



## AGENDA

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THE CORPORATION OF THE CITY OF MISSISSAUGA

### PLANNING & DEVELOPMENT COMMITTEE

**MONDAY, FEBRUARY 2, 2015 - 7:00 P.M.**

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

#### Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3 <b>(Chair)</b>
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](mailto:mumtaz.alikhan@mississauga.ca)

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



## **PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 2, 2015**

**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 – 6<sup>th</sup> Floor  
Att: Development Assistant  
300 City Centre Drive, Mississauga, ON, L5B 3C1  
Or Email: [application.info@mississauga.ca](mailto:application.info@mississauga.ca)

### **CALL TO ORDER**

### **DECLARATIONS OF CONFLICT OF INTEREST**

### **APPROVAL OF PREVIOUS MINUTES**

Planning and Development Committee Meeting - January 12, 2015.

### **MATTERS TO BE CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended  
File: BL.03-SIG (2015)
2. **PUBLIC MEETING**  
Information Report on Official Plan Amendment and Rezoning Applications to permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building, 6719 Glen Erin Drive, northeast corner of Glen Erin Drive and Aquitaine Avenue  
Owner: Blackrock Aquitaine Limited  
Applicant: Dentons Canada LLP, **Bill 51**, (Ward 9)  
Files: OZ 14/002 W9
3. **PUBLIC MEETING**  
Information Report on Official Plan Amendment and Rezoning Applications to permit a 38 storey apartment building and a 9 storey apartment building, 89 to 95 Dundas Street West and 98 Agnes Street, northeast corner of Novar Road and Dundas Street West  
Owner: Gallery Developments Inc. and Town Cliff Development Corp.  
Applicant: MMM Group Limited, **Bill 51**, (Ward 7)  
File: OZ 10/014 W7

4. PUBLIC MEETING  
Information Report on City-initiated Official Plan Amendment and Rezoning to permit a new municipal works yard, 2385 Loreland Avenue, north of Queensway East, east of Dixie Road  
Owner/Applicant: City of Mississauga, **Bill 51**, (Ward 1)  
File: CD.21.LOR
5. Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, as amended, and Section 37 Community Benefits Report , 447, 453, 501, 505 Lakeshore Road East and 1021, 1027, 1077 Enola Avenue, north of Lakeshore Road East, east of Enola Avenue  
Owner: 501 Lakeshore Inc. (Trinity Development)  
Applicant: Korsiak & Company Ltd. (Ward 1)  
File: H-OZ 14/001 W1
6. Sheridan Park Corporate Centre – Draft Land Use Master Plan – Request for Comments (Ward 2)  
File: CD.10-SHE
7. Dundas Connects – The Dundas Corridor Master Plan  
File: CD.04-DUN

## ADJOURNMENT



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2015)

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**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

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

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**RECOMMENDATIONS:** That the report dated January 13, 2015 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eight (8) Sign Variance Applications described in Appendices 1 to 8, be adopted in accordance with the following;

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

- (a) Sign Variance Application 14-00402  
Ward 5  
The Great Punjab Business Centre  
2960 Drew Rd.

To permit the following:

- (i) Sixty five (65) fascia signs erected on the second storey of the building.

- (b) Sign Variance Application 14-00403  
Ward 5  
The Great Punjab Business Centre  
2970 Drew Rd.

To permit the following:



- (i) Twenty (20) fascia signs erected on the second storey of the building.

- (c) Sign Variance Application 14-00401  
Ward 5  
The Great Punjab Business Centre  
2980 Drew Rd.

To permit the following:

- (i) Sixty five (65) fascia signs erected on the second storey of the building.

- (d) Sign Variance Application 14-02831  
Ward 5  
FDS Broker Services  
160 Traders Blvd. E.

To permit the following:

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

- (e) Sign Variance Application 13-07173  
Ward 6  
Pharmasave  
1151 Dundas St. W.

To permit the following:

- (i) Three (3) fascia signs not attached to an exterior wall forming part of the unit occupied by the business.
- (ii) Two (2) fascia signs located on the rear elevation of the building, approximately 42.5m (139.4 ft.) from a residential use.

- (f) Sign Variance Application 14-03418  
Ward 9  
Farrow  
3255 Argentia Rd., Unit #102

To permit the following:

- (i) Two (2) additional fascia signs located on the north and west elevations of the building.

- (g) Sign Variance Application 14-03299  
Ward 9  
Cooper Construction  
7025 Langer Dr.

To permit the following:

- (i) Two (2) roof signs erected above the east and west entrances to the building.

- (h) Sign Variance Application 14-03564  
Ward 9  
Meadowvale – FCR Management Services LP  
6677 Meadowvale Town Centre Circle

To permit the following:

- (i) Two (2) additional ground signs less than 100m (328 ft.) apart, fronting Winston Churchill Blvd.

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

**COMMENTS:** The Planning and Building Department has received eight (8) Sign Variance Applications (see Appendices 1 to 8) 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.

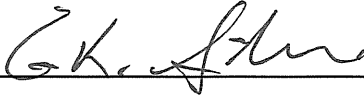
**FINANCIAL IMPACT:** Not applicable.

**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:**

- The Great Punjab Business Centre  
Appendix 1-1 to 1-5
- The Great Punjab Business Centre  
Appendix 2-1 to 2-5
- The Great Punjab Business Centre  
Appendix 3-1 to 3-7
- FDS Broker Services  
Appendix 4-1 to 4-5
- Pharmasave  
Appendix 5-1 to 5-7
- Farrow  
Appendix 6-1 to 6-8
- Cooper Construction  
Appendix 7-1 to 7-6

Meadowvale – FCR Management Services LP  
Appendix 8-1 to 8-8



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





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 14-00402

**RE:** The Great Punjab Business Centre  
 2960 Drew Road - Ward 5

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

<b>Section 13</b>	<b>Proposed</b>
A fascia sign shall not be erected above the upper limit of the first storey.	Sixty five (65) fascia signs erected on the second storey of the building.

**COMMENTS:**

This building is part of a business centre which has two other similar buildings.

The requested variance is to install 65 fascia signs on the second storey of the building. Of the 65 signs requested, 34 signs are located on the upper portion of the second storey providing identification for the second floor tenants, while the remaining 31 signs are located on the lower portion of the second storey, between the ground floor fascia and second storey windows, providing identification for the ground floor tenants.

The proposed signage is designed for the building façade and is consistent with other signage approved for this business centre. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



October 01, 2014

City Of Mississauga  
Planning & Building Department  
300 City Drive  
Mississauga, ON  
L5B 3C1

RE: Letter of Rationale - 2960 Drew Rd., Mississauga, ON, L4T 0S6

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We propose minor variance for fascia signs at second storey of buildings 2960 Drew rd (total signs- 65 ) which are extending the limits of sign by law.

Pls note these signs are within the concept of already approved signs.

Should you have any questions in this regard, pls do not hesitate to call the undersigned.

Yours Truly  
FirstService Residential  
Agent for and on behalf of PSCC 884

Mathew Azhikannickal  
Property Manager  
[mathew.azhikannickal@fsresidential.com](mailto:mathew.azhikannickal@fsresidential.com)

PSCC 884

Mississauga, Ontario

[www.ontario.fsrconnect.ca/PSCC 884](http://www.ontario.fsrconnect.ca/PSCC 884)

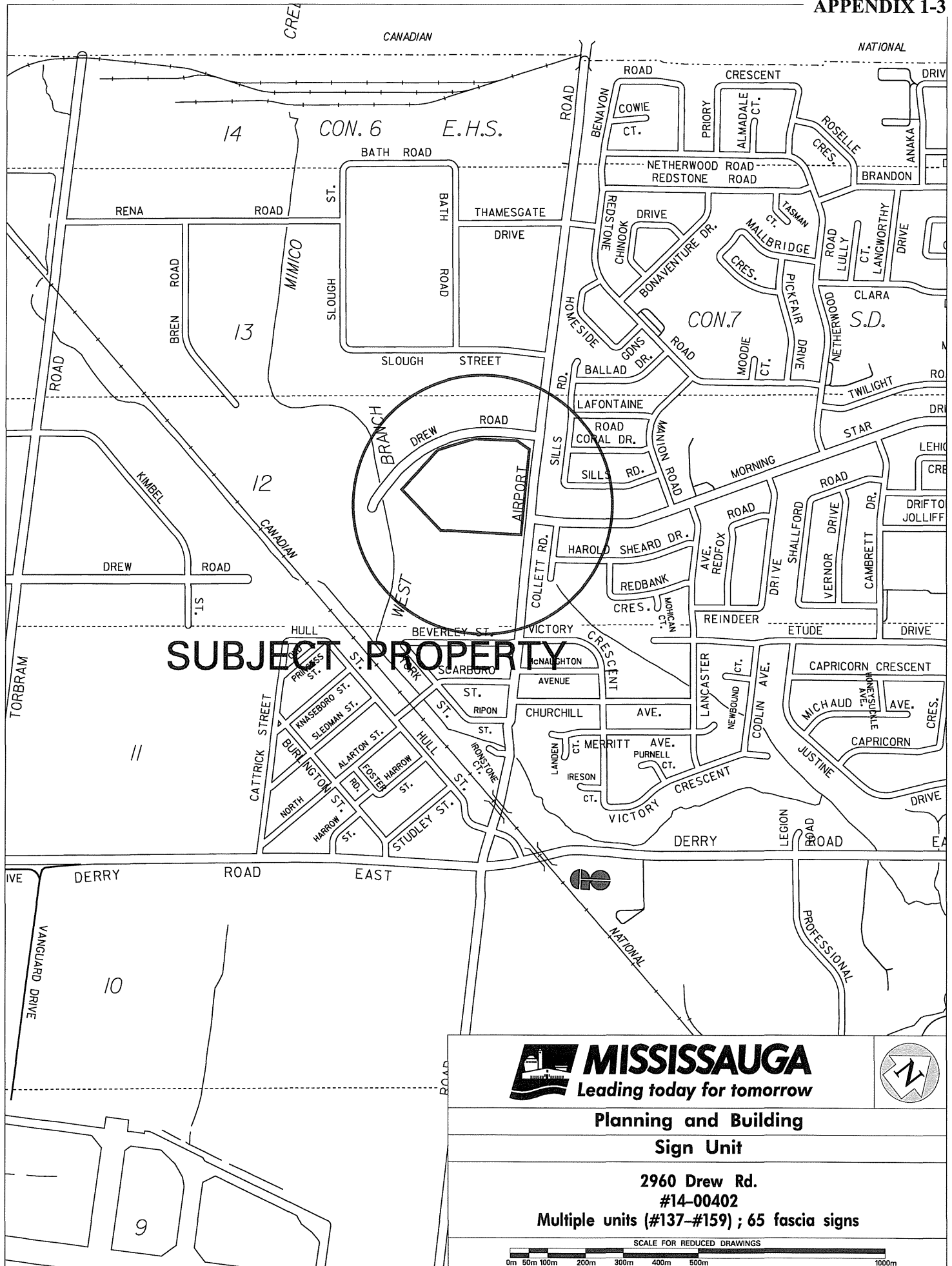


FirstService Residential | Ontario  
89 Skyway Avenue | Suite 200 | Toronto, ON M9W  
6R4

Tel 416.293.5900 | Fax 416.293.5904

[www.fsresidential.com](http://www.fsresidential.com)

Resident Care 1.855.244.8854



# Building C -22 Sign

(Variance for  
First Storey only)



DREW ROAD

Building A -22+16  
Total -38

(Variance for  
First Storey only)

permit issued

AREA OF PHARMACY = 188.10 MS.

NO: DATE: REVISION:  
ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR  
IN THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE  
REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT  
OF WORK. ALL DIMENSIONS, SPECIFICATIONS ETC PREPARED  
BY THE ARCHITECT ARE THE PROPERTY AND INSTRUMENTS OF  
SERVICE TO BE RETURNED AT HIS REQUEST.

RAJINDER  
CHAKU  
ARCHITECT  
I N C.  
70 Riverwood Dr., Brampton, Ontario L7Y 2Z4  
Tel: (416) 611-8117 Fax: (416) 611-8118 Email: rajinderchaku@shaw.ca

ARCOPE CONSULTING  
622 YONGE ST., TORONTO, ONTARIO M4W 3C1  
PROJECT MANAGEMENT

PROJECT:  
INTERIOR ALTERATI  
IN EXISTING BUILDING

LOCATION:  
2960, 2970, 2980 DREW F  
MISSISSAUGA, ON

DESIGN BY:  
JULY 04, 09

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

SITE PLAN  
(FOR REFERENCE ONLY)

1-9

APPENDIX 1-4

Building b-  
24+24+24+24  
Total -96



2 storey Building  
(Ground & First Storey)  
permit require for Ground &  
First Storey)

PLAN

2960 DREW ROAD

BLOCK 2

BUILDING #2960

2970 DREW ROAD

43R

20596

2980 DREW ROAD

BUILDING #2980

AIRPORT ROAD

BLOCK 5

UNIT 157

UNIT 158

UNIT 159

UNIT 160

UNIT 161

UNIT 162

UNIT 163

UNIT 164

UNIT 165

UNIT 166

UNIT 167

UNIT 168

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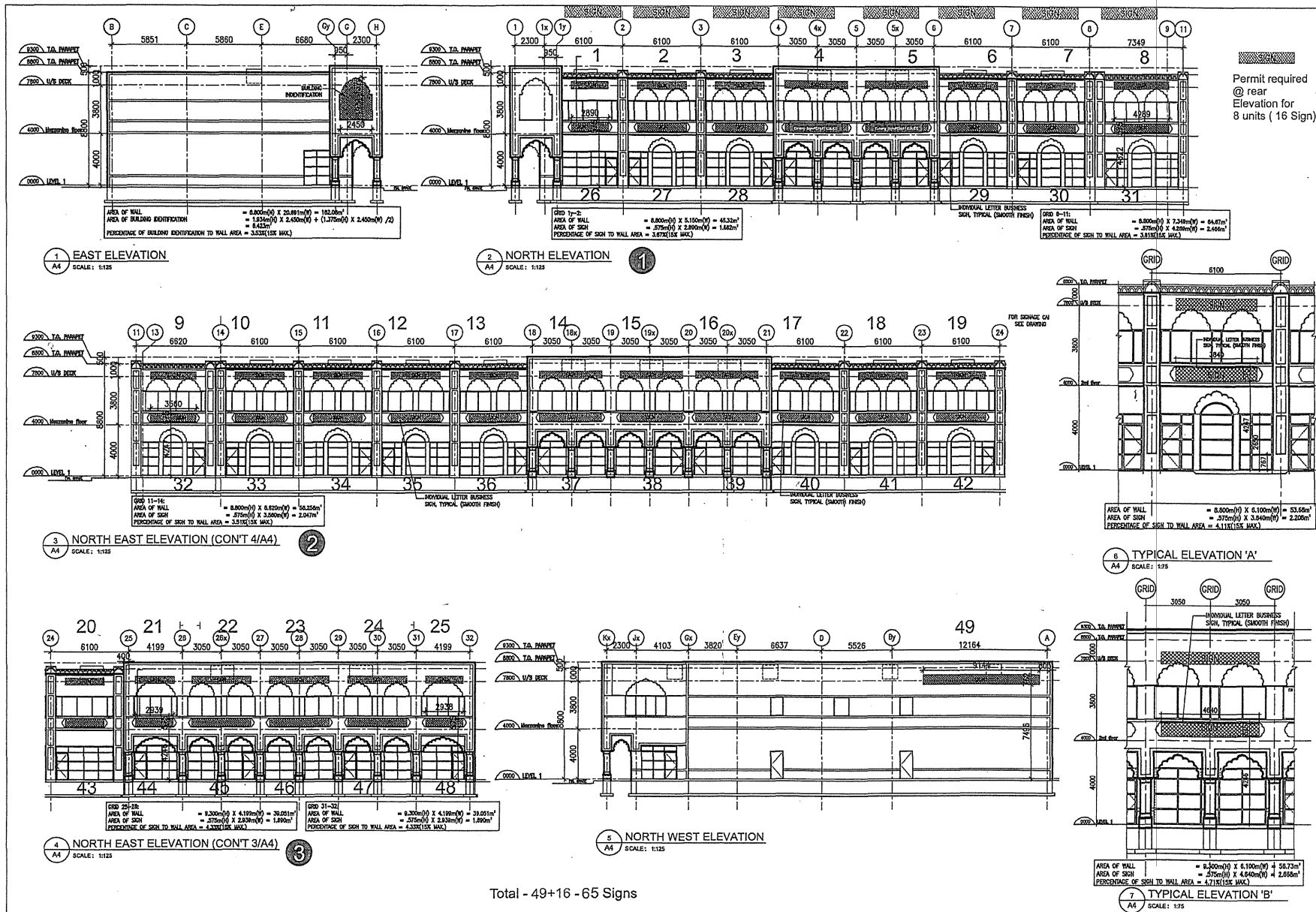
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NO.	DATE	BY	DESCRIPTION	REVISIONS
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3	10/10/2009	AS	AS NOTED	
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100	10/10/2009	AS	AS NOTED	



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 14-00403

**RE:** **The Great Punjab Business Centre**  
**2970 Drew Road - Ward 5**

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

<b>Section 13</b>	<b>Proposed</b>
A fascia sign shall not be erected above the upper limit of the first storey.	Twenty (20) fascia signs erected on the second storey of the building.

**COMMENTS:**

This building is part of a business centre which has two other similar buildings.

The requested variance is to install 20 fascia signs on the upper portion of the second storey providing identification for the second floor tenants.

The proposed signage is designed for the building façade and is consistent with other signage approved for this business centre. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



October 01, 2014

City Of Mississauga  
Planning & Building Department  
300 City Drive  
Mississauga, ON  
L5B 3C1

RE: Letter of Rationale - 2970 Drew Rd., Mississauga, ON, L4T 0S6

We propose minor variance for fascia signs at second storey of buildings 2970 Drew rd (total signs- 22 ) which are extending the limits of sign by law.

Pls note these signs are within the concept of already approved signs.

Should you have any questions in this regard, pls do not hesitate to call the undersigned.

Yours Truly  
FirstService Residential  
Agent for and on behalf of PSCC 884

Mathew Azhikannickal  
Property Manager  
[mathew.azhikannickal@fsresidential.com](mailto:mathew.azhikannickal@fsresidential.com)

PSCC 884

Mississauga, Ontario

[www.ontario.fsrconnect.ca/PSCC 884](http://www.ontario.fsrconnect.ca/PSCC 884)



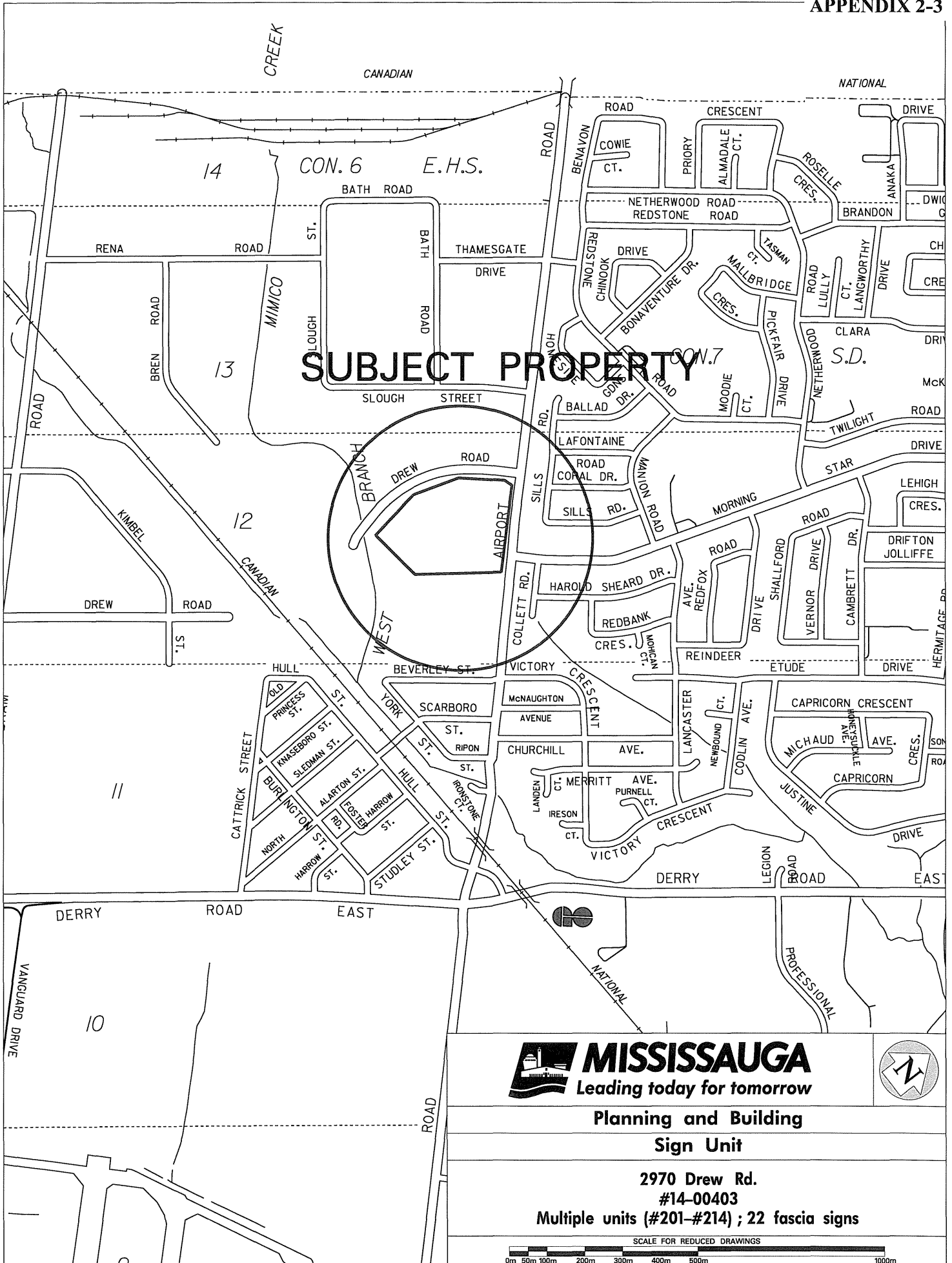
FirstService Residential | Ontario

89 Skyway Avenue | Suite 200 | Toronto, ON M9W  
6R4

Tel 416.293.5900 | Fax 416.293.5904

[www.fsresidential.com](http://www.fsresidential.com)

Resident Care 1.855.244.8854



(Variance for  
First Storey only)



DREW ROAD

Building A -22+16  
Total -38

(Variance for  
First Storey only)


 permit issued

AREA OF PHARMACY = 186.10 MS.

NO:	DATE:	REVISION:
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ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DIMENSIONS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE, TO BE RETAINED AT HIS OFFICE.

**RAJINDER  
CHAKU  
ARCHITECT  
INC.**

70 Ravenswood Dr., Brampton, Ontario L6Y 3Z4  
Tel: (416) 841-8010 Fax: (416) 840-3853 Email: [rsjinderchaks@yahoo.co.uk](mailto:rsjinderchaks@yahoo.co.uk)

**ARCOPE CONSULTING**  
820 YONGE ST., TORONTO, ONTARIO M4W 3G1  
PROJECT MANAGEMENT

## PROJECT

PROJECT DATA	LOCATION	2960, 2970, 2980 DREW RD MISSISSAUGA, ON
	ISSUED BY	
	PLAT DATE	JULY 04, 09
	SCALE	3/8"=1'-0"

**SITE PLAN**  
(FOR REFERENCE ONLY)

SP1

Building b-  
24+24+24+24  
Total -96



2 storey Building  
(Ground & First Storey)  
permit require for Ground &  
First Storey)

## PLAN

BLOCK 2

2790 DREW ROAD

4.3R

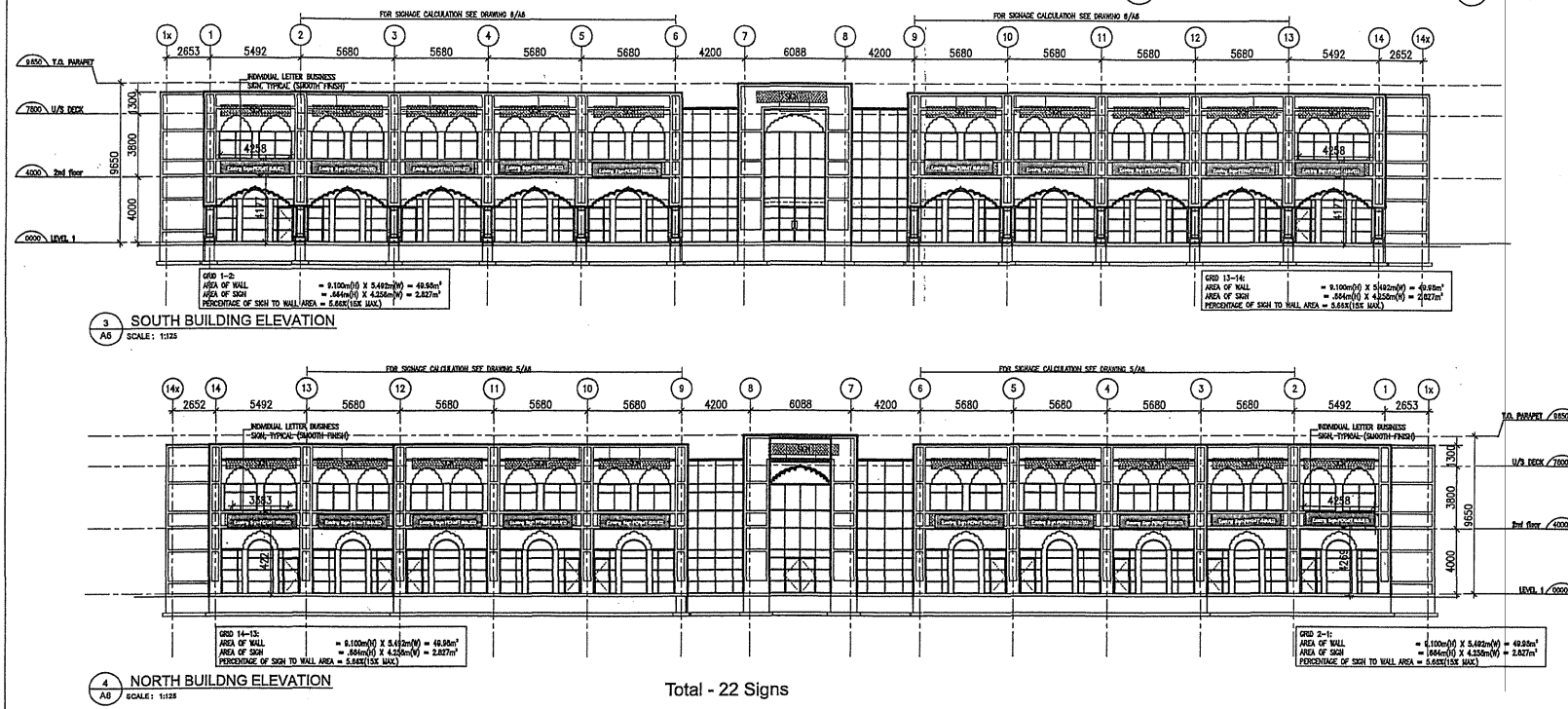
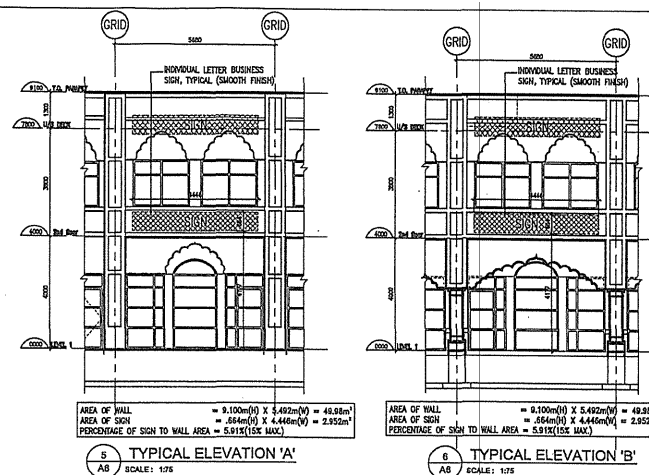
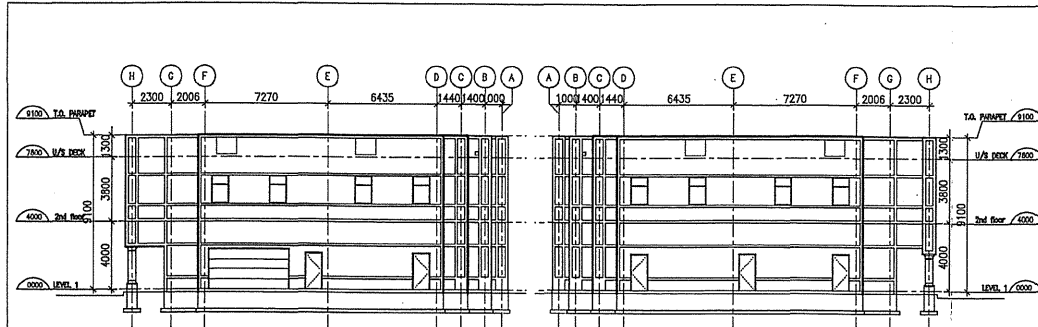
20596

BUILDING  
#2960

239	237	235
BUILDING		
# 2980		

AIRPORT ROAD

BLOCK 5



Total - 22 Signs

NO.	DATE	BY	DESCRIPTION
1			
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ARCHITECT  
Martin Brannon Architect Inc.  
181 Blandford Avenue  
Toronto, Ontario M6J 2P6  
Tel: 416 764 5914  
Fax: 416 764 7760  
mbrannon@brannonarchitect.com

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mbrannon@brannonarchitect.com

PROJECT  
The Great Punjab  
Business Centre  
2870 Drew Road  
Mississauga, Ontario

SHEET TITLE  
BUILDING C  
ELEVATIONS  
DRAWN BY  
B.T.  
CHECKED BY  
F.B.  
SCALE  
AS NOTED  
DATE  
FEB. 2009  
PROJECT NO.  
FLAT DATE  
DRAWING NO.  
A-6



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 14-00401

**RE: The Great Punjab Business Centre**  
**2980 Drew Road - Ward 5**

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

<b>Section 13</b>	<b>Proposed</b>
A fascia sign shall not be erected above the upper limit of the first storey.	Sixty five (65) fascia signs erected on the second storey of the building.

**COMMENTS:**

This building is part of a business centre which has two other similar buildings.

The requested variance is to install 65 fascia signs on the second storey of the building. Of the 65 signs requested, 51 signs are located on the upper portion of the second storey providing identification for the second floor tenants, while the remaining 14 signs are located on the lower portion of the second storey, between the ground floor fascia and second storey windows, providing identification for the ground floor tenants.

The proposed signage is designed for the building façade and is consistent with other signage approved for this business centre. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



October 01, 2014

City Of Mississauga  
Planning & Building Department  
300 City Drive  
Mississauga, ON  
L5B 3C1

RE: Letter of Rationale - 2980 Drew Rd., Mississauga, ON, L4T 0S6


---

We propose minor variance for fascia signs at second storey of buildings 2980 Drew rd (total signs- 65 ) which are extending the limits of sign by law.

Pls note these signs are within the concept of already approved signs.

Should you have any questions in this regard, pls do not hesitate to call the undersigned.

Yours Truly  
FirstService Residential  
Agent for and on behalf of PSCC 884

  
Mathew Azhikannickal  
Property Manager  
[mathew.azhikannickal@fsresidential.com](mailto:mathew.azhikannickal@fsresidential.com)

PSCC 884

Mississauga, Ontario

[www.ontario.fsrconnect.ca/PSCC 884](http://www.ontario.fsrconnect.ca/PSCC_884)



FirstService Residential | Ontario

89 Skyway Avenue | Suite 200 | Toronto, ON M9W  
6R4

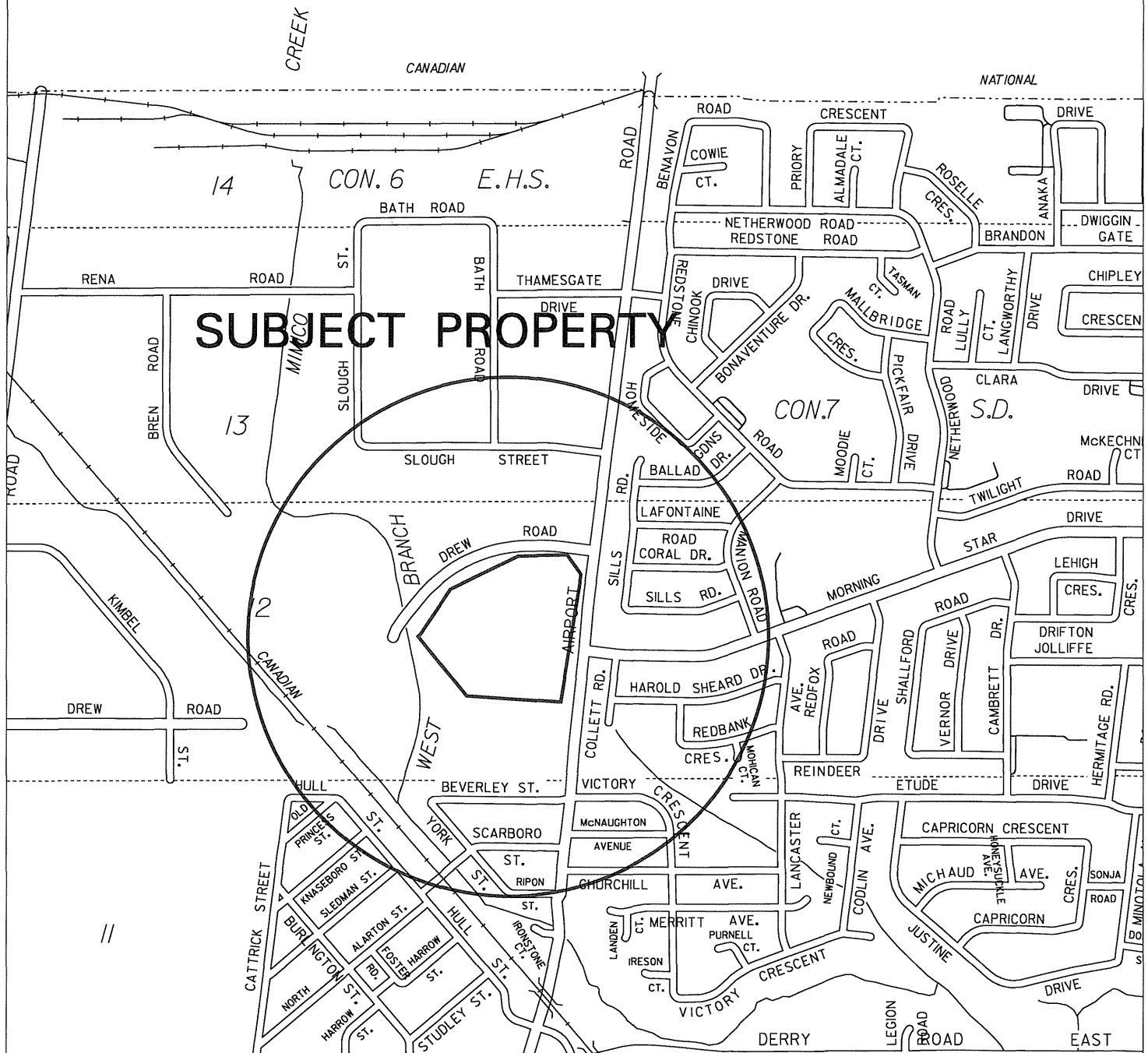
Tel 416.293.5900 | Fax 416.293.5904

[www.fsresidential.com](http://www.fsresidential.com)

Resident Care 1.855.244.8854



CITY OF BRAMPTON

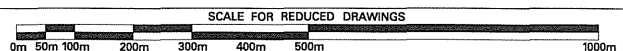


**MISSISSAUGA**  
Leading today for tomorrow



**Planning and Building  
Sign Unit**

**2980 Drew Rd.  
#14-00401  
Multiple units (#215-#246) ; 31 fascia signs**



(Variance for Second Storey only)

Building A  
Total -65

2 Storey Building  
Ground & Second Storey-  
Permit required for Ground &  
Second Storey


 permit issued

AREA OF PHARMACY = 188.10 MS.

NO:	DATE:	REVISION:
-----	-------	-----------

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS SERVICE TO BE RETAINED AT HIS RESIDENCE.

