



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

DATE OF NOTICE	June 12, 2020	
OPA NUMBER	OPA 71 (By-law 0124-2020)	
ZONING BY-LAW NUMBER	0125-2020	
DATE PASSED BY COUNCIL	June 03, 2020	
LAST DATE TO FILE APPEAL	July 02, 2020	
FILE NUMBER	OZ 14/006	Ward # 7
APPLICANT	Glen Schnarr and Associates Inc.	
PROPERTY LOCATION	West side of Confederation Parkway, south of Dundas Street West, in the City of Mississauga	

TAKE NOTICE that on June 03, 2020 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA #71 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. This notice is issued in accordance with Ontario Regulation 149/20 under the Planning Act.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Residential Low Density II to Mixed Use, and to add a special site to permit townhouses.

The purpose of the Zoning By-law is to permit commercial uses with residential units above the first storey or back to back and stacked townhouses. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwellings – Typical Lots) to "C4-71" (Mainstreet Commercial – Exception). "R3" permits detached dwellings. "C4-71" permits dwelling units above the first storey of a commercial building or back to back and stacked townhouses, with regulations for side yard setbacks, landscaped buffers and parking.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 71 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 elto.gov.on.ca. An appeal must be filed by mail or courier service addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **July 02, 2020**.

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 the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$300.00, payable 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



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER ~~0225-2007~~ 0125-2020

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

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

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

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

6.2.5.71	Exception: C4-71	Map # 15	By-law:
In a C4-71 zone the applicable regulations shall be as specified for a C4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
6.2.5.71.1	Lands zoned C4-71 shall only be used for the following:		
	(1) Dwelling unit located above the first storey of a commercial building		
	(2) Back to Back and Stacked Townhouses		
	(3) Retail Store		
	(4) Personal Service Establishment		
	(5) Office		
Regulations			
6.2.5.71.2	The provisions of Article 3.1.2.2 and Subsection 3.1.4 of this By-law shall not apply		
6.2.5.71.3	The uses contained in Clauses 6.2.5.71.1(3) to 6.2.5.71.1(5) of this Exception shall not be located above the first storey		
6.2.5.71.4	For the purposes of this By-law, all lands zoned C4-71 shall be considered one lot		
6.2.5.71.5	Minimum interior side yard abutting lands with a Residential Zone		1.2 m
6.2.5.71.6	Minimum depth of a landscaped buffer abutting interior side lot lines		1.2 m
6.2.5.71.7	Minimum depth of a landscaped buffer abutting the rear lot line		2.7 m
6.2.6.71.8	Minimum depth of a landscaped buffer abutting the front lot line , inclusive of stairs with a maximum of three risers		2.5 m

6.2.5.71	Exception: C4-71	Map # 15	By-law:
6.2.5.71.9	Minimum number of resident parking spaces per dwelling unit , which may be located within a garage		1.25
6.2.5.71.10	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses identified in Clauses 6.2.5.71.1(3) to 6.2.5.71(5) of this Exception		4.0

2. Map Number 15 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R3" to "C4-71", the zoning of Part of Lot 16, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "C4-71" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "C4-71" zoning indicated thereon.

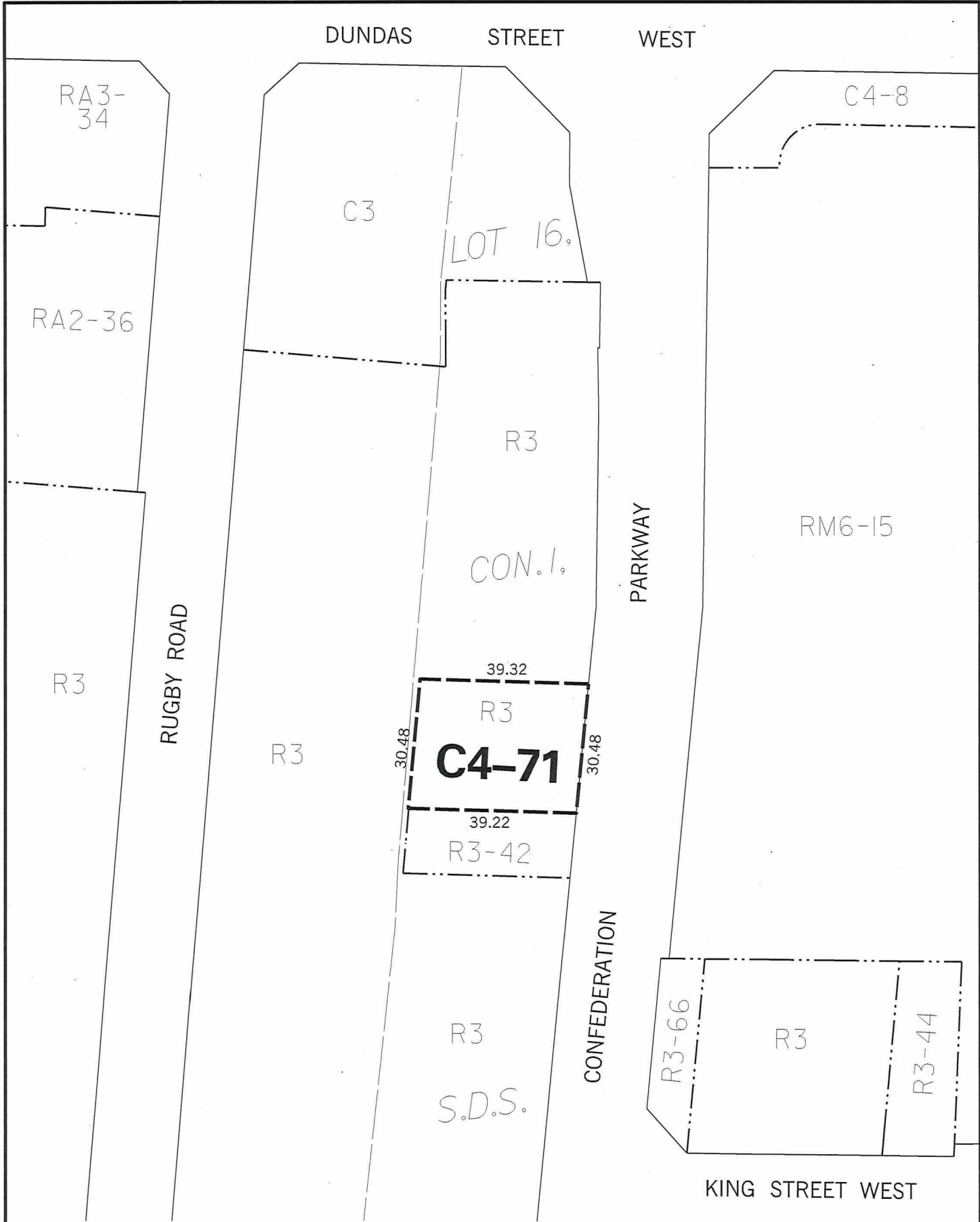
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 71 is in full force and effect.

ENACTED and PASSED this 3rd day of June 2020.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MEM			
Date	2020	05	20

Bonnie Crombie
MAYOR

W. O. Brown
CLERK



This is not a Plan of Survey. For accurate boundary information refer to Registered Plan C-13.

This is not a Plan of Survey.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A" TO
BY-LAW O125 - 2020**

**PASSED BY COUNCIL ON
June 3, 2020**

APPENDIX "A" TO BY-LAW NUMBER 0125-2020

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit commercial uses with residential units above the first storey or back to back and stacked townhouses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwellings - Typical Lots) to "C4-71" (Mainstreet Commercial - Exception).

"R3" permits detached dwellings.

"C4-71" permits dwelling units above the first storey of a commercial building or back to back and stacked townhouses, with regulations for side yard setbacks, landscaped buffers and parking.

Location of Lands Affected

West side of Confederation Parkway, south of Dundas Street West in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Adam Lucas of the City Planning and Building Department at 905-615-3200 ext. 5525.

[http://teamsites.mississauga.ca/sites/18/bylaws/oz 14 006 w7.by-law.al.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz%2014%2006%20w7.by-law.al.jmcc.docx)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0124-2020

A by-law to Adopt Mississauga Official Plan Amendment No. 71

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. 71, 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 change in land use designation on the subject lands from Residential Low Density II to Mixed Use, and to add a Special Site within the Cooksville Neighbourhood 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. 71 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 3rd day of June, 2020.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MEM			
Date	2020	05	20

Bonnie Crombie
MAYOR

W. H. Butts
CLERK

Amendment No. 71

to

Mississauga Official Plan

By-law No. 0124-2020

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

1. The document attached hereto, constituting Amendment No. 71 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 3rd day of June, 2020.

Signed Bonnie Crombie MAYOR Signed [Signature] CLERK

Amendment No. 71
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 71.

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 December 15, 2017 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density II to Mixed Use, and to add a special site to permit townhouses.

LOCATION

The lands affected by this Amendment are located on the west side of Confederation Parkway, south of Dundas Street West. The subject lands are located in the Cooksville Neighbourhood 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.

The subject lands are designated Residential Low Density II which permits detached, semi-detached, duplex, triplex, and street townhouse dwellings.

An Official Plan Amendment is required to permit townhouses and townhouses with commercial uses on the ground floor of the subject lands.

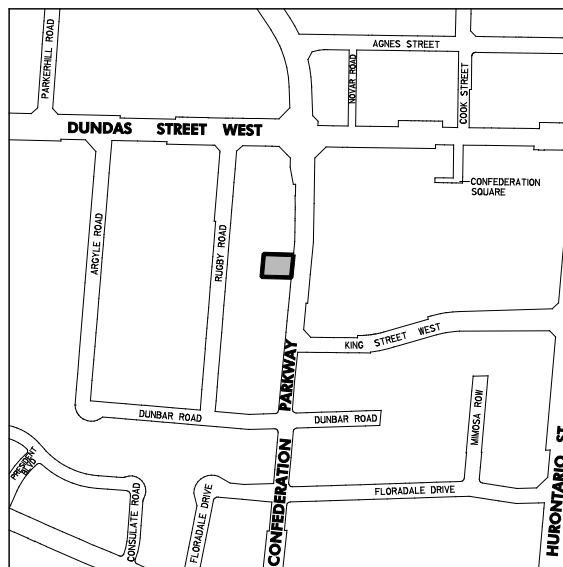
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The compact, mixed use development represents an appropriate form of infill at the periphery of the Cooksville Neighbourhood Character Area.
2. The development represents appropriate residential intensification within the built up area.
3. The Mixed Use designation is compatible with the surrounding land uses including the future townhouse development to the east and commercial uses in detached homes to the north and south.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.6, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 9 on Map 16-6: Cooksville Neighbourhood Character Area in accordance with the Special Site Policies.
2. Section 16.6.5, Special Site Policies, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.6.5.9 Site 9



16.6.5.9.1 The lands identified as Special Site 9 are located south of Dundas Street West and on the west side of Confederation Parkway.

16.6.5.9.2 Notwithstanding the policies of this Plan, townhouses will be permitted on the subject land.

3. Schedule 10, General Land Use Designations of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density II to Mixed Use, as shown on Map "A" 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.

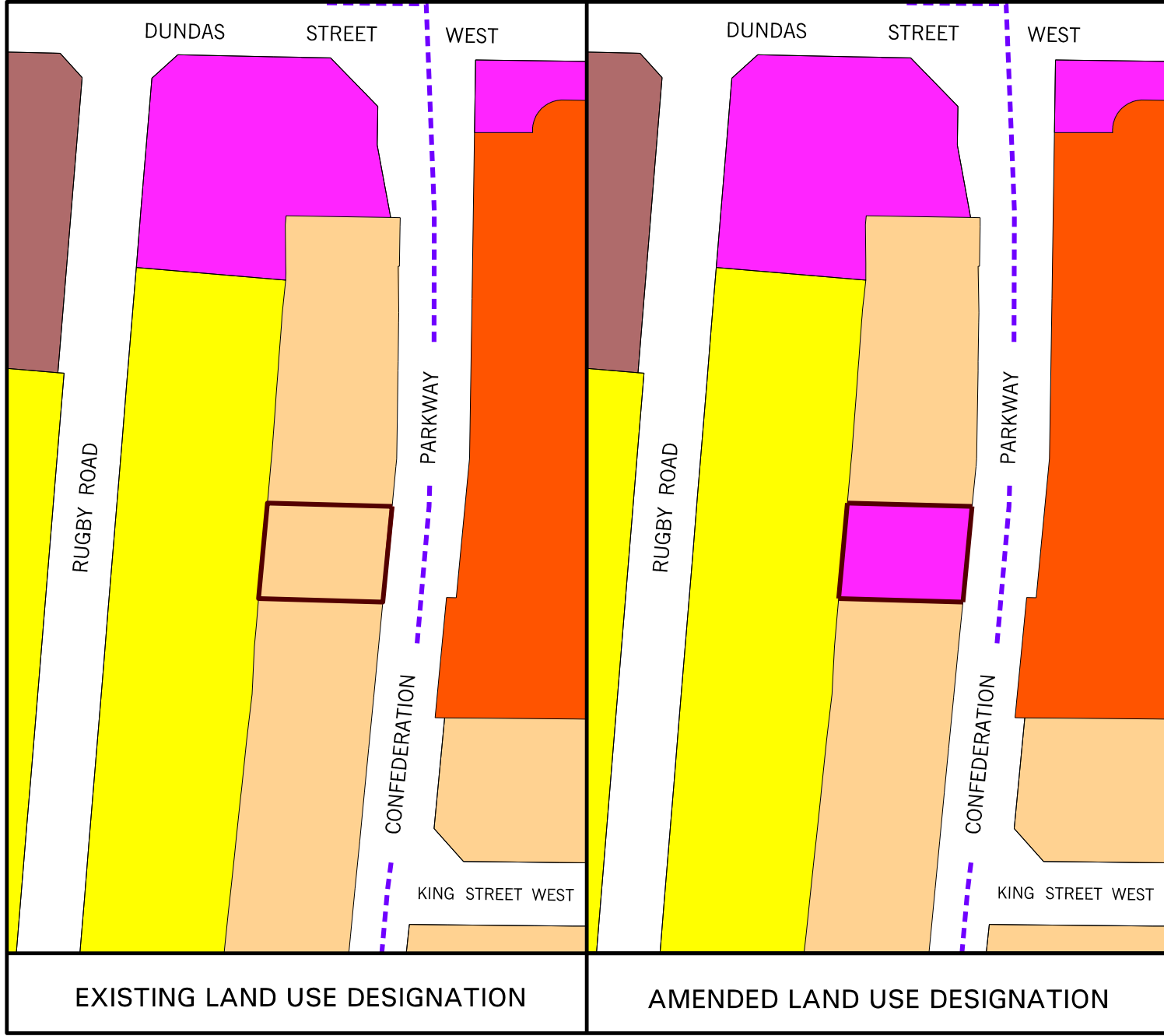
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan November 22, 2019.

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.

[http://teamsites.mississauga.ca/sites/18/mopa/oz 14 006 w7.mopa 71.al.jmcc.docx](http://teamsites.mississauga.ca/sites/18/mopa/oz%2014%2006%20w7.mopa%2071.al.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 | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

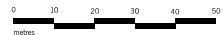
City Structure

- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

AREA OF AMENDMENT

FROM:
 RESIDENTIAL LOW DENSITY II

TO:
 MIXED USE



MAP 'A'

Part of Schedule 10
Land Use Designations
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.

No residents expressed interest in this application.

City of Mississauga

Corporate Report



Date: December 15, 2017

To: Chair and Members of Planning and Development Committee

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

Originator's file:
File: OZ 14/006 W7

Meeting date:
2018/01/15

Subject

RECOMMENDATION REPORT (WARD 7)

Applications to permit 4 three storey live/work townhomes

2560 and 2564 Confederation Parkway, west side of Confederation Parkway, south of Dundas Street West

Owners: Ahmed Al Sabbagh and Mohammed Albarrak

File: OZ 14/006 W7

Recommendation

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 applications under File OZ 14/006 W7, Ahmed Al Sabbagh and Mohammed Albarrak, 2560 and 2564 Confederation Parkway to amend Mississauga Official Plan to **Mixed Use**; to change the zoning to **C4 – Exception (Mainstreet Commercial)** to permit 4 three storey live/work townhomes with the provisions outlined in Appendix 3 be approved.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. 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 number of units shall remain the same.

Report Highlights

- The applicant has made minor revisions to the proposal to address issues raised by City staff during the processing of the applications
- 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 September 8, 2015 at which time an Information Report (Appendix 1) was received for information.

Recommendation PDC-0050-2015 was then adopted by Council on September 16, 2015.

That the report dated August 18, 2015 from the Commissioner of Planning and Building regarding the applications by Ahmed Al Sabbagh and Mohammed Albarrak to permit 4 three storey live/work townhomes under File OZ 14/006 W7, at 2560 and 2564 Confederation Parkway, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

There were some technical matters that needed to be resolved and the file was inactive for a period of time. Given the amount of time since the public meeting, full notification was provided in accordance with the *Planning Act* and the matter has been brought back to Planning and Development Committee.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan (see Appendix 2) including:

- Reduction of parking spaces and the addition of a turnaround area
- Increased setback to Confederation Parkway, decreased rear and north side yard setback
- Reconfiguration of waste collection area

COMMUNITY COMMENTS

No community meetings were held, no one spoke at the statutory public meeting and no written comments were received by the Planning and Building Department.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department

Comments updated December 12, 2017, state that in the event this application is approved Council and prior to enactment of the Zoning By-law, the applicant will be required to enter into

a Development Agreement with the City, provide right-of-way requirements along Confederation Pkwy and provide any required securities and fees. Site specific details will be addressed through the Site Plan review and approval process.

Region of Peel

Comments updated December 13, 2017 state that waste collection requirements have been satisfied and that site servicing details will be addressed as part of Site Plan review and approval.

School Accommodation

In comments updated December 12, 2017, 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.

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, 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.

The proposed development adequately takes into account the existing context and has an appropriate transition of built form to adjacent areas.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Cooksville Neighbourhood Character Area. Amendments to the Mississauga Official Plan are required to permit the live/work townhomes. 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 subject site is located within the Cooksville Neighbourhood Character Area. Neighbourhoods are to be regarded as stable residential areas where the existing character is to be preserved. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development. The site is located in a mixed use, transitional area of the Neighbourhood. Many of the residential homes along Confederation Parkway in this area have been converted into commercial, office and personal service uses. The Downtown Cooksville Character Area is located directly east of the site and contains a further mix of uses including high density apartments, offices and retail plazas. The proposed development will provide an appropriate transition between the neighbourhood and Downtown Cooksville.

The vacant site across Confederation Parkway to the east has been approved for the development of 140 townhomes including 20 live/work townhomes. The proposed live/work townhomes are a complementary use that will respect the character and scale of the surrounding area.

The proposal meets the built form policies of Mississauga Official Plan by designing principal doors facing the street in order to provide access from the public sidewalk. The proposed townhomes are within the permitted four storey height that applies to Neighbourhoods and represent a moderate form of intensification that is sensitive to the existing and planned character.

The proposed live/work townhomes contribute to the diversity of the housing stock and support the goal of compact, mixed use development and complete communities. The site is well served by transit including MiWay bus Route 28 along Confederation Parkway and is within walking distance of additional bus routes along Dundas Street and Hurontario Street and the future Hurontario LRT. The proposal will contribute to the pedestrian friendly and transit supportive development in the area.

The proposed concept plan has been reconfigured to accommodate parking, circulation and waste disposal. Further details will be determined through the site plan approval process.

Based on the comments received from City departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The applicant has provided a Planning Justification Report in support of the applications that has demonstrated that the proposal represents good planning and is consistent with the intent of the Mississauga Official Plan policies.

Zoning

The proposed **C4-Exception (Mainstreet Commercial)** is appropriate to accommodate the 4 three storey live/work townhomes.

Appendix 3 contains a summary of the proposed site specific zoning provisions.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. A site plan application has not been submitted 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 revisions will be needed to address matters such as architectural elements, waste removal and landscaping.

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 are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for live/work townhomes is consistent with the overall intent, goals and objectives of the official plan as the site is located within a transitional area adjacent to the Downtown Cooksville. The development will not destabilize the residential neighbourhood given the surrounding retail conversions and the future townhome development to the east.
2. The proposed official plan provisions and zoning standards as identified, are appropriate to accommodate the requested uses.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Revised Concept Plan

Appendix 3: Revised Proposed Zoning Standards



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Aiden Stanley, Development Planner

City of Mississauga

Corporate Report



Date: 2015/08/18	Originator's file: OZ 14/006 W7
To: Chair and Members of Planning and Development Committee From: Edward R. Sajecki, Commissioner of Planning and Building	Meeting date: 2015/09/08

Subject

Applications to permit 4 three storey live/work townhomes

2560 and 2564 Confederation Parkway

West side of Confederation Parkway, south of Dundas Street West

Ahmed Al Sabbagh and Mohammed Albarrak

Information Report Ward 7

Recommendation

That the report dated August 18, 2015 from the Commissioner of Planning and Building regarding the applications by Ahmed Al Sabbagh and Mohammed Albarrak to permit 4 three storey live/work townhomes under File OZ 14/006 W7, at 2560 and 2564 Confederation Parkway, 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 with the Residential Low Density II designation and requires an official plan amendment and a rezoning;
- Prior to the next report, matters to be addressed include review of the site layout, landscaping details and the resolution of technical requirements.

Background

The applications have been circulated for technical comments. 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

Planning and Development Committee

2015/08/18

2

Originator's file: OZ 14/006 W7

Size and Use	
Frontage:	30.46 m (99.93 ft.) on Confederation Parkway
Depth:	39.4 m (129.27 ft.)
Gross Lot Area:	0.12 ha (0.30 ac.)
Existing Uses:	vacant

The property is located in a mixed use, transitional area southwest of the Cooksville commercial core. Many of the surrounding homes have been converted into commercial, office and personal service businesses. The area is well served by public transit. North of the site is Dundas Street, a main arterial road with commercial uses on both sides.

The surrounding land uses are:

North: Psychic service in a detached dwelling
 East: Vacant, recent approval of official plan amendment and rezoning applications for townhomes across Confederation Parkway
 South: Optometrist office in a detached dwelling
 West: Detached homes on Rugby Road

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

DETAILS OF THE PROJECT

The applications are to permit 4 three storey live/work townhomes. The townhomes are proposed to have retail stores, office or personal service shops such as hair salons and spas on the ground floor and residential units on the second and third floors.

Development Proposal	
Applications submitted:	Received: August 25, 2014 Deemed complete: September 26, 2014
Developer Owner:	Ahmed Al Sabbagh and Mohammed Albarrak
Applicant:	Glen Schnarr and Associates Inc.
Number of units:	4 residential units
Height:	3 storeys
Net Lot Coverage:	28%
Net Floor Space Index:	0.8
Landscaped Area:	29%
Total Gross Floor Area:	840.1 m ² (9,042.8 ft ²)
Anticipated Population:	12* *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.

Planning and Development Committee

2015/08/18

3

Originator's file: OZ 14/006 W7

Development Proposal	
Parking Required	9 commercial spaces 5 residential spaces 14 spaces total
Parking Provided:	14 spaces

Additional information is provided in Appendices 1 to 11.

LAND USE CONTROLS

The subject lands are located within the Cooksville Neighbourhood Character Area and are designated **Residential Low Density I**. The applications are not in conformity with the land use designations. The applicant has requested that the land be redesignated to **Mixed Use** to allow the project to go forward.

A rezoning is proposed from **R-3 (Detached Dwellings – Typical Lots)** to **C4-Exception (Mainstreet Commercial – Exception)** to permit live/work units in accordance with the proposed zone standards contained within Appendix 10.

Detailed information regarding the official plan and zoning is found in Appendix 9 and 10.

WHAT DID THE COMMUNITY SAY?

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

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7 and school accommodation information is contained in Appendix 8. 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 uses, landscaping, building configuration and parking layout?
- Are the proposed design details and zoning standards appropriate?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?

Planning and Development Committee		2015/08/18	4
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Originator's file: OZ 14/006 W7

OTHER INFORMATION

The owners have submitted the following information in support of the applications:

- Planning Justification Report
- Functional Servicing Report
- Phase I Environmental Site Assessment
- Noise Feasibility Study
- Tree Inventory and Preservation Plan
- Grading and Servicing Plans
- Elevations and Concept Plan
- Draft Official Plan Amendment
- Draft Zoning By-law
- Green Initiatives Letter

DEVELOPMENT REQUIREMENTS

There are engineering matters including: servicing, noise reduction, construction and stormwater management which will require the applicant to enter into agreements with the City. Prior to any development proceeding on the site, the City will require the submission and review of an application for site plan approval. The applicant will be required to dedicate a portion of the site to the City for a road widening along Confederation Parkway.

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 Cooksville Neighbourhood Character Area Land Use Map

Appendix 4: Existing Land Use and Proposed Zoning Map

Appendix 5: Concept Plan

Appendix 6: Elevations

Appendix 7: Agency Comments

Appendix 8: School Accommodation

Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Planning and Development Committee

2015/08/18

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Originator's file: OZ 14/006 W7

Appendix 10: Summary of Existing and Proposed Zoning Provisions

Appendix 11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Aiden Stanley, Development Planner

Ahmed Al Sabbagh and Mohammed Albarrack
File: OZ 14/006 W7

Site History

2560 Confederation Parkway


- March 12, 1987 – Committee of Adjustment approved a minor variance under File A□134/87 to permit the temporary use of the previous dwelling as a hairstyling salon for a period of five years.
- May 7, 1992 – Committee of Adjustment approved a minor variance under File A□321/92 to continue to permit the temporary use of the previous dwelling as a hairstyling salon for a period of five years.
- October 29, 2001 – Committee of Adjustment approved a minor variance under File A□791/01 to permit the temporary use of the previous dwelling as a hairstyling salon for a period of five years.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Low Density II** in the Cooksville Neighbourhood Character Area.

2564 Confederation Parkway

- September 13, 1973– Committee of Adjustment approved a minor variance under File A□214/73 to permit the temporary use of the previous dwelling as a law office for a period of three years.
- March 12, 1981 – Committee of Adjustment approved minor variances under File A□122/81 to permit the temporary use of the previous dwelling as an administrative office for a period of three years and to recognize the location of the building as situated.
- March 26, 1984 – Committee of Adjustment approved a minor variance under File A□209/84 to permit the temporary use of the previous dwelling as an administrative office for a period of three years.
- May 21, 1987– Committee of Adjustment approved a minor variance under File A□308/87 to permit the temporary use of the previous dwelling as an administrative office for a period of four years.
- October 29, 2001– Committee of Adjustment approved a minor variance under File A□792/01 to permit the temporary use of the previous dwelling as a law office for a period of five years.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Residential Low Density II** in the Cooksville Neighbourhood Character Area.



LEGEND:

 **SUBJECT LANDS**

NOTE: DATE OF AERIAL PHOTO IS SPRING 2015



SUBJECT: AHMED AL SABBAGH & MOHAMMED ALBARRAK



FILE NO: OZ 14006 W7
DWG. NO: 14006A
SCALE: 1:3000
PDC DATE: 2015 09 08
DRAWN BY: B. KRUGER

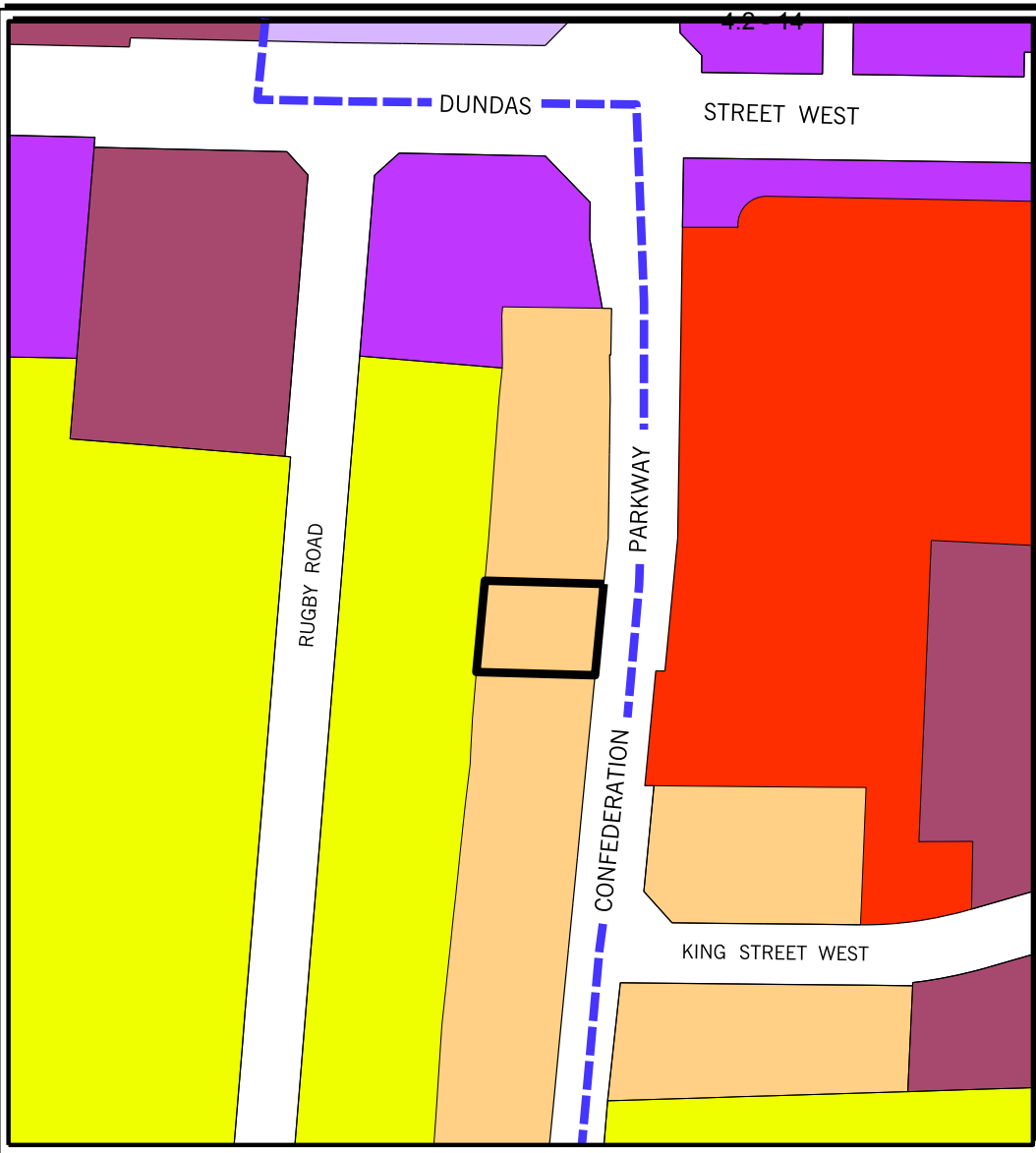
APPENDIX 2



MISSISSAUGA

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T&W, Geomatics

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PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

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	Special Waterfront
Business Employment	Partial Approval Area
Industrial	

BASE MAP INFORMATION

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

City Structure

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

SUBJECT LANDS

SUBJECT: AHMED AL SABBAGH & MOHAMMED ALBARRAK

FILE NO:
OZ 14006 W7

DWG. NO:
14006L

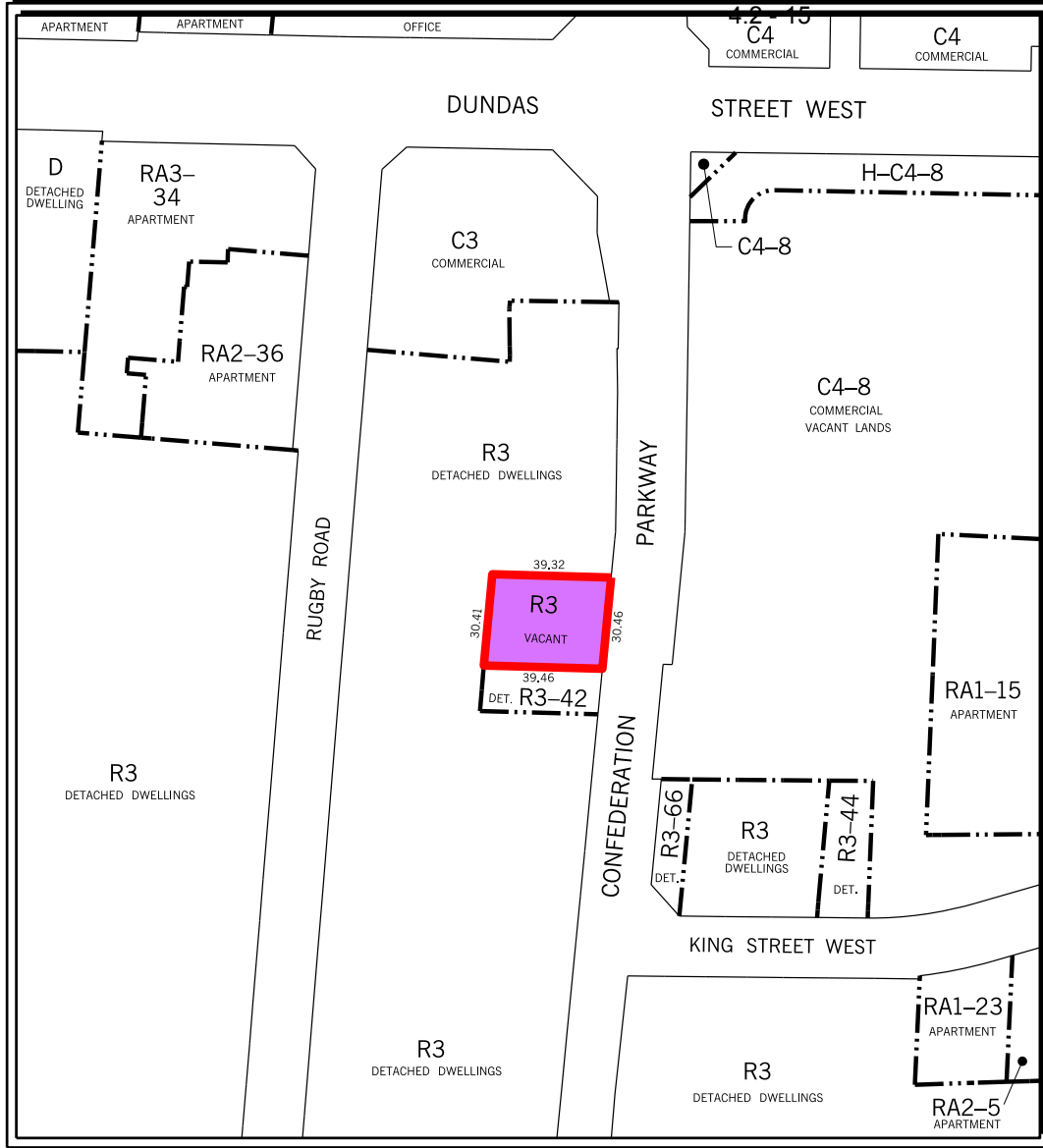
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PDC DATE:
2015 09 08


DRAWN BY:
B. KRUGER

APPENDIX 3

MISSISSAUGA Produced by T&W, Geomatics

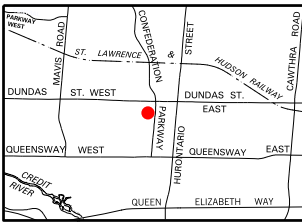



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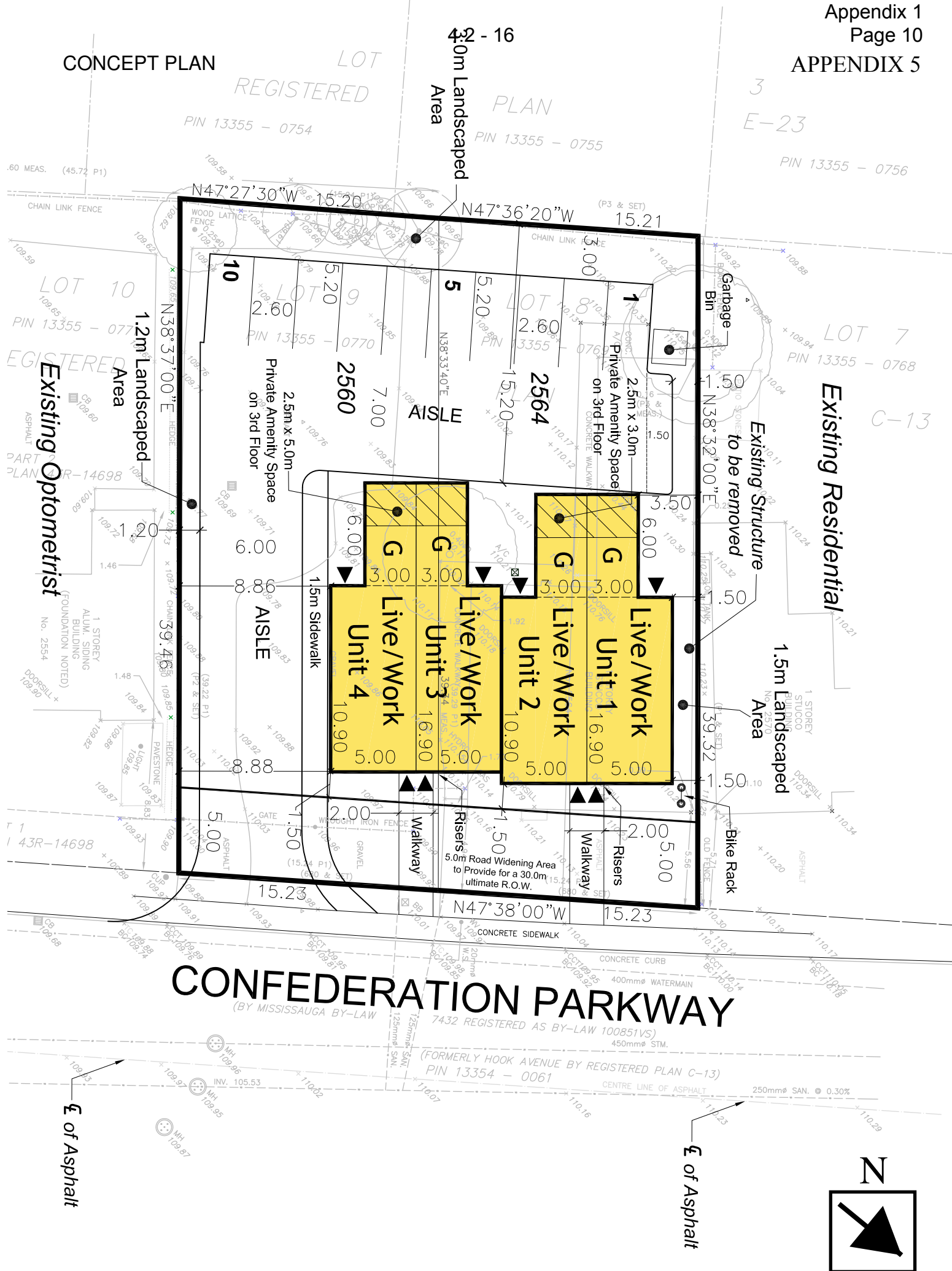
 PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL LOW DENSITY II' TO 'MIXED USE' AND PROPOSED REZONING FROM 'R3 (DETACHED DWELLINGS - TYPICAL LOTS)' TO 'C4-EXCEPTION (MAINSTREET COMMERCIAL - EXCEPTION)' TO PERMIT 4 LIVE/WORK TOWNHOMES.

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

SUBJECT: AHMED AL SABBAGH & MOHAMMED ALBARRAK

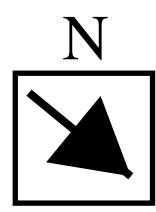
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		DWG. NO: 14006R
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		PDC DATE: 2015 09 08
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 MISSISSAUGA		APPENDIX 4
<i>Produced by T&W, Geomatics</i>		

CONCEPT PLAN



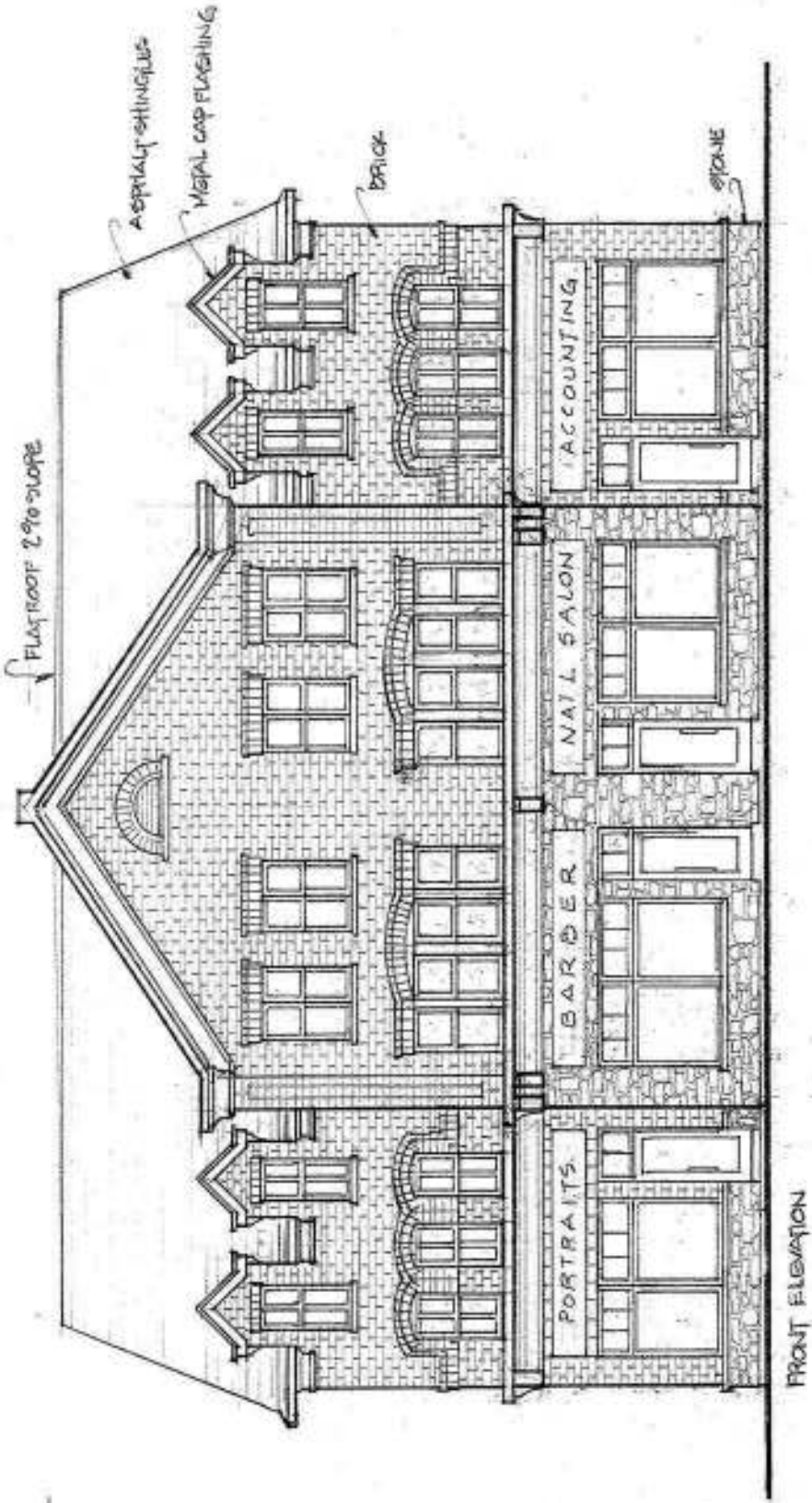
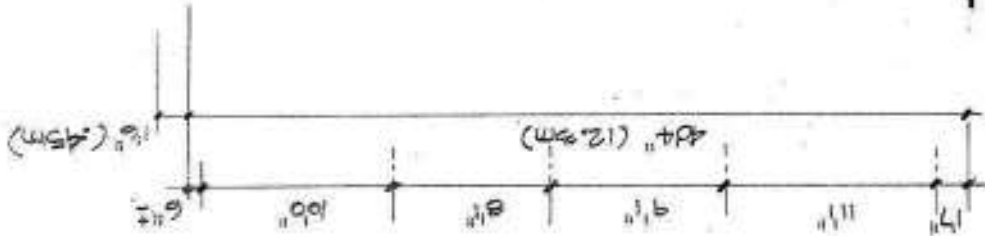
CONFEDERATION PARKWAY

(BY MISSISSAUGA BY-LAW 7432 REGISTERED AS BY-LAW 100851VS)



£ of Asphalt

£ of Asphalt

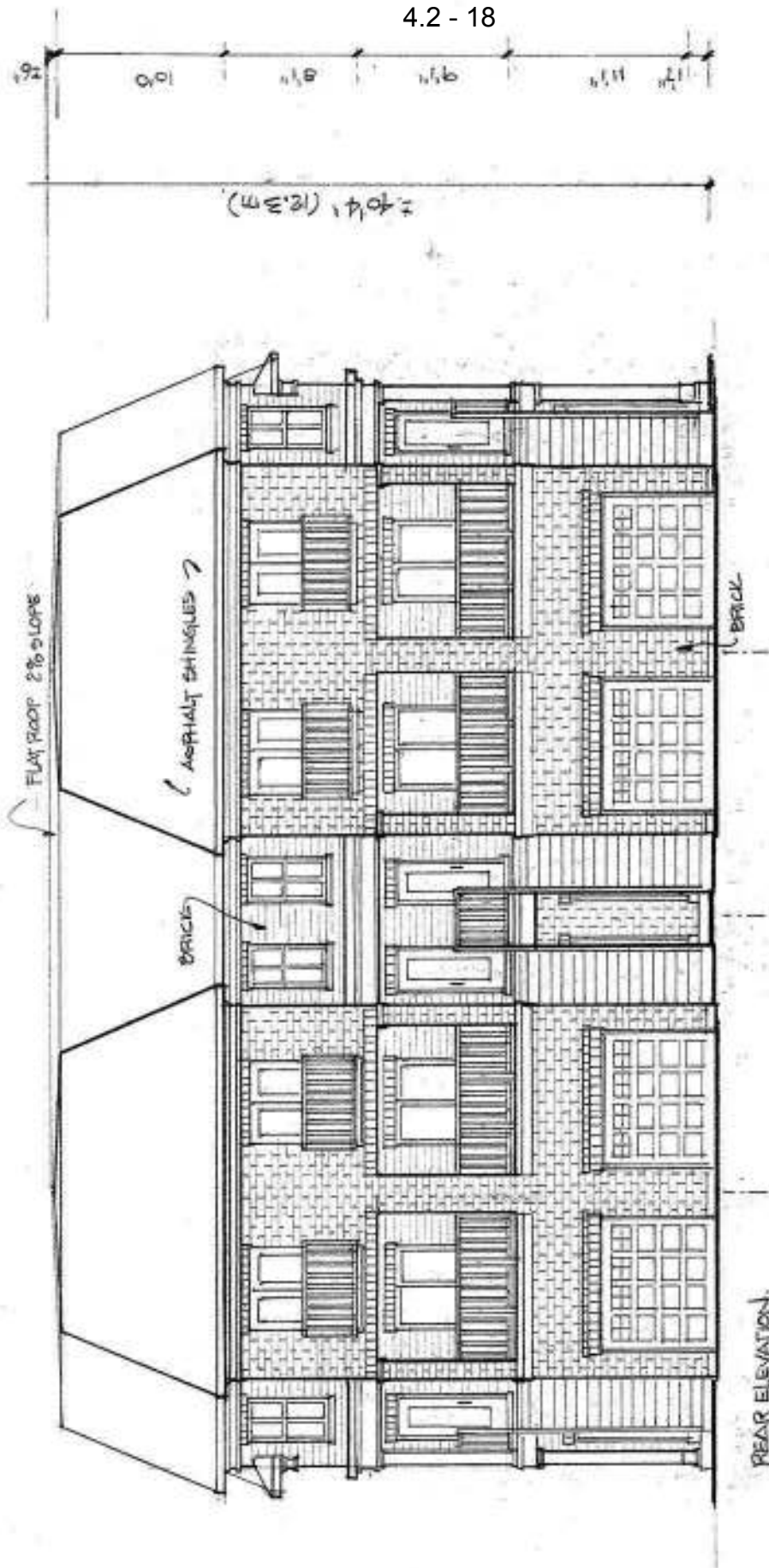


2560 & 2564 Confederation Parkway,

Mississauga

Proposed Live/Work Units

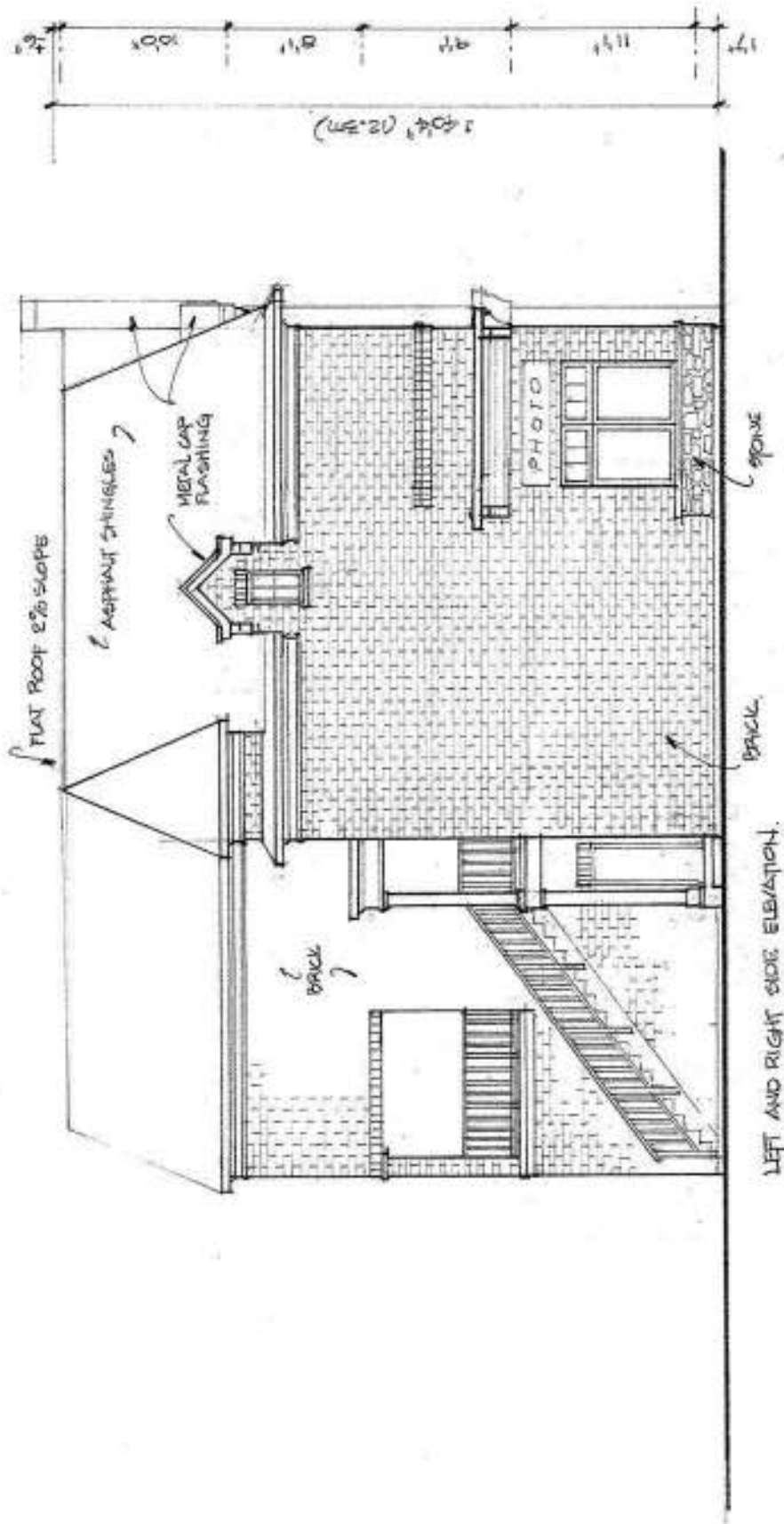
prepared by:
Flanagan Beresford & Pattison Architects



**2560 & 2564 Confederation Parkway,
Mississauga**

Proposed Live/Work Units

prepared by:
Flanagan Beresford & Pattison Architects



**2560 & 2564 Confederation Parkway,
Mississauga
Proposed Live/Work Units**

prepared by:
Flanagan Beresford & Patteson Architects

Ahmed Al Sabbagh and Mohammed Albarrack**File: OZ 14/006 W7****Agency Comments**

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

Agency / Comment Date	Comment
Peel District School Board (October 28, 2014)	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied.</p> <p>Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.</p> <p>In addition, if approved, the Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
Dufferin-Peel Catholic District School Board (November 4, 2014)	<p>The Dufferin-Peel Catholic District School Board responded that it is 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>
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 27, 2014, updated July 29, 2015)	<p>The proposed development will be serviced by Floradale Park (P-022) which is approximately 315 m (1033.46 ft.) from the subject site and includes a play site, a spray pad and pathway. Prior to by-law enactment, a cash contribution for street planting will be required. Furthermore, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's</p>

Ahmed Al Sabbagh and Mohammed Albarrack

File: OZ 14/006 W7

Agency / Comment Date	Comment
<p>City Transportation and Works Department (May 27, 2015)</p>	<p>Policies and By-laws.</p> <p>This department confirmed receipt of the Concept Plan, Functional Servicing Report, Site Grading/Servicing Plans, Noise Feasibility Study and Phase 1 Environmental Site Assessment circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the department include:</p> <p>Grading details, Stormwater servicing design, Vehicle movements and loading, Pedestrian connections.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Region of Peel • City of Mississauga, Fire and Emergency Services Division • City of Mississauga, Development Services Division • Canada Post Corporation • Rogers Cable • Greater Toronto Airport Authority • Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Bell Canada • Conseil Scolaire de Districte Centre-Sud • Conseil Scolaire Viamonde • City of Mississauga Realty Services, Corporate Services Department • City of Mississauga, Culture Division • City of Mississauga Economic Development Department

APPENDIX 8

Ahmed Al Sabbagh and Mohammed Albarrack
File: OZ 14/006 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Floradale Public School <ul style="list-style-type: none"> Enrolment: 729 Capacity: 711 Portables: 2 Queen Elizabeth Middle School <ul style="list-style-type: none"> Enrolment: 337 Capacity: 262 Portables: 4 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"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena <ul style="list-style-type: none"> Enrolment: 570 Capacity: 668 Portables: 0 St. Martin Secondary <ul style="list-style-type: none"> Enrolment: 1031 Capacity: 1026 Portables: 0

Ahmed Al Sabbagh and Mohammed Albarrack
File: OZ 14/006 W7**Summary of Existing and Proposed Mississauga Official Plan Policies and
Relevant Mississauga Official Plan Policies**

Current Mississauga Official Plan Designation and Policies for the Cooksville Neighbourhood
Character Area

Residential Low Density II which permits the following uses: detached dwelling, semi-detached dwelling, duplex dwelling, triplex, street townhouse, and other forms of low-rise dwellings. Residential designations also permit accessory offices for health professionals and home occupations.

Proposed Official Plan Amendment Provisions

The lands are proposed to be designated **Mixed Use**.

The Mixed Use designation permits the following uses: residential, retail store, commercial parking facility, conference centre, recreation facility, financial institution, funeral establishment, motor vehicle rental, overnight accommodation, personal service establishment, post-secondary educational facility, restaurant, and secondary office.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3 Section 5.4 Section 5.5	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensifications within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Where higher density uses within Neighbourhoods are proposed, development will be required to provide appropriate transitions in height, built form and density to the surrounding lands. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development.

Ahmed Al Sabbagh and Mohammed Albarrack
File: OZ 14/006 W7

	Specific Policies	General Intent
Section 5 – Direct Growth		<p>Hurontario Street and Dundas Street have been identified as Intensification Corridors. Future growth will primarily be directed to Intensification Areas such as Intensification Corridors and Major Transit Station Areas. Other areas of the city, such as Neighbourhoods, will receive modest additional growth in keeping with established land use patterns and their existing or planned character.</p> <p>Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.</p>
Section 7 – Complete Communities	<p>Section 7.1</p> <p>Section 7.2</p>	<p>In order to create a complete community and develop a built environment supportive of public health, the City will encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses.</p> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</p>
Chapter 8 – Create a Multi-Modal City	Section 8.2	<p>Proponents of development applications will be required to demonstrate how pedestrian and cycling needs have been addressed.</p> <p>The transit network will be supported by compact, pedestrian oriented, mixed land use development in nodes and where appropriate, in mobility hubs and along Corridors.</p>
	Specific Policies	General Intent
Chapter 9– Build a Desirable Urban Form	<p>Section 9</p> <p>Section 9.1</p> <p>Section 9.3</p> <p>Section 9.4</p> <p>Section 9.5</p>	<p>Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill fits within the existing urban context and minimizes undue impacts on adjacent properties. Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties.</p> <p>Development at intersections and on major streets should be of a highly attractive urban quality.</p>

Ahmed Al Sabbagh and Mohammed Albarrack
File: OZ 14/006 W7

	Specific Policies	General Intent
Section 16 – Neighbourhoods	Section 16.1 Section 16.6	A maximum building height of four storeys will apply to Neighbourhoods.
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.

Planning and Development Committee

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Originator's file: OZ 14/006 W7

Size and Use	
Frontage:	30.46 m (99.93 ft.) on Confederation Parkway
Depth:	39.4 m (129.27 ft.)
Gross Lot Area:	0.12 ha (0.30 ac.)
Existing Uses:	vacant

The property is located in a mixed use, transitional area southwest of the Cooksville commercial core. Many of the surrounding homes have been converted into commercial, office and personal service businesses. The area is well served by public transit. North of the site is Dundas Street, a main arterial road with commercial uses on both sides.

The surrounding land uses are:

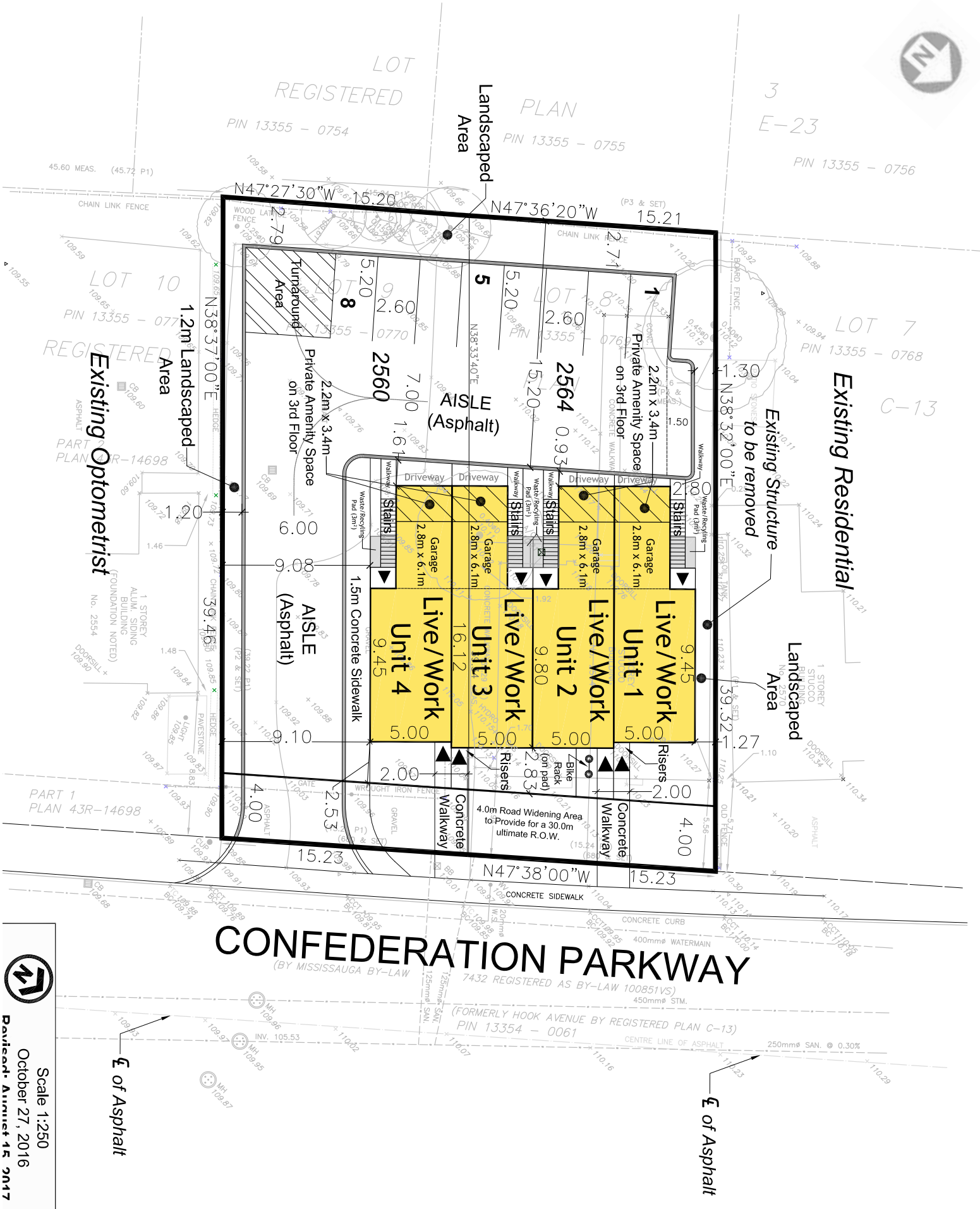
North: Psychic service in a detached dwelling
 East: Vacant, recent approval of official plan amendment and rezoning applications for townhomes across Confederation Parkway
 South: Optometrist office in a detached dwelling
 West: Detached homes on Rugby Road

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

DETAILS OF THE PROJECT

The applications are to permit 4 three storey live/work townhomes. The townhomes are proposed to have retail stores, office or personal service shops such as hair salons and spas on the ground floor and residential units on the second and third floors.

Development Proposal	
Applications submitted:	Received: August 25, 2014 Deemed complete: September 26, 2014
Developer Owner:	Ahmed Al Sabbagh and Mohammed Albarrak
Applicant:	Glen Schnarr and Associates Inc.
Number of units:	4 residential units
Height:	3 storeys
Net Lot Coverage:	28%
Net Floor Space Index:	0.8
Landscaped Area:	29%
Total Gross Floor Area:	840.1 m ² (9,042.8 ft ²)
Anticipated Population:	12* *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.



Ahmed Al Sabbagh and Mohammed Albarrak

File: OZ 14/006 W7

Summary of Existing and Proposed Zoning Provisions**Existing Zoning By-law Provisions****R3 (Detached Dwellings – Typical Lots)** which permits detached dwellings.**Proposed Zoning Standards**

The lands are proposed to be zoned **C4-Exception (Mainstreet Commercial)** to permit live/work townhomes in accordance with the following regulations).

	Base C4 (Mainstreet Commercial) Zoning By-law Standards	Proposed C4 – Exception (Mainstreet Commercial Exception) Zoning By-law Standards
Permitted Uses	Retail store, office, apartment dwelling, dwelling unit located above the first storey of a commercial building, and other uses	live/work unit horizontal multiple dwelling
Minimum interior side yard for a lot abutting a residential zone	4.5 m (14.8 ft.)	1.2 (3.9 ft.)
Minimum depth of a landscape buffer measured from side lot lines	4.5 m (14.8 ft.)	1.1 m (3.6 ft.)
Minimum depth of a landscape buffer measured from rear lot line	4.5 m (14.8 ft.)	2.7 m (8.9 ft.)

Note: The provisions listed are based on the applicant's concept plan and are subject to revisions as the by-law is finalized.