



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, DECEMBER 8, 2014

AFTERNOON SESSION – 1:30 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1
<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1 (Chair)
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

LIVE STREAMING: <http://www.mississauga.ca/videos>



PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 8, 2014

INDEX FOR AFTERNOON SESSION - 1:30 P.M.

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

Send written submissions or request notification of future meetings to:

Mississauga City Council
c/o Planning and Building Department – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting of September 8, 2014

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2014)
2. Payment-in-lieu of Off-Street Parking (PIL) Application, 215 Broadway Street,
East side of Broadway Street, North of Thomas Street
Owner: 215 Broadway Holdings Inc.
Applicant: Weston Consulting Group (Ward 11)
File: FA.31 14/002 W11
3. **PUBLIC MEETING**
Information Report on Rezoning Application to permit a temporary extension of
outdoor storage of refrigeration trailers, 46 William Street, West side of William
Street, South of James Street
Owner: City of Mississauga
Applicant: Quickchill Draught Refrigeration Ltd. (Joe Ponzo), **Bill 51**, (Ward 11)
File: OZ 14/005 W11

4. Removal of the "H" Holding Symbol to permit Phase 2 of the Pinnacle Grand Park development, Part of Lot 20, Concession 1, N.D.S., 3975 Grand Park Drive and 565 Webb Drive, Northeast corner of Webb Drive and Grand Park Drive
Owner/Applicant: Pinnacle International (Grand Park) Land Ltd., **Bill 51**, Ward 7
File: HOZ 12/004 W7
5. Site Plan Control By-law Update – Century Avenue and Meadowvale Village Neighbourhood Character Area
City of Mississauga, (Wards 9 & 11)
File: CD.21.SIT
6. PUBLIC MEETING
Information Report on Mississauga Official Plan/Zoning By-law Conformity, Quick Service Restaurants Ontario Municipal Board Decision
Applicant: City of Mississauga, **Bill 51**, Wards 1-11
File: BL.09-MOP
7. Proposed Expansion to the Port Credit Business Improvement Area (BIA)
File: CD.05.POR (Port Credit BIA)

RECESS



Corporate Report

1-1

Clerk's Files

Originator's
Files

BL.03-SIG (2014)

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Sign By-law 0054-2002, as amended**
Sign Variance Applications

RECOMMENDATIONS: That the Report dated November 18, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested nine (9) Sign Variance Applications described in Appendices 1 to 9, be adopted in accordance with the following;

1. That the following Sign Variances **be granted:**

- (a) Sign Variance Application 14-00406
Ward 1
Chartwell Regency Retirement Residence
29 Mississauga Road North

To permit the following:

- (i) One (1) ground sign having a total sign area of 2.8 sq. m. (30.25 sq. ft.) per sign face, provided the sign be non-illuminated.
- (ii) One (1) fascia sign on the south (front) elevation of the canopy having a total sign area of 0.75 sq. m. (8.07 sq. ft.).

- (b) Sign Variance Application 14-02207
Ward 5
McDonald's
44 Bristol Road East

To permit the following:

- (i) One (1) menu board to have a sign area of
5.46 sq. m. (58.77 sq. ft.).

- (c) Sign Variance Application 14-02433
Ward 5
Portable Packaging
5875 Chedworth Way

To permit the following:

- (i) One (1) fascia sign attached to the south elevation
which does not face a street or contain the main
entrance for the public.

- (d) Sign Variance Application 14-03207
Ward 5
Billboard Sign
255 Derry Road East

To permit the following:

- (i) One (1) billboard sign proposed on lands zoned
Development "D", provided the sign be removed
when the property is rezoned.

- (e) Sign Variance Application 14-01450
Ward 5
ADP
6200 Kenway Drive

To permit the following:

- (i) One (1) fascia sign erected on the second storey of the building.
- (f) Sign Variance Application 14-01513
Ward 10
Caliber Homes
Churchill Meadows
5353 Ninth Line

To permit the following:

- (i) One (1) construction site sign with a sign area of 89.76 sq. m. (966.24 sq. ft.) provided the overall height be reduced to match the ridge height.
- (ii) One (1) construction site sign to be located with 100 m (328.08 ft.) of another construction site sign on the same street line and on the same project.
- (f) Sign Variance Application 14-02115
Ward 1
Fram Building Group
141 Lakeshore Road East

To permit the following:

- (i) One (1) ground sign having an overall height of 4.40 m (14.44 ft.).

2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 14-01908
Ward 8
LensCrafters
2225 Erin Mills Parkway

To permit the following:

- (i) One (1) fascia sign not located on the exterior wall forming part of the unit occupied by the business.
- (b) Sign Variance Application 14-02115
Ward 1
Fram Building Group
141 Lakeshore Road East

To permit the following:

- (i) One (1) ground sign having a sign area of 5.28 sq. m. (56.84 sq. ft.) per sign face.
- (ii) One (1) ground sign having a changing copy area equal to approximately 89% of the total sign face area.
- (c) Sign Variance Application 14-02195
Ward 7
Cash Money
3024 Hurontario Street

To permit the following:

- (i) One (1) fascia sign erected on the second storey of the building.

The granted variances are subject to compliance with all other provisions of the Sign By-law.

BACKGROUND:

The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

COMMENTS:

The Planning and Building Department has received nine (9) Sign Variance Applications (see Appendices 1 to 9) for approval by

Council. Each application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

FINANCIAL IMPACT: Not applicable.

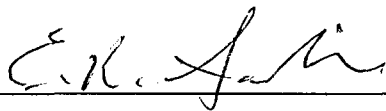
CONCLUSION: Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

ATTACHMENTS:

- Chartwell Regency Retirement Residence
Appendix 1-1 to 1-7
- McDonald's
Appendix 2-1 to 2-7
- Portable Packaging
Appendix 3-1 to 3-9
- Billboard Sign
Appendix 4-1 to 4-5
- ADP
Appendix 5-1 to 5-6
- Caliber Homes
Churchill Meadows
Appendix 6-1 to 6-8
- LensCrafters
Appendix 7-1 to 7-8

Fram Building Group
Appendix 8-1 to 8-7

Cash Money
Appendix 9-1 to 9-5



Edward R. Sajecki
Commissioner of Planning and Building
Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-00406

RE: Chartwell Regency Retirement Residence
 29 Mississauga Road North - Ward 1

The applicant requests the following variances to Section 12 of Sign By-law 0054-2002, as amended.

Section 12	Proposed
Permits a ground sign with a maximum permitted sign area of 1.5 sq. m. (16.15 sq. ft.) per sign face as an address sign only.	A ground sign having a total sign area of 2.8 sq. m. (30.25 sq. ft.) per sign face.
Fascia signs are not permitted in a residential zone.	One (1) fascia sign on the south (front) elevation of the canopy having a total sign area of 0.75 sq. m. (8.07 sq. ft.).

COMMENTS:

The proposed ground sign will replace an existing ground sign in the same location. While the municipal address for the retirement facility is 29 Mississauga Road North, the proposed ground sign (and main entrance to the facility) are located on High Street West; the increase in sign area will allow emergency services personnel to view the sign from Mississauga Road. While the sign is being proposed as illuminated, given that it is oversized, staff have requested that the sign not be illuminated. The Planning and Building Department support the requested variance for the ground sign provided it is non-illuminated.

The proposed fascia sign is to be located over the primary entrance to the retirement centre and is required to direct visitors to the main entrance. The Planning and Building Department finds the proposed fascia sign to be in character with the design of the building, and therefore have no objections.

Permit World_{inc.}

12 Rock Avenue, Kitchener, ON N2M 2P1 T: 519-585-1201 F: 519-208-7008

March 13, 2014

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attn: Darren Bryan

Re: Sign variance application for Chartwell, 29 Mississauga Rd. North

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow a new illuminated ground sign and a new non-illuminated fascia sign to be installed at the above property which is designated an Apartment House located in a RA1-6 Residential zone. A ground sign larger than 1.5 sq m and a wall sign are not permitted under Sec. 12 of the sign by-law.

Due to the entrance being located on a side road Chartwell would like to install clearer signage for location of the property and to identify the main entrance to the building. Chartwell have introduced new branding for all their properties for a consistent image. The proposed ground sign and fascia sign are consistent with the design elements of their other properties.

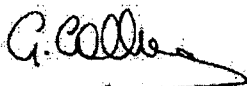
The existing ground sign is located at the driveway entrance on High St. West approximately 45 m from the intersection and not on Mississauga Road North. Chartwell is requesting the variance for a new, larger sign as the existing sign is very difficult to read from Mississauga Road North and the proposed new sign will provide much clearer visibility and ease of reading from a distance. The proposed sign has a sign face area of 2.79 sq m or 1.29 sq m larger than the maximum permitted and at 3.04 m high is under the maximum height of 3.6 m.

A fascia sign is proposed to be installed on the leading edge of the canopy over the main entranceway. Chartwell is requesting a variance for this sign as it is required to clearly indicate the main entrance to the building and identify the name of the building. The proposed non-illuminated sign is 0.75 sq m and represents 0.43% of the total area of the elevation at the ground floor level. The proposed sign is not obtrusive and the nearest residential building is approximately 100 metres away.

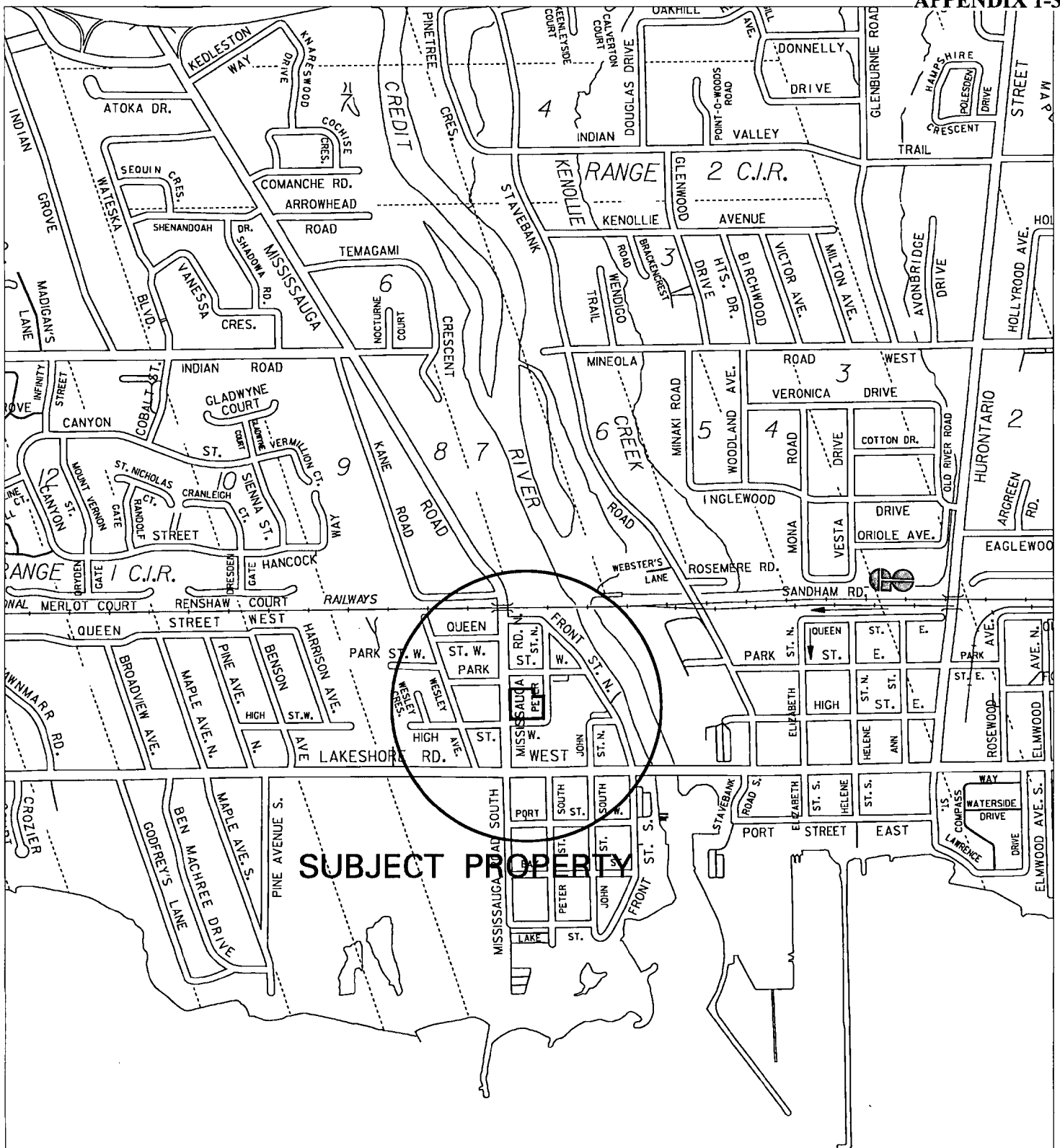
There are no other signs located on this building or on the property.

We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Yours sincerely,



Gilda Collins
admin@permitworld.ca



SUBJECT PROPERTY



MISSISSAUGA
Leading today for tomorrow



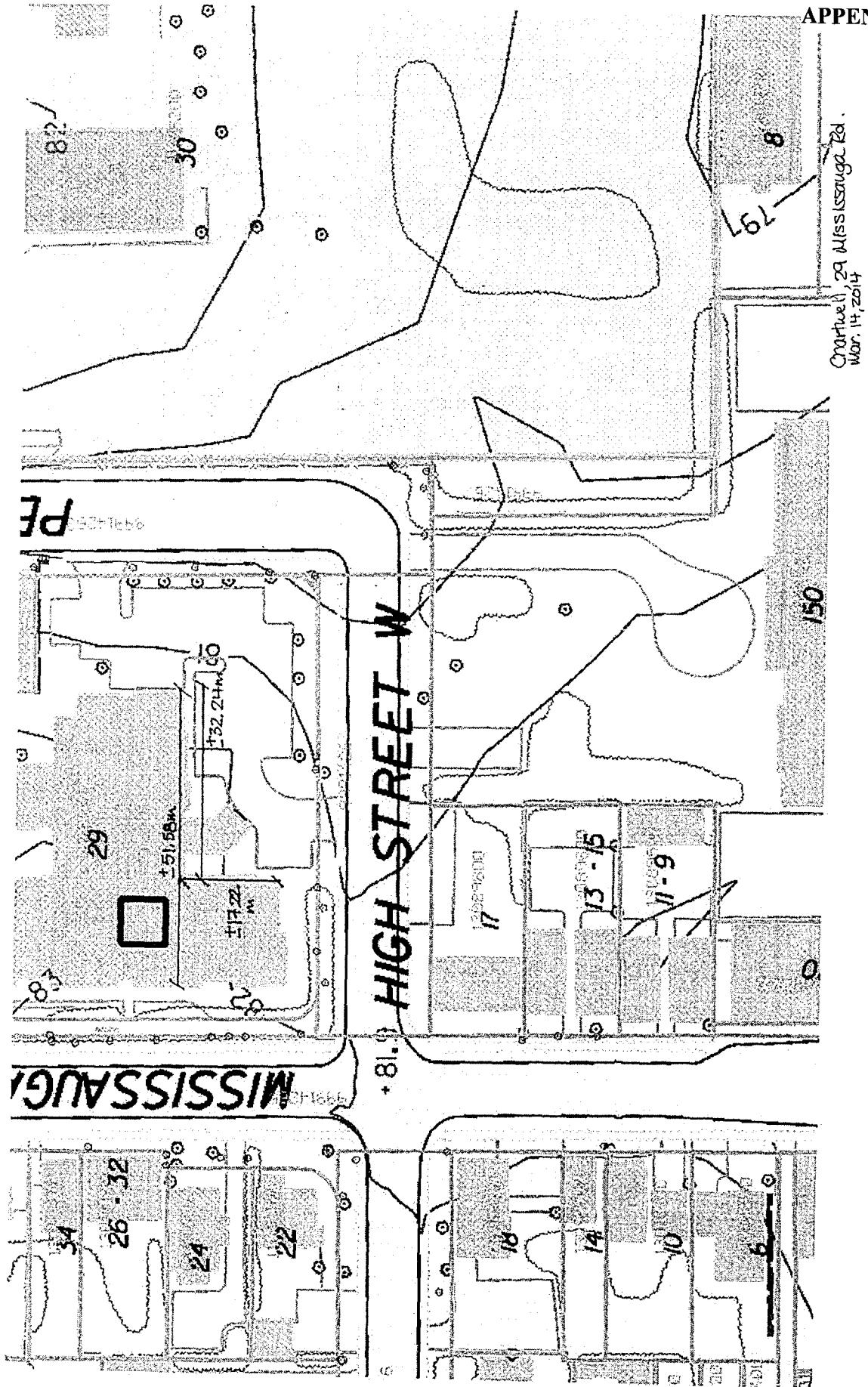
**Planning and Building
Sign Unit**

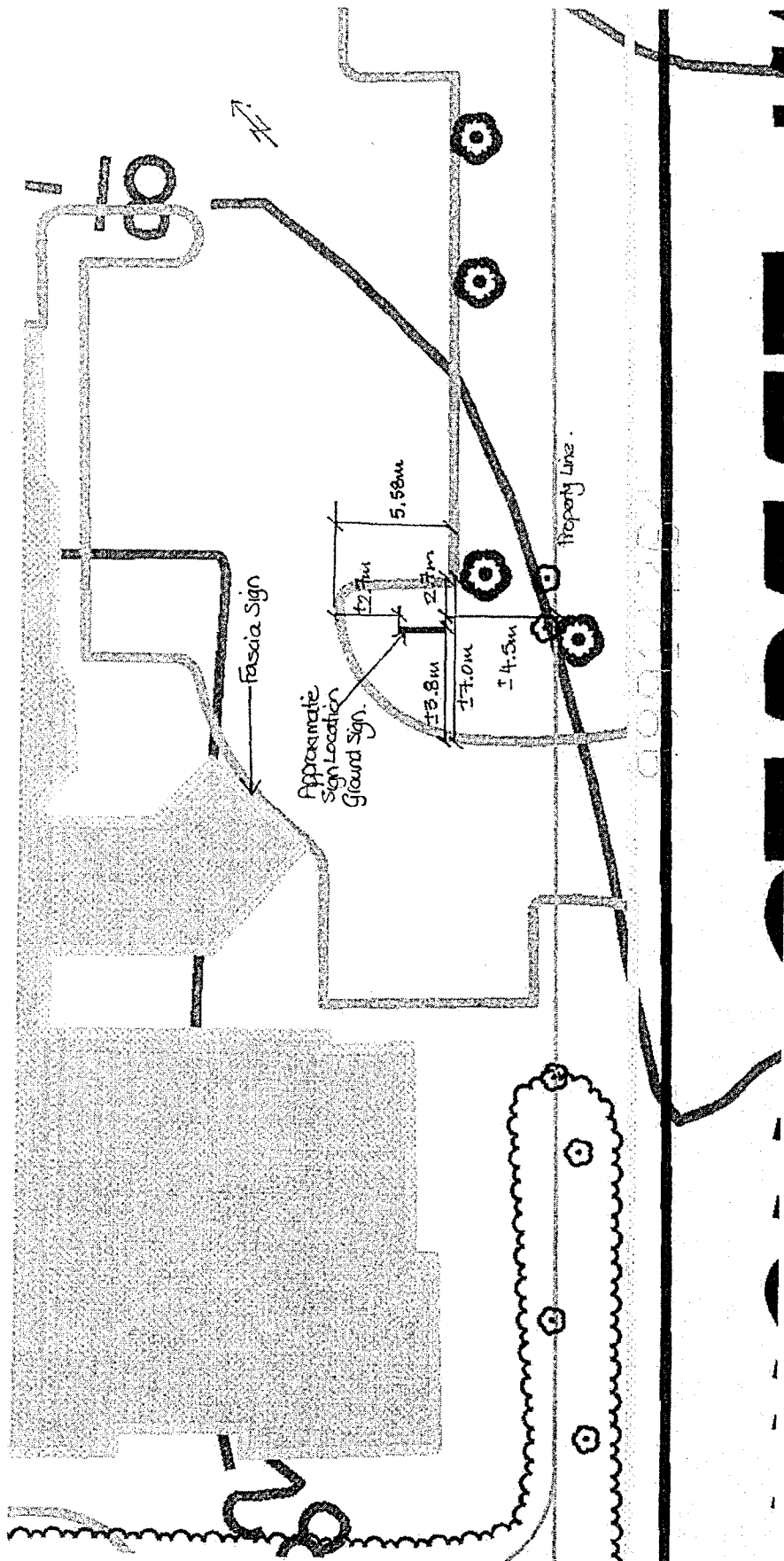
**29 Mississauga Road North
File # 14-00406
Chartwell Regency Retirement Residence**

SCALE FOR REDUCED DRAWINGS

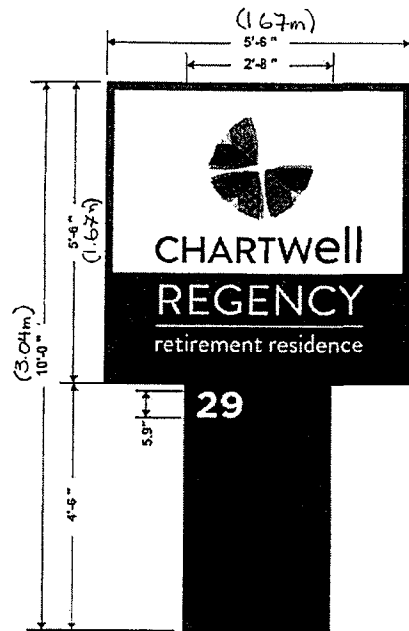
0m 50m 100m 200m 300m 400m 500m 1000m

K E O



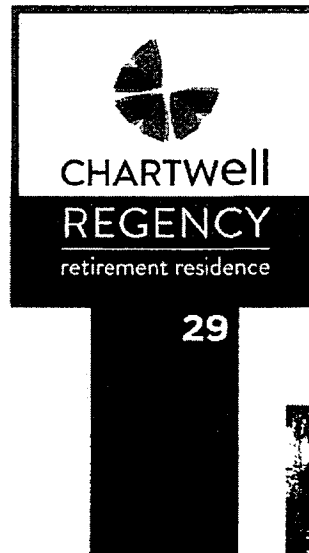


Site Plan Detail
 Onatwell
 29 Mississauga Rd.
 Mar. 14, 2014



FRONT VIEW
(SIDE A)

Sign face area = 2.79m²



FRONT VIEW
(SIDE B)



CURRENT VIEW



PROPOSAL

BRANCH: 11065

AG-22440A

ILLUMINATED D/F PYLON SIGN

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	ALUMINUM FABRICATED D/F PYLON SIGN WITH LEXAN FACES, GRAPHIC PRINTED ON SECOND SURFACE AND ALUMINUM DECOR	
	**ILLUMINATED WITH LED'S	

Notes:
- NEED TO CONFIRM IF ILLUMINATION IS PERMITTED

Date: / /
Customer Approval:

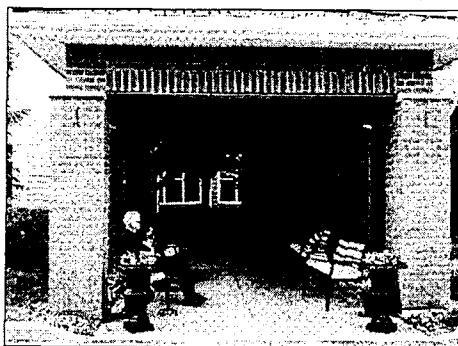
<p>By signing this document, the client agrees to the terms and conditions of the contract and authorizes the sign group to install and maintain the sign.</p>	<p>By signing this document, the sign group agrees to the terms and conditions of the contract and authorizes the client to install and maintain the sign.</p>

ISO 9001:2008 Certified Enterprise

www.pattisonsign.com

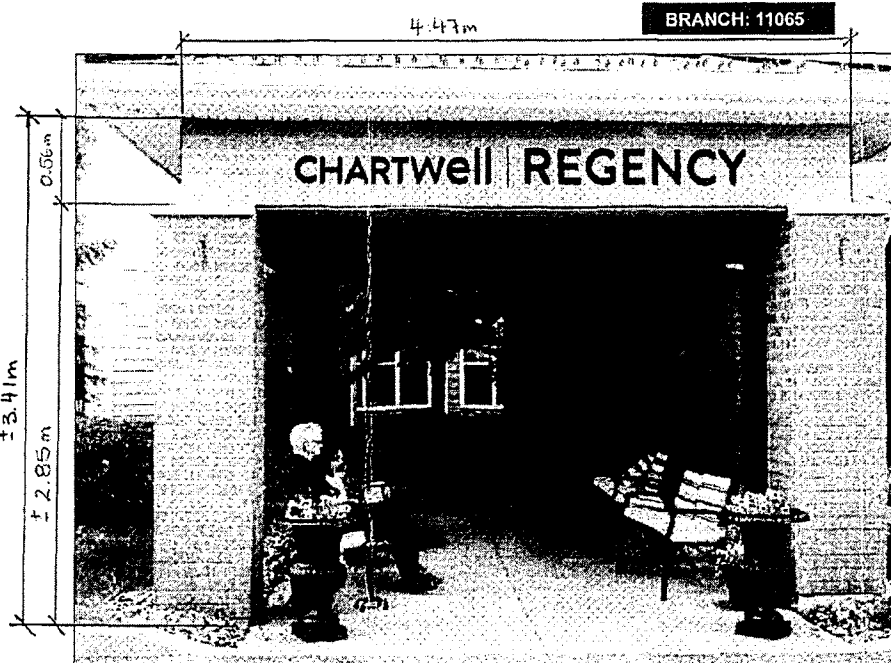
ENSEIGNES PATTISON SIGN GROUP	
Tel (506) 735-5508	Fax (877) 737-1734 Toll Free 1-800-561-0788
Client:	CHARTWELL REGENCY RETIREMENT, RES.
Site:	29 MISSISSAUGA RD, MISSISSAUGA, ON
Consultant:	A. GHANTOUS
Draftsman:	P. CHAVANNES
Date:	07.04.2013
Page:	1/4
Scale:	1/2" = 1'-0"

Page 4 of 6 - revised Mar.14/14

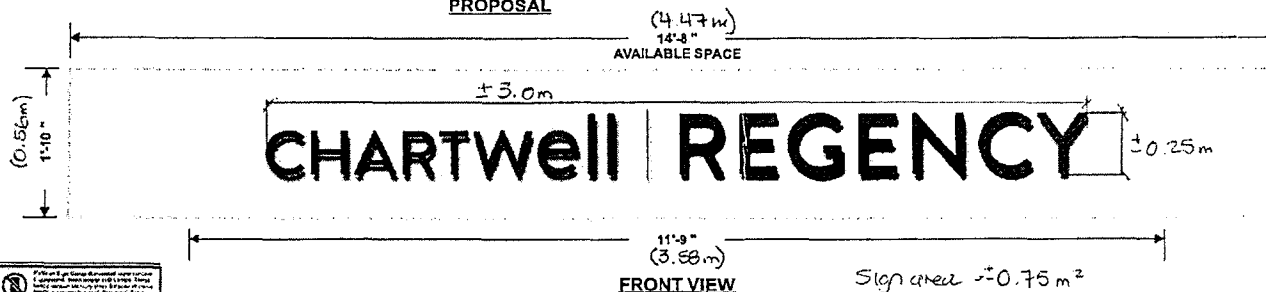


CURRENT VIEW

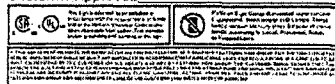
Total length of southeast building elevation
 $= 51.58 \text{ m} \times 3.41 \text{ (height of canopy)} = 175.89 \text{ m}^2$
 Sign area $= 0.75 \text{ m}^2 = 43\%$



PROPOSAL



Date: / /
 Customer Approval:



ISO 9001:2008 Certified Enterprise

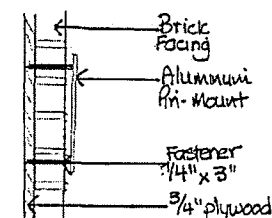
AG-22440A

NON-ILLUMINATED
 CUT-OUT LETTERS

Installation: ☐ Interior: ☒ Exterior:

- # Descriptions:
- PIN-MOUNTED PAINTED ALUMINUM CUT-OUT LETTERS.
- *METALLIC PAINT REQUIRED FOR LETTERS
 *WALL AS TO BE PAINTED

3/4" plywood behind brick facing
 attachment: 4 pins/letter
 1/4" dia. x 3" long
 Weight ± 70 lbs



ENSEIGNES
PATTISON
 SIGN GROUP

Tel: (905) 735-5506 Fax: (977) 737-1734 Toll Free 1-800-561-9788
 Client: CHARTWELL REGENCY RETIREMENT RES.
 Site: 29 MISSISSAUGA RD. MISSISSAUGA, ON
 Consultant: A. GHANTOUS
 Draftsman: P. CHAVANNES Date: 07.04.2013
 Page: 2/4 Scale: 3/4" = 1'-0"

Page 6 of 6



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-02207

RE: McDonald's
 44 Bristol Road East - Ward 5

The applicant requests the following variance to Section 13 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
A menu board is permitted a maximum sign area of 4.1 sq. m. (44.13 sq. ft.).	One (1) menu board to have a sign area of 5.46 sq. m. (58.77 sq. ft.).

COMMENTS:

The applicant requests a larger menu board sign at this location as there is not sufficient space to construct a double drive-through lane. The increased area is needed for visibility from two tandem vehicles. The proposed sign is located at the rear of the restaurant adjacent to a service lane and is not visible from the street. In this regard, the Planning and Building Department has no concerns with the requested variance.

The approval is specific to this site only and is not applicable to the other McDonald's restaurants requested in the letter of rationale. Separate variance applications will be required for each of the other locations so that a recommendation can be determined based on the site conditions of each site.

Permit World^{inc.}

12 Rock Avenue, Unit B, Kitchener ON N2M 2P1 T: (519) 585-1201 F: (519) 208-7008

July 16, 2014

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attn: Darren Bryan

Re: Sign variance application for McDonald's, 44 Bristol Road East

Please accept this letter as a formal request for a sign variance to allow a new menu board, at the above location, larger than the maximum size permitted under Sign By-Law 54-02, Section 13, Table 5. The by-law permits a maximum sign face area of 4.1 sq m and the proposed new menu board has a sign face area of 5.46 sq m.

This is an existing McDonald's location which is currently undergoing an upgrade to their menu boards. The larger size of the new menu boards is due to the increased menu offerings for different times of the day together with the use of graphic images.

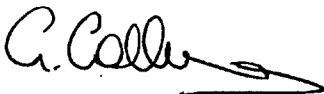
McDonald's have developed this as a standard size menu board which is used consistently across the country at all drive-thru locations. They have a total of nineteen locations in Mississauga featuring drive thru facilities including 44 Bristol Road East (list provided at the end of this letter). Some of these nineteen restaurants have two drive-thru lanes but a number of them have only one lane due to space restrictions with no possibility of being able to install a second lane. Where this latter situation exists, McDonald's plans to install a second menu board which enables two vehicles to order simultaneously, thus providing the same speed of service as two drive-thru lanes.

A second menu board is not permitted under the by-law. We are therefore respectfully requesting consideration and approval for all nineteen Mississauga locations listed below for the new larger menu boards at 5.46 sq m per face and also the addition of a second, same size, menu board in those facilities where a dual drive-thru lane is not feasible.

McDonald's menu boards are consistently placed along the rear elevations of the property, are generally not visible from the street, and thus do not contribute to sign clutter.

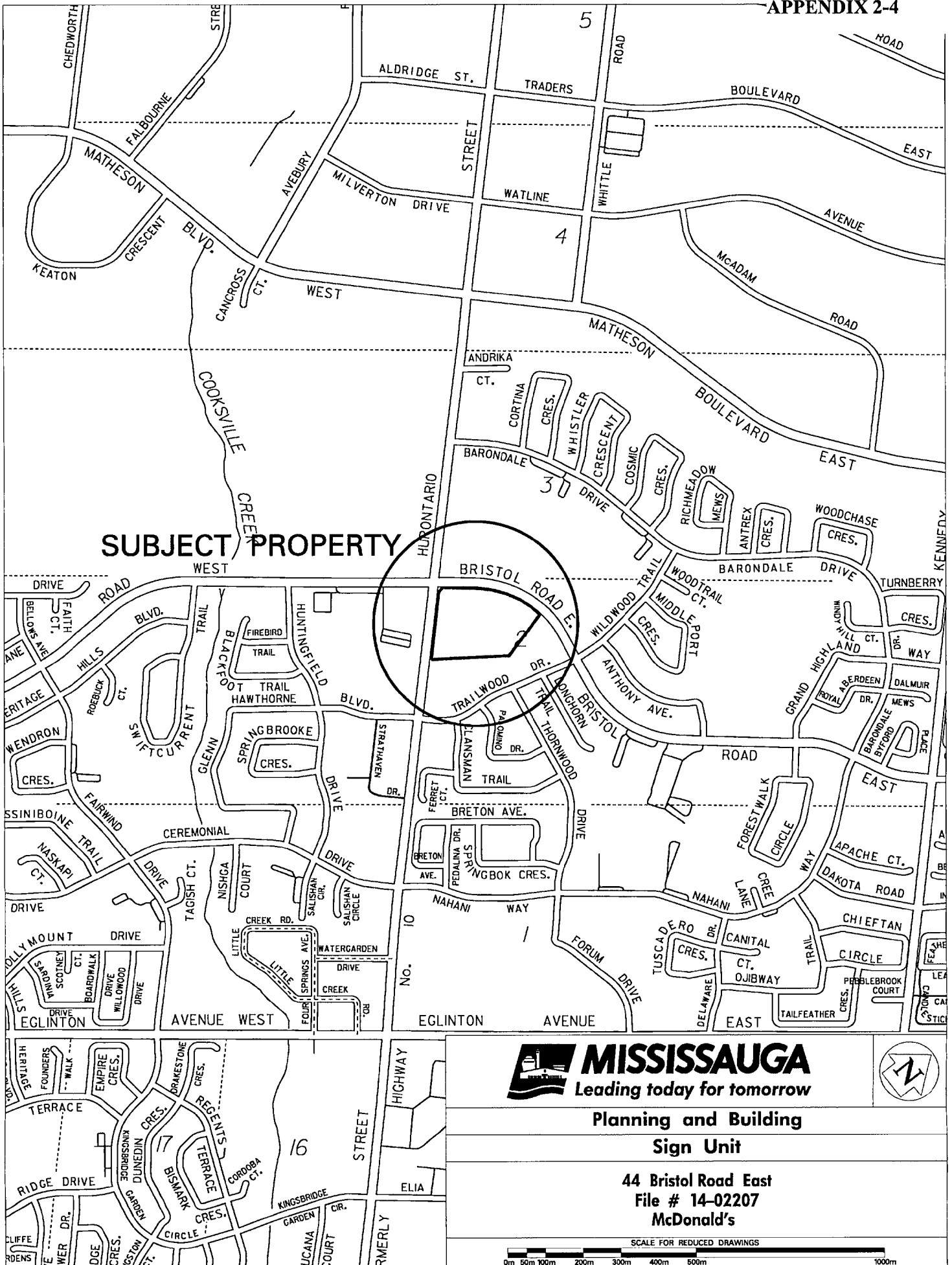
We are respectfully requesting your support and approval in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

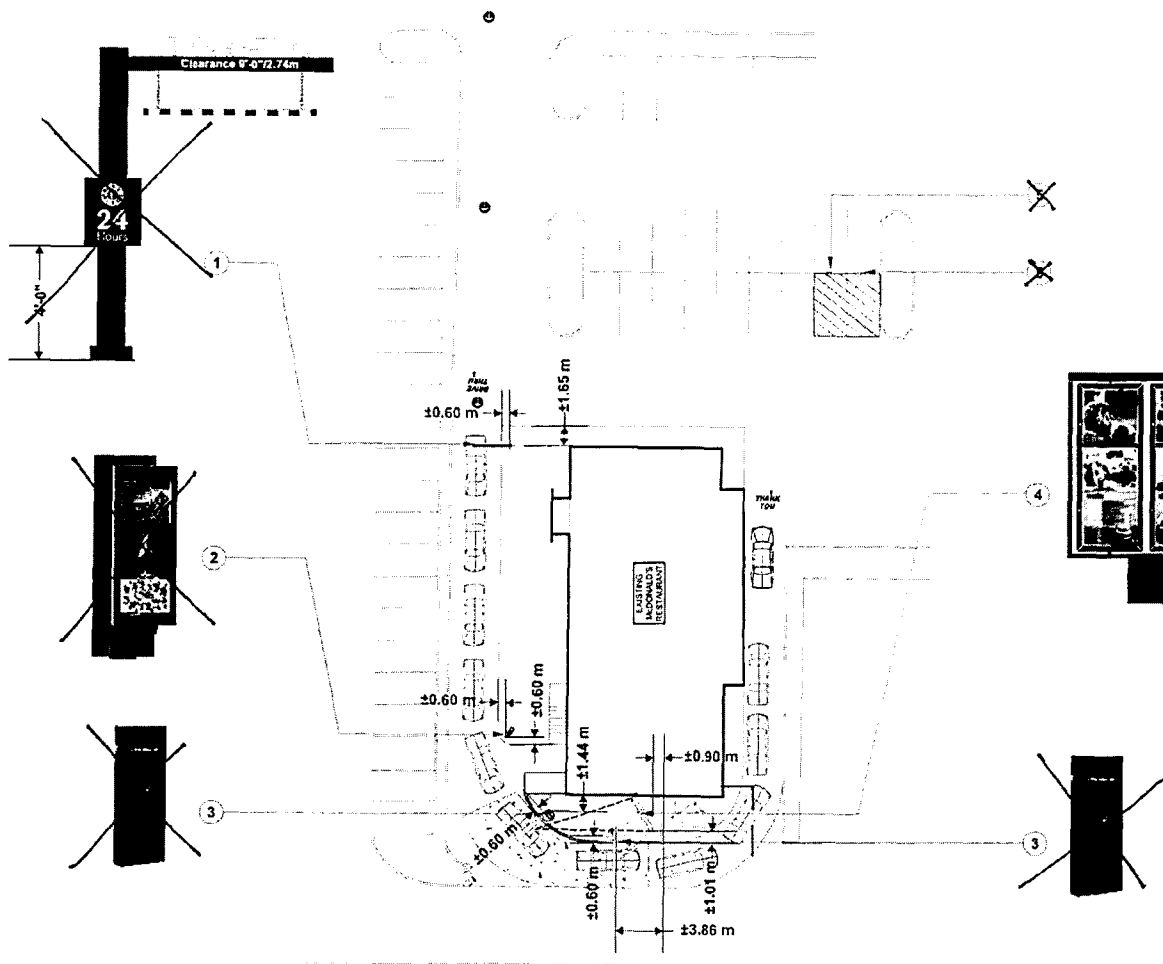
Yours sincerely,



Gilda Collins
Senior Project Manager
admin@permitworld.ca

796 BURNHAMTHORPE RD WEST
44 BRISTOL ROAD EAST
2800 SKYMARK AVENUE
1256 EGLINTON AVENUE WEST
1050 DUNDAS STREET EAST
5995 MAVIS ROAD
5636 GLEN ERIN DRIVE
2500 HURONTARIO ST
930 DERRY ROAD EAST
3025 CLAYHILL RD.
2255 ERIN MILLS PARKWAY
2965 EGLINTON AVE.W
670 EGLINTON AVE.WEST
7050 McLAUGHLIN ROAD
6410 MILLCREEK DRIVE
30 COURTNEY PARK & HWY #10
6650 MEADOWVALE TOWN CENTRE CIRCLE
377 BURNHAMTHORPE ROAD EAST
5310 DIXIE ROAD





SF-022238B	
SITE PLAN WITH DRIVE THRU SIGNAGE	
Installation:	<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
# Description:	
1	NON ILLUMINATED VHD (RIGHT SIDE) SEE DRAWING MCD1V8XX022 WITH ILLUMINATED APPENDAGE MCD1S487038
2	ILLUMINATED ROTATING PRE-SELL BOARD SEE DRAWING MCD1H6D1074
3	FREE STANDING LED COB UNIT (MCD1H7E7001) SUPPLIED BY OTHERS
4	ILLUMINATED ROTATING 4-PANEL MENU BOARD SEE DRAWING MCD1H6D1073
5	EXISTING PULL-FORWARD PARKING SIGNS

Signs identified as 1, 2, 3 & 5 are not part of this variance application



#	Revision(s)	By:	Date:
1	ADDED DISTANCE TO CURB	CV	06.03.2014

Date: / /
Customer Approval:

ISO 9001:2008 Certified Enterprise

For use by: This drawing is the property of the client and is not to be used for any other purpose without the written consent of the client. The client is responsible for the accuracy of the information provided and for the results of the work.

For use by: This drawing is the property of the client and is not to be used for any other purpose without the written consent of the client. The client is responsible for the accuracy of the information provided and for the results of the work.

ISO 9001:2008 Certified Enterprise

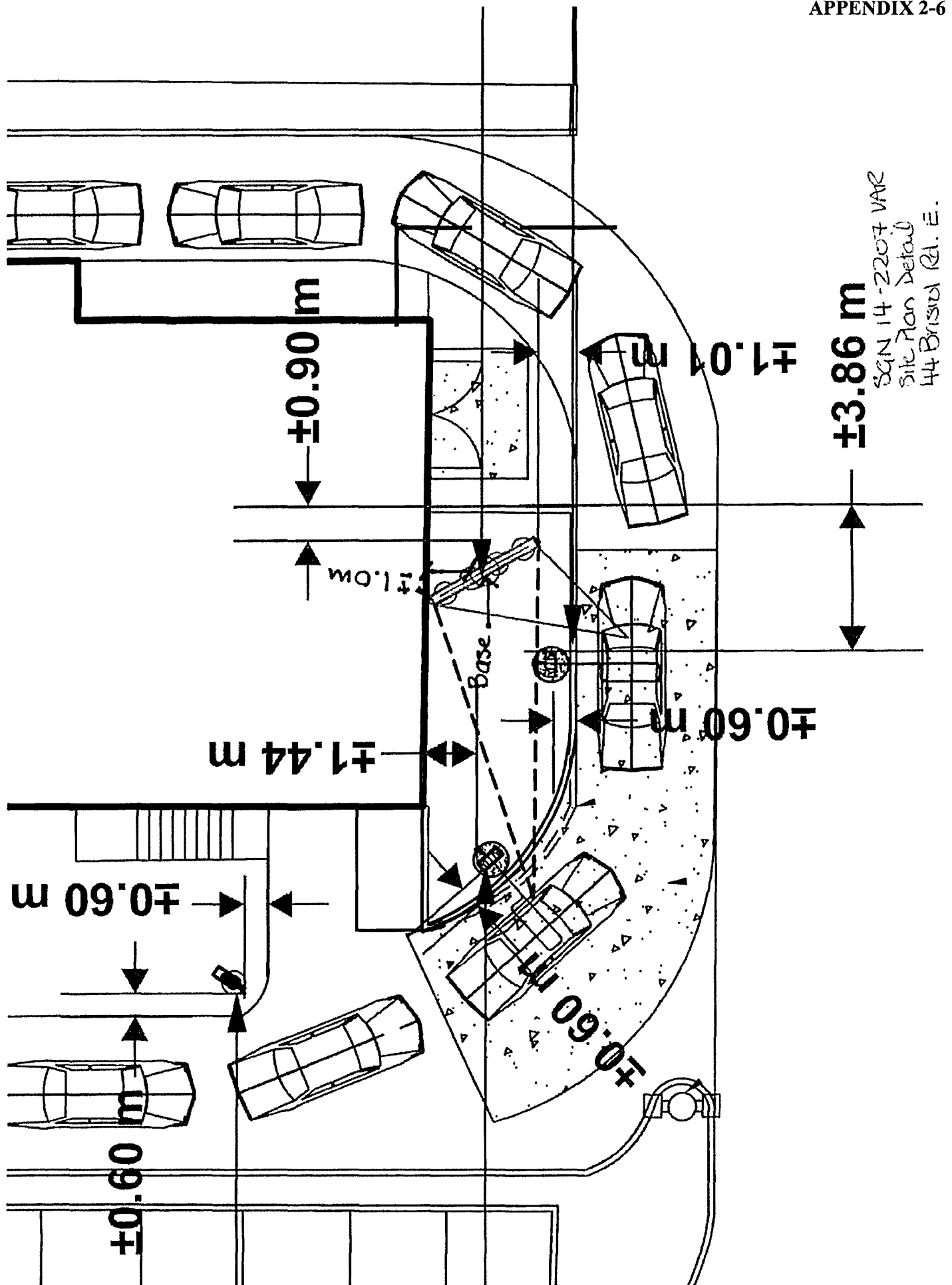
Sgn 14-2207 VAR

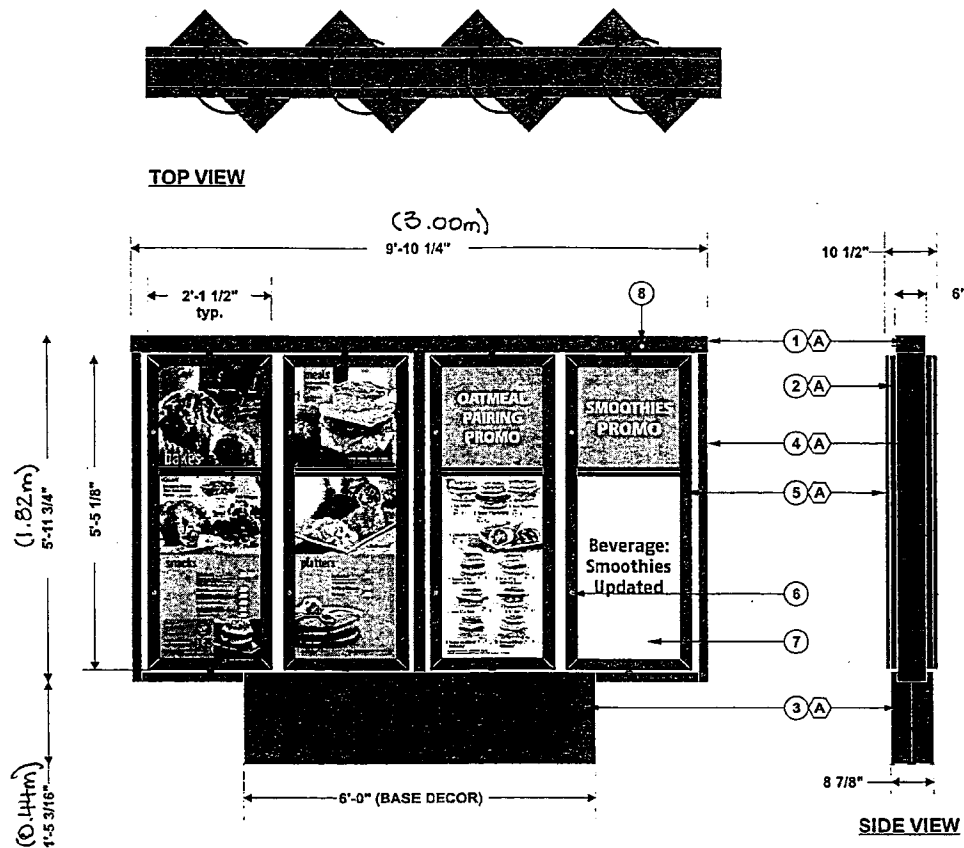
ENSEIGNES PATTISON

SIGN GROUP

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free 1-800-561-9796

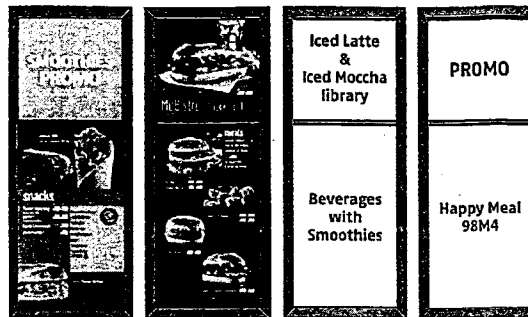
Client:	MC DONALD'S S/S 11257
Site:	44 BRISTOL RD E. MISSISSAUGA, ON
Consultant:	SHAHIN FARAJI
Draftsman:	CLAUDIA VOGT
Date:	05.29.2014
Page:	1/1
Scale:	1/32" = 1'-0"



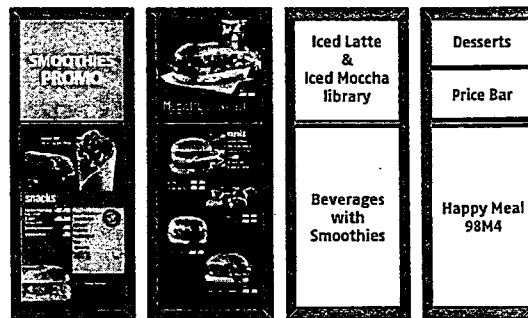


FRONT VIEW
BREAKFAST LAYOUT

Sign face area = 3.0m x 1.82m = 5.46m²



OTHER SIDE
DINNER/ LAYOUT OPTION 1



OTHER SIDE
DINNER/ LAYOUT OPTION 2

MCD1H6D1073
ILLUMINATED MENU BOARD
"2011 REDESIGN"

Installation: ☐ Interior: ☒ Exterior:

Electrical specifications:

Volts: 120 Amp.: 4.48 Circ.: 1

Descriptions:

1	ALUMINUM SHEET TOP DECOR
2	ALUMINUM EXTRUSION SIGN CABINET
3	ALUMINUM BASE COVER/DECOR
4	HSS STRUCTURE
5	ALUMINUM EXTRUSION RETAINER
6	LOCK
7	1/8" NON-GLARE CLEAR ACRYLIC FACE
8	TOGGLE SWITCH

Notes:

- SEE TECHNICAL DRAWING FOR MORE DETAILS

Notes:

- SEE TECHNICAL DRAWING MCD1H6D1073s FOR MORE DETAILS:

#	Colors:
A	PAINTED GREY TO MATCH ICI OBSIDIAN GLASS OQNN 13/000

#	Revision(s)	By:	Date:
1	REVISED TO NEW LAYOUT/ ADDED OPTION 2	CV	03.13.2012
2	REVISED ITEM #3 FROM 20GA SHEET METAL TO ALUMINUM	ACH	05.29.2012
3	ADD REF. NUMBER	LRI	04.03.2013
4	REPLACED TECH REF. FROM MCD1H6D1070 TO MCD1H6D1073	JJ	11.26.2013
5	UPDATED FRONT VIEW AND DIMENSIONS	CV	01.31.2014

Customer Approval: _____ Date: ____/____/____

PRODUCTION INFORMATION: LL 04.18.2013

FSIMCD1 (McDonald's) Drive-Thru Signage Menu MCD1H6D1080 Menu 2011 Rotating 4 Panel

Descriptions:	Plate #:
METAL	MCD1H6D1080
XX	MULTICAM 2D
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

ISO 9001:2008 Certified Engineering

ENSEIGNES PATTISON SIGN GROUP

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free 1-800-561-9798

Client: MCDONALDS

Site: VARIOUS

Draftsman: CLAUDIA VOGT Date: 04.01.2011

Checked By: ST

Page: 1/1 Scale: 1/2" = 1'-0"



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-02433

RE: Portable Packaging
5875 Chedworth Way - Ward 5

The applicant requests the following variance to Section 17 of Sign By-law 0054-2002, as amended.

Section 17	Proposed
A fascia sign must be attached to a building elevation which faces a street or contains the main entrance for the public.	One (1) fascia sign attached to the south elevation which does not face a street or contains the main entrance for the public.

COMMENTS:

The proposed fascia sign is on the south side of the building which faces a driveway and the parking lot of the adjacent property. The size of the proposed fascia sign is less than what would be permitted if it faced the street. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



3075 Ridgeway Dr. Unit #30
Mississauga, ON L5L 5M6
Phone (905) 820-3571
Fax (905) 291-0822
E-mail: 667@fastsigns.com
www.fastsigns.com/667

August 5, 2014

Supervisor Sign Department
City of Mississauga,
300 City Center Dr.
Mississauga
L5B 3C1

Dear Sir / Madam,

**RE: Application for Sign Variance – Fascia Sign
Portable Packaging
5875 Chedworth Way, Mississauga**

On behalf of our client Portable Packaging we would like to submit the attached Sign Variance Application to permit the install of one fascia sign on the property located at 5875 Chedworth Way, Mississauga.

In support of this application please find enclosed the following:

- A) 4 copies of Site plan showing where the proposed sign is to be installed
- B) 4 copies of the sign detail drawings
- C) 4 copies of the building elevation
- D) 4 copies of the map showing the view of the building from Matheson Blvd. W.

Justification

The purpose of this application is to request permission for a Sign variance to allow a fascia sign to be installed on the south side of the building facing Matheson Blvd. W.

As there is a separate lot that divides the proposed building from Matheson Blvd. W. , this proposed sign does not comply with the provisions of the Sign By-Law 54-02.

Portable Packaging employs over 700 people and is moving to a new facility in Mississauga located at 5875 Chedworth Way. This facility has over 100,000 sq ft. that will be used solely by Portable Packaging. They are a young and innovative company and would like to develop their brand and visibility to the best way possible.

They have applied for sign permit for a fascia sign that will be installed on the front of the building but would also like to install an additional fascia sign on the south façade of the building that is clearly visible from Matheson Blvd W. (See attached drawings)

To keep our business in Mississauga, we have moved a few hundred feet down the road, from where we were previously. This cost was substantial. We have invested approximately \$500,000 in just the move alone. We have a signed lease for 5 years, and it is our intention, and always has been, to employ locally when possible, whether it be landscaping, plumbers, office staff, etc. In order to work at growing our business, we need to make sure we are visible. The traffic flow is much greater on Matheson, then it is on Chedworth Way, so it is really important to be visible.

The sign by law does not allow this as there is separate plot between 5875 Chedworth Way and Matheson St. However we would like to point out that this plot is largely used for parking large trucks and a portion of this plot is also earmarked for parking for 5875 Chedworth Way.

As there is so much open space the south façade of the building is clearly visible from the street.

Most visitors visiting Portable Packaging will approach Chedworth Way from Matheson and the proposed sign is clearly visible by both East bound and West bound traffic on Matheson.

The last tenants of the building namely Medi Mart had a similar sign, both in size and construction installed in the very same location. This was approved by sign permit 05-7158

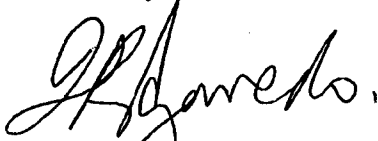
Summary:

- a) The proposed variance maintains the intent of the sign by-law allowing one sign for each facade of the building that faces a street.
- b) The proposed variance was not required to permit similar signage on the same building.
- c) The proposed variance is minor in nature and makes the building and the city look good.

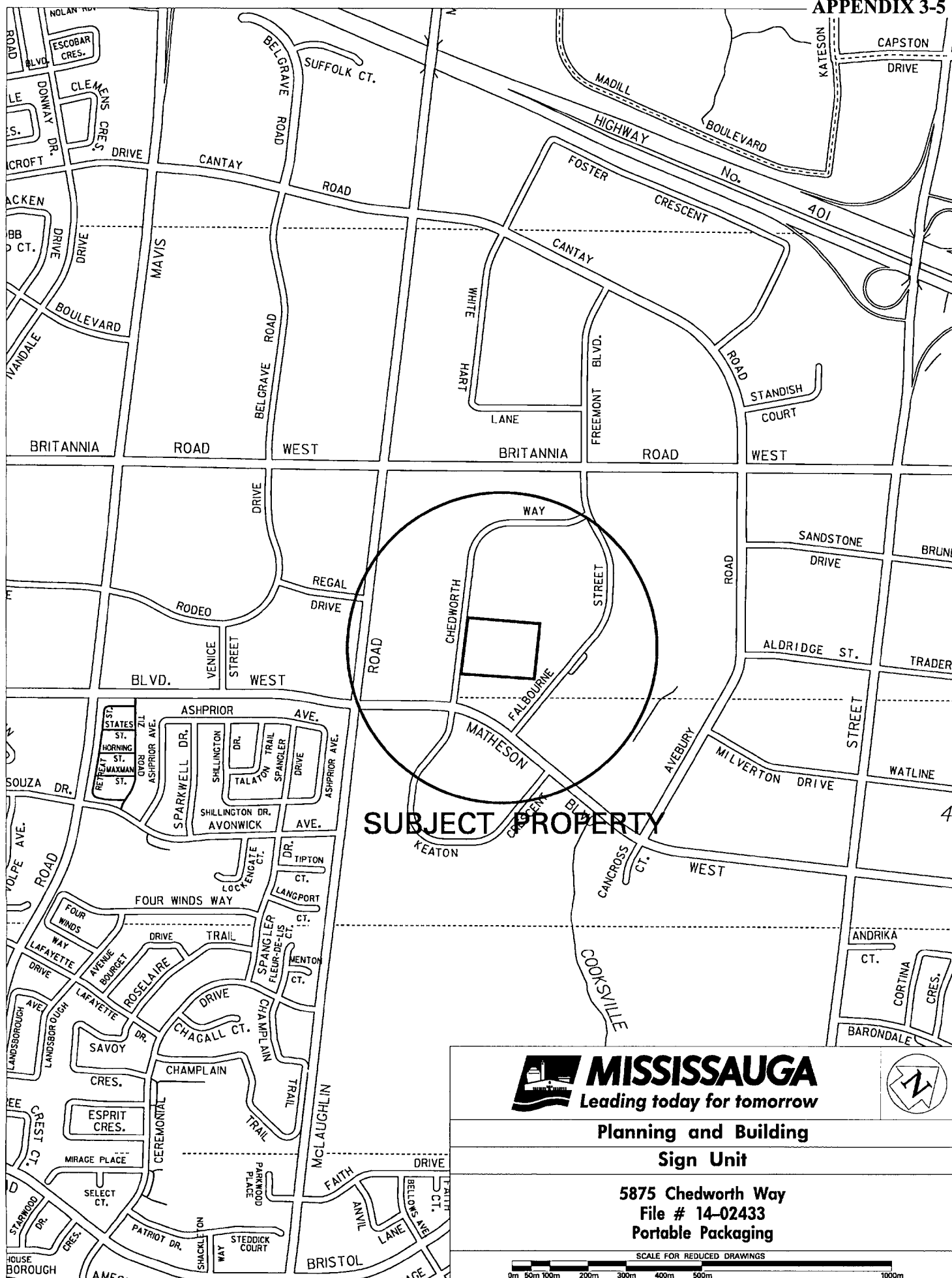
Based on the above, we believe that the proposed sign variance maintains the intent of the sign by-law 54-02, is appropriate for the site and is minor in nature and hence request that you approve the same.

Please accept this application and call if you have any further questions.

Thank you,

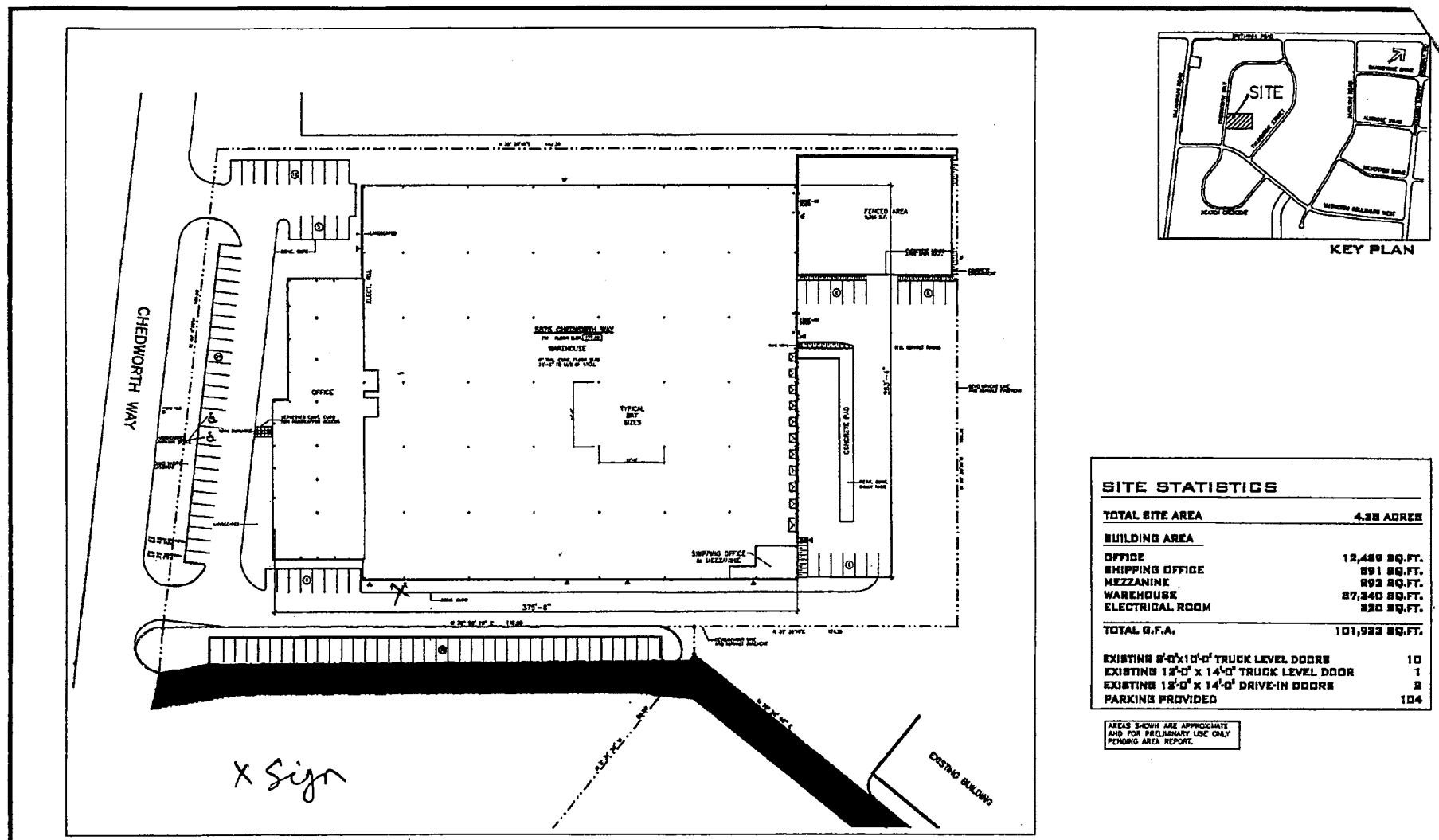
A handwritten signature in black ink, appearing to read 'J. Azavedo', with a stylized flourish at the end.

Jose Azavedo
FASTSIGNS – S. Mississauga and Oakville
Director





CUSTOMER PORTABLE PACKAGING	DATE	FILE	SALESMAN	FASTSIGNS.667 More than fast. More than signs. Tel: 905.820.3571 www.fastsigns.com/667
5875 Chedworth Way, Mississauga	AUG 05/2014	REVISION	DRAWN BY	
CUSTOMER APPROVAL			THIS DRAWING IS A PROPERTY OF	



5875 CHEDWORTH WAY

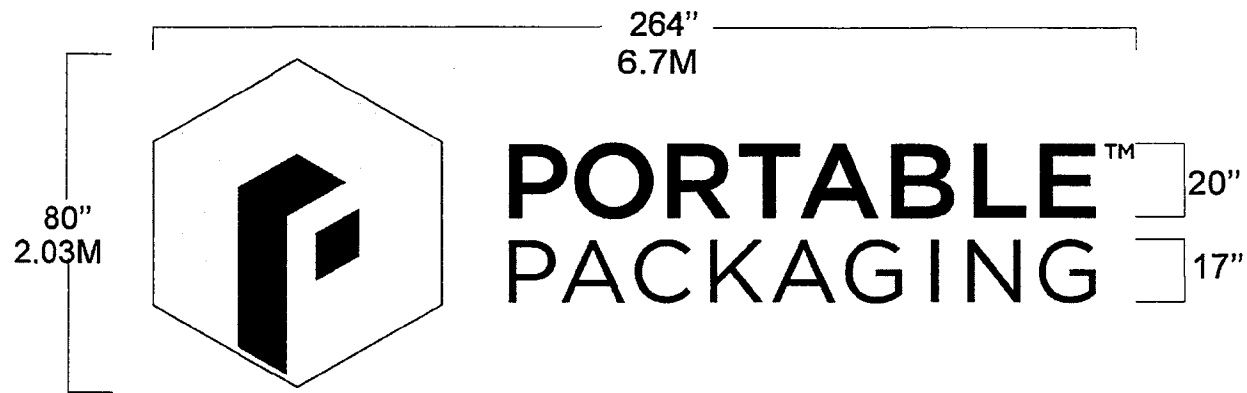
MISSISSAUGA, ONTARIO

SITE PLAN

SCALE: 1"=30'-0"

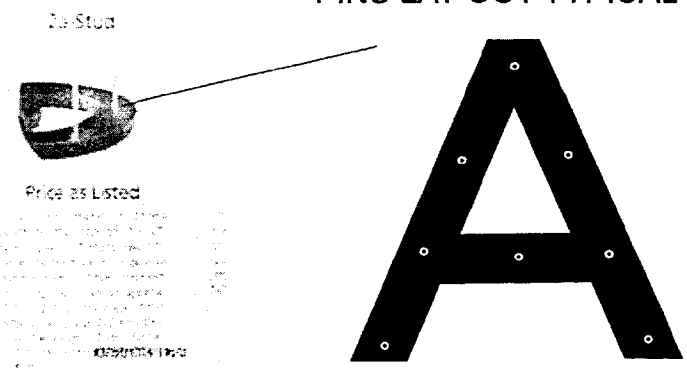
DATE: SEPT. 13, 2013

SIGN 2



PROPOSED CUT-OUT NON-ILLUMINATED LETTERS, 1/2" THICK ACRYLIC WITH PINS ON BACK, INSTALL TO CONCRETE WALL USE 3/16" ALUMINUM PINS WITH SILICONE LOGO TO BE 1-1/2" ALUMINUM ANGLE FRAME WELDED AT ALL JOINTS, 1/8" WHITE ALUMINUM PANEL FACE WITH VINYL GRAPHIC APPLY TO FACE

PINS LAY-OUT TYPICAL

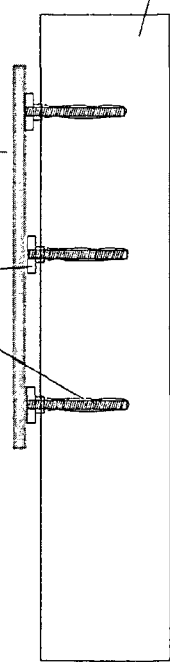


1/2" THICK CUT-OUT ACRYLIC LETTER

ACRYLIC PAD TO BE GLUED ON BACK OF LETTERS TO SCREW ON THE THREADED PIN

3/16" DIA. X 4" LONG ALUMINUM PINS DRILL HOLE ON WALL AND PUSH IN FILLED WITH SILICONE

CONCRETE WALL

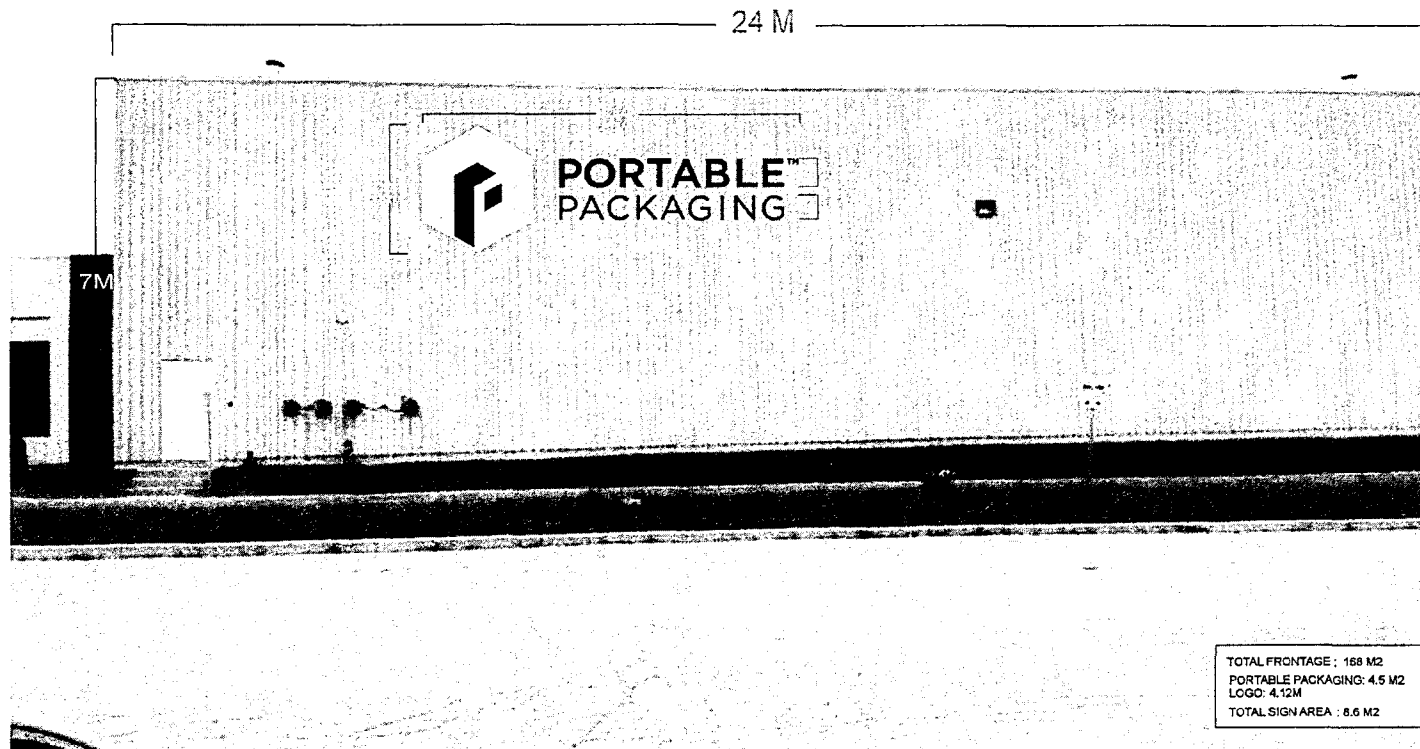


CUSTOMER	PORTABLE PACKAGING	DATE	FILE	SALESMAN
		JUL 04/2014	REVISION	DRAWN BY
CUSTOMER APPROVAL				THIS DRAWING IS A PROPERTY OF

FASTSIGNS.667
More than fast. More than signs.
Tel: 905.820.3571
www.fastsigns.com/667

CUT OUT 1/2" BLACK THICK ACRYLIC LETTERS AND PINSMOUNTED
- NON ILLUMINATED

SIGN 2



CUSTOMER	PORTABLE PACKAGING	DATE	FILE	SALESMAN
		JUL 04/2014	REVISION	DRAWN BY
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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-03207

RE: Billboard Sign
255 Derry Road East - Ward 5

The applicant requests the following variances to Section 11 of Sign By-law 0054-2002, as amended.

Section 11	Proposed
A billboard sign is not permitted on lands zoned Development "D".	One (1) billboard sign proposed on lands zoned Development "D".

COMMENTS:

The proposed billboard sign is appropriately located to meet the separation distance from other existing billboard signs located along Derry Road. Precedent has been established through the approval of similar signage in this area. The Planning and Building Department finds the requested variance to be acceptable provided the billboard sign is removed when this property is rezoned.