**RAJINDER  
CHAKU  
ARCHITECT  
INC.**

75 Kavanagh Dr., Sudbury, Ontario L6Y 2Z4  
Tel: (519) 641-8030 Fax: (519) 640-3823 Email: [info@nlsjls.com](mailto:info@nlsjls.com)

**ARCOPE CONSULTING**  
622 TORONTO ST., TORONTO, ONTARIO M4W 3C  
PROJECT MANAGEMENT

## INTERIOR ALTERATION IN EXISTING BUILDING

2950, 2970, 2980 DREW ROAD MISSISSAUGA, ON
---

PLAN DATE	JULY 04, 09
SCALE	3/8"=1'-0"

**SITE PLAN**  
(FOR REFERENCE ONLY)

SP

Building b-  
49+16  
Total -65

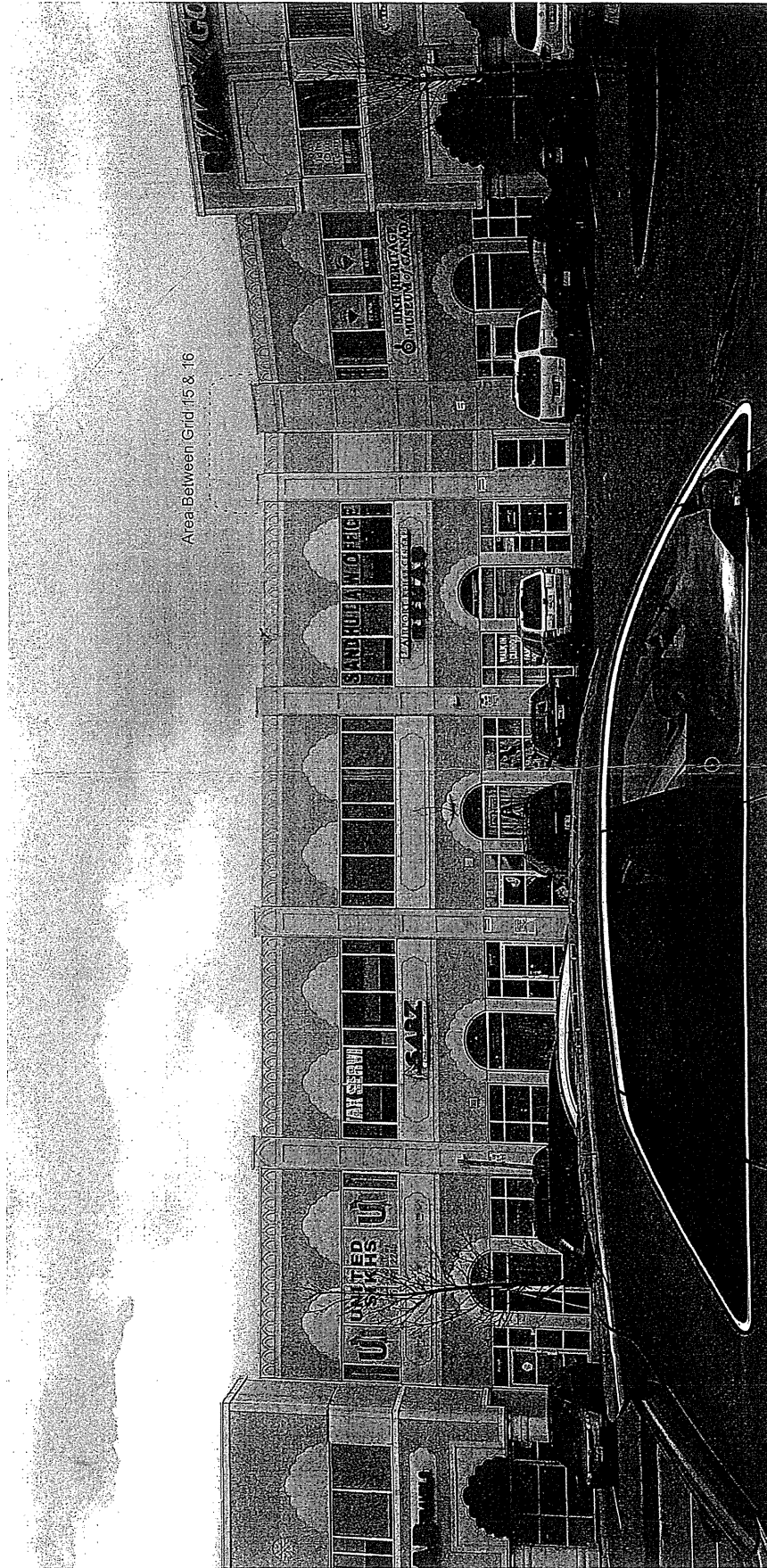
**2 Storey Building  
Ground & Second Storey-  
Permit required for Ground &  
Second Storey**

**1 - 19**

## APPENDIX 3-4









**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 14-02831

**RE: FDS Broker Services**  
**160 Traders Blvd. E. - Ward 5**

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

<b>Section 17</b>	<b>Proposed</b>
A fascia sign shall not be erected above the upper limit of the first storey.	One (1) fascia sign erected on the second storey of the building.

**COMMENTS:**

The fascia sign is to be 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, a fascia sign 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 has no objections.



**Letter of Rationale**  
*FDS Signage on 160 Traders Blvd*

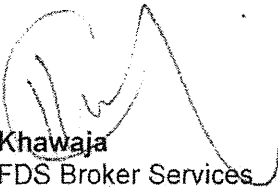
FDS Broker Services is a mortgage brokerage and real estate investment company with 35 full time employees, located in Mississauga for the last 4 years. We are applying to have a sign placed on the building in which we do business. Clients and agents come to the office daily to sign paper work and view presentations. It is a two-storey building amongst many other buildings in the area and guests has trouble finding us.

**Points to consider:**

1. There is an existing sign on the opposite side of the building "AMEC", in the same location in which our sign will be placed – 2<sup>nd</sup> floor corner.
2. "Georgian" had a sign previously in the same location where our sign will go. The electrical connections still exist, as do the mounting holes.
3. The sign will be located above our CEO's corner office on the 2<sup>nd</sup> floor.
4. The area in which our building is located is highly industrial and commercial, with no residential housing in eye line of our sign.

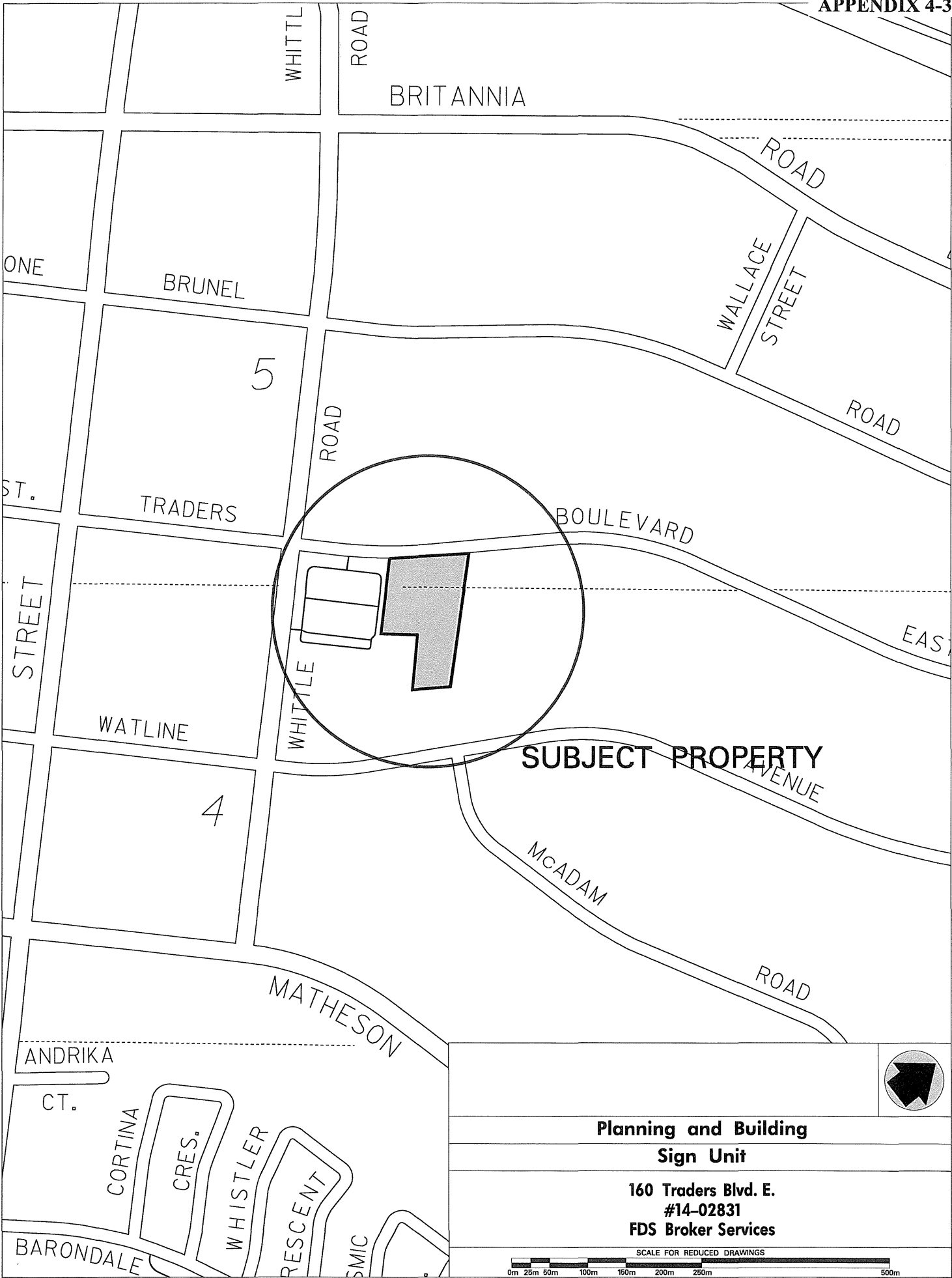
We have enclosed photos showing the previous sign, the sign on the opposite side of the building, plus a view from our office, which shows the area in which our office is located.

Should you require any further information, please feel free to contact me anytime.



**Zafar Khawaja**  
CEO, FDS Broker Services  
905-566-4420 x222  
zafar@fdsbroker.com

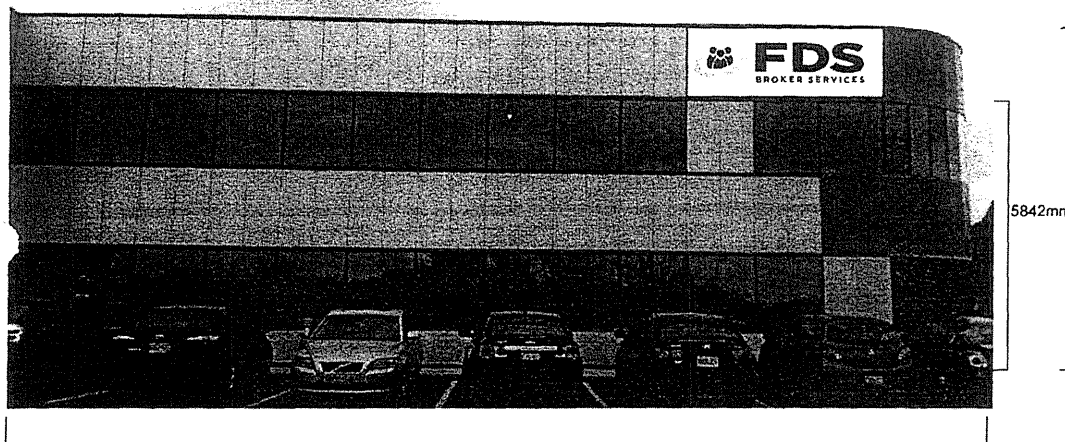








**Project Name:** FDS Broker service **Location:** 160 Traders Blvd. East, Suite 202 **Date:** August 26th, 2014



19812mm

5842mm

50.8mm close cabinet

7620mm

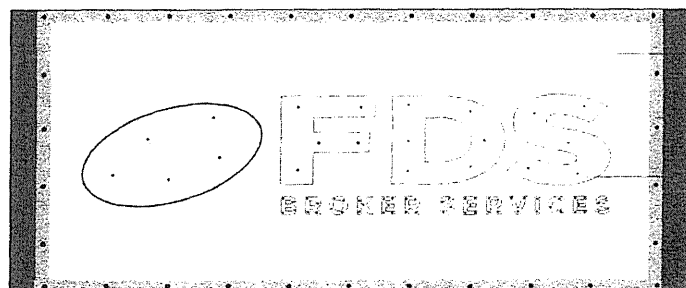


**Estimated Weight:** 188 lb = 85 kilograms  
**Backer:** 140 lb, Angles: 30 lb, Letters: 18 lbs  
 64K. 14K 8K.  
 Facade = 19812mm x 7620mm = 150.5 m<sup>2</sup>  
 Sign = 4495.8mm x 1625.6mm = 7.2 m<sup>2</sup>  
 Sign coverage = less than 5%

### SIGNAGE DESCRIPTION

**3D INDIVIDUAL ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKER PANEL**  
 127mm DEEP INDIVIDUAL CHANNEL LETTERS PIN-MOUNTED WITH 25.4mm SPACERS ON 6.35mm ALUMINUM PANEL (power coat painted to match existing siding colour). LETTERS MOUNTED INTO BACKER PANEL USING 4.7mm x 114.3mm THREADED METAL STUD WITH WASHERS AND NUTS ON BOTH ENDS (min. 5 per letter)

4495.8mm x 1625.6mm x 3.175mm Aluminum panel BACKER ATTACHED TO 4495mm x 50.8mm x 58.8mm "L" SHAPED METAL BRACKETS (ALL AROUND) AND SCREWED INTO CONCRETE BLOCKS EVERY 609.6 mm USING 50.8mm GALVANISED BOLTS SECURED WITH ANCHORS AND SILICONE.

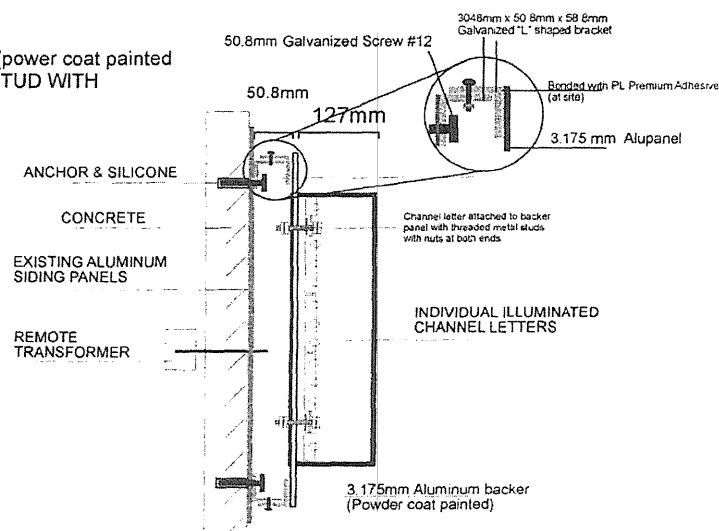


3.175mm Aluminum backer

4495.8 mm x 50.8mm x 58.8mm  
 Galvanized "L" shaped bracket (top, bottom and sides)

ILLUMINATED CHANNEL LETTERS

EXISTING ALUMINUM  
 SIDING PANELS





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 13-07173

**RE: Pharmasave**  
**1151 Dundas Street West - Ward 6**

**The applicant requests the following variances to sections 4 and 13 of Sign By-law 0054-2002, as amended.**

<b>Section 4</b>	<b>Proposed</b>
A fascia shall be attached to an exterior wall forming part of the unit occupied by the business.	Three (3) fascia signs not attached to an exterior wall forming part of the unit occupied by the business.
<b>Section 13</b>	<b>Proposed</b>
Fascia signs permitted on the rear elevation of a building cannot face a residential use within 100 m (328 ft.).	Two (2) fascia signs located on rear elevation of the building, approximately 42.5m (139.44 ft.) from a residential use.

**COMMENTS:**

The design and placement of the proposed fascia signs are consistent with other signage which has been approved for this property. Therefore, the Planning and Building Department finds the proposed signage acceptable from a design perspective.

# Paula Dale Limited

C/o Westdale Mall Management

---

1151 Dundas Street West, Mississauga, Ontario, L5C 1C6, Tel: 905-270-0330, Fax: 905-270-5500

October 17, 2014

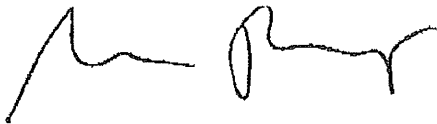
City of Mississauga  
Building Division  
300 City Centre Drive  
Mississauga ON L5C 3C1

## Re: Pharmasave Application for Variance

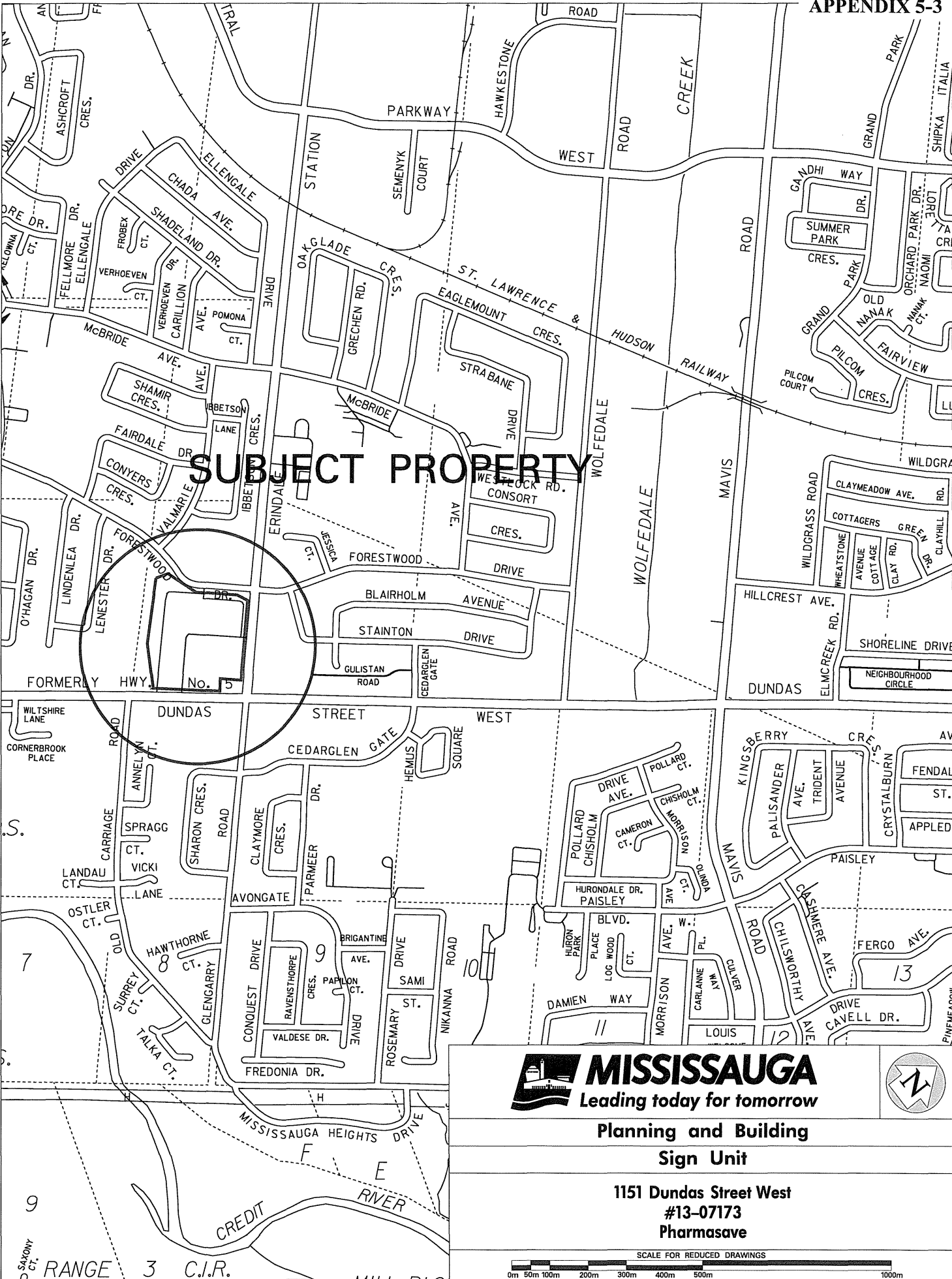
This letter serves to confirm that Paula Dale Limited, the owning and managing company of Westdale Mall, supports the variance application submitted by Pharmasave for an exterior fascia sign in consideration of the following:

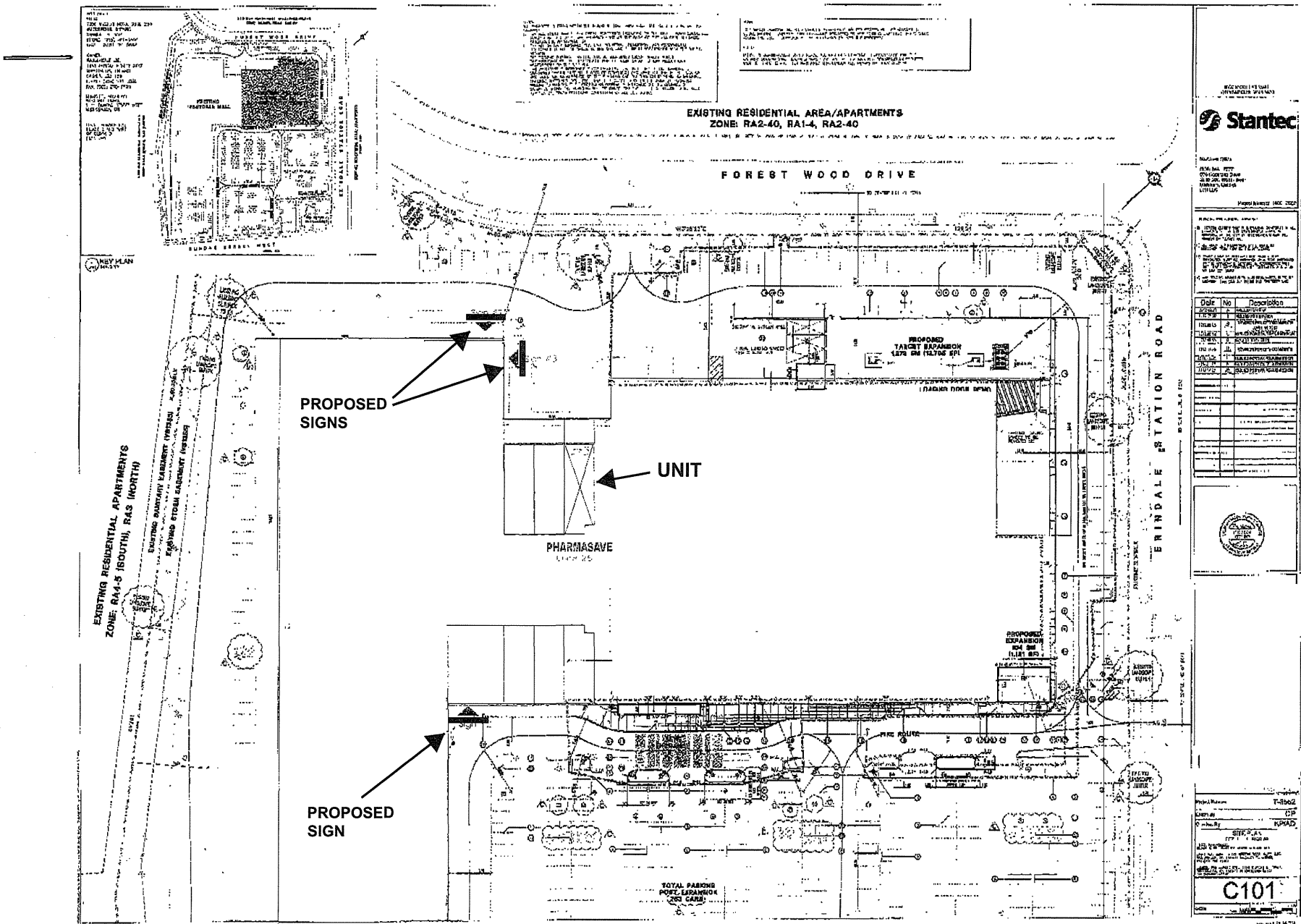
- Drawing attention to the presence of Pharmasave in the mall.
- Having a sign serves as a 24 hours a day advertising tool
- Supporting and promoting Pharmasave as a Canadian business.
- Customers are more likely to purchase from a business they have already heard of, so a sign can help plant the seed for future sales.

Sincerely

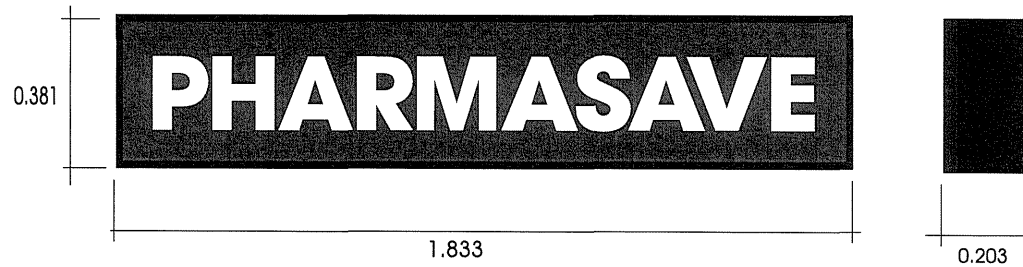


Anna Prokop  
General Manager





Illuminated Sign Box

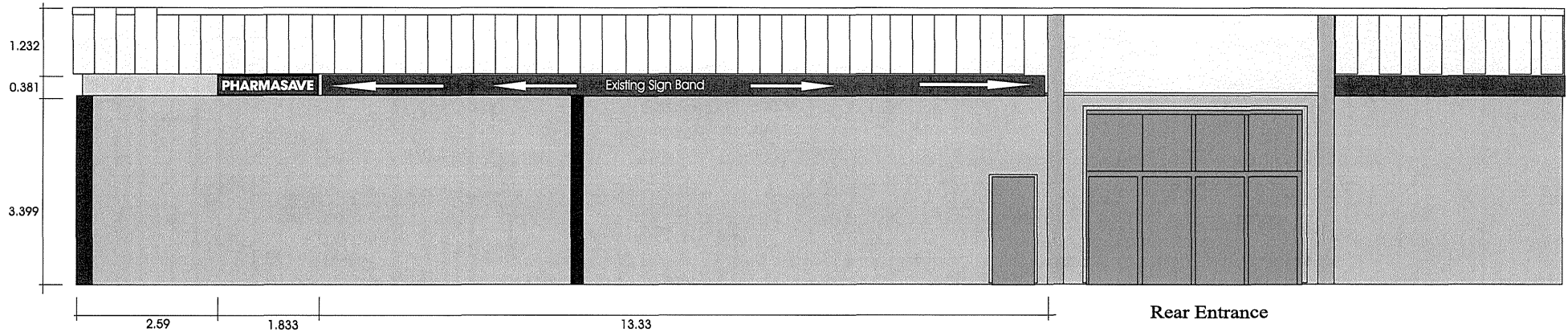


Sign Area: 0.698 m.sq.


Sign Weight: 24 kg

- 15" hgt x 6'-0" Sign Box
- illuminated
- White white 3/16" acrylic face
- Allanson 120 volt ballast / tube lamps
- Aluminum sign box and frame ./ painted black
- Regal Red
- 2mil vinyl background
- PHARMASAVE logo
- Acrylic white text

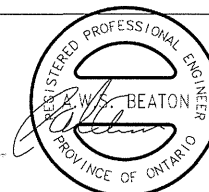
Rear Mall Elevation



1 - 32

<b>METRO SIGNS &amp; GRAPHICS</b>  40 Bradwick Dr. #16 Concord, L4K-1K9 Tel: 905-532-1490	<b>Client:</b> PHARMASAVE		SCALE: <i>Dimensions in meters</i>
	<b>Address:</b> Westdale Mall 1151 Dundas St West Mississauga		DATE: April. 10, 2014
	<b>Sales Contact:</b> Richard		
			DWG- 1002

NORTH  
ENTRANCE



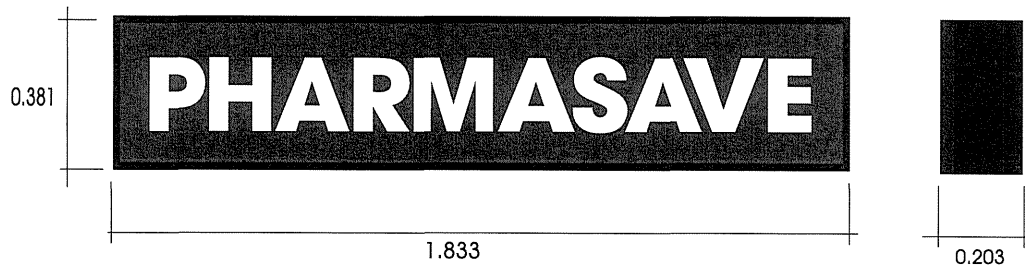
MAY 13, 2014

APPENDIX 5-5



MAY 13, 2014

*Illuminated Sign Box*



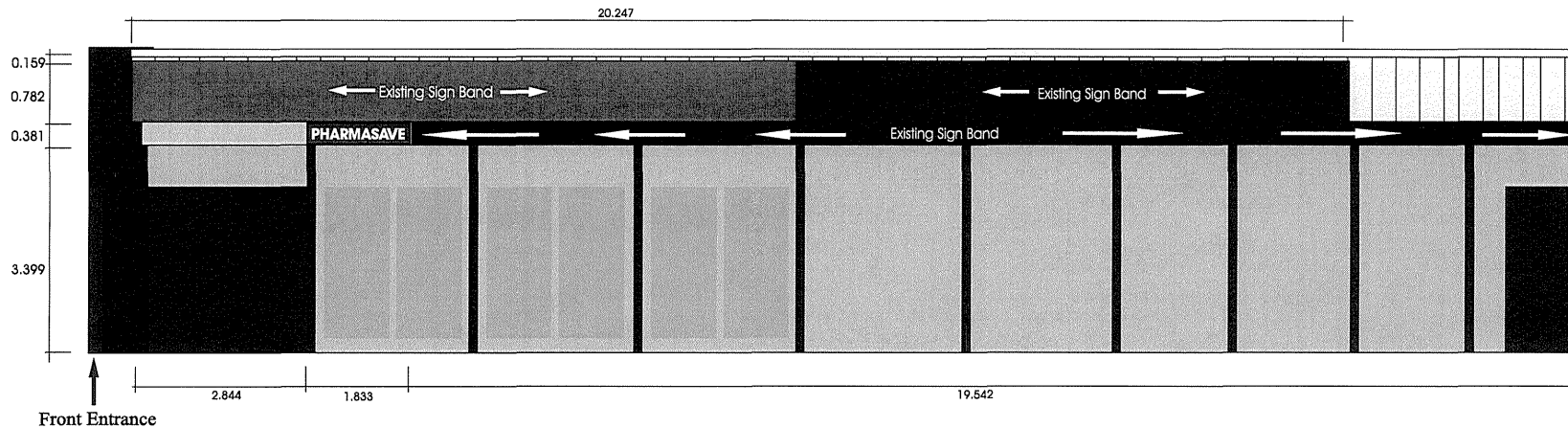
Sign Area: 0.698 m.sq.

Sign Weight: 24 kg

- 15" hgt x 6'-0" Sign Box
- illuminated
- White white 3/16" acrylic face
- Allanson 120 volt ballast / tube lamps
- Aluminum sign box and frame / painted black
- Regal Red
- 2mil vinyl background
- PHARMASAVE logo
- Acrylic white text

1 - 33

*Front Mall Entrance Elevation*



Front Entrance



40 Bradwick Dr. #16 Concord, L4K-1K9 Tel: 905-532-1490

Client: **PHARMASAVE**

Address: Westdale Mall 1151 Dundas St West Mississauga

Sales Contact: Richard

SCALE: *Dimensions in meters*

DATE: April 10, 2014

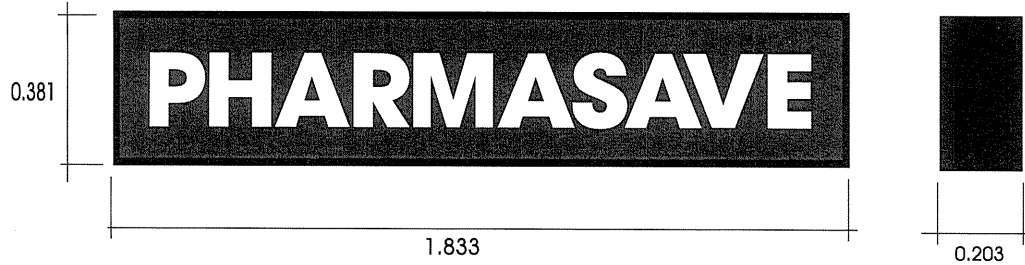
DWG- 1007

**SOUTH  
ELEVATION**

**APPENDIX 5-6**



*Illuminated Sign Box*

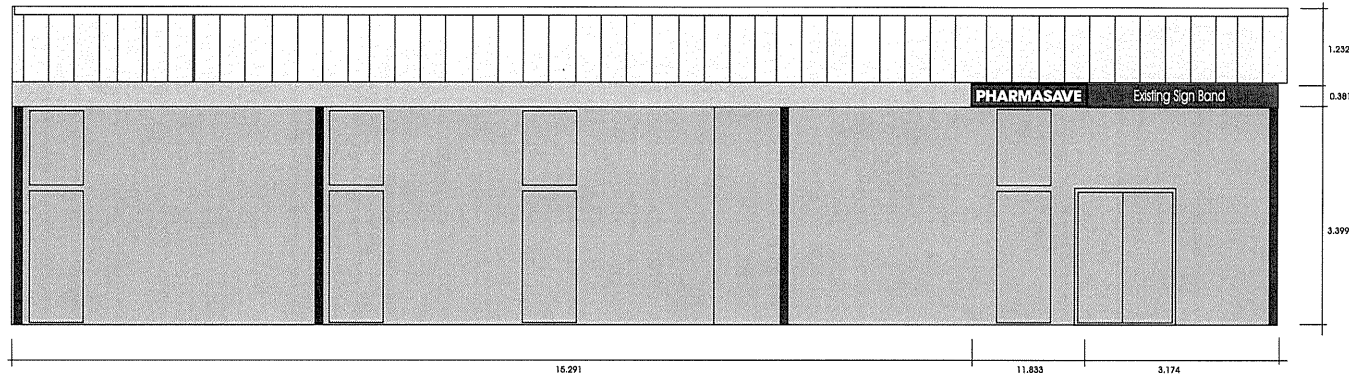


- 15" hgt x 6'-0" Sign Box
- illuminated
- White white 3/16" acrylic face
- Allanson 120 volt ballast / tube lamps
- Aluminum sign box and frame / painted black
- Regal Red
- 2mil vinyl background
- PHARMASAVE logo
- Acrylic white text


Sign Area: 0.698 m.sq.

Sign Weight: 24 kg

*Rear / Side Mail Entrance Elevation*



MAY 13, 2014

<b>METRO SIGNS &amp; GRAPHICS</b>  40 Bradwick Dr. #16 Concord, L4K-1K9 Tel: 905-532-1490	<b>Client:</b> PHARMASAVE		SCALE: <i>Dimensions in meters</i>
	<b>Address:</b> Westdale Mall 1151 Dundas St West Mississauga		DATE: April. 10, 2014
	<b>Sales Contat:</b> Richard		
			DWG- 1001

**NORTH EAST  
ELEVATION**



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 14-03418

**RE: Farrow**  
**3255 Argentia Road, Unit #102 - Ward 9**

---

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

<b>Section 13</b>	<b>Proposed</b>
One (1) fascia sign permitted per occupancy.	Two (2) additional fascia signs located on the north and west elevations of the building.

**COMMENTS:**

The proposed fascia signs are to be located one on the north side facing parking and Tenth Line West, and one on the west side facing a driveway and truck parking. There is an existing sign on the east side. The tenant occupies the majority of this large warehouse building and the signs are proportionally small on each elevation. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



20 Glebe Street  
Cambridge, Ontario  
N1S 2P1  
Tel. 519 654-7446  
[www.654sign.com](http://www.654sign.com)

Letter of Rationale - Additional Signs on a Building  
3255 Argentia Road Mississauga, Ontario

Dear Variance Committee Members,

I am writing this letter on behalf of my client, Mr. Rick Farrow of R.A. Farrow. His company has been conducting business for over 100 years, employing 800 plus people and now 40 at this Mississauga location.

This new location at Argentia Rd., Mississauga, was selected based on its great location and vast size. It sits at the crossroads of hwy 407 and 401, with clear line of site to both respective traffics. The building has 379,000 square feet of floor space, and 27 roll-up dock doors. Equally impressive is the fact that this building has 97,000 square feet of actual wall space.

This particular Building is extremely large, and we are simply requesting a sign on three of the visible sides. We are only asking for our actual name identity, not advertising or billboard type messages. Our sign package on each side, is less than 200 square feet, which is approximately only 0.6 % of the actual building frontage.

These new signs we are requesting will help our customers, and their drivers, find us with greater ease, as well as advertise our business to new customers. We took great care in picking this location for this reason. We believe our investment in these new signs will help to secure our future here in Mississauga.

The location and signage was very important to the decision to locate here. Farrow is new to logistics, and wanted to build a showcase facility, in a great location, with lots of exposure, ensuring that the expected 40 to 60 trucks daily, each coming from different locations throughout Canada and the U.S., will easily find our Mississauga facility.

Thank you for your consideration of this request.

Tim Coverett  
654 Sign Inc.  
(519 654-7446  
[www.654sign.com](http://www.654sign.com)



14

13

CREEK

H

H

CON. 10 N.S.

CON. 11 N.S.

ARGENTIA ROAD

ARGENTIA ROAD

CHURCHILL BLVD.

WINSTON

ST. LAWRENCE & DOVERWOOD

SUBJECT PROPERTY

WALNUT

APRICOT CACTUS

GATE

CIRCLE

DOVERWOOD DR.

INNISDALE

JAYSNEST RD.

DAVENMARK CT.

BAYBERRY

CL. DRIVE

SHADETREE

PEBBLEWOOD

DALEHURST DRIVE

TRADEWIND

JOLIETTE

WINDRUSH COURT

RAINWATER

SEABREEZE

WINDBREAK CT.

STRATA

CROSS CURRENT DR.

GULFSTREAM

HUDSON

RAILWAY

WATERGROVE RD.

RAINDANCE

CRES.

LOWVILLE

HTS.

BRUZAN CRES.

HUNTERS

BRUZAN CRES.

GLEN

SCOTCH PINE

ROAD

SNOWBALL

SPHERE

TERRACE

WILD CHERRY

WALNUT TRAIL

TRUMP

LANE

BLVD.

SCOTCH PINE

GATE

FAIRMEADOW CRES.

DEANLEE CT.

OAKMOUNT

CHATHAM CT.

REDPATH CIRCLE

LOWVILLE HTS.

WATERGROVE RD.

BRUZAN CRES.

HUNTERS

BRUZAN CRES.

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FAIRMEADOW CRES.

DEANLEE CT.

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CHATHAM CT.

REDPATH CIRCLE

LOWVILLE HTS.

WATERGROVE RD.

BRUZAN CRES.

HUNTERS

BRUZAN CRES.

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SCOTCH PINE

ROAD

SNOWBALL

SPHERE

TERRACE

WILD CHERRY

WALNUT TRAIL

TRUMP

LANE

BLVD.

SCOTCH PINE

GATE

FAIRMEADOW CRES.

DEANLEE CT.

OAKMOUNT

CHATHAM CT.

REDPATH CIRCLE

LOWVILLE HTS.

WATERGROVE RD.

BRUZAN CRES.

HUNTERS

BRUZAN CRES.

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SCOTCH PINE

ROAD

SNOWBALL

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TERRACE

WILD CHERRY

WALNUT TRAIL

TRUMP

LANE

BLVD.

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OAKMOUNT

CHATHAM CT.

REDPATH CIRCLE

LOWVILLE HTS.

WATERGROVE RD.

BRUZAN CRES.

HUNTERS

BRUZAN CRES.

GLEN

SCOTCH PINE

ROAD

SNOWBALL

SPHERE

TERRACE

WILD CHERRY

WALNUT TRAIL

TRUMP

LANE

BLVD.

SCOTCH PINE

GATE

FAIRMEADOW CRES.

DEANLEE CT.

OAKMOUNT

CHATHAM CT.

REDPATH CIRCLE

LOWVILLE HTS.

WATERGROVE RD.

BRUZAN CRES.

HUNTERS

BRUZAN CRES.

GLEN

SCOTCH PINE

ROAD

SNOWBALL

SPHERE

TERRACE

WILD CHERRY

WALNUT TRAIL

TRUMP

LANE

BLVD.

SCOTCH PINE

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REDPATH CIRCLE

LOWVILLE HTS.

WATERGROVE RD.

BRUZAN CRES.

HUNTERS

BRUZAN CRES.

GLEN

SCOTCH PINE

ROAD

SNOWBALL

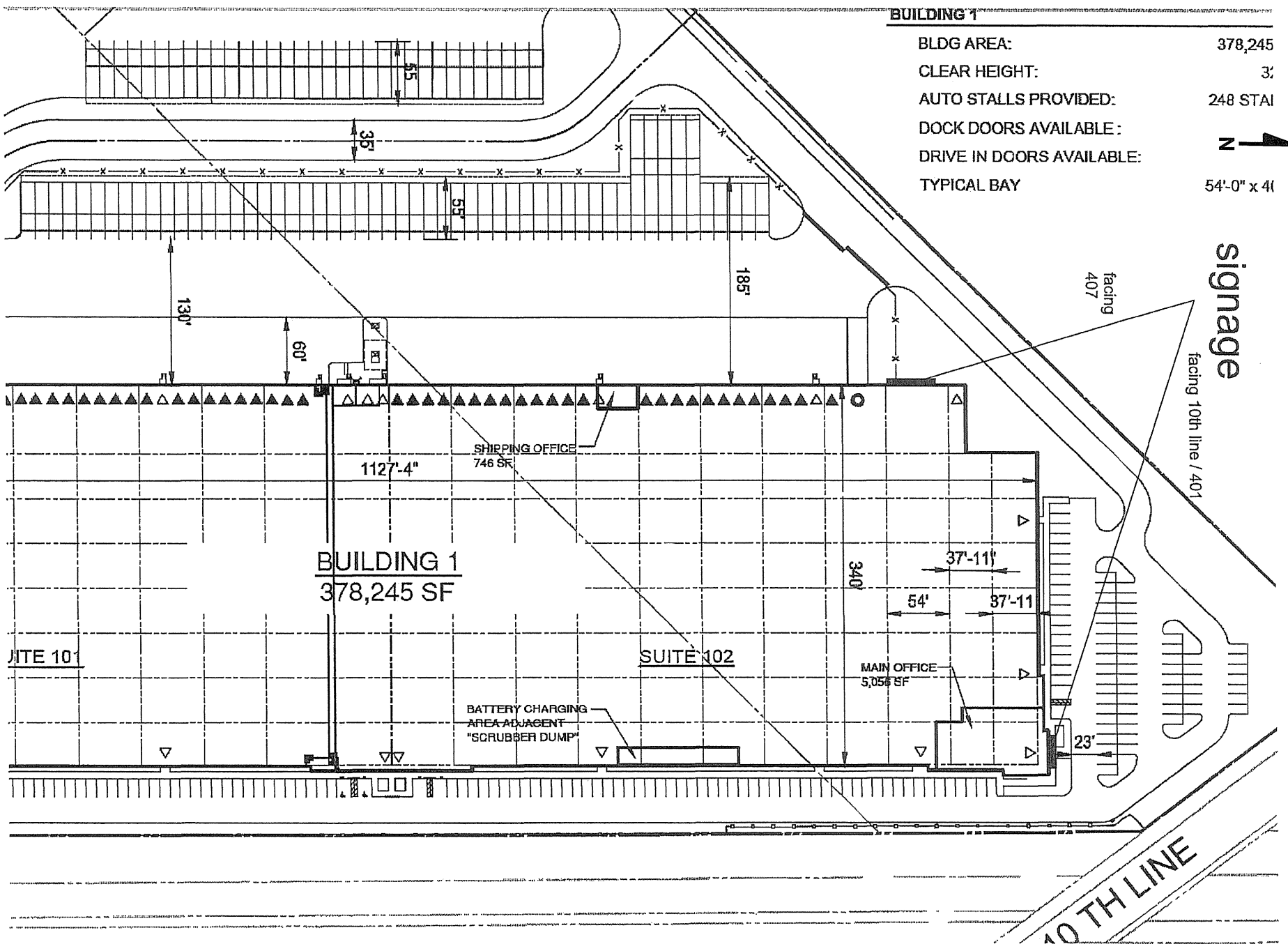
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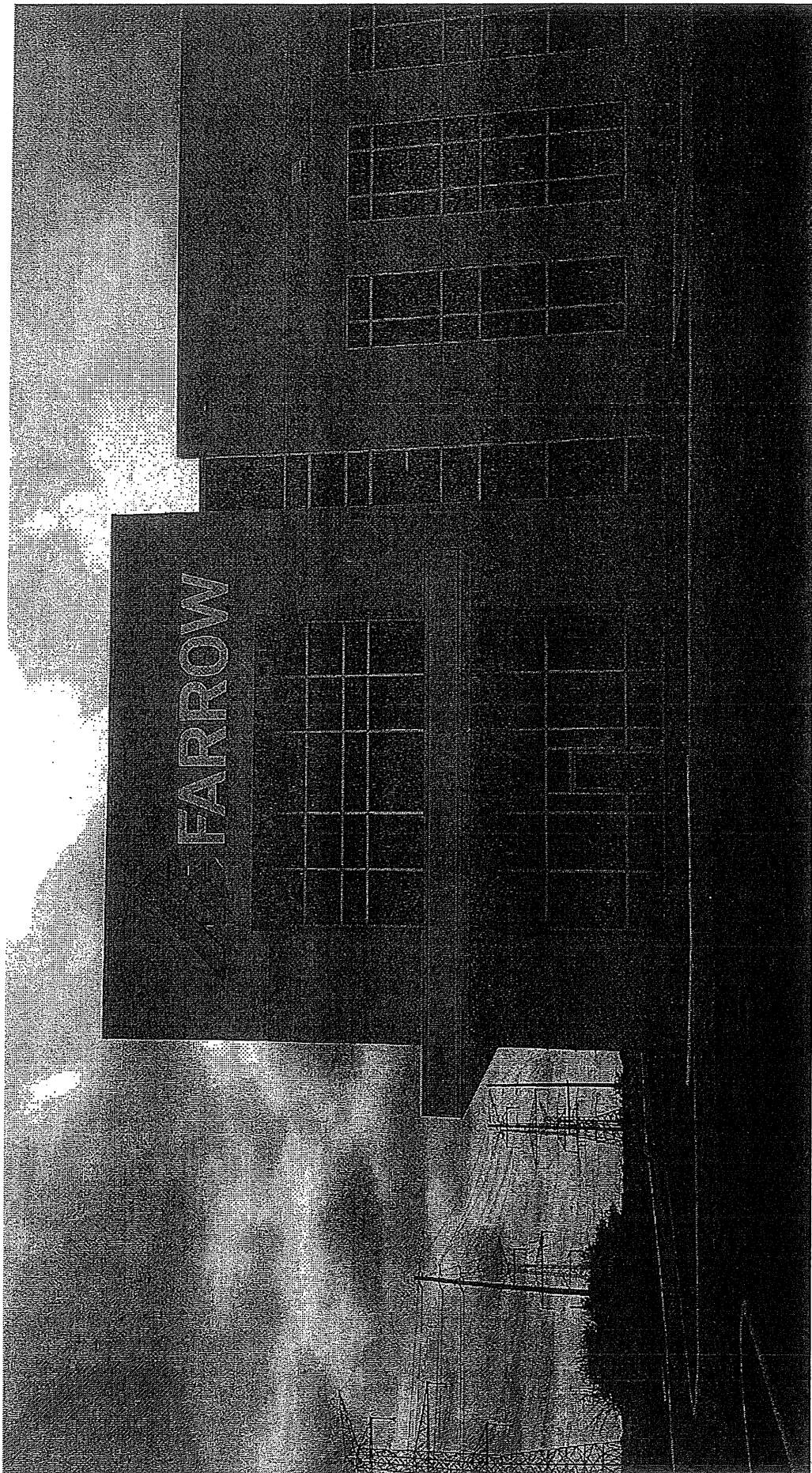
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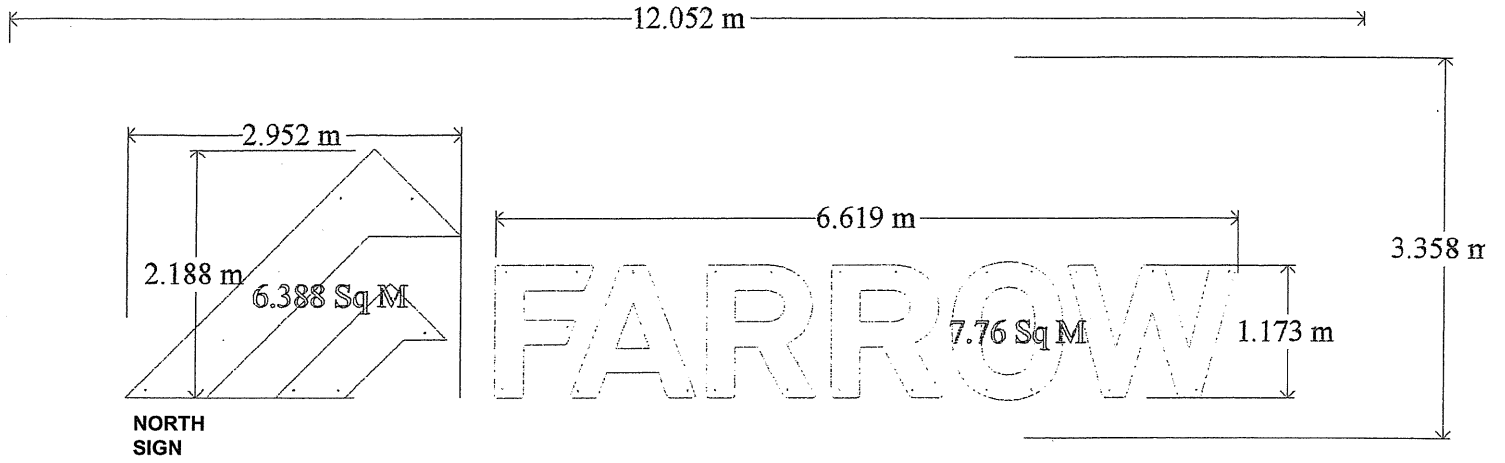
Illuminated Channel Letters  
401 Facing / Tenth Line



NORTH  
ELEVATION

Facing 10th line - to 401

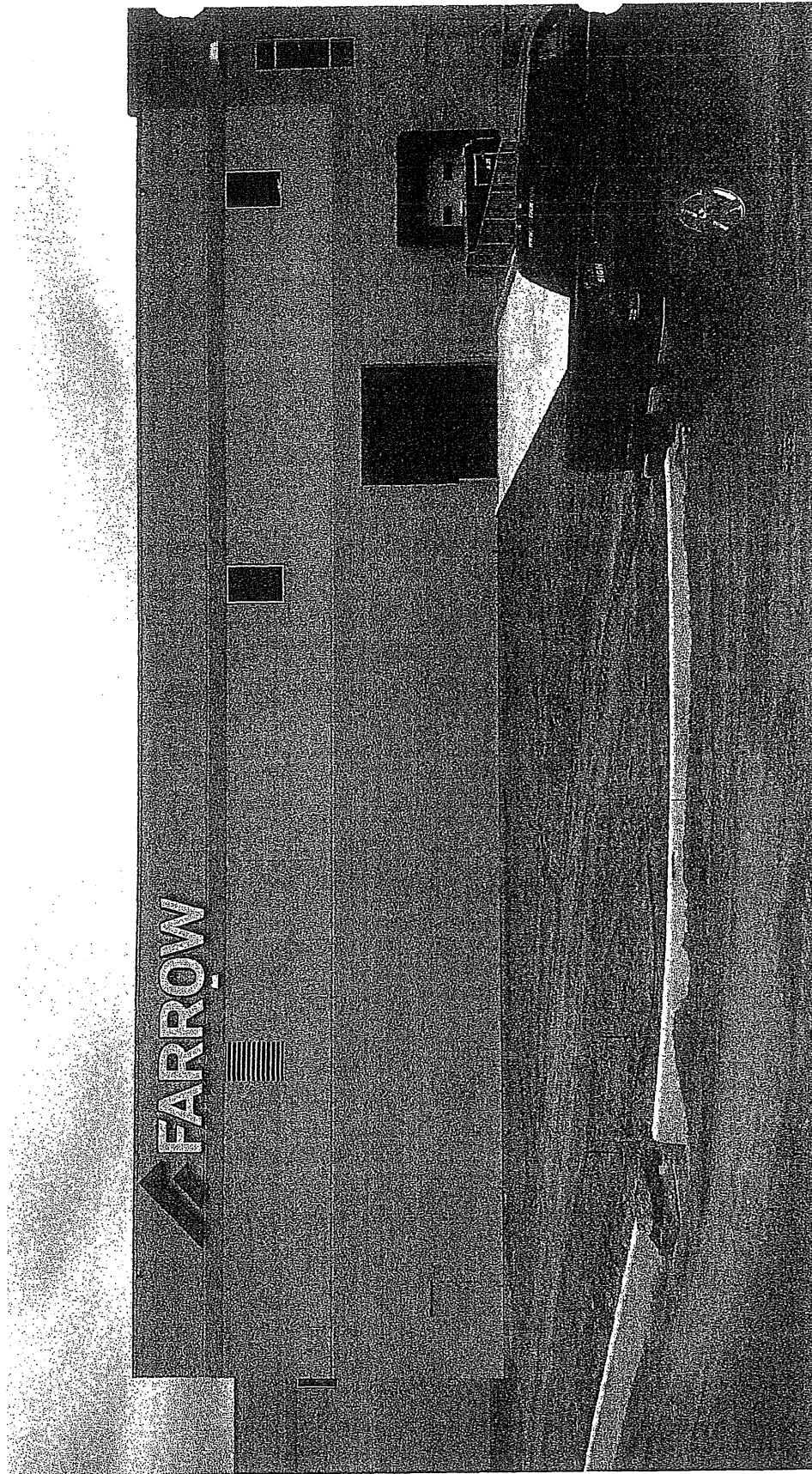
14.148 Sq M





Illuminated Channel Letters  
407 Facing.

Increased Farrow for Legibility

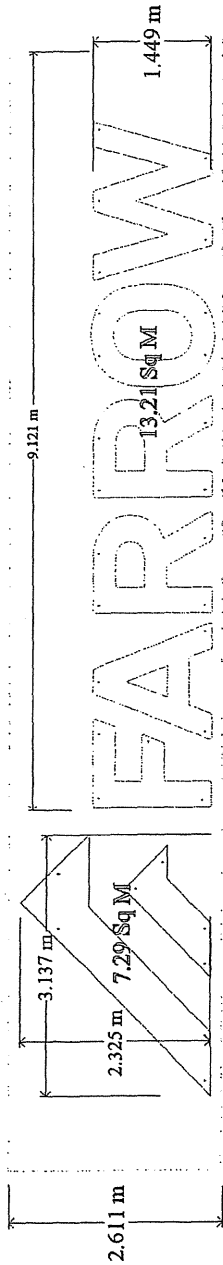


WEST  
ELEVATION



20.5 Sq M

Facing Rear Parking lot - to 407





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 14-03299

**RE: Cooper Construction**  
**7025 Langer Drive - Ward 9**

---

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

<b>Section 4(6)</b>	<b>Proposed</b>
Roof signs are prohibited.	Two (2) roof signs erected above the east and west entrances to the building.

**COMMENTS:**

The variance is to permit a roof sign on a first storey entry canopy of the multi storey building. The sign is well designed and identifies the numbered address of the building for the public. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



Zip Signs Ltd.  
5040 North Service Road  
Burlington, Ontario L7L 5R5

---

October 14<sup>th</sup> 2014

City of Mississauga  
Planning and Building Department  
300 City centre Drive  
Mississauga, ON.

Subject: Sign Variance Rationale  
Object: Cooper Construction

---

To Whom It May Concern;

We respectfully ask that you consider our application for variance of Subsection to the Sign Bylaw to allow two (2) address signs to be installed at an approximate height of 3.723 metres above grade on an overhanging structure.

This request is warranted based on the construction of the building façade, which provides a clear space where the signage can be securely installed. The placement of the sign on the building as we have proposed is aesthetically pleasing and unobtrusive, and is consistent with the architecture of the building as well it will allow for easy identification of the building. There are multiple buildings on this property with an entrance off of Mississauga Road and Derry Road.

Consistent with neighbouring buildings, our proposal does not alter in any way the essential character of the area nor would it adversely affect adjacent properties. Being a sign type that has been permitted in the sign district where the premises is located, the installation would be done in compliance with the Ontario Building Code, whereby public safety would be guaranteed.

We are confident that our proposal satisfies the public interest as well as preserving the character of the Commercial Residential District. We thank you for the attention you are giving our application and consideration for the success of this business, and we remain available should you require additional information and/or documents to complete this application.

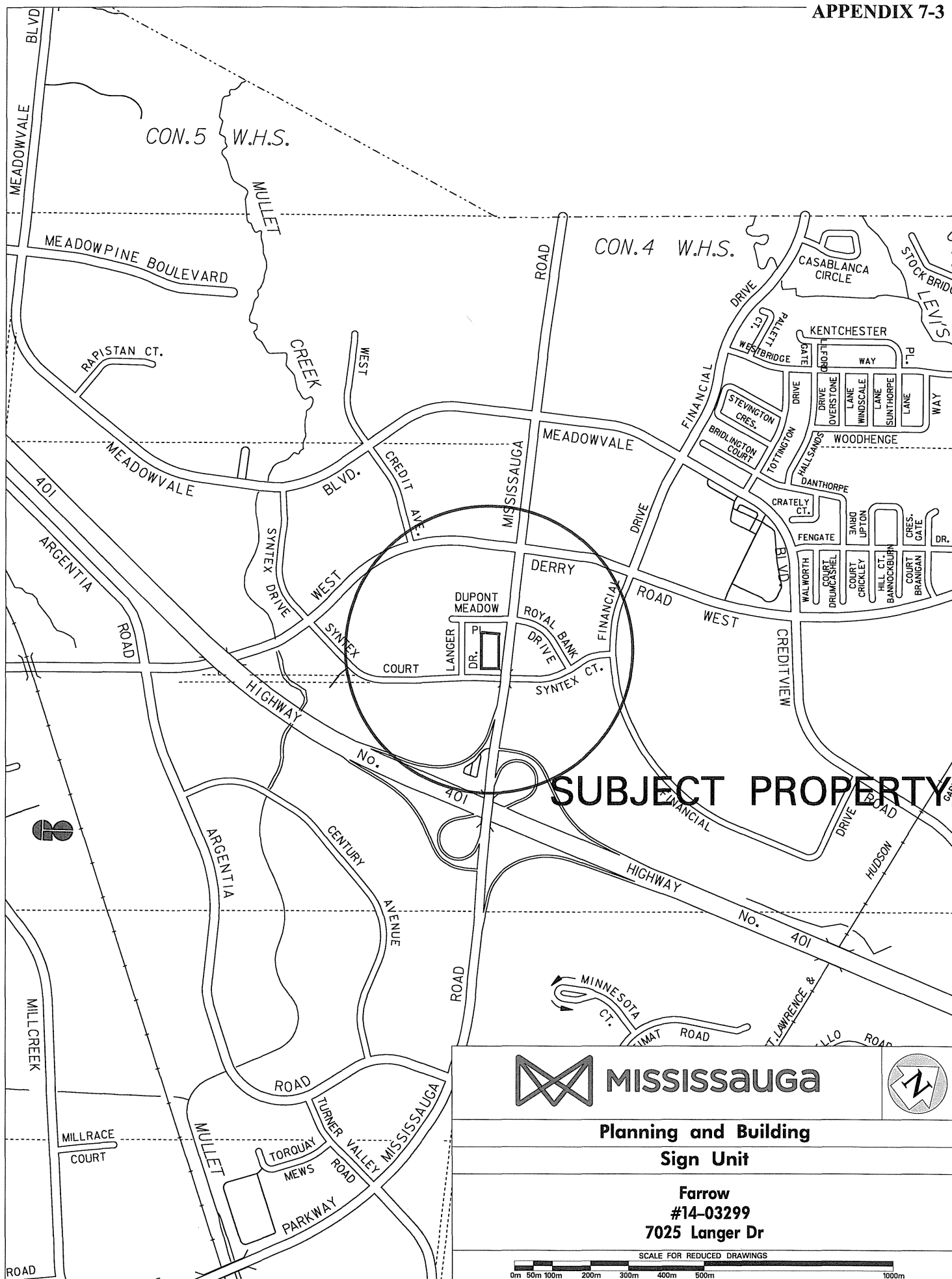
Best regards,

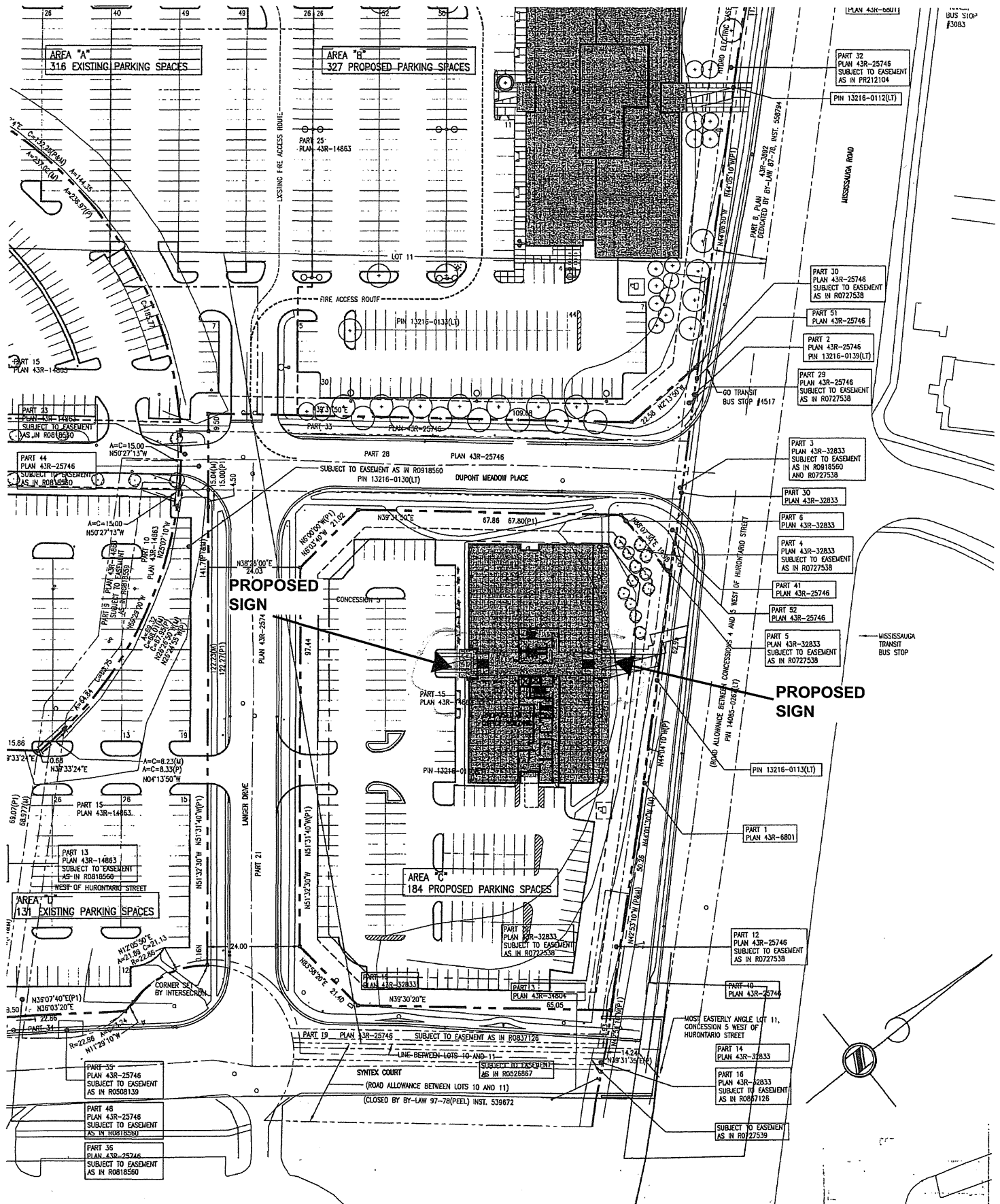
Dave Adam  
Permit Consultant  
Zip Signs Ltd.

Ph 905-332-8332 Toll Free 800-291-0166  
Fx 905-332-9994

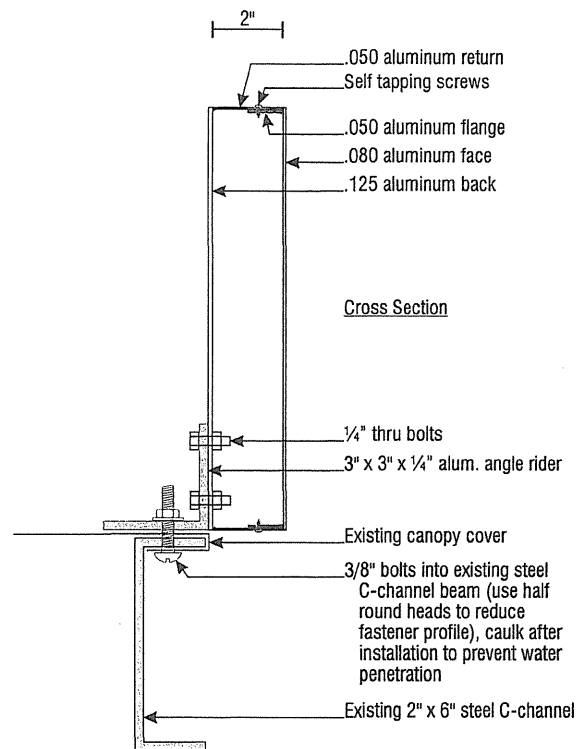
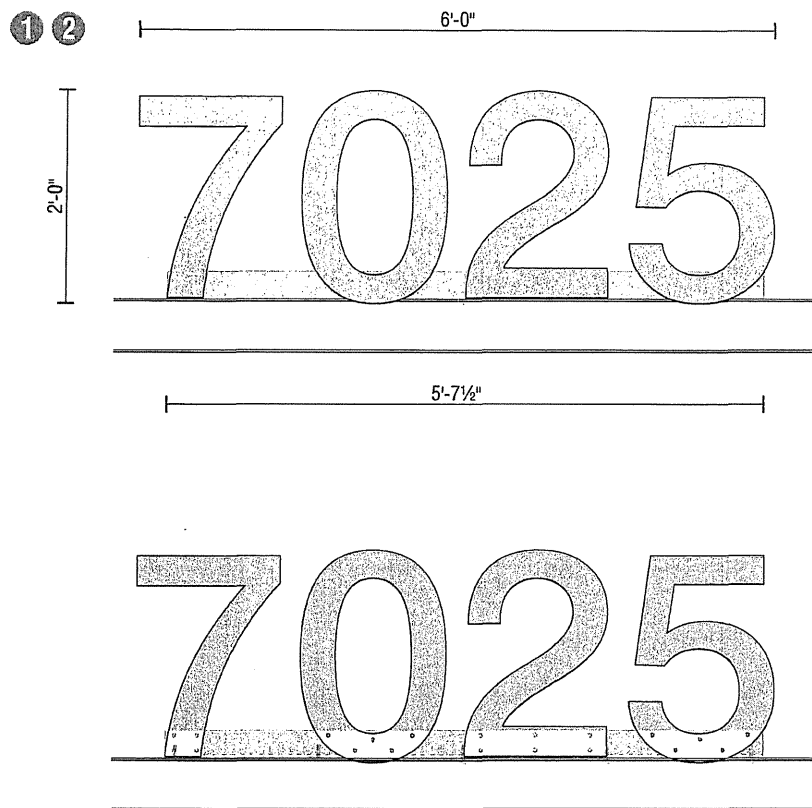
[www.zipsigns.com](http://www.zipsigns.com)  
[info@zipsigns.com](mailto:info@zipsigns.com)

***Creating Signs of Excellence Since 1971***









### Signs 1 & 2

Supply 2 new exterior non-illum. displays

### Graphics / Substrate

- .080 aluminum faces
- 1" - .050 concealed aluminum flanges
- 2" - .050 aluminum returns
- .125 aluminum backs
- 1"Ø aluminum tube supports
- 3" x 3" x 1/4" aluminum angle rider

### Paint

Letters painted Brushed Aluminum  
Angle rider painted PMS Warm Grey 3

- ☐ Brushed Aluminum Paint
- ☒ PMS Warm Grey 3 Paint

**ZIP SIGNS**

S:\C\Cooper Construction\S0018516\Design

<b>www.zipsigns.com</b>	<b>Client</b> Cooper Construction	<b>Dwg No.</b> S0018516	<b>Date</b> July 30, 2014	<input type="checkbox"/> CONCEPTUAL NOT FOR CONSTRUCTION	<input checked="" type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
<b>5040 North Service Rd. Burlington, ON</b>	<b>Address</b> 7025 Langer Drive	<b>Designer</b> FB	<b>Rev.</b> August 6, 2014	<input type="checkbox"/> Scale: 3/4" = 1'-0"	<b>Page</b> 1 of
<b>Ph 805.322.8222 Fax 805.322.8804</b>	<b>City</b> Mississauga, ON	<b>Sales</b> Chris Hall	<b>SALES REP</b>		



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

January 13, 2015

**FILE:** 14-03564

**RE: Meadowvale - FCR Management Services LP**  
**6677 Meadowvale Town Centre Circle - Ward 9**

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

Section 13	Proposed
Permits one (1) ground sign for each street line. An additional ground sign may be erected along each street line providing each ground sign is located a minimum of 100m (328 ft.) from any other ground sign located on the same street line.	Two (2) additional ground signs less than 100m (328 ft.) apart, fronting Winston Churchill Boulevard.

**COMMENTS:**

The variance is to permit two (2) additional ground signs, located at the primary vehicle access from Winston Churchill Boulevard. There are two existing multi-tenant ground signs on the same frontage which identify the main tenants in the commercial development.

The proposed ground signs are designed and placed to act as entry features to the commercial development. These signs do not have a negative impact on the aesthetics of the streetscape. The Planning and Building Department therefore finds the variance acceptable from a design perspective.





1140 BLAIR ROAD BURLINGTON ONTARIO, L7M 1K9

ph: 905-335-6664 fx: 905-335-2712

e-mail: info@jonesneonsigns.com

Date: October 16, 2014

City of Mississauga  
300 City Centre Drive  
Mississauga, ON  
L5B 3C1

Re: Sign Variance Application for Two Additional Ground Signs at Meadowvale  
Town Centre – 6677 Meadowvale Town Centre Circle

On behalf of First Capital Asset Management, we request your consideration and approval to allow two additional ground signs to be installed on the property at the corners of the entrance on Winston Churchill Blvd.

These two ground signs are to replace the two existing stone walls. The existing brick walls are in need of major repair as the bricks are damaged and brick masonry units have fallen down, therefore resulting in structural condition which needs to be reviewed and resolved as soon as possible and, aesthetics of this condition need to be addressed as well.

We believe these proposed signs are more visually appealing not only for the property, but for the community as well. They are more modern and up to date thus improving the appearance of the property and community.

These two proposed ground signs also allow for easy identification of the property for vehicular and pedestrian traffic, thus improving public safety. If the property is easily identifiable by both vehicular and pedestrian traffic, drivers and pedestrians will pay more attention to the road and their surroundings.

[www.jonesneonsigns.com](http://www.jonesneonsigns.com)

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e-mail: info@jonesneonsigns.com

We feel the property is large enough to house these two ground signs and would also not affect the community or the city of Mississauga in any negative fashion. The signs are quite small compared to the size of the property and the other pylon signs on the property. These two proposed signs are also similar in size to the other ground signs on the property.

We thank you for your time and consideration for this variance application. Should you require anything further or have any questions or concerns, please don't hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Christina Metelshy".  
Christina Metelshy  
Coordinator

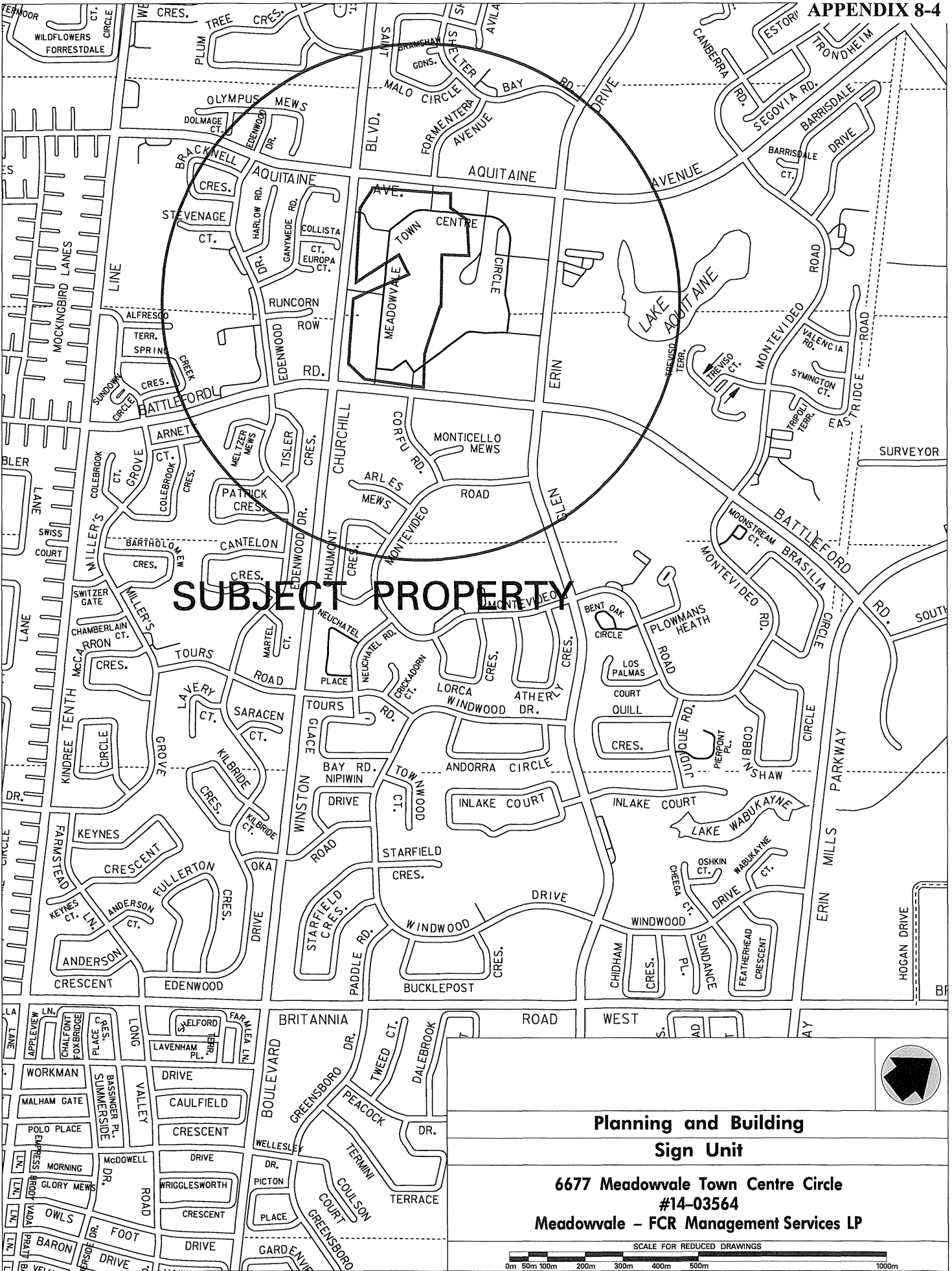
Phone: (905) 335-6664

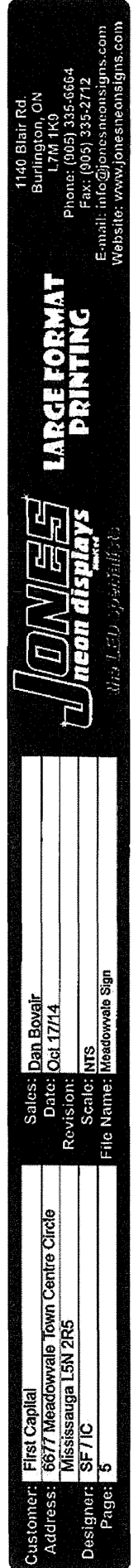
Fax: (905) 335-2712

Email: christina@jonesneonsigns.com

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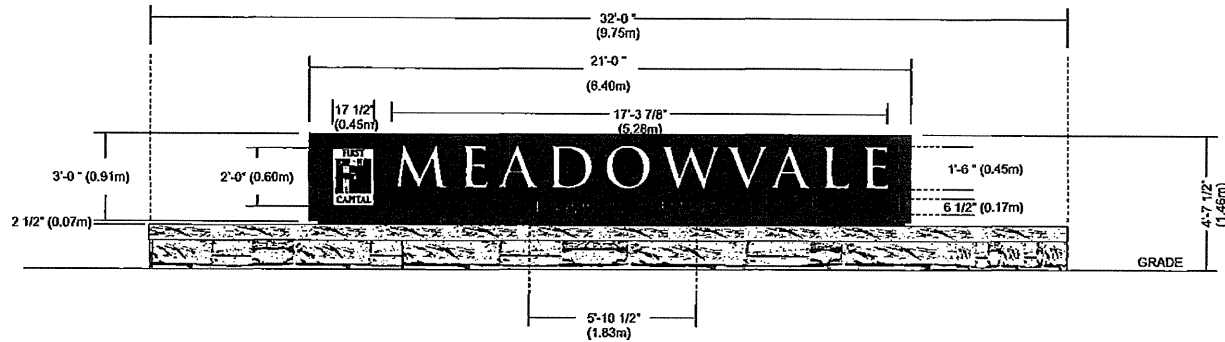
1140 Blair Rd.  
Burlington, ON  
L7M 1K9  
Phone: (905) 335-6664  
Fax: (905) 335-2712  
E-mail: [info@jonesneonsigns.com](mailto:info@jonesneonsigns.com)  
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**JONES**  
neon displays  
since 1962  
Large Format  
Printing  
The LED Specialists

Customer:	First Capital	Sales:	Dan Bouair
Address:	6877 Meadowvale Town Centre Circle	Date:	Oct 17/14
	Mississauga L5N 2R5	Revision:	
Designer:	SF71C	Scale:	NTS
Page:	5	File Name:	Meadowvale Sign

SITE CHECK REQUIRED

SIGN AREA PER SIGN= 63sf (5.85sm)



TOP VIEW

PROVIDE TWO (2) NEW SINGLE FACED GROUND SIGNS FOR BASES BY OTHERS

**MEADOWVALE**  
PROVIDE TWO (2) NEW SETS OF ALUMINUM FABRICATED HALO ILLUMINATED LETTERS  
.125 ALUMINUM FACES  
ALL EXTERIOR SURFACES PAINTED WHITE  
3" DEEP ALUMINUM RETURNS  
3/8" CLEAR LEXAN BACKS  
ILLUMINATED BY WHITE LEDS  
MOUNT 1" OFF WALL FOR HALO EFFECT

**TOWN CENTRE**  
PROVIDE TWO (2) NEW SET OF ALUMINUM FABRICATED HALO ILLUMINATED LETTERS  
.125 ALUMINUM FACES  
ALL EXTERIOR SURFACES PAINTED BLACK  
3" DEEP ALUMINUM RETURNS  
3/8" CLEAR LEXAN BACKS  
ILLUMINATED BY WHITE LEDS  
MOUNT 1" OFF WALL FOR HALO EFFECT

**FIRST CAPITAL LOGO**  
PROVIDE TWO (2) ILLUMINATED SIGN BOX  
ILLUMINATED BY WHITE LEDS  
5" DEEP ALUMINUM RETURNS  
1" WHITE TRIM CAP RETAINER  
IMAGED GRAPHICS APPLIED TO FIRST SURFACE OF LEXAN FACE

**BACKGROUND**  
PROVIDE TWO (2) ALUMINUM FABRICATED CABINETS  
PAINTED TO MATCH DARK GREY (PANTONE 179-11C)

Customer: First Capital  
Address: 6677 Meadowvale Town Centre Circle  
Mississauga L5N 2R5  
Designer:  
Page: SF/IC

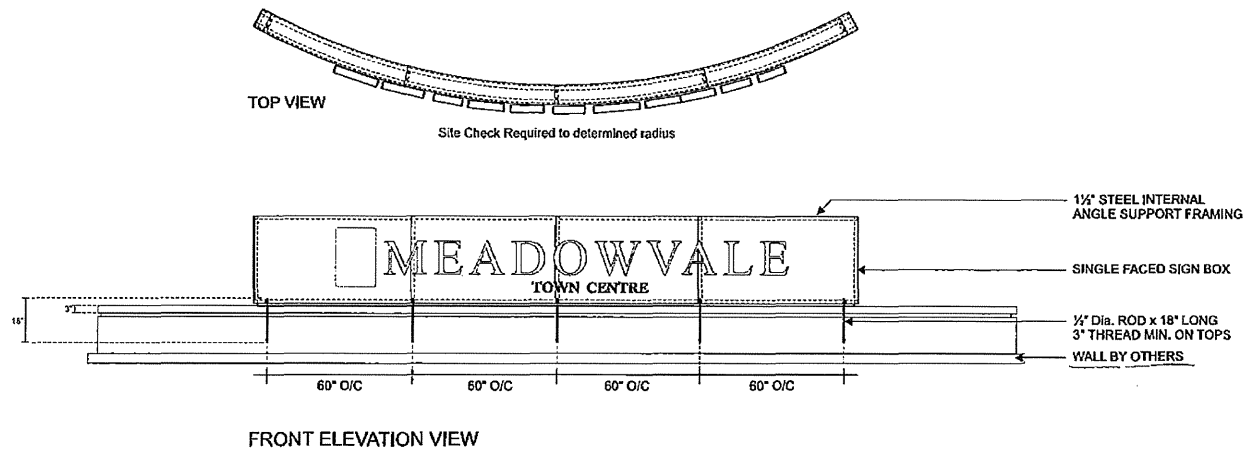
Sales: Dan Bovair  
Date: Sept 17/13  
Revision: Oct 17/14  
Scale: 1/4"=1'-0"  
File Name: Meadowvale Sign

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neon displays  
the LED specialists

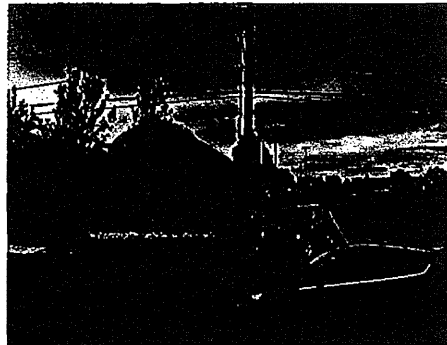
**LARGE FORMAT  
PRINTING**

1140 Blair Rd.  
Burlington, ON  
L7M 1K9  
Phone: (905) 335-6664  
Fax: (905) 335-2712  
E-mail: info@jonesneonsigns.com  
Website: www.jonesneonsigns.com

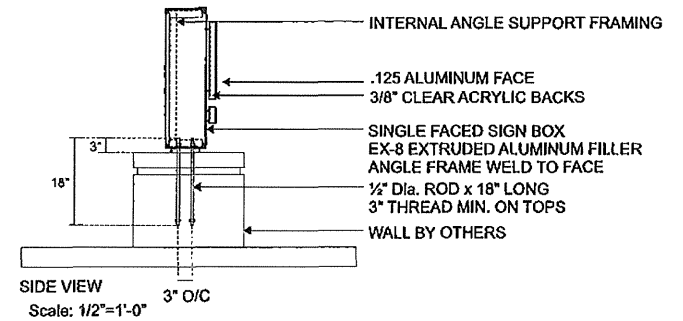
SITE CHECK REQUIRED



EXISTING SOUTH SIDE ENTRANCE TO BE REPLACED



EXISTING NORTH SIDE ENTRANCE TO BE REPLACED



Customer: First Capital  
Address: 6677 Meadowvale Town Centre Circle  
Mississauga L5N 2R5  
Designer:  
Page: SF/IC

Sales: Dan Bovair  
Date: Sept 17/13  
Revision: Oct 17/14  
Scale: 1/4"=1'-0"  
File Name: Meadowvale Sign

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Website: [www.jonesneonsigns.com](http://www.jonesneonsigns.com)





# Corporate Report

Clerk's Files

 Originator's  
Files OZ 14/002 W9

**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building**  
**6719 Glen Erin Drive**  
**Northeast corner of Glen Erin Drive and Aquitaine Avenue**  
**Owner: Blackrock Aquitaine Limited**  
**Applicant: Dentons Canada LLP**  
**Bill 51**

**Public Meeting** **Ward 9**

**RECOMMENDATION:** That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "RA4-1" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings) to permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building under File OZ 14/002 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive, be received for information.



**REPORT****HIGHLIGHTS:**

- The project is to build 41 condominium townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building.
- Community concerns to date include replacing the existing berm along Glen Erin Drive with townhouse units; the size and number of townhouse units; the ability of neighbourhood schools and community facilities to serve new residents; proposed setbacks to existing residential buildings; on-site parking for the proposed townhouses and increased traffic on area streets.
- Prior to the Recommendation Report, matters to be addressed include appropriateness of the proposed development; compatibility with the existing parking garage; increased traffic; amount of on-site resident and visitor parking spaces; tree preservation; stormwater management; privacy and the reduction of outdoor and indoor amenity space; and proposed setbacks.

**BACKGROUND:**

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

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

The project is to build 41 condominium townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Received: June 4, 2014 Deemed complete: June 4, 2014
Existing Gross Floor Area:	16 305 m <sup>2</sup> (175,511 sq. ft.)
Height:	41 townhouses - three storeys 52 stacked townhouses – four storeys
Lot Coverage:	38.8%

<b>Development Proposal</b>			
Floor Space Index:	1.45		
Landscaped Area:	44%		
Net Density:	151 units/ha 61 units/acre		
Gross Floor Area:	26 066 m <sup>2</sup> (280,581 sq. ft.)		
Number of units proposed:	41 townhouse dwellings <ul style="list-style-type: none"> <li>• 21 - 2 bedroom units</li> <li>• 20 - 3 bedroom units</li> </ul> 52 stacked townhouse dwellings <ul style="list-style-type: none"> <li>• 52 - 2 bedroom units</li> </ul>		
Anticipated Population:	288* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.		
Existing Parking:	230 spaces for residents 36 spaces for visitors 1 accessible space		
Parking		Required	Proposed
Apartments	resident spaces	230	140
	visitor spaces	36	36
	accessible spaces	1	0
Townhouses	resident spaces	186	140
	visitor spaces	23	23
<b>Total</b>	resident spaces	416	280
	visitor spaces	59	59
	accessible space	1	1

<b>Development Proposal</b>	
Supporting Documents:	Building Elevations Landscape Plan Grading and Servicing Plans Construction Management Plan Planning Rationale Report Arborist Report Acoustics and Vibration Study Shadow Study Traffic Impact Study Functional Servicing and Stormwater Management Implementation Report Green Development Standards Easement Documents

<b>Site Characteristics</b>	
Frontage:	134.32 m (440.68 ft.)
Depth:	134.25 m (440.45 ft.)
Existing Use:	One 13 storey rental apartment building with a total of 267 parking spaces. The subject property has an existing FSI of 1.0 and a density of 99 units per hectare (40.1 units per acre)

Additional information is provided in Appendices I-1 to I-13.

### **Green Development Initiatives**

The applicant has identified the following green development initiatives that will be included into the development: internal pedestrian walkways; bicycle racks throughout the complex; turning an asphalt parking lot into a recreational area including children's playground, benches and landscaping.

### **Neighbourhood Context**

The property is located within the Meadowvale community, a mature, stable, mixed use community. The Meadowvale Town Centre, located to the west of the subject property provides a range of services for the community. The housing stock in the area is

varied and includes detached, semi-detached, townhouse, three storey apartments and high rise apartment buildings.

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

The surrounding land uses are described as follows:

North: 2 storey townhouses

East: Lake Aquitaine Trail

South: 9 storey residential rental apartment building

West: 11 storey residential rental apartment building

### **Mississauga Official Plan Designation and Policies for the Meadowvale Neighbourhood Character Area**

The property is located in the Meadowvale Neighbourhood Character Area, across the street from the boundary of the Meadowvale Community Node (See Appendix I-3) and is designated "**Residential High Density**" (see Appendix I-6).

The permitted Floor Space Index (FSI) for this site is 0.5-1.0 times the lot area (See Appendix I-4).

### **Residential Policies**

If certain requirements are met, residential intensification may be permitted within Neighbourhoods. These requirements include:

- compatibility with built form and scale with surrounding development
- enhancing the existing or planned community and consistency with the intent of the policies of Mississauga Official Plan

Design issues related to built form, height, massing, transition, coverage, setbacks, privacy, parking and the quantity and quality of open spaces will be priorities in assessing the project.

### **Urban Design Policies**

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions. There is to be an appropriate transition between individual buildings, groups of buildings and open spaces. The project should also address the effects of noise from Glen Erin Drive and relationship of the proposed buildings to the street.

Other relevant policies of the MOP that apply to these applications are found in Appendix I-11.

### **Proposed Official Plan Designation and Policies**

**"Residential High Density – Special Site"** to permit the existing 13 storey rental apartment building and 41 condominium townhouse dwellings and 52 stacked townhouse dwellings with an FSI of 1.45.

### **Existing Zoning**

**"RA4-1" (Apartment Dwellings)** which permits apartment dwellings with a FSI of 0.5-1.0 (see Appendix I-5).

### **Proposed Zoning By-law Amendment**

**"RA4-Exception" (Apartment Dwellings)**, to permit 41 townhouse dwellings and 52 stacked townhouse dwellings with a maximum height of 3 and 4 storeys respectively, a reduced parking rate and an overall FSI of 1.45.

A complete list of proposed zoning standards are identified in Appendix I-12 attached to this report.

### **Bonus Zoning**

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this allows the City to obtain community benefits

when the height and/or density are increased. These can only be applied after the City has decided if the application represents good planning and approves the project. If this project is approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

## **COMMUNITY ISSUES**

A community meeting was held by Ward 9 Councillor, Pat Saito, on September 18, 2014.

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

- the use of the existing on-site landscape buffer for 22 townhouse dwellings;
- the size and depth of the proposed dwelling units;
- insufficient on-site parking for visitors and increased on-street parking;
- increased density on the site;
- traffic and access to the site;
- fire route access to the units abutting the green space;
- the proposed drop-off area for the existing 13 storey apartment building on Aquitaine Avenue may conflict with the existing access and turning movements for the development across the street;
- the removal of trees;
- the adequacy of schools to serve the new residents; and
- limitations of existing sanitary and water services.

The comments raised by the Community will be considered in the evaluation of the project and will be addressed in the Recommendation Report which will be presented at a future date.

## **DEVELOPMENT ISSUES**

Agency comments are in Appendix I-9. School accommodation information is in Appendix I-10. Based on the comments received

and the applicable Mississauga Official Plan policies, the following will have to be addressed:

- the loss of the landscaped buffer along Glen Erin Drive;
- the requirement for a 5 metre (16.4 ft.) landscape buffer along the east property line to the "G1" Greenbelt Zone;
- the location of the proposed buildings;
- traffic impact on the neighbourhood and surrounding area;
- cumulative impact of this development on the community;
- urban design including massing and built form; and
- proposed setbacks from the existing parking garage and the abutting greenbelt zone.

**FINANCIAL IMPACT:** Development charges will be payable as required by the Development Charges By-law of the City. Also, the financial requirements of any other official commenting agency review must be met.

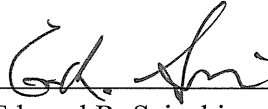
**CONCLUSION:** Most agency and City department comments have been received. After the public meeting has been held and all outstanding issues have been resolved, the Planning and Building Department will be in a position to make a recommendation on the project.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Meadowvale Community Node Character Area
- Appendix I-4: Excerpt of Meadowvale Neighbourhood Character Area
- Appendix I-5: Existing Land Use and Proposed Zoning Map
- Appendix I-6: Excerpt of Mississauga Official Plan
- Appendix I-7: Site Plan
- Appendix I-8: Elevations
- Appendix I-9: Agency Comments
- Appendix I-10: School Accommodation
- Appendix I-11: Relevant City of Mississauga Official Plan Policies

Appendix I-12: Proposed Zoning Standards

Appendix I-13: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Michael Hynes, Development Planner*



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**Blackrock Aquitaine Limited****File: OZ 14/002 W9****Site History**

- April 6, 1978 – The Committee of Adjustment application under File 'A'101/78 was approved by the City to permit the construction of a 13 storey 174 unit rental apartment building.
- January 13, 1983 – The Committee of Adjustment application under File 'A' 10/83 was approved by the City to permit the construction of 5 additional units within the existing 13 storey rental apartment building.
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "RA4-1" (Apartment Dwellings).
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Meadowvale District which designated the subject lands "Residential High Density I".
- November 14, 2012 – Mississauga Official Plan came into force except for those site policies which have been appealed. As no appeals have been filed, the policies of the new Mississauga Official Plan will apply. The subject lands are designated "Residential High Density" in the Meadowvale Neighbourhood Character Area.



LEGEND:



SUBJECT LANDS

DATE OF IMAGERY: SPRING 2014



SUBJECT:

BLACKROCK ACQUITAINE LIMITED



FILE NO:  
OZ 14/002 W9

DWG. NO:  
14002A

SCALE:  
1:2500

DATE:  
2015/02/02

DRAWN BY:  
A.SHAH

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

## APPENDIX I-3



## Legend



Subject Area



Special Site

## FSI Ranges



0.5-1.0



1.0-1.3



Subject Lands

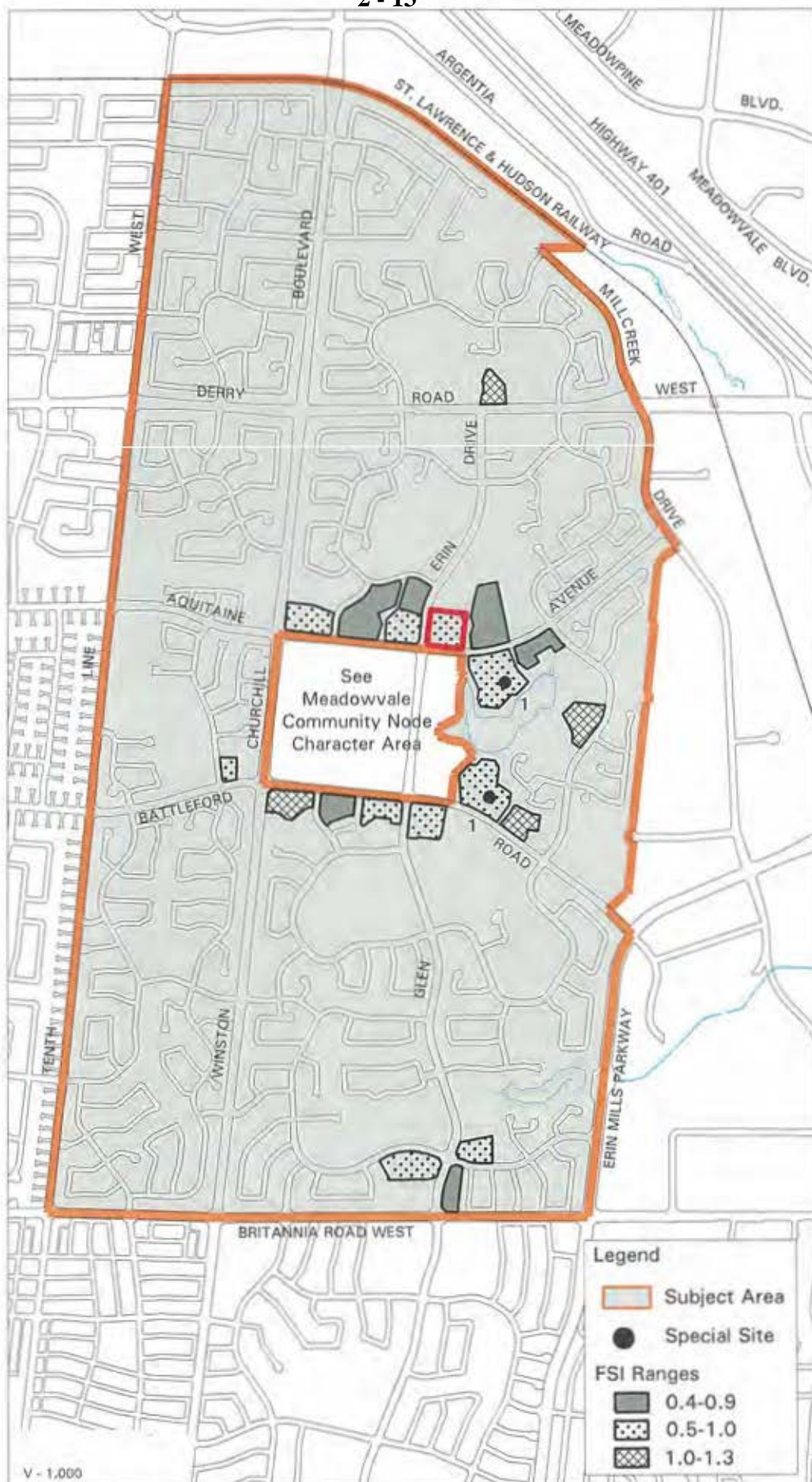
## MEADOWVALE COMMUNITY NODE CHARACTER AREA



**MISSISSAUGA**  
Leading today for tomorrow

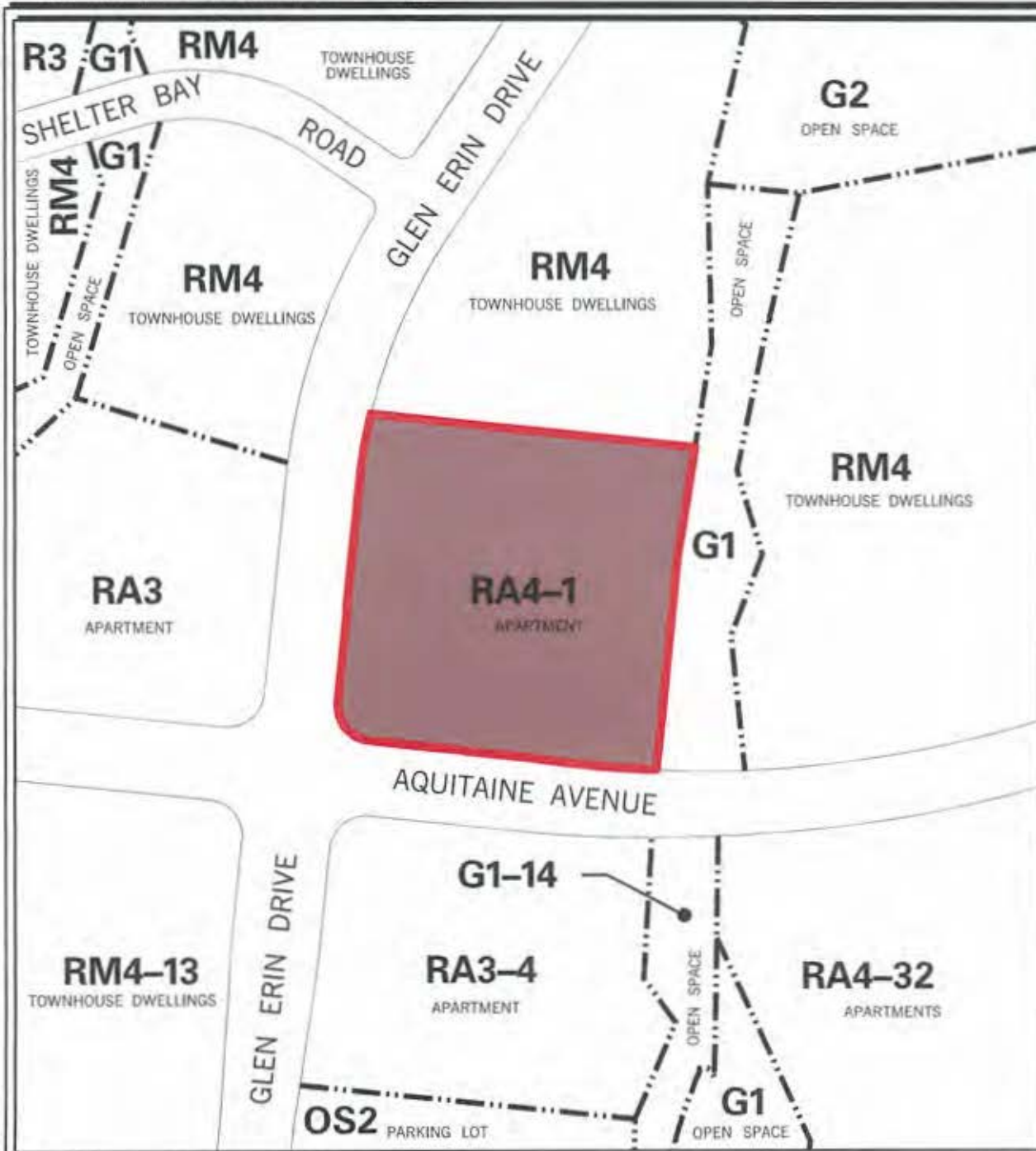
Produced by  
T&W, Geomatics





Plan Size: A3

2014/12/17



**LEGEND:**



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL HIGH DENSITY" TO "RESIDENTIAL HIGH DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "RA4-1" (APARTMENT DWELLINGS) TO "RA4-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT 41 TOWNHOUSE DWELLINGS AND 52 STACKED TOWNHOUSE DWELLINGS IN ADDITION TO THE EXISTING 13 STOREY RENTAL APARTMENT BUILDING.

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



**SUBJECT:**

**BLACKROCK ACQUITAINE LIMITED**



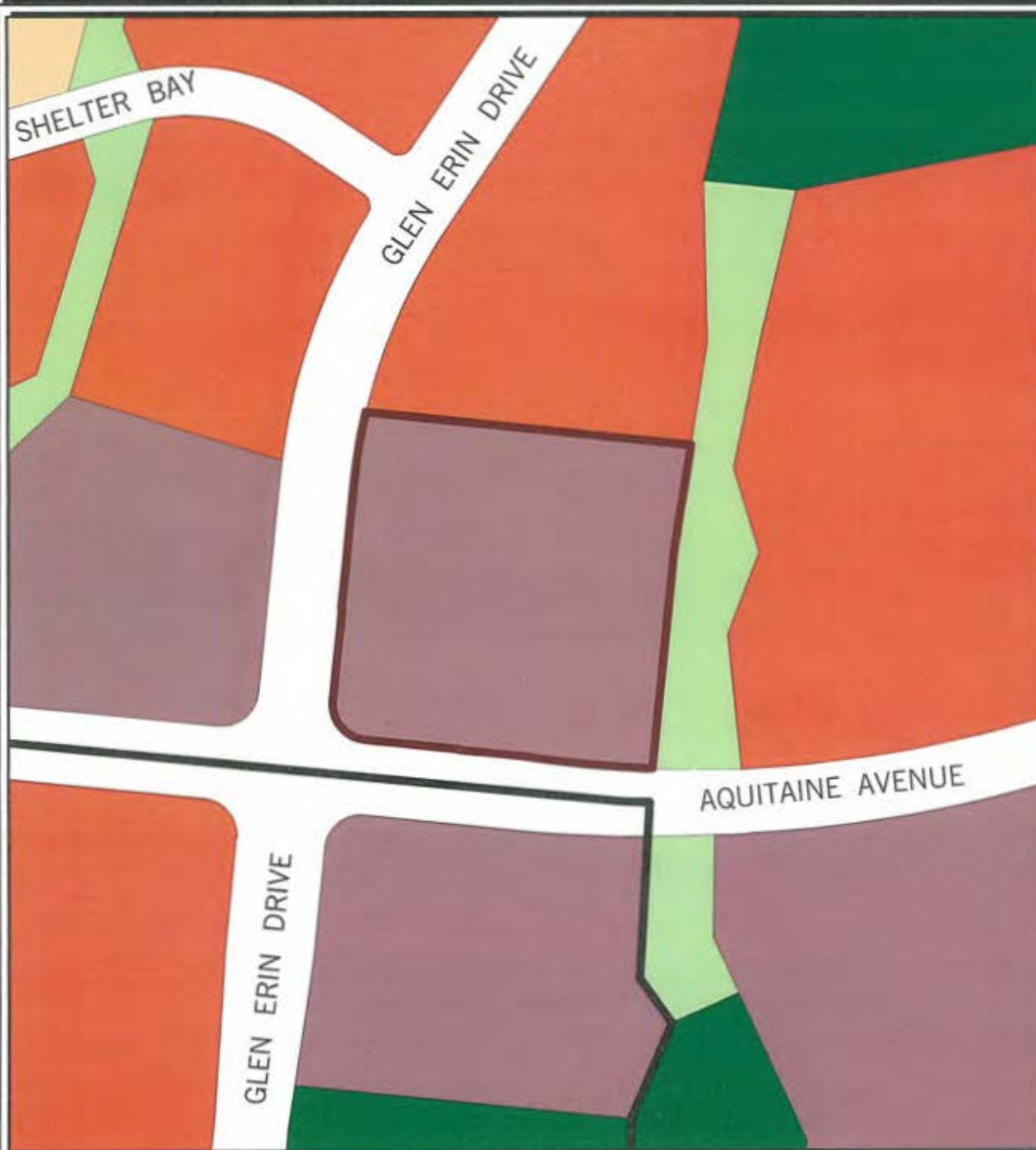
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DATE:  
2015/ 02/02  
DRAWN BY:  
A.SHAH

APPENDIX I-5

**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)
199-0 NEP-2000 NEP	City Centre Transit Terminal
Corridor Noise Contours	GO Rail Transit Station
LBP/IA Operating Area Boundary	Public School
See Aircraft Noise Policies	Catholic School
Area Exempt from LBP/IA Operating Area	Hospital
Noise and Vibration	Community Facilities

## CITY STRUCTURE

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Neighbourhood

SUBJECT LANDS

SUBJECT:  
**BLACKROCK ACQUITAINE LIMITED**

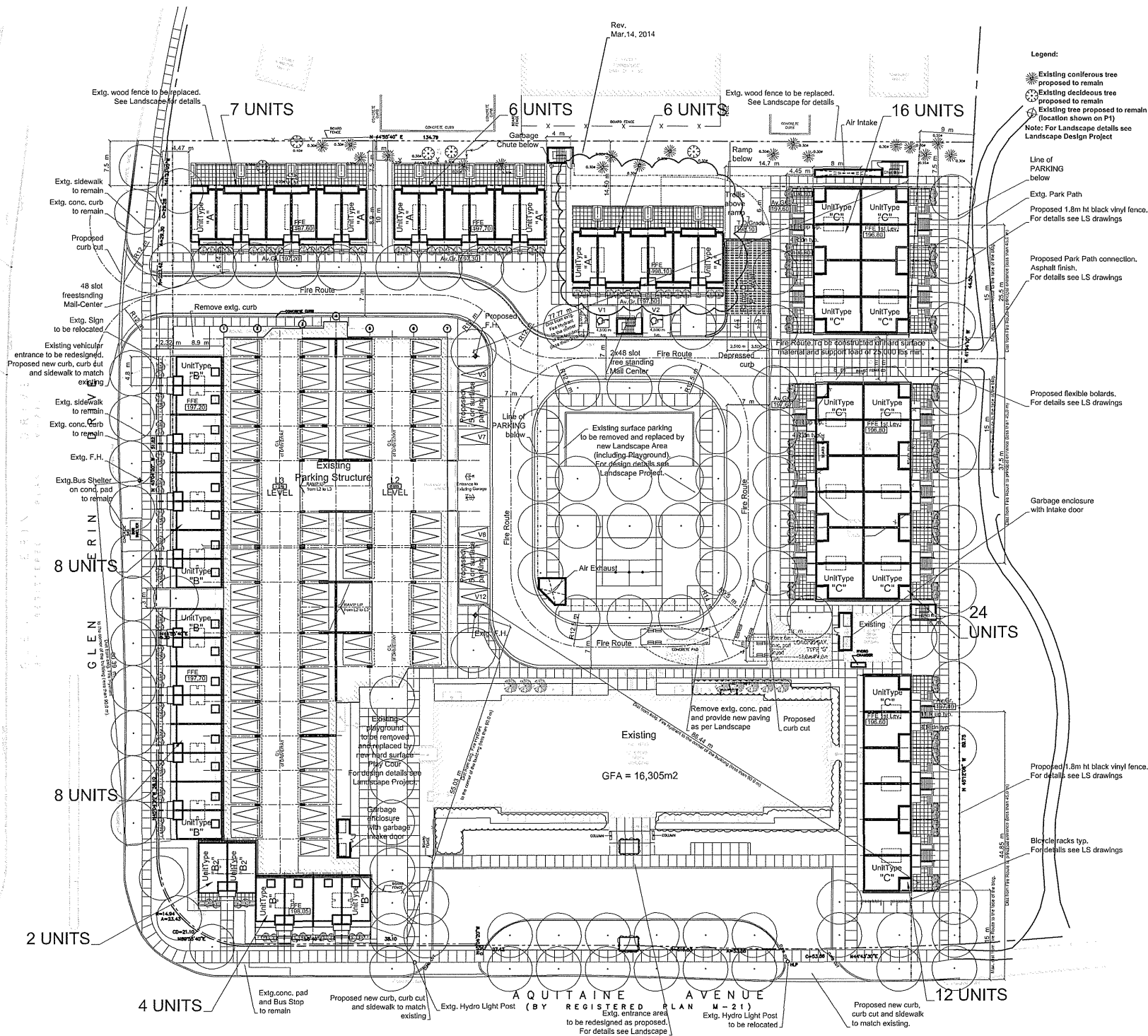


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OZ 14/002 W9  
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14002L  
SCALE:  
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DATE:  
2015/02/02  
DRAWN BY:  
A.SHAH

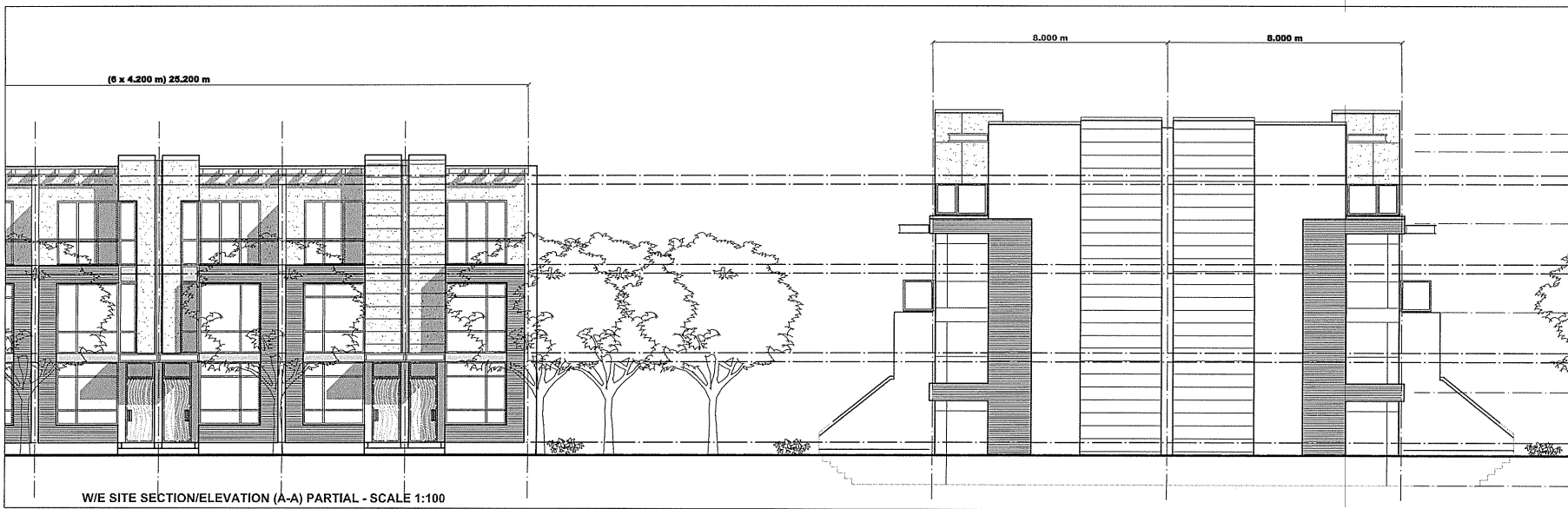
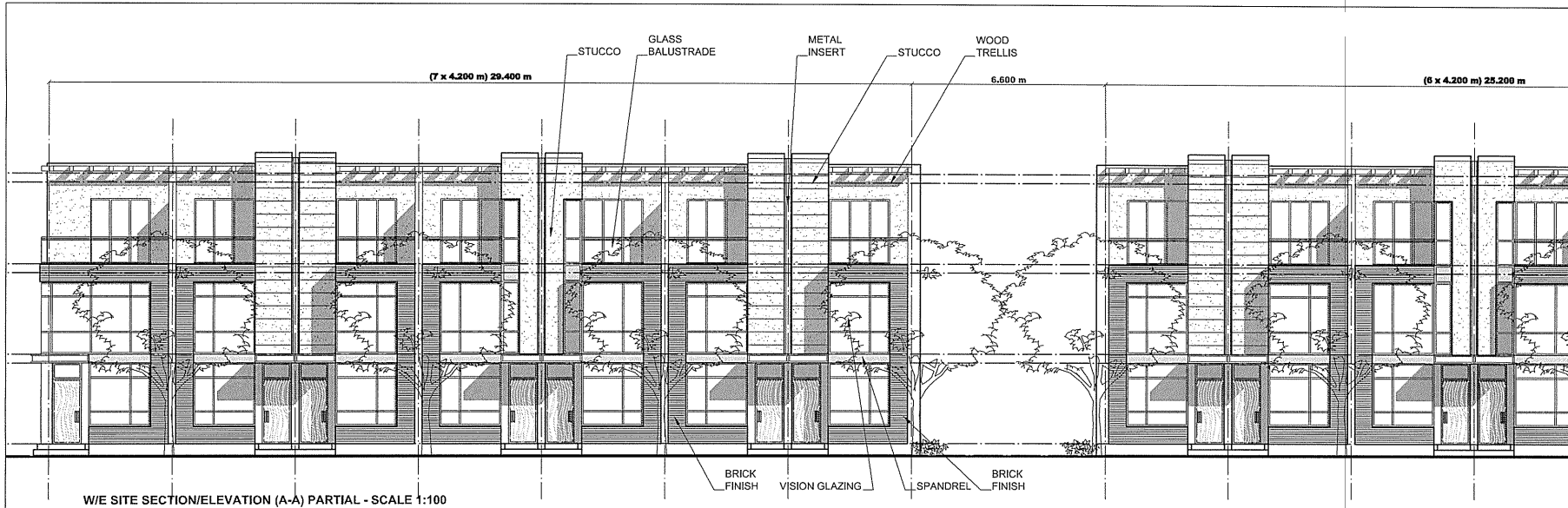
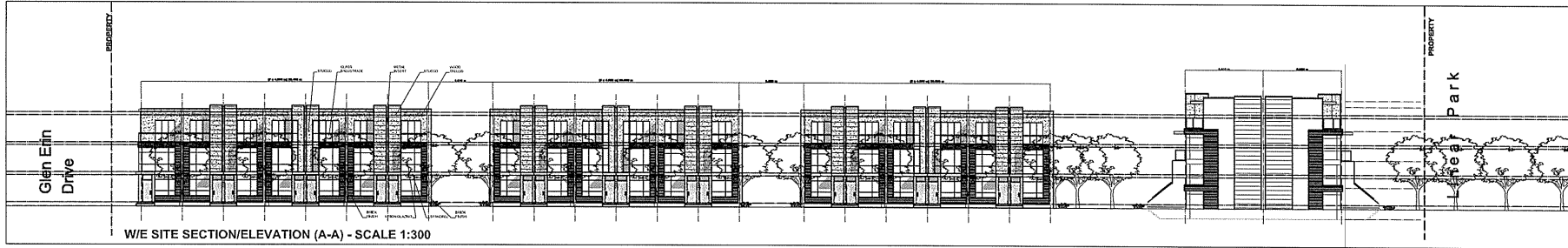
**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

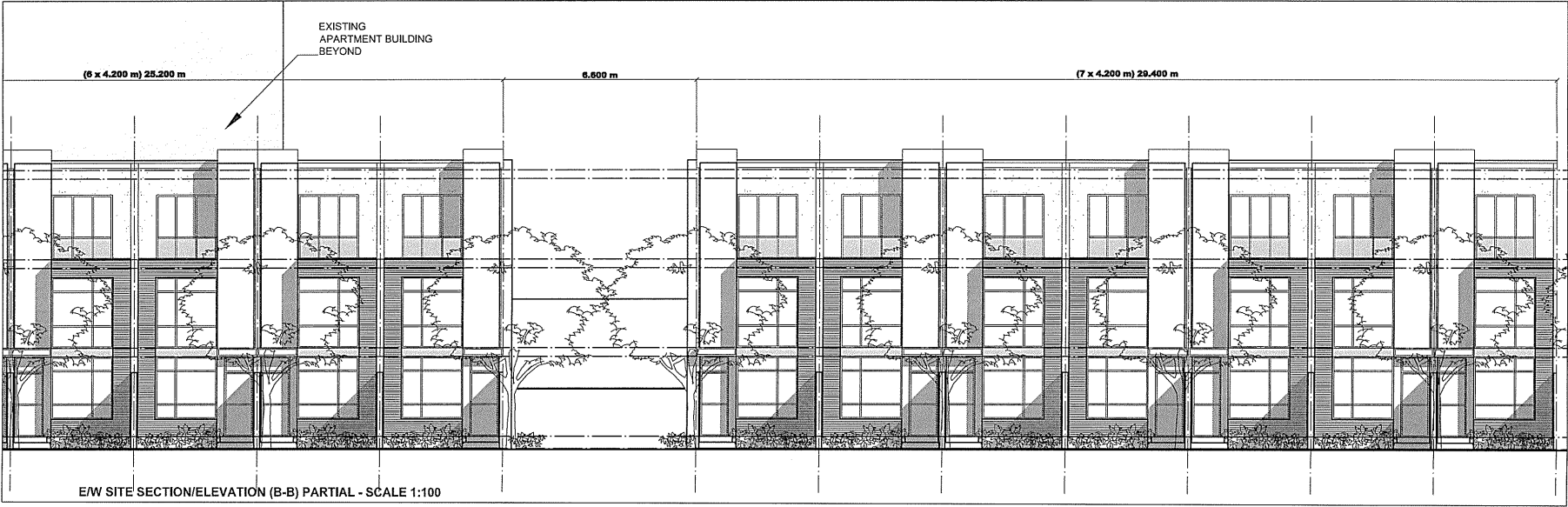
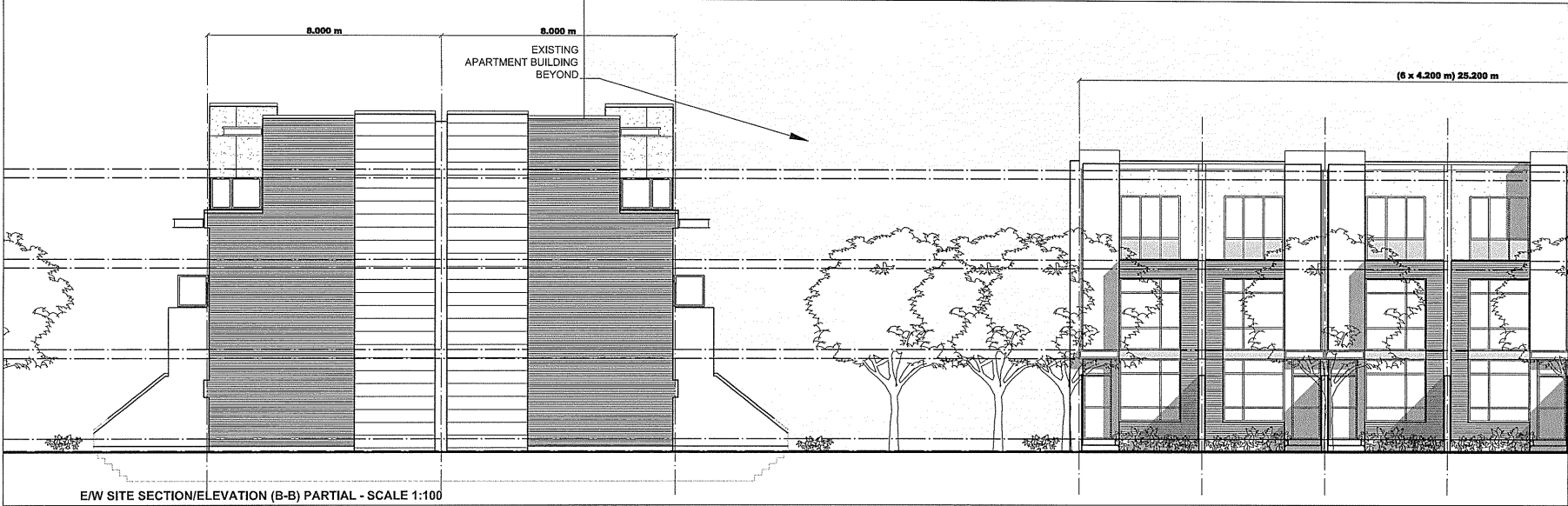
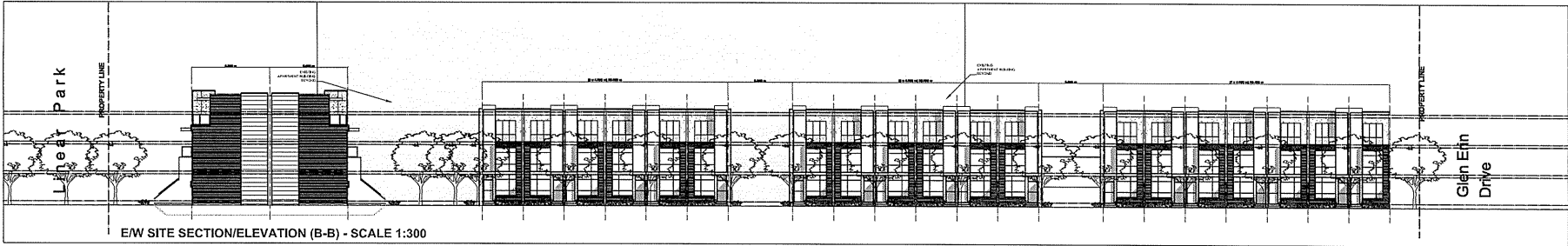
APPENDIX I-6

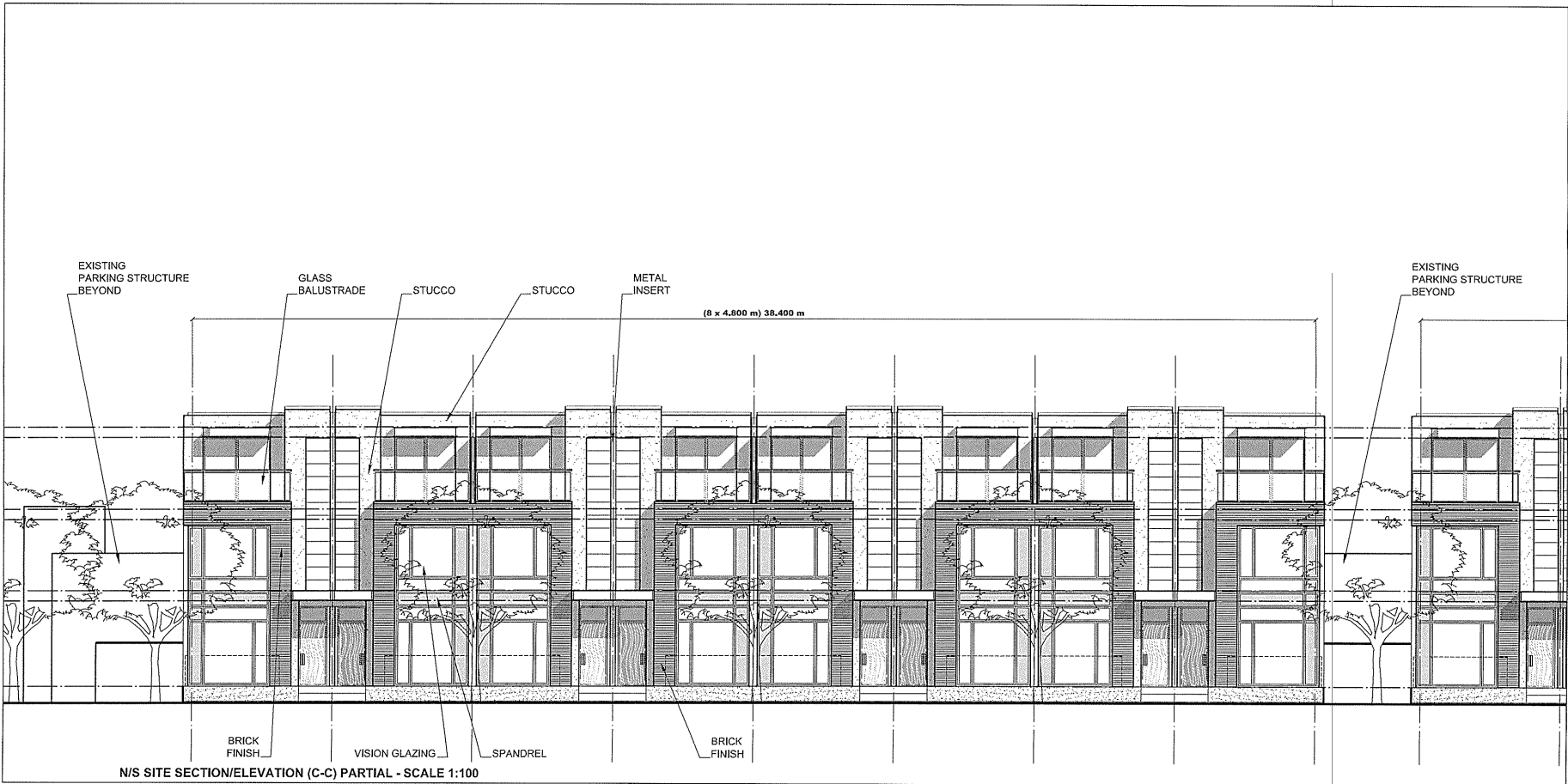
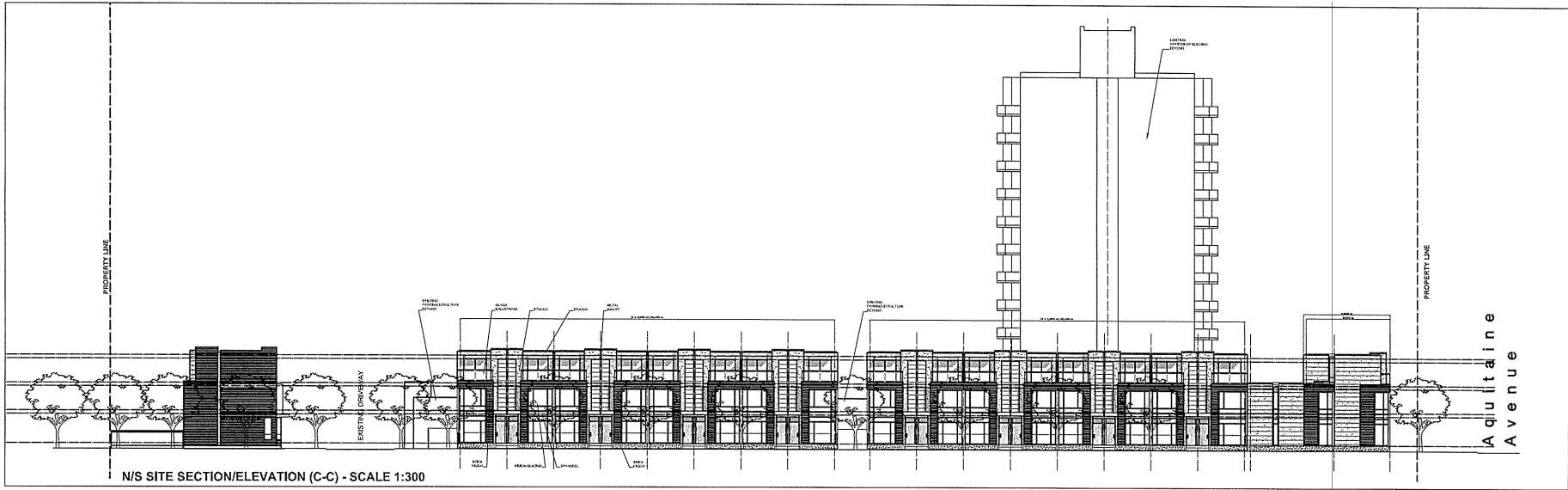


ELEVATIONS

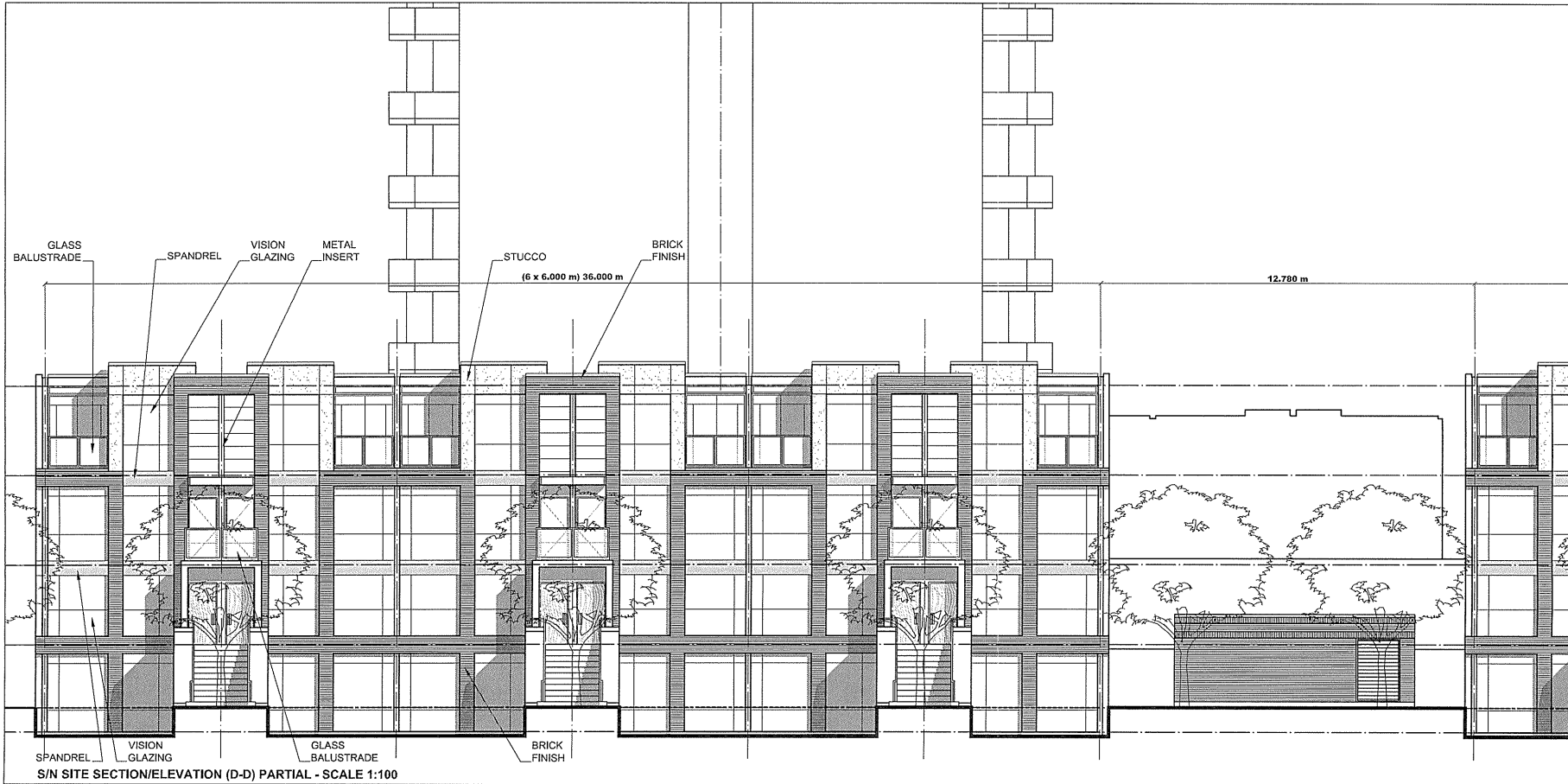
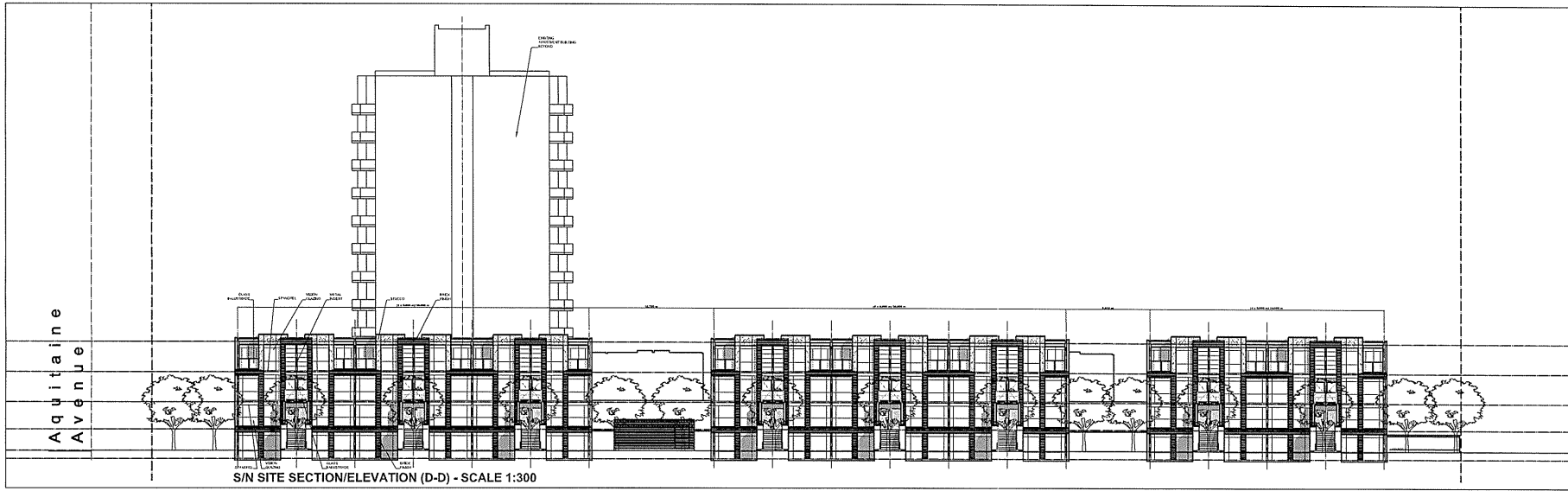




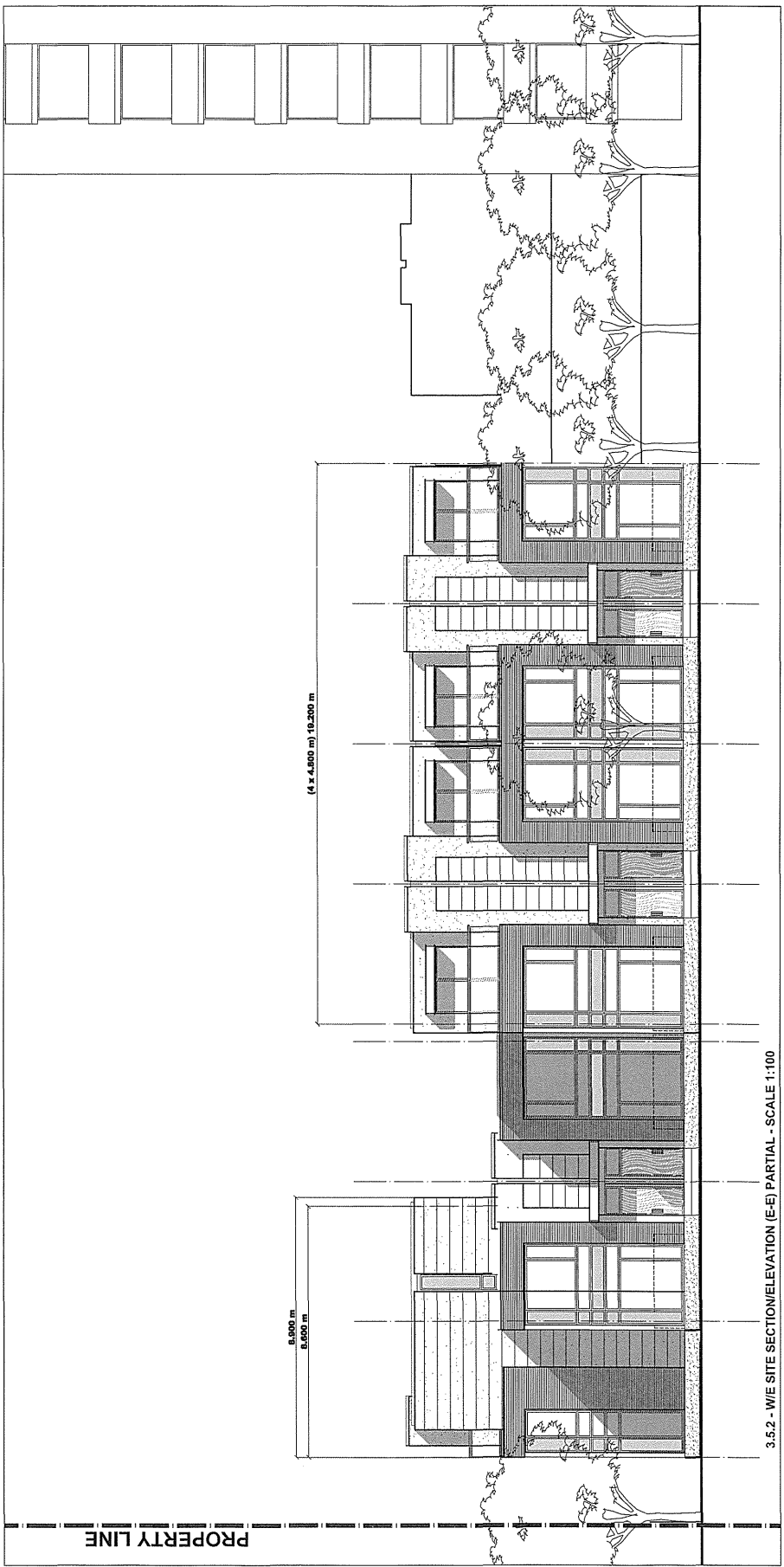
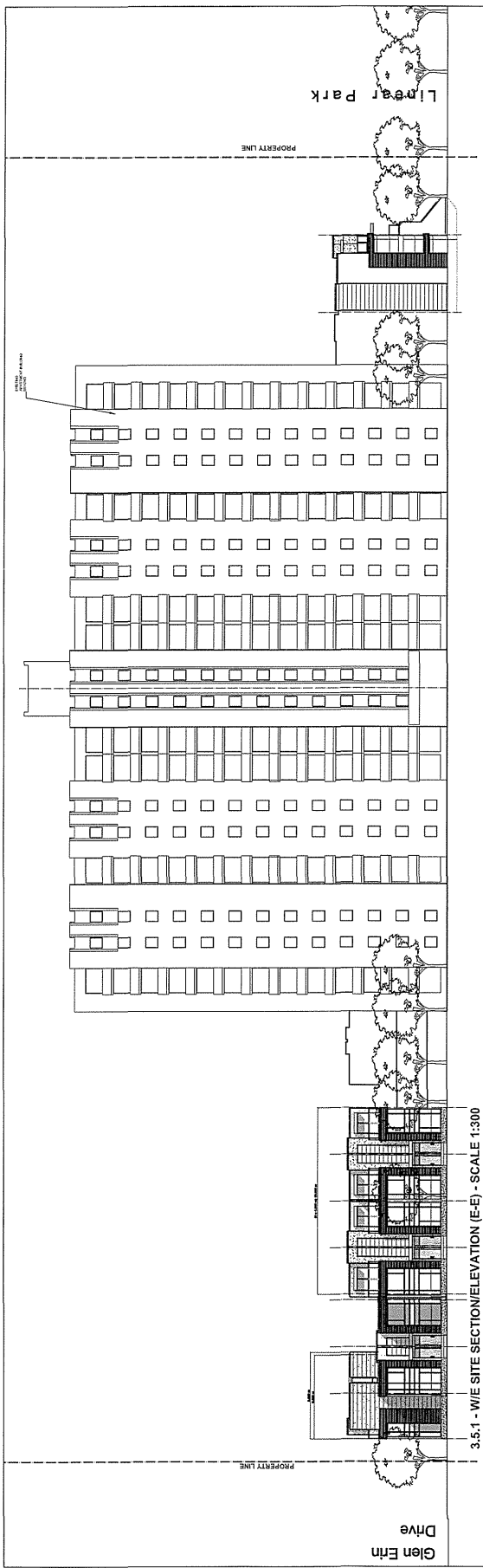




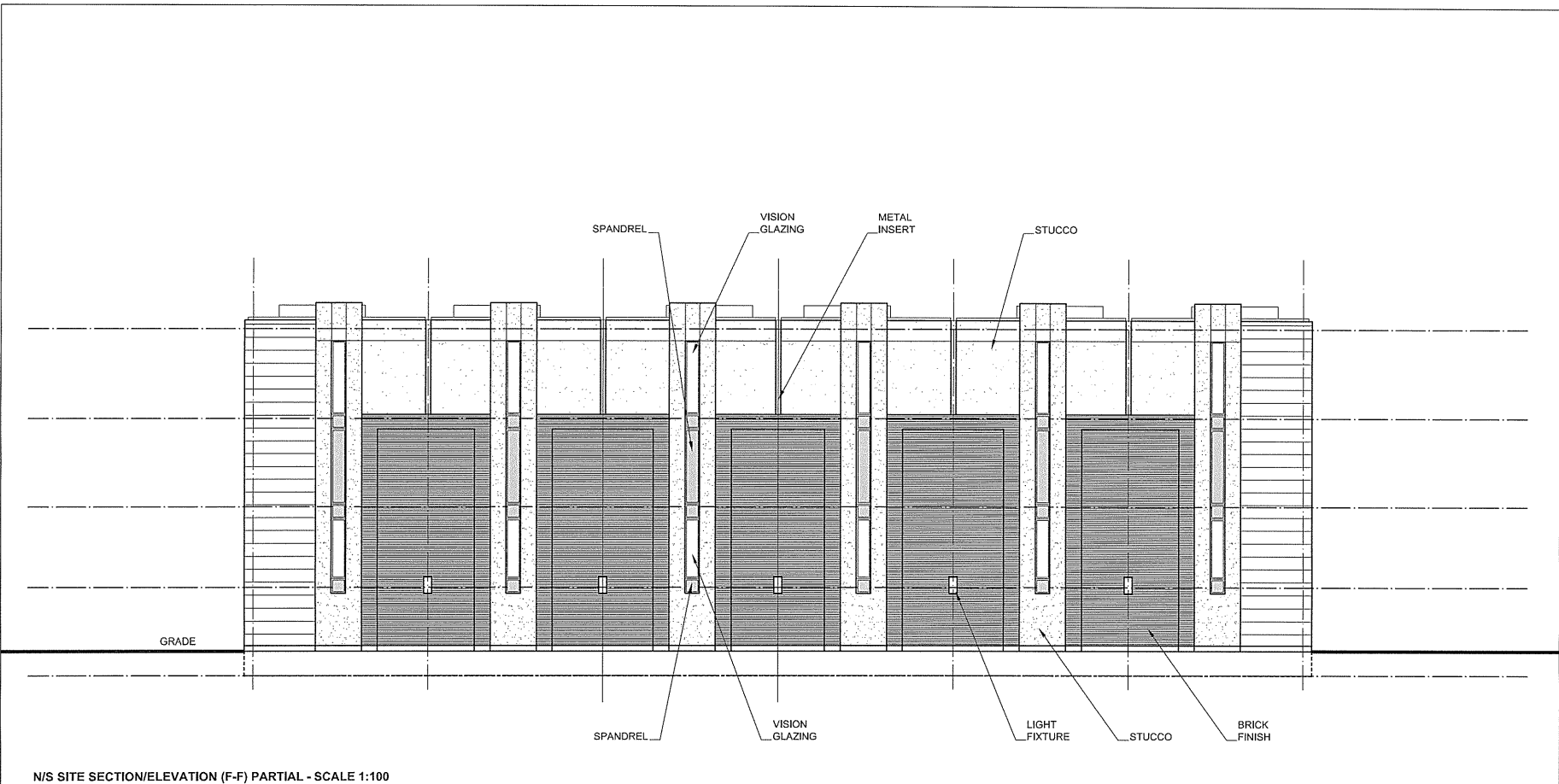
ELEVATIONS



ELEVATIONS



ELEVATIONS



N/S SITE SECTION/ELEVATION (F-F) PARTIAL - SCALE 1:100

**Blackrock Aquitaine Limited****File: OZ 14/002 W9****Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (August 11, 2014)	The Functional Servicing Report (FSR) received as part of the initial submission was deemed unsatisfactory and needs to be corrected and revised.
Dufferin-Peel Catholic District School Board (July 7, 2014)  Peel District School Board (August 5, 2014)	Both boards have indicated that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied to this development application.  In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Board also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.
Greater Toronto Airports Authority (June 19, 2014)	Based on the information provided by Page and Steele IBI Group Architects Drawing Numbers A-1.1 and A-4.1 dated August 3, 2012, the proposed townhouse units would be within the allowable height limits associated with the Airport Regulations.
City Community Services Department – Parks and Forestry Division/Park Planning Section (November 20, 2014)	The subject property is located adjacent to Lake Aquitaine Trail (P-130) and is located 110 m (361 ft.) from Lake Aquitaine Park (P-102) which contains a play site, soccer fields, spray pad, multi-pad, basketball courts and outdoor fitness equipment. Meadowvale Community Centre is also located approximately 160 m (525 ft.) from the site and offers a wide range of additional indoor recreational activities and facilities, including a library, pool and gymnasium. Maplewood Park (P-100) is also 115 m (377 ft.) from the site.

Blackrock Aquitaine Limited

File: OZ 14/002 W9

Agency / Comment Date	Comment
	<p>Prior to the application proceeding to Council for Recommendation Report review, the applicant is to provide an updated tree preservation plan, an updated grading plan and a rehabilitation plan for Lake Aquitaine Trail (P-130).</p> <p>Should this application be approved, prior to the enactment of the implementing Zoning By-law, hoarding will be required along Lake Aquitaine Trail (P-130) and a cash contribution will be required for additional street trees along Aquitaine Avenue and Glen Erin Drive.</p> <p>Through the Servicing and/or the Development Agreement, the Community Services Department will require fencing along the property boundary of Lake Aquitaine Trail and securities will be required to ensure the protection and preservation of Lake Aquitaine Trail, including any required restoration works, fencing, and hoarding.</p> <p>Prior to the issuance of building permits for each additional unit above what is existing on site, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the Planning Act (R.S.O.1990, c.P. 13, as amended) in accordance with the City's Policies and By-laws. The parkland dedication requirement for the existing apartment rental buildings was satisfied through the registration of M-21. However, payment of cash-in-lieu of parkland dedication will apply to the additional units being constructed as part of the proposed redevelopment for application OZ 14/002 W9.</p>
City Transportation and Works Department (September 11, 2014)	<p>This Department confirmed receipt of Concept Plan, Site Plan, Functional Servicing and Stormwater Management Implementation Report, Site Grading Plan, Construction Management Plan, Noise Feasibility Study and Traffic Impact Study circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings,</p>

Blackrock Aquitaine Limited

File: OZ 14/002 W9

Agency / Comment Date	Comment
	<p>the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the Department include:</p> <ul style="list-style-type: none"> <li>• Traffic implications,</li> <li>• Access location,</li> <li>• Streetscape design,</li> <li>• Noise impact and mitigation measures,</li> <li>• Grading implications,</li> <li>• Storm sewer and stormwater management design,</li> <li>• Construction management details, and</li> <li>• Phase 1 Environmental Site Assessment.</li> </ul> <p>The above noted issues will be addressed prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Canada Post Enersource Fire</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Trillium Health Centre City Heritage</p>



Blackrock Aquitaine Limited

File: OZ 14/002 W9

## School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>19 Kindergarten to Grade 6</li> <li>5 Grade 7 to Grade 8</li> <li>8 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Shelter Bay Public School <ul style="list-style-type: none"> <li>Enrolment: 461</li> <li>Capacity: 484</li> <li>Portables: 1</li> </ul> </li> <li>Edenwood Middle School <ul style="list-style-type: none"> <li>Enrolment: 515</li> <li>Capacity: 504</li> <li>Portables: 2</li> </ul> </li> <li>Meadowvale Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1593</li> <li>Capacity: 1554</li> <li>Portables: 2</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>6 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Teresa of Avila <ul style="list-style-type: none"> <li>Enrolment: 387</li> <li>Capacity: 503</li> <li>Portables: 0</li> </ul> </li> <li>Our Lady of Mount Carmel <ul style="list-style-type: none"> <li>Enrolment: 1756</li> <li>Capacity: 1320</li> <li>Portables: 16</li> </ul> </li> </ul> </li> </ul>

Blackrock Aquitaine Limited

File: OZ 14/002 W9

**Relevant Mississauga Official Plan Policies**

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 5 – Direct Growth</b>	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5	The Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that complements the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification.
<b>Section 7 – Complete Communities</b>	Section 7.2.2 Section 7.2.4 Section 7.2.7	The MOP will ensure housing choices in terms of tenure, type, quality and quantity.
<b>Section 9 – Build a Desirable Urban Form</b>	Section 9.1.3 Section 9.1.6 Section 9.1.10 Section 9.1.11 Section 9.2.1.11 Section 9.2.1.20 Section 9.2.1.22 Section 9.2.1.29 Section 9.2.1.30 Section 9.2.1.32	<p>The MOP will ensure that infill and redevelopment within Neighbourhoods will respect the existing and planned character. The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment.</p> <p>The built form will be supported by site development that demonstrated context sensitivity, including the public realm.</p>
<b>Section 9.2 – Non-Intensification Area</b>	Section 9.2.2.4	The MOP will ensure that non-intensification areas (Neighbourhoods) will experience limited growth and change. New development in Neighbourhoods respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the building to respect the existing scale, massing, character and grades of the surrounding area.

Blackrock Aquitaine Limited

File: OZ 14/002 W9

	Specific Policies	General Intent
Section 14 – Community Nodes	Section 14.1.1.2 Section 14.1.1.3	The MOP will ensure that lands within a Community Node are required to have a maximum building height of four storeys. Proposed heights greater than 4 storeys must demonstrate appropriate transition, enhance the existing or planned development, ensure that the City structure is maintained and demonstrate that the proposal is consistent with the policies of this Plan.
Section 16 – Neighbourhoods	Section 16.1.2.5	Proposals for additional development on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential development in this Plan: <ul style="list-style-type: none"> <li>a. on lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation; and</li> <li>b. as a condition of development, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards.</li> </ul>
Other related policies	<i>Green System</i> Section 9.2.3.1 <i>Public Realm</i> Sections 9.3.1.4, 9.3.1.7 <i>Site Development and Building</i> Sections 9.5.1, 9.5.1.2, 9.5.1.3, 9.5.1.4, 9.5.1.11, 9.5.1.12	Built form policies with respect to the Public Realm, Site Development and Building provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.  Proposed development will be sensitive to the site and ensure that Natural Areas Systems are protected, enhanced and restored.

Blackrock Aquitaine Limited

File: OZ 14/002 W9

Other related policies (continued)	<i>Site Development</i> Sections 9.5.2.1, 9.5.2.2, 9.5.2.5, 9.5.2.11 <i>Buildings</i> Sections 9.5.3.9 <i>Relationship to Public Realm</i> Section 9.5.4.1	Site development will be required to: <ul style="list-style-type: none"> <li>a) provide enhanced streetscape;</li> <li>b) provide landscaping that complements the public realm;</li> <li>c) preserve significant trees on public and private lands;</li> <li>d) incorporate techniques to minimize urban heat island effects such as providing planting and appropriate surface treatment; and</li> <li>e) provide landscaping that beautifies the site and complements the building form.</li> </ul>
Section 19 Implementation	Section 19.5.1	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: <ul style="list-style-type: none"> <li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li> </ul>

Blackrock Aquitaine Limited

File: OZ 14/002 W9

**Proposed Zoning Regulations**

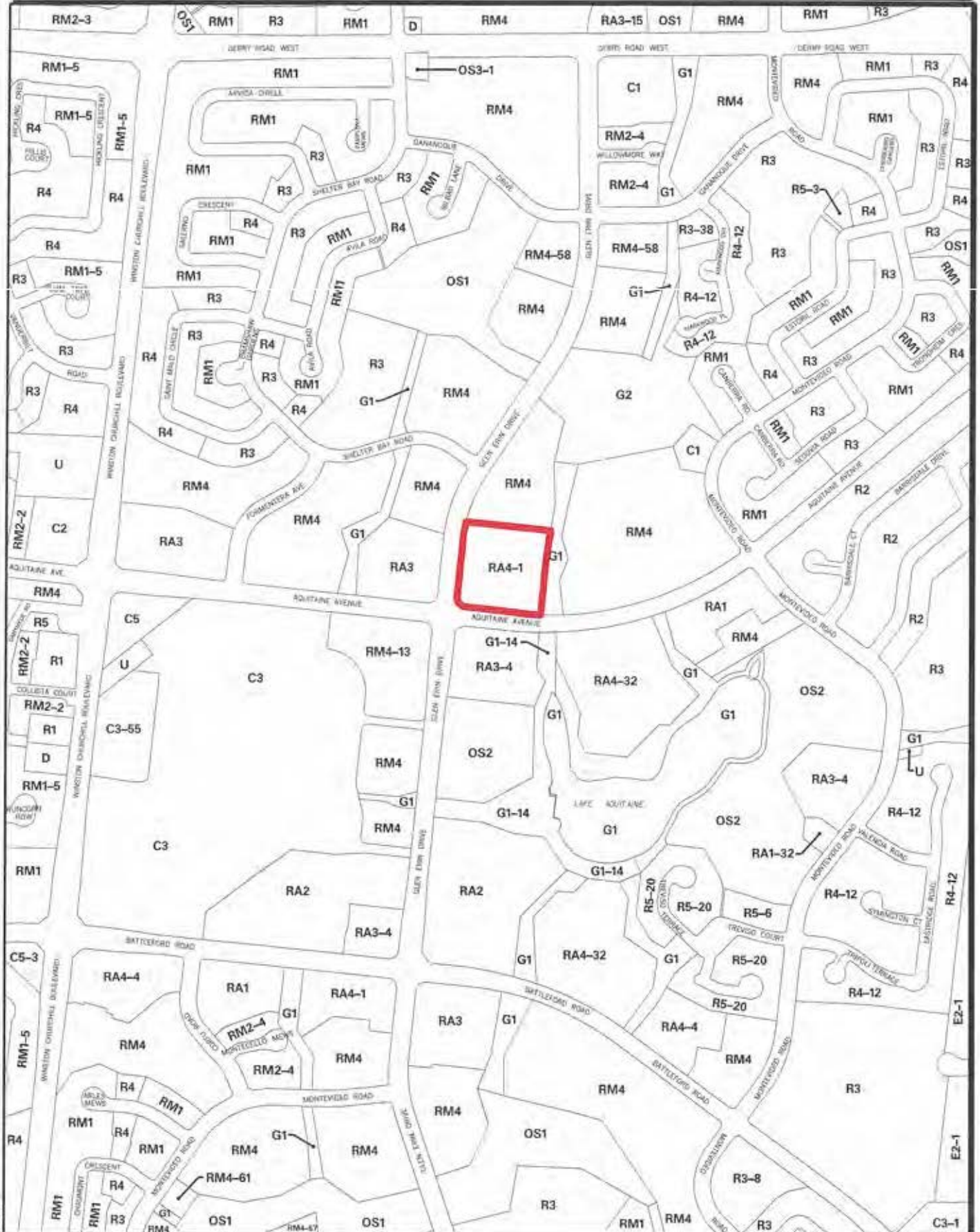
<b>Insert applicable Zone Regulations</b>	<b>Existing "RA4-1" Zoning By-law Regulations</b>	<b>Proposed "RA4-Exception" Zoning By-law Regulations</b>
Maximum FSI (apartment dwelling)	1.0	1.45
Minimum Number of Parking Spaces	1.0 spaces per bachelor unit 1.18 spaces per one bedroom unit 1.36 spaces per two bedroom unit 1.5 spaces per three bedroom unit 0.20 visitor parking spaces per unit	1.50 spaces per townhouse unit 0.78 spaces per existing apartment unit 0.25 visitor spaces per townhouse unit 0.20 visitor spaces per existing apartment unit
Minimum setback from building to "G1" Zone	5.0 m (16.4 ft.)	3.0 m (9.8 ft.)
Maximum Height	18 storeys *	4 storeys (stacked townhouse)
Townhouses	Not permitted	93 dwelling units

\*for an apartment, long-term or retirement dwelling

## GENERAL CONTEXT MAP

OZ 14/002 W9

APPENDIX I-13





# Corporate Report

Clerk's Files

Originator's

Files OZ 10/014 W7

---

**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a 38 storey apartment building and a**  
**9 storey apartment building**  
**89 to 95 Dundas Street West and 98 Agnes Street**  
**Northeast corner of Novar Road and Dundas Street West**  
**Owner: Gallery Developments Inc. and**  
**Town Cliff Development Corp.**  
**Applicant: MMM Group Limited**  
**Bill 51**

**Public Meeting** **Ward 7**

---

**RECOMMENDATION:** That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Downtown Cooksville Character Area from "Mixed Use" and "Residential High Density" to "Mixed Use-Special Site" and to change the zoning from "D-1" (Development-Exception) and "C4" (Mainstreet Commercial) to "H-C4-Exception" (Mainstreet Commercial - with a Holding Symbol) to permit a 38 storey apartment building with ground floor commercial uses and a 9 storey apartment building under File OZ 10/014 W7, Gallery Developments Inc., and Town Cliff

Development Corp., 89 to 95 Dundas Street West and 98 Agnes Street, be received for information.

**REPORT  
HIGHLIGHTS:**

- The proposal is to permit a 38 storey apartment building and a 9 storey apartment building on a mostly vacant parcel of land which currently includes a small 3 storey office building;
- The site is located within the Downtown Cooksville Character Area;
- Comments from the scheduled community meeting and Planning and Development Committee meeting will be considered in the evaluation of the applications as part of the Recommendation Report; and
- Prior to the Recommendation Report, matters to be addressed include: proposed intensification of the site; height; density; built form and massing; traffic, privacy and overlook; shadow impacts on adjacent land uses; and stormwater management.

**BACKGROUND:**

The applications have been circulated for technical comments and a community meeting will be held on January 14, 2015.

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

The subject property has a 3 storey office building which will be demolished. The rest of the property is vacant.

The applicant is proposing a 38 storey apartment building with commercial uses on the ground floor fronting onto Dundas Street West and a 9 storey apartment building with frontage on Novar Road at Agnes Street. (See Appendix I-6 for further details of the proposal).



**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Received: November 29, 2010 Deemed complete: February 14, 2011
Height:	38 storeys 9 storeys
Lot Coverage:	37%
Floor Space Index:	6.7
Landscaped Area:	36%
Gross Floor Area:	Residential: 28 080 m <sup>2</sup> (302,251 sq. ft.) Commercial: 330 m <sup>2</sup> (3,552 sq. ft.)
Number of units:	249 units  77 bachelor units 6 one-bedroom units 162 two-bedroom units 4 three-bedroom units
Anticipated Population:	623 people* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	381 parking spaces
Parking Provided:	336 parking spaces
Supporting Documents:	Planning Justification Report Sun/Shadow Study Preliminary Wind Study Letter Traffic Impact Study Functional Servicing Report Hydro Coordination Letter Stormwater Management Report Geotechnical Report Phase 1 ESA Transmittal/Reliance Letter

<b>Development Proposal</b>	
<b>Site Characteristics</b>	
Frontage:	42 m (137.8 ft.) on Dundas Street West 101 m (331.4 ft.) on Novar Road 40 m (131.2 ft.) on Agnes Street
Depth:	101 m (331.4 ft.)
Gross Lot Area:	.42 ha (1.04 ac.)
Existing Use:	3 storey office building

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

### **Green Development Initiatives**

The applicant has identified several green development initiatives that will be incorporated into the development, including: green roof development on the building fronting Novar Road; maximizing growth depth for trees; and conformity with bird friendly building guidelines.

### **Neighbourhood Context**

The property is located two blocks west of the intersection of Dundas Street and Hurontario Street and one block east of Confederation Parkway and Dundas Street West within the Cooksville neighbourhood.

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

The surrounding land uses are described as follows:

- North: Three (3) apartment buildings ranging in height from 10 to 13 storeys. Further north and east are detached homes.
- East: 2 storey mixed use buildings with retail on the ground floor and residential above.
- South: Across Dundas Street West is a large vacant parcel of land which has been approved for 140 dwelling units and 1500 m<sup>2</sup> of commercial retail space. Further south are detached homes.

West: 2 storey mixed use buildings with retail on the ground floor and residential above.

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

The subject property is located in the Downtown Cooksville Character Area and is designated "**Mixed Use**" and "**Residential High Density**" (see Appendix I-3), which permit commercial uses and apartment dwellings at a maximum building height of 6 storeys and an FSI of 1.0 on the south half of the subject property and 1.5 to 2.9 on the north half.

While the proposal conforms with the land-use designation, it requires amendments to the FSI provisions. The FSI proposed is 6.7 requiring an amendment to the Official Plan.

"Special Site 9" policies also apply to the south half of this site which prohibit drive through restaurants.

Development is intended to be generally consistent in its massing and scale with the Character Area, with taller more prominent buildings to be located on the north side of Agnes Street and with buildings fronting onto Dundas Street West maintaining a main street, pedestrian scale height.

### **Urban Design Policies**

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design be compatible with the surrounding area. There is to be appropriate transition between existing and planned buildings. The project should also address the effects of noise from Dundas Street West and the relationship of the proposed buildings to the street.

Other relevant policies in MOP that are applicable in the review of these applications are found in Appendix I-10.

### **Hurontario/Main Street Corridor Master Plan**

The *Hurontario/Main Street Corridor Plan Study (2010)* identifies the area south of Agnes Street and north of Dundas Street West as being suitable for medium density residential buildings up to 8 storeys in keeping with the existing and planned character of the area.

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

"**Mixed Use-Special Site**" to permit two apartment buildings of 9 and 38 storeys with ground floor commercial uses.

### **Existing Zoning**

"**D-1 (Development Exception)**", which permits detached dwellings and accessory structures legally existing on the date of the passing of the zoning by-law and enlargement of existing buildings and structures in compliance with zone regulations.

"**C4 (Mainstreet Commercial)**", which permits a mix of retail, service commercial, office and residential uses and apartment buildings. Buildings are to be located at the street edge with front yards of 0 m (0 ft.) to 3.0 m (9.8 ft.) with a minimum building height of 2 storeys and a maximum building height of 3 storeys.

### **Proposed Zoning By-law Amendment**

"**H-C4-Exception (Mainstreet Commercial – with a Holding Symbol)**" to permit:

- Two apartment buildings containing 249 units;  
Maximum building height of 38 storeys (118 m/387 ft.) on the north half of the site;
- Maximum building height of 9 storeys (29 m/95.1 ft.) on the south half of the site;
- Floor space index (FSI) of 6.7; and
- Minimum Amenity Area of 2 500 m<sup>2</sup> (26,910 sq. ft.).

A complete list of proposed zone standards are identified in Appendix I-11.

### **Lifting of "H" Holding Symbol**

There are a number of technical requirements that would need to be completed prior to building on the site. The requirements include: detailed engineering cross-sections; record of site condition; and Construction Management Plan. The applicant is proposing that the Zoning By-law contain provisions to ensure there will be no development until these technical matters have been addressed to the satisfaction of the City. This is done by placing an "H" Holding Symbol on the Zoning By-law and including detailed conditions in the by-law.

### **Bonus Zoning**

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

### **COMMUNITY ISSUES**

A community meeting is scheduled to be held by the Ward 7 Councillor, Nando Iannicca, on January 14, 2015. The community concerns from this meeting and the comments raised during the Planning and Development Committee will be considered in the evaluation of the applications and will be addressed as part of the Recommendation Report which will be presented at a future date.

## DEVELOPMENT ISSUES

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

- appropriate height and density;
- proposed urban design including built form, massing and public realm including streetscaping along Novar Road, Dundas Street West and Agnes Street, setbacks and stepbacks along Dundas Street West and Novar Road;
- shadow and privacy on abutting properties;
- upgrading Novar Road to municipal standards;
- traffic and access concerns on Novar Road;
- proposed relocation of utilities under Novar Road;
- proposed construction of the underground garage beneath Novar Road;
- proposed number of on-site residential, visitor and non-residential parking spaces and the number of underground levels of parking; and
- servicing and storm water management.

### FINANCIAL IMPACT:

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

### CONCLUSION:

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

### ATTACHMENTS:

Appendix I-1: Site History    Appendix I-2: Aerial Photograph  
 Appendix I-3: Downtown Cooksville Character Area Map  
 Appendix I-4: Excerpt of Mississauga Official Plan Land Use Map  
 Appendix I-5: Existing Land Use and Proposed Zoning Map  
 Appendix I-6: Concept Plan  
 Appendix I-7: Elevations

Appendix I-8: Agency Comments

Appendix I-9: School Accommodation

Appendix I-10: Proposed Zoning Standards

Appendix I-11: Relevant Mississauga Official Plan policies

Appendix I-12: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Michael Hynes, Development Planner*



**Gallery Developments Inc. and Town Cliff Development Corp.****File: OZ10/014 W7****Site History**

- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Downtown Cooksville District Area, which designated the subject lands "Residential High Density"
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "D-1" (Development – Exception) and "C4" (Main Street Commercial).
- July 2010 – City Council endorsed the Hurontario/Main Street Corridor Master Plan.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed, the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential High Density" and "Mixed Use" in the Downtown Cooksville Character Area.





LEGEND:

SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2014



SUBJECT: GALLERY DEVELOPMENT INC. AND  
TOWN CLIFF DEVELOPMENT CORP.



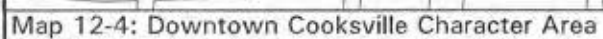
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DWG. NO:  
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PDC DATE:  
2015 02 02  
DRAWN BY:  
B. KRUGER

APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

DESIGN FILE



2014/12/03

**LEGEND:**



## SUBJECT LANDS



SUBJECT: GALLERY DEVELOPMENT INC. AND  
TOWN CLIFF DEVELOPMENT CORP.



FILE NO:  
OZ 10014 W7

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SCALE:  
NTS

PDC DATE:  
2015 02 02

DRAWN BY:  
B. KRUGER

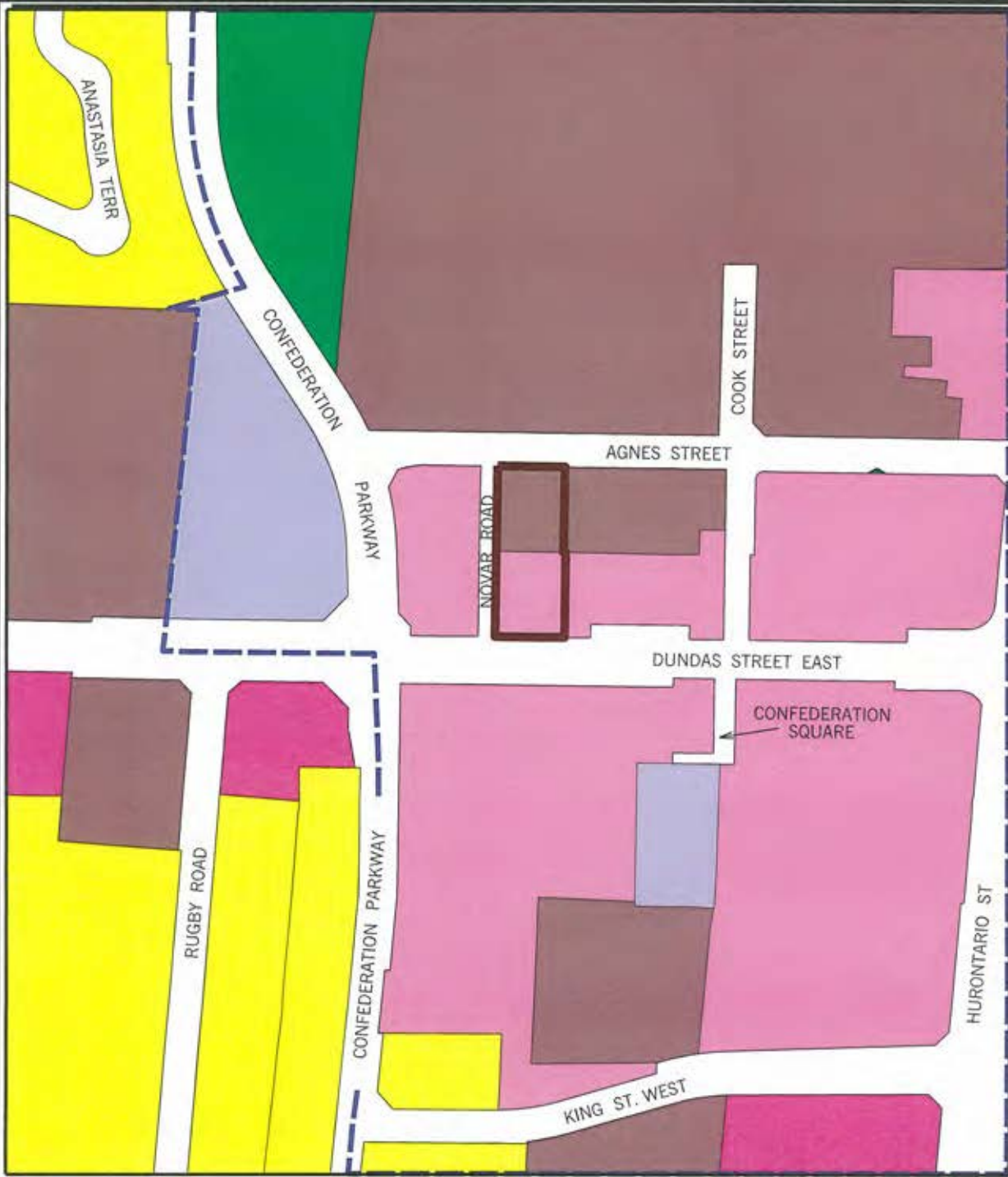
APPENDIX 1-3



**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
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	Employment Area
Neighbourhood	

SUBJECT LANDS

SUBJECT: GALLERY DEVELOPMENT INC. AND  
TOWN CLIFF DEVELOPMENT CORP.



FILE NO:  
OZ 10014 W7  
DWG. NO:  
10014L  
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2015 02 02  
DRAWN BY:  
B. KRUGER

APPENDIX 1-4

MISSISSAUGA  
Planning and Building

Produced by  
T&W, Geomatics







ELEVATIONS

<p>3640 KUNDAS STREET WEST Calgary Developments Inc.</p>	<p>Alan Lillemor Architect ALAN LILLEMOR ARCHITECT INC.</p>	<p>1414 17th Avenue SW, Suite 100 Calgary, Alberta T2M 0K7 Tel: (403) 275-1111 Fax: (403) 275-1112 www.alanlillemor.com</p>	<p>1414 17th Avenue SW, Suite 100 Calgary, Alberta T2M 0K7 Tel: (403) 275-1111 Fax: (403) 275-1112 www.alanlillemor.com</p>	<p>1414 17th Avenue SW, Suite 100 Calgary, Alberta T2M 0K7 Tel: (403) 275-1111 Fax: (403) 275-1112 www.alanlillemor.com</p>	<p>1414 17th Avenue SW, Suite 100 Calgary, Alberta T2M 0K7 Tel: (403) 275-1111 Fax: (403) 275-1112 www.alanlillemor.com</p>	<p>1414 17th Avenue SW, Suite 100 Calgary, Alberta T2M 0K7 Tel: (403) 275-1111 Fax: (403) 275-1112 www.alanlillemor.com</p>	<p>1414 17th Avenue SW, Suite 100 Calgary, Alberta T2M 0K7 Tel: (403) 275-1111 Fax: (403) 275-1112 www.alanlillemor.com</p>
<p>STREET VIEW LOOKING NORTH ON HENRI</p>	<p>VIEW FROM SOUTH WEST</p>	<p>VIEW FROM NORTH WEST</p>	<p>NORTH ELEVATION</p>	<p>WEST ELEVATION</p>	<p>NORTH ELEVATION</p>	<p>EAST ELEVATION</p>	

A003

The image contains two architectural elevations of a building, oriented vertically. The left elevation is labeled '1 NORTH ELEVATION - KANSAS TOWER' and the right elevation is labeled '2 EAST ELEVATION - KANSAS TOWER / NOVAK BUILDING'. Both drawings show a tall, rectangular building with a grid of windows. The North Elevation shows a building with a flat roof and a series of windows along the top. The East Elevation shows a building with a flat roof and a series of windows along the top. The drawings are oriented vertically on the page.



1 WEST ELEVATION - DUNDAS STREET / MOUNT BUREAU  
2 SOUTH ELEVATION - DUNDAS STREET / MOUNT BUREAU

301 WEST ELEVATION - DUNDAS STREET / MOUNT BUREAU  
302 SOUTH ELEVATION - DUNDAS STREET / MOUNT BUREAU



[illegible]

Gallery Developments Inc. and Town Cliff Development Corp.

File: OZ 10/014 W7

**Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (May 13, 2014)	<p>The applicant is required to clarify the ownership and if the properties will be merged. This will affect the site servicing. In compliance with the Ontario Building Code the applicant may require additional installation of services and/or the creation of private water/sanitary sewer servicing easements.</p> <p>The Region has received the revised Functional Servicing Report dated February 2014. A Hydrant flow test is required by the Region to be reviewed in conjunction with the Functional Servicing Report.</p> <p>Site Servicing approvals are required prior to issuance of the building permit.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (June 4, 2014)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not apply for this development application.</p> <p>In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Boards also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park	This Department indicated that the proposed residential development will be serviced by Sgt. David Yakichuk Park (P-263) which is approximately 230 m (755 ft.) from the

Gallery Developments Inc. and Town Cliff Development Corp.

File: OZ 10/014 W7

Agency / Comment Date	Comment
Planning Section (August 20, 2014)	subject site and includes a play site. Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.
City Transportation and Works Department (October 10, 2014)	<p>In comments dated October 10, 2014, this department noted that the 249 unit high-rise residential/commercial development is intended to have a single vehicular access to Novar Road. Novar Road is currently a two-way substandard paved-ditch municipal road which has evolved within a right of way width of approximately 10 metres (32.8 ft.). To accommodate the development, the applicant has proposed an ultimate ROW width of 18 metres (59.1 ft.) for Novar Road including a widening of 3.97 metres (13.0 ft.) on the east side of the road, supplemented by a future 3.97 metre (13.0 ft.) widening on the west side to be acquired with the future re-development of the lands to the west. The reconstruction of Novar Road is contemplated to facilitate the project.</p> <p>A traffic study submitted with the application is currently under review. The department has requested additional details with respect to the functional plans, reports and details provided by the applicant's consulting team, sufficient to confirm to the satisfaction of the City, Region of Peel and the concerned utility corporations that the road and boulevard improvements proposed will be sufficient to adequately accommodate the traffic, parking, municipal services, utilities, landscape and streetscape features within the Novar Road, Dundas Street West and Agnes Street rights-of-ways.</p> <p>Upon clarification of foregoing aspects of the development proposal, detailed comments will be provided through the Recommendation Report.</p>

Gallery Developments Inc. and Town Cliff Development Corp.

File: OZ 10/014 W7

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post  Fire Prevention, Community Services Division  Enersource  Bell Canada</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Go Transit  CP Rail  Trillium Health Partners  Rogers Cable  Mississauga Transit  Heritage Planning, Culture Division, Community Services Department</p>

Gallery Developments Inc. and Town Cliff Development Corp.

File: OZ 10/014 W7

**School Accommodation**

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

File No.: OZ 10/014 W7

**Proposed Zoning Standards**

	<b>"D-1" Regulations</b>	<b>"C4" Regulations</b>	<b>"H-C4" Mainstreet Commercial Exception</b>
Front Lot Line	N/A	0 (0 ft.) – 3.0 m (9.8 ft.)	0 m
Maximum height	N/A	3 storeys	38 storeys
Minimum depth of a landscaped buffer and/or planters measured from any other lot line	N/A	4.5 m (14.8 ft.)	0 m (including planters)
Minimum rear yard – Lot abutting a Residential Zone	N/A	4.5 m (14.8 ft.)	2.0 m (6.56 ft.)
Minimum Amenity Area	N/A	N/A	2 500 m <sup>2</sup> (26,910 sq. ft.)

Gallery Developments Inc. and Town Cliff Development Corp.

File OZ-10/014 W7

**Relevant Mississauga Official Plan Policies**

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 5 – Direct Growth</b>	Policy 5.1.4, Policy 5.1.6, Section 5.3 Policy 5.3.1.2, Policy 5.3.1.3, Policy 5.3.1.4, Policy 5.3.1.8, Policy 5.3.1.9, Policy 5.3.1.10, Policy 5.3.1.11, Policy 5.3.1.12, Policy 5.3.1.13, Policy 5.4.12, Policy 5.5.8, Policy 5.5.9, Policy 5.5.12, Policy 5.5.14, Policy 5.5.15	Mississauga Official Plan (MOP) directs that most of Mississauga's future growth will be directed to Intensification Areas and that the Downtown is an Intensification Area.
<b>Chapter 9 – Build a Desirable Urban</b>	Policy 9.2.1.2, Policy 9.2.1.3 Policy 9.2.1.4, Policy 9.2.1.6 Policy 9.2.1.7, Policy 9.2.1.9 Policy 9.2.1.11, Policy 9.2.1.12 Policy 9.2.1.13, Policy 9.2.1.14 Policy 9.2.1.15, Policy 9.2.1.16 Policy 9.2.1.17, Policy 9.2.1.20 Policy 9.2.1.22, Policy 9.2.1.24 Policy 9.2.1.25, Policy 9.2.1.26 Policy 9.2.1.27, Policy 9.2.1.28 Policy 9.2.1.29, Policy 9.2.1.30 Policy 9.2.1.31, Policy 9.2.1.33 Policy 9.3.3.2	Tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.
<b>Chapter 9 (continued)</b>	Policy 9.5.3 – Various policies	Tall buildings will be designed and materials selected that are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.

## Gallery Developments Inc. and Town Cliff Development Corp.

File OZ-10/014 W7

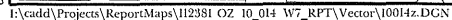
<b>Chapter 12 Downtown</b>	<p>Policy 12.1.2.2.  Policy 12.1.3 Mixed Use  Section 12.4 Downtown Cooksville  Policy 12.4.1.4  Policy 12.4.1.5 Bulk and Massing  Policy 12.4.1.6 Development Fabric  Policy 12.4.1.7 Streetscape  Policy 12.4.1.8 Private Development Zone  Policy 12.4.1.9 Public Realm  Policy 12.4.3.9</p>	<p>Notwithstanding the Residential High Density policies of this Plan, the Maximum building height for land designated Residential High Density will not exceed 25 storeys. In Downtown Cooksville, the minimum building height is two to four storeys and a maximum of six storeys directly abutting the street line.</p>
<b>Other related policies</b>	<p>Section 9.2.1 Intensification  Policy 9.2.1.2, 9.2.1.3, 9.2.1.4, 9.2.1.5  9.2.1.6, 9.2.1.7, 9.2.1.9, 9.2.1.11, 9.2.1.12,  9.2.1.13, 9.2.1.14, 9.2.1.15, 9.2.1.16,  9.2.1.17, 9.2.1.18, 9.2.1.20, 9.2.1.22,  9.2.1.25, 9.2.1.26, 9.2.1.27, 9.2.1.28,  9.2.1.29, 9.2.1.30, 9.2.1.31, 9.2.1.32,  9.2.1.33, 9.2.1.36, 9.2.1.38, 9.3.1.4,  9.3.1.7, 9.3.1.8, 9.3.1.9  Public Realm Policies 9.5.1, 9.5.1.1.,  9.5.1.2, 9.5.1.3, 9.5.1.4, 9.5.1.5, 9.5.1.9,  9.5.1.11, 9.5.1.12  Site Development Policies 9.5.2.1, 9.5.2.2,  9.5.2.5, 9.5.2.6, 9.5.2.7, 9.5.2.10, 9.5.2.11  Buildings Policies 9.5.3.1, 9.5.3.2, 9.5.3.3,  9.5.3.4, 9.5.3.5, 9.5.3.6, 9.5.3.7,  9.5.3.8, 9.5.3.9, 9.5.3.10, 9.5.3.11,  9.5.3.12, 9.5.3.13, 9.5.3.14, 9.5.3.15,  9.5.3.16, 9.5.3.17, 9.5.3.18  Relationship to Public Realm Policies  9.5.4.1, 9.5.4.2, 9.5.4.3, 9.5.4.4, 9.5.4.5,    Create a Multi-Modal City Policy 8.2.3.4</p>	<p>Tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.</p>



Gallery Developments Inc. and Town Cliff Development Corp.

File OZ-10/014 W7

Section 19 Implementation	Policy 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"><li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li><li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li><li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li><li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li></ul>
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# Corporate Report

Clerk's Files

 Originator's  
Files CD.21.LOR

**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**City-initiated Official Plan Amendment and Rezoning**  
**To permit a new municipal works yard**  
**2385 Loreland Avenue**  
**North of Queensway East, east of Dixie Road**  
**Owner/Applicant: City of Mississauga**  
**Bill 51**

**Public Meeting** **Ward 1**

**RECOMMENDATION:** That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the City-initiated amendment to the Official Plan from "Business Employment" and "Greenbelt" to "Business Employment – Special Site" and "Greenbelt" and to change the Zoning from "E2" (Employment) and "G1" (Greenbelt) to "E2 – Exception" (Employment) and "G1" (Greenbelt), to permit a new municipal works yard under File CD.21.LOR, City of Mississauga, 2385 Loreland Avenue, be received for information.

## REPORT HIGHLIGHTS:

- The proposed amendments are being undertaken by the Planning and Building Department to allow a new Transportation and Works and Community Services municipal works yard;

- Also these amendments will prohibit development within the hazard lands associated with the Etobicoke Creek;
- Prior to the Recommendation Report, the technical issues outlined in this report will need to be resolved.

**BACKGROUND:**

On June 18, 2014, a report from the Commissioner of Transportation and Works was presented to General Committee directing that the Planning and Building Department undertake an Official Plan Amendment and Rezoning for the property to permit a new works yard for use by the City's Transportation and Works and Community Services Departments.

The concept plan attached in Appendix I-5 is preliminary as Community Services and Transportation and Works Departments have not finalized their plans for the site. The details will be finalized during the Site Plan Approval application.

A large open storage area on the east side of the site will initially be reserved for trees and wood chips from the City of Mississauga's Emerald Ash Borer tree removal program. Once the site is fully developed, it will continue to be used for the Emerald Ash Borer tree removal program and for other uses such as leaf collection and snow storage.

An Environmental Assessment (EA) is underway for the bridge crossing the Etobicoke Creek as shown on the concept plan. The first Public Information Centre was held on April 27, 2011 and the second was held on November 15, 2012. While the final report for the EA has been prepared, the Transportation and Works Department has asked the consultant to hold off on finalizing and filing the report with the Ministry of Environment and Climate Change (MOECC) until the Official Plan Amendment and Rezoning has advanced.

The proposed amendments have been circulated for technical comments. The purpose of this report is to provide preliminary information on the amendments and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Supporting Documents:	<ul style="list-style-type: none"> <li>• Concept Plan</li> <li>• Species at Risk Screening Assessment and Tree Inventory</li> <li>• Updated Phase I &amp; II Environmental Site Assessment</li> <li>• Noise Impact Assessment Report</li> <li>• Risk Assessment and Due Diligence Risk Assessment</li> <li>• Planning Rationale Report</li> </ul>

<b>Site Characteristics</b>	
Frontage:	95 m (311.6 ft.)
Depth (Irregular):	83 m (272.3 ft.)
Gross Lot Area:	9.81 ha (24.2 ac.)
Net Lot Area:	6.57 ha (16.23 ac.)
Existing Use:	Vacant

Additional information is provided in Appendices I-1 to I-8.

**Neighbourhood Context**

The property is located in an employment area. The surrounding lands to the north and west are mostly industrial and employment uses. The site is irregularly shaped and is covered by fill that has been brought to the site.

There is a house at 2295 Loreland Avenue. The house located immediately south of the site is accessed by way of an easement over the City owned lands. The private residence is listed on the heritage register but is not designated.

The surrounding land uses are described as follows:

North: St. Lawrence and Hudson Railway

East: Etobicoke Creek and City of Toronto

South: Little Etobicoke Creek, Etobicoke Creek and a private residence

West: Industrial

### **Current Mississauga Official Plan Designation and Policies for the Dixie Employment Area**

**"Business Employment"** which permits an integrated mix of business activities that operate mainly within buildings. A municipal works yard is a permitted use within the **"Business Employment"** designation. However, this designation does not allow unlimited uncovered outdoor storage of materials.

**"Greenbelt"** which permits uses generally associated with natural hazards or significant natural areas. Development is prohibited to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System. A portion of lands designated **"Greenbelt"** are subject to the policies for **"Natural Hazards"**. No development is proposed within the **"Greenbelt"** lands.

There are other policies in Mississauga Official Plan that are also applicable in the review of these amendments, which are found in Appendix I-7.

The proposal does not conform with the land use designations. An Official Plan Amendment is required for this project.

### **Proposed Official Plan Designation and Policies**

**"Business Employment - Special Site"** to amend the existing Business Employment policies to permit the outdoor storage of municipal works equipment and material storage such as snow storage, wood chips, and leaves, associated with the proposed works yard.

The Official Plan does not allow development within lands near valley systems with steep slopes or that may flood.

City staff and the Toronto and Region Conservation Authority (TRCA), met on site to identify the top of bank of the valley of the Etobicoke Creek. A portion of the "**Business Employment**" lands below the top of bank will be re-designated to "**Greenbelt**" within Mississauga Official Plan, as no development is permitted within this area. In addition, a small portion of lands designated "**Greenbelt**" that is located above the top of bank and not considered hazard lands will be re-designated to "**Business Employment - Special Site**" to permit development in this area.

### Existing Zoning

"**E2**" (**Employment**), which permits a variety of office, business, commercial, motor vehicle commercial and other uses. A works yard is not permitted within the "**E2**" (**Employment**) zone.

Outdoor storage in an "**E2**" (**Employment**) zone is only permitted accessory to a Business Activity use, however it shall not exceed 5% of the lot area or 10% of the gross floor area – non-residential of the building or structure on the lot.

"**G1**" (**Greenbelt**), which permits flood control, stormwater management, erosion management and natural heritage features and conservation.

The following parking rates would apply to each of the uses proposed for the works yard if reviewed separately:

Type of Use	Parking Rate
Motor Vehicle Repair Facility – Commercial Motor Vehicle	4.3 spaces per 100 m <sup>2</sup> (1,076.4 sq. ft.) of gross floor area (GFA) – non – residential, of which 50% of the required space may be tandem parking spaces
Motor Vehicle Wash Facility – Commercial Motor Vehicle	4.0 spaces per wash bay, of which 2.0 spaces can be located at vacuum stations, plus a staking lane

Type of Use	Parking Rate
Office	3.2 spaces per 100 m <sup>2</sup> (1,076.4 sq. ft.) of gross floor area (GFA) – non – residential
Warehouse/Distribution Facility (Single-Occupancy Building)	1.1 spaces per 100 m <sup>2</sup> (1,076.4 sq. ft.) of gross floor area (GFA) – non – residential up to 6 975 m <sup>2</sup> (75,080 sq. ft.)

### Proposed Zoning By-law Amendment

**"E2 - Exception" (Employment)**, to allow the municipal works yard as an additional use.

The exception will include a definition of municipal works yard since one does not currently exist within Mississauga Zoning By-law 0225-2007. "Municipal Works Yard" will mean a municipal facility used for the servicing of construction and maintenance equipment, storage of materials and will also include accessory uses such as: office, motor vehicle repair and wash facilities, outdoor storage, warehousing, fueling station and temporary storage of commercial vehicles.

The Zoning By-law does not state what the parking rates are for a municipal works yard. Therefore staff are reviewing parking requirements at existing municipal works yards to determine an appropriate parking rate. The proposed modified parking rate will only apply to the municipal works yard and no other permitted uses on the site.

A portion of the **"E2" (Employment)** lands that are part of the valley of the Etobicoke Creek will be rezoned to **"G1" (Greenbelt)** as no development will be permitted within this area. A small portion of lands zoned **"G1" (Greenbelt)** which are not part of the valley lands will be rezoned to **"E2 - Exception" (Employment)** to permit development.



## **COMMUNITY ISSUES**

No community meetings were held and no written comments were received by the Planning and Building Department. As noted in the Background Section of this report, two Public Information Centres were held as part of the EA for the bridge crossing the Etobicoke Creek.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-6. Based on the comments received and the Mississauga Official Plan policies, the following matters will have to be addressed:

- investigate the option to close the public road known as The Queensway West that currently intersects with Queensway East, ultimately creating a private driveway off of the Queensway East and over the Little Etobicoke Creek;
- the parking requirements for the proposed municipal works yard.

## **OTHER INFORMATION**

### **Development Requirements**


In conjunction with the proposed development, there are certain other engineering and conservation matters which may require appropriate municipal agreements.

**FINANCIAL IMPACT:** Not applicable at this time.

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

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Dixie Employment Character Area  
Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Agency Comments
- Appendix I-7: Relevant Mississauga Official Plan policies
- Appendix I-8: General Context Map



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Sheena Harrington Slade, Development Planner*



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### Site History

- October 5, 2001 – City of Mississauga acquired ownership of the subject lands;
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which had been appealed. The zoning of the lands changed from "M1" (Industrial Uses - Limited Outside Storage), "M2" (Industrial Uses - Outdoor Storage) and "G " (Park or Conservation Purposes), to "E2" (Employment) and "G1" (Greenbelt);
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed pertaining to the subject lands, the policies of the new Mississauga Official Plan apply. The subject lands are designated "Business Employment" and "Greenbelt" in the Dixie Employment Character Area.



**LEGEND:**

**SUBJECT LANDS**

NOTE: DATE OF AERIAL PHOTO SPRING 2014



**SUBJECT: CITY OF MISSISSAUGA**



FILE NO:  
CD.21.LOR  
DWG. NO:  
CD.21.LORa  
SCALE:  
N.T.S.  
DATE:  
2015 02 02  
DRAWN BY:  
B. KRUGER

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





# PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

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
Minor Vehicle Commercial	Utility
Office	To Be Determined

Heritage Conservation District	Civic Centre (City Hall)
15/35 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LSP/A Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LSP/A Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

CITY STRUCTURE	
Elements	
Downtown	Corporate Centre
Major Node	Employment Area
Community Node Boundaries to be defined	
Neighbourhood	

**17** *Appealed to the Ontario Municipal Board*

SUBJECT LANDS



SUBJECT: **CITY OF MISSISSAUGA**



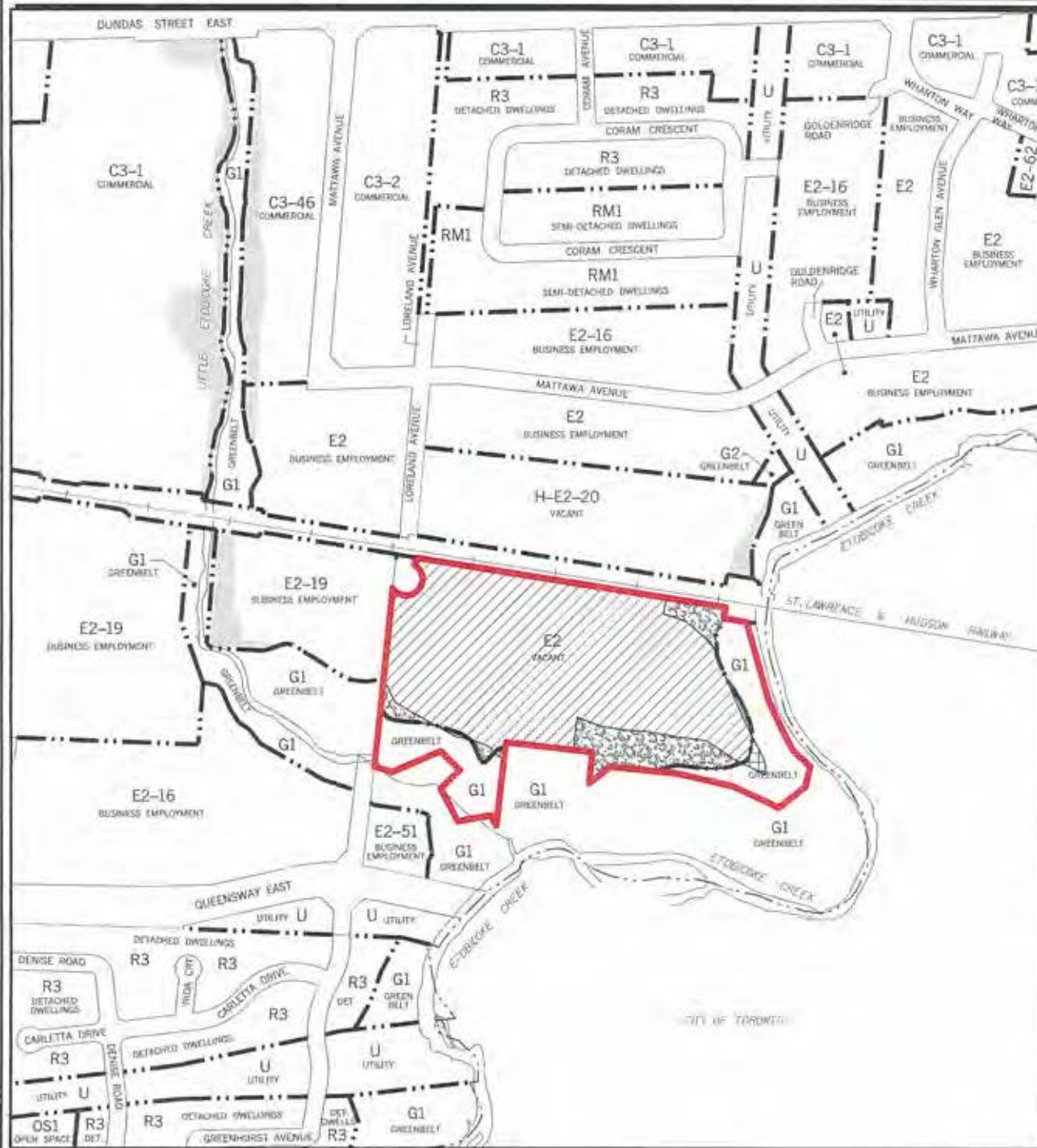
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DATE:  
2015/02/02  
DRAWN BY:  
A.SHAH

APPENDIX 1-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

SPENTALS



**LEGEND:**

- SUBJECT LANDS**
- PROPOSED OFFICIAL PLAN AMENDMENT FROM 'BUSINESS EMPLOYMENT' TO 'BUSINESS EMPLOYMENT-SPECIAL SITE', AND PROPOSED REZONING FROM 'E2' (EMPLOYMENT) TO 'E2-EXCEPTION' (EMPLOYMENT) TO PERMIT A MUNICIPAL WORKS YARD.**
- PROPOSED OFFICIAL PLAN AMENDMENT FROM 'BUSINESS EMPLOYMENT' TO 'GREENBELT', AND PROPOSED REZONING FROM 'E2' (EMPLOYMENT) TO 'G1' (GREENBELT).**
- PROPOSED OFFICIAL PLAN AMENDMENT FROM 'GREENBELT' TO 'BUSINESS EMPLOYMENT-SPECIAL SITE' AND PROPOSED REZONING FROM 'G1' (GREENBELT) TO 'E2-EXCEPTION' (EMPLOYMENT) TO PERMIT A MUNICIPAL WORKS YARD.**

NOTE: DATE OF AERIAL PHOTO SPRING 2014



**SUBJECT: CITY OF MISSISSAUGA**



FILE NO:  
CD.21.LOR  
DWG. NO:  
CD.21.LOR\_R  
SCALE:  
N.T.S.  
DATE:  
2015 02 02  
DRAWN BY:  
B. KRUGER

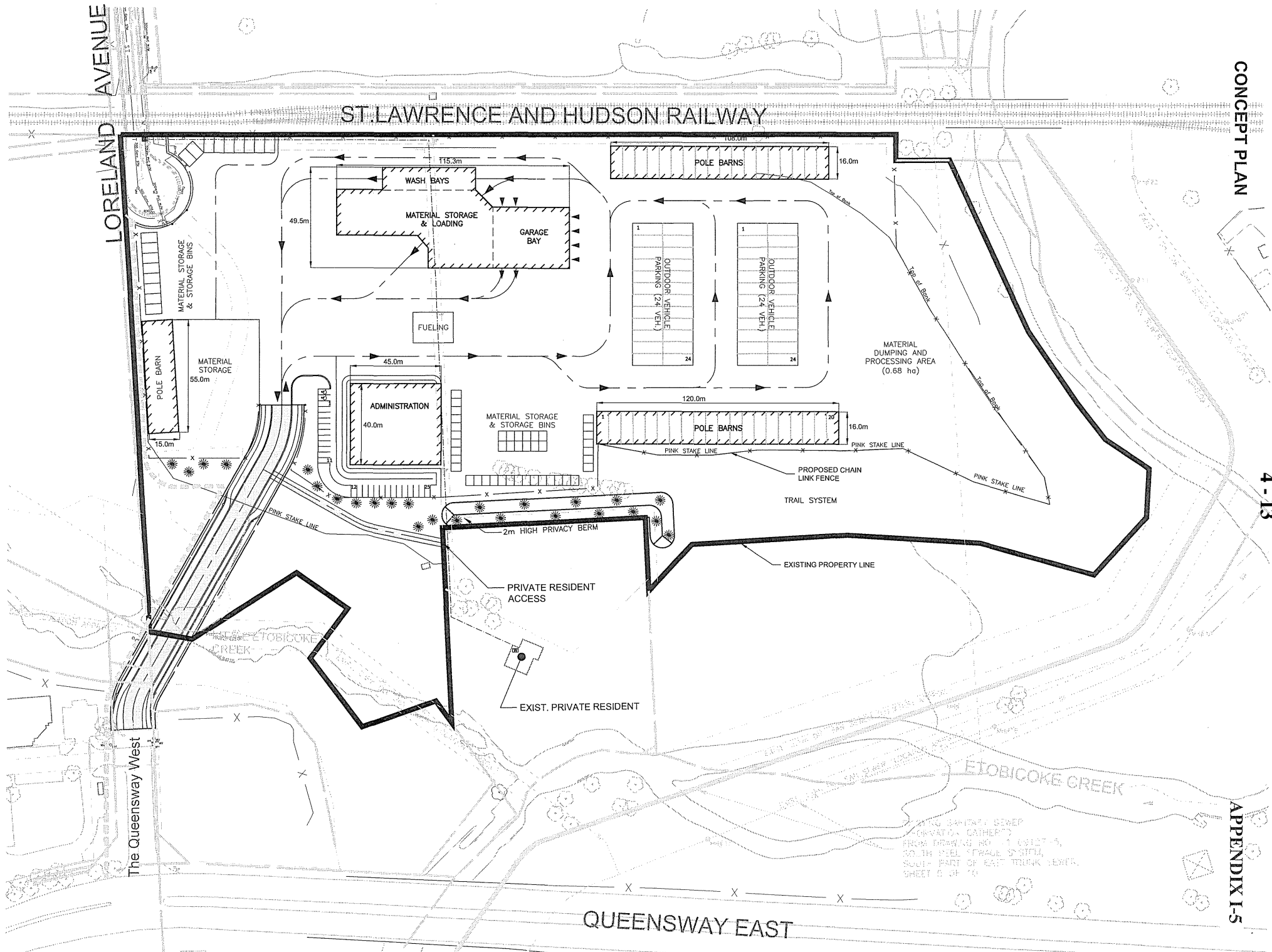
APPENDIX 1-4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

2014/12/17





NOTING: SAVING SENSE  
 INFORMATION GATHERED  
 FROM DRAWING NO. 1 (SHEET 5)  
 SOUTH OF ETOBICOKE CREEK  
 SOUTH - PART OF EAST TRUNK SEWER  
 SHEET 5 OF 10

City of Mississauga

CD.21.LOR

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (January 9, 2015)	<p>The Region has reviewed the subject proposal and would like to note that as part of the Site Plan Application they will require among other items:</p> <ol style="list-style-type: none"> <li>1. A scoped Traffic Analysis to evaluate the impact of the proposed land use on the existing Regional Road network;</li> <li>2. A signal warrant analysis to be completed at the proposed access; and</li> <li>3. Access details including but not limited to; configuration, geometrics, potential signalization, pavement markings, signage, auxiliary lanes etc., that will be determined through the functional design which is to be provided to the Region for review. A feasibility study for a potential westbound right turn lane is also to be completed.</li> </ol>
Toronto and Region Conservation Authority (October 29, 2014)	<p>The TRCA no significant concern with the Official Plan Amendment or Rezoning, however the following items will need to be addressed:</p> <ol style="list-style-type: none"> <li>1. Include the top of bank line in its entirety on drawing sheet 1 of 1, prepared by Amec.</li> <li>2. The two "pole barns" are either located very close or beyond the staked top of bank. A minimum buffer of 15 m (49.2 ft.) should be maintained from the top of bank unless supporting geotechnical information is provided to rationalize and support the reduced buffer. This will need to be reviewed by TRCA technical staff.</li> <li>3. It was noted in the Species at Risk Screening Assessment and Tree Inventory that vegetation removals will be compensated for. Please refer to our Post Construction Restoration Guidelines for additional compensation details.</li> </ol>



City of Mississauga

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Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (November 4, 2014)	This department advised that lands below top-of-bank are to be fenced off in accordance with City standards, and that comments pertaining to site configuration may be provided as the proposal progresses.
City Transportation and Works Department (December 10, 2014)	<p>This department confirmed receipt of the Concept Plan, Noise Impact Assessment Report, Phase I and II Environmental Site Assessment, Due Diligence Risk Assessment, Risk Assessment for Unaddressed Parcel on Loreland Avenue, Preliminary Geotechnical Investigation Report and Traffic Volume Memorandum circulated by Planning and Building.</p> <p>Notwithstanding the findings of these reports and drawings, the City is currently in the process of refining the technical details. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> <li>• Top of bank and buffer limits,</li> <li>• Access configuration,</li> <li>• Easement requirements,</li> <li>• Noise impact and mitigation measures,</li> <li>• Grading implications,</li> <li>• Storm drainage design, and</li> <li>• Environmental implications.</li> </ul> <p>The above aspects will be addressed in detail prior to the Supplementary Report.</p>
City Community Services Department – Fire and Emergency Services Division (November 28, 2014)	The site must have access to a municipal street in order to obtain site plan and building permit approval. If the access road from Queensway all the way into the site is private, it must be designed in conformance with bylaw 1036-81 and we will review that as part of our site plan processing. As to access easements, Fire will defer to the Building Division as to whether the proposal is acceptable for the purposes of having a street frontage and building permit issuance; review of legal agreements is not Fire's jurisdiction.

City of Mississauga

CD.21.LOR

Agency / Comment Date	Comment
	The municipal address is to be reflective of the site's connection to a municipal street. The use of Loreland Avenue for addressing is unacceptable due to the railway crossing.
City of Toronto (October 31, 2014)	<p>Amongst other City initiatives occurring in proximity to the operations yard site, the City of Toronto is currently undertaking a review and update of the existing planning policy framework for the Sherway Area. Part of the Sherway Study Area is located immediately east of 2385 Loreland Avenue. A future signalized intersection is proposed on The Queensway just west of The West Mall. This is in accordance with Site and Area Specific Policy 19, Map 2 of 3 Proposed Additions to Public Road Network of the City of Toronto Official Plan.</p> <p>A potential trail connection is shown on the proposed site plan. Please consider the integration of the existing and proposed trail networks between the cities of Mississauga and Toronto along the Etobicoke Creek Valley system.</p>
Canadian Pacific Rail (December 5, 2014)	<p>The Canadian Pacific Railway has no concerns with the subject proposal but recommends the following:</p> <ol style="list-style-type: none"> <li>1. It is recommended that a 6 ft. (1.8 m) high chain-link fence be constructed and maintained along the common property line to deter trespassing (and theft from the operations yard).</li> <li>2. Any changes to the existing drainage pattern affecting the CP right-of-way are to be reviewed by the railway.</li> </ol>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to this proposal provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>• Enersource</li> <li>• City Community Services Department – Heritage Planning</li> <li>• Enbridge Gas Distribution Inc.</li> </ul>

City of Mississauga

CD.21.LOR

Agency / Comment Date	Comment
	<ul style="list-style-type: none"><li>• Rogers Cable</li><li>• Economic Development, City of Mississauga</li><li>• Bell Canada</li><li>• Go Transit</li><li>• Urban Forestry, City of Mississauga</li></ul>
	<p>The following City Departments and external agencies were circulated the proposal but provided no comments:</p> <ul style="list-style-type: none"><li>• Hydro One Networks Inc.</li><li>• Canada Post</li><li>• Trillium Health Partners</li></ul>

## City of Mississauga

## CD.21.LOR

**Relevant Mississauga Official Plan Policies**

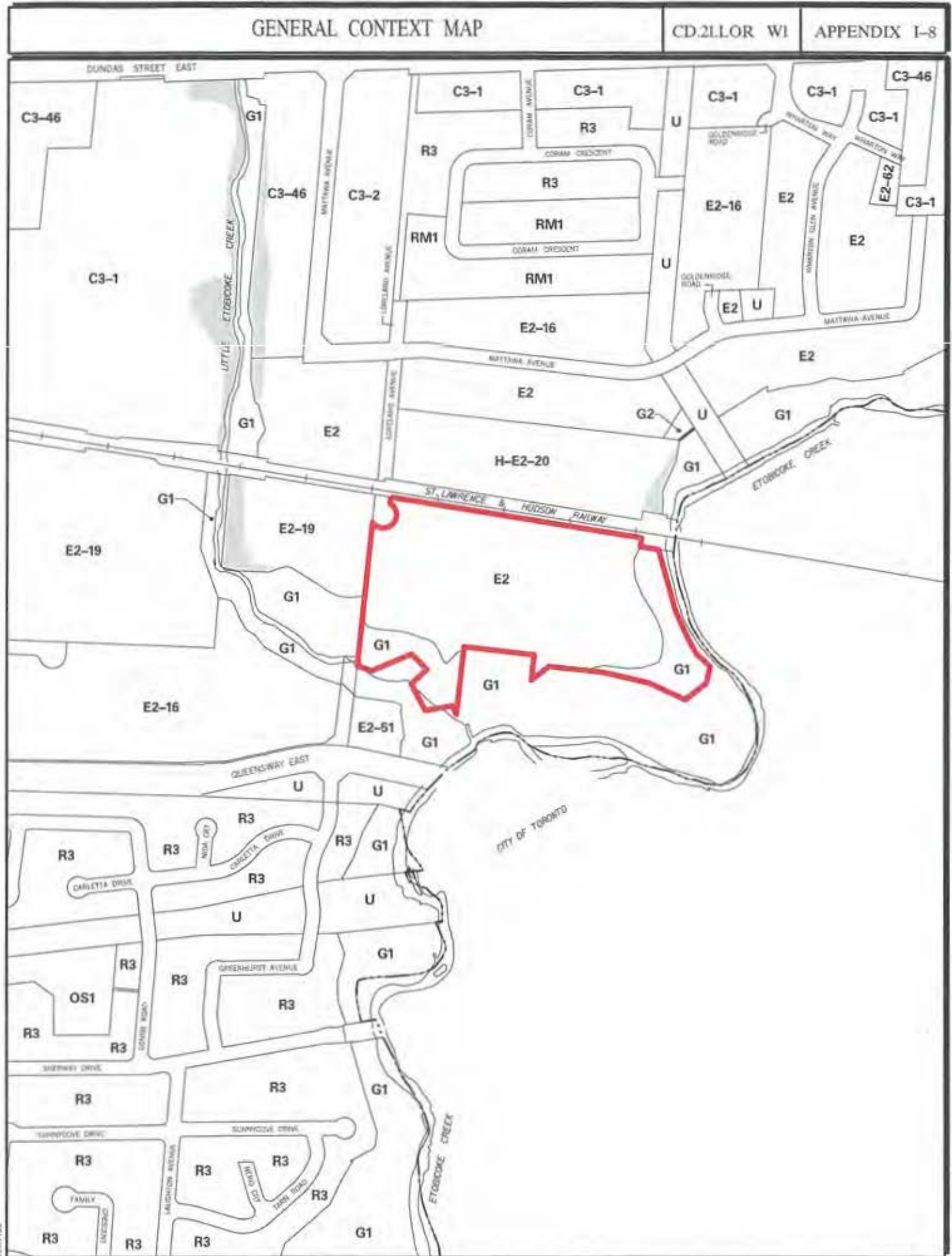
Below is an overview of some of the policies which apply to the proposal:

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 5 – Direct Growth</b>	Section 5.2.2 Section 5.2.3 Section 5.3.6.1	Mississauga will promote and encourage the restoration of natural forms, functions and linkages and will seek to enhance opportunities for the appreciation and enjoyment of the Green System.  Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment.
<b>Chapter 6 – Value the Environment</b>	Section 6.3.1.5 Section 6.3.1.14 Section 6.3.3.3 Section 6.3.3.13	The Natural Areas System will be protected, enhanced, restored and expanded.
<b>Chapter 11 – General Land Use Designations</b>	Section 11.2.11 Section 11.2.11.3 Section 11.2.3	Within the Business Employment designation permitted uses will operate mainly within enclosed buildings.  Lands designated Greenbelt are generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System.

## City of Mississauga

## CD.21.LOR

<b>Section 19 - Implementation</b>	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"><li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li><li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li><li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li><li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li></ul>
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# Corporate Report

Clerk's Files

Originator's

Files H-OZ 14/001 W1

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**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Removal of the "H" Holding Symbol  
from Zoning By-law 0225-2007, as amended and  
Section 37 Community Benefits Report  
447, 453, 501, 505 Lakeshore Road East and 1021, 1027, 1077  
Enola Avenue  
North of Lakeshore Road East, east of Enola Avenue  
Owner: 501 Lakeshore Inc. (Trinity Development)  
Applicant: Korsiak & Company Ltd. Ward 1**

---

- RECOMMENDATION:**
1. That the Report dated January 13, 2015, from the Commissioner of Planning and Building recommending approval of the application for the removal of the "H" Holding Symbol, under file H-OZ 14/001 W1, 501 Lakeshore Inc. (Trinity Development), 447, 453, 501, 505 Lakeshore Road East and 1021, 1027, 1077 Enola Avenue, be adopted.
  2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage subject to the finalization of the Development and Servicing Agreements, the filing of the Record of Site Condition and the transfer of the Beechwood Pumping Station lands to the Region of Peel.
  3. That the sum of \$460,000.00 be approved as the amount for the Section 37 Community Benefits contribution and that the owner enter into a Section 37 agreement with the City of Mississauga.

4. That City Council enact a by-law under Section 37 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with 501 Lakeshore Inc. (Trinity Development) and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the Community Benefits.

**REPORT  
HIGHLIGHTS:**

- The City is seeking a Community Benefits contribution under Section 37 of the *Planning Act*, in conjunction with the proponent's application to lift the "H" holding symbol;
- The application to lift the "H" holding symbol can be supported and the corresponding by-law will be withheld until the final outstanding conditions are satisfied;
- The Community Benefits contribution comprises \$460,000.00 towards the refurbishment of the Lakeview Western Pier; the Small Arms Inspection Building and streetscape improvements along Lakeshore Road East in the neighbouring area;
- The request can be supported subject to the execution of a Section 37 agreement and payment of the cash contribution by the owner.

**BACKGROUND:**

On November 13, 2013, the Ontario Municipal Board (OMB) issued an order approving the "H-RA4-31" (Apartment Dwellings – Exception with Holding Provision) and "H-C4-62" (Mainstreet Commercial – Exception with Holding Provision) zoning for the lands.

Upon removal of the "H" holding symbol, the by-law will allow for a mix of retail, office and service commercial uses on the south half of the property with a maximum height of three storeys and apartment, townhouse and horizontal multiple dwellings on the north half of the property with a maximum height of 14 storeys. The OMB order also excluded the proposed Beechwood Pumping Station lands at 505 Lakeshore Road East located at the southeast corner of the site from the provisions of the "H" holding symbol. The location of the pumping station was later changed by way of minor variance approved by the Committee of Adjustment to recognize a mid-block location.



As part of the OMB approval, the "H" holding symbol applies to the above noted zones until the following is completed:

1. Delivery of executed Servicing and Development Agreements to the satisfaction of the City of Mississauga;
2. Execution of a Section 37 - Public Benefits Agreement to the satisfaction of the City of Mississauga;
3. Acceptance by the Ministry of Environment of the Risk Assessment and issuance of a Records of Site Condition for the uses permitted in this zoning by-law; and,
4. Provision of the registration particulars to the City of Mississauga confirming the transfer of the Region of Peel's pumping station lands fronting on Lakeshore Road to the Owner and the transfer of the lands north of Lakeshore Road East to the Region for purposes of the new location for the Region's pumping station.

The purpose of this report is to provide comments and a recommendation with respect to the removal of the "H" holding symbol and the Section 37 Community Benefits.

Appendix 1 is an aerial photograph showing the Trinity Development lands and Appendix 2 identifies the underlying zoning and surrounding land uses.

## COMMENTS:

### **Holding Symbol**

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 have been largely fulfilled as 501 Lakeshore Inc. have submitted a Section 37 Public Benefits contribution and the posting of the Records of Site

Condition for all of the property is anticipated to be completed shortly. The Development and Servicing Agreements are almost completed. Finally, the transfer of the pumping station lands to the Region should be finalized shortly. It is anticipated that these matters will be completed in time for the by-law to come forward to the next Council meeting. If they are not, the by-law will be deferred to a future date.

### **Section 37 Community Benefits**

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in Mississauga Official Plan, this policy enables the City to secure community benefits when increases in permitted development are deemed good planning by Council through the approval of a development application. The receipt of the Community Benefits discussed in this report conforms to Mississauga Official Plan and the Corporate Policy and Procedure on Bonus Zoning.

"Community Benefits" is defined in the Corporate Policy and Procedure as meaning *facilities or cash secured by the City and provided by an owner/developer for specific public capital facilities, services or matters*. Chapter 19.8.2 of the Official Plan provides examples of potential Community Benefits, e.g., the provision of public art, the provision of multi-modal transportation facilities, the provision of streetscape improvements, etc.

Following Council's approval in principle of the subject applications, Planning staff discussed potential community benefits relating to the proposal with representatives from Community Services, Transportation and Works, and Corporate Services. Planning staff also met with Ward 1 Councillor, Jim Tovey and the applicant on this matter.

Subsequent to these discussions it has been confirmed in writing by the applicant that a Community Benefit in the amount \$460,000.00 will be contributed which may go to towards the renovation of the Lakeview Western Pier; streetscape

improvements along Lakeshore Road East within the vicinity of the site and/or renovations to the Small Arms Inspection Building.

### **Guiding Implementation Principles**

The Section 37 Community Benefits proposal has been evaluated against the following guiding implementation principles contained in the Corporate Policy and Procedure on Bonus Zoning.

#### **1. Development must represent good planning.**

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

The Supplementary Report dated August 13, 2013 presented to PDC on September 3, 2013, evaluated the proposed Official Plan Amendment and Rezoning and recommended that the applications be approved as they are acceptable from a planning standpoint and represents good planning.

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

In order to determine a fair value of the Community Benefits, Realty Services retained an independent land appraisal to determine the increased value of the land resulting from the height and density increase. Through the land appraisal, it was determined that the land value increase applied to the north half of the property planned for residential uses, while the south half planned for retail, office and service commercial uses did not represent an increase in land value. In this instance, acknowledging that the lands were predominantly zoned "E2" (Employment), with smaller portions zoned "C4" (Mainstreet Commercial) and "R3" (Detached Dwelling – Typical Lots), staff have determined that the relationship between the proposed \$460,000.00 worth of community benefits and the land value of the requested height and density increase is acceptable. This amount represents 20% of the land lift value,

which is in line with the Corporate Policy and Procedure and is acceptable to both the City and the owner.

**3. Community Benefit contributions should respond to community needs.**

The Inspiration Lakeview Master Plan outlines the City's objective to create a continuous waterfront by creating water-related open spaces along the Lake Ontario shoreline. A key element of this will be opening up the Lakeview Western Pier for public access and integrating it into a network of green spaces within the planned community. It is intended that the opening of the Lakeview Western Pier will be one of the first steps implemented in the Lakeview Master Plan and will play an important part in revitalizing the waterfront for the community.

The Small Arms Inspection Building is situated on lands known as the Arsenal Lands which are owned by the Toronto Region Conservation Authority (TRCA). The TRCA has started a renewal project for the site with a vision of restoring the building to be used for office, studio and community space with an emphasis on promoting culture, arts, heritage, scientific research, idea exchange and small business opportunities. The redevelopment project will support the transition of the Lakeview community into a vibrant urban community as proposed in the City of Mississauga's Inspiration Lakeview Master Plan and Local Area Plan planning processes.

Monies collected may also be used for streetscape improvements along Lakeshore Road East within the vicinity of the site.

In accordance with the Corporate Policy and Procedure, Ward 1 Councillor, Jim Tovey, has been consulted regarding the negotiations and supports the proposed Community Benefit contribution.

**4. Ensure that the negotiation process of Section 37 Agreements is transparent.**

The proposed facilities and timing of implementation would be subject to a detailed assessment, community consultation and Council approval. Contributions will be held in a Section 37 Reserve fund specific to the project.

The Lakeview Western Pier is currently under the ownership of Ontario Power Generation (OPG). While the opening of the Lakeview Western Pier has been earmarked as one of the initial opportunities through the Inspiration Lakeview Master Plan, further discussion with varying levels of government are required regarding access to and funding of the pier and no timeline for such activities has been provided as of yet.

In June 2014, the TRCA issued a request for an Expression of Interest (EOI) for an adaptive re-use of the Small Arms Inspection Building. Through this process a preferred party has been identified as a potential partner in the redevelopment of the site, however, discussions are at a preliminary stage and no work is expected until 2016 at the earliest.

**Section 37 Agreement**

The Planning and Building Department and the owner have reached a mutually agreed upon terms and conditions of the Community Benefit and related agreement for the lands. The agreement provisions will include the following:

- a Community Benefit contribution of \$460,000.00;
- the contribution may be used towards the renovation of the Lakeview Western Pier; streetscape improvements along Lakeshore Road East and/or renovations to the Small Arms Inspection building;
- the agreement is to be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the benefits.

**FINANCIAL IMPACT:**

Cash benefits received from a Section 37 agreement will be collected by the Planning and Building Department and held in a Section 37 Reserve Fund set up for that purpose. This fund will

be managed by Accounting, Corporate Financial Services, who are responsible for maintaining a record of all cash payments received under this policy.

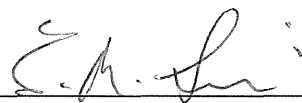
**CONCLUSION:**

It is anticipated that all conditions to remove the "H" holding symbol will be fulfilled imminently. Council approval for the execution of Development and Servicing Agreements is to be granted and the transfer of the pumping station lands to the Region is to be completed prior to the removal of the "H" holding symbol.

**ATTACHMENTS:**

Appendix 1: Aerial Photograph

Appendix 2: Excerpt of Existing Land Use Map



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*





LEGEND:



SUBJECT LANDS

DATE OF IMAGERY: SPRING 2014



SUBJECT:

501 LAKESHORE INC.



FILE NO:  
HOZ 14/001 W1

DWG. NO:  
14001A

SCALE:  
1:3500

DATE:  
2015/02/02

DRAWN BY:  
A.SHAH

APPENDIX 1



MISSISSAUGA

Produced by  
T&W, Geomatics





**LEGEND:**



LANDS AFFECTED BY THE REQUEST FOR THE REMOVAL OF THE "H" HOLDING SYMBOL.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN

THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

**501 LAKESHORE INC.**



FILE NO:  
HOZ 14/001 W1

DWG. NO:  
14001R

SCALE:  
1:3500

DATE:  
2015/02/02

DRAWN BY:  
A.SHAH



**MISSISSAUGA**

Produced by  
T&W, Geomatics

APPENDIX 2





# Corporate Report

Clerk's Files

 Originator's  
Files CD.10-SHE

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**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Sheridan Park Corporate Centre – Draft Land Use Master Plan**  
**Request for Comments**

**Ward 2**

---

- RECOMMENDATION:**
1. That the report titled "Sheridan Park Corporate Centre – Draft Land Use Master Plan" dated January 13, 2015, from the Commissioner of Planning and Building, be received for information.
  2. That the "Sheridan Park Corporate Centre – Draft Land Use Master Plan" by Urban Strategies Inc., dated December 2014 and attached as Appendix I-1 to this report, be circulated to City Departments, external agencies, affected landowners and the Sheridan Homelands Residents Association for review and comment.

**BACKGROUND:**

In November 2011, staff received direction from Council to work with Conor Pacific Development Inc. (CPDI) and Urban Strategies Inc., their planning consultant, towards the goal of completing a Land Use Master Plan for the Sheridan Park Corporate Centre (the "Park"), as per the terms of a Letter of Intent (LOI) that was signed among the three parties. City staff and consultants from Urban Strategies Inc. met with a majority of landowners in the Park to determine their wants and needs for their lands in the Park. Additional research was undertaken by the consultants, and Visioning Workshops were held for both landowners in the Park

and for the adjacent Sheridan Homelands neighbourhood. Prior to the completion of the Master Plan, however, the terms of the LOI lapsed and the project was held in abeyance.

In November 2013, in conjunction with the Sheridan Park Association, the Planning and Building Department retained Urban Strategies Inc. to complete the work initiated under the LOI and to finalize the Master Plan. Data that had been previously collected was updated, interviews were conducted with new landowners in the Park, and meetings were held with City staff. New initiatives for healthy design through the Region of Peel Public Health Department, were also added.

#### COMMENTS:

The completed "Sheridan Park Corporate Centre - Land Use Master Plan" is attached as Appendix I-1 to this report. The consultants recommendations for land use policy and zoning amendments are contained in the Master Plan and build upon how future development of these lands can be in keeping with the original vision for a research and technology park, and also move forward with changes that will reposition and revitalize the Park.

In addition to reviewing relevant policy documents, such as the Region of Peel's Official Plan, the City's Strategic Plan, Mississauga Official Plan, the Cultural Landscape Inventory and Natural Heritage and Urban Forest Strategies, a comparison to other science and technology parks was undertaken by the consultants. Some of the key differences between Sheridan Park and other technology parks include:

**Ownership** - of the five parks that were studied, only Sheridan Park is not in single ownership;

**Size** - with the exception of the Montreal Technoparc, Sheridan Park is at least twice as big as the other research parks that were reviewed;

**Employment Density** - although there are approximately 2,700 employees in Sheridan Park, it has substantially lower employment density than the other Parks;

**Post Secondary Institution** - unlike all other examples, Sheridan Park is neither owned by, located near or affiliated with, a post-secondary institution;

**Funding** - Sheridan Park does not receive financial support through any level of government.

From these observations, a number of conclusions were stated, which include: the need for more transit-oriented development; more flexible zoning; updated design policies to "modernize" the appearance of the Park; and, rebranding of the Park, particularly through government and institutional support.

The role that the City of Mississauga can play in revitalizing the Park is through our regulatory planning framework. By updating the policies in the Sheridan Park Corporate Centre Character Area, the City can encourage the landowners to develop vacant or underutilized properties, permit more complementary accessory uses, and enhance connections by identifying future road and natural space linkages.

### **Consultants Recommendations**

Some key recommendations contained in the Master Plan include:

- Increase the number and type of permitted uses to include more office space (unrelated to a science and technology use), accessory manufacturing and accessory commercial uses;
- Increase the Floor Space Index (FSI) to 0.6 times lot coverage from the current 0.4 FSI;
- Enhance the role of the natural areas in the Park to provide pedestrian linkages, future stormwater management facilities and protection of significant Regional Core Greenland;
- Amend the Zoning By-law to create one zone for a majority of the employment areas in the Park to reduce the current number of zones and to allow for more consistent redevelopment; and,

- Maintain Exception zones for sites that do not conform with either the current or proposed zoning provisions; and, update lot frontage, building setback and landscape area provisions to preserve the image of a campus-like setting while allowing for increased building footprints and associated parking areas.

It is recommended that the draft Land Use Master Plan prepared by Urban Strategies Inc. be circulated to the Park landowners, the adjacent neighbourhood, City departments and external agencies for the purpose of preparing draft Mississauga Official Plan and Zoning By-law Amendments which would be considered at a future Public Meeting.

**FINANCIAL IMPACT:**


It is anticipated that the new policy and zoning framework will result in more development in Sheridan Park Corporate Centre, thus adding to the City's tax base and to the viability of the Park to compete with lands located to the west along the Queen Elizabeth Way corridor.

**CONCLUSION:**

The report titled "Sheridan Park Corporate Centre - Land Use Master Plan" contains background information and recommendations and is the basis for discussion and input into the preparation of new land use policies and zoning provisions for this Corporate Centre.

**ATTACHMENTS:**

Appendix I-1: Sheridan Park Corporate Centre –  
Draft Land Use Master Plan

  
\_\_\_\_\_  
Edward R. Sajecki  
Commissioner of Planning and Building

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



# **Sheridan Park Corporate Centre**

## Draft Land Use Master Plan

December 2014

URBAN  
STRATEGIES  
INC

Appendix I-1

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# 1 Introduction

All areas of a city change over time, particularly employment areas, where growth and development are subject to shifts in the economy and the needs of industry. One of the earliest campus-style research parks<sup>1</sup> in North America, Sheridan Park has remained an important hub of science and technology for 50 years while evolving to accommodate a range of businesses and land uses. The Park today is anchored by significant employers, such as Xerox, Hatch, Suncor, Imax and Candu, yet also has a number of underutilized sites and buildings.

In 2011, the City of Mississauga, with financial support from a landowner in Sheridan Park, initiated a study to prepare a new Land Use Master Plan for the Park. The study was completed in 2014 with financial support from the Sheridan Park Association, which represents multiple landowners. This report summarizes the findings from the study and recommends updates to Mississauga Official Plan policies and zoning provisions that apply to the Park. It also recommends other revitalization strategies intended to reinforce the identity of the Park, attract new tenants and encourage new development.

<sup>1</sup> Note, this document uses “research” and “science and technology” interchangeably when referring to Sheridan Park and other business parks.









## 1.1 Brief History of Sheridan Park

The Sheridan Park Research Community, as it was originally known, was developed as a hub of industrial research and development on 138 hectares (340 acres) in southwest Mississauga, along the Queen Elizabeth Way, beginning in the mid-1960s. Companies such as Abitibi, Atomic Energy of Canada Limited (AECL), Cominco, British American Oil Company, Inco, Mallory Batteries and Warner-Lambert helped establish the Park, building laboratories and offices surrounded by generous, landscaped open spaces. The Ontario Research Foundation (ORF) was an important anchor, occupying a central site at the terminus of the formal entry road into the Park. Funded by Provincial and Federal research grants and by industry, the ORF promoted industrial development through scientific and technological

innovations. In the 1990s, the ORF was fully privatized and today Process Research Ortech and Exova occupy the former ORF buildings.

Sheridan Park developed rapidly in the late 1960s and early 1970s. The original companies formed the Sheridan Park Association to foster and attract additional research and development investments. In the 1980s, Xerox built its iconic research centre on the west side of the Park, which was followed by the Promontory office buildings immediately to the south. The first of the two hotels to the east side of the Park was also built in the 1980s.

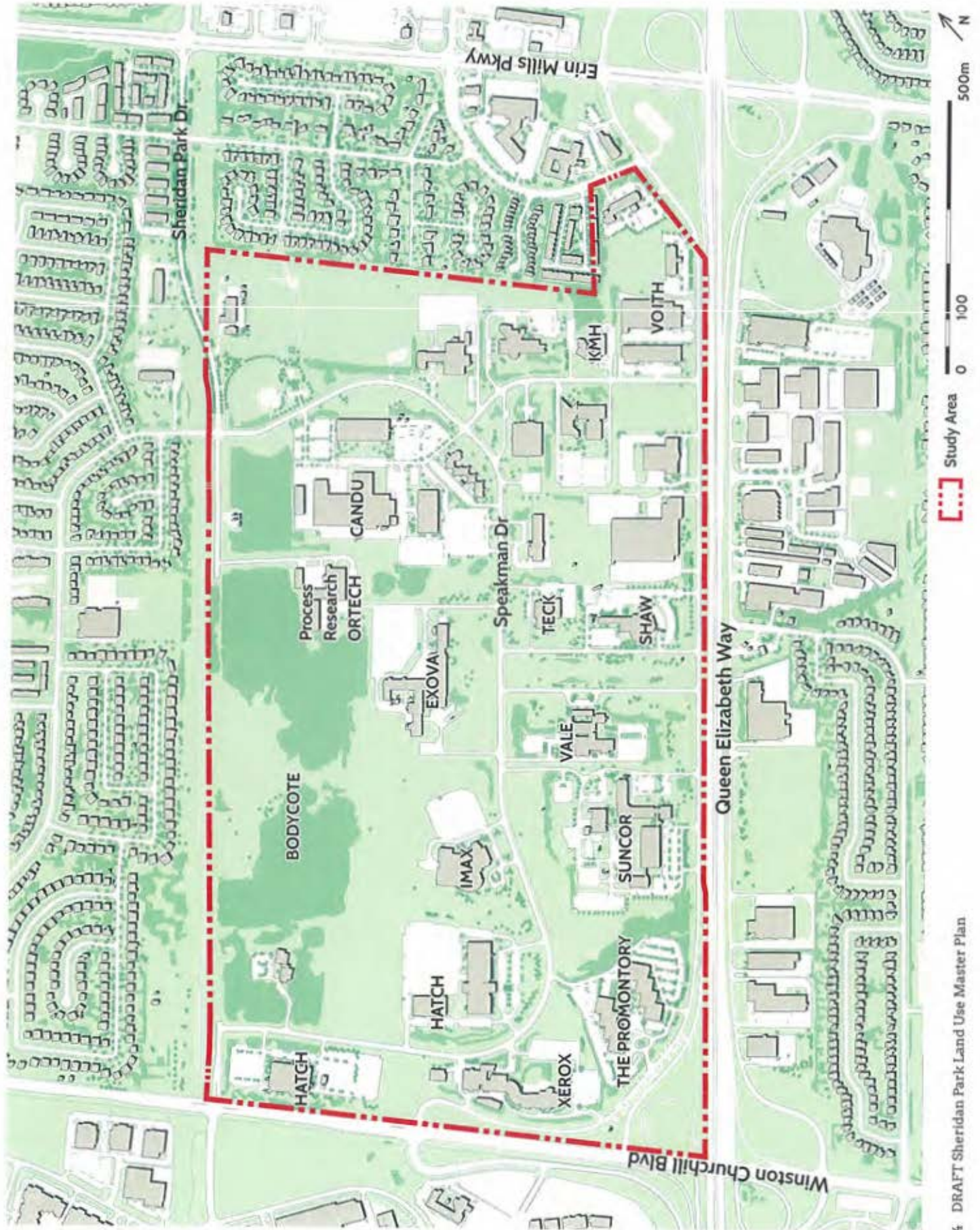
In the 1990s, the engineering firm Hatch Mott MacDonald and film innovator Imax established their head offices in Sheridan



Park. A private school for grades K-9, on a formerly vacant site on Speakman Drive, and a second hotel were built in the 2000s. Since the mid-1990s, Imax and Shaw have added office space to their facilities, and KMH Labs established its head office and a medical imaging facility in the Park. The two other significant developments in the past 20 years have been an office building for Suncor and a second Hatch building.

Today, much of the original character of the Park remains as well as some of the original businesses, including those once known as AECL, Inco and Cominco but now part of Candu, Vale and Teck, respectively.







## 1.2 About the Study

### Purpose and Goal

This study of Sheridan Park was initiated to review existing conditions and identify land use policy amendments and other actions needed to encourage and guide development that achieves the City's objectives for the Park. The goal was to develop a Land Use Master Plan that helps to advance Sheridan Park as a contemporary science and technology business park.

### Process

The initial consultation and analysis phases of the study, completed in 2012, were spearheaded by a landowner in Sheridan Park, in cooperation with the City of Mississauga. The City resumed the study in 2013, working closely with the broader Sheridan Park Association (SPA).

The consultative process engaged every available landowner, major employer and property manager in Sheridan Park, in addition to staff at the City and Credit Valley Conservation. Interviews were held with stakeholders in the Park to understand existing uses and individual goals and aspirations. Existing physical conditions and transportation access were studied, and the current policy framework to which the master plan must respond

was also reviewed. The findings from the early consultation and analysis were presented to stakeholders at a visioning workshop and subsequently to the broader community at a public open house, both held in April 2012.

The study resumed in December 2013 with additional interviews with new stakeholders in the Park and a review of updated policy documents. The study team's findings together with stakeholder and public input provided the basis for the recommended Land Use Master Plan. Any Mississauga Official Plan and Zoning By-law amendments necessary to implement the plan will be subject to an additional public process.

## 1.3

### What We Heard

From the stakeholder and public consultations, three distinct themes emerged to inform the development of the Land Use Master Plan for Sheridan Park. Additional specific comments from stakeholders are reflected in Chapter 3.

**Sheridan Park is a unique business park that should be celebrated and more actively promoted.**

The long-established businesses in the Park are essential to its identity as a science and technology hub. These businesses and the Park's landscape set it apart from Mississauga's other Corporate Centres

and Greater Toronto Area business parks generally, but its uniqueness no longer attracts development. Any plan for the Park should include actions for renewed marketing and promotion.

**Existing businesses in the Park should be encouraged to grow and allowed to diversify their presence.**

Some businesses in the Park have expanded and adapted their facilities, adding more functions and office space to research and development facilities. The Land Use Master Plan should not prevent such growth and in fact should encourage it.

**Much of the Park is tired looking and in need of revitalization.**

A lack of recent development, aging buildings and barren open spaces give the Park an outdated look. While parts of the Park are active and attractive, a number of sites need reinvestment. New development and more people working in the Park will be critical to refreshing its image. Improvements to streetscapes and open spaces would also help.

The three themes reflect a general desire for changes in Sheridan Park but changes that reinforce and update its identity as a science and technology park.



## 2 Planning Context

Since Sheridan Park was established 50 years ago, the world around it has changed. Provincial and municipal land use policies have been updated many times and currently emphasize the importance of growing and building cities that are sustainable—environmentally, socially and economically. The realm of science and technology also has evolved tremendously, and Sheridan Park now competes with many other employment areas for businesses engaged in research and innovation. New kinds of science and technology parks have also emerged to attract and support such businesses.

This section describes the policy framework and development trends to which the Sheridan Park Land Use Master Plan responds.

## 2.1 Policy Context

General land use policies at the Provincial, Regional and local municipal levels of government consistently promote three themes with implications for Sheridan Park: protecting employment areas for employment uses; protecting significant natural features; and increasing the density of jobs in employment areas (i.e., intensification).

### 2.1.1. Provincial Policy Statement

The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS). The updated PPS, enacted in April 2014, sets the foundation for regulating land use planning and development in Ontario. The PPS provides clear policy on land use planning to promote strong communities, a clean and healthy environment, and a strong economy. It encourages development patterns that support diverse, healthy and liveable communities by endorsing intensification as a means to accommodate growth and increase urban vitality.

The PPS directs municipalities to promote economic development and competitiveness by, among other measures,

“providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.” The PPS requires municipalities to plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. Employment areas can only be converted to non-employment uses, including residential and retail, following a comprehensive review of employment land needs that shows the land is not required for employment purposes and the conversion is needed.



## 2.1.2. Growth Plan for the Greater Golden Horseshoe

The policies of the PPS regarding long-term economic prosperity support encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

The Growth Plan for the Greater Golden Horseshoe, enacted in 2006 and amended in 2013, is a Provincial Plan that directs how regional growth in the Greater Golden Horseshoe is to be managed to 2031. The Growth Plan contains policies addressing transportation, infrastructure, land use planning, urban form, housing and natural heritage protection on a regional scale, with an overarching goal to maintain the region's economic competitiveness.

One of the main objectives of the Growth Plan is to reduce development sprawl, and to that end it carries forward many of the policies in the PPS, providing more direction regarding where intensification should be focused. Regarding employment lands, the Growth Plan reiterates the PPS

policy prohibiting conversions to non-employment uses in the absence of a supportive comprehensive review. It also states that free-standing office buildings with more than 10,000 square metres (107,639 square feet) or 500 jobs should be located in designated urban growth centres, major transit station areas, or areas with existing frequent transit service, or existing or planned higher order transit service.

**In light of the PPS and the Growth Plan, the Sheridan Park Land Use Master Plan cannot permit residential or retail uses, other than retail that is accessory to an employment use. Furthermore, the Growth Plan discourages permitting significant office developments, since the Park is not well-served by public transit.**

### 2.1.3. Region of Peel Official Plan



- Study Area
- Core Areas of the Greenlands System (from Schedule A of the Region of Peel Official Plan)

With the over-arching theme of sustainability, the Region of Peel Official Plan (ROP) reinforces the policies of the PPS and Growth Plan, allocating growth targets to local municipalities. In addition to providing general direction for local official plans, it focuses on policies affecting regional systems and services. Mississauga is located within the Region's Urban System and Sheridan Park is identified as an employment area.

Of most relevance to Sheridan Park are the ROP's policies for the Regional Greenlands System, since portions of the natural areas within the Park are designated Core Areas within it. The Core Areas policies have been appealed to the Ontario Municipal Board; nevertheless, the Sheridan Park Land Use Master Plan respects them.

The Greenlands System is intended to support and align the Region's vision for the preservation, protection and enhancement of the natural environment and a connected natural landscape. The ROP prohibits new development and site alterations in a Core Area, with some exceptions, including forest, fish and wildlife management; conservation and flood control measures; infrastructure authorized by an environmental assessment; and passive recreation. Policy 2.3.2.6 also lists minor development and minor site alteration, existing uses, buildings and structures, expansions to existing uses, buildings and structures and accessory uses, buildings and structures as exceptions.

In addition to Core Areas, the ROP directs local municipalities to identify and protect other Natural Areas and Corridors in their



## 2.1.4. City of Mississauga Strategic Plan

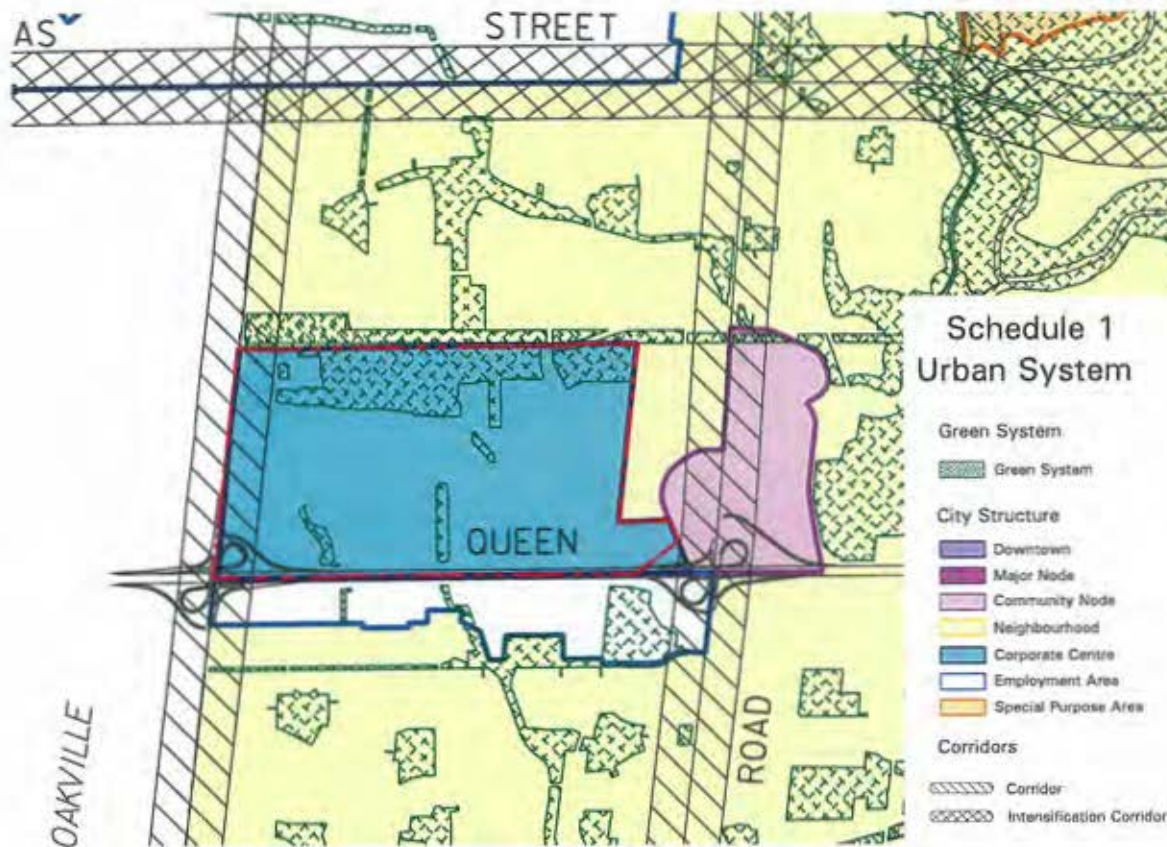
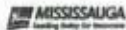
official plans. Mississauga Official Plan Policy 6.3.1.22 does not permit development and site alteration in the Core Areas of the Greenlands System, as defined in the ROP, except for those uses permitted in the Greenbelt designation of MOP.

Also relevant to Sheridan Park are the ROP's active transportation policies under Section 5.9.10. These aim to increase the number of trips made through active transportation and support the development of a pedestrian and bicycle facility network. The ROP specifically promotes integrating pedestrian and bicycle networks between area municipalities, using Regional Roads and encourages area municipalities to promote land uses which accommodate active transportation.

In 2008, the City of Mississauga adopted a new Strategic Plan: Our Future Mississauga. The Strategic Plan is based on a vision: "Mississauga will inspire the world as a dynamic and beautiful global city for creativity and innovation, with vibrant, safe and connected communities; where we celebrate the rich diversity of our cultures, our historic villages, Lake Ontario and the Credit River Valley. A place where people choose to be." The vision is supported by five Strategic Pillars for Change: Move, Belong, Connect, Prosper, and Green. The Prosper Pillar defines a strategic economic development direction where Mississauga is a global hub of creative and innovative activity where talent and business thrive. As an Action Plan for implementation, the Strategic Plan outlines five strategic goals:

- Develop Talent – to be an international destination rich in global and local talent.
- Attract Innovative Business – to be a dynamic, urban environment that is the preferred location for innovative, creative and knowledge-based businesses and emerging industries.
- Meet Employment Needs – to provide the infrastructure and network of services and opportunities that business requires to thrive.
- Strengthen Arts and Culture – to foster arts and culture as a key contributor to attracting talent, providing quality of life and supporting creative businesses.
- Create Partnerships for Innovation – to leverage opportunities with colleges, universities, centres of excellence, research institutions and cultural institutions to foster innovation.





## 2.1.5. Mississauga Official Plan

Mississauga Official Plan (MOP) is the primary planning tool used to guide overall growth and development in the City. With an emphasis on intensification, redevelopment and transit, the City's new Plan, adopted in 2010, recognizes that Mississauga has evolved from a largely suburban community to an urban centre in its own right. MOP's Urban System Map (Schedule 1) identifies a City Structure that is based on a growth management strategy, identifying functional areas for density, height and appropriate growth, including Downtown, Major Nodes, Community Nodes, Corporate Centres, Neighbourhoods, Employment Areas and Special Purposes Areas. The majority of growth and intensification is directed to the Downtown, Major Nodes, Community Nodes and Corporate Centres, identified on Schedule 2 – Intensification Areas.

## General Policies

Chapter 5, Direct Growth, states that Corporate Centres will provide for employment uses at densities and heights similar to Major Nodes or Community Nodes (i.e., less than Downtown but greater than elsewhere in the city). Section 5.3.4 identifies the four Corporate Centres – Airport Corporate, Gateway Corporate, Meadowvale Business Park and Sheridan Park – describing them as major employment concentrations outside of the Downtown containing a mix of high density employment uses with a focus on major office development. They are also home to prestigious research and manufacturing businesses, often exhibiting high architectural and urban design standards. Besides including a mix of transit-supportive employment uses, Corporate Centres are intended to create an attractive public realm.

Chapter 10, Foster a Strong Economy, contains city-wide policies regarding the City's economy. The Plan acknowledges the strong presence of four sectors in Mississauga – life science, information and communications technologies, finance and insurance, and advanced manufacturing – and the role of the Corporate Centres in supporting economic clusters. Section 10.1.5 states that the City will provide for a wide range of employment activities including office and diversified employment uses, and to this end the City will:

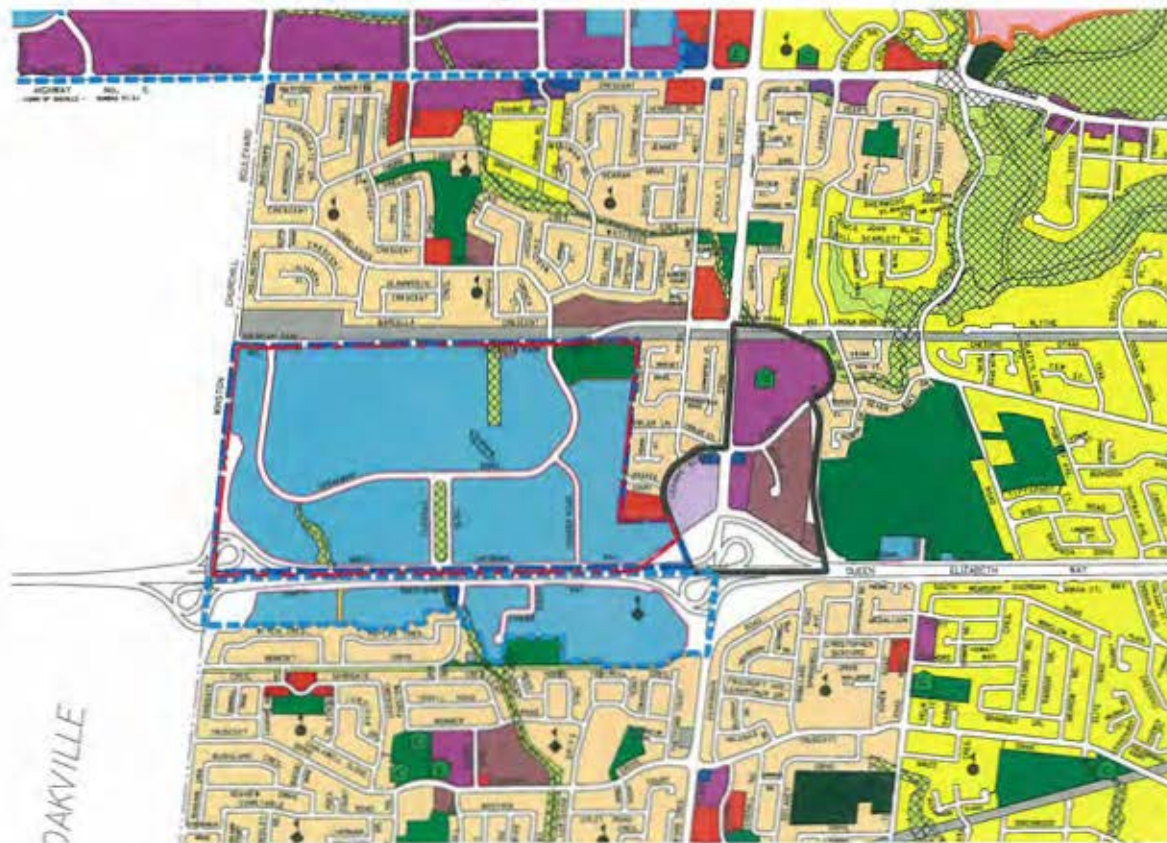
- strive to increase office employment;
- encourage the establishment of knowledge based industries and support their growth;
- encourage the establishment of small innovative businesses and support their growth.

While stressing the importance of promoting office development in Downtown, the Plan also encourages major office development in Major Nodes, Intensification Corridors and Corporate Centres (Section 10.2.1). Section 10.1.8 encourages transit supportive development with compact built form and minimal surface parking in Corporate Centres.

MOP Land Use Designation Map (Schedule 10) designates most of Sheridan Park as Business Employment, which generally permits a wide range of commercial and industrial uses; however, the policies specific to Corporate Centres and Sheridan Park supersede the general permissions. The public park and adjacent pumping station are designated Public Open Space. Lands which provide stormwater drainage are designated Greenbelt with a Natural Hazard overlay.



## MOP Land Use Designation Map (Schedule 10)



### 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

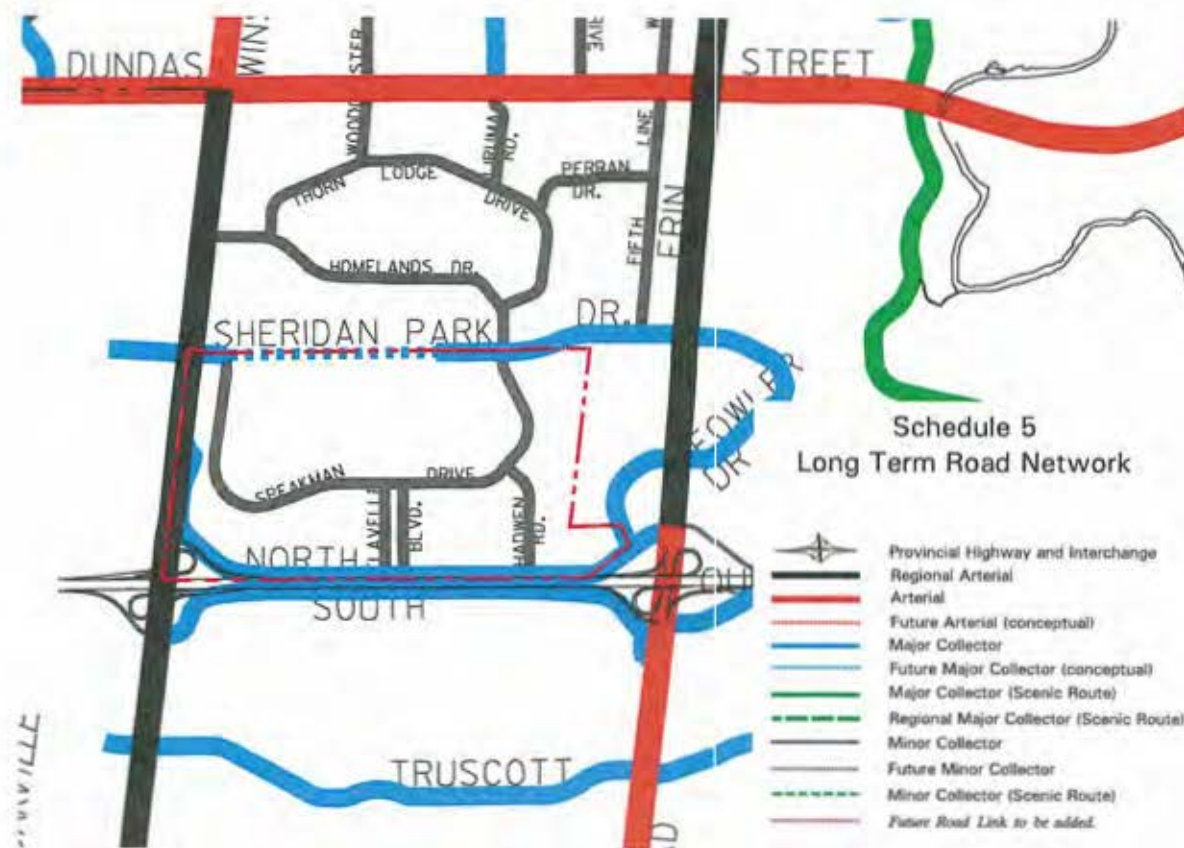
Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPLA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPLA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital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

### City Structure

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

The Long Term Road Network (Schedule 5) identifies Winston Churchill Boulevard and Erin Mills Parkway, on each side of Sheridan Park, as Regional Arterials. North Sheridan Way, along the south edge, and Sheridan Park Drive, along the north edge, are identified as Major Collectors, with the unbuilt portion of Sheridan Park Drive shown as a Future Major Collector. The Park's internal streets are all identified as Minor Collectors. As per Section 8.2.2 of MOP, Major Collectors are intended to accommodate moderate levels of traffic and be the focus of active transportation facilities. Minor Collectors are intended to accommodate low levels of traffic and provide property access.

Section 8.2.4 of MOP outlines that the City will promote pedestrian activity and cycling routes as an important part of the multi-modal transportation system. This includes connecting key destinations and neighbouring municipalities through cycling linkages and providing sidewalks or multi-use trails on all new roads.





*"The campus setting development image will be reinforced through appropriate standards for the siting of buildings, building heights, parking and loading spaces, site access, lighting, signage, screening and landscaping. These will be established during the rezoning and site plan approval process and should include enhanced opportunities for natural surveillance, natural access control and territorial reinforcement of the site. Special care will be exercised in the determination of lot size and building coverage in order to attain an acceptable and compatible appearance of development and ensure the preservation and integration of existing natural features and their functions."*

- Section 15.5.1.2 of Mississauga's Official Plan, on the Community Identity and Design of Sheridan Park

## Sheridan Park Policies

Notwithstanding the general policies applicable to Corporate Centres, which encourage a mix of high density employment uses and compact, transit-oriented development, the policies that apply specifically to Sheridan Park acknowledge its campus setting characterized by a highly developed landscape plan.

The urban design policies in Section 15.5.1 highlight the importance of reinforcing Sheridan Park's existing character. Key design guidelines include:

- Buildings will be sited on large lots with generous setbacks from streetlines to maximize open space/landscaped areas and allow for ceremonial approach features.
- The preservation and integration of natural features such as woodlands is a priority; alterations to topography, natural drainage systems and vegetation are to be minimized.

- Landscaping should incorporate water features, tree planting to define the street edge, and interconnecting pathways and open spaces between buildings for public and/or semi-private use, among other features.
- Planting and berms are to be used to screen parking from the street.

Section 15.5.2 addresses land use in the Park, permitting only the following in the areas designated Business Employment:

- Facilities involved with scientific and engineering research and development, including laboratories, pilot plants and prototype production facilities;
- Education and training facilities, excluding elementary and secondary schools (except at 2300 Speakman Drive, where a private elementary/secondary school is permitted);
- Data processing centres;
- Engineering services;

- Offices associated with science and technology uses;
- Hotels;
- Conference facilities, fitness facilities, banks and restaurants within buildings, provided they do not exceed 15% of the overall floorspace.

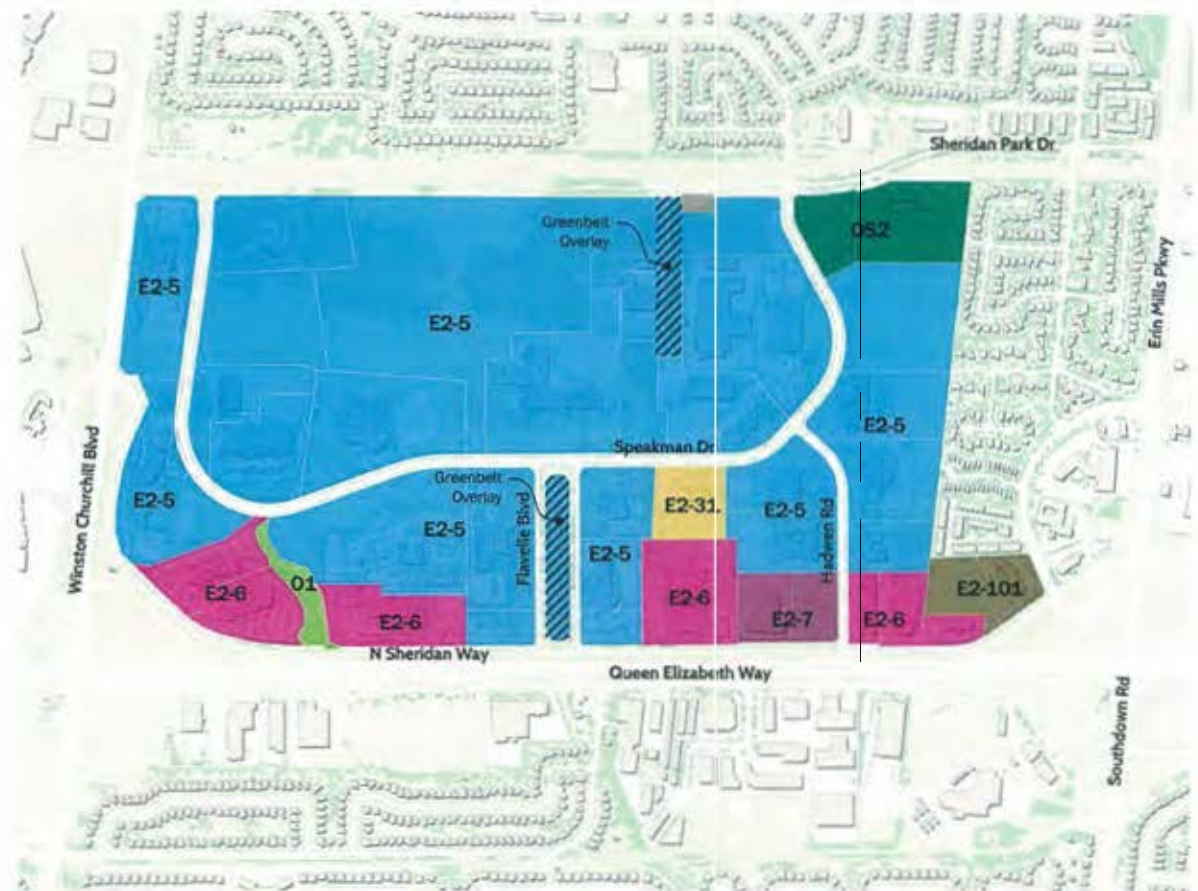
The maximum density on a site is 0.40 times the area of the lot (i.e., 0.4 Floor Space Index (FSI)), and all operations are to be carried out within enclosed buildings and structures (Section 15.5.2.3). Landowners are encouraged to provide opportunities for active and passive forms of recreation.

An exception is made for the existing industrial property at 2333 North Sheridan Way, where manufacturing, warehousing, distribution and wholesaling are also permitted uses. Accessory office uses and outdoor storage are also permitted, provided the latter is screened from public view.

## 2.1.6. Current Zoning

Under the City's current Zoning By-law, five different Employment Zones exist in Sheridan Park, all exceptions to the general E2 Zone. Most of the Park is zoned E2-5, which permits science and technology facilities within an enclosed building; education and training facilities; offices accessory to a science and technology facility; and overnight accommodations. Accessory commercial uses, including conference centres, fitness centres, financial institutions and restaurants, are also permitted but cannot exceed 15% of the gross floor area. The maximum permitted density is 0.4 times the lot area.

The Zoning By-law defines a science and technology facility as "a building, structure or part thereof, used for scientific and technological research and development including laboratories, pilot plants, prototype production facilities, software





development, data processing services and engineering services.”

Several properties along North Sheridan Way are zoned E2-6 or E2-7, both of which

permit a broader range of employment uses, including manufacturing facilities, warehouse/distribution facilities and broadcasting/communication facilities, in addition to the uses permitted in an E2-5

Permitted Use	E2	E2-5	E2-6/E2-7
Office	√		√
Broadcasting/Communication Facility	√		√
Manufacturing Facility	√		√
Science & Technology Facility	√	√	√
Transportation Facility	√		√
Warehouse/Distribution Facility	√		√
Wholesaling Facility	√		√
Education & Training Facility	√	√	√
Commercial School	√		√
Hotel	√	√	√

**Table 1**

Zone. Offices are permitted provided they are located within and form an integral part of a building used for any other permitted use or a group of buildings on the same lot. The difference between E2-6 and E2-7 is that the former permits a maximum density of 0.40 FSI and the latter permits up to 0.60 FSI.

**Table 1** compares the land use permissions in most of the Park to the common uses generally permitted in an E2 Zone. **Several landowners and property managers in Sheridan Park consider the highly restrictive E2-5 zoning to be the greatest barrier to further developing and revitalizing the Park.**

## 2.1.7. Other Relevant Studies

### Cultural Landscape Inventory (2005)

The other zoning exceptions in the Park are E2-101, which permits a range of employment and commercial uses on the hotel sites and adjoining vacant property in the southeast corner of the Park. The site of the Olive Grove private school has site-specific zoning (E2-31) that also permits the E2-5 uses.

While the land use provisions applicable to Sheridan Park are exceptional, the E2 regulations generally apply, except maximum density. The minimum lot frontage is 30 m (98.4 ft). The minimum front yard, external side yard and rear yard are each 7.5 m (24.6 ft). A minimum 4.5 m (14.7 ft) wide landscape buffer is required at the street. There are no minimum height restrictions.

The *Cultural Landscape Inventory* provides an overview and subdivision of the distinct landscapes within the City of Mississauga based on periods of origin, purpose and historical associations and other physical characteristics related to the natural and built environment. Based on a series of cultural landscape criteria, the Inventory analyzes and assesses the City's many landscapes, identifying areas that warrant recognition, protection, preservation and special management policies.

While not officially designated a heritage site, Sheridan Park is identified in the Inventory as an important feature in the City's Cultural Landscape. Sheridan Park is considered significant for its

scenic and distinct visual quality and the site's landscape design, type of use and technological interest. Many of the Park's buildings are considered significant for their consistent scale of built features and unique architecture associated with the "planned research park" movement, including the nationally recognized Xerox building.



## Natural Areas Survey (1996, 2012 Update)

The *Natural Areas Survey*, originally completed in 1996, identifies the City's natural areas system and includes 144 sites, representing the best remaining natural features in Mississauga. The survey includes Natural Areas, which are further classified as Significant Natural Sites, Natural Sites or Natural Green Spaces. The Natural Areas System also includes Residential Woodlands, Special Management Areas and Linkages. The 2012 Update to the Survey identifies a City-wide, long-term trend of a decrease in the quality of vegetation, the amount of tableland and amount of wetland habitats, largely due to development pressures.

The Sheridan Park site contains designated Natural Areas SP1 and SP3, as well as a Special Management Area, in the north of the site, due to their location at the headwaters of Sheridan Creek, as well

as prominent physiographic features, including watercourse basins, drainage divides and forested areas. Natural Area SP3, identified as an Area of Natural and Scientific Interest (ANSI) by the Province and a Core Area within the Regional Greenlands System, was classified as a 'Significant Natural Site'. In the

2012 Natural Areas Survey Update, the classification of Natural Area SP1 was changed from 'Natural Site' to 'Significant Natural Site' based on its significant flora species and possible breeding bird species. Both areas are captured within the City's Green System (MOP, Schedule 1 and 1a) and Natural System (MOP, Schedule 3).



### Natural Heritage System and Proposed Expansions

- Special Management Areas
- Significant Natural Areas
- Proposed Expansions

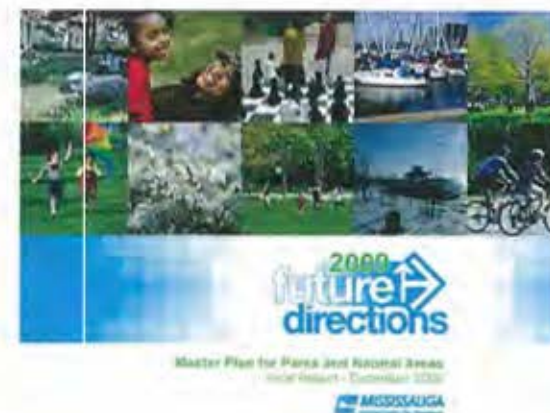
## Natural Heritage and Urban Forest Strategies

The Natural Heritage and Urban Forest Strategy (NH&UFS), approved by Council on February 12, 2014, along with the Urban Forest Management Plan (UFMP), will guide the management of Mississauga's Natural Heritage System and Urban Forest in the next 20 years and ensure they are protected, enhanced, restored and expanded for future generations. Sheridan Park includes in its northern portion Natural Heritage System features (Significant Natural Areas and Special Management Areas). Development at sites containing Natural Heritage System features SP1 and SP3 will be subject to an Environmental Impact Study (EIS). These lands also include areas that have been identified for "proposed expansion" of the City's Natural Heritage System (see map on previous page). Although the expansions do not become effective until Schedules 3 and 10 of MOP are amended, consideration of an EIS for the expansion areas is encouraged.

## Future Directions Parks & Natural Heritage Area Master Plan (2009)

Mississauga Future Directions Reports are living documents, updated every five years, establishing the City's provision of Community Service levels, based on current and future needs in four key departmental areas: library; recreation; parks & natural areas; and fire and emergency services. The most recent Parks and Natural Areas Master Plan is derived from a series of studies examining indoor and outdoor recreation facilities, programs, parks and natural areas, and libraries in the City. The Plan takes a "systems approach," implying the need for a "loop" within which parks and natural areas are themselves sustainable while at the same time contribute to the sustainability of the City's urban areas. A strategic goal of the Plan is to establish a City-wide connected system of trails and linkages to parks

and natural areas. The northern portion of Sheridan Park is identified both in MOP and the Natural Areas Survey as part of the City's Natural Area System, thus the protection and enhancement of these lands is essential as a space for both passive recreation and as another link in the City's park, trails and Natural Areas systems.





## Employment Land Review Study (2008)

The 2008 Employment Land Review Study prepared by Hemson Consulting Ltd., which is currently being updated, was part of the City's MOP review and Provincial Growth Plan conformity exercise. The update will identify policy directions to respond to some of the challenges facing the City's Employment Areas, particularly the mature Areas and those facing pressure for conversion to other uses.

The original Study concluded that nearly all of Mississauga's supply of employment land is developed, with much of the remaining vacant land consisting of relatively small parcels. Therefore, protecting existing employment areas is critical, and only a small number of minor conversions to other uses is appropriate. Land conversions in Sheridan Park are not recommended. Regarding the City's older employment districts like Sheridan Park, Hemson calls

them a valuable economic asset. One of the challenges for future planning for these areas will be to maintain the quality of infrastructure and the overall design and streetscapes in order to support their competitiveness.

The Study estimated Sheridan Park's employment at 5,800 jobs, for a density of 21 jobs per net hectare, which is on the lower end of all employment areas in Mississauga. The densities of Meadowvale Business Park and Airport Corporate are approximately 50% higher and the City's average is 38 jobs per hectare.

## City of Mississauga Economic Development Strategy "Building on Success" (2010)

The intent of the "Building on Success" report was to analyze the opportunity to achieve a culture of innovation within Mississauga. Sheridan Park was identified as a potential site for an incubation centre, as a mentoring and support system for select sector sub-group start-ups and small and medium enterprises. The Research, Innovation, Commercialization (RIC) Centre has since been established with support from the Ontario Ministry of Research & Innovation in partnership with Peel Region, the City of Mississauga, the City of Brampton, the Town of Caledon, Medical and Related Sciences Discovery District (MaRS), University of Toronto Mississauga, Sheridan College and other organizations. The Centre, with offices in the Xerox building, provides start-up businesses and technology entrepreneurs with access to programs, workshops, one-on-one coaching and networking opportunities. The Centre has helped entrepreneurs in the aerospace,

### An Action Plan for Innovation in Mississauga (2011)

advanced manufacturing, life sciences and emerging technology fields.

The Economic Development Strategy also recommends actions to improve the overall market position of Sheridan Park. It recommends the City consider a Community Improvement Plan (CIP) to refine the vision for the area and establish financial incentive programs to encourage property owners to improve buildings and landscapes. Another recommended action is to work in conjunction with property owners to market and promote the Park.

In 2010, the "Assessing Planning Tools for Mississauga" report concluded that the City would benefit from CIPs that encourage private investment in an area, such as downtown, acknowledging that the challenge for Mississauga will be to prioritize the many interests competing for incentives.

Focused on the role that human capital can play in driving the City's strategic and economic objectives, "An Action Plan for Innovation in Mississauga," prepared for the RIC Centre, assesses the need and opportunities for an Innovation Centre in Mississauga. It identifies the constraints and opportunities of the City's current innovation economy and recommends enhancements to the local support system.

The report observes that Sheridan Park is not currently a catalyst for innovation in the Region and that it continues to operate within the 1960s research park model based on recruiting anchor tenants, with limited regard for interactions and incubation, although there is some interaction between businesses, such as Hatch and Vale, and through the Sheridan Park Association.

The Action Plan identifies the opportunity to update the current Sheridan Park model (and land use) to foster interactions with researchers at nearby universities and federal laboratories and amongst fellow firms: (a cluster strategy). The report also highlights the opportunity for the Park to act as a private sector-led accelerator for the growth of small technology firms in the Mississauga area.



## Employment Areas in Mississauga and Oakville



Source: Mississauga Economic Development Office



## 2.2 Other Employment Areas

Mississauga enjoys a diverse employment base supported by a variety of business parks. Mississauga's Corporate Centres, namely Meadowvale Business Park, Airport Corporate, Gateway Corporate and Sheridan Park, are regionally significant centres of business. The Meadowvale Business Park, a sprawling employment area located along Highway 401 from Erin Mills Parkway to the City's western limits at Highway 407, has been one of the most successful GTA business parks in the past 10-20 years, a prestige office location. Meadowvale Business Park is home to many Fortune 500 and Fortune Global 500 Canadian head offices from the pharmaceutical, Information Technology/Communications Technology (IT/ICT) and wholesaling industries. Major office headquarters include Wal-

Mart Stores Corp., Microsoft Canada Co., Amgen Canada Inc. and General Electric (GE). There are also major research and development employers in the Park, including Abbott Labs, Agilent Technologies, BD Canada, GlaxoSmith Kline, Patheon Psion Teklogix, Roche and Therapure.

Airport Corporate Centre, located along Highway 401, south of Pearson Airport, is also a successful business park with a prestigious address. It is home to a number of Canada's top multinational companies, including Hershey Canada Inc., Hewlett Packard (Canada) Co., General Mills Corp., Federal Express Canada and the Pepsi Bottling Group. The Gateway Corporate Centre, located along Hurontario Street from Britannia Road to Highway 401, is

well-positioned for growth as it is located along one of the City's two major higher-order transit and intensification corridors. Mississauga's general industrial areas include Churchill Meadows, Clarkson, Dixie, Gateway, Lakeview, Mavis-Erindale, Northeast, Southdown and Western Business Park. These areas encompass a wide range of business employment and traditional industrial uses, including manufacturing, wholesale trade, retail trade, and transportation and warehousing.

Mississauga's northern Corporate Centres have experienced much growth recently. Closer to Sheridan Park, newer business parks in neighbouring Oakville are doing well. The Town is capitalizing on visibility and access from the QEW and Highway 403. Winston Park, QEW East, QEW



West and Burloak business parks have attracted a range of prestigious employers, including global engineering firms and many with research and development facilities. Major science and technology employers clustered in Oakville's Winston Park and QEW East business parks include Amec, Clearstone Labs, Dana, SNC Lavalin, LComm Wireless, Pharma Medica, Pratt & Whitney, