and for the construction of the proposed streetscape and municipal works along Ann Street and High Street East. In addition, the applicant is to finalize certain grading details, complete a Record of Site Condition to confirm the site is suitable for residential uses, and enter in to a Development Agreement with the City to address the implementation of the conditions of rezoning.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. It contains policies that encourage intensification within urban areas, promotes the efficient use of land, infrastructure and public facilities, encourages mixed use developments and the support of public transit.

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan. The site is located in the Central Residential Precinct of the Port Credit Community Node which anticipates the highest building heights. The proposed development conforms to the PPS and Growth Plan as it adequately takes into account the existing context and provides an appropriate transition of built form to adjacent areas, as referenced in the Official Plan section below.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Port Credit Character Area. The following amendments to the Mississauga Official Plan are required to redesignate the lands from Mixed Use to Residential High Density – Special Site to permit:

- 15 storey apartment building
- semi-detached homes
- an overall FSI of 4.27

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- *Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*
- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?*

The site is located within the Port Credit Community Node which is considered an intensification area in Mississauga Official Plan. Community Nodes are intended to develop in a form and density that complements the existing character of the node and achieves a high quality urban environment while supporting modes of active transportation. The 15 storey building has a small floor plate and represents an appropriate transition down from the 20 and 22 storey buildings at

the corner of Hurontario Street and Lakeshore Road East and fits harmoniously within the context of the surrounding apartment buildings. The site is also very close to the Port Credit GO station thereby supporting transit usage for future occupants. The proposal meets the intent, goals and objectives of Mississauga Official Plan and offers a built form and use which is compatible with the existing community

The Central Residential Precinct of the Port Credit Community Node contemplates heights of 15 storeys for apartment buildings with regard being given to proper integration. The inclusion of the semi-detached homes along High Street East creates a complementary condition to the property to the west as well as enhances the streetscape. The multiple setbacks of the apartment building aid in reducing the overall bulk of the development. From the perspective of a pedestrian on the south side of Lakeshore Road East, the building falls below an angular plane of 30 degrees, which is keeping with visual impact of buildings along this area of Lakeshore Road East.

In addition to the review carried out by staff, the applicant has provided planning rationale to justify the change in designation. Based on the comments received from the applicable City Departments and agencies, the existing infrastructure is adequate to support the proposed development.

Zoning

The proposed RA5-Exception (**Apartment Dwellings**) zone is appropriate to accommodate the apartment building and semi-detached homes. Appendix 4 contains the general site specific zoning provisions for the development. The proposed provisions will be compatible with the surrounding lands for reasons noted in the Official Plan section of this Report.

Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. 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 height and/or density are deemed to be good planning by Council through the approval of a development application.

Should these applications be approved by Council, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval. A site plan application has not been submitted for the proposed development to date. While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further review will occur related to design, landscaping and technical matters.

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the request by the applicant to increase the total unit count by two does not have a bearing on the design or layout of the proposal, it is recommended that no further public notice be required.

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

1. The proposal for the apartment building and semi-detached homes is compatible with the surrounding land uses as they are complementary to the existing character and integrate well with surrounding properties.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses based on the proposed heights, transitions and general site design.

Attachments

Appendix 1: Information Report

Appendix 2: Recommendation PDC-0049-2015

Appendix 3: Existing Land Use and Proposed Zoning Map

Appendix 4: Revised Proposed Zoning Standards



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

PDC SEP - 8 2015

City of Mississauga
Corporate Report



<p>Date: 2015/08/18</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Originator's file: OZ 14/007 W1</p> <hr/> <p>Meeting date: 2015/09/08</p>
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Subject

Applications to permit a 15 storey, 66 unit apartment building and two 3 storey semi-detached homes

6, 8 and 10 Ann Street

Southwest corner of High Street East and Ann Street

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

Information Report Ward 1

Recommendation

That the report dated August 18, 2015, from the Commissioner of Planning and Building regarding the applications by F.S. 6810 Limited Partnership (FRAM Building Group) to permit a 15 storey, 66 unit apartment building and two 3 storey semi-detached homes fronting onto High Street East under File OZ 14/007 W1, at 6, 8, and 10 Ann Street, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community;
- The project does not conform to the Mixed Use land use designation and requires a rezoning to accommodate the proposed apartment building and semi-detached homes;
- Community concerns identified to date include the appropriateness of the proposal and elimination of the parking of the adjacent funeral home;
- Prior to the next report, staff must evaluate a number of the project's features including whether or not it is compatible with the character of the area; provides adequate building transition to the surrounding buildings and meets all the City's technical requirements.

Background

Applications were previously submitted for this site by the same applicant in 2011 for the development of a 22 storey, 140 unit condominium apartment building with commercial uses at street level and surface parking to serve the abutting funeral home to the south. Council refused the applications in July 2013 and the applicant appealed the decision to the Ontario Municipal Board. In January 2014, subsequent to a hearing, the Ontario Municipal Board ordered that those applications be refused.

The applications have been circulated for comments and a community meeting was held on May 20, 2015. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	55.4 m (182 ft.) – Ann Street 28.1 m (92 ft.) – High Street East
Gross Lot Area:	0.19 ha (0.47 ac.)
Existing Uses:	6 Ann Street – detached dwelling 8 Ann Street – parking Lot 10 Ann Street – detached dwelling

The site is made up of three properties at the southwest corner of High Street East and Ann Street within the Port Credit Community Node. The neighbourhood consists of a mixture of older high rise developments, newer mid-rise developments, older multi-unit walk-ups and detached dwellings. Traditional mainstreet commercial uses generally extend a half block north and south of Lakeshore Road East.

The surrounding land uses are:

North: Two storey Bell utility building

East: Three storey parking garage associated with a 20 storey apartment building and an office located within a detached dwelling

South: Skinner and Middlebrook Funeral Home and 5 storey rental apartment building

West: Two storey and two and half storey multi-unit residential buildings

Information regarding the history of the site is found in Appendix 1.

DETAILS OF THE PROJECT

The proposal is for a 15 storey, 66 unit condominium apartment building having a maximum gross floor area of 8 231 m² (88,600 sq. ft.). The building will have setbacks along the north elevation in order to reduce its perceived height and massing along High Street East.

Two 3-storey semi-detached homes are also proposed fronting onto High Street East. The semi-detached units are intended to provide a transition in both scale and setback to the multi-

unit residential building to the west. A building setback of 4.5m (14.8 ft.) is proposed from High Street East to allow for tree planting along the street edge.

Two visitor parking spaces are proposed above ground with the balance of the required parking spaces being provided underground, including parking for the semi-detached units. A bicycle storage room accommodating 56 bicycles will be provided at street level. Access to the site will be from High Street East. The semi-detached homes are proposed to be of a similar scale to the multi-unit residential building to the west and have a similar setback to the street.

Development Proposal	
Application(s) submitted:	Received: November 6, 2014 Deemed complete: November 25, 2014 Revised: June 5, 2015
Developer/Applicant/Owner:	F.S. 6810 Limited Partnership (FRAM Building Group)
Number of units:	66 apartment units 2 semi-detached units
Height:	15 storeys – apartments 3 storeys – semi-detached units
Floor Space Index:	4.26
Landscaped Area:	39%
Net Density:	358 units/ha 141 units/acre
Gross Floor Area:	Apartment building – 8 231 m ² (88,600 sq. ft.) Semi-detached units – 495 m ² (5,328 sq. ft.)
Anticipated Population:	172* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking resident spaces	Required 1 space per bachelor unit
visitor spaces	Proposed 1.0 space per unit for all unit types
Total	1.25 spaces per one-bedroom unit 1.40 spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit
	2 resident spaces per semi-detached unit
	0.15 visitor spaces per unit
	0.20 visitor spaces per unit

Development Proposal	
	*The City of Mississauga Parking Strategy Phase II – Port Credit and Lakeview recommends a reduced rate for the Port Credit Node of 1.0 space per residential apartment unit and 0.15 visitor spaces per unit
Parking	Required 103 Proposed 93
Green Initiatives	<ul style="list-style-type: none"> • Street level bicycle storage • On-site storm water retention

Additional information is provided in Appendices 1 to 12.

LAND USE CONTROLS

The lands are located in the Central Residential Precinct of the Port Credit Community Node Character Area and are designated **Mixed Use** in Mississauga Official Plan. The applicant has requested to redesignate the lands to **Residential High Density - Special Site**.

A rezoning is proposed from **C4 (Mainstreet Commercial)** to **RA5 – Exception (Apartment Dwellings)**.

Detailed information regarding the official plan and zoning is in Appendices 10 and 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 height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 1 Councillor, Jim Tovey on May 20, 2015.

Issues raised by the community are listed below. They will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.

- The appropriateness of the proposed uses and whether office uses would better serve the community
- The generation of greater parking demand in the community
- The elimination of parking spaces for the adjacent funeral home

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 8 and school accommodation information is contained in Appendix 9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, uses, landscaping, building configuration and technical requirements?
- Is the additional traffic generated acceptable given the existing traffic conditions?
- Has an appropriate building transition been provided between the existing surrounding buildings?
- Are the proposed design details and zoning standards appropriate, including the requested reduction in parking rates?
- Have all other technical requirements and studies related to the project been found to be acceptable?

OTHER INFORMATION

F.S. 6810 Limited Partnership (FRAM Building Group) have submitted the following information in support of the applications:

- Context Plan, Concept Plan, Survey
- Elevations, Floor/Parking/Roof Plans
- Composite Utility Plan
- Planning Justification Report
- Urban Design Analysis
- Pedestrian Wind Assessment
- Functional Servicing Report
- Phase 1 Environmental Site Assessment
- Traffic Impact Study
- Acoustical Feasibility Study
- Sun/Shadow Study
- Green Features List
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

DEVELOPMENT REQUIREMENTS

There are certain other engineering and technical matters, including the streetscape corridor, storm sewer outlet works and watermain replacement works which will require the applicant to enter into appropriate agreements with the City.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all the issues are resolved.

Attachments

Appendix 1: Site History

Appendix 2: Aerial Photograph

Appendix 3: Excerpt of Mississauga Official Plan

Appendix 4: Existing Land Use and Zoning

Appendix 5: Concept Plan

Appendix 6: Elevations

Appendix 7: Rendering

Appendix 8: Agency Comments

Appendix 9: School Accommodation

Appendix 10: Relevant Mississauga Official Plan Policies

Appendix 11: Proposed Zoning Standards

Appendix 12: Context Plan



Edward R. Sajecki
Commissioner of Planning and Building

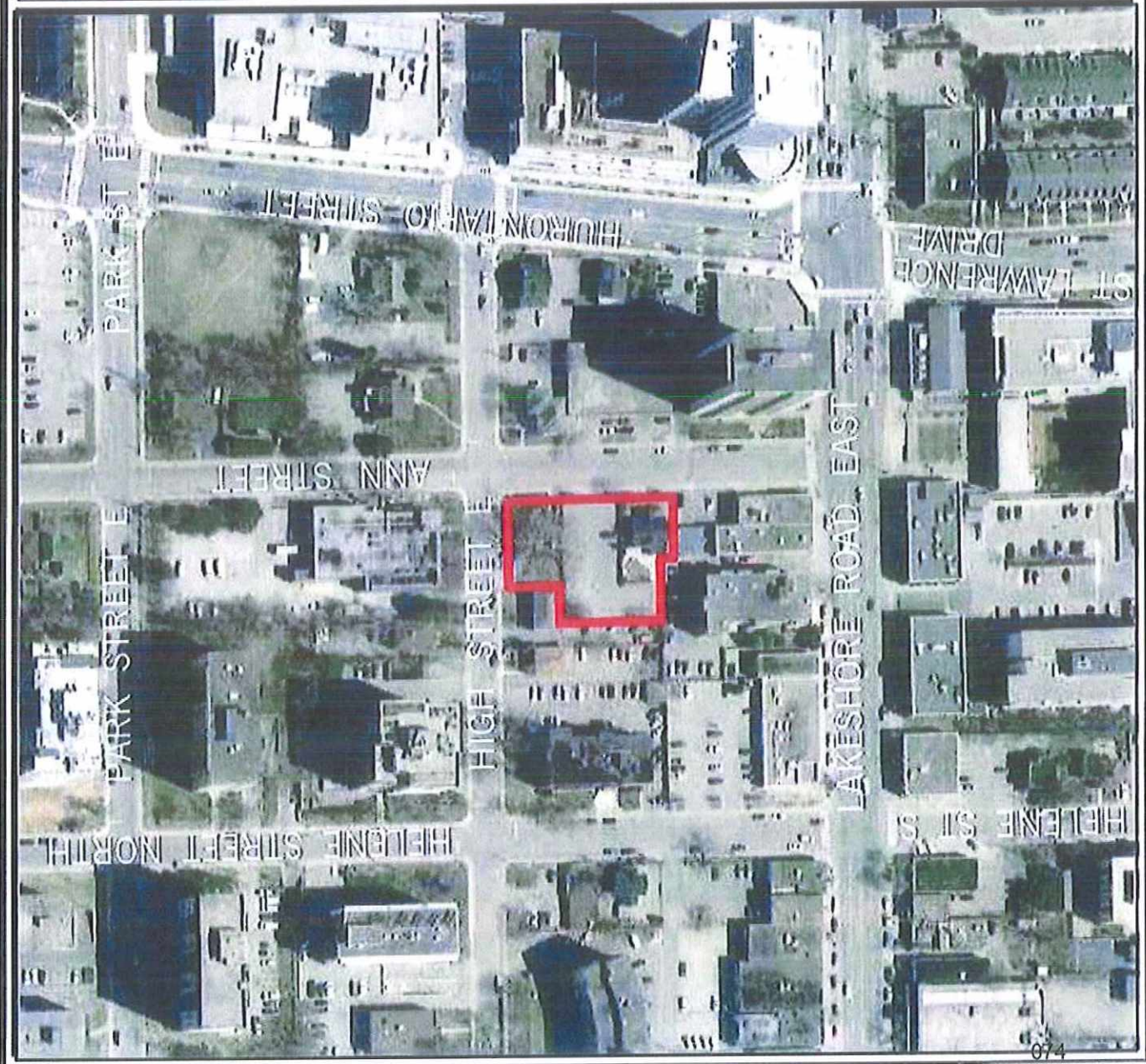
Prepared by: David Breveglieri, Planner

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned C4 (Mainstreet Commercial);
- October 21, 2011 – Official Plan Amendment and Rezoning applications were submitted by F.S. 6810 Limited Partnership (FRAM Building Group) under File OZ 11/014 W1 for the development of a 22 storey, 140 unit condominium apartment building with commercial uses at street level and surface parking to serve the abutting funeral home to the south;
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated Mixed Use – Special Site 38 in the Port Credit Local Area Plan;
- June 24, 2013 – Supplementary Report recommending refusal of the applications under File OZ 11/014 W1 was adopted by Planning and Development Committee (PDC) and subsequently by Council on July 3, 2013;
- January 17, 2014 – Ontario Municipal Board (OMB) issues order refusing the Official Plan Amendment and Rezoning for the development of a 22 storey apartment building with street level commercial uses;
- March 5, 2014 – Official Plan Amendment No. 19 (Port Credit Local Area Plan) adopted by Council and subsequently appealed to OMB by various landowners;
- March 9, 2015 – OMB advised one of the appellants of OPA 19 (Port Credit Local Area Plan) was withdrawn. Local Area Plan comes into force except for one remaining site specific appeal. The subject lands are designated Mixed Use.

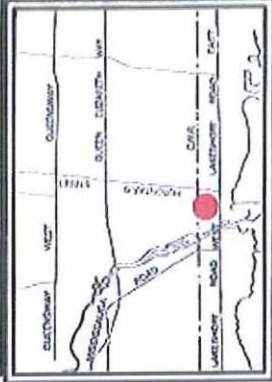


LEGEND: SUBJECT LANDS



DATE OF AERIAL IMAGERY : SPRING 2015

SUBJECT: F.S. 6810 LIMITED PARTNERSHIP
(FRAM BUILDING GROUP)



FILE NO:	OZ 14/007 WT
DWG. NO:	14007A
SCALE:	1:2000
DATE:	2015/09/08
DRAWN BY:	A.SHAH

APPENDIX 2

MISSISSAUGA
Produced by
T&W, Geomatics

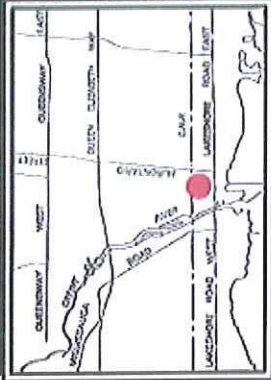
PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Spaces
 - Greenlands
 - Periphery Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

- BASE MAP INFORMATION**
- Heritage Conservation District
 - 1996 NEP/2000 NEF
 - Compendia Notice Centours
 - LGPIA Operating Area Boundary
 - See AUC/AMT Noble Policies
 - Area Exempt from LGPIA
 - Operating Area
 - Natural Hazards
 - City Structure
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
 - Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

SUBJECT LANDS

SUBJECT: F.S. 6810 LIMITED PARTNERSHIP (FRAM BUILDING GROUP)



APPENDIX 3

FILE NO: OZ 14/007 WT
DWG. NO: 14007L
SCALE: 1:2000
DATE: 2015/09/08
DRAWN BY: A.SHAH

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PARK STREET E

ANN STREET

HURONTARIO STREET

HIGH STREET E

HELENE STREET NORTH

LAKESHORE ROAD EAST


ST LAWRENCE DRIVE

HELENE ST S

LEGEND:


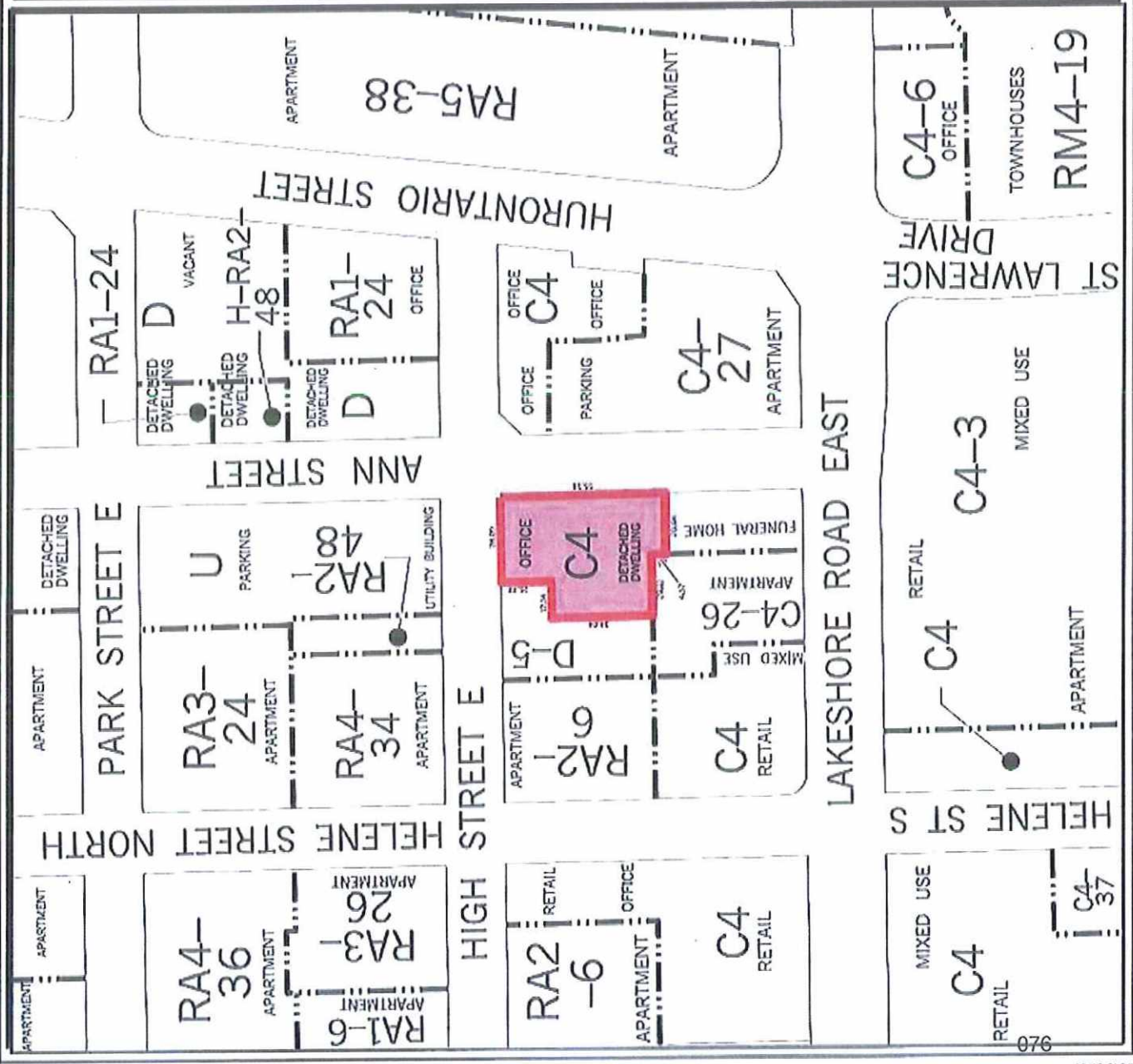
PROPOSED OFFICIAL PLAN AMENDMENT FROM "MIXED USE" TO "RESIDENTIAL HIGH DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "C4" TO "RAS-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A 15 STOREY, 66 UNIT CONDOMINIUM APARTMENT BUILDING AND 2 SEMI-DETACHED DWELLING UNITS.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.

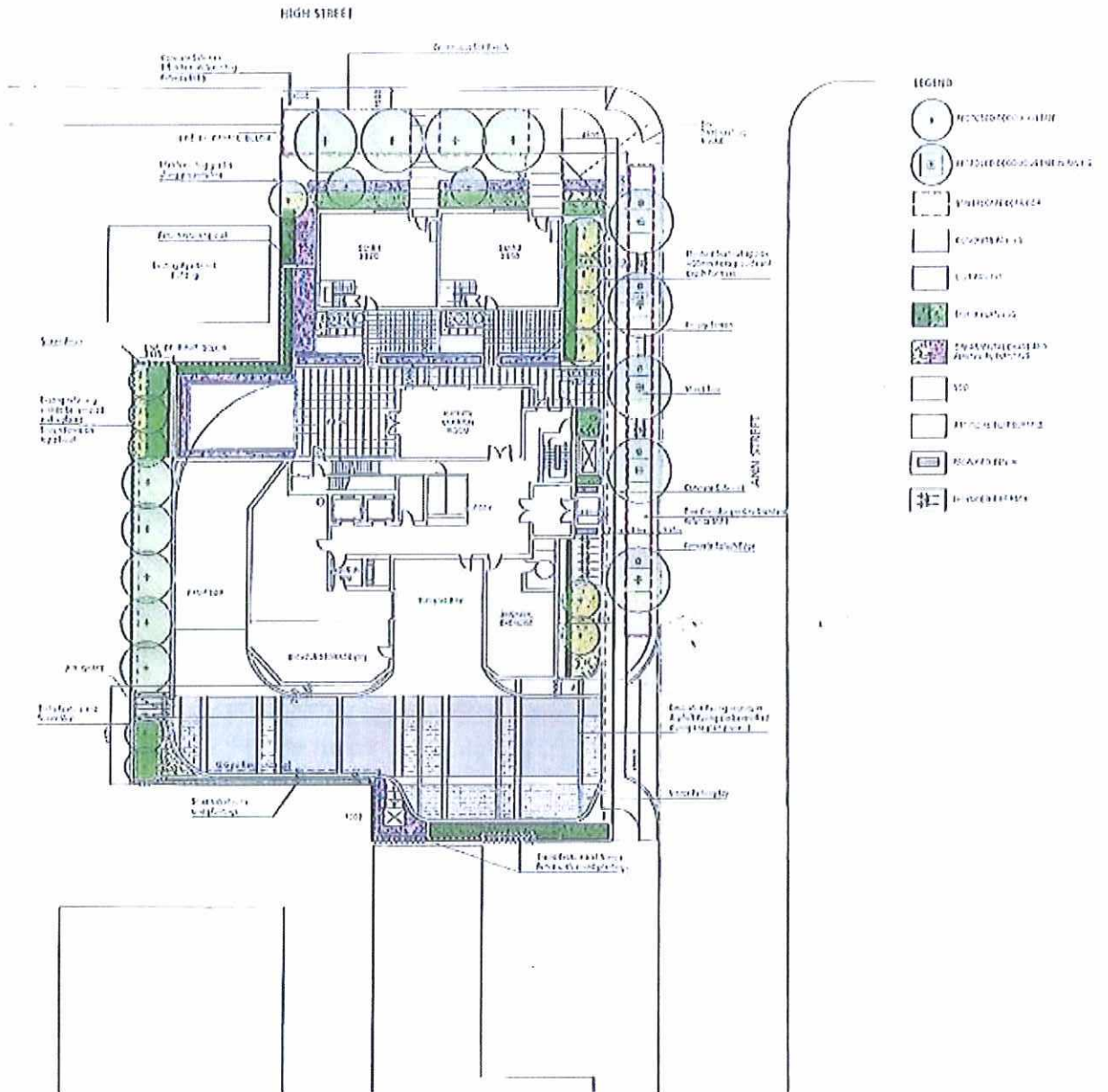


SUBJECT: F.S. 6810 LIMITED PARTNERSHIP (FRAM BUILDING GROUP)

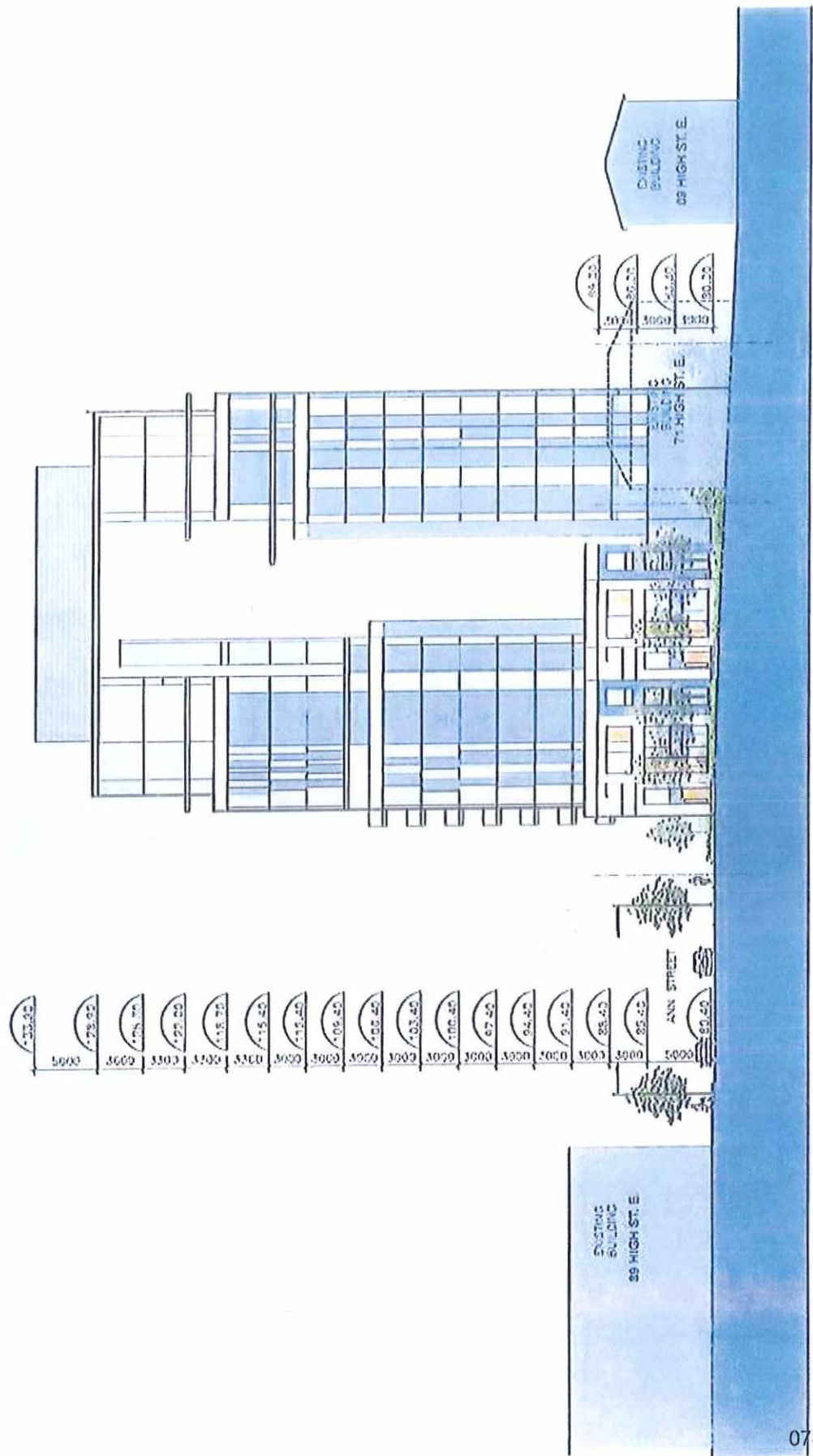
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DWG. NO.:	14007R
SCALE:	1:2000
DATE:	2015/09/08
DRAWN BY:	A.SHAH
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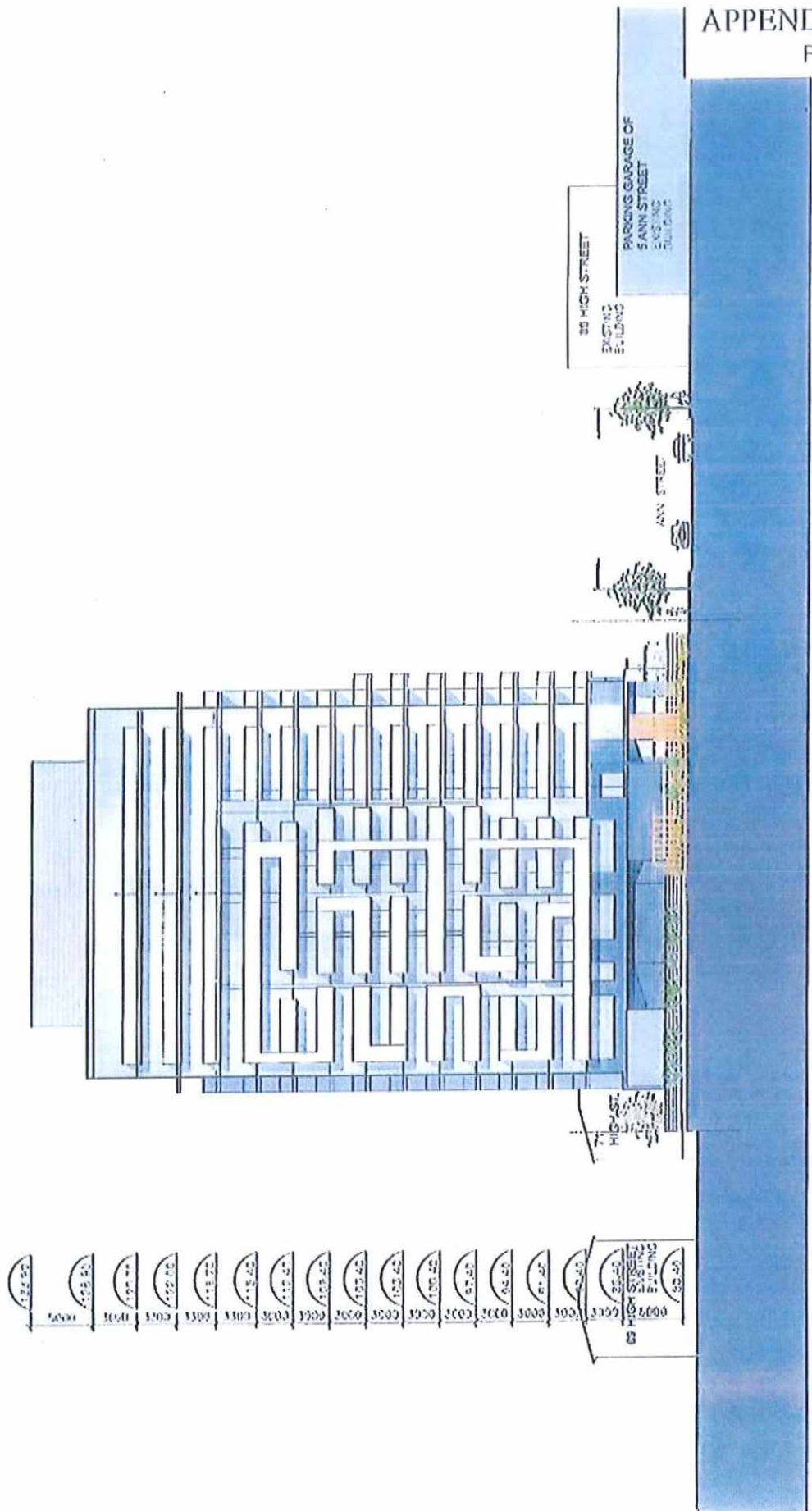
APPENDIX 5



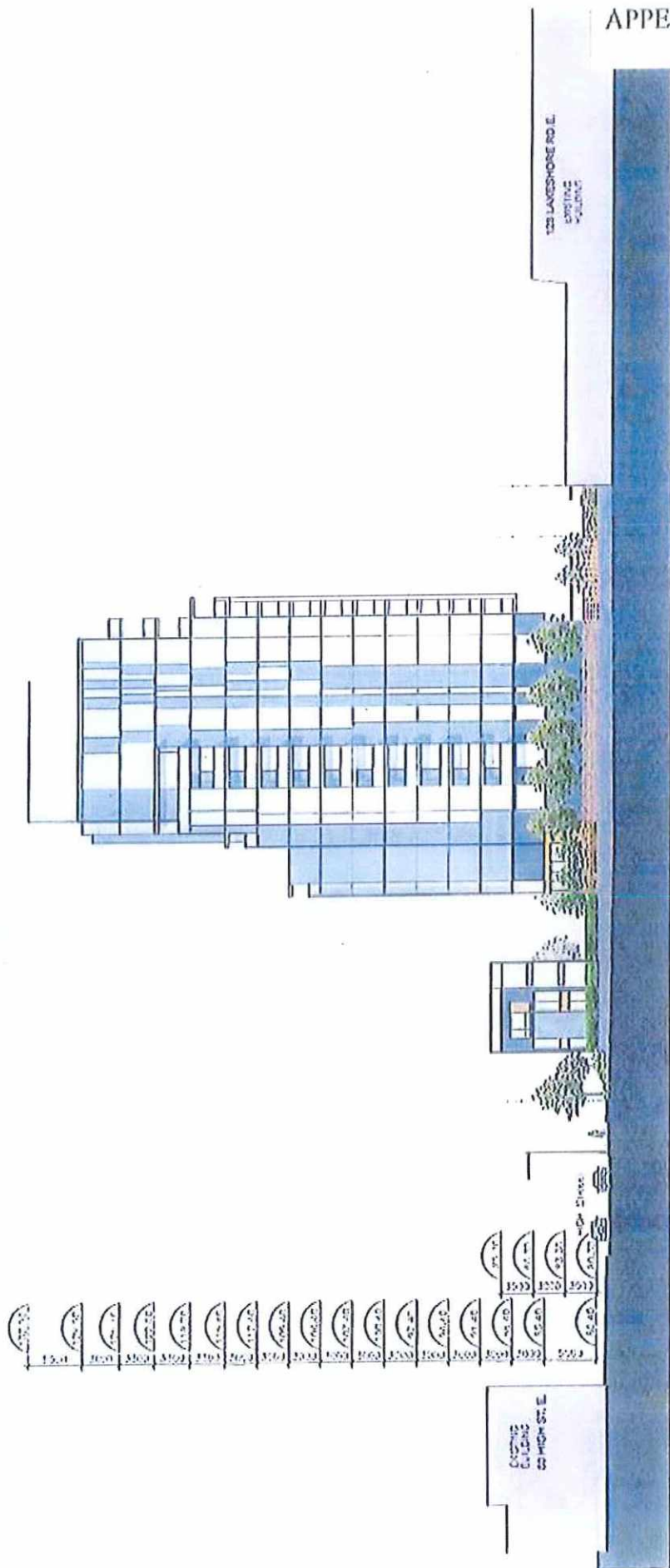
CONCEPT PLAN

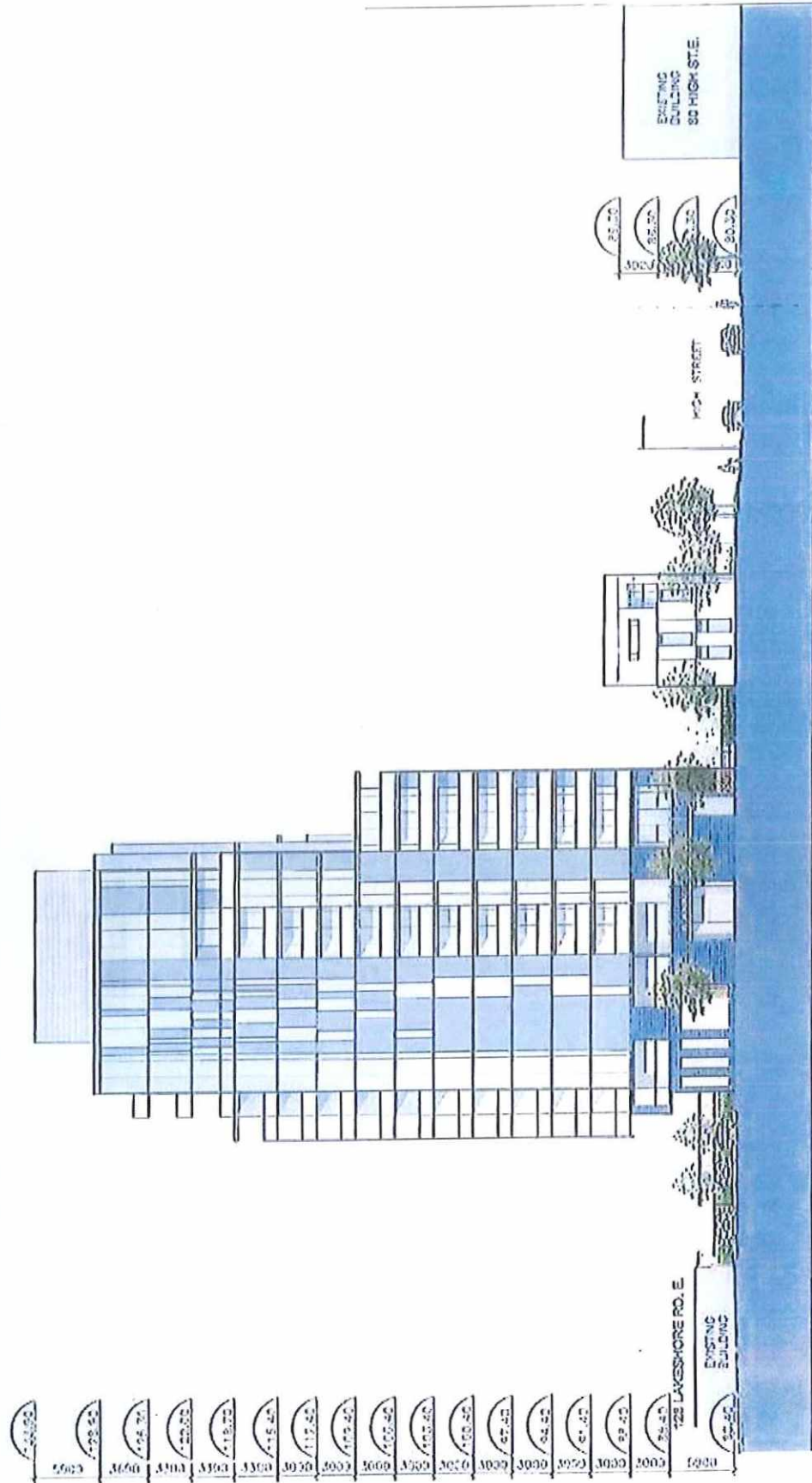


NORTH ELEVATION



SOUTH ELEVATION





EAST ELEVATION





View from the corner of Ann and High Streets



View from High Street

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (July 23, 2015)	<p>The developer will be required to enter into a Servicing Agreement (for Municipal Works Only) with the Region of Peel to upgrade the existing 200 mm (8 in.) diameter watermain to a 300 mm (12 in.) diameter watermain within the limits of Ann Street from Lakeshore Road East northerly to the proposed development (As per the June 18, 2013 meeting with FRAM, Region of Peel and GHD). All other works required to service this development proposal must also be assumed by the developer. These services will be constructed and designed in accordance with the latest Region of Peel standards and requirements. All costs associated with the works required to service this development will be the sole responsibility of the developer.</p> <p>The developer acknowledges sanitary sewer capacity constraints at Elmwood and Beach Sewage Pumping Stations; As a result the Region of Peel agreed as an interim solution - as per the June 18, 2013 Meeting with FRAM, Region of Peel and GHD to undertake the construction of a temporary sewage pumping station to provide adequate capacity for the proposed development. The servicing approvals for the development will be contingent on the completion of this temporary sewage pumping station.</p> <p>A condominium Water Servicing Agreement will be required. Site Servicing approvals are required prior to issuance of a building permit. Connection approvals will not be issued until preliminary acceptance is granted for the watermain upgrade. Properties must be serviced according to the Ontario Building Code and Region of Peel standards.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (July 27, 2015)	<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 the 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 this development application.</p> <p>If approved, both School Boards require that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing</p>

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (July 29, 2015)	<p>Agreement and Agreements of Purchase and Sale.</p> <p>In the event that the applications are approved, the Park Planning section of Community Services note that a satisfactory streetscape plan will be required, and that securities for the implementation of which will be collected through the appropriate development agreement. Prior to site plan approval for 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> and in accordance with the City's Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (July 31, 2015)	<p>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.</p>
City Transportation and Works Department (T&W) (July 23, 2015)	<p>T&W confirms receipt of a revised Site Plan, Context Plan, Utility/Servicing Plan, Functional Servicing and Stormwater Management Report, Phase 1 Environmental Site Assessment, Noise Control Feasibility Study, and a Traffic Impact Study in response to previous comments provided. Notwithstanding the findings of these reports and drawings, the applicant was requested to provide updated information and additional technical details, however, the updated materials still remain outstanding.</p> <p>Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> • Context and Grading Plan details, • Cross-sectional details of High Street East and Ann Street • Stormwater servicing design, • Noise mitigation requirements • Functional Servicing and Stormwater Management • Vehicle movements, parking and loading <p>The above aspects will be addressed in detail prior to the Recommendation Report.</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"> - Development Services, Planning and Building Department - Enersource - Canada Post - Bell Canada - Enbridge Gas Distribution Inc. - Rogers Cable

F.S. 6810 Limited Partnership

File: OZ 14/007 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">- Culture Division, Community Services Department- Realty Services, Corporate Services Department- Conseil Scolaire de Distrique Centre-Sud- Conseil Scolaire Viamonde

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

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"> 8 Kindergarten to Grade 5 2 Grade 6 to Grade 8 4 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Forest Avenue Public School <ul style="list-style-type: none"> Enrolment: 203 Capacity: 199 Portables: 1 Riverside Public School <ul style="list-style-type: none"> Enrolment: 236 Capacity: 452 Portables: 0 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,191 Capacity: 1,203 Portables: 1 <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"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Luke Elementary School <ul style="list-style-type: none"> Enrolment: 508 Capacity: 602 Portables: 0 Iona Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 1,040 Capacity: 723 Portables: 17

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

Mixed Use which permits a mix of commercial, personal service, office and residential uses. Residential uses are to be combined on the same lot or same building with another permitted use.

Proposed Official Plan Amendment Provisions

The applicant is proposing to designate the lands **Residential High Density** with the following Special Site policies for the site:

- a) semi-detached dwelling units shall be permitted
- b) a maximum FSI of 4.26

	Specific Policies	General Intent
Port Credit Local Area Plan	Section 6.1 Section 9.2.1 Section 10.2.1 Section 10.2.2	<p>Reduced parking requirements and maximum parking standards may be considered within the Community Node, particularly in proximity to the GO Station and future LRT stops.</p> <p>The overall development of the Node will be at a scale that reflects its role in the urban hierarchy. Floor plate size for buildings over six storeys will decrease as building height increases, to address, among other matters, overall massing, visual impact of buildings and shadow impacts.</p> <p>Streetscape will address, among other matters, setbacks and side yards to reflect the planned function, minimize vehicular access points and create attractive public realm.</p> <p>Building heights on lots adjacent to the Mainstreet Precinct will demonstrate an appropriate transition. Heights for this area are prescribed to be within a range of 2 and 15 storeys with buildings having an appropriate transition to the Lakeshore Road East – Mainstreet Precinct.</p> <p>To achieve the maximum heights, as outlined on Schedule 2B, on the lands designated Mixed Use or Utility in the vicinity of the GO station, a detailed land use and urban design study will be required to verify appropriate heights, design, transition to adjacent lands and mix of uses.</p>

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 5 – Direct Growth</p>	<p>Section 5.3</p>	<p>Community Nodes are Intensification Area. Local area plans will determine how the density and population to employment targets will be achieved. They will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Development in Community Nodes will be in a form and density that complements the existing character of historical Nodes or that achieves a high quality urban environment within more recently developed Nodes.</p> <p>Community Nodes will be developed to support and encourage <i>active transportation</i> as a mode of transportation.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 7 – Complete Communities</p>	<p>Section 7.2 Section 7.2.1</p>	<p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>

<p>Section 9 – Building a Desirable Urban Form</p>	<p>Section 9.1.2 Section 9.2.1</p>	<p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas</p> <p>The preferred location of <i>tall buildings</i> will be in proximity to existing and planned <i>Major Transit Station Areas</i>. Appropriate height and built form transitions will be required between sites and their surrounding areas. <i>Tall buildings</i> will address pedestrian scale through building articulation, massing and materials</p> <p>Development will contribute to pedestrian oriented <i>streetscapes</i> and have an urban built form that is attractive, compact and transit supportive. Built form will relate to and be integrated with the streetline, with minimal building setbacks where spatial enclosure and street related activity is desired. Development will have a compatible bulk, massing and scale of built form to provide an integrated <i>streetscape</i>.</p> <p>Buildings should be positioned along the edge of the public streets and public open spaces, to define their edges and create a relationship with the public sidewalk. Buildings should be oriented to, and positioned along the street edge, with clearly defined primary entry points that directly access the public sidewalk, pedestrian connections and transit facilities.</p> <p>Developments should minimize the use of surface parking in favour of underground or aboveground structured parking.</p>
<p>Section 14 – Community Nodes</p>	<p>Section 14.1.1</p>	<p>For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p>

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • 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 are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.
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F.S. 6810 Limited Partnership

File: OZ 13/005 W8

Summary of Existing Zoning By-law Provisions

"C4" (Mainstreet Commercial), which permits a variety of commercial, office, residential and personal service uses with a maximum height of 3 storeys.

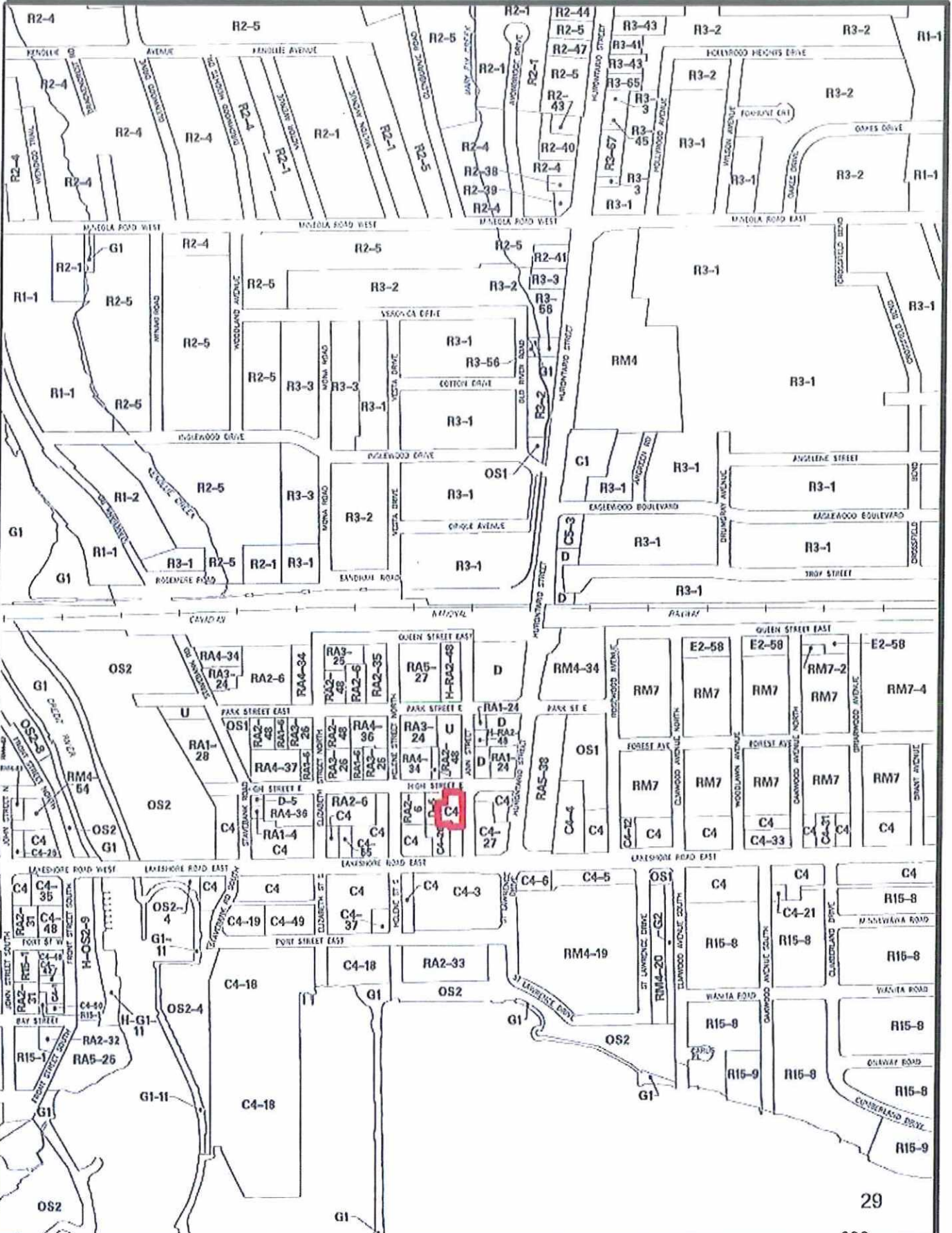
Summary of Proposed Zoning By-law Provisions

Zone Standards	Required "C4" Zoning By-law Standards	Proposed "RA5- Exception" Zoning By-law Standards
Use	Variety of uses. A dwelling unit must be located above the first storey of a commercial building	Apartment dwelling Semi-detached dwelling
Maximum Floor Space Index	nil	4.26
Maximum number of dwelling units	nil	68
Maximum height	3 storeys	15 storeys
Minimum front yard setback	0 m	4.5 m
Minimum exterior side yard	0 m	3.2
Minimum interior side yard for lot abutting a "D" zone	4.5 m	3.4 m
Minimum rear yard setback for lot abutting a "C4" zone	0 m	6.9 m
Minimum landscape area	nil	30%
Minimum number of parking spaces	Use dependent	1.0 per all residential units 0.15 visitor parking spaces per unit

GENERAL CONTEXT MAP

OZ 14/007 W1

APPENDIX 12



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

File: OZ 14/007 W1

Recommendation PDC-0049-2015

"That the Report dated August 18, 2015, from the Commissioner of Planning and Building regarding the applications by F.S. 6810 Limited Partnership (FRAM Building Group) to permit a 15 storey, 66 unit apartment building and two 3 storey semi-detached homes fronting onto High Street East under File OZ 14/007 W1, at 6 , 8 and 10 Ann Street, be received for information."



LEGEND:

PROPOSED OFFICIAL PLAN AMENDMENT FROM "MIXED USE" TO "RESIDENTIAL HIGH DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "C4" TO "RA5-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A 15 STOREY, 68 UNIT CONDOMINIUM APARTMENT BUILDING AND 2 SEMI-DETACHED DWELLING UNITS.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.

SUBJECT: F.S. 6810 LIMITED PARTNERSHIP (FRAM BUILDING GROUP)



FILE NO:
OZ 14/007 W1
DWG. NO:
14007R
SCALE:
1:2000
DATE:
2015/12/07
DRAWN BY:
A.SHAH

MISSISSAUGA Produced by T&W, Geomatics 095

APPENDIX 3

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

File: OZ 14/007 W1

Summary of Existing Zoning By-law Provisions

"C4" (Mainstreet Commercial), which permits a variety of commercial, office, residential and personal service uses with a maximum height of 3 storeys.

Summary of Proposed Zoning By-law Provisions

Zone Standards	Required "C4" Zoning By-law Standards	Proposed "RA5- Exception" Zoning By-law Standards
Use	Variety of uses. A dwelling unit must be located above the first storey of a commercial building	Apartment dwelling Semi-detached dwelling
Maximum Floor Space Index	nil	4.27
Maximum number of dwelling units	nil	70
Maximum height	3 storeys	15 storeys
Minimum front yard setback	0 m	4.5 m
Minimum exterior side yard	0 m	3.2
Minimum interior side yard for lot abutting a "D" zone	4.5 m	3.4 m
Minimum rear yard setback for lot abutting a "C4" zone	0 m	6.9 m
Minimum landscape area	nil	30%
Minimum number of parking spaces	Use dependent	1.0 per all residential units 0.15 visitor parking spaces per unit

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Revised Zoning Standards

Summary of Existing Zoning By-law Provisions

C4 (Mainstreet Commercial), which permits a variety of commercial, office, residential and personal service uses with a maximum height of 3 storeys.

Summary of Revised Proposed Zoning By-law Provisions

Zone Standards	Required C4 Zoning By-law Standards	Proposed RA5-Exception Zoning By-law Standards
Use	Variety of uses. A dwelling unit must be located above the first storey of a commercial building	Apartment dwelling Semi-detached dwelling
Maximum Floor Space Index	nil	4.3
Maximum number of dwelling units	nil	71
Maximum height	3 storeys	15 storeys
Minimum front yard setback	0 m (0 ft.)	4.0 m (13.1 ft.)
Minimum exterior side yard	0 m (0 ft.)	3.0 m (9.8 ft.)
Minimum interior side yard for lot abutting a "D" zone	4.5 m (14.8 ft.)	2.8 m (9.2 ft.)
Minimum rear yard setback for lot abutting a "C4" zone	0 m (0 ft.)	7.0 m (23 ft.)
Minimum landscape area	nil	30%
Minimum number of parking spaces	Use dependent	1.0 per all residential units 0.15 visitor parking spaces per unit

* The provisions listed are based on the concept plan and are subject to minor revisions as the plan is further refined. They are not exhaustive and are intended to illustrate the major components of the proposal.