



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

DATE OF NOTICE	December 17, 2020	
OPA NUMBER	OPA 70 (By-law 0302-2020)	
ZONING BY-LAW NUMBER	0303-2020	
DATE PASSED BY COUNCIL	December 09, 2020	
LAST DATE TO FILE APPEAL	January 06, 2021	
FILE NUMBER	OZ 13/017	Ward #7
APPLICANT	YYZED Project Management	
PROPERTY LOCATION	Northeast corner of Agnes Street and Cook Street, in the City of Mississauga	

TAKE NOTICE that on December 09, 2020 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 70 and Zoning By-law, under Section 17 or 21 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 Downtown Cooksville Character Area Special Site 3 policies to permit a 28 storey apartment building in addition to townhouses.

The purpose of the Zoning By-law is to revise the permission for a previously approved apartment building from 13 storeys and 121 units to 28 storeys and 282 units, in addition to the 27 existing townhouse dwellings. This By-law amends the zoning provisions of the "RA4-27" zone (Apartments - Exception) which applies to the property outlined on the attached Appendix "B". "RA4-27" permits 27 townhouse dwellings and a 13 storey, 121 unit apartment building. "RA4-27" (revised) permits 27 townhouse dwellings and a 28 storey, 282 apartment building with 520 m² (5,597 ft²) of commercial floor space.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 70 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at olt.gov.on.ca. An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **January 06, 2021**, by mail, courier, or in person by booking an appointment at <https://reservation.frontdesksuite.com/mississauga/reservation> and selecting Other Inquiries.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal, 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 a fee in the amount of \$1,100.00 per application (as of July 1, 2020), payable to the Minister of Finance, and
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: 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 **Adam Lucas** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5525**

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516

Amendment No. 70
to
Mississauga Official Plan

By-law No. 0302-2020

A by-law to Adopt Mississauga Official Plan Amendment No. 70

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 and Housing 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. 70, 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 changes to the special site policies of the Downtown Cooksville Character Area;

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

1. The document attached hereto, constituting Amendment No. 70 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 9th day of December, 2020.

Signed Bonnie Crombie
MAYOR

Signed [Signature]
CLERK

Amendment No. 70
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 70.

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 March 17, 2017, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the Downtown Cooksville Character Area Special Site 3 policies to permit a 28 storey apartment building in addition to townhouses.

LOCATION

The lands affected by this Amendment are located on the southern portion of the block bounded by Cook and Agnes Streets, municipally known as 45 Agnes Street. The subject lands are located in the Downtown Cooksville 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 Local Planning Appeal Tribunal (LPAT).

The subject property is designated Residential High Density and is subject to Special Site 3 policies which currently permit a 13 storey apartment building with a maximum of 121 apartment units, and a maximum of 27 condominium townhouse units. The Downtown Cooksville Character Area Residential High Density policies permit a maximum building height of 25 storeys.

An official plan amendment is required to permit a 28 storey apartment building. The existing 27 condominium townhouse units will be retained.

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

1. The proposed development would result in improvements to, and revitalization of the residential neighbourhood, by providing a range of housing types for the area.
2. Higher order transit service planned for Hurontario and Dundas Streets as well as the proximity of the Cooksville GO Station supports the proposed additional density on these lands.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.4, Downtown Cooksville, of Mississauga Official Plan, is hereby amended by removing the ***floor space index (FSI)*** range from the subject site on Map 12-4: Downtown Cooksville Character Area.
2. Section 12.4.3.3, Special Site 3, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 12.4.3.3.2 and replacing with the following:

12.4.3.3.2 Notwithstanding the policies of this Plan, a maximum of 27 townhouse dwellings and a 28 storey apartment building will be permitted.

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 November 22, 2019.

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.

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 April 10, 2017 in connection with this proposed amendment.

A number of area residents were in attendance and raised issues concerning shadows that will cast on the existing townhouse dwellings and the impact of increased traffic on abutting streets. These issues have been addressed in the Planning and Building Department Report dated March 17, 2017 attached to this amendment as Appendix II.

City of Mississauga

Corporate Report

PDC APR 10 2017**MISSISSAUGA**

Date: March 17, 2017

To: Chair and Members of Planning and Development Committee

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

Originator's file:

OZ 13/017 W7

Meeting date:
2017/04/10**RECOMMENDATION REPORT (WARD 7)****Applications to permit a 28-storey, 282 unit apartment building****45 Agnes Street****Northeast corner of Cook Street and Agnes Street****Owner: Eminence Living Inc.****File: OZ 13/017 W7**

Recommendation

1. That the applications under File OZ 13/017 W7, 45 Agnes Street to amend Mississauga Official Plan to **Residential High Density – Special Site 3 (amended)** and to change the zoning to **RA4-27 (Apartment Dwellings – Exception, amended)** to permit a 28-storey, 282 unit residential apartment building with a maximum floor space index (FSI) of 7.5 in accordance with the proposed zoning standards, be approved subject to the conditions referenced in the staff report.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council on 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.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

Report Highlights

- Comments were received from the public regarding traffic and the appropriateness of the proposal within the existing residential context
- Minor revisions have been made to the proposal and additional studies have been submitted and reviewed since the public meeting
- Staff are satisfied with the changes 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 June 23, 2014, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0054-2014 was then adopted by Council on July 2, 2014:

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Downtown Cooksville Character Area from "Residential High Density-Special Site 3" to "Residential High Density- Special Site" and to change the Zoning from "RA4-27"(Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings-Exception) to permit a 28 storey, 260 unit apartment building under File OZ 13/017 W7, Eminence Living Inc., 45 Agnes Street, be received for information.

Given the amount of time since the public meeting, full notification was provided in accordance with the *Planning Act*.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has been addressing the issues raised by staff through the technical review and by the community at the Councillor meeting held on June 18, 2014 and the public meeting held on June 23, 2014.

On May 3, 2016, the applicant submitted a revised development proposal along with supporting documents to the City for review, including a revised Functional Servicing Report, revised traffic study and a revised sun/shadow study. The applicant has made some minor modifications to the proposed concept plan including:

- The number of units increased from 260 to 282
- FSI increased from 7.0 to 7.5
- The commercial area decreased from 865 m² (9,310.78 ft²) to 518.4 m² (5,580 ft²)
- The number of underground parking levels increased from 4 levels to 5 levels
- The total number of parking spaces increased to 349 spaces, where 341 spaces are required

- A temporary access to 43 Agnes Street will be provided through TL Kennedy Secondary School during construction
- A temporary realigned access will also be provided to 25 Agnes Street during construction

The existing layout of the site in relation to adjacent properties has been provided in Appendix 2.

COMMUNITY COMMENTS

Issues were identified by residents through written correspondence to the City and through verbal comments made at the June 18, 2014 Councillor meeting and from the June 23, 2014 public meeting.

Comment

Concerns were raised by the Peel Standard Condominium Corporation No. 395 (PCC 395) located at 25 Agnes Street requesting:

- that the six visitor parking spaces proposed on the east side of the driveway be relocated to the west side of the driveway to avoid internal traffic issues and to improve the off center intersection with the parking lot access on the south side of Agnes Street (see Appendix 3)
- that conflicts with internal truck turning radii be addressed

Response

The Transportation and Works Department has reviewed the issues and are satisfied with the proposed location of the visitor spaces located on the east side of the driveway. No impact to internal traffic is anticipated with the visitor parking as proposed on the east side. Currently, the existing driveway (closed out Cyrus Street) is located "off" centre with the driveway on the south side of Agnes Street. The realignment as proposed by Eminence Living Inc. will eliminate the skewed intersection by moving the driveway for the subject lands to the west. The proposed internal truck turning radii is sufficient to accommodate on-site trucks.

Comment

Concerns were raised regarding the volume of traffic being generated by this site and the impact on Cook and Agnes Streets.

Response

Comments received by the Transportation and Works Department on the Traffic Impact Study advise that the proposed development will not have a detrimental traffic impact on the abutting streets. During construction, access to the townhomes located north of the subject lands (43 Agnes Street) will be limited to a driveway connection through TL Kennedy Secondary School (see Appendix 4). For the apartment building located at 25 Agnes Street, a temporary realigned access from Agnes Street will also be required during construction (see Appendix 5).

Comment

Concerns were raised that the proposed 28-storey apartment building will block views to the south from the existing townhome development.

Response

Under the *Planning Act*, views cannot be protected. Development and Design staff has reviewed the concern of privacy from the proposed development on the abutting townhome units, and the proposed setback of 5.6 metres (18.4 ft.) from the proposed podium to the townhome units provides adequate separation for privacy.

Comment

Concerns were raised about the height of the building.

Response

The issue of height will be addressed in the Planning Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**Transportation and Works**

Comments updated February 3, 2017, request that the applicant enter into an agreement with the Peel District School Board for temporary access for the residents of 43 Agnes Street through the TL Kennedy Secondary School site to Cook Street during construction.