September 18, 2014

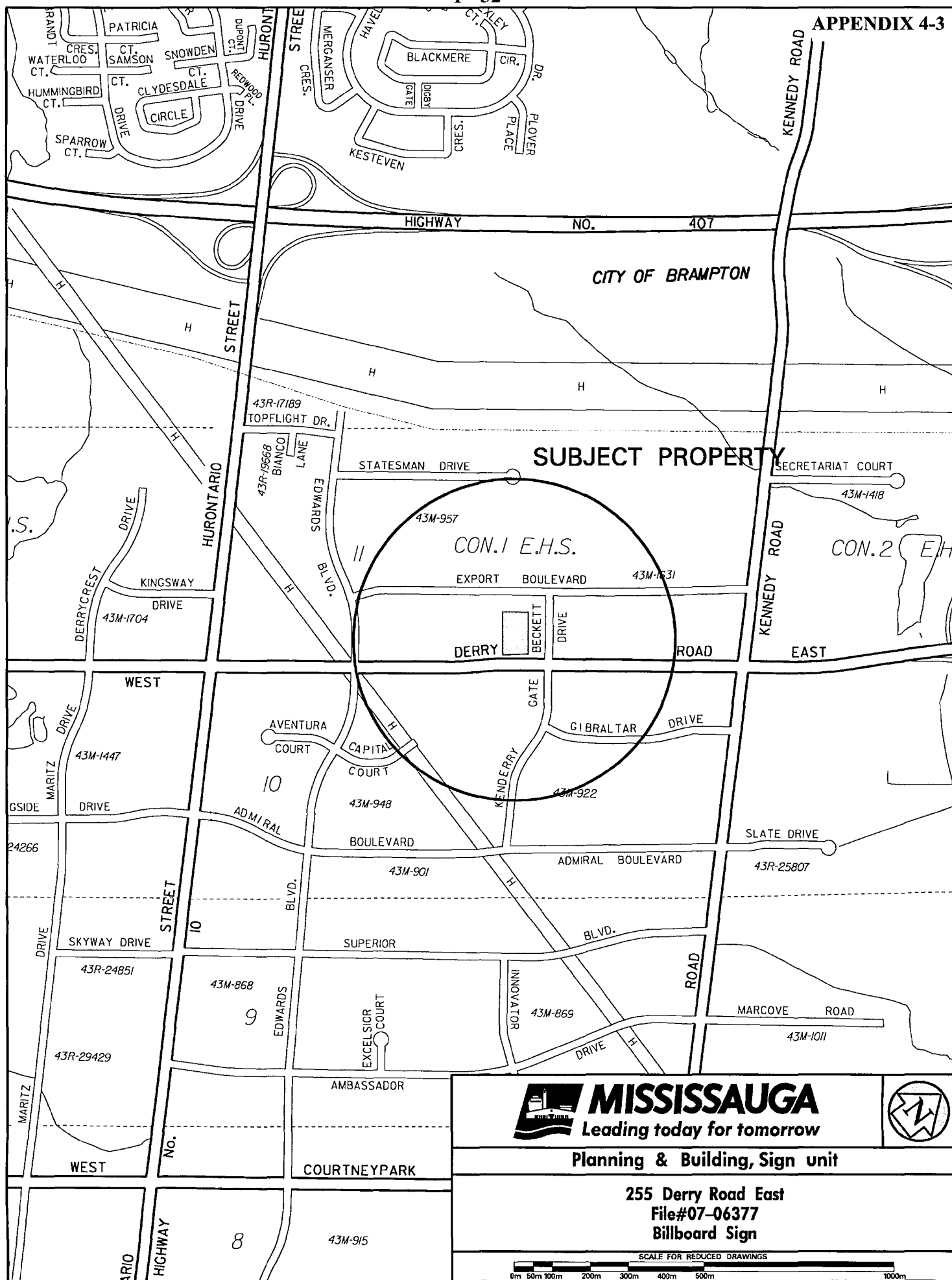
Bylaw Variance Request
Proposed Billboard Sign
255 Derry Rd East

Pattison Outdoor Advertising has been asked to erect a Billboard for third party advertising at 255 Derry Rd East. The proposed location of the sign will meet all requirement of the Sign Bylaw except for Zoning. The property is Zoned D-1, not Industrial, Commercial or Agricultural.

Existing property use in the area is for Business and Commercial purposes. Included are warehouses, truck trailer parking and fast food. There is an existing Billboard in the area on a property zoned D-1

Given property use for this section of Derry Rd, the proposed Billboard should be acceptable within the intent of the Sign bylaw.

Robinder Aulakh Singh

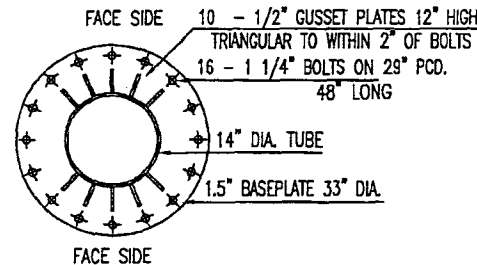
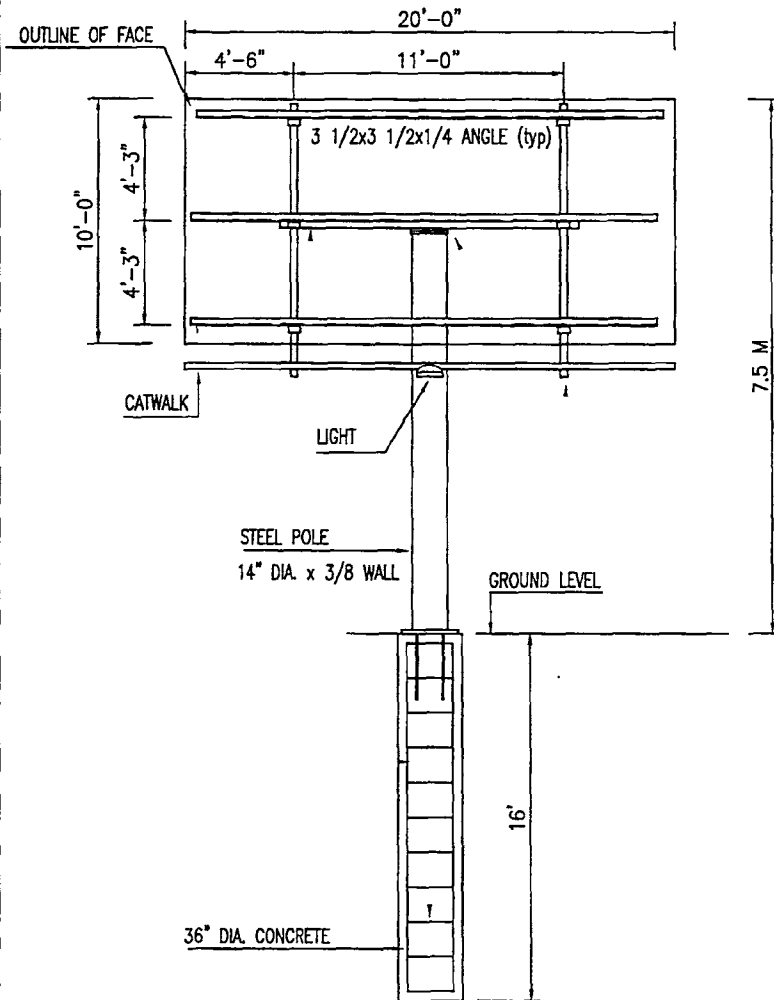


DEDICATED AS PUBLIC HIGHWAY BY
 RESOLUTION NO. 1571-8-81
 8-1-81

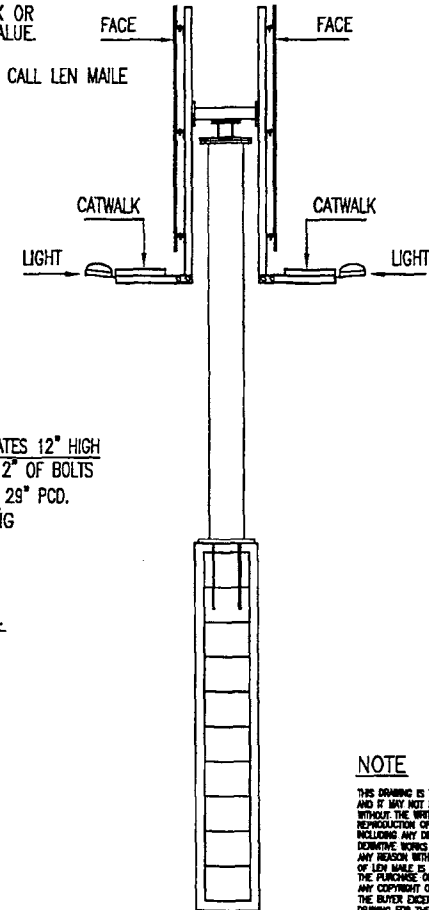
LOCATION

255 DERRY RD. E.
MISSISSAUGA

CHANGES IN THE CONTENTS OF THE "LOCATION" BOX OR
WHITEOUTS MAKE THIS DRAWING VOID AND OF NO VALUE.
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PLAN VIEW OF BASEPLATE



END ELEVATION

NOTES

1. STEEL REBAR - DEFORMED, 400 MPa
2. STEEL HSS - 50 KSI YIELD
3. STEEL TUBE - 50 KSI YIELD
4. STEEL STRUCTURAL TO C.S.A. G40.20-04 G40.21-04
5. ANCHOR BOLTS - 44 KSI YIELD
6. WELDING BE TO C.S.A. W59-03 & W47.1 & CWB REQUIREMENTS
7. BOLTS - ASTM A325 OR EQUAL
8. CONCRETE STRENGTH - 32MPa AT 28 DAYS 5% AIR
9. THE DESIGN WIND VELOCITY PRESSURE LOADING IS $q = 0.49 \text{ kPa}$
 $C_e = 2.0$: $C_p = 1.3$: $C_s = 0.88$ AT ELEV 0-30'
10. DESIGN WIND PRESSURE = $q \times C_p \times C_s \times C_e \times 20.88$
STEEL IS DESIGNED TO CSA S16-01 & TO O.B.C. 2005
11. CONCRETE MATERIALS AND CONSTRUCTION TO BE TO
CAN/CSA 23.1-04 & TO CAN/CSA 23.2-04
12. FOOTING DESIGNED FOR NORMAL SOIL CONDITIONS WITH
LATERAL BEARING PRESSURE OF 250 LB/SQ.FT PER FT DEPTH
DEPTH MAY BE REVISED ON INSPECTION BY ENGINEER.
CONSULT THE ENGINEER WHERE UNUSUAL SOIL CONDITIONS OCCUR

NOTE

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DESIGN WIND PRESSURES

DESIGN WIND PRESSURE = $1 \times q \times C_e \times C_q \times C_p$
 $C_e = 0.7(h/12)^{0.3}$ WHERE h =HEIGHT ABOVE GRADE IN METERS
 C_e MUST BE NOT LESS THAN 0.7
FOR VAUGHAN

HEIGHT (FEET)	C_e	DESIGN WIND PRESSURE (LB/SQ.FT.)	
		USING $I=1.0$	$C_q=2$ $C_p=1.8$
20	0.7	26	
25	0.7	26	
30	0.7	26	

LEN MAILE

P.ENG STRUCTURAL ENGINEER

28 RIVERSIDE BLVD. THORNHILL ON. L4J 1H3

TEL: 905-881-3729 email: lhjmaile@gmail.com

23SEP14

6650-1



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-01450

RE: ADP
6200 Kenway Drive - Ward 5

The applicant requests the following variance to Section 13 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
A fascia sign shall not be erected above the limits of the first storey.	One (1) fascia sign erected on the second storey of the building.

COMMENTS:

The fascia sign is located between the limits of the upper floor and parapet on a two storey office building. On an office building over three storeys in height, two fascia signs would be permitted between the limits of the upper floor and the parapet. The proposed sign would be in compliance with the Sign By-law requirements for size and location if proposed on the top floor of an office building exceeding three storeys in height. The Planning and Building Department finds the proposed location for the fascia sign to be in character with the design of the building and to have design merit, and therefore have no objections.



July 29, 2014

Attn: City of Mississauga - Sign Permit Dept

We are proposing to install a fascia sign on the second storey of 6200 Kenway Drive.

The proposed "ADP" sign is modest in size (7.37m^2) and represents a very small portion (1.67%) of the total area of the wall to which it is affixed (439.33m^2).

The ADP building at 6200 Kenway Drive does not make use of any identification signage apart from the proposed fascia sign. The building, which is 155m from the Macdonald-Cartier Freeway requires second storey signage because, due to the slope of the land between the freeway and the building, the first storey of 6200 Kenway Drive is not visible from the freeway.

Signage which can be identified from the freeway is in the best interest of community safety as it allows motorists to identify their destination from a distance and make appropriate lane changes to safely leave the freeway via exit 342 to Hurontario St.

The proposed sign is consistent with the architectural style of the building, the property, and the general atmosphere of the immediate region, including the neighbouring properties.

The wording of the sign is not intrusive or attention-seeking, but of ordinary font and colour. The LED-lighting is long-lasting, highly energy efficient, completely recyclable, and devoid of the harmful chemicals present in traditional fluorescent lamps.

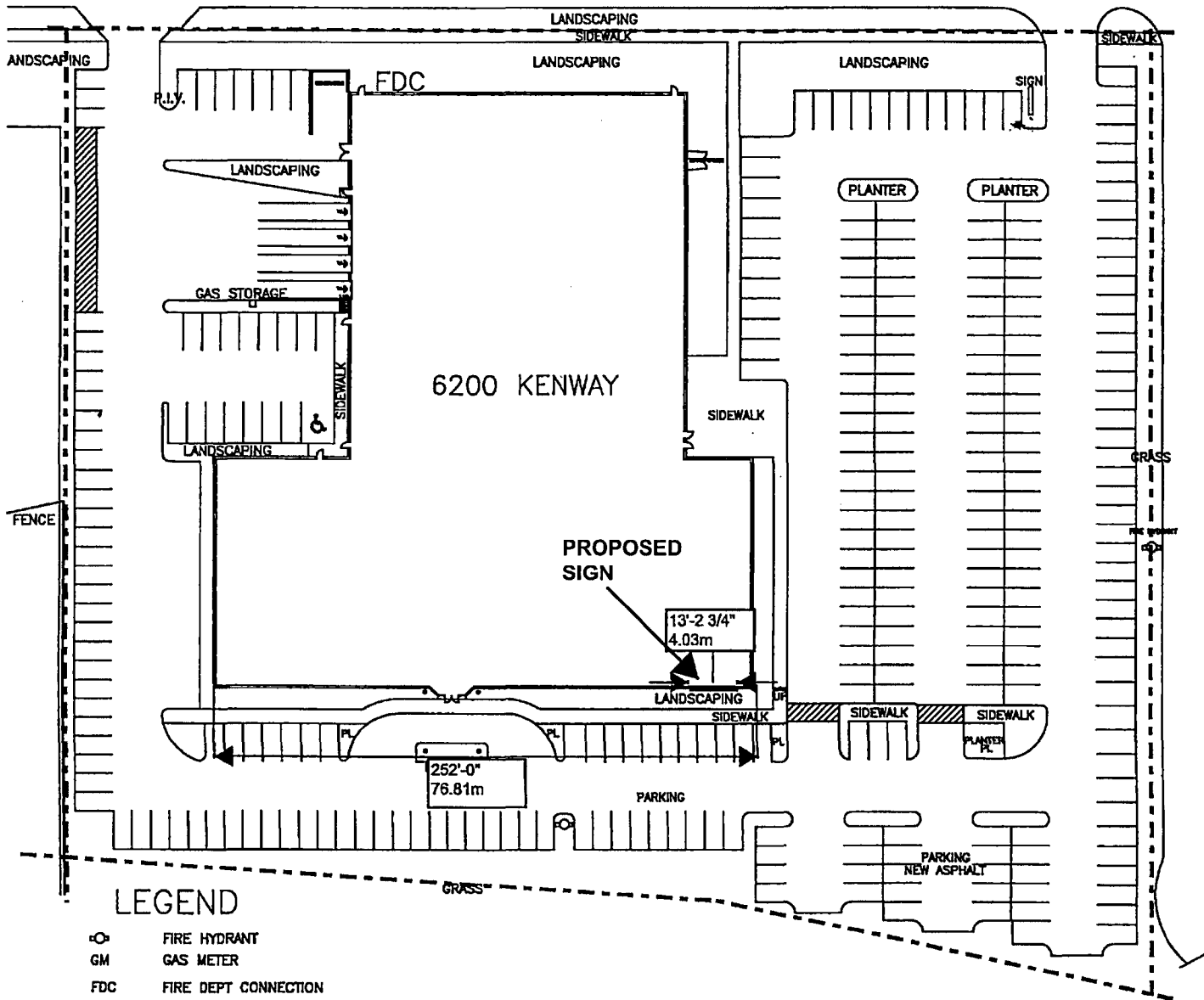
For the above reasons above and more, we are seeking a variance to allow for a second storey sign at 6200 Kenway Drive.

Thank you so much,

Jeffrey Sudnicki
Priority Permits Ltd.
Ph: 778-397-1394
Fax: 1-888-738-3846
Email: prioritypermits@shaw.ca



KENWAY DRIVE



PREPARED FOR:
GWL REALTY ADVISORS INC.

LOCATION:
SITE PLAN
6200 KENWAY DRIVE
MISSISSAUGA, ONTARIO

NORTH:



PREPARED BY:
MEASUREX
905-628-1818
DATE: JULY 5, 2008
FILE # SCALE:
6200K-SITE NOT TO SCALE

ADP CANADA, MISSISSAUGA - 6FT LOGO ILLUMINATED CHANNEL LETTER RENDERING FOR PERMIT

DWG#: G14D0289 REV: 0

PAGE 1 OF 1

DWG FILE NAME:
ADP_CANADA_MISSISSAUGA_6FT_LOGO_ILLUMINATED_CHANNEL_LETTER_RENDERING_FOR_PERMIT

PROJECT NAME:



LOCATION:
MISSISSAUGA, ON

COLOURS:
AS NOTED

NOTES:

PLANT MANAGER:

PRODUCTION COORDINATOR:

PRODUCTION MANAGER:

SALESPERSON/COORDINATOR:

CUSTOMER APPROVAL:

DESIGN HEAD APPROVAL:

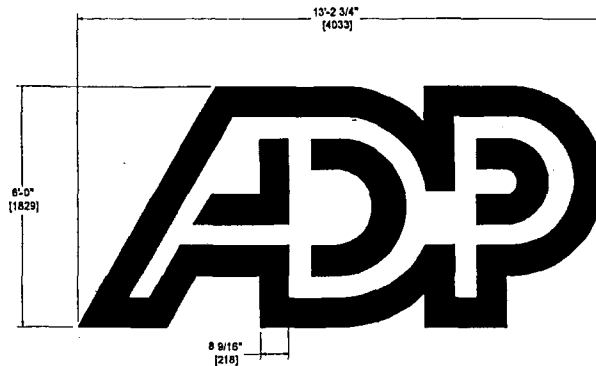
DRAWN & REVIEWED BY:

G.M.

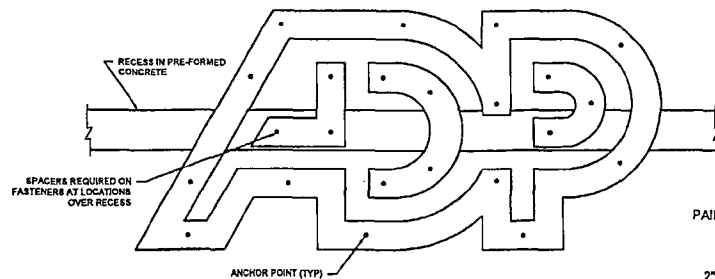
DATE: MAY 9/14

Provincial

1655 Feldspar Court, Pickering, Ont, L1W 3R7
TEL: (905) 837-1791 FAX: (905) 837-1799

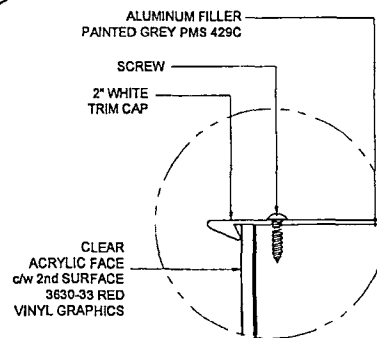


FRONT VIEW

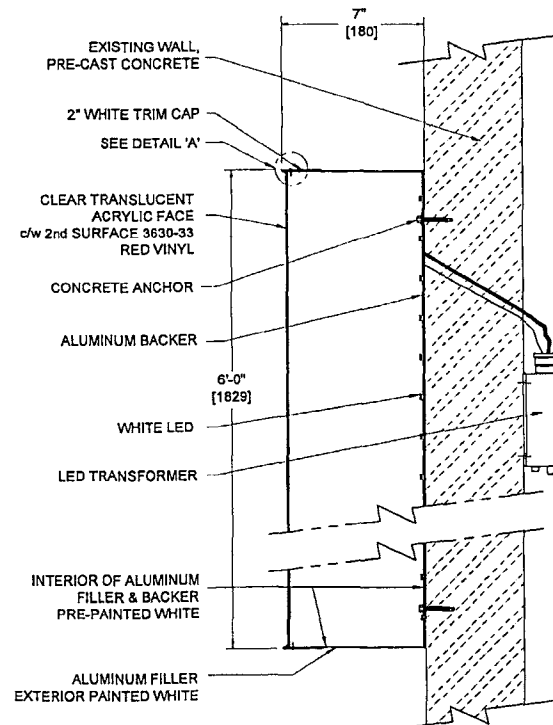


ANCHOR LOCATIONS
23 MOUNTING POINTS (MIN.)

TOTAL ELECTRICAL OUTPUT
TOTAL LED LENGTH: 49'-8"
NUMBERS OF MODULES: 128
TRANSFORMER: (2x) CV12125 @ 1.25A
TOTAL AMP = 2.50 AMPS / 120V
AREA = 79 [SQ.FT]
WEIGHT = 228 [LBS]



DETAIL 'A'



TYPICAL CROSS SECTION

THIS DRAWING IS PROVIDED AS CONFIDENTIAL INFORMATION AND IS NOT TO BE SHARED, ALTERED, ISSUED OR RE-PRODUCED WITHOUT WRITTEN CONSENT FROM PROVINCIAL SIGN SYSTEMS.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-01513

RE: Caliber Homes
 Churchill Meadows
 5353 Ninth Line – Ward 10

The applicant requests the following variance to Section 27 of Sign By-law 0054-2002, as amended.

Section 27	Proposed
A construction site sign may have a maximum sign area of 60 sq. m. (645.83 sq. ft.).	Proposed construction site sign with a sign area of 89.76 sq. m. (966.24 sq. ft.).
An additional construction site sign may be erected along each street line of a project provided that each construction site sign is a minimum of 100 m (328.08 ft.) from any other construction site sign located on the same street line and on the same project.	Proposed construction site sign to be located within 100 m (328.08 ft.) of another construction site sign on the same street line and on the same project.

COMMENTS:

The proposed sign should be reduced in height to match the ridge height of the structure. This reduction in height will lead to a reduction in the proposed sign area to be 81.53 sq. m. (877.58 sq. ft.).

This signage is consistent with similar construction site signage. Provided the height is reduced, the Planning and Building Department finds the proposed signage acceptable from a design perspective.

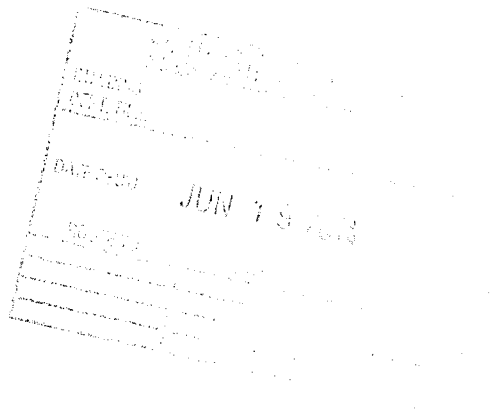


64 Jardin Drive, Unit 1B
 Concord, Ontario
 L4K 3P3
 T. 905.669.4055
 F. 905.669.0097
 klmpartners.com

File: P-2327

June 18, 2014

City of Mississauga
 Planning and Building Department
 Building Division
 300 City Centre Drive
 Mississauga, ON L5B 3C1



Attention: Kelwin Hui, Sign By-law Plans Examiner

Re: Cal-Arvona Developments Inc.
 Part of Lot 3, Concession 10 N/S
 5353 Ninth Line
 Sign By-law Variance

Dear Mr. Hui,

On behalf of our client, Caliber Homes, developer for the subject lands, we are pleased to submit the enclosed application for a Sign By-law Variance for the above noted property.

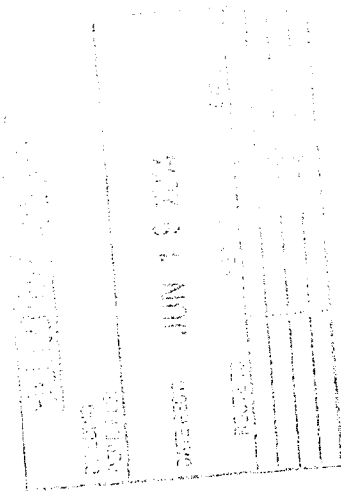
The subject lands are located at 5353 Ninth Line, on the east side of Ninth Line, just south of Tacc Drive. The lands currently support a single family dwelling, which has been converted into a temporary sales office, in accordance with the provisions of Section 2.1.21 of By-law No. 0225-2007, as amended.

The subject application has been submitted as the existing **Construction Site Sign** for the sales office exceeds the maximum area permitted by the City's Sign By-law No. 54-02, as amended. Section 27 outlines the provisions for Construction Site signs as follows:

27. Construction Site Signs

(1) (a) *A construction site sign: (438-03)*

- (i) *may have a maximum height of 7.5 m, a maximum of two (2) sign faces and the maximum sign area permitted shall be 60 m²; (438-03)*
- (ii) *shall have a minimum setback of 3.0 m from any property line; and (438-03)*



- (iii) shall have a minimum setback of 3.0 m from any driveway entrance or exit; (438-03)
- (b) Construction site signs must be removed from the construction site within sixty (60) days of the first occupancy of the project; (438-03)
- (c) One construction site sign is permitted for each street line of the project on which the sign is to be erected. An additional construction site sign may be erected along each street line of a project, provided: (438-03)
 - (i) that each construction site sign is a minimum of 100 m from any other construction site sign located on the same street line and on the same project; and (438-03)
 - (ii) that the combined total sign area of the two construction site signs located on the same street line and on the same project shall not exceed 60 m² (438-03)

In this regard, the subject application has been made to request an increase to the maximum sign area permitted under Section 27(1)(a)(i) from 60m² (645.83 ft²) to 100.99 m² (1,087.04 ft²); and increase of 40.99m² (441.21 ft²) or 68%. By-law 52-04, as amended, permits variances to the provisions of the by-law subject to Section 32(5), as follows:

- (5) In considering an application for a variance, Planning and Development Committee and Council shall have regard for:
 - (a) Special circumstances or conditions applying to the land, building or use referred to in the application;
 - (b) Whether strict application of the provisions of this By-law in the context of the special circumstances applying to the land, building or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-law;
 - (c) Whether such special circumstances or conditions are preexisting and not created by the owner or applicant; and,
 - (d) Whether the sign that is subject of the variance will alter the essential character of the area.

With respect to provisions 5(b), it is important to consider that the sales office has been located within the existing single family dwelling on the subject lands. This presents unique challenges with respect to creating an element of uniformity and cohesiveness in the design of the signage and overall look of the building. For example, the existing dwelling features peaks in the roof at the north and south ends. So as to avoid having portions of the roof extending above the signage, it was necessary to design sign sections "A" and "C", as per the attached plan, to cover these peaks. Similarly, sign section "B" is

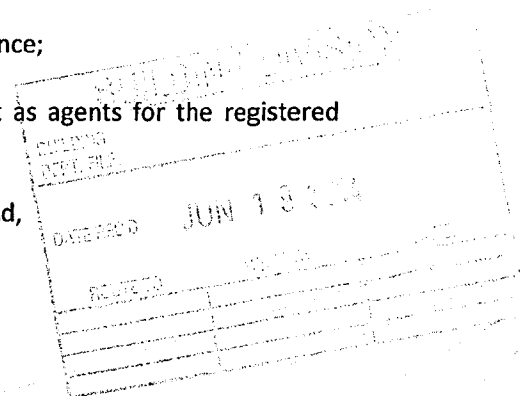
suspended across the front entrance and porch area. This has been done as a result of the recession in the main wall of the dwelling and the slope of the roof. If the sign were not suspended as it is presently, it would be very difficult to provide adequate visibility for the Caliber Homes logo, unless a portion of the sign was affixed above the roof line which is prohibited by the by-law. Overall these design measures have resulted in the proposed increases to the sign frame area. This is best illustrated by comparing the total sign area as per the definition of the by-law with the area of the actual sign graphics. Looking at sign sections "A", "B" and "C", the actual area of the graphics for sections is 43.9 m² (472.64 ft²), an area well within the provisions of the by-law. However, when the area of the frame is added, the total sign area for the three sections measures 89.77 m² (966.35 ft²); more than double the area of the graphics alone. Again, this has been done to ensure that the signage can be displayed in a functional manner and aesthetically pleasing manner, with no sections of the existing dwelling, except the porch area, visible from the street. This design has also created a need for additional support so as to ensure that the sign is structurally sound. Adequate structural integrity is achieved through the support of sign sections "D", "E", "F" and "G". While these sections will not be visible to anyone looking directly at the sales office they are included in the overall sign area calculation and add 11.22m² (120.77 ft²) or 11% of sign area to the total. Finally, it is important to take into consideration the location of the sales office on the lot. At its closest point, the existing structure is approximately 35 m (114.8 ft) from Ninth Line. This significant setback reduces the impact of the proposed increased sign area, especially when one considers that the by-law permits construction site signs to be as close as 3 m (9.84 ft) from the property line. These circumstances are unique to this property and strict interpretation and application of the provisions would result in significant hardship in terms of being able to properly advertise for the sale of homes. However, while these circumstances have created the need for larger signage, it has also resulted in a more attractive and uniform look to the structure.

With respect to provision 5(d), it is important to consider the location of the subject lands and the surrounding land uses. The subject property abuts low density residential uses to the north and east, a vacant parcel to the south, which is to be developed in conjunction with the subject lands and Ninth Line and vacant lands to the west. As a result of the existing fencing and tree cover, it is highly unlikely that the existing signage would be visible from the rear yards of the subdivision to the north. With this being the case, the signage would only be visible to vehicular traffic traveling along Ninth Line. The provisions of by-law also permit one (1) construction site sign per street line, meaning that an additional construction site sign could be placed along the Arvona Place street line on the east side of the subject lands. No such sign has been proposed, as it would have a much greater impact on the streetscape and character of the existing residential area, despite being permitted by the by-law.

Based on the above, it is our opinion that the proposed variance to the sign by-law is appropriate; that the existing signage is in keeping with the intent of the provisions of the Sign By-law No. 54-02, as amended and that the existing signage will have no adverse impact on the general character of the area.

In accordance with the application submission requirements, please find enclosed the following:

1. One (1) fully executed application form for a Sign By-law Variance;
2. One (1) letter authorizing KLM Planning Partners Inc. to act as agents for the registered owner of the property;
3. Three (3) 8½x11 letter size sets of the Signage Design Plans; and,

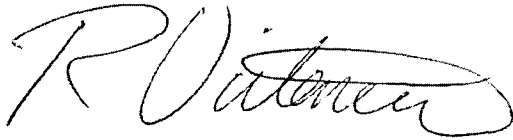


4. One (1) cheque payable to the City of Mississauga in the amount of \$660.00 representing the outstanding balance of the required application fee.

We trust the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Best Regards,

KLM PLANNING PARTNERS INC.



Ryan J. Virtanen BES, MCIP, RPP
ASSOCIATE/SENIOR PLANNER

cc. David Di Meo, Caliber Homes

BUILDING DIVISION	
DEPT 13	
INVOICE	
DATE PAID	JUN 19 2013
DEPT 13	13

SKETCH SHOWING ELEVATIONS OF
PART OF LOT 3,
CONCESSION 10, NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
AND BLOCKS 548, 549, 550, 551,
552 AND 553
PLAN 43M-1357
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500
ASPH-FOUR & DUNDAS SURVEYING LTD., S.L.S.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS
SECTION ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
THE FIELD MEASUREMENTS REPRESENTED ON THIS SECTION
WERE COMPLETED ON THE DAY OF SEPTEMBER, 2012.
DATE _____, 2012

ROSS SCHERER
ONTARIO LAND SURVEYOR

NOTES

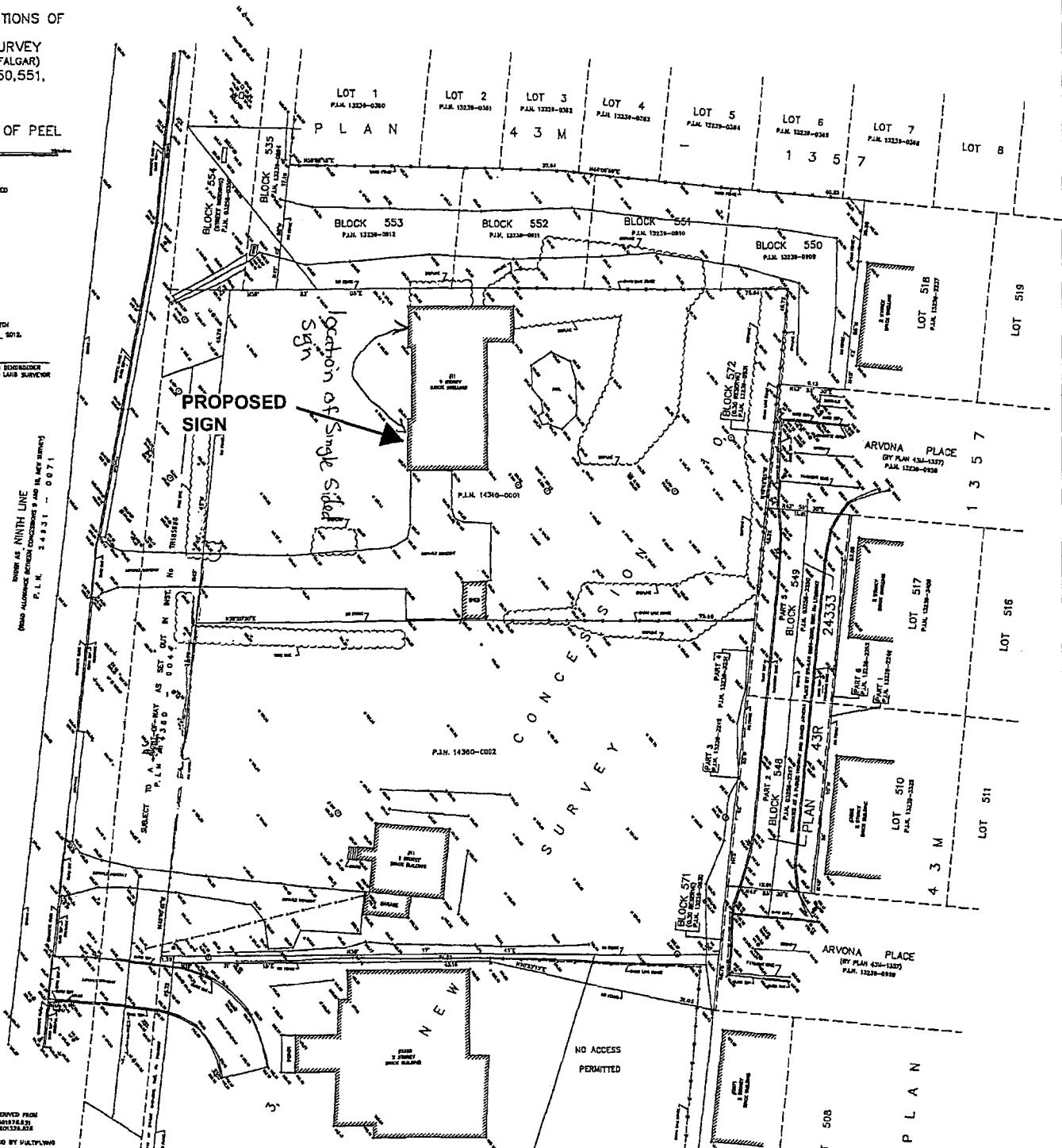
P.L.N. 24331 - 0071
KNOWN AS NINTH LINE
(ROAD ALTERNATE BETWEEN CONCESSION 10 AND NINTH LINE)
P.L.N. 24331 - 0071

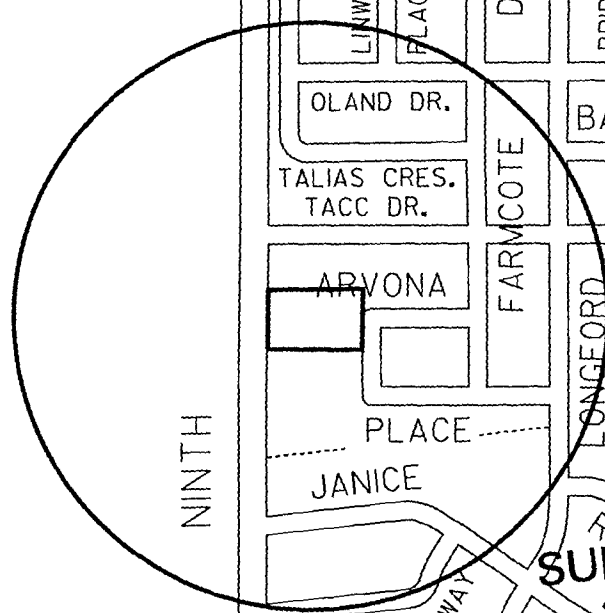
1-10-12

DO NOTES PROPERTY IDENTIFIER NUMBER
1-10-12
DO NOTES SURVEY DATE
1-10-12
DO NOTES ROAD NAME
1-10-12
DO NOTES BLOCK NUMBER
1-10-12
DO NOTES WATER NAME
1-10-12
DO NOTES DRAINAGE
1-10-12
DO NOTES CROWNED TREE
1-10-12
DO NOTES LAMP LOCATION
1-10-12
DO NOTES DUTY NAME

BEARING NOTE

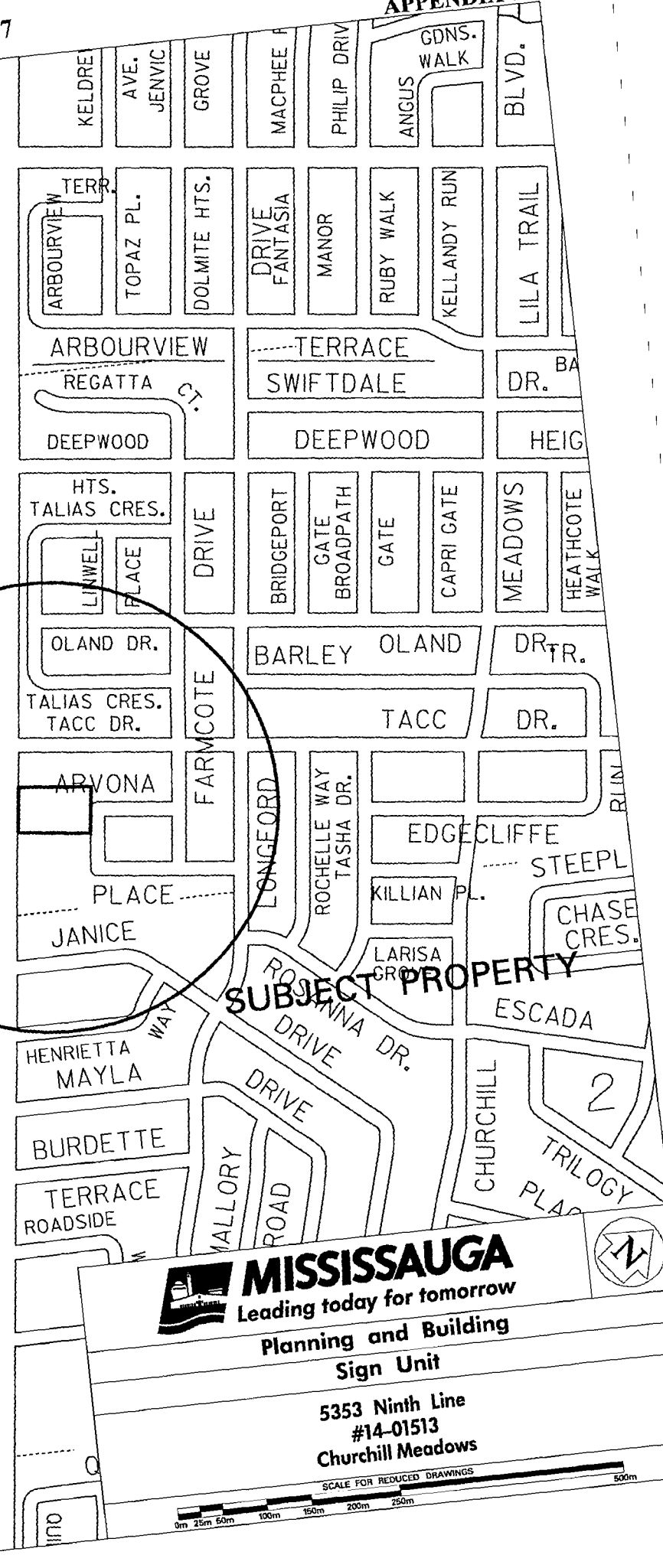
BEARINGS ARE GIVEN, WITH ZONE 12, NAD83 (ORIGINAL), DERIVED FROM
NAD 83 (2011) NORTH 432221.046 EAST 801774.221
NAD 83 (2011) NORTH 432221.046 EAST 801774.221
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO METERS BY MULTIPLYING
BY THE CORRECTED SCALE FACTOR OF 0.99999922.





NINTH

LINE

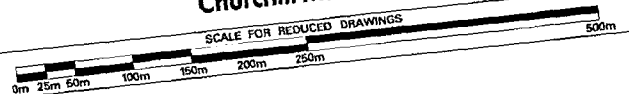


SUBJECT PROPERTY



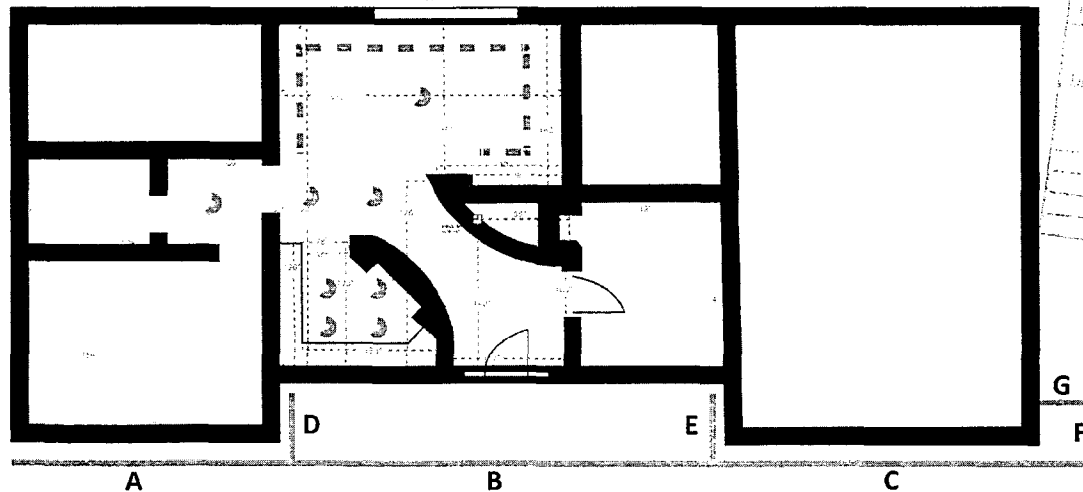
MISSISSAUGA
Leading today for tomorrow
Planning and Building
Sign Unit

5353 Ninth Line
#14-01513
Churchill Meadows



Signage Design Plan - Sales Office

Caliber Homes - 5353 Ninth Line



SIGN SECTION	DESCRIPTION	SIGN AREA
A	LEFT SIGN FACE (Development Logo)	31.78 sq. m (342.12 sq. ft)
B	CENTRE SIGN FACE (Caliber Logo)	18.59 sq. m (200.13 sq. ft)
C	RIGHT SIGN FACE (Home Rendering)	39.40 sq. m (424.1 sq. ft)
D	LEFT-CENTRE SIDE RETURN	2.54 sq. m (27.31 sq. ft)
E	RIGHT-CENTRE SIDE RETURN	2.54 sq. m (27.31 sq. ft)
F	RIGHT SIDE RETURN 1	3.18 sq. m (34.21 sq. ft)
G	RIGHT SIDE RETURN 2	2.96 sq. m (31.85 sq. ft)
TOTAL:		100.99 sq. m (1,087.04 sq. ft)

Prepared: June 18, 2014



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-01908

RE: LensCrafters
2225 Erin Mills Parkway Unit 30A-31 - Ward 8

The applicant requests the following variance to Section 4 of Sign By-law 0054-2002, as amended.

Section 4	Proposed
A fascia sign must be located on an exterior wall forming part of the unit.	One (1) fascia sign not located on the exterior wall forming part of the unit occupied by the business.

COMMENTS:

The proposed fascia sign is for a business within the mall which does not have an exterior wall forming part of the unit. The Planning and Building Department cannot support the requested variance as it would set an undesirable precedent for similar situations within Mississauga.

Permit World inc.

12 Rock Avenue, Unit B, Kitchener ON N2M 2P1 T: (519) 585-1201 F: (519) 208-7008

July 31, 2014

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attn: Darren Bryan

Re: Sign Variance Application for Lenscrafters, 2225 Erin Mills Pky.

Dear Darren:

Please accept this letter as a formal request for a sign variance to allow one new fascia sign to be installed on the west elevation of the above-mentioned project.

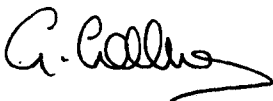
Lenscrafters location within the mall does not have an exterior wall where a fascia sign could be installed. The new Lenscrafters sign is proposed to be installed on the west elevation facing Erin Mills Parkway, close to one of the main entrances to the mall. The proposed location of the sign would enable Lenscrafters to have greater exposure to advertise their presence in the mall and does not conflict with any existing storefront tenants.

There are a number of existing fascia signs on this elevation the combined total of which is approximately 26.13 sq m and the wall area is approximately 398.58 sq . The proposed Lenscrafters sign is 2.60 sq m. If Lenscrafters occupied a location within the mall with an outside wall this would be within the maximum 20% permitted under the by-law. In combination with the existing signs for the whole elevation the total new sign face area is approximately 7.2%, again well within the maximum permitted.

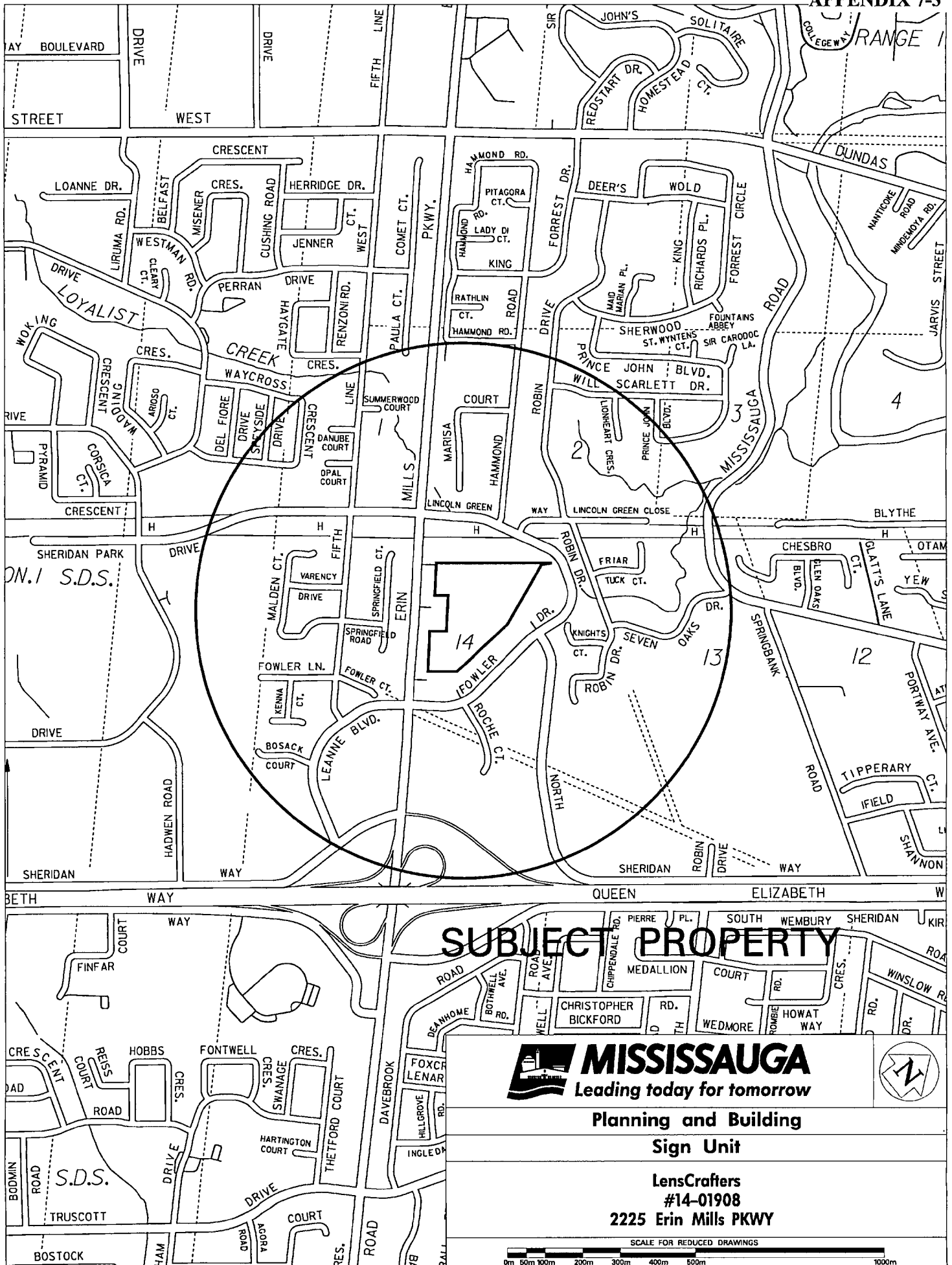
The proposed sign will not negatively impact the neighbourhood or alter the character of the area.

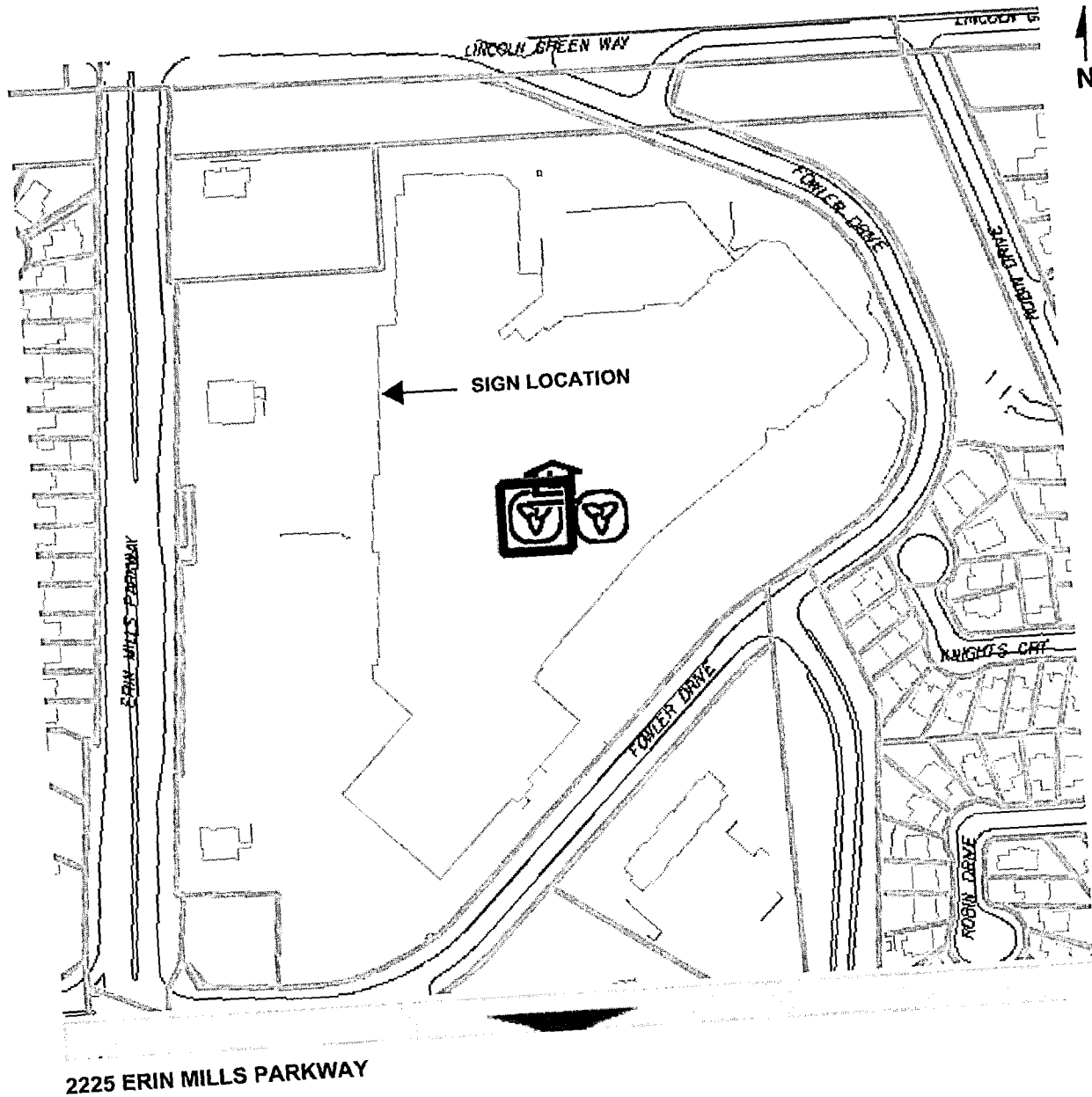
We are respectfully requesting your support in this matter. If you require additional information or have any questions, please feel free to contact the undersigned.

Yours sincerely,



Gilda Collins
Senior Project Manager
admin@permitworld.ca





EXISTING CONDITIONS

PROPOSED SIGN LOCATION

± 78.0 m



© 2014 Google
© 2014 Google

Google Earth

43°31'46.73" N 79°59'15.49" W elev 122 m eye alt 126 m

Sheridan Centre
June 24 2014
Box 4 of 7

PROPOSED ELEVATION

SCALE: N.T.S.

1

± 78.0m

3" DEEP FACE-LIT ILLUM.
LOGO TYPE, FLUSH-MOUNT.

SIGN
A

26'-10"

16'-0 5/8"



SHERIDAN DENTAL

LENSCRAFTERS

± 3.2m

± 5.1m

1 - 55

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

LENSCRAFTERS

STORE #964
SHERIDAN PLACE MALL
2225 ERIN MILLS PKY
MISSISSAUGA, ON L5K 1T9

LEAD NO.

00120502-R2

DATE

4/2/2014

REVIEWED BY

SEG. NO.

REVISION

R2- 5/2/2015: REDUCE TO 21" H.

SHEET NO.

2 of 4

11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T: 410-247-5300 • F: 410-247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLESIGN.COM

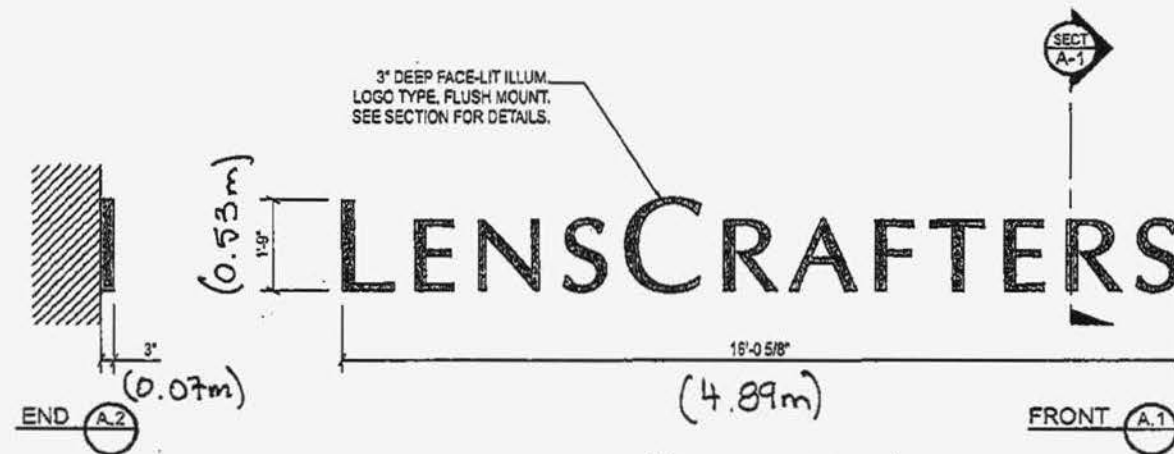
APPENDIX 7-7

ILLUM. LOGOTYPE

SCALE: 3/8"=1'-0"

QTY: ONE (1)

AREA: 21' x 192.625' = 28.1' ²



Area = 2.60m²

Weight per letter 2 lbs x 12 = 24 lbs

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

LENSCRAFTERS

STORE #964
SHERIDAN PLACE MALL
2225 ERIN MILLS PKY
MISSISSAUGA, ON L5K 1T9

LEAD NO.
00120502-R2

DATE
4/2/2014

REVIEWED BY

REVISION

R2- 5/2/2015: REDUCE TO 21" H.

SHEET NO.

3 of 4

11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T: 410-247-5300 • F: 410-247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLESIGN.COM



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-02115

RE: Fram Building Group
141 Lakeshore Road East - Ward 1

The applicant requests the following variance to Section 13 and 16 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
Maximum permitted height for a ground sign in Port Credit is 3.00 m. (9.84 ft.).	One (1) ground sign having the overall height of 4.40 m. (14.44 ft.).
Maximum permitted sign area of 3.50 sq. m. (37.68 sq. ft.) per sign face.	One (1) ground sign having a sign area of 5.28 sq. m. (56.84 sq. ft.) per sign face.
Section 16	Proposed
The sign face of a ground sign may include a changing copy area that does not exceed 50% of the total sign face area of the sign.	One (1) ground sign having a changing copy area approximately 89% of the total sign face area of the sign.

COMMENTS:

The proposed sign is to be placed behind a wrought iron fence which is located along the perimeter of the property. The fence is approximately 2m (6.6 ft.) in height. The increase in sign height from 3m to 4.4m will ensure the sign is not obstructed by the existing perimeter fencing. The Planning and Building Department therefore finds the variance for height acceptable from a design perspective.

The proposed increase in sign area and changing copy area would result in a changing copy area of 4.70 sq. m whereas 1.75 sq. m is permitted through the by-law.

While the Planning and Building Department has no concern with the height of the proposed sign, staff cannot support the requested variance for increased sign area and increased changing copy area, as it would set an undesirable precedent within Mississauga.



141 Lakeshore Road East, Top Floor
Mississauga, Ontario L5G 1E8
Tel: (416) 747-9661 • Fax: (416) 747-9899
1-800-916-FRAM (3726)

City of Mississauga
Planning & Building
300 City Centre Drive
Mississauga, ON, L5B 3C1

RE: Application for a Minor Variance to Approve a New Ground Sign at 141 Lakeshore Road East (FRAM Building Group, Slokker Real Estate Group, SWAT Fitness)

To whom it may concern,

The following letter is to support the submitted application for a minor variance to approve the installation of a new ground sign at 141 Lakeshore Road East. The purpose of this letter is to provide reason to specifications and design that has been put forward for review as it is not in compliance with the requirements outlined as per the Sign By-law 54-02, Special Sign District Port Credit.

FRAM Building Group is proposing the sign be located at the North West corner of the site facing the intersection of Hurontario Street and Lakeshore Road East, as per the attached site plan drawing. The sign situated at this orientation will be best suited to be visible by the high number of vehicle and pedestrian traffic passing through this location. FRAM Building Group is requesting a minor variance to the by-law to allow for a sign that is 4.4 m in height, as opposed to the maximum 3.0 m height permitted, 2 sign faces approximately 5.28 m² each, as opposed to the 3.5 m² permitted and to permit a video changing sign area that is greater than 50% of the ground sign face. Currently, the office at 141 Lakeshore Road East has a wrought iron fence located around the perimeter of the property that is approximately 2 m high. With the goal of preserving this existing fence the owner has proposed a sign height and design that accommodates the existence of the fence situated around the property. The sign height of 4.4 m will allow the video changing portion of the sign to both be visible to the public from adjacent streets and sidewalks and clear with no interference from the height of the existing wrought iron fence. Currently and in the past the wrought iron fence surrounding the perimeter of the site has been used to hang banners, signs and display advertisement for community events and announcements. In such instances, signage located on the fence has blocked the visibility of FRAM's current ground sign and as well the building entrance (see attachments). Through the use of the new video changing sign, the owner would like to preserve the appearance of the fence keeping it clear of additional signage and ensuring clear visibility of the building and entrance to the public. The intent is to have all advertisement centrally located and displayed on the changing video sign.

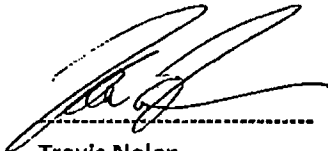
FRAM Building Group intends to use 75% of the video sign to display and advertise current projects by FRAM, Slokker Real Estate Group, SWAT Fitness and Northshore Retirement Home, in which are all located within the office building.

In addition, FRAM will commit 25% of video time to displaying both public events and announcements for the Port Credit BIA, and the City of Mississauga. More specifically, the 25% video commitment would include advertising for local community events such as Canada Day, Busker Festival and waterfront activities, as well as displaying visual art by local artists. Furthermore, FRAM would like to use the sign as a way to incorporate and advertise other events occurring within the City of Mississauga in areas such as Celebration Square. FRAM sees the video sign contributing to the Port Credit Business Improvement Area (BIA) by also being used as a promotional tool for local business such as restaurants or retail stores to promote their services and products.

FRAM believes that a sign of this design will have significant beneficial impact on the vitality and promotion of the business in which we are involved in. In addition, the central location of the sign within the downtown of Port Credit will be a key source of information for the public displaying various upcoming events within the City, public meetings and announcements and additional advertisement of local businesses.

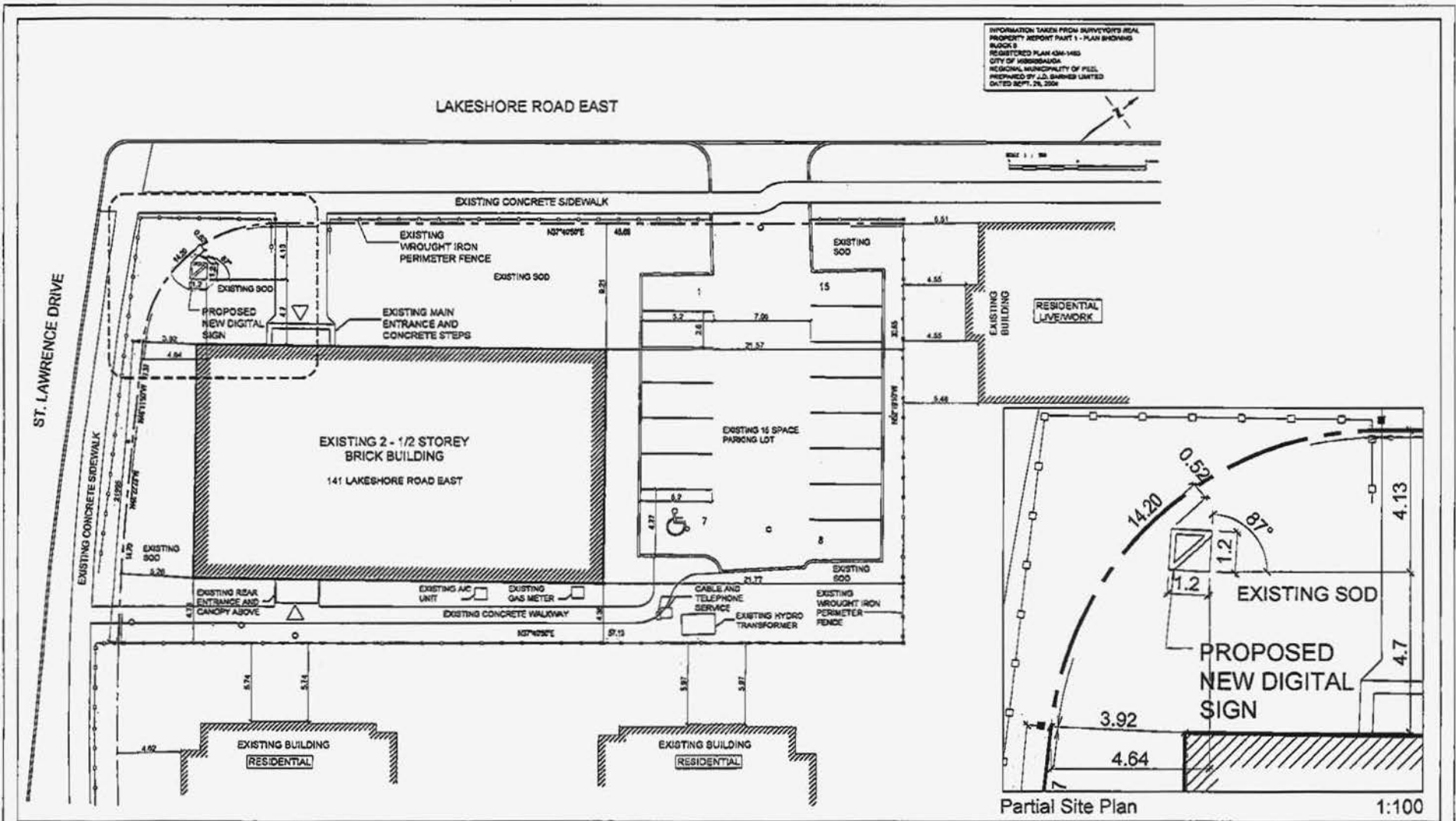
If you have any questions or require any further information please do not hesitate to call Travis Nolan, Director of Development at FRAM Building Group.

Regards,



Travis Nolan
Director of Development
FRAM Building Group
(416) 747-9661 x259
(416) 747-9899
tnolan@framgroup.com





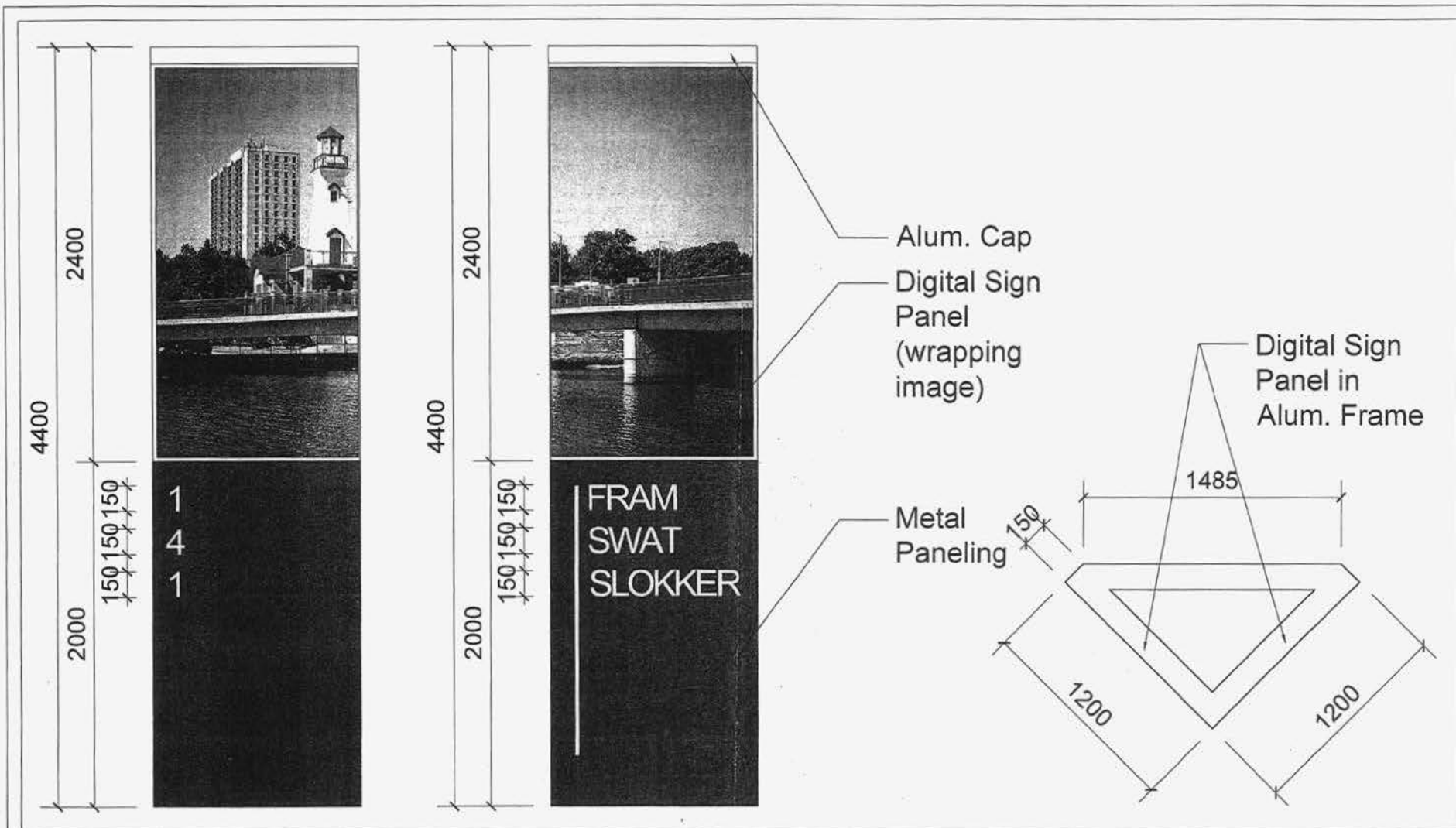
MSA

NOTE:
Door and window locations, dimensions, details and building materials may vary depending on final building layout and are shown for information purposes only.

FRAM
Head Office

Proposed Site Plan
Issued for Review
August 11, 2014

Scale: 1:250



MSA

MICHAEL SPADONI ARCHITECTS INC.
10000 Highway 10, Suite 100
West Chester, Pennsylvania 19380
P 610-693-0000 F 610-693-0001

NOTE:
Door and window locations, dimensions, details and building materials may vary depending on final building layout and are shown for information purposes only.

**FRAM
Head Office**

**Proposed Sign
Issued for Review**

August 11, 2014

Scale: 1:20





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 18, 2014

FILE: 14-02195

RE: Cash Money
3024 Hurontario St. – Ward 7

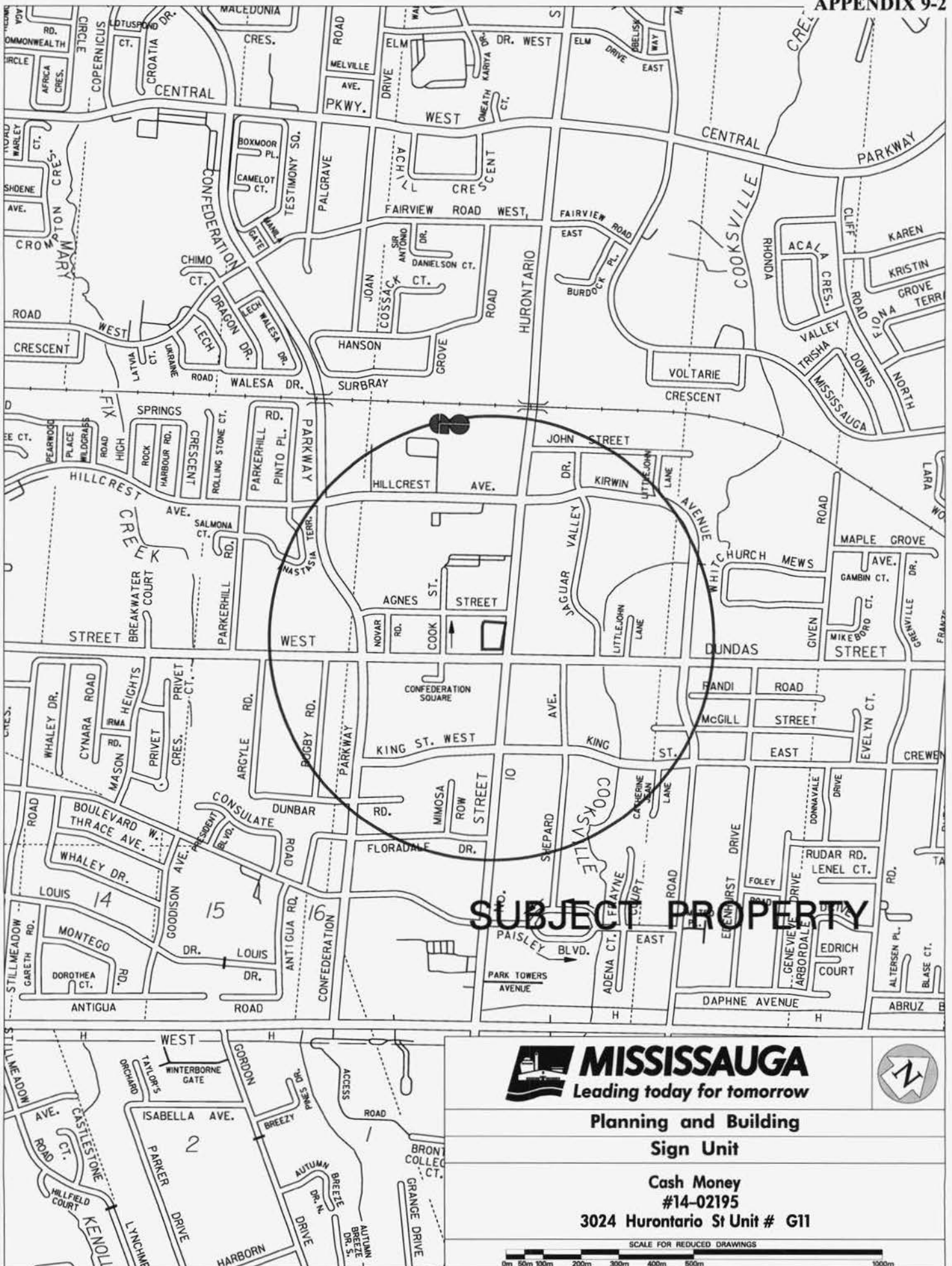
The applicant requests the following variance to Section 13 of Sign By-law 0054-2002, as amended.

Section 13	Proposed
A fascia sign shall not be erected above the limits of the first storey.	One (1) fascia sign erected on the second storey of the building.

COMMENTS:

There is an existing fascia sign for this ground floor tenant which complies with the Sign By-law and is located in a sign band which is consistent with all ground floor tenants. The proposed addition of this second sign would create duplication and sign clutter.

Planning and Building therefore cannot support the variance as it would set an undesirable precedent for this and other similar properties throughout the City.



10/09/14 11:31AM

Hors

4167457315

p.01

APPENDIX 9-3

COOKSVILLE COLONNADE

2357 Finch Avenue West, Suite #201.
Toronto, Ontario, M9M 2W8
Tel: 416-745-3269 Fax: 416-745-7315
morsak@maema.ca

September 10, 2014

City of Mississauga,
Sign Unit,
300 City Centre Drive,
Mississauga, Ontario,
L5E 3C1

To whom it may concern;

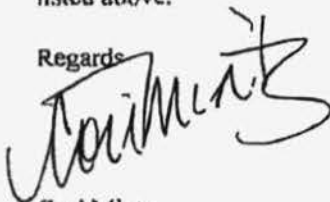
As the property manager of the building commonly known as the Cooksville Colonnade, under the business number 627092 Ontario Inc., located at the north-west corner of Hurontario and Dundas Streets at 3024 Hurontario Street, please be aware that I understand that our tenant, Cash Money Cheque Cashing Inc. is requesting a variance for signage for advertising purposes.

A variance would improve on the existing signage and enhance the look of the storefront. New signage will help them to increase their visibility and therefore increase revenue. Neighboring businesses currently have channel letters already installed and thus it would be in keeping with existing building and area signage.

The owners of the building have no objections to this request; in fact encourage more of the tenants to do the same.

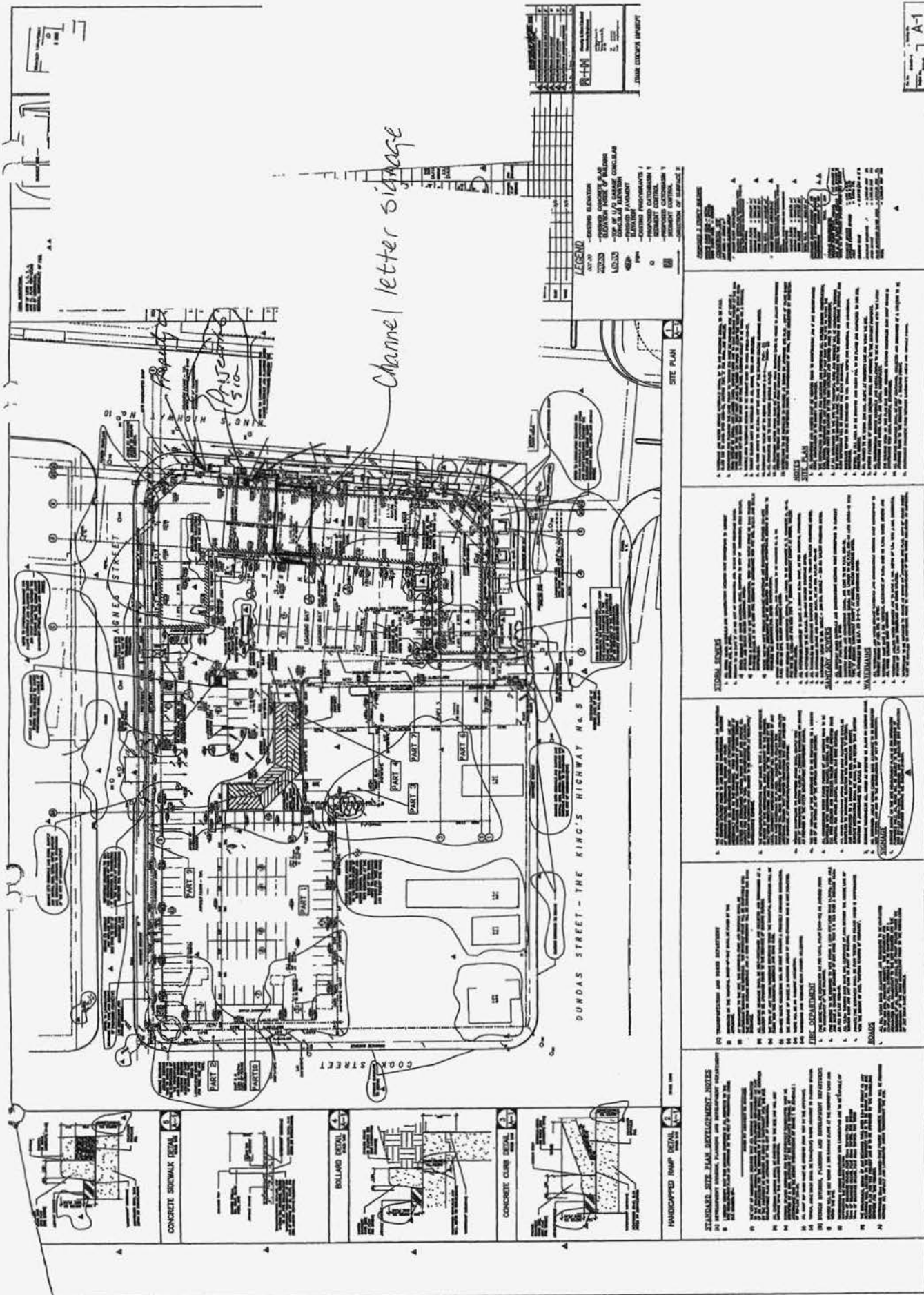
If you need any further information please contact our offices using the contact information listed above.

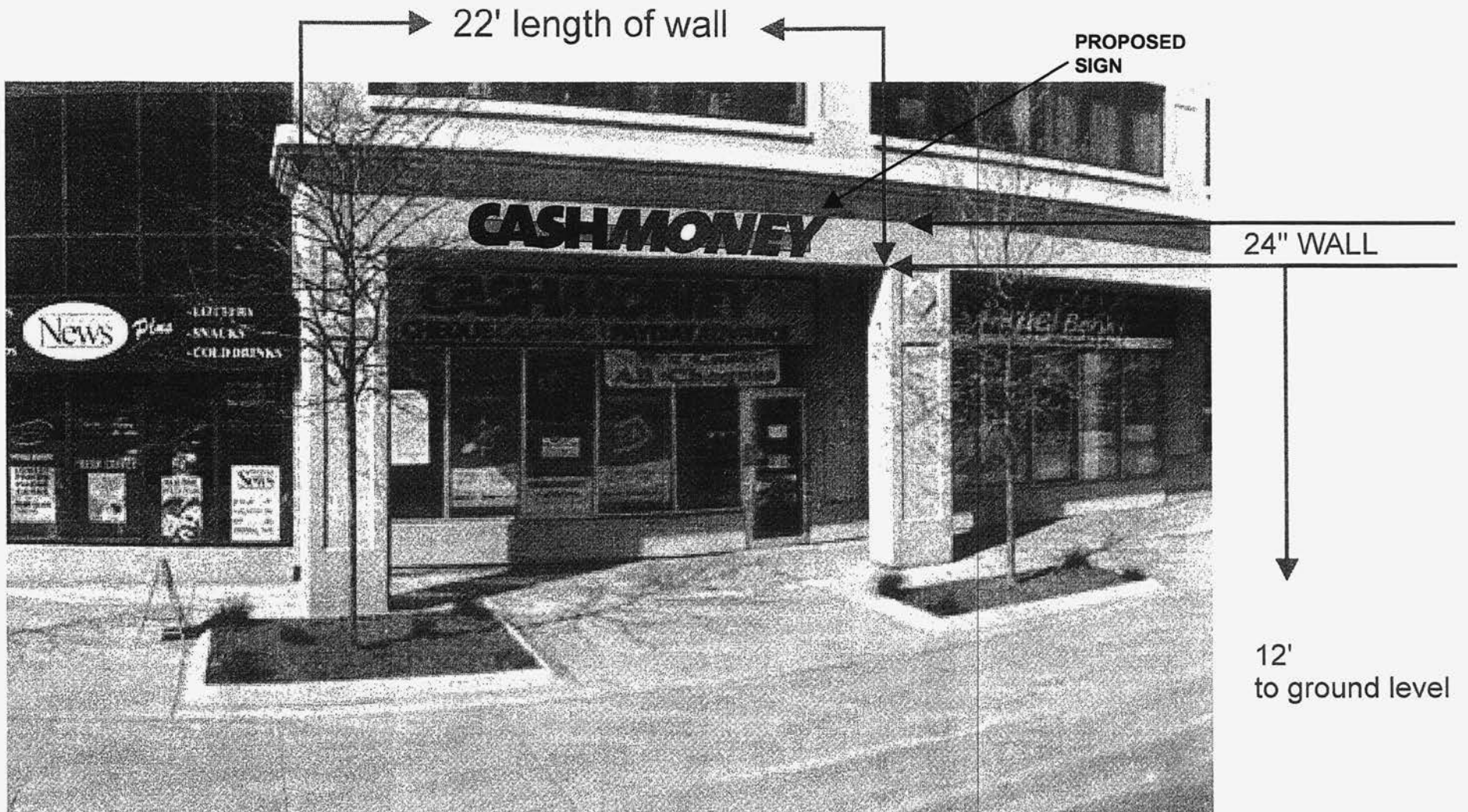
Regards



Cori Mintz
Property Manager

cc DA-RDA





- Approximate Weight = 170 lbs



Corporate Report

Clerk's Files

Originator's

Files FA.31 14/002 W11

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Payment-in-Lieu of Off-Street Parking (PIL) Application**
215 Broadway Street
East side of Broadway Street, North of Thomas Street
Owner: 215 Broadway Holdings Inc.
Applicant: Weston Consulting Group

Ward 11

RECOMMENDATION: That the Report dated November 18, 2014 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 14/002 W11, 215 Broadway Holdings Inc., 215 Broadway Street, east side of Broadway Street, north of Thomas Street, be adopted in accordance with the following for "Installment Payment" agreements:

1. That the sum of \$35,360.00 be approved as the amount for the payment-in-lieu of four (4) off-street parking spaces and that the owner enter into an agreement with the City of Mississauga for the payment of the amount owing in installment payments.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 215 Broadway Holdings Inc. for a new three (3) storey mixed use building.

3. That the execution of the PIL agreement and payment be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties and the accompanying payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

**REPORT
HIGHLIGHTS:**

- The proposal has been evaluated against the criteria contained in the Corporate Policy and Procedure on Payment-in-Lieu of Off-Street Parking (PIL);
- The request can be supported subject to the execution of a PIL Agreement and "installment" payments of the required amount by the owner/applicant.

BACKGROUND:

An application has been filed requesting payment-in-lieu of providing four (4) on-site parking spaces to facilitate a three (3) storey mixed-use development with ground floor office and 16 apartment dwelling units on the second and third floors, in Streetsville. The purpose of this report is to provide comments and recommendations with respect to the application.

A minor variance was recently approved under file 'A' 336/14 W11 which reduced the parking requirement for the uses from 37 to 27 parking spaces. The variance was granted conditional upon limiting the total gross floor area - non-residential (GFA) to 430 m² (4,628.6 sq. ft.) of which, only 30% could be used for uses which require higher parking rates such as a medical or real estate office. The variance application was also conditional upon the applicant paying for four (4) parking spaces through the City's Payment-in-Lieu of Off-Street Parking (PIL) program.

A reduced parking requirement was justified by parking justification studies which provided a rationale for reduced parking standards mainly focusing on the proximity to the Streetsville GO Station, a survey of an office building on Tannery Street and a proposal to unbundle residential parking spaces from residential units. Through unbundling, the purchasers of residential units will have the option to purchase a parking space(s) but will not be obligated to do so.

COMMENTS:

Background information including details of the application is provided in Appendices I-1 through I-4.

Neighbourhood Context

The subject property is located on the east side of Broadway Street, north of Thomas Street and is designated "Mixed Use" within the Streetsville Community Node Character Area. The property is zoned "C4" (Mainstreet Commercial) which permits a mix of residential, commercial and office uses and is also located within the Streetsville Business Improvement Area (BIA). A detached dwelling that was previously used for a personal service establishment is currently located on the property.

The surrounding land uses are described as follows:

North: Office, commercial uses and detached dwellings
East: Municipal and private parking lots and a mix of uses in 2-3 storey buildings along Queen Street South
South: Private school, offices, Streetsville GO station
West: Municipal parking lots, detached dwelling, automotive repair facility and the Canadian Pacific Railway

PIL Request

The applicant is seeking to demolish the existing dwelling and replace it with a new three (3) storey, mixed-use building with a GFA of approximately 2 519.1 m² (27,115.4 sq. ft.) comprised of 430 m² (4,628.5 sq. ft.) of office space on the ground floor, 804.5 m² (8,659 sq. ft.) for the underground parking and 1 284.6 m² (13,827.3 sq. ft.) divided into 16 apartment dwelling units on the second and third floors.

Details of the PIL request are as follows:

Parking Required	Parking Proposed
Residential at a rate of 1.25 and 1.4 spaces per dwelling unit plus visitor parking at a rate of 0.2 spaces per dwelling unit for 16 units = 23 spaces	Total of 23 parking spaces for all uses combined on-site plus 4 (four) spaces through PIL.
Office use based on a parking rate of 3.2 spaces per 100 m ² GFA - Non-Residential = 14 spaces	A minor variance was granted under file 'A' 336/14 W11 for a reduction of 10 parking spaces.
Total parking spaces required = 37 spaces	

Four (4) PIL spaces will be required of which two (2) spaces will be allocated from the required residential visitor parking and two (2) spaces from the required non-residential parking.

Evaluation Criteria

This application has been evaluated against the following criteria contained in the Corporate Policy and Procedure on Payment-in-Lieu of Off-Street Parking.

1. Whether the existing parking supply in the surrounding area can accommodate on-site parking deficiencies.

In addition to the spaces provided on the subject property, on-street parking is available on Broadway Street, Pearl Street, Queen Street South and Thomas Street. There are three (3) municipal parking lots within close proximity to the subject property. There is a municipal lot located directly across the street from the site, on the west side of Broadway Street, with a four (4) hour parking limit. A municipal parking lot directly abuts the east side of the site, with a three (3) hour parking limit. A municipal parking lot is also located north of the subject property on the west side of Broadway Street, with a four (4) hour parking limit. The existing municipal parking supply can accommodate the on-site deficiency. The municipal parking lots and the areas associated with on-street parking are identified on Appendix I-2.

The subject property is also within 500 m (1,640.4 ft.) of the Streetsville GO station which is located to the south as well as transit stops on Queen Street South and Thomas Street, which are all within walking distance.

The parking utilization study submitted by the applicant concluded that there is sufficient public parking and access to public transportation within the vicinity of the subject property to accommodate the four (4) PIL parking spaces required for the proposed development.

2. What site constraints prevent the provision of the required number of parking spaces?

Although the Mississauga Official Plan policies encourage integrated parking opportunities which may include rear access to and from adjacent parking areas, as well as parking in the rear of buildings, on-site parking has been maximized. Access is limited to Broadway Street due to the width of the property. Vehicular access to the rear of the property was investigated and found to be unfeasible. All on-site parking is proposed underground via a car elevator accessed from Broadway Street.

3. The proposed use of the property, and whether there is any issue as to overdevelopment of the site?

The proposed uses are permitted within Mississauga Official Plan and the Zoning By-law. The proposal meets the intent of the "Mixed Use" designation of the Streetsville Community Node Character Area Policies of Mississauga Official Plan by incorporating a mix of uses on the subject property.

The site is subject to site plan approval as well as draft plan of condominium. All technical requirements of the City will be addressed through these applications.

Based on the foregoing, the proposed development is considered reasonable and does not constitute an overdevelopment of the site.

PIL Agreement

The *Planning Act* provides that a municipality and an owner or occupant of a building may enter into an agreement exempting the owner or occupant from providing or maintaining parking facilities in accordance with the applicable Zoning By-law, provided such agreement provides for the payment of monies for the exemption and sets out the basis for such payment.

The Planning and Building Department and the applicant have prepared and mutually agreed upon the terms and conditions of the PIL approval and related agreement which has been executed by the owner/occupant of the subject lands. The agreement stipulates the following:

- payment-in-lieu of off-street parking is provided for four (4) parking spaces;
- a total payment of \$35,360.00 is required;
- since payment will be made in installments, the cost of registering the agreement on the title of the lands is to be borne by the applicant; and
- the end dates when monies are to be paid and an index for increased costs (including an interest rate of prime plus 1.5% per annum) has been included in the agreement.

FINANCIAL IMPACT: As of August 19, 2014, the balance of the Payment-in-Lieu of Off-Street Parking account for Streetsville was \$47,070.00 and with the incorporation of the monies from this application, the account will have a total balance of \$82,430.00.

CONCLUSION: Current parking standards represent city-wide averages which were developed to ensure that municipal standards will provide adequate off-street parking for all land uses. Nonetheless, there are areas within the City where it may be physically impossible to comply with the off-street parking requirements without jeopardizing the opportunities to expand uses in response to market demand. Older areas of the City, such as Streetsville, face the further challenge of strengthening their historic commercial centres through the creation of new residential and commercial space in their core areas through intensification and infilling on lots with limited land areas.

The subject PIL application should be supported for the following reasons:

- municipal parking lots and on-street parking are available within the immediate vicinity of the subject property to offset the on-site parking shortfall;
- the proposed development is situated in a transit-supportive neighbourhood within walking distance of the Streetsville GO station and local transit stops; and
- the proposed shortfall of four (4) on-site parking spaces is not expected to adversely impact the local area.

ATTACHMENTS:

Appendix I-1: Site and Policy Histories

Appendix I-2: Aerial Photograph

Appendix I-3: Excerpt of Existing Land Use Map

Appendix I-4: Proposed Site Plan

Appendix I-5: Elevation



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Antonia Krijan, Development Planner

215 Broadway Holding Inc.

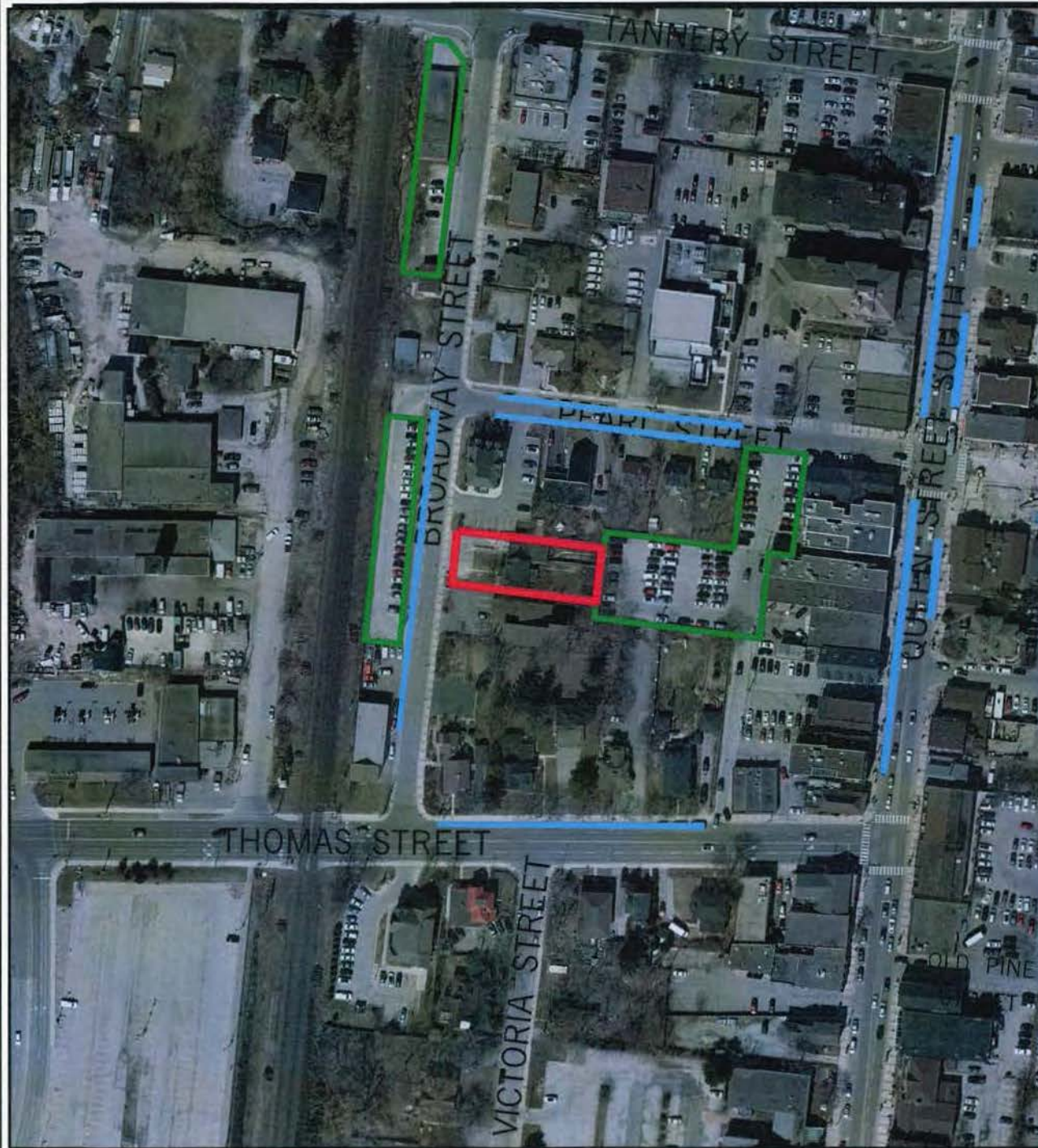
File: FA.31 14/002 W11

Site History

- July 19, 2014 – The owner/applicant submitted a Site Plan application under file SP 13/125 W11 for a three (3) storey mixed use building with office uses at-grade and apartments on the second and third storeys.
- May 1, 2014 – The owner/applicant submitted a Payment-In-Lieu of Off-Street Parking (PIL) application under File FA.31 14/002 W11 requesting PIL for four (4) parking spaces.
- October 2, 2014 – The Committee of Adjustment granted a minor variance under file 'A' 336/14 W11 to permit a parking reduction from 37 parking spaces to 27 parking spaces for all uses on-site conditional upon limiting the maximum GFA - non-residential to 430 m² (4,628.5 sq. ft.) of which 30% would be limited to uses which yield higher parking requirements, as well as, payment of four (4) parking spaces through the PIL program.

Policy History

- March 27, 1997 - Council adopted Recommendation PDC-43-97 approving a revised Payment-in-Lieu of Off-Street Parking Program;
- March 1998 - The firm of McCormick Rankin Corporation prepared the *City of Mississauga Commercial Areas Parking Strategy* to form the basis for the City's ongoing program of capital investment in parking improvement in the historic commercial areas of Clarkson, Cooksville, Port Credit and Streetsville. On September 30, 1998, the *Strategy* was endorsed by Council as a guide to parking-related matters;
- October 25, 2000 - Council adopted Recommendation PDC-0150-2000 which slightly revised the Payment-in-Lieu of Off-Street Parking Program concerning the approval process and the types of uses that are eligible for PIL;
- February 11, 2009 – Council adopted Recommendation PDC-0014-2009 which revised the Payment-in-Lieu of Off-Street Parking Program including the addition of recommendations from the Parking Strategy for Mississauga City Centre;
- November 13, 2012 – Administrative revision made to Applicability of Surface and Structured Parking Formulas Section to clarify what PIL rate applies when parking being paid for is located off-site.



LEGEND:



SUBJECT LANDS



ON-STREET PARKING



MUNICIPAL PARKING LOTS

DATE OF AERIAL IMAGERY: SPRING 2014



SUBJECT: 215 BROADWAY HOLDING INC.



FILE NO:
F.A. 31 14/002 W11
DWG. NO: 14002AP

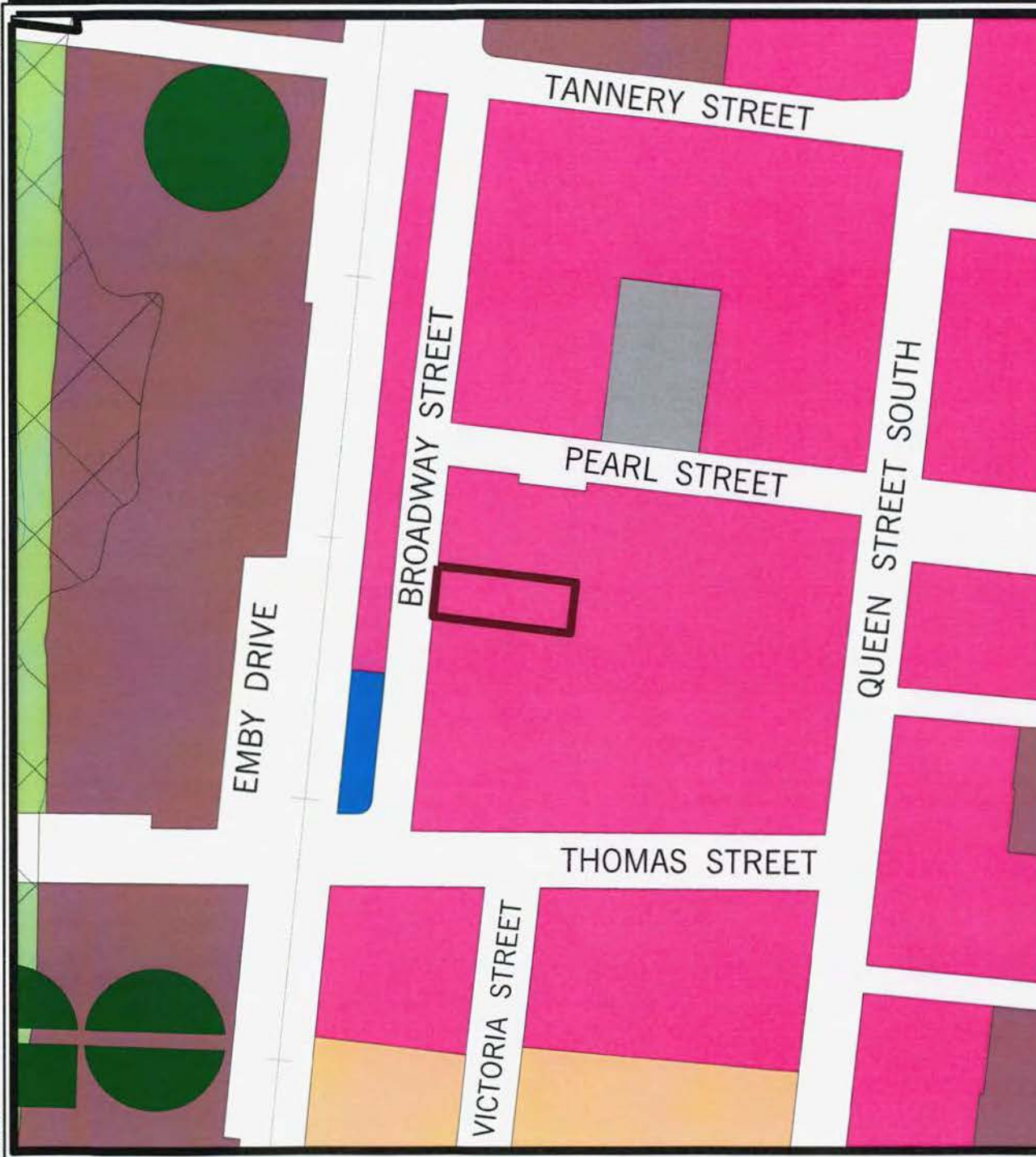
SCALE: 1:2200

DATE:
2014/1/18
DRAWN BY:
J. BERNARD

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

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

Elements

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

SUBJECT LANDS



SUBJECT: 215 BROADWAY HOLDING INC.



FILE NO:
F.A.31 14/002 W11
DWG. NO: 14002L

SCALE: 1:2200

DATE:
2014/11/18
DRAWN BY:
J. BERNARD

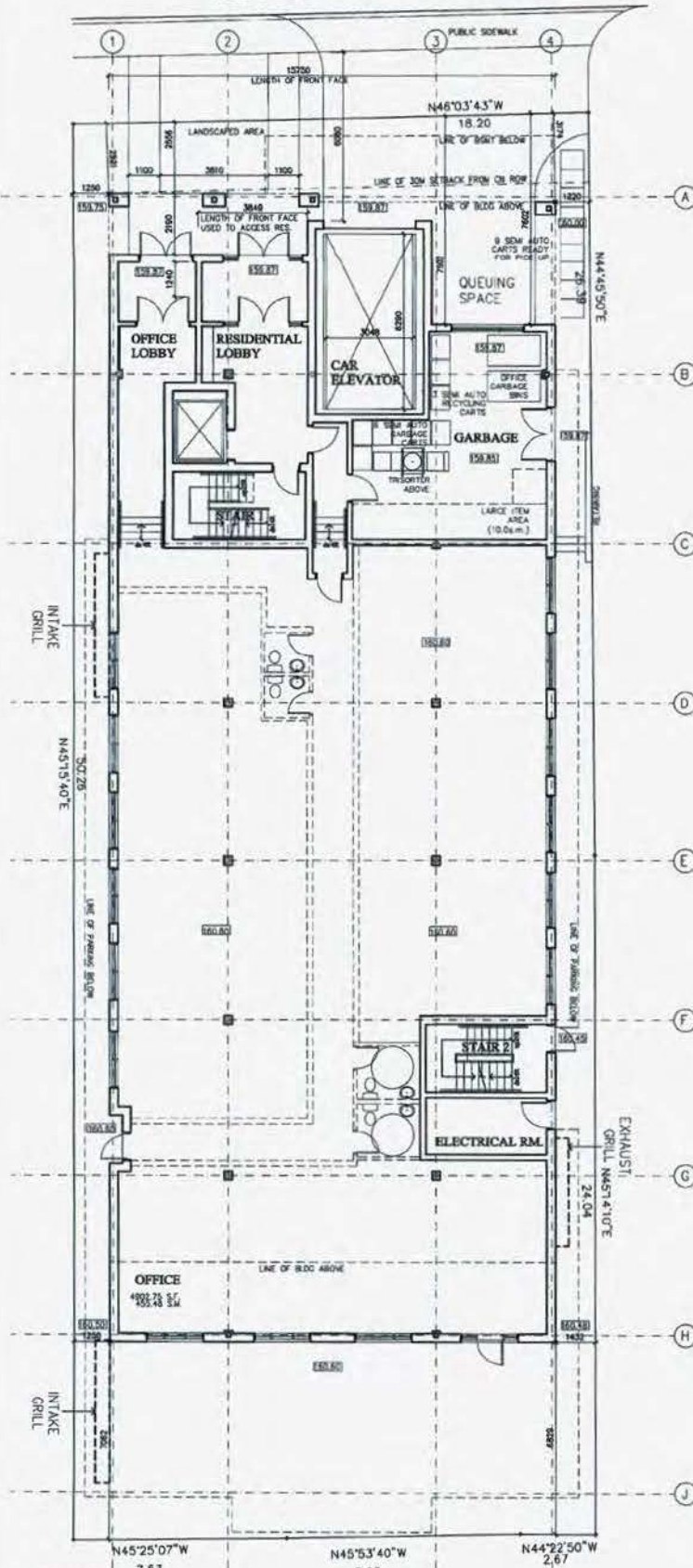
APPENDIX 1-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

BROADWAY STREET

APPENDIX I-4



LAST VERSION

GFA ABOVE GRADE 1731.59 S.M.
 NET FLOOR AREA COMMERCIAL 337.03 S.M.
 NET FLOOR AREA RESIDENTIAL 928.57 S.M.
 TOTAL NET FLOOR AREA 1265.60 S.M.
 EFFICIENCY (1265.60/1731.59)X100= 73.10%

THIS VERSION

GFA ABOVE GRADE 1729.20 S.M.
 NET FLOOR AREA COMMERCIAL 396.65 S.M.
 NET FLOOR AREA RESIDENTIAL 976.08 S.M.
 TOTAL NET FLOOR AREA 1362.73 S.M.
 EFFICIENCY (1362.73/1729.20)X100= 78.81%

SITE STATISTICS

SITE AREA 924.61 S.M.
 NUMBER OF UNITS 16 (14-1 BDRM+2-2BDRM)
 DENSITY 173.05 UNITS / HECTARES
 70.02 UNITS / ACRE
 TOTAL G.F.A. 2544.53 S.M.
 G.F.A. (ZONING) 1896.50 S.M.
 G.F.A. (APT. ZONE) 1098.20 S.M.
 G.F.A. (NON RES.) 430.01 S.M.
 F.S.I. 1896.50/924.61 = 2.05
 G.F.A. COMMERCIAL 455.48 S.M.
 NET FLOOR AREA COMMERCIAL 396.65 S.M.
 G.F.A. RESIDENTIAL 1284.60 S.M.
 NET FLOOR AREA RESIDENTIAL 976.08 S.M.
 G.F.A. PARKING 733.94 S.M.
 G.F.A. MECH/ELECT. 70.51 S.M.

COVERAGE 643.63S.M. 69.61%
 LANDSCAPE 253.48S.M. 27.42%
 DRIVEWAY 27.50S.M. 2.97%
 BUILDING HEIGHT 11.7 M.
 PARKING 23 SPACES UNDERGROUND

ZONING CURRENT C4

PERMITTED USES OFFICE, APARTMENT DWELLING
 PROVIDED USES OFFICE, APARTMENT DWELLING
 PERMITTED GFA NON RESIDENTIAL NOT SPECIFIED
 SETBACKS PERMITTED PROVIDED
 FRONT YARD min. 0.0M min. 0.40M
 max. 3.0M max. 3.18M
 INT. SIDE YARD min. 0.0M min. 1.25M
 REAR YARD min. 4.5M min. 6.83M
 PERMITTED HEIGHT THE LESSER OF 12.50M OR 3 STOREYS
 PROVIDED HEIGHT 11.7M, 3 STOREYS
 MIN. LANDSCAPE BUFFER NOT REQUIRED
 LENGTH OF STREET WALL AT FIRST FLOOR USED TO ACCESS UNITS 25%
 PARKING REQUIRED PROVIDED
 RESIDENTIAL 1.25X14=18.00 23 (disabled space req'd not provided)
 1.40X 2= 3.00
 VISITOR 0.20X16= 3.00
 OFFICE (430.01/100)X3.2=14.00
 AISLE WIDTH REQUIRED 7.0M PROVIDED 6.45
 LOADING SPACE NOT REQUIRED

Issues to be resolved by Committee of Adjustment

Sanagon
beresford
& patterson
architects
30 Silver Road, Unit,
Markham, Ontario
L3R 0W7
Tel: (905) 255-2558
Fax: (905) 255-2553



GROUND FLOOR

215 BROADWAY HOLDINGS INC.
 DEVELOPMENT CONCEPT
 MIXED USE BUILDING
 (RESIDENTIAL, RETAIL, OFFICE)
 215 BROADWAY STREET STREESVILLE ONTARIO

12-1132 DEC. 2012 1:150
 SHEET 2 OF 9
 REV. OCT. 15 2013 REV. APR. 21 2014 REV. AUG. 12 2014
 REV. DEC. 20 2013 REV. MAY 1 2014 REV. AUG. 25 2014
 REV. APR. 16 2014 REV. JUNE 6 2014





Corporate Report

Clerk's Files

Originator's
Files OZ 14/005 W 11

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit a temporary extension of outdoor storage of
refrigeration trailers
46 William Street
West side of William Street, south of James Street
Owner: City of Mississauga
Applicant: Quickchill Draught Refrigeration Ltd. (Joe Ponzo)
Bill 51

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated November 18, 2014 from the Commissioner of Planning and Building regarding the application to change the zoning from "D-12" (Development) to "D-Exception" (Development) in By-law 0225-2007, to permit a temporary extension of outdoor storage of refrigeration trailers, under file OZ 14/005 W11, Quickchill Draught Refrigeration Ltd. (Joe Ponzo), 46 William Street, be received for information.

BACKGROUND: Since December 2007, Official Plan Amendments and Zoning By-laws have been passed by City Council to permit the storage of refrigeration trailers on the subject lands on a "temporary basis".

The most recent by-law is set to expire on December 14, 2014.
The applicant is now seeking a further (3) three year extension for this same use.

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

COMMENTS:

The proposal will not result in any changes to the existing "D-12" zone category and related standards that are currently applicable to the subject lands.

The site contains mature trees at the south end, and the topography is flat. The site characteristics are as follows:

Site Characteristics	
Frontage:	35.9 m (117.8 ft.)
Depth:	29.9 m (98.0 ft.)
Net Lot Area:	0.11 ha (0.27 ac.)
Existing Use:	Outdoor storage of refrigeration trailers

Neighbourhood Context

The subject property is located in a mixed land use area including residential, commercial and industrial uses. Information regarding the history of the site is found in Appendix I-1. The surrounding land uses are described as follows:

North: Motor vehicle repair garage
 East: Detached dwelling
 South: Detached dwelling on the south side of Henry Street and personal services use on the north side of Henry Street
 West: St. Lawrence and Hudson Railway

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

The subject property is located in the Streetsville Community Node Area and designated "**Residential Medium Density**" which permits a variety of dwelling types for residential uses. The subject lands are also identified as Exempt Site 3 which permits the outdoor storage of refrigeration trailers on a temporary basis implemented through a temporary use by-law.

The application is in conformity with the land use designation and no official plan amendment is required.

Existing Zoning

"D-12" (Development), which permits existing buildings and structures and the outdoor storage of refrigeration trailers on a temporary basis. The current zoning contains specific standards related to the maximum number, height and size of trailers and setback from property lines. The existing zoning also precludes any on-site maintenance and the trailers are required to be non-motorized.

Proposed Zoning By-law Amendment

"D-Exception" (Development), will also permit outdoor storage of refrigeration trailers on a temporary basis, with the same standards as the "D-12" (Development) zone category for an additional three year period.

COMMUNITY ISSUES

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

DEVELOPMENT ISSUES

Agency comments are summarized in this report. There are no buildings or structures being proposed and the temporary outdoor storage of trailers does not constitute development.

OTHER INFORMATION**Development Requirements**

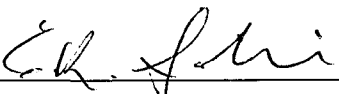
Although a development agreement is not required for the proposed temporary outdoor storage, the applicant will be required to enter into a new license agreement with the City.

FINANCIAL IMPACT: Development charges do not apply. Any other financial requirements will have to be met to the City's satisfaction

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Streetsville Character Area
Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Agency Comments
- Appendix I-6: General Context Map

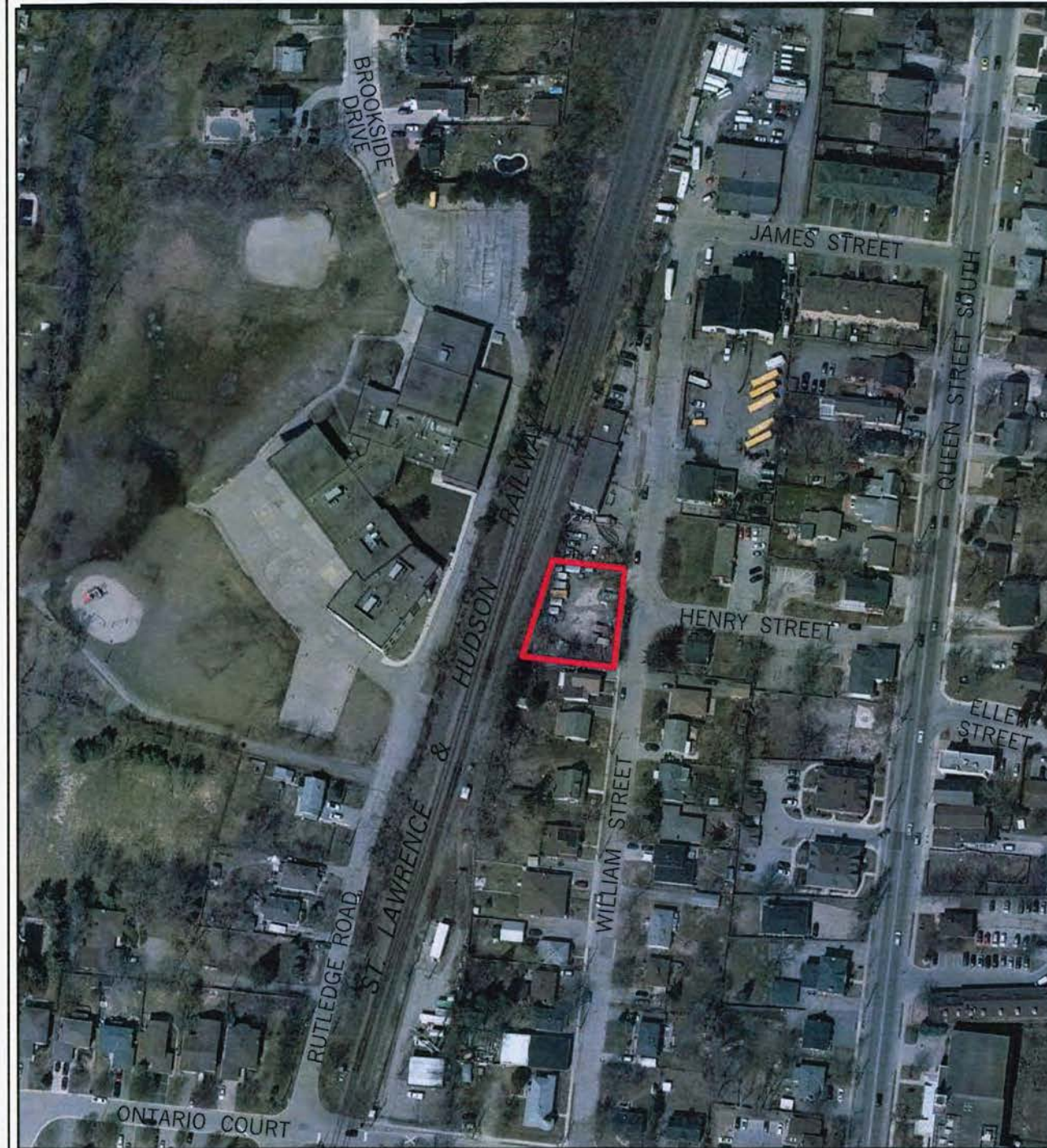


Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Mila Yeung, Development Planner

Quickchill Draught Refrigeration Ltd.**File: OZ 14/005 W11****Site History**

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were not appealed and the subject lands were zoned "D" (Development).
- December 12, 2007- Official Plan Amendment No. 80 and Zoning By-law 0451-2007 which were approved by Council to permit the temporary outdoor storage of refrigeration trailers for 3 years.
- February 8, 2012 – Zoning By-law 0012-2012 was approved by Council to permit the temporary outdoor storage of refrigeration trailers for an additional 3 years with an expiry date on December 14, 2014.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed for the subject property, the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential Medium Density – Exempt Site 3" in the Streetsville Character Area.
- August 13, 2014 – Rezoning application under File OZ 14/005 W11, was received.



LEGEND:

SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2014



SUBJECT: **QUICKCHILL DRAUGHT REFRIGERATION**



FILE NO: OZ 14005 W11	APPENDIX 1-2
DWG. NO: 14005A	
SCALE: 1:2000	
DATE: 2014 10 23	
DRAWN BY: B. KRUGER	

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PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEP 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	
Neighbourhood	

SUBJECT LANDS



SUBJECT: **QUICKCHILL DRAUGHT REFRIGERATION**



FILE NO:
OZ 14005 W11

DWG. NO:
14005L

SCALE:
NTS

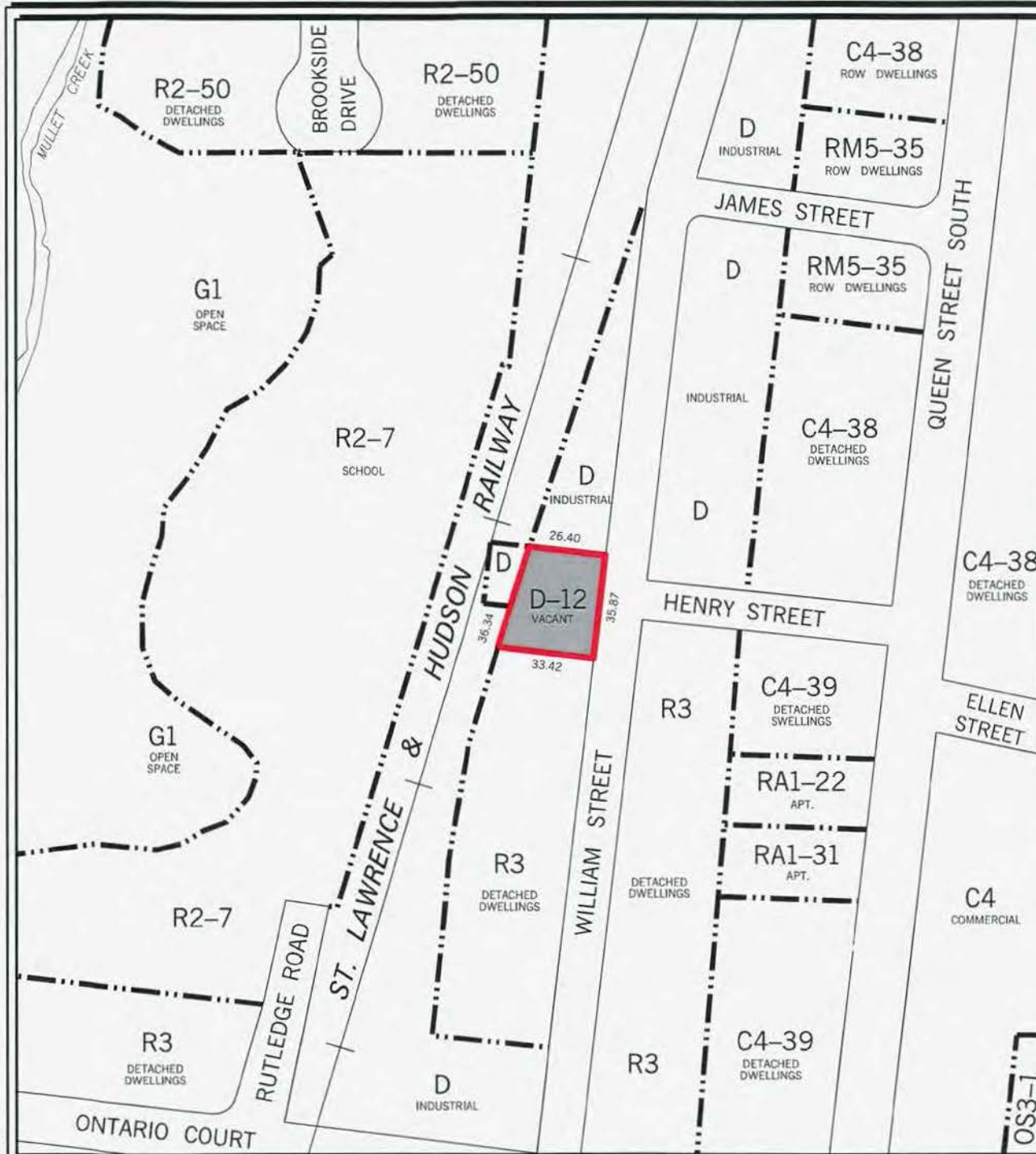
DATE:
2014 10 23

DRAWN BY:
B. KRUGER

APPENDIX 1-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:



PROPOSED REZONING FROM 'D-12' (DEVELOPMENT) TO 'D-EXCEPTION' (DEVELOPMENT) TO PERMIT OUTDOOR STORAGE OF REFRIGERATION TRAILERS ON A TEMPORARY BASIS.

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



SUBJECT: **QUICKCHILL DRAUGHT REFRIGERATION**



FILE NO:
OZ 14005 W11
DWG. NO:
14005R
SCALE:
1:2000
DATE:
2014 10 23
DRAWN BY:
B. KRUGER

APPENDIX 1-4

MISSISSAUGA
Planning and Building

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Quickchill Draught Refrigeration Ltd.

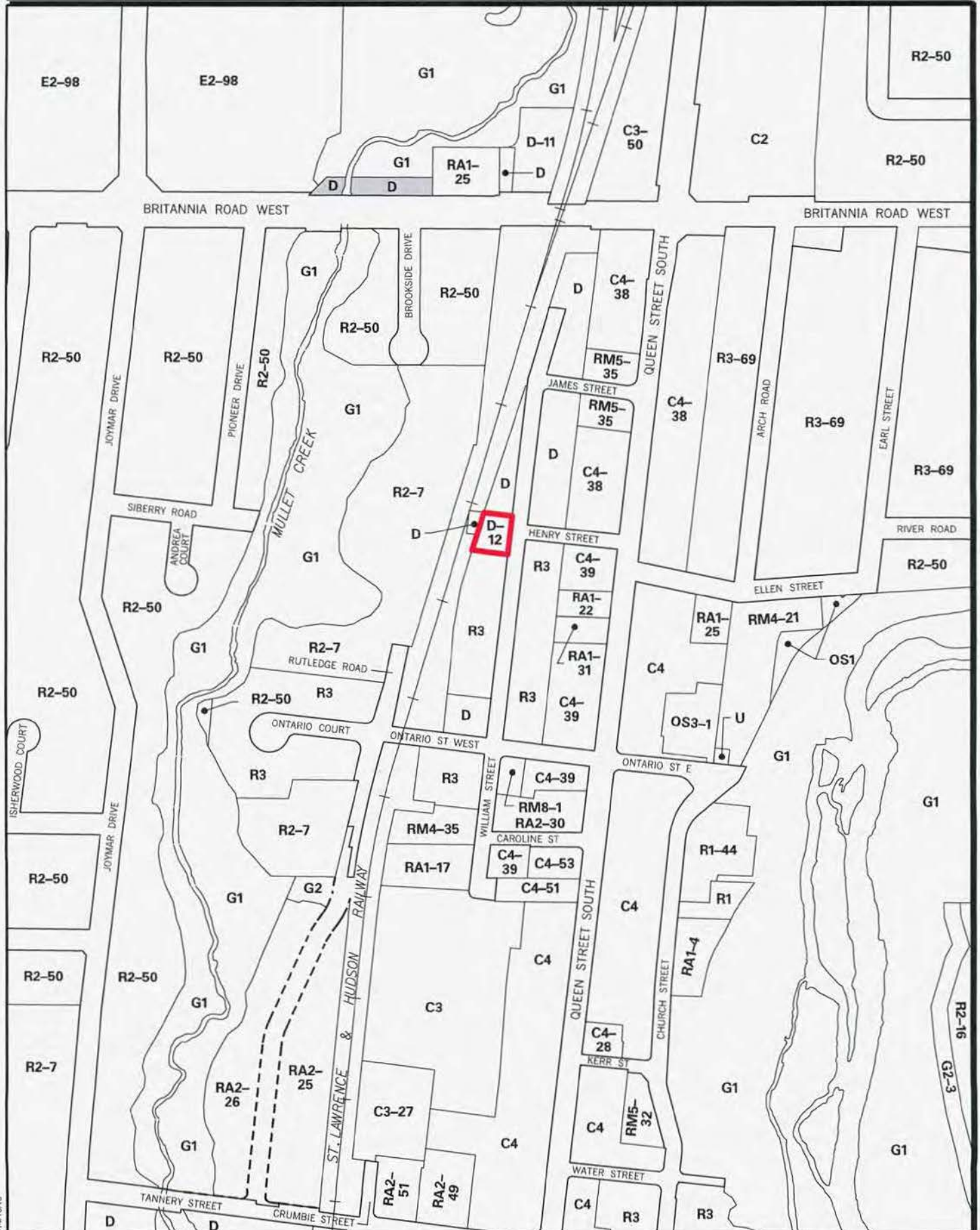
File: OZ 14/005 W11

Agency Comments

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

Agency / Comment Date	Comment
City Transportation and Works Department (October 24, 2014)	<p>A Phase 1 Environmental Site Assessment (ESA) has been conducted for this site and has recommended that a Phase 2 ESA be conducted due to the previous and current uses of adjacent properties. The Phase 2 ESA will be undertaken by this Department once the future use of this property is known and/or the property is declared surplus. Therefore, this Department has no objection to the proposed temporary use provided that the applicant enters into a new license agreement with the City that will also include the following caveats:</p> <ul style="list-style-type: none"> • That the City shall be allowed to enter onto the property to conduct any necessary environmental site assessments/investigations; • That the City shall be allowed to enter onto the property to carry out any necessary remediation works.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • City Development Services • City Realty Services • City of Community Service, Fire Prevention • City of Community Services, Park Planning Section • Region of Peel

APPENDIX I-6





Corporate Report

Clerk's Files

 Originator's
Files HOZ 12/004 W7

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Removal of the "H" Holding Symbol**
To permit Phase 2 of the Pinnacle Grand Park development
Part of Lot 20, Concession 1, N.D.S.
3975 Grand Park Drive and 565 Webb Drive
Northeast corner of Webb Drive and Grand Park Drive
Owner/Applicant: Pinnacle International (Grand Park)
Land Ltd.

Bill 51**Ward 7**

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 12/004 W7, Pinnacle International (Grand Park) Land Ltd., 3975 Grand Park Drive and 565 Webb Drive, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

REPORT SUMMARY: The conditions for the removal of the "H" holding symbol are anticipated to be satisfied at the next Council Meeting with the completion of the Servicing and Development Agreements, thus allowing for a by-law to be passed to remove the "H" holding symbol to permit the proposed 48 storey condominium apartment building.

BACKGROUND:

The City's Zoning By-law (By-law 0225-2007) was approved by Council on June 20, 2007, which zoned the lands "H-CC2(1)" (City Centre Mixed Use). Upon removal of the "H" holding symbol the "CC2(1)" zoning will allow for a wide variety of uses as outlined within the Information Status Report (see Appendix 1), however, Pinnacle International (Grand Park) Land Ltd. have requested the removal of the "H" holding symbol from the subject lands to permit a 48 storey apartment building containing 469 residential units.

An Information Status Report outlining the details of the proposal was received by the Planning and Development Committee on June 24, 2013 (report attached as Appendix 1).

In order to remove the "H" holding symbol the following is to be completed:

1. Delivery of an executed Servicing Agreement and Development Agreement, satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to, amongst other things, the installation or placement of all required municipal works, municipal walkways, land dedications, easements and the provision of required securities.

Though currently under appeal, Zoning By-law 0050-2013 has the following additional condition:

2. Convey/dedicate to the City a right-of-way to be used for a street on A and B street frontages identified on the schedules of the By-law, where a street currently does not exist.

The owners have agreed to a stratified dedication of the surface lands to the City for the B street identified between Phases 1 and 2 (Vancouver Street), with private underground parking below.

COMMENTS:

Section 36 of the *Planning Act* provides the legislative framework for the removal of the "H" holding symbol and allows municipalities to amend a by-law to remove the "H" holding

symbol. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all land owners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected land owners by pre-paid first class mail.

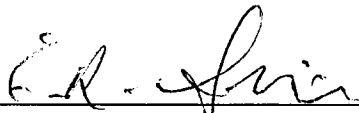
The conditions for removing the "H" holding symbol will be fulfilled upon execution of the Servicing and Development Agreements which will secure for and guide the development of the block, dedication of the road, streetscaping and municipal works.

The site development plans under File SP 12/101 W7 are considered acceptable for the purposes of removing the "H" holding symbol from the "H-CC2(1)" zoning of these lands.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The conditions to remove the "H" holding symbol are anticipated to be fulfilled through the execution of the Servicing and Development Agreements at the next Council Meeting. These agreements must be completed prior to enactment of the By-law to lift the "H" holding symbol, and should there be any delay in the above requirements proceeding, the By-law will be brought to a future meeting upon satisfaction of these conditions.

ATTACHMENTS: Appendix 1: Information Status Report



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner



Corporate Report

Clerk's Files

Originator's

Files H-OZ 12/004 W7

DATE: June 4, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 24, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Status Report**
Removal of the "H" Holding Symbol Application
To permit Phase 2 of the Pinnacle Grand Park development
Part of Lot 20, Concession 1, N.D.S.
3975 Grand Park Drive and 565 Webb Drive
Northeast corner of Webb Drive and Grand Park Drive
Owner/Applicant: Pinnacle International (Grand Park)
Land Ltd.

Bill 51 **Ward 7**

RECOMMENDATION: That the Report dated June 4, 2013, from the Commissioner of Planning and Building outlining the details of the proposed development concerning the Removal of the "H" Holding Symbol Application to permit Phase 2 of the Pinnacle Grand Park development under file H-OZ 12/004 W7, Pinnacle International (Grand Park) Land Ltd., 3975 Grand Park Drive and 565 Webb Drive, be received for information.

**REPORT
HIGHLIGHTS:**

- The "H" Holding Symbol is proposed to be removed from Phase 2 of the Pinnacle Grand Park development upon execution of the Phase 2 Development and Servicing Agreements;

- A Site Plan Application has been received and is currently under review (SP 12/101 W7);
- This report is provided as information for Planning and Development Committee and Council to outline the details of the proposal in advance of a future report and by-law to remove the "H" Holding Symbol to allow for development of the subject lands.

BACKGROUND:

The subject lands represent Phase 2 of the Pinnacle Grand Park development, comprising approximately 0.37 ha (0.91 ac.) at the northeast corner of Webb Drive and Grand Park Drive. (See Appendices I-1 to I-3).

The Context Plan for the entire development, is shown in Appendix I-4 and the Concept Plan for the subject lands is shown in Appendix I-5.

The "H" Holding Symbol for Phase 1 of the development, a 28 storey condominium apartment building with street related commercial uses, which is presently under construction, was approved by Council on August 4, 2010 under file H-OZ 08/001 W7. A related site plan application for Phase 1 of the development was approved on September 14, 2011.

The Site Plan Application, under file SP 12/101 W7, and the subject application which were submitted concurrently, have been circulated for technical comments and once the Phase 2 Development and Servicing Agreements have been approved, the requirements for removal of the "H" Holding Symbol will have been met.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	April 30, 2012
Height:	4 storey podium 48 storey tower

Development Proposal	
Lot Coverage:	60.4%
Floor Space Index:	12.01
Landscaped Area:	24.8%
Net Density:	1,268 units/ha (513 units/acre)
Gross Floor Area:	44 030 m ² (473,944 sq. ft.)
Number of units:	469 units
Anticipated Population:	1,147 people* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	539 spaces
Parking Provided:	566 spaces

Site Characteristics	
Frontage:	86.5 m (284 ft.) on Grand Park Dr.
Depth:	Irregular
Lot Area:	0.37 ha (0.91 ac.)
Existing Use:	vacant with sales centre

Neighbourhood Context

The subject property is located within the Downtown Core and is presently occupied by a temporary sales centre and associated parking.

The surrounding land uses are described as follows:

- North: A partially constructed 28 storey condominium apartment building with street related retail commercial uses (Phase 1 Pinnacle Grand Park)
- East: Vacant future mixed use development (Rogers Garden City)
- South: Webb Drive, a hydro substation and high-rise apartment building
- West: Retail commercial shopping plaza

Current Mississauga Official Plan Designation and Policies for the Downtown Core (November 14, 2012)

"**Downtown Mixed Use**" which permits a wide range of land uses grouped either within a development parcel or an individual building. Specific uses include all forms of high density residential development, offices, civic and cultural facilities, hotels, conference facilities, all types of restaurants, entertainment facilities, retail commercial uses, community facilities and open space.

City Council approved amendments to the Downtown Core Local Area Plan and Zoning By-law 0225-2007 on March 6, 2013 to implement new Built Form Standards for the Downtown Core, which were also endorsed at that time. The entirety of the amendments have been appealed to the Ontario Municipal Board and as such the amendments are not yet in effect.

It should be noted that owners/developers will be encouraged to advise all prospective purchasers or tenants occupying new residential units within the 600 m (1,969 ft.) influence area of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West, of the possibility of adverse odour emissions.

Existing Zoning

"**H-CC2(1)**" (**City Centre Mixed Use**), which permits a wide variety and mix of uses including apartment dwellings, offices, long-term care and retirement dwellings, banquet halls and conference centres, hospitals, schools, recreational uses, parking

lots and structures, overnight accommodation, centres for the performing arts, financial institutions, personal service establishments, repair establishments, restaurants, entertainment, retail and motor vehicle rental subject to specified development requirements.

COMMUNITY ISSUES

The removal of the "H" Holding Symbol is not a public process and only requires the delivery of executed Servicing and Development Agreements in a form satisfactory to the Corporation of the City of Mississauga, addressing and agreeing to the installation of municipal works, gratuitous dedication of roads, parkland, and easements, and the provision of required securities.

Site Plan

The concurrent site plan application under file SP 12/101 W7 proposes a 48 storey tower at the northeast corner of Grand Park Drive and Webb Drive. A new public road is proposed to be gratuitously dedicated between the subject lands and Phase 1 development to the north transecting the block depth from Burnhamthorpe Road West to Webb Drive approximately in half. A covered service lane is proposed along the east property boundary connecting Webb Drive and the new public road, which will provide vehicular and pedestrian access to the site. A four storey podium with roof top landscaped terrace on the fifth floor is also proposed (see Appendix I-5 and I-6).

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The details regarding the proposed future development of Phase 2 of the Pinnacle Grand Park development, northeast corner of Webb Drive and Grand Park Drive, have been outlined through this report in order to provide Planning and Development Committee with information about the development prior to seeking authorization to prepare the by-law to remove the "H" Holding Symbol.

ATTACHMENTS:

Appendix I-1: Aerial Photograph
Appendix I-2: Excerpt of Downtown Core Land Use Map
Appendix I-3: Excerpt of Existing Land Use Map
Appendix I-4: Context Plan
Appendix I-5: Concept Plan
Appendix I-6: Elevations
Appendix I-7: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner



LEGEND:



SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO 3/20/2010.



**SUBJECT: PINNACLE INTERNATIONAL
(GRAND PARK) LAND LTD.**



FILE NO:
H-OZ 12004 W7

DWG. NO:
12004A

SCALE:
1:2500

PDC DATE:
24 06 2013

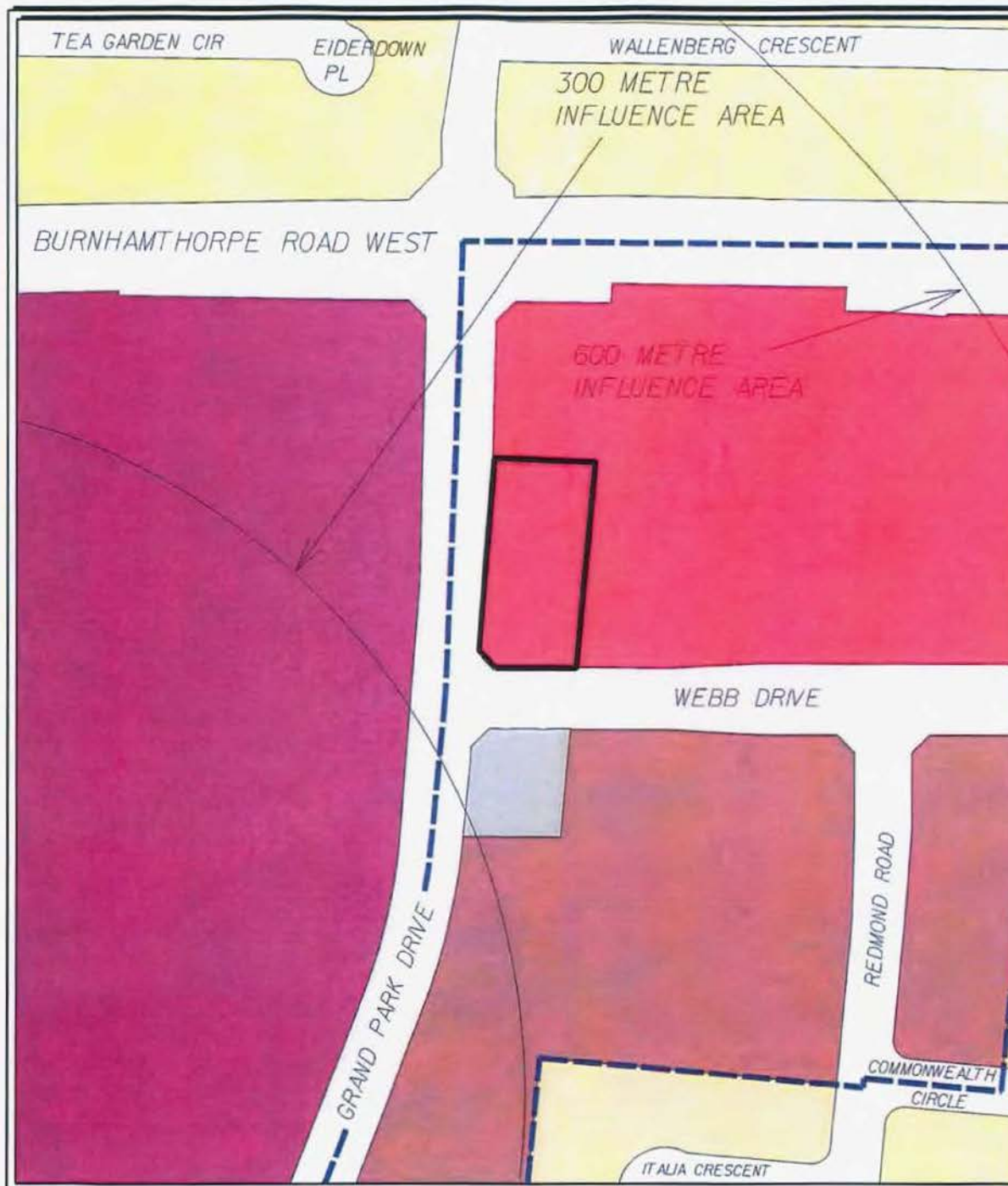
DRAWN BY:
B. KRUGER

APPENDIX 1-1

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

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PART OF SCHEDULE 10 LAND USE DESIGNATIONS AND DOWNTOWN CORE LOCAL AREA PLAN OF MISSISSAUGA OFFICIAL PLAN.

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPA 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: PINNACLE INTERNATIONAL (GRAND PARK) LAND LTD.



FILE NO:
H-OZ 12/004 W7

DWG. NO:
12004L

SCALE:
1:2500

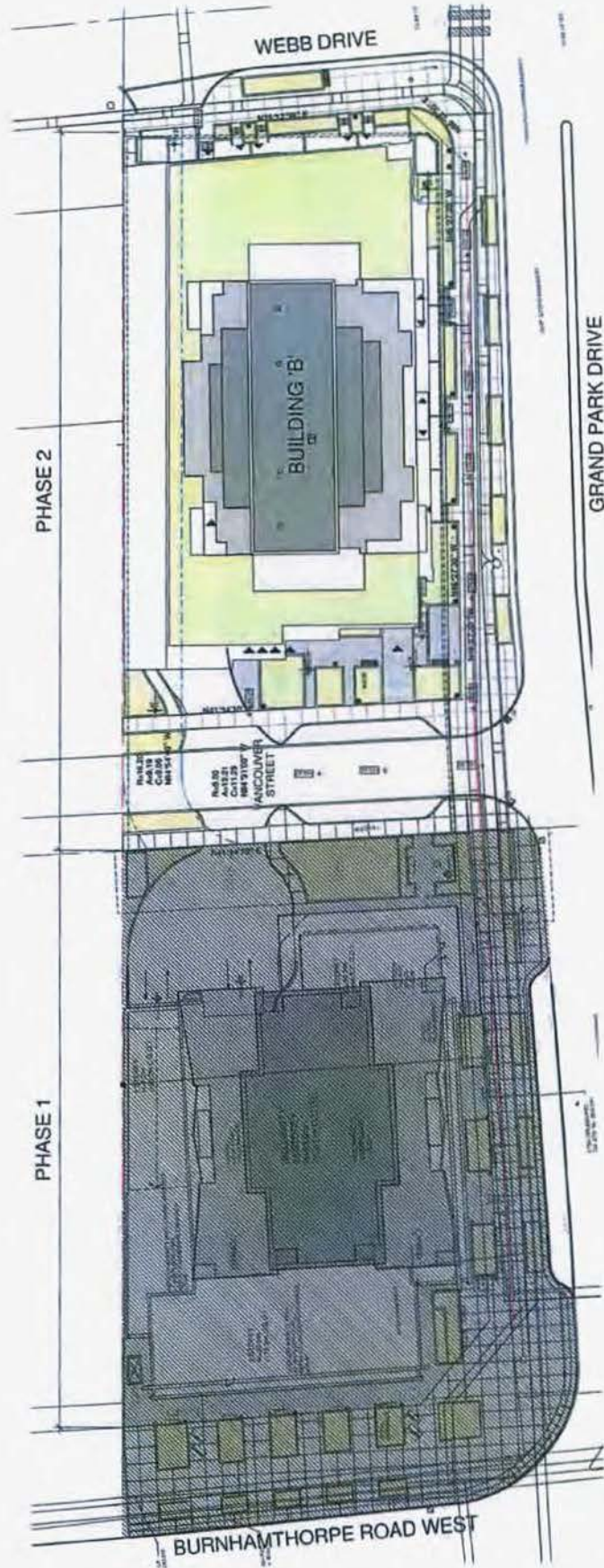
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24 06 2013

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B. KRUGER

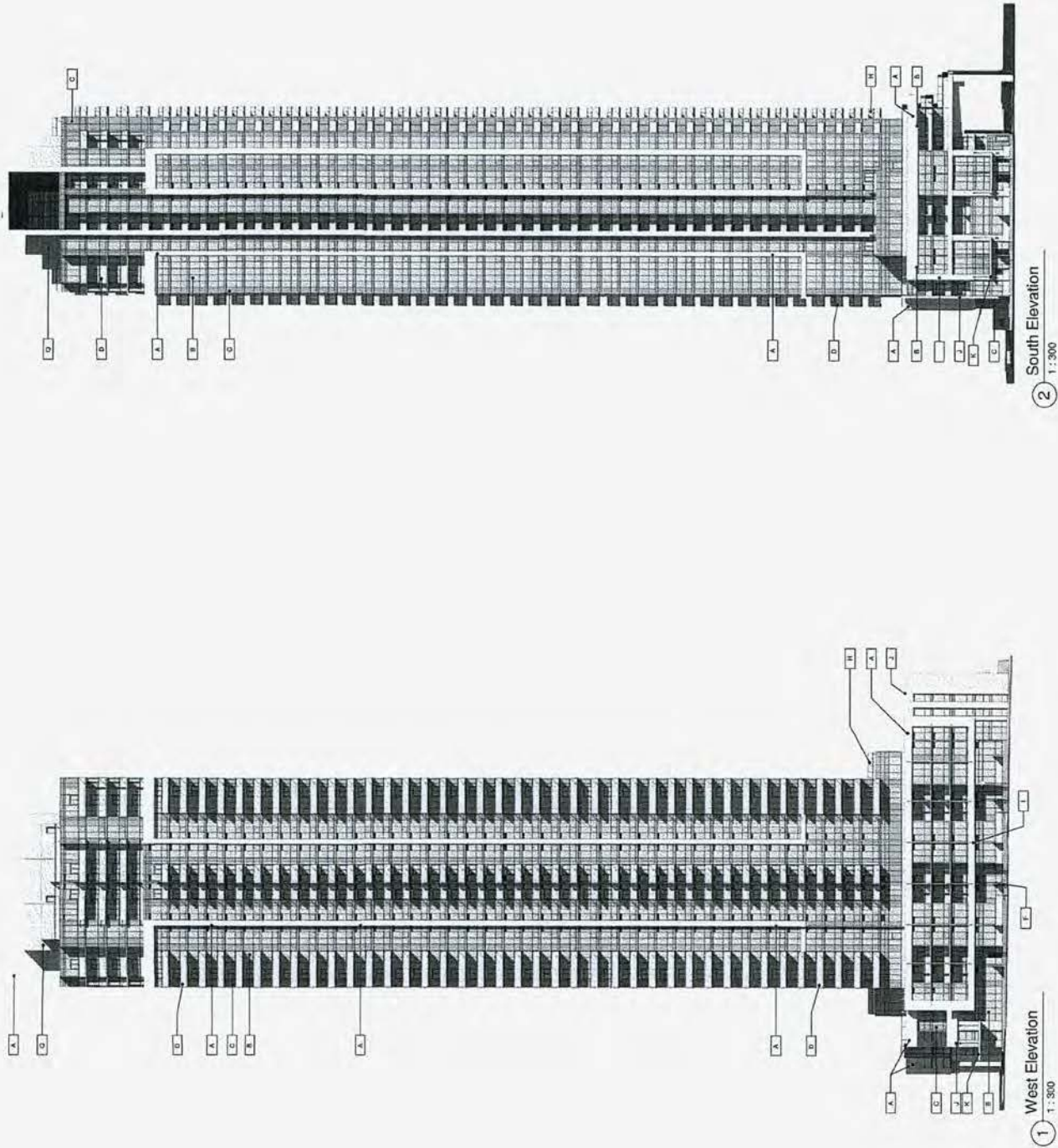
APPENDIX I-2

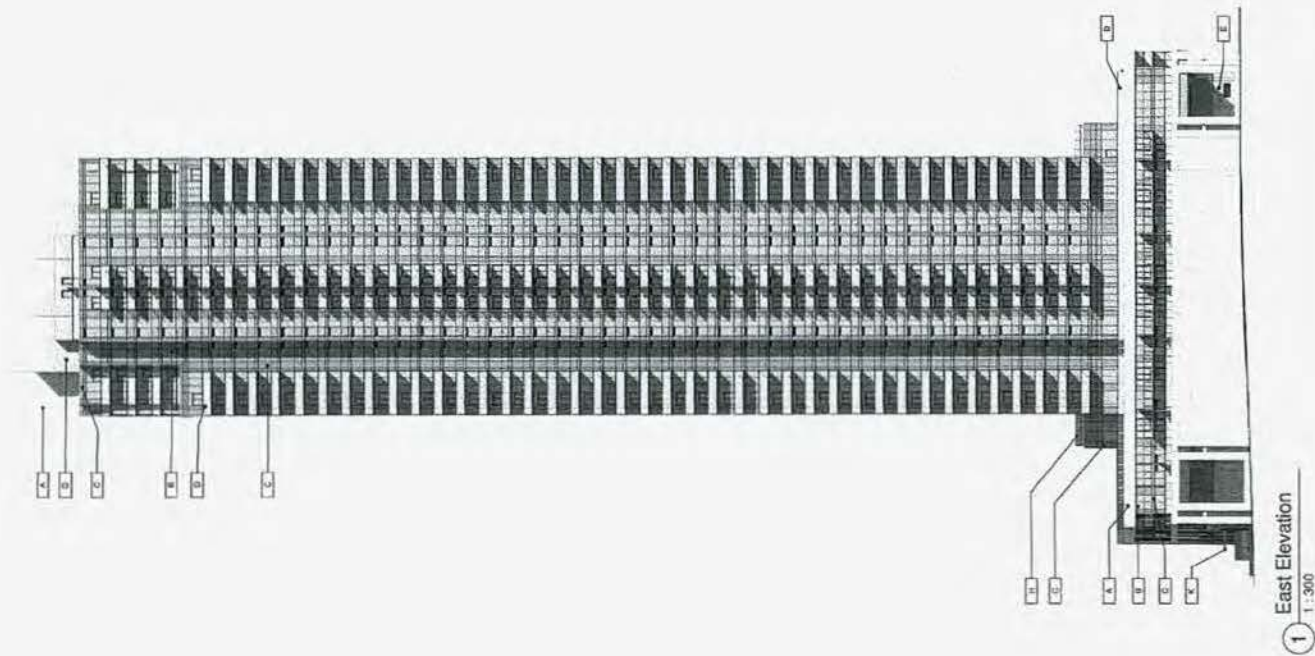
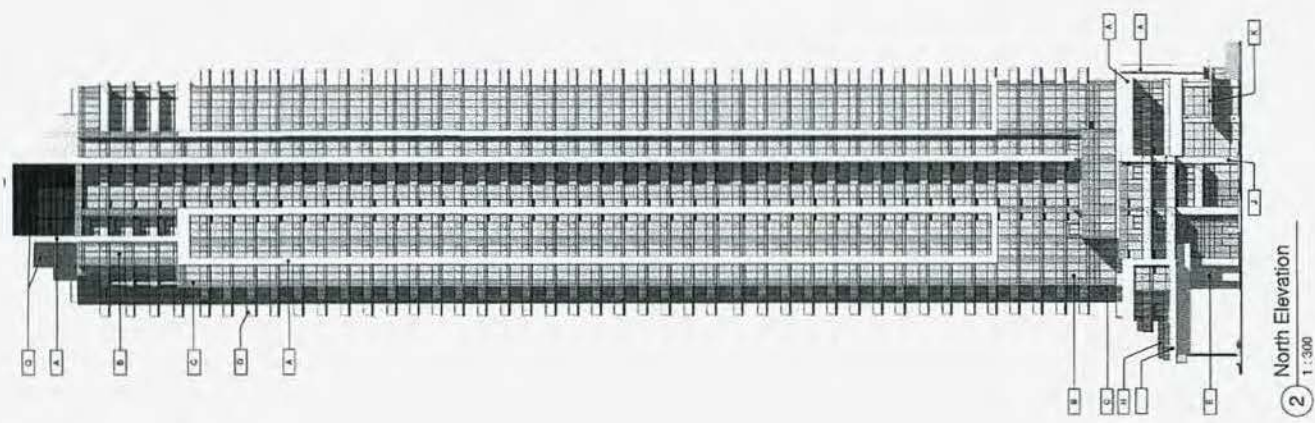
MISSISSAUGA
Planning and Building

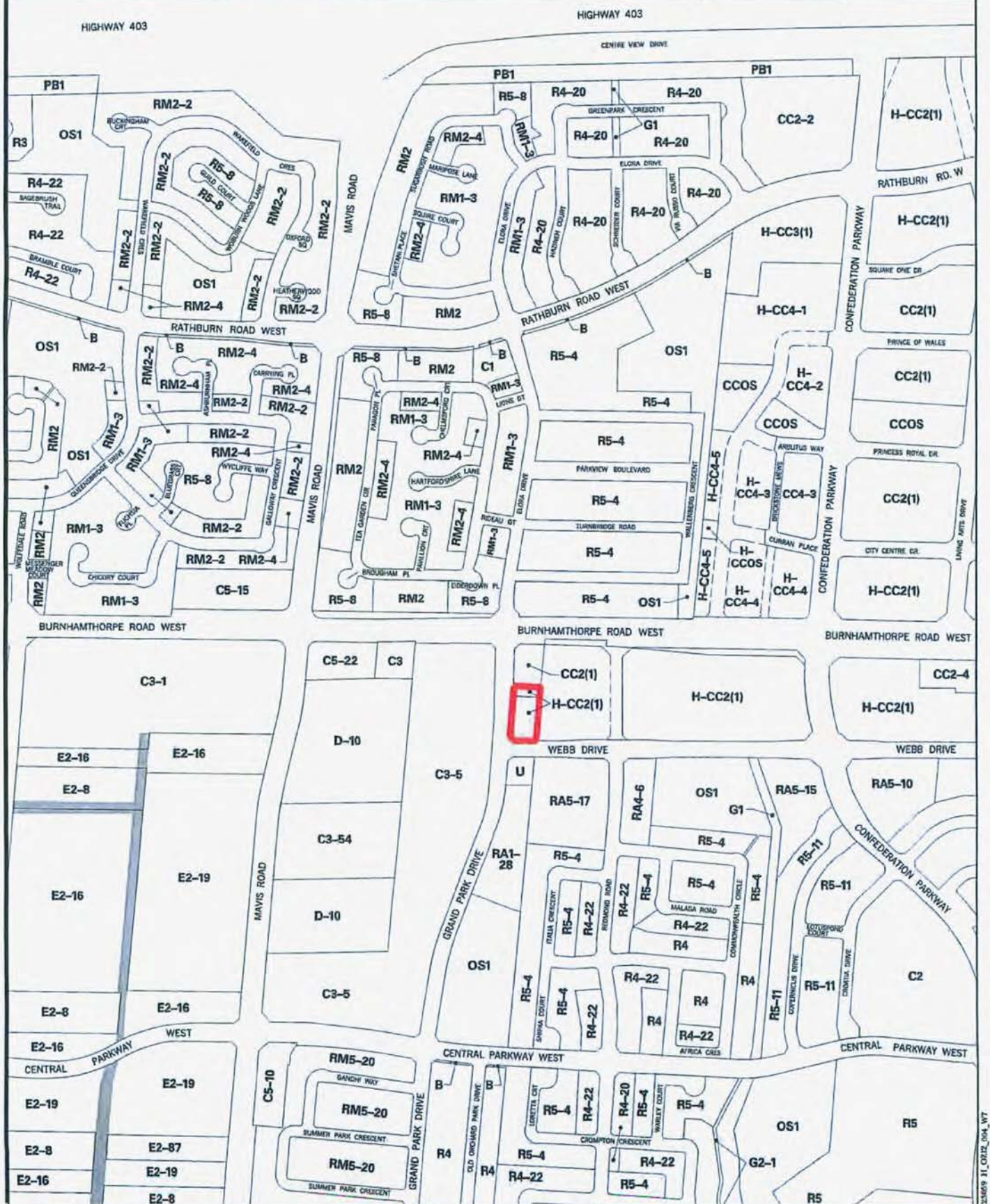
Produced by
T&W, Geomatics



CONTEXT PLAN









Corporate Report

Clerk's Files

Originator's
Files CD.21.SIT

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Site Plan Control By-law Update - Century Avenue and
Meadowvale Village Neighbourhood Character Area
City of Mississauga**

Wards 9 & 11

RECOMMENDATION: That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft By-law attached as Appendix 1 to the report dated November 18, 2014, from the Commissioner of Planning and Building.

BACKGROUND: In June 2006, the City of Mississauga's Site Plan Control By-law was consolidated and updated, and was adopted by City Council under By-law 0293-2006. In addition to periodic reviews of this By-law by the Planning and Building Department, City Council may also adopt recommendations from staff with respect to development applications or land use studies that necessitate updates to the By-law. This Corporate Report addresses two further changes to the Site Plan Control By-law, the first is as a result of a land severance on Century Avenue and the second, a policy review for the Meadowvale Village Neighbourhood Character Area.

COMMENTS: The properties at 6865 and 6925 Century Avenue, as shown in Appendix 2, were subject to site plan control due to the fact they both had an Employment zone and abut Highway 401, as required under Section 5(e) of the Site Plan Control By-law. A recently

approved severance application resulted in the creation of three irregularly shaped parcels, and two of these lots would no longer be subject to site plan control due to the atypical lot lines that have removed them from directly abutting Highway 401. However, they are still visible to Highway 401, and retain the locational attributes for Employment zones that should make them subject to site plan control. The Site Plan Control By-law should be amended to include these two properties under site plan control.

It is therefore recommended that item (c) of Subsection 5 be amended as follows:

- (c) All development or redevelopment on the lands with the municipal addresses 1355 Aerowood Drive, 6865 Century Avenue and Block B, Registered Plan M-13;

Mapping Update

The Meadowvale Village Neighbourhood Character Area policies were approved by Council on July 2, 2014 as Mississauga Official Plan Amendment No. 22, and require that development within the new boundaries of the Meadowvale Heritage Conservation District and "The Village Precinct" be subject to site plan control.

Although the majority of these lands are already subject to site plan control under the current Site Plan Control By-law, the amendment incorporates the new property areas identified through the policy review (see Appendix 3).

It is therefore recommended that Schedule "3" of the Site Plan Control By-law be amended to include all the lands identified as The Village Precinct and the Meadowvale Heritage Conservation District in the Meadowvale Village Neighbourhood Character Area.

COMMUNITY ISSUES

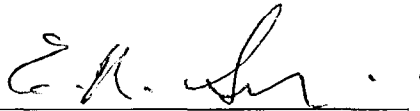
No community or public meetings are required to be held under the provisions of the *Planning Act*, R.S.O. 1990, c.P.13.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Staff recommend that these changes be made to the Site Plan Control By-law to reflect a recent land severance and Neighbourhood Character Area policy review, to ensure that areas of the City that are appropriate for the site plan review process are identified as such.

ATTACHMENTS:

- Appendix 1: Draft By-law to Amend the Site Plan Control By-law
- Appendix 2: 6865 and 6925 Century Avenue and New Property Boundaries
- Appendix 3: Meadowvale Village Neighbourhood Character Area - Current and Proposed Site Plan Control Areas



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Review Planner



A by-law to amend By-law Number 0293-2006, as amended, being
the Site Plan Control By-law.

WHEREAS pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may by by-law, designate the whole or any part of the municipality as a Site Plan Control Area, where in the Official Plan the area is shown or described as a proposed Site Plan Control Area;

AND WHEREAS the Corporation of the City of Mississauga enacted By-law 0293-2006, as amended, being a Site Plan Control By-law;

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

1. By-law Number 0293-2006, as amended, being the City of Mississauga Site Plan Control By-law, is amended as follows:
 - (a) Section 5 is amended by deleting and replacing item (c) as follows:
 - "(c) All development or redevelopment on the lands with the municipal addresses 1355 Aerowood Drive, 6865 Century Avenue and Block B, Registered Plan M-13;
 - (b) Schedule "3" is amended in accordance with the attached revised Schedule "3".

ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

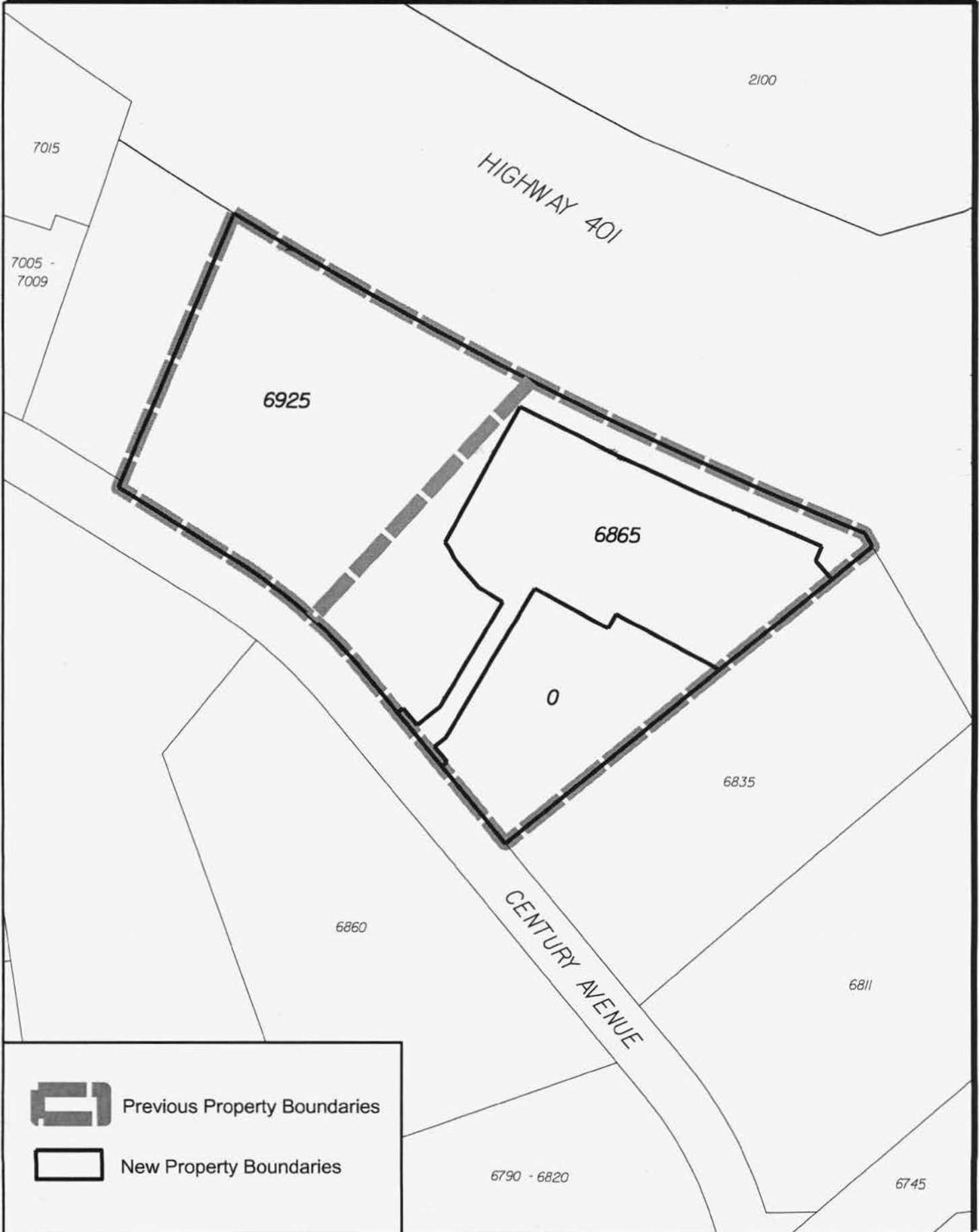
CLERK

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6865 and 6925 Century Avenue and New Property Boundaries

CD.21.SIT

APPENDIX 2



2014/11/13

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2014/11/12

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Corporate Report

Clerk's Files

 Originator's
Files BL.09-MOP

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Mississauga Official Plan/Zoning By-law Conformity
Quick Service Restaurants Ontario Municipal Board Decision
Applicant: City of Mississauga
Bill 51

Public Meeting **Wards 1-11**

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding proposed amendments to Zoning By-law 0225-2007, as amended, for properties within Intensification Areas as identified in Mississauga Official Plan, to bring the Zoning By-law into conformity with Mississauga Official Plan, be received for information, and notwithstanding planning protocol, that a Supplementary Report be brought directly to a future Council meeting.

BACKGROUND: The *Planning Act* requires that zoning by-laws be brought into conformity with the policies of municipal Official Plans. This is the first of a series of Corporate Reports, zoning by-law amendments and official plan amendments that will be presented to Planning and Development Committee to ensure the City's planning documents are in conformity, and work together to achieve broader planning goals.

COMMENTS:

On July 8, 2013, the Ontario Municipal Board (OMB) issued a decision regarding appeals to Mississauga Official Plan (MOP) by McDonald's Restaurants of Canada Limited, A & W Food Services Canada Inc., Wendy's Restaurants of Canada, TDL Group Corporation and the Ontario Restaurant Hotel and Motel Association, collectively known as Quick Service Restaurants (QSR), with respect to the location of drive-throughs.

The decision resulted in the removal of permission "as of right" for new drive-throughs in Intensification Areas as identified in MOP, which includes Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and lands within 500 m (1,640 ft.) of Major Transit Stations. These are illustrated on Schedule 2, Intensification Areas, of MOP (See Appendix I-1). Although the Downtown Core is part of the above-noted areas, the Local Area Plan, known as Mississauga Official Plan Amendment Number 8, is under appeal and the zoning will not be amended until such time as the appeal is settled.

Existing drive-throughs, built in accordance with the Zoning By-law, are permitted to continue in these areas. A zoning by-law amendment to permit new drive-throughs may be allowed if the proposal achieves the policies with respect to development in Intensification Areas. Current drive-through prohibitions in Port Credit, Clarkson Village and Streetsville do not change.

Official Plan

Following the OMB decision, Policies 9.2.1.8 (Intensification Areas), 9.2.2.2 (Non-Intensification Areas), 11.2.6 (Mixed Use), 11.2.9 (Convenience Commercial), 11.2.11 (Business Employment) and 11.2.12 (Industrial) were amended to reflect the terms of the settlement between the City and the QSR. One of the revised policies now prohibits new drive-throughs in the Intensification Areas.

Existing Zoning

Intensification Areas include a wide range of zoning categories, including Commercial zones, Employment zones, Exception zones, and some Residential zones, especially in the vicinity of the Major Transit Station locations, and along the Intensification Corridors.

Rather than revise every zone, it is proposed that a comprehensive general provision be included in the Zoning By-law to prohibit drive-throughs, similar to how sensitive land uses are regulated in the Airport Operating Area. This amendment will bring the Zoning By-law provisions with respect to drive-throughs into conformity with MOP, as amended by the OMB Order.

Proposed Zoning By-law Amendment

The proposed amendments to the Zoning By-law include text changes and new Schedules.

References to drive-throughs throughout the By-law, in Definitions, Parking Regulations and Commercial and Employment zones, are proposed to be revised by deleting the word "window" where drive-throughs are mentioned, as not all drive-throughs use a window, for example, banking kiosks.

A new Section 2.1.29 and Schedules 2.1.29(1) and (2) are proposed to regulate and illustrate the areas where drive-throughs will no longer be permitted "as of right", in accordance with the Official Plan policies. Notes will be added to the relevant Commercial and Employment zones in Tables 6.2.1 and 8.2.1 to direct readers to the new Section.

The proposed amendments to the Zoning By-law are attached as a draft By-law in Appendix I-2.

COMMUNITY ISSUES

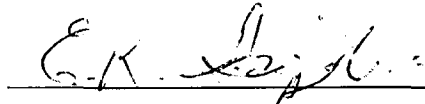
No community meetings were held and no written comments were received by the Planning and Building Department.

CONCLUSION:

Following the OMB approval of the appeal to Mississauga Official Plan by the QSR, policy changes were made to MOP with respect to the location of drive-throughs. Corresponding amendments to the Zoning By-law are required under the *Planning Act*. Once the public meeting has been held, and any comments addressed, the implementing By-law can be brought to a future City Council meeting for consideration and approval.

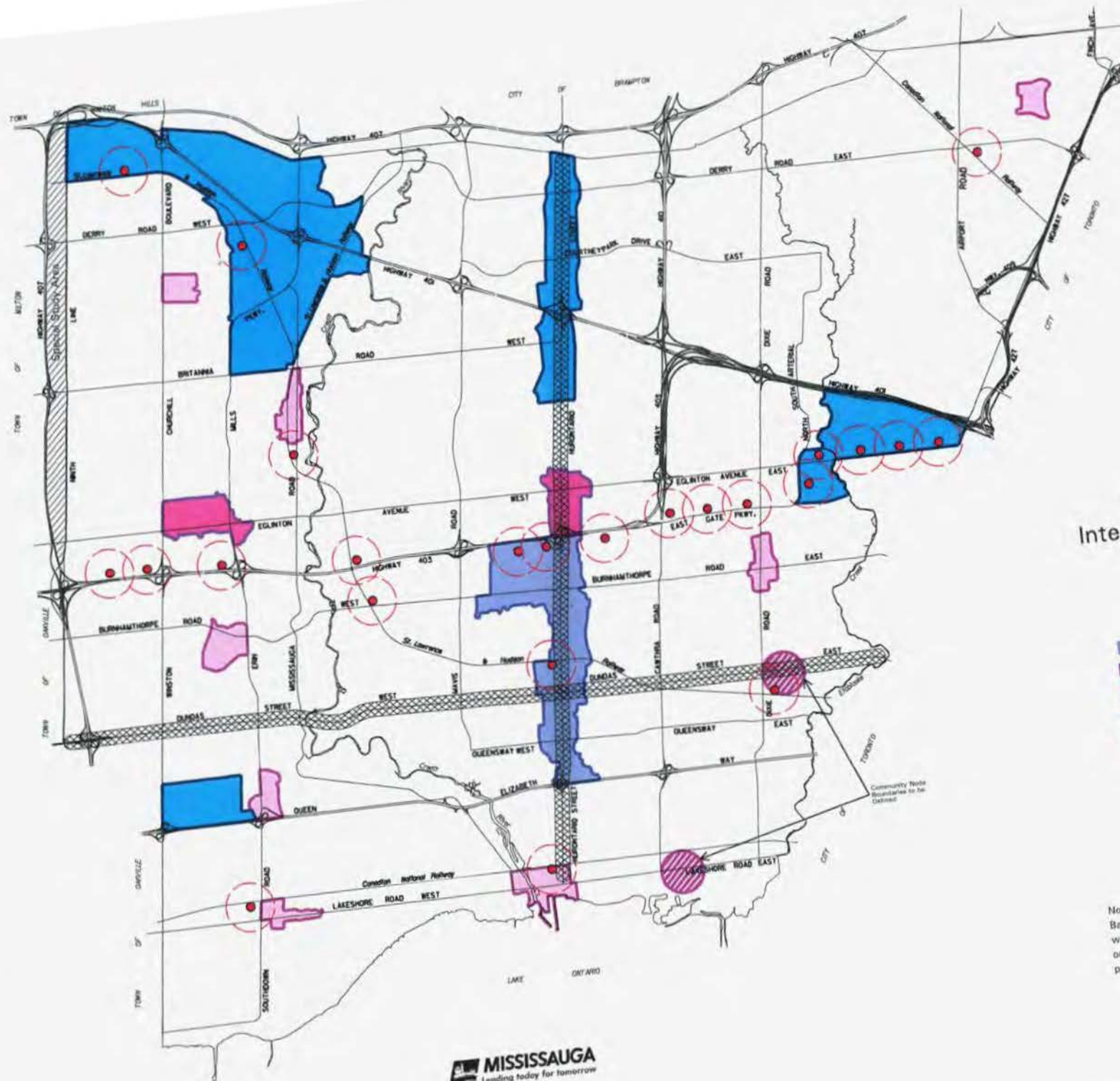
ATTACHMENTS:

Appendix I-1: Mississauga Official Plan Schedule 2,
Intensification Areas
Appendix I-2: Draft Zoning By-law



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Review Planner



Schedule 2 Intensification Areas

- Downtown
- Major Node
- Community Node
- Corporate Centre
- Intensification Corridor
- Major Transit Station Area with 500m radius circle

Note:
Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

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 amending the definition of **"Convenience Retail and Service Kiosk"** in Section 1.2 as follows:

Convenience Retail and Service Kiosk	means a building, structure or part thereof, accessory to a motor vehicle service station, a gas bar, a motor vehicle wash facility - commercial motor vehicle or a motor vehicle wash facility - restricted, with a maximum gross floor area of 300 m ² , and where goods may be stored or offered for sale, and may include as accessory thereto a banking machine and/or a take-out restaurant with or without a drive-through, excluding seating, and not exceeding a gross floor area of 30 m ² ; a banking machine and/or drive through window (0325-2008), (0379-2009)
--------------------------------------	--

2. By-law Number 0225-2007, as amended, is further amended by amending the definitions of **"Restaurant"**, **"Convenience Restaurant"** and **"Take-out Restaurant"** in Section 1.2 as follows:

Restaurants:	
Restaurant	means a building, structure or part thereof, that shall not include a drive-through window where food is prepared and offered for sale to the public for consumption within the building, structure or part thereof, or off the premises.
Convenience Restaurant	means a building, structure or part thereof, with an accessory drive-through window where food is prepared and offered for sale to the public for consumption within the building, structure or part thereof, or off the premises.
Take-out Restaurant	means a building, structure or part thereof, that shall not include a drive-through window where food, prepared on or off the premises, is offered for sale to the public with consumption of food on or off the premises, and a maximum of six (6) seats shall be permitted.

3. By-law Number 0225-2007, as amended, is further amended by adding Subsection 2.1.29 to Section 2.1 as follows:

2.1.29 Drive-Through

- 2.1.29.1 Notwithstanding any other provisions of this By-law, a drive-through shall not be permitted within the hatched area identified on Schedules 2.1.29(1) and (2) of this Subsection.
- 2.1.29.2 Where a drive-through is legally **existing** on the date of passing of this By-law, it is deemed to be in compliance with the regulations of this By-law, but may not be enlarged or altered without further amendment to this By-law.

4. By-law Number 0225-2007, as amended, is further amended by adding Schedules 2.1.29(1) and (2), attached to this By-law.

5. By-law Number 0225-2007, as amended, is further amended by deleting the words "window" and "bank machine" from Lines 11.0 and 16.0 in Table 3.1.2.2 and deleting the word "permitted" and adding the word "provided" to Line 11.0 in Table 3.1.2.2 contained in Article 3.1.2.2 as follows:

Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
11.0	Convenience Retail and Service Kiosk	5.4 spaces per 100 m ² GFA - non-residential plus a stacking lane where a drive-through window is permitted ⁽²⁾ provided
16.0	Financial Institution	5.5 spaces per 100 m ² GFA - non-residential plus a stacking lane where a drive-through bank machine is permitted ⁽²⁾ provided

6. By-law Number 0225-2007, as amended, is further amended by amending Subsection 6.1.3, Article 6.1.3.1 and deleting Article 6.1.3.2 contained in Subsection 6.1.3 as follows:

6.1.3 Drive-Through ~~Window~~

- 6.1.3.1 A drive-through ~~window~~ is permitted accessory to a ~~convenience restaurant, a gas bar with a convenience retail and service kiosk and a motor vehicle service station with a convenience retail and service kiosk~~ financial institution in a C2 and C3 zone.
- 6.1.3.2 ~~A drive through window shall require a stacking lane in compliance with Subsection 3.1.5 of this By law.~~

7. By-law Number 0225-2007, as amended, is further amended by deleting Subsection 6.1.4.

8. By-law Number 0225-2007, as amended, is further amended by amending Cells D2.2.2, D2.2.9, F2.5.1 and F2.5.2, and adding Note (11) to Table 6.2.1 contained in Subsection 6.2.1 as follows:

Column	A	B	C	D	E	F
Line 1.0	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial	C4 Manufacture Commercial	C5 Motor Vehicle Commercial
2.2.2	Convenience Restaurant		✓ ⁽¹⁾	✓ ⁽¹⁾⁽¹¹⁾		
2.2.9	Financial Institution	✓	✓	✓ ⁽¹¹⁾	✓	
2.5.1	Gas Bar					✓ ⁽³⁾⁽¹¹⁾
2.5.2	Motor Vehicle Service Station					✓ ⁽³⁾⁽¹¹⁾

NOTES: (11) See also Subsection 2.1.29 of this By-law.

9. By-law Number 0225-2007, as amended, is further amended by deleting the word "window" in Sentence 6.2.2.13.2 in Exception Table 6.2.2.13 as follows:

6.2.2.13	Exception: C1-13	Map # 45E	By-law:
Use Not Permitted			
6.2.2.13.2	(1)	A drive-through window accessory to a take-out restaurant within a convenience retail and service kiosk	

10. By-law Number 0225-2007, as amended, is further amended by deleting the word "window" in Sentence 6.2.6.21.2 in Exception Table 6.2.6.21 as follows:

6.2.6.21	Exception: C5-21	Map # 57	By-law: 0365-2007
Use Not Permitted			
6.2.6.21.2	(1)	Drive-through window accessory to an accessory take-out restaurant	

11. By-law Number 0225-2007, as amended, is further amended by deleting the word "window" in Subsection 8.1.8, amending Article 8.1.8.1 and deleting Article 8.1.8.2 contained in Subsection 8.1.8 as follows:

8.1.8 Drive-Through ~~Window~~

8.1.8.1 A drive-through ~~window~~ is permitted accessory to a ~~convenience restaurant, a gas bar with a convenience retail and service kiosk and a motor vehicle service station with a convenience retail and service kiosk~~ financial institution in an E2 and E3 zone.

8.1.8.2 ~~A drive through window shall require a stacking lane in compliance with Subsection 3.1.5 of this By-law.~~

12. By-law Number 0225-2007, as amended, is further amended by deleting Subsection 8.1.9.

13. By-law Number 0225-2007, as amended, is further amended by amending Cells C2.3.2, C2.3.5, C2.4.8, C2.4.9, D2.3.5 and D2.4.8 and adding Note (13) to Table 8.2.1 contained in Subsection 8.2.1 as follows:

Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
2.3.2	Convenience Restaurant		✓ ⁽¹⁾⁽¹³⁾	✓ ⁽¹⁾
2.3.5	Financial Institution	✓ ⁽¹²⁾ (0191-2009)	✓ ⁽¹³⁾	✓ ⁽¹³⁾
2.4.8	Gas Bar		✓ ⁽¹²⁾⁽¹³⁾	✓ ⁽¹⁾⁽²⁾⁽¹³⁾
2.4.9	Motor Vehicle Service Station		✓ ⁽¹³⁾	

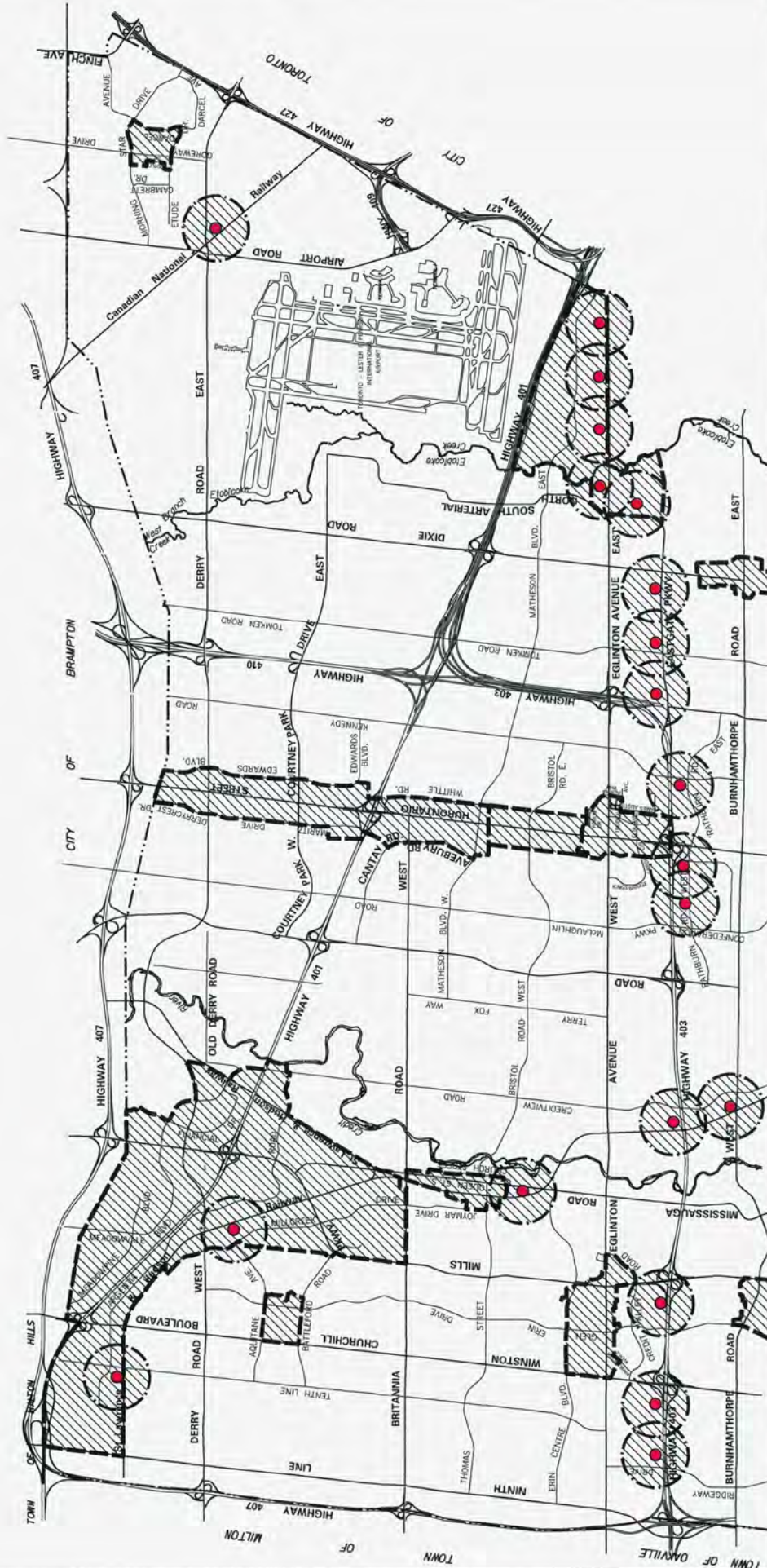
NOTES: (13) See also Subsection 2.1.29 of this By-law.

14. The greyed-out text, identified in Items 1 to 13 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

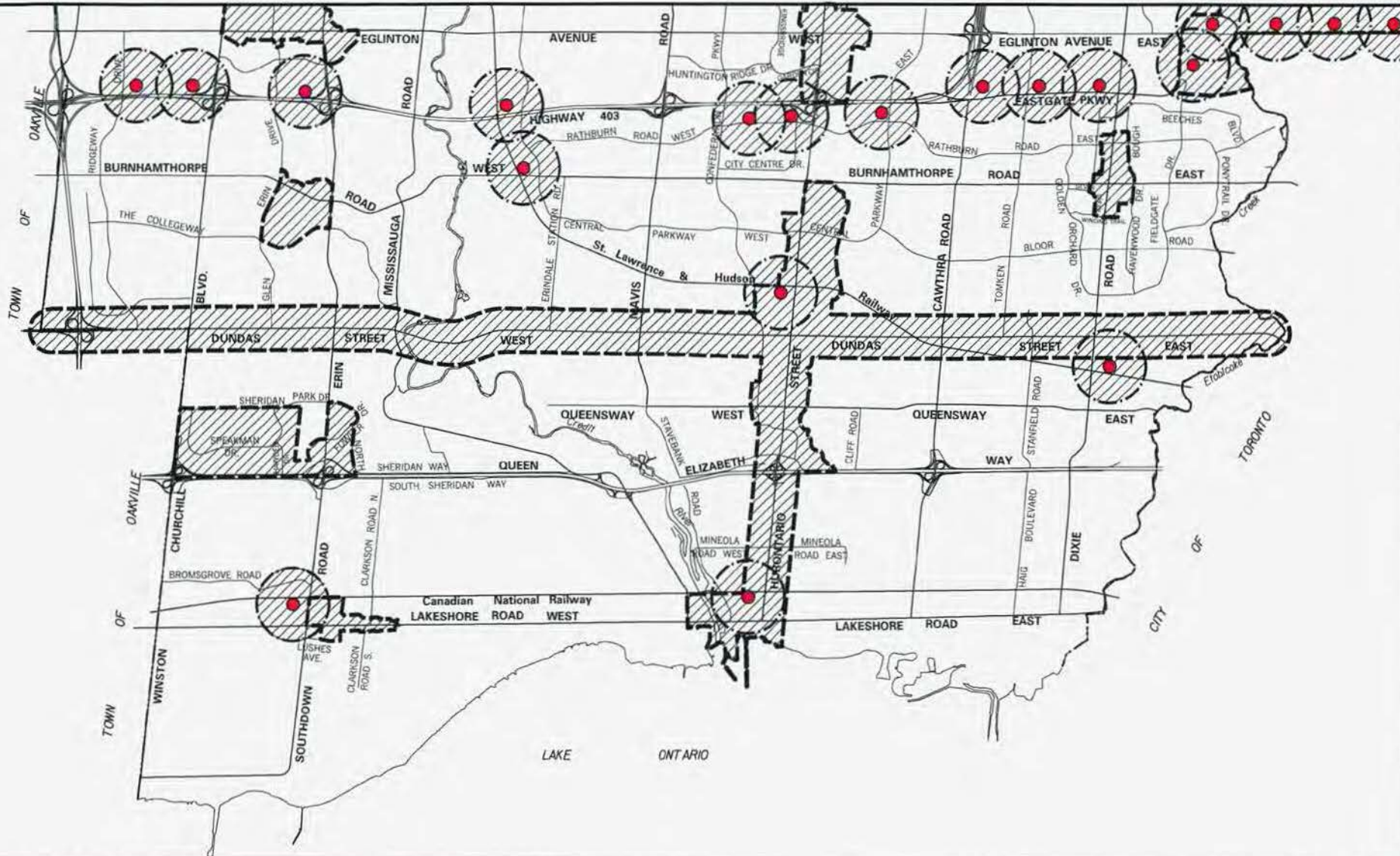
ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

CLERK



SCHEDULE 2.1.29 (1) **Street Location Criteria for Drive-Throughs**



SCHEDULE 2.1.29 (2)
Street Location Criteria for Drive-Throughs

APPENDIX "A" TO BY-LAW NUMBER _____Explanation of the Purpose and Effect of the By-law

To implement the Ontario Municipal Board order, dated July 8, 2013, with respect to Mississauga Official Plan policies and the location of "Quick Service Restaurants" and other drive-throughs.

This By-law amends Mississauga Zoning By-law 0225-2007, as amended, by modifying or adding provisions for drive-throughs within the General Provisions, Parking and Loading, Commercial, and Employment Zones.

This By-law also amends the zoning of the properties outlined on the attached Schedules 2.1.29(1) and 2.1.29(2) to add street location criteria for new drive-throughs.

Location of Lands Affected

Lands identified as Intensification Areas in Mississauga Official Plan (MOP), which consist of Downtown (except Downtown Core), Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas in the City of Mississauga, as shown on the attached Schedules 2.1.29(1) and (2), Street Location Criteria for Drive-Throughs.

Further information regarding this By-law may be obtained from Lisa Christie of the City Planning and Building Department at 905-615-3200 ext. 5542.

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Corporate Report

Clerk's Files

Originator's
FilesCD.05.POR
(Port Credit BIA)

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Expansion to the Port Credit Business Improvement Area (BIA)**

- RECOMMENDATION:**
1. That the report titled "Proposed Expansion to the Port Credit Business Improvement Area (BIA)" dated November 18, 2014 from the Commissioner of Planning and Building, be received.
 2. That the City Clerk be authorized to give notice to the Board of Management of the Port Credit Business Improvement Association and to all commercial and industrial property owners defined under the *Municipal Act, 2001*, within the current Port Credit BIA boundary and the proposed boundary expansion, of City Council's intention to enact a by-law to expand the boundaries of the Port Credit BIA as shown on Appendix 4.

REPORT HIGHLIGHTS:

- A letter dated May 27, 2014 was submitted to City Council by the General Manager of the Port Credit Business Improvement Association expressing their Board of Directors' interest in expanding the boundary of the Port Credit BIA.
- On June 11, 2014, City Council received the letter and referred it to Planning and Building staff to prepare a report.

- A review of the boundary proposed by the Port Credit Business Improvement Association finds the extent of the proposed boundaries is generally acceptable. Some additional properties are recommended for inclusion while a few properties are suggested not to be included in the boundary expansion. Appendix 4 is the staff recommended boundary for the Port Credit BIA.
- The next step in the process is for the Office of the City Clerk to notify owners in all prescribed business property classes, as defined under the *Municipal Act, 2001*, within the current BIA boundary (By-law 518-92) and the proposed BIA boundary expansion.

BACKGROUND:

The City of Mississauga (City) recognizes that there are wide-ranging benefits of a Business Improvement Association (BIA). BIAs can, for example, promote the area as a business or shopping area; provide beautification or streetscape improvements; help revitalize an area; promote and market businesses; and hold special events to promote businesses in the area.

The Port Credit BIA was first established on April 12, 1977 (By-law 163-77). Then in 1984, the Port Credit Business Improvement Association requested an expansion of the BIA boundary, resulting in the enactment of By-law 892-84. In 1990, another request was made by the Port Credit Business Improvement Association for a further expansion to the boundary. The process ensued in an appeal to the Ontario Municipal Board in which a Board Order was issued on January 4, 1995 (By-law 518-92). The present boundary of the Port Credit BIA is reflected in By-law 518-92.

The *Municipal Act, 2001* provides the legislative requirements for establishing or expanding a BIA. Objections are no longer directed to the Ontario Municipal Board but must be provided in writing to the City Clerk within the 60-day objection period. The Ministry of Municipal Affairs and Housing *Business Improvement Area Handbook* provides an overview of the procedures for establishing and operating a BIA in Ontario.

In recent years, the Port Credit Business Improvement Association has met with City staff to discuss the opportunity for a boundary expansion. Earlier this year, City staff attended meetings with the General Manager of the Port Credit Business Improvement Association to review the boundary expansion process and the proposed limits.

A letter addressed to the Mayor and Members of City Council dated May 27, 2014 from Ellen Timms, General Manager of the Port Credit Business Improvement Association, expressed the Board of Directors' interest in expanding the boundary of the BIA in Port Credit (see Appendix 1). The requested east-west boundary extension includes businesses located generally on the north and south sides of Lakeshore Road East from Cooksville Creek to Maple Avenue. The north boundary extends to the Canadian National Railway tracks, mainly at four locations by the railway tracks - at Wesley Avenue, Mississauga Road North, Helene Street North, and the Cooksville Creek. The boundary that is proposed by the Port Credit Business Improvement Association's Board of Directors is shown on Appendix 2.

On June 11, 2014, City Council received the letter dated May 27, 2014 from the General Manager of the Port Credit Business Improvement Association and referred the letter back to Planning and Building staff to prepare a report for Planning and Development Committee.

Legislative Requirements

Section 209 of the *Municipal Act, 2001* ("the Act") provides that the City may alter the boundaries of an improvement area and the board of management remains unchanged for the altered area. The board of management is a local board of the municipality for all purposes and is subject to various regulatory responsibilities and obligations.

In accordance with the Act, the City must pass a by-law to change the boundary of a BIA. Before such a by-law can be passed, notice of City Council's intention to pass a by-law must be sent to the Board of Management of the BIA and to every person who, on the last returned assessment roll, is assessed for rateable property that is in a prescribed business property class which is located in the existing improvement area and the proposed expansion area.

It is the responsibility of property owners to provide a copy of the notice to their tenants. If written objections to the proposed by-law are received within 60 days and signed by at least one-third of the persons entitled to notice and representing at least one-third of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the improvement area or in the expansion area, then the Act prohibits the passing of the by-law.

If the proposed By-law is not enacted, preceding By-law 518-92 continues to remain in effect.

COMMENTS:**BIA Boundary as Proposed by the Port Credit Business Improvement Association**

The proposed BIA boundary expansion area consists of commercial, office, industrial, automotive service commercial, residential, and community and cultural uses located along Lakeshore Road East and Lakeshore Road West (see Appendix 2). The sites located close to the Canadian National Railway tracks include industrial businesses, mixed uses, commercial, and residential uses.

BIA Boundary as Recommended by City Staff

A review of the proposed Port Credit BIA boundary expansion was undertaken by Planning staff. Factors such as the existing use of the property (i.e., commercial locations), the designation of the property in Mississauga Official Plan (including the Port Credit Local Area Plan – Amendment 19), and the provision for a contiguous BIA boundary were considered in assessing the proposed boundary.

Appendix 3 is an excerpt of the land use designation map from Mississauga Official Plan and it shows the boundary that is proposed by the Port Credit Business Improvement Association and the boundary expansion recommended by staff.

City staff generally agree with the boundary proposed by the Port Credit Business Improvement Association for the following reasons:

- along Lakeshore Road (East and West) from Maple Avenue to Cooksville Creek, the majority of properties are designated “Mixed Use.” The existing commercial, office, and residential uses are permitted in this designation. One detached dwelling in this area is designated “Mixed Use” which allows for future development of other uses such as commercial;
- a few sites in the east end of the proposed area are designated “Residential High Density” and appropriate for inclusion in the BIA as they provide for a contiguous boundary along Lakeshore Road East and are being considered for redesignation through the Lakeview Local Area Plan review for “Mixed Use”;
- along Helene Street North, a few properties are designated “Mixed Use” and are in close proximity to Lakeshore Road East; and
- the two properties on Port Street West proposed for inclusion are designated “Residential Low Density I”, and in these instances are appropriate to be added to the BIA boundary. The property located at Port Street West and Mississauga Road South (15 Mississauga Road South) is being considered through the Port Credit Local Area Plan – Amendment 19 and Special Site 4 for other uses such as office, restaurant and personal services in addition to the “Residential Low Density I” designation. The site located at Port Street South and John Street South (44 Port Street South) is one property with two land use designations (“Mixed Use” and “Residential Low Density I”) and it is recommended that the whole property be included.

It is suggested that some properties should not be included in the BIA boundary expansion for the following reasons:

- some properties do not have a commercial or industrial designation, or they do not provide for a contiguous boundary;
- the property located at 70 Mississauga Road South (Imperial Oil) is identified in the Port Credit Local Area Plan - Amendment 19 as a “Special Waterfront” designation. That designation specifies that a comprehensive master plan will be carried to determine the use of the lands, and the land use will be appropriately amended. Therefore, City staff advises that the property be excluded from the boundary expansion at this time. A future boundary expansion to include this property may be reconsidered following the completion of a comprehensive master plan; and
- the lands along the Canadian National Railway tracks west of Mississauga Road North are not recommended to be included in the boundary extension. Although these lands are designated “Business Employment”, they are not in close proximity to Lakeshore Road East or along an arterial road such as Hurontario Street.

There are additional properties that are recommended for inclusion in the BIA boundary:

- include entire properties designated “Mixed Use” along Lakeshore Road East and not portions of the properties;
- properties designated “Mixed Use” which are located on streets that flank Lakeshore Road (East and West) should be included in the BIA boundary; and
- the Port Credit Local Area Plan – Amendment 19 proposes redesignation of some properties to “Mixed Use” such as the “Residential Medium Density” properties on the north side of

Lakeshore Road West at Benson Avenue and the “Residential High Density” properties located at the southwest quadrant of the Canadian National Railway tracks and Hurontario Street.

Appendix 4 presents the staff recommended boundary expansion of the Port Credit BIA.

STRATEGIC PLAN: The expansion of the Port Credit BIA aligns with the following goals and actions of the City’s Strategic Plan:

CONNECT: Completing our Neighbourhoods

- Develop Walkable, Connected Neighbourhoods
- Build Vibrant Communities
- Nurture “Villages”

PROSPER: Cultivating Creative and Innovative Businesses

- Meet Employment Needs

FINANCIAL IMPACT: Not applicable.

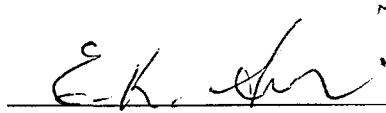
CONCLUSION: The City of Mississauga has four established BIAs: Clarkson, Malton, Streetsville, and Port Credit. BIAs provide many benefits for the local businesses and neighbouring residential areas, including making the area more attractive to visit and shop, promoting businesses, and assisting in revitalization.

City staff are in general agreement with the proposed boundary expansion of the Port Credit BIA as outlined by the Port Credit Business Improvement Association, with the exception of some properties that are suggested for exclusion, and some additional properties that are recommended to be included as part of the Port Credit BIA boundary expansion. The boundary expansion area recommended by staff is shown on Appendix 4.

The *Municipal Act, 2001* establishes the requirements for City Council to deal with a request to alter the boundaries of a business improvement area. To obtain the position of the business community within the recommended BIA, the City should initiate the statutory process required to implement the expansion of the Port Credit BIA designation.

ATTACHMENTS:

- Appendix 1: Letter from the General Manager of the Port Credit Business Improvement Association, dated May 27, 2014
- Appendix 2: Port Credit Business Improvement Association – Proposed Port Credit BIA Boundary Expansion (Map)
- Appendix 3: Port Credit BIA Land Use Designations (Map)
- Appendix 4: Recommended Port Credit BIA Boundary Expansion (Map)



Edward R. Sajecki
Commissioner of Planning and Building

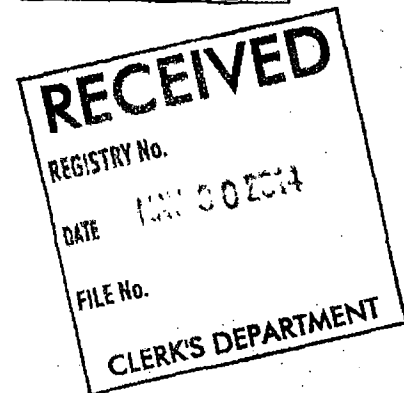
Prepared By: Karin Phuong, Policy Planner



I-11

Port Credit

Always On. Always Electric!



May 27, 2014

Mayor Hazel McCallion and Members of Council
City of Mississauga
300 City Centre Drive
Mississauga, L5B 3C1

Dear Mayor McCallion and Members of Council,

RE: Proposed Port Credit BIA Boundary Expansion

The Board of Directors of the Port Credit BIA would like to express their willingness to expand the boundaries of the Port Credit BIA.

The Port Credit Business Improvement Area (BIA) was formed in 1976. In the ensuing years the nature of the area and indeed Port Credit has changed. In 1991 a boundary expansion added Credit Landing Plaza west of Wesley Avenue but permitted the businesses in between the existing boundary and the shopping plaza to opt out of the expansion.

There are many businesses that have emerged just outside the established boundaries, but are in fact perceived by the public as being in Port Credit and reap the benefits of that perception. Many of these businesses have chosen to become associate members of the PCBIA. There are commercial operations on side streets running directly off Lakeshore Rd. E. that are not included in the PCBIA boundary.

Lakeshore Rd. East and West has become more built up and the Port Credit business community has emerged, added to these changes is the proposed developments on the east and west boundaries of the PCBIA. We have found idiosyncrasies in the boundary with some side streets not included while others are.

A motion was made at the May 14, 2014 meeting that the PCBIA request to City Council that the PCBIA boundary be expanded to the following boundaries:

Lakeshore Rd. East from Hurontario St. to the Cooksville Creek including commercial properties on side streets leading off Lakeshore Rd. E. (South side - 341, 348, 374-398, 406, 420, 456, 494, 498, 504) (North side- 411, 425, 447, 453, 501)

2, 3 Brant Avenue

7, 9 Mohawk Avenue

Lakeshore Rd. West from Hurontario to 380 Lakeshore Rd. W. (north side) and 345 Lakeshore Rd. W. (south side) including commercial properties on side streets leading off Lakeshore Rd. W. (North side - 150, 170, 176, 182, 188, 200-212, 264-272, 280, 296-300) (South side - 161, 167, 181, 304, 321-327)

I-11(a)

Port Credit

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7 Elmwood Avenue

3 Benson Avenue

10 Stavebank Rd. N.

6, 8, 23-31 Helene St. N.

Mississauga Rd. N. from Lakeshore Rd. W. to the CNR tracks. (49-71, 18)

49 Mississauga Rd. N. (Strip plaza)

15 Mississauga Rd. S.

Queen St. W. (2, 6, 10, 20, 28-34)

70 Wesley Avenue

44 Peter St. which has seven businesses with signs on Lakeshore Rd. W. and Peter St.

Please consider that when the Texaco property is developed along Lakeshore Rd. W. this area should be considered for expansion.

We note the Municipal Act 2001, Section 25 deals with boundary expansion and has streamlined and simplified the process.

Sincerely,



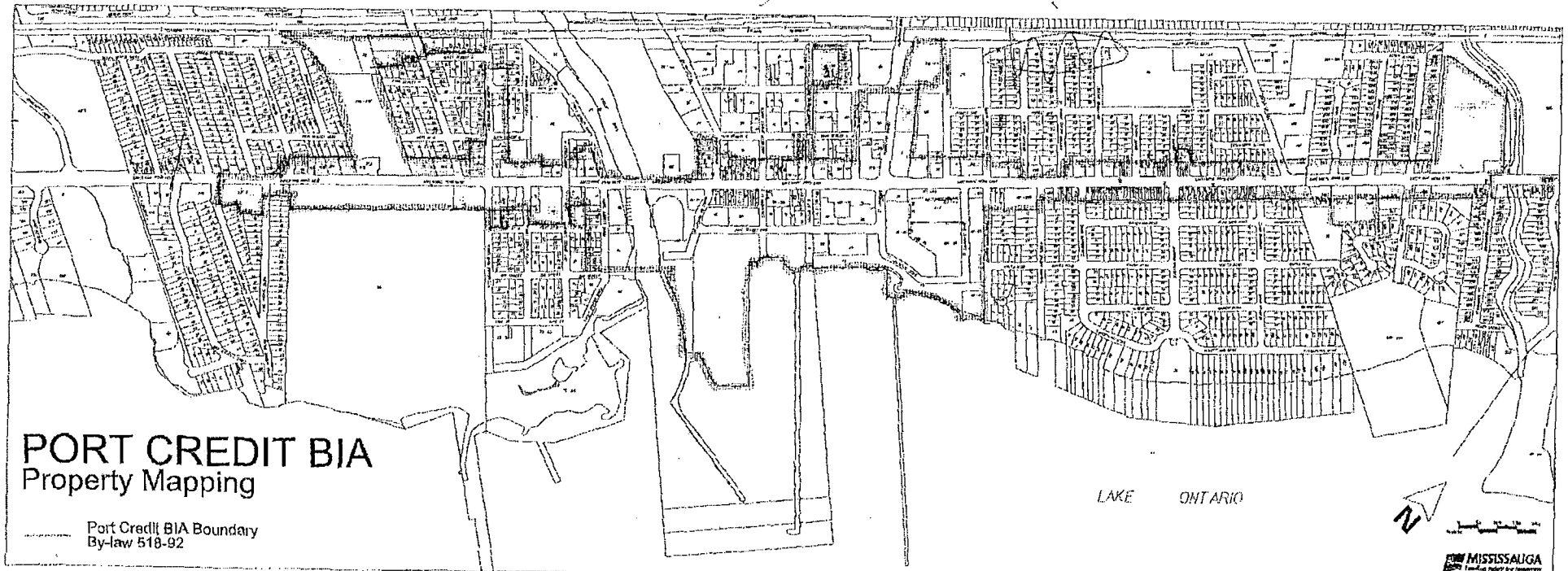
Ellen Timms
General Manager

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input checked="" type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	For <input type="checkbox"/> Appropriate Action <input type="checkbox"/> Information <input type="checkbox"/> Reply <input checked="" type="checkbox"/> Report

Cc: Jim Tovey, Councillor Ward One
 Ed Sajecki, Commissioner of Planning and Building
 Heather MacDonald, Director of Policy Planning
 Susan Tanabe, Manager Community Planning
 Crystal Greer, Director, Legislature Services & City Clerk

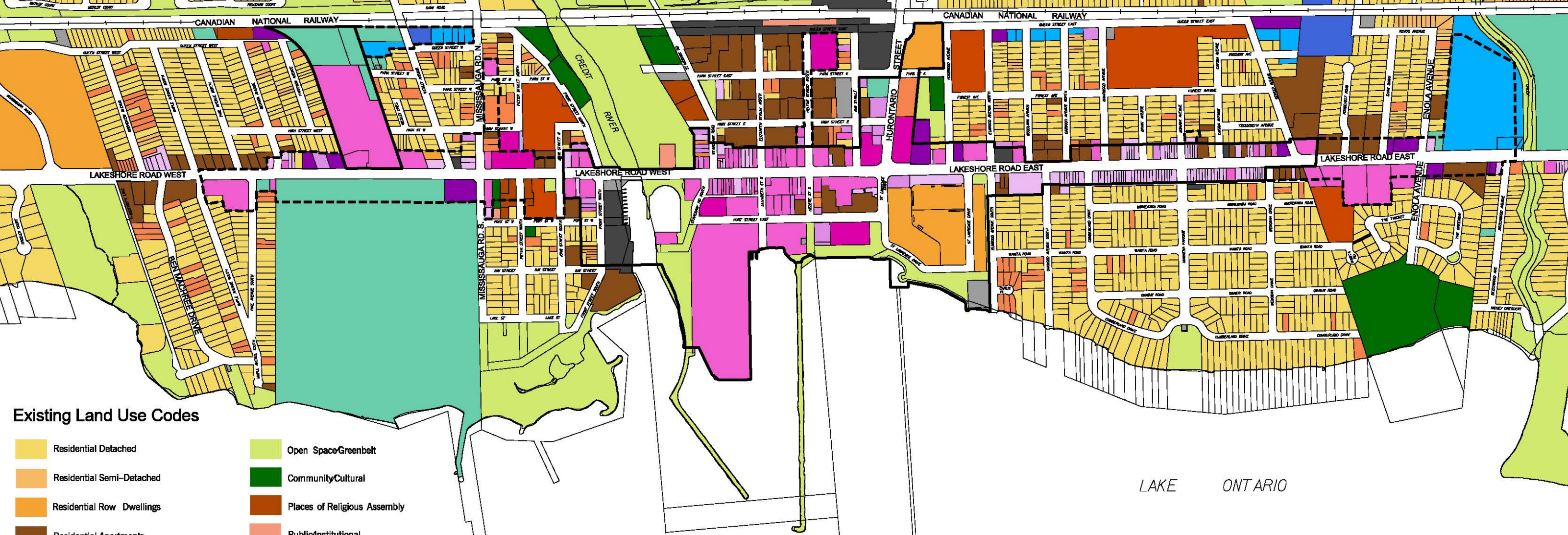
- Avalokiteshvara Kadampa Buddhist Centre
- Portlons School of Ballet
- Fitness by the Lake
- Warrens
- Prince Edward Montessori
- Impressions School of Art
- CM Conservatory of Music

Businesses located
at 44 Peter St



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Boundary Expansion Request
May 27, 2014.

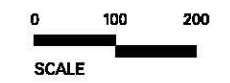
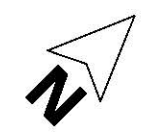


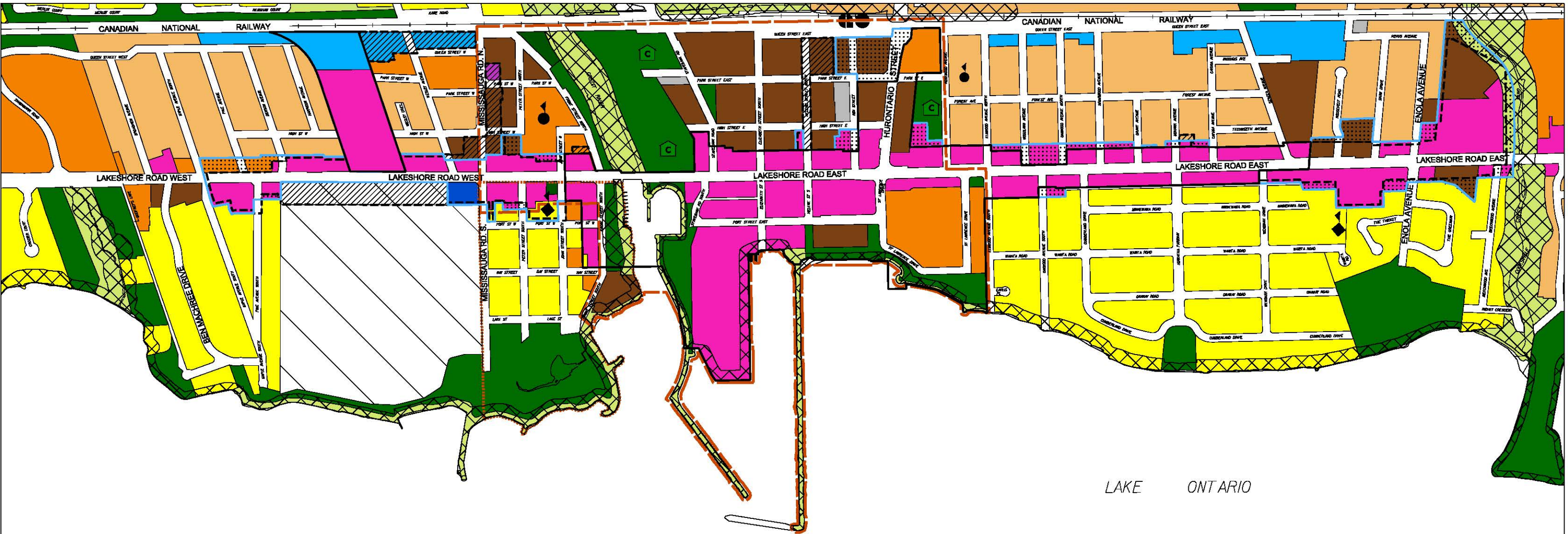
Existing Land Use Codes

- | | |
|--|------------------------------|
| Residential Detached | Open Space/Greenbelt |
| Residential Semi-Detached | Community/Cultural |
| Residential Row Dwellings | Places of Religious Assembly |
| Residential Apartments | Public/Institutional |
| Residential Other Multiples | School |
| General Retail Commercial | Transportation Right-of-Way |
| Automotive Service Commercial | Public or Municipal Parking |
| Other Retail | Utilities/Public Works |
| Mixed Residential Commercial (5 Storeys or more) | Walkways |
| Mixed Residential Commercial (less than 5 Storeys) | Farm |
| Office | Vacant |
| Industrial General | Other |
| Industrial and Commercial Multiples | Unknown |
| Industrial Heavy | |

- Existing Port Credit BIA Boundary (By-law 518-92)
- Proposed Port Credit BIA Boundary Expansion

Appendix 2:
Port Credit Business
Improvement Association-
Proposed
Port Credit BIA
Boundary Expansion





LAND USE DESIGNATIONS

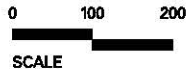
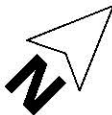
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core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

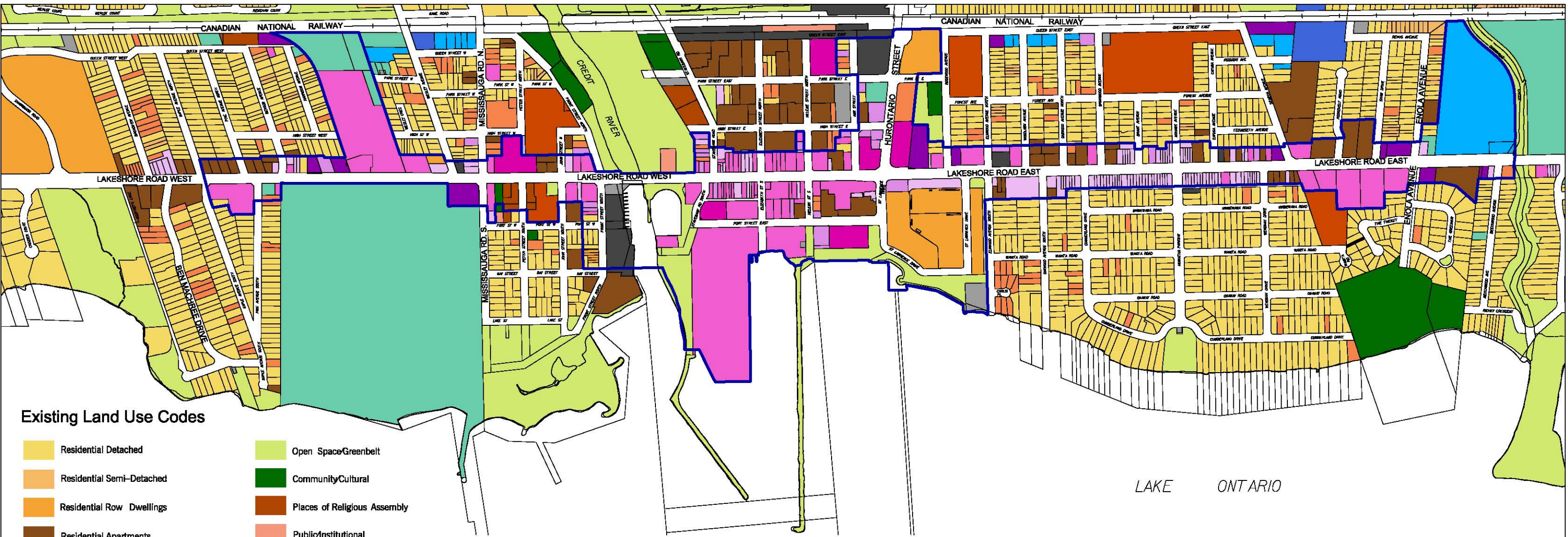
BASE MAP INFORMATION

- Heritage Conservation District
- Community Node Boundary
- Natural Hazards
- GO Rail Transit Station
- Public School
- Catholic School
- Community Facilities

- Existing Port Credit BIA Boundary (By-law 518-92)
- Proposed Port Credit BIA Boundary Expansion
- Recommended Port Credit BIA Boundary Expansion
- Properties Not Recommended for Expansion of the Port Credit BIA
- Additional Properties Recommended for Expansion of the Port Credit BIA

Appendix 3:
Port Credit BIA
Land Use Designations
Part of Schedule 10
Mississauga Official Plan





Existing Land Use Codes

- | | |
|--|------------------------------|
| Residential Detached | Open Space/Greenbelt |
| Residential Semi-Detached | Community/Cultural |
| Residential Row Dwellings | Places of Religious Assembly |
| Residential Apartments | Public/Institutional |
| Residential Other Multiples | School |
| General Retail Commercial | Transportation Right-of-Way |
| Automotive Service Commercial | Public or Municipal Parking |
| Other Retail | Utilities/Public Works |
| Mixed Residential Commercial (5 Storeys or more) | Walkways |
| Mixed Residential Commercial (less than 5 Storeys) | Farm |
| Office | Vacant |
| Industrial General | Other |
| Industrial and Commercial Multiples | Unknown |
| Industrial Heavy | |

Recommended Port Credit BIA Boundary Expansion

Appendix 4:
Recommended
Port Credit BIA
Boundary Expansion