The School Board has confirmed that they have entered into a temporary access agreement with the applicant. Appendix 4 shows the proposed temporary road alignment through TL Kennedy Secondary School.

Region of Peel

In comments updated November 2016, the Region of Peel has advised that there is adequate capacity in the existing 400 mm (15.75 in.) watermain located on Agnes Street and 150 mm (5.9 in.) watermain located on Cook Street and an existing 250 mm (7.87 in.) sanitary sewer located on Agnes and Cook Streets to accommodate this development proposal.

Urban Design

A revised shadow study was prepared by Icon Architects dated January 27, 2017 which indicated that the proposed shadow will not meet the City's current criteria for producing additional shadow impacts. The proposed 28-storey building will introduce additional shadow impact on the private amenity areas (rear yards) of the existing townhomes to the north and east for an additional one hour during the June 21 and September 21 solstices.

The current by-law permits a 13 storey slab building on the vacant parcel of land, which also would not meet the City's standards for shadow studies over the same private amenity areas (rear yards). The change in building form from a slab building to a point tower that steps back from a 3 storey podium has improved the shadow impact during some time periods.

The additional one hour shadows in June and September on the private amenity areas (rear yards) of the townhomes from the additional 15 stories is considered to have a marginal impact on the adjacent townhomes and therefore is acceptable.

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. All planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, and 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". It 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 (MOP).

The proposed development adequately takes into account the existing context and does provide 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 **Residential High Density – Special Site 3** policies of the MOP for the Downtown Cooksville Character Area to permit a 28-storey residential apartment building with a FSI of 7.5.

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?*

Planning staff have undertaken an evaluation of the criteria against this proposed development application. The proposal is consistent with the overall intent, goals and objectives of Mississauga Official Plan.

The proposal meets:

- the intent of the current Residential High Density official plan designation as the lands are located within the Downtown Cooksville Character Area, an area designated for a high level of urban design, pedestrian and transit supportive development and a significant amount of mixed uses. The site is located within the Cooksville Mobility Hub area which is centered around the Cooksville Go Station and is in proximity to the Hurontario Light Rail Transit (HLRT), which provides further support for additional height and density
- the general provisions of MOP for areas designated Residential High Density envision a maximum height of 25 storeys outside of the Downtown Core, but additional height can be considered where the City Structure hierarchy is maintained and the development proposal enhances existing or planned development (See Appendix 6 for the proposed elevations of the apartment building)

Community Infrastructure

The site is located within 600 m (1,969 ft.) of the Cooksville Go Station and the nearest Hurontario Light Rail Transit will be located at the south side of Dundas Street at Hurontario Street. The City is also in the process of undertaking an Environmental Assessment for Dundas Street, an intensification corridor. The study entitled Dundas Connects will identify additional transit improvements on Dundas Street, which may benefit the residents in this neighbourhood, including a future Bus Rapid Transit or Light Rail Transit. Existing transit service on Hurontario Street and Dundas Street are adequate to serve the development.

Community Services has advised that there is adequate capacity in the surrounding parks to accommodate the additional population. Sgt. David Yakichuk Park is located 450 m (1,312 ft.) from 45 Agnes Street. The site is also located adjacent to TL Kennedy Secondary School, which provides on-site community activities.

The Region has advised that there is adequate water and sanitary to accommodate this proposed development.

Built Form

The proposed built form includes a three storey podium stepping up to the 28 storey tower providing a transition to surrounding lower density residential uses. A 5.6 metre (18.4 ft.) setback has been provided from the proposed podium to the existing townhomes to the north. The same setback and podium is provided at the westerly property boundary to provide an appropriate transition to the single detached dwellings on the west side of Cook Street.

Consideration was also given for the overall massing and scale of the proposed building, to integrate and relate appropriately with surrounding development. The inclusion of retail commercial uses along Agnes Street enhances a mixed use, pedestrian and transit supportive development.

The applicant has provided additional planning rationale to justify the additional density.

Zoning

The proposed changes to the **RA4-27 (Apartment Dwellings-Exception, amended)** zone are appropriate to accommodate the 28-storey, 282 unit apartment building and 518.4 m² (5,580 ft²) of ground floor retail commercial uses. A revised exception schedule will be included with the implementing Zoning By-law. Appendix 7 provides an update to the proposed zoning standards that were originally submitted. The applicant is requesting a reduction in parking from has requested

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, staff will hold discussions with the applicant to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. No site plan application has been submitted to date for the proposed development. While the applicant has worked with City departments to address many site plan related issues through the review of a concept plan, further revisions will be needed to address matters such as architectural elements, site improvements and streetscaping.

Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Secure Bicycle parking and weather protected occupant bicycle parking
- Ground level ventilation grates have a porosity of less than 2cm x 2cm
- Garage room tri-sorter compactor in the building

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

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

1. The proposed 28-storey residential apartment building with ground floor commercial uses is compatible with the surrounding land uses and it achieves an appropriate massing, transition and setback to adjacent uses.
2. Additional height and density can be supported because the subject lands are located within the Hurontario/Main Street Corridor and Cooksville Mobility Hub Master Plans areas which support higher density in proximity to the Hurontario Light Rail Transit (HRLT) corridor and the Go Station site.

Prior to the passage of the implementing official plan amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Existing Conditions, 45 Agnes Street, 43 Agnes Street and 25 Agnes Street

Appendix 3: Site Plan

Appendix 4: Temporary Access Driveway – (closed out Cyrus Street) and Cook Street to TL
Kennedy Secondary School

Appendix 5: Temporary Road Access – (closed out Cyrus Street) to 25 Agnes Street

Appendix 6: Elevations

Appendix 7: Updated Zoning Standards



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Michael Hynes, Development Planner



Corporate Report

Clerk's Files

Originator's

Files OZ 13/017 W7

PDC JUN 23 2014

DATE: June 3, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment and Rezoning Applications
To permit a 28 storey, 260 unit apartment building
45 Agnes Street
Northeast corner of Cook Street and Agnes Street,
west of Hurontario Street
Owner: Eminence Living Inc.
Applicant: Ruth Victor Associates
Bill 51

Public Meeting Ward 7

RECOMMENDATION: That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Cooksville Character Area from "Residential High Density – Special Site 3" to "Residential High Density – Special Site" and to change the Zoning from "RA4-27" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings-Exception) to permit a 28 storey, 260 unit apartment building under File OZ 13/017 W7, Eminence Living Inc., 45 Agnes Street, be received for information.

**REPORT
HIGHLIGHTS:**

- These applications are to permit a 28 storey, 260 unit apartment building on a vacant parcel of land;
- The applications are located within the Downtown Cooksville Character Area;
- Comments from the June 18, 2014 community meeting and the June 23, 2014 Planning and Development Committee meeting will be considered in the evaluation of the applications as part of the Supplementary Report; and
- Prior to the Supplementary Report, matters to be addressed include: proposed intensification of the site; height; density; built form and massing; traffic; privacy and overlook; shadow impacts on adjacent land uses; and stormwater management.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting will be held on June 18, 2014. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

The subject property is a vacant parcel of land at the northeast corner of Agnes Street and Cook Street, which was part of a larger site that went through a previous rezoning to permit a 13-storey, 121 unit apartment building and the existing three storey condominium townhouses (27 units) located to the north of the vacant property.

The applicant is proposing a 28 storey, 260 unit apartment building with approximately 865 m² (9,312 sq. ft.) of ground level retail space. A total of 342 parking spaces on four underground levels, and ten visitor and commercial surface parking spaces are proposed toward the eastern edge of the property. The previous proposal had both access and loading from Cyrus Street which is a private road. It is now proposed that vehicular access be from Cook Street while retaining loading from Cyrus Street which also provides access to the existing townhouses to the north (see Appendix I-6).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application(s) submitted:	November 15, 2013 December 5, 2013 (deemed complete)
Height:	28 storeys (92 m/302 ft.)
Lot Coverage:	48 %
Floor Space Index (FSI):	7.06
Landscaped Area:	24 %
Gross Floor Area:	Residential: 22 167.8 m ² (238,612 sq. ft.) Commercial: 865 m ² (9 312 sq. ft.)
Number of units:	260 units
Anticipated Population:	650 people *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 Required:	427 parking spaces
Parking Provided:	342 parking spaces underground 10 parking spaces surface, shared visitor and commercial parking
Supporting Documents:	Planning Justification Report Micro Climate Analysis Noise Control Feasibility Study Urban Design Brief Sun/Shadow/Wind Study Phase 1 Environmental Site Assessment Geotechnical Study Traffic Impact Study Functional Servicing Report Community Infrastructure Impact Study
Site Characteristics	
Frontage:	77.12 m (253 ft.)
Depth:	47.52 m (155.9 ft.)
Net Lot Area:	0.32 hectares (0.8 acres)
Existing Use:	Vacant parcel of land

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

Green Development Initiatives

The applicant has identified several green development initiatives that will be incorporated into the development, including: on-site sediment control measures; a green roof covering 75% of the roof area; pedestrian specific lighting; and secured weather protected bicycle parking.

Neighbourhood Context

The subject property is located one block north and west of the major intersection of Dundas Street and Hurontario Street within the Cooksville neighbourhood, a well-established, mixed use area centered around the four corners with a strong sense of place, urban village and main street character. The existing active, mixed use buildings and highly pedestrianized area reinforces the distinctive image of this area.

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

The surrounding land uses are described as follows:

- North: Three storey townhouses and further north is TL Kennedy Secondary School;
- East: A 13 storey, seniors apartment building with commercial uses on the ground floor;
- South: Surface private parking lot; and
- West: Detached dwellings.

Mississauga Official Plan Designation and Policies for the Downtown Cooksville Character Area.

The subject property is located in the Downtown Cooksville Character Area and is designated "Residential High Density" (see Appendix I-3), which permits a maximum building height of 25 storeys and an FSI of 1.8.

The site is also subject to "Special Site 3" policies, which permits a maximum of 121 apartment units; a maximum height of 13 storeys; and a maximum of 27 condominium townhouse units.

Development is intended to be generally consistent in its massing and scale within the Character Area with use of taller more prominent buildings to be located on the north side of Agnes Street away from the main street area.

Urban Design Policies

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions and will create appropriate transition to existing and planned development and establish visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements should also address the effects of additional noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Other relevant policies in the MOP that are applicable in the review of these applications, are found in Appendix I-11.

Criteria for Site Specific Official Plan Amendments

Policy 19.5.1 of Mississauga Official Plan contains criteria that require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- that 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;
- that the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; and

- that there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application.

Hurontario/Main Street Corridor Master Plan

The Hurontario/Main Street Corridor Master Plan Study (2010) identifies the area north of Agnes Street and west of Hurontario Street as being suitable for higher density residential buildings, up to 25 storeys in keeping with the existing character of the area.

Proposed Official Plan Designation and Policies for the Downtown Cooksville Character Area

To amend the existing "Residential High Density- Special Site 3" policies to permit an apartment building with a height of 28 storeys.

Existing Zoning

"RA4-27" (Apartment Dwellings-Exception), which permits apartment dwellings in addition to other uses including long-term care dwellings, retirement dwellings and townhouses. The site specific zoning is the result of a previous approval for an integrated townhouse and apartment building development, which permits up to 121 apartment units with a maximum building height of 13 storeys. The maximum number of townhouse dwelling units is 27, which have been constructed (see Appendix I-10).

Proposed Zoning By-law Amendment

"RA4-Exception" (Apartment Dwellings-Exception) to permit, in addition to the existing townhouses the following:

- one apartment building containing 260 units;
- maximum height of 28 storeys;
- floor space index (FSI) of 7.06;
- 865.1 m² (9,312 sq. ft.) of retail;
- minimum landscape area of 263 m² (2,831 sq. ft.) at grade;

- minimum outdoor amenity space at 713 m² (7,674 sq. ft.).

A complete list of proposed zoning standards are identified in Appendix I-10 attached to this report.

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 in principle by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

COMMUNITY ISSUES

A community meeting is scheduled to be held by the Ward 7 Councillor, Nando Iannicca, on June 18, 2014. The community comments from this meeting and the comments raised during the Planning and Development Committee 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-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed prior to the Supplementary Report:

- proposed urban design including massing and public realm;
- appropriate height and density;
- shadow and privacy on abutting properties;

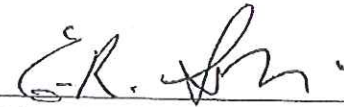
- traffic and access concerns from Agnes and Cook Streets, and from the private road for the existing townhouses to the north;
- the proposed number of parking spaces;
- compliance with the existing servicing agreement under File OZ-96/30 W7; and
- servicing and storm water management.

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

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Downtown Cooksville Character Area Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Excerpt of Zoning Map
- Appendix I-6: Concept Plan
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: Mississauga Official Plan policies
- Appendix I-12: General Context Map



 Edward R. Sajecki
 Commissioner of Planning and Building

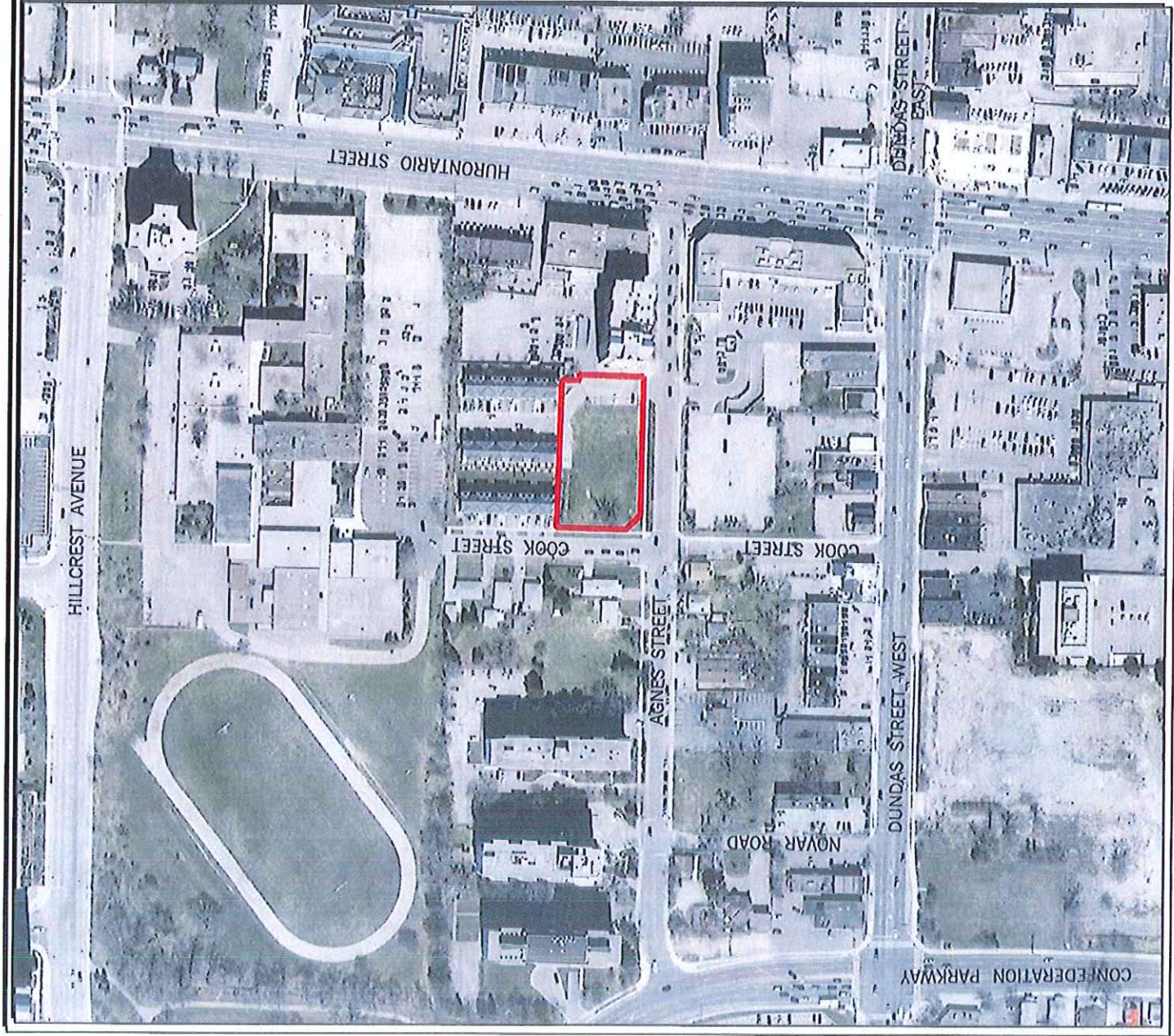
Prepared By: Michael Hynes, Development Planner

Eminence Living Inc.

File: OZ 13/017 W7

Site History

- September 15, 1997 – City Council adopted Resolution PDC-16-97 recommending approval of the rezoning application for the subject lands under File OZ-96/30 W7 to permit a maximum of 121 apartment units and 27 condominium townhouse units.
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Downtown Cooksville Character Area which designated the subject lands "Residential High Density"
- June 20, 2007- Zoning By-law 0225-2007 came into force, zoning the subject lands "RA4-27" (Apartment Dwellings - Exception).
- July 2010 – City Council endorsed the Hurontario/Main Street Corridor Master Plan.
- November 14, 2012 - Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed, the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential High Density" in the Downtown Cooksville Character Area.



LEGEND:

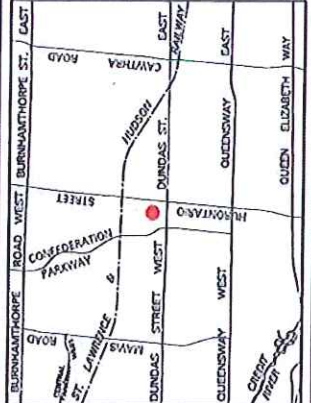


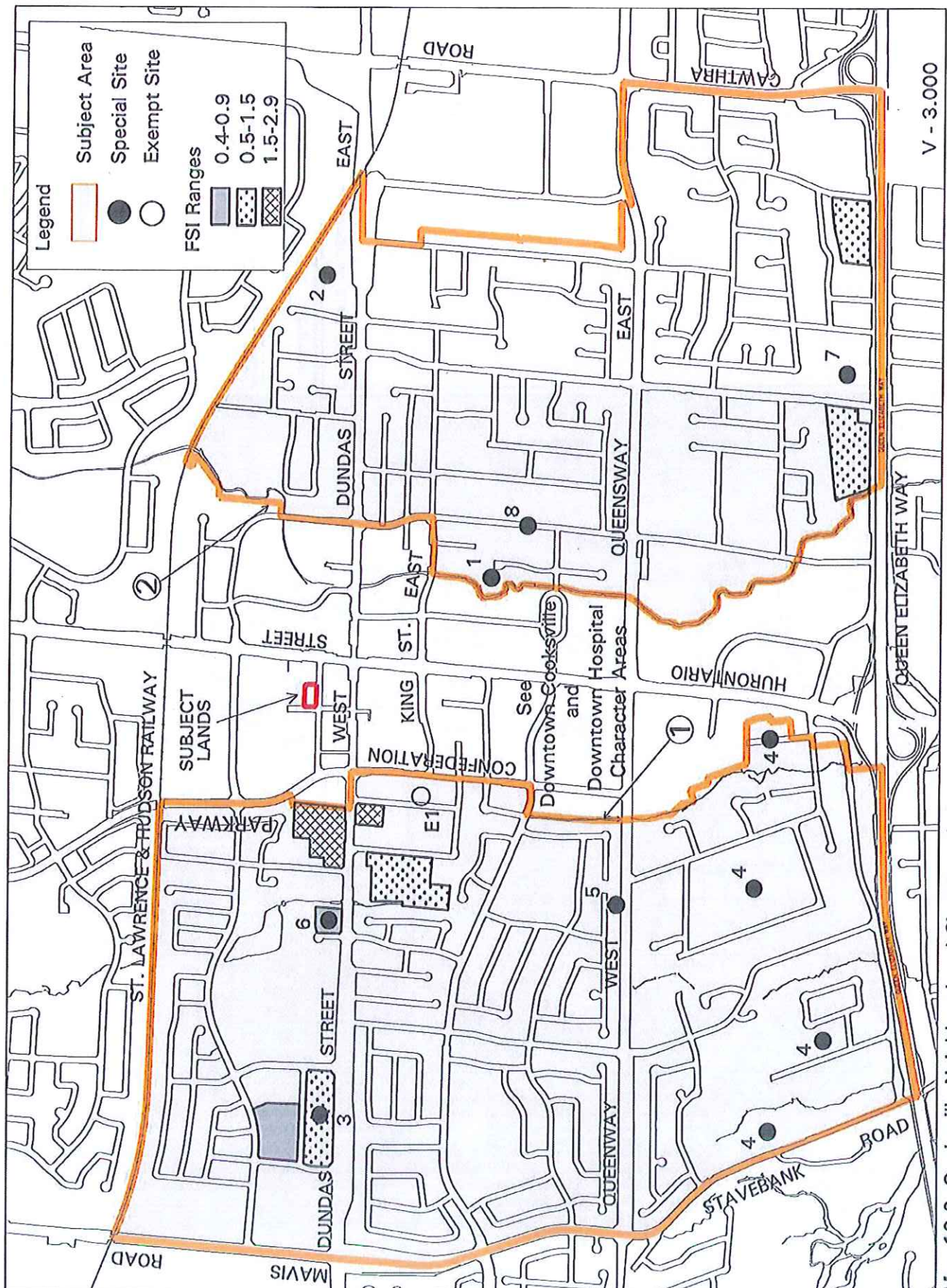
SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: 4 2013



SUBJECT: EMINENCE LIVING INC

FILE NO: OZ 13 07 W7		APPENDIX I-2	
DWG. NO: 1307A		DATE: 2014 06 23	
SCALE: 1:25000		DRAWN BY: B. KRUGER	
		Produced by T&W, Geomatics	
		MISSISSAUGA Planning and Building	



Map 16-6: Cooksville Neighbourhood Character Area

LAND USE DESIGNATIONS

- | Residential Low Density I | Residential Low Density II | Residential Medium Density | Residential High Density | Downtown Mixed Use | Downtown Core Commercial | Mixed Use | Convenience Commercial | Motor Vehicle Commercial | Office | Business Employment | Industrial | Airport | Institutional | Public Open Space | Private Open Space | Greenbelt | Parkway Belt West | Utility | To Be Determined |
|---------------------------|----------------------------|----------------------------|--------------------------|--------------------|--------------------------|-----------|------------------------|--------------------------|--------|---------------------|------------|---------|---------------|-------------------|--------------------|-----------|-------------------|---------|------------------|
| | | | | | | | | | | | | | | | | | | | |

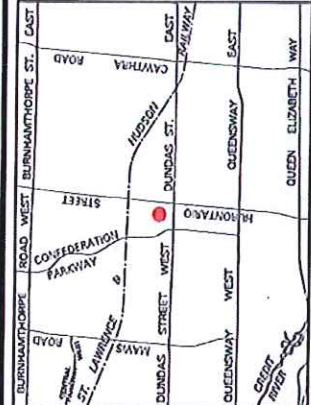
LAND USE LEGEND

- | | | | |
|-----------------------|---------------------------------------|--|------------------------------|
| | Heritage Conservation District | | City Centre (City Hall) |
| | 1500 NEP/2000 NEP | | City Centre Transit Terminal |
| | Composite Noise Contours | | GO Rail Transit Station |
| | LBP/A Operating Area Boundary | | Public School |
| | See Ancient Noise Policies | | Catholic School |
| | Area Exempt from LBP/A Operating Area | | Hospital |
| | Area Exempt from LBP/A Operating Area | | Community Facilities |
| | Natural Hazards | | |
| CITY STRUCTURE | | | |
| Demers | | | |
| | Downtown | | Corporate Centre |
| | Major Node | | Employment Area |
| | Community Node | | Special Purpose Area |
| | Neighbourhood | | |

SUBJECT LANDS

SUBJECT:

EMINENCE LIVING INC



FILE NO:

DWG. NO.:

SCALE:

DATE: _____

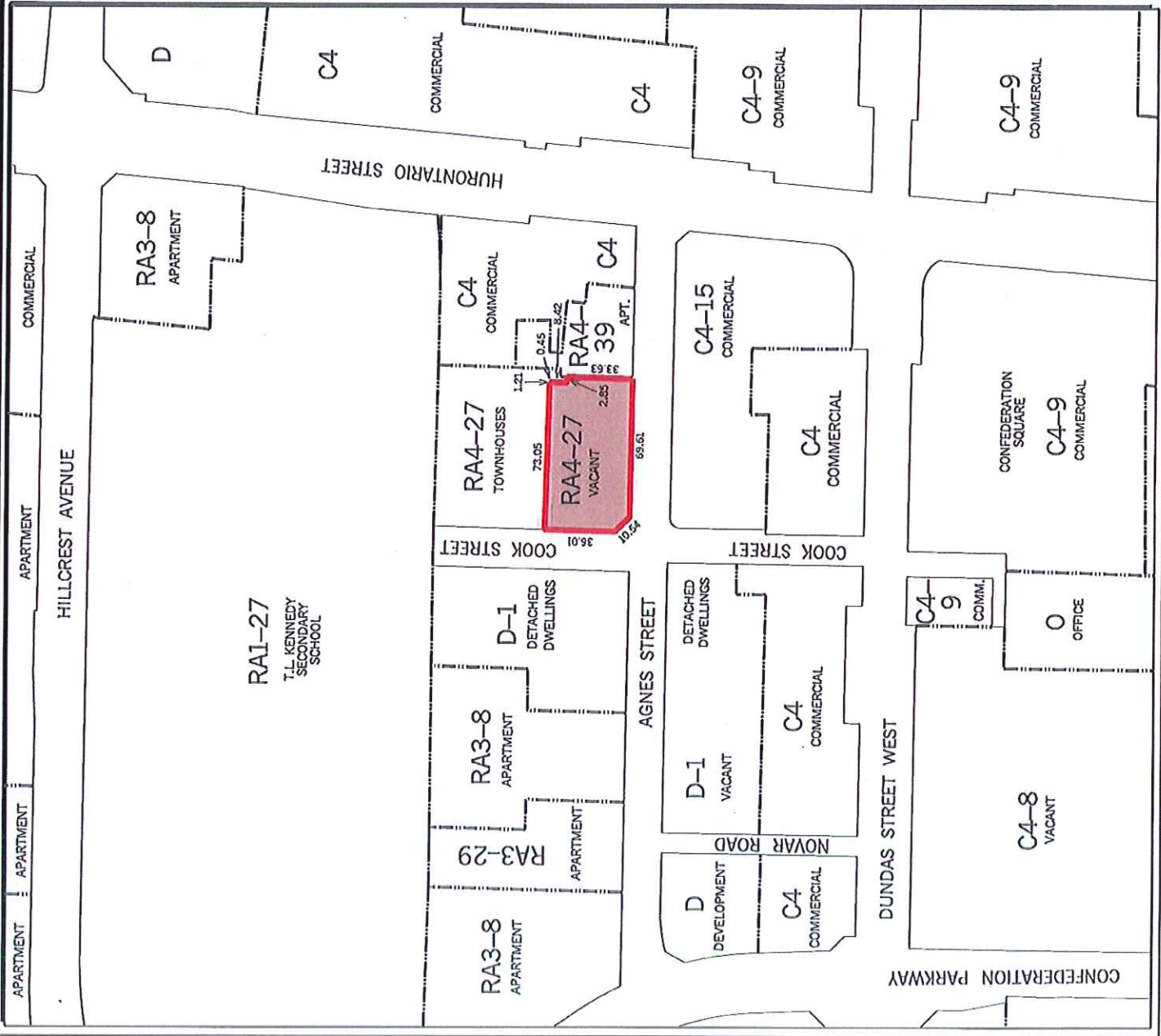
DRAWN BY:

**Produced by
T&W, Geomatics**



MISSISSAUGA
Planning and Building

[illegible]



LEGEND:

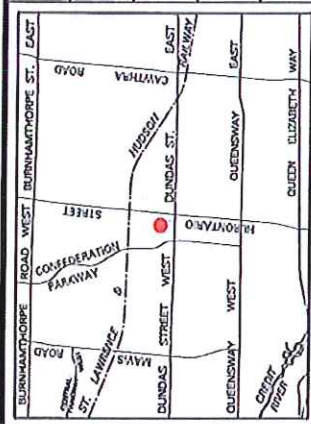


PROPOSED REZONING FROM 'RA4-27' (APARTMENT DWELLINGS) TO 'RA4-1' EXCEPTION TO PERMIT A 28 STOREY, 260 UNIT RESIDENTIAL APARTMENT BUILDING.

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



SUBJECT: **EMINENCE LIVING INC**



FILE NO:
OZ 13 07 W7

DWG. NO:
13017R

SCALE:
1:25000

DATE:
2014 06 23

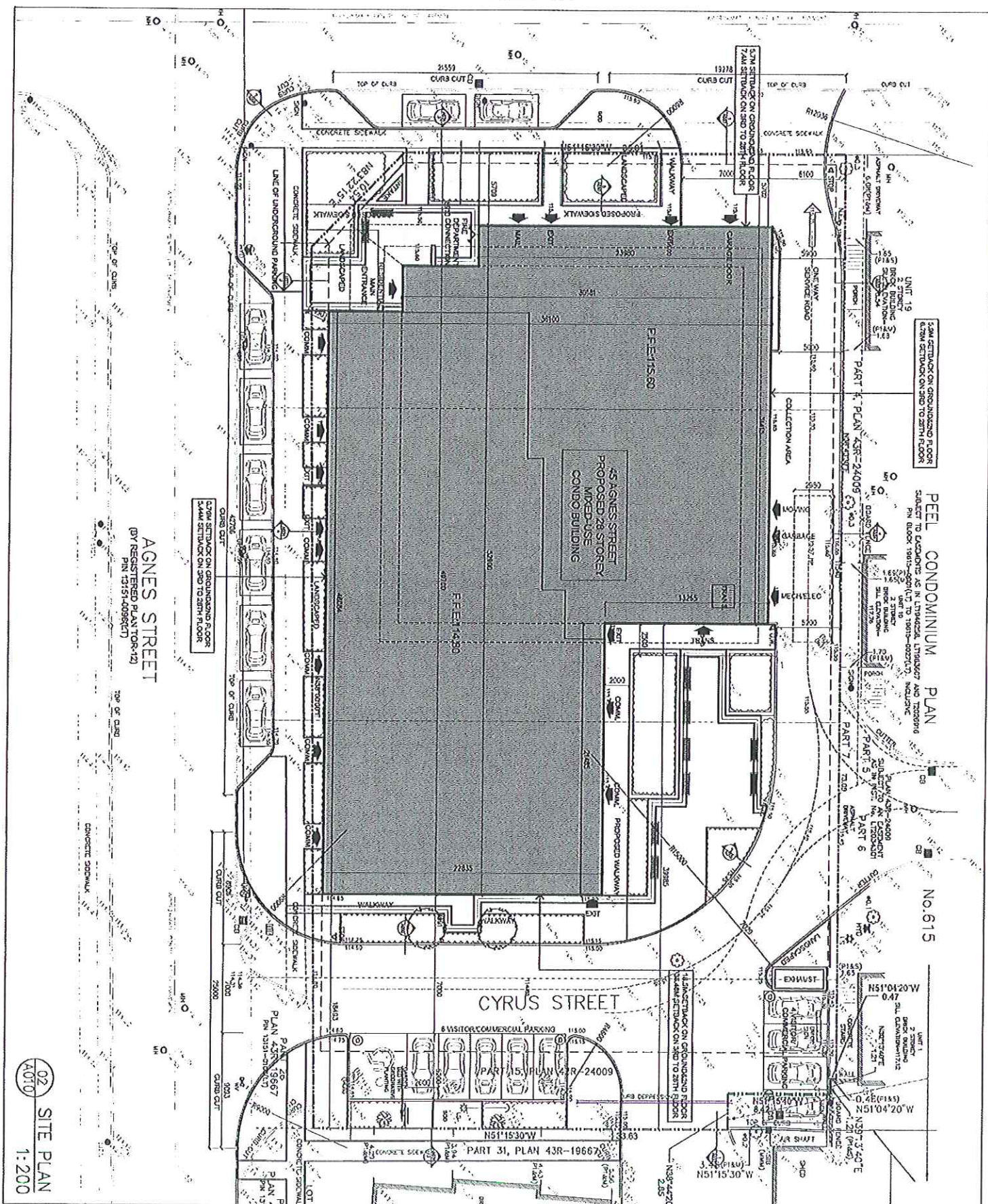
DRAWN BY:
B. KRUGER

APPENDIX I-5

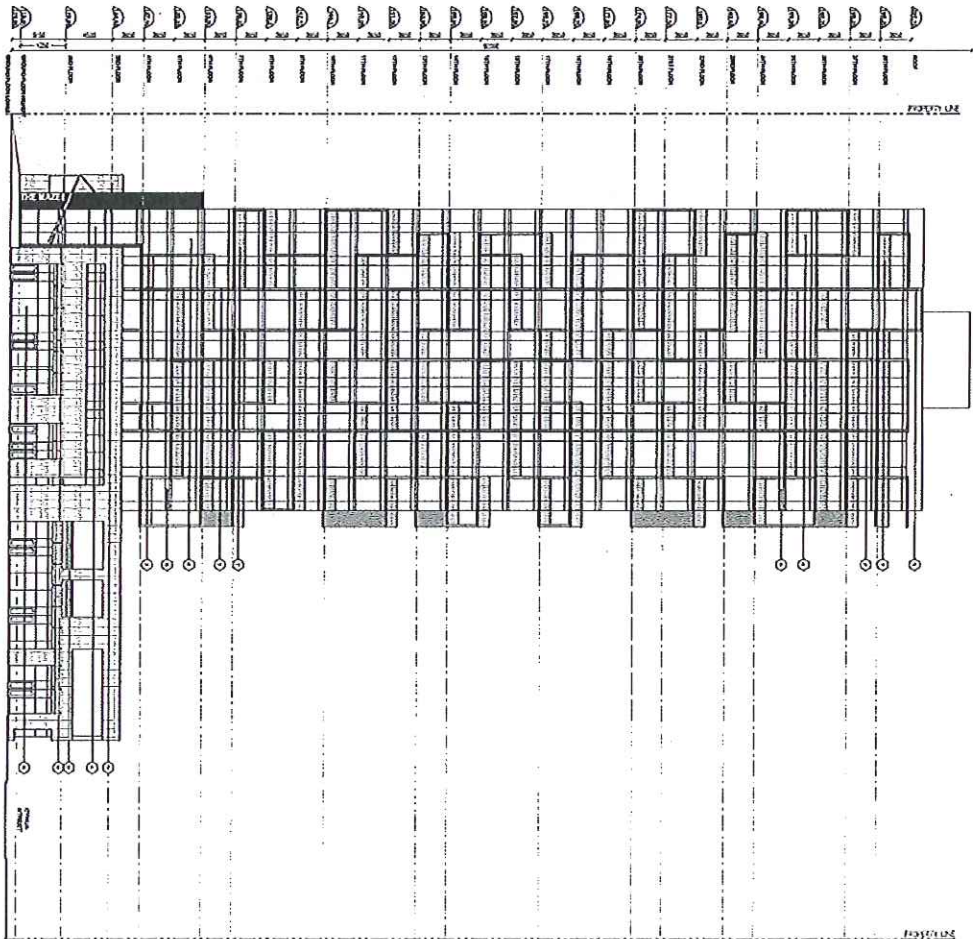
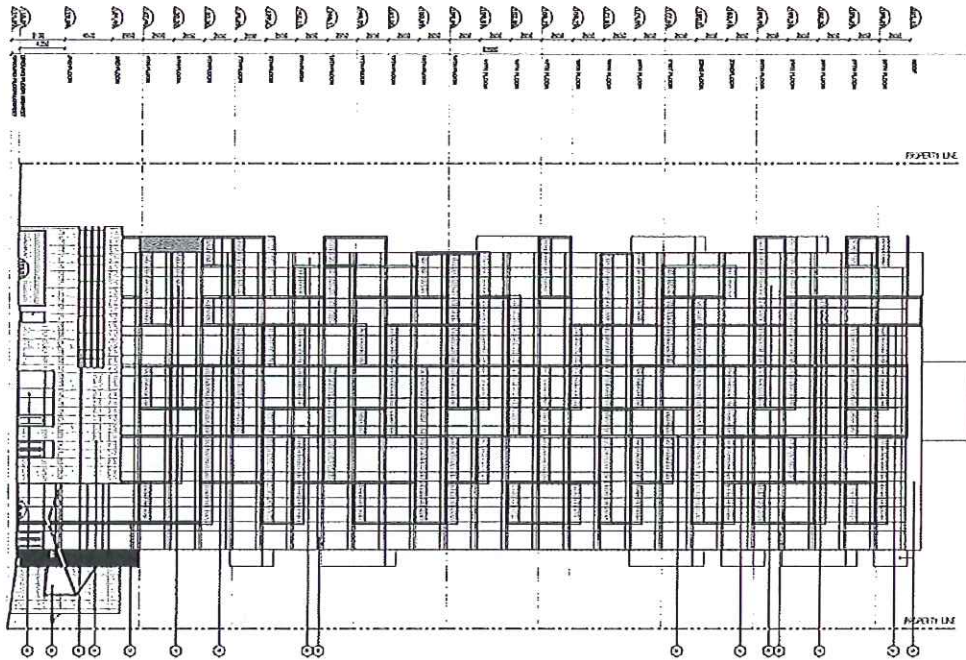
MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

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SOUTH ELEVATION

[illegible][illegible][illegible]

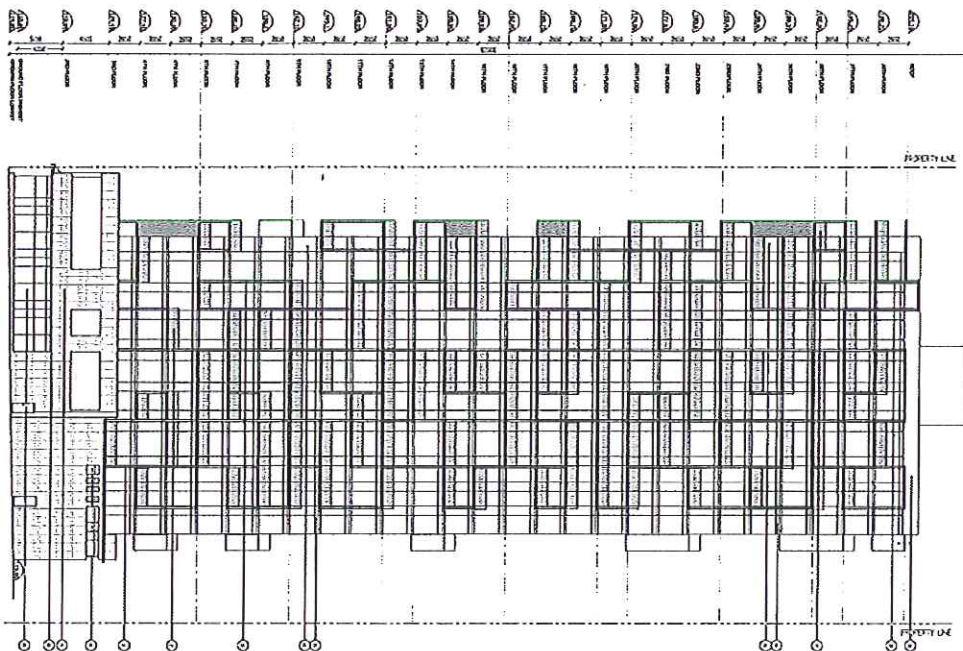
**PROPOSED 28 STOREY
MIXED USE CONDO BUILDING**
41 AONES STREET • VICTORIA, B.C. V8N 1A1

ICON
Architects Inc.

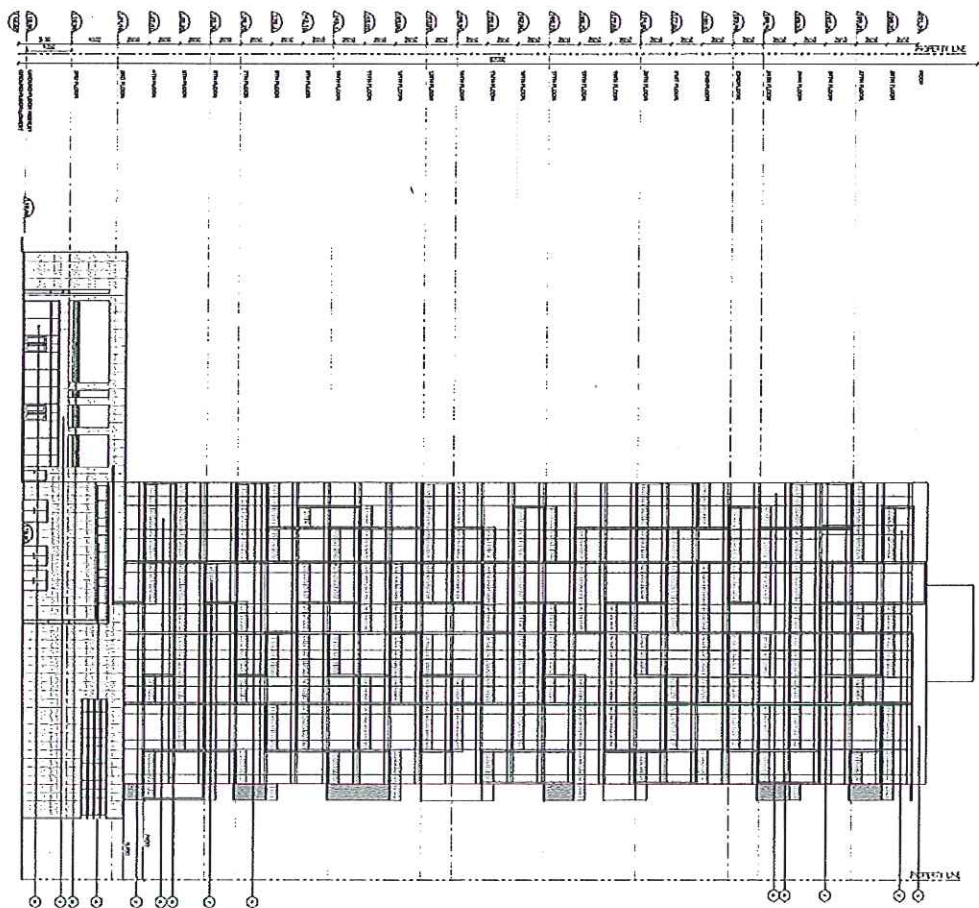
For more information, please contact:
Mr. Ian Macdonald, Project Manager
Tel: 250-383-8888 Fax: 250-383-8889
Email: ian@iconarchitects.com

[illegible]

EAST ELEVATION



NORTH ELEVATION



EXTERIOR MATERIALS LEGEND
 ○ STONE
 ○ ALUMINUM PANEL CLADDING
 ○ PAINTED EXPOSED CONCRETE
 ○ CLEAR GLAZING
 ○ SPANDREL PANEL

④ STORIL FRONT WINDOWS
③ OLDS RAILING
② OLDS CANOPY
① RAILING

1. At present, it is not possible to find a single source for all the information needed to carry out a study. The information is scattered in many different sources, and it is often difficult to find the information needed for a particular study.



Proposed: PROPOSED 28 STOREY
MIXED USE CONDO BUILDING
45 ADAMS STREET - MISSISSAUGA - ONTARIO
ICON
Architects Inc.
200-200 Adelaide Street West, Suite 2000
Toronto, Ontario M5H 3V2

Student	Course type
11200	DIV
Date	Completed by
20P, 09.15	RC
Project No.	Drawing No.
12147	A032

Eminence Living Inc.

File: OZ 13/017 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 8, 2014)	<p>Private servicing easements may be required. This will be determined once the site servicing proposal is reviewed.</p> <p>Please be advised that all report requirements must be included in a comprehensive FSR and resubmitted for our review, modelling and feedback.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 3, 2014)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board 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 this development application.</p> <p>In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Boards also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 15, 2014)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>"In comments dated January 15, 2014, this Department indicated that Sgt. David Yakichuk Park (P-263) is located approximately 250 m (820 ft.) from the subject site and contains a play site and, Brickyard Park (P-416) is approximately 370 m (1,214 ft.) from the site and contains two lit ball diamonds, a natural ice rink, a lit soccer field, a spray pad, two play sites, a parking lot, a washroom, toboggan hill, and lit pathways.</p>

Eminence Living Inc.

File: OZ 13/017 W7

Agency / Comment Date	Comment
	Prior to by-law enactment, a cash contribution for street planting will be required. Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws."
City Transportation and Works Department	<p>In comments dated May 22, 2014 this department confirmed receipt of the Site Plan, Noise Feasibility Study, Geotechnical Report, Phase 1 Environmental Site Assessment, Traffic Study and a Functional Servicing Report in support of the rezoning application which are currently under review. Preliminary comments and conditions have been provided to the applicant indicating that notwithstanding the findings of these reports and drawings, additional technical details are required.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant has been requested to provide a complete Environmental Site Servicing Screening Questionnaire and Declaration (ESSQD) and a Letter of Reliance in support of the submitted Phase 1 Environmental Site Assessment.</p> <p>Additional information has also been requested concerning the proposed temporary access arrangements and fire routes necessary to accommodate the adjacent condominium PCC-615 immediately to the north while the proposed development under construction. These proposed interim access arrangements will require the approval of the Peel District School Board. We have also requested that the owner make satisfactory arrangements with Fire and the Region of Peel for the temporary and ultimate internal circulation required in support of this development.</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> <p>Canada Post Fire Prevention, Community Services Division Enersource</p>

Eminence Living Inc.

File: OZ 13/017 W7

Agency / Comment Date	Comment
	Bell Canada
	The following City Department and external agencies were circulated the applications but provided no comments: Go Transit CP Rail Trillium Health Partners Rogers Cable Mississauga Transit Heritage Planning, Culture Division, Community Services Department

Appendix I-9

Eminence Living Inc.

File: OZ 13/017 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>29</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>8</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>8</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Cashmere Avenue Public School</p> <table> <tr> <td>Enrolment:</td><td>438</td></tr> <tr> <td>Capacity:</td><td>461</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Queen Elizabeth Senior Public School</p> <table> <tr> <td>Enrolment:</td><td>355</td></tr> <tr> <td>Capacity:</td><td>262</td></tr> <tr> <td>Portables:</td><td>5</td></tr> </table> <p>T.L. Kennedy Secondary School</p> <table> <tr> <td>Enrolment:</td><td>662</td></tr> <tr> <td>Capacity:</td><td>1,263</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	29	Kindergarten to Grade 6	8	Grade 7 to Grade 8	8	Grade 9 to Grade 12/OAC	Enrolment:	438	Capacity:	461	Portables:	0	Enrolment:	355	Capacity:	262	Portables:	5	Enrolment:	662	Capacity:	1,263	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>11</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>3</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Father Daniel Zanon</p> <table> <tr> <td>Enrolment:</td><td>440</td></tr> <tr> <td>Capacity:</td><td>440</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>Father Michael Goetz</p> <table> <tr> <td>Enrolment:</td><td>1558</td></tr> <tr> <td>Capacity:</td><td>1593</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	11	Junior Kindergarten to Grade 8	3	Grade 9 to Grade 12/OAC	Enrolment:	440	Capacity:	440	Portables:	2	Enrolment:	1558	Capacity:	1593	Portables:	0
29	Kindergarten to Grade 6																																								
8	Grade 7 to Grade 8																																								
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Enrolment:	438																																								
Capacity:	461																																								
Portables:	0																																								
Enrolment:	355																																								
Capacity:	262																																								
Portables:	5																																								
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Capacity:	1,263																																								
Portables:	0																																								
11	Junior Kindergarten to Grade 8																																								
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Enrolment:	440																																								
Capacity:	440																																								
Portables:	2																																								
Enrolment:	1558																																								
Capacity:	1593																																								
Portables:	0																																								

Appendix I-10

Eminence Living Inc.

File No.: OZ 13/017 W7

Proposed Zoning Standards

	"RA4-27" Regulations	Proposed "RA4-Exception"
Maximum Floor Space Index – Apartment Dwelling Zone	1.8	7.06
Maximum number of apartment dwelling units	121	260
Maximum height	13 storeys	28 storeys
Maximum projection of a balcony outside the buildable area	1.5 metres	1.5 metres
Maximum projection of a bay window outside the buildable area	0.3 metres	1.5 metres
Minimum landscaped area	45% of the lot area	24% of the lot area

Eminence Living Inc.

File No.: OZ 13/017 W7

Mississauga Official Plan Policies

There are numerous policies that would apply in reviewing this application to increase the FSI and density on the site. An overview of some of these policies are found below:

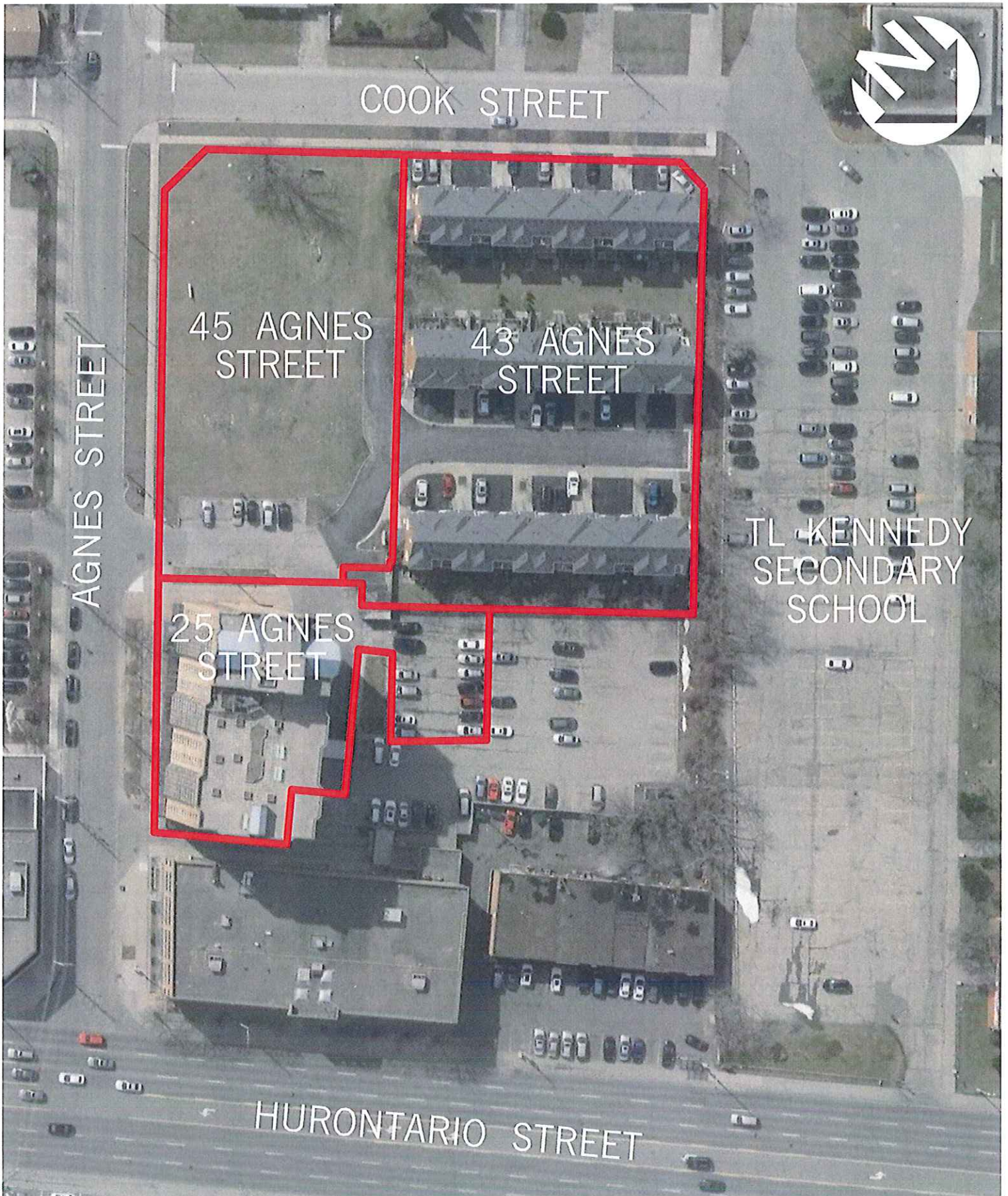
	Specific Policies	General Intent
Chapter 5 – Direct Growth	Policy 5.1.4, Policy 5.1.6, Section 5.3 Policy 5.3.1.2, Policy 5.3.1.3, Policy 5.3.1.4, Policy 5.3.1.8 Policy 5.3.1.9, Policy 5.3.1.10 Policy 5.3.1.11, Policy 5.3.1.12 Policy 5.3.1.13, Policy 5.4.12, Policy 5.5.8, Policy 5.5.9, Policy 5.5.12, Policy 5.5.14, Policy 5.5.15	The Mississauga Official Plan (MOP) will ensure that most of Mississauga's future growth will be directed to Intensification Areas and that the Downtown is an Intensification Area.
Chapter 9 – Build a Desirable Urban Form	Policy 9.2.1.2, Policy 9.2.1.3 Policy 9.2.1.4, Policy 9.2.1.6 Policy 9.2.1.7, Policy 9.2.1.9 Policy 9.2.1.11, Policy 9.2.1.12 Policy 9.2.1.13, Policy 9.2.1.14 Policy 9.2.1.15, Policy 9.2.1.16 Policy 9.2.1.17, Policy 9.2.1.20 Policy 9.2.1.22, Policy 9.2.1.24 Policy 9.2.1.25, Policy 9.2.1.26 Policy 9.2.1.27, Policy 9.2.1.28 Policy 9.2.1.29, Policy 9.2.1.30 Policy 9.2.1.31, Policy 9.2.1.33 Policy 9.3.3.2	The MOP will ensure that tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.

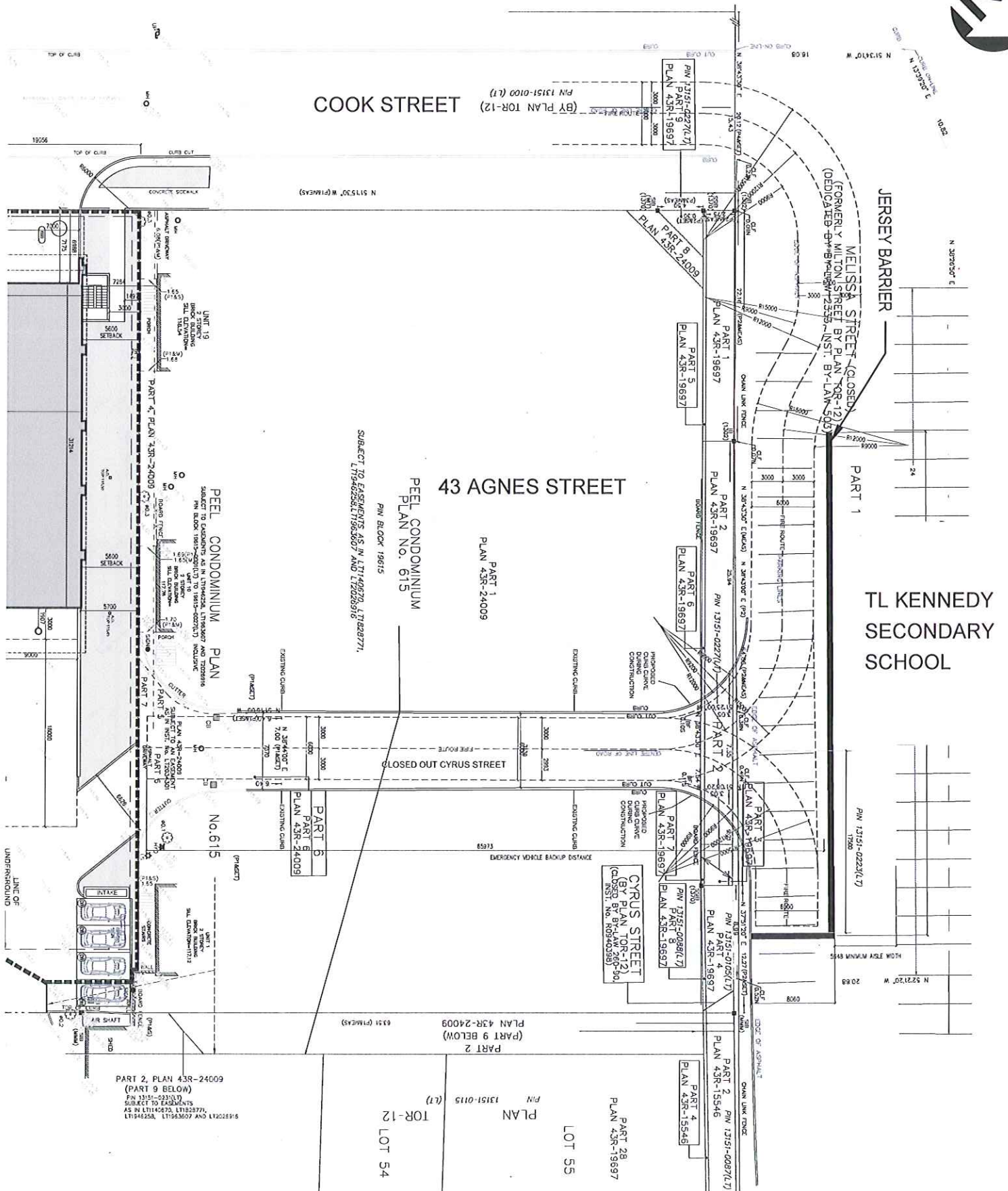
Eminence Living Inc.

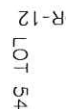
File No.: OZ 13/017 W7

	Specific Policies	General Intent
Chapter 9 (continued)	Policy 9.5.3 – Various policies	The MOP will ensure that tall buildings design and materials selected are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.
Chapter 12 Downtown	<p>Policy 12.1.2.2</p> <p>Section 12.4 Downtown Cooksville</p> <p>Policy 12.4.3.3.1</p> <p>Policy 12.4.3.3.2</p>	<p>Notwithstanding the Residential High Density policies of this Plan, the maximum building height for lands designated Residential High Density will not exceed 25 storeys.</p> <p>Special Site Policy 3 of the Downtown Cooksville policies of the Mississauga Official Plan ensures that development on this site will have a maximum of 121 apartment units and a maximum of 27 condominium townhouse units. The apartment building will not exceed 13 storeys.</p>
Other related policies	<p>Policies 9.3.1.4, 9.3.1.7, 9.3.1.8, 9.3.1.9 - Public Realm</p> <p>Policies 9.5.1, 9.5.1.1, 9.5.1.2, 9.5.1.3, 9.5.1.11, 9.5.1.12, 9.5.1.14 - Site Development and Buildings</p> <p>Policy 8.2.3.4 - Create a Multi-Modal City</p> <p>Policies 9.5.2.1, 9.5.2.2, 9.5.2.3, 9.5.2.5, 9.5.2.6, 9.5.2.11 - Site Development</p>	Built form policies with respect to the Public Realm, Site Development and Building provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.











05 PERSPECTIVE 2
A023



04 PERSPECTIVE 1
A023

Appendix 7

Proposed Zoning Standards

	RA4-27 Regulations	Original Proposed RA4-27 (Apartment Dwellings – Exception)	Current Proposed RA4-27 (Apartment Dwellings Exception)
Minimum accessory retail commercial space	Lesser of 10% of total GFA or GFA of one storey of the dwelling	865 m ²	518.4 m ²
Maximum Floor Space Index – Apartment Dwelling Zone	1.8	7.0	7.5
Maximum number of apartment dwelling units	121	260	282
Maximum height	13 storeys	28 storeys	28 storeys
Maximum projection of a balcony outside the buildable area	1.5 metres	1.5 metres	1.5 metres
Maximum projection of a bay window outside the buildable area	0.3 metres	1.5 metres	1.5 metres
Minimum landscaped area	45% of the lot area	24% of the lot area	14% of the lot area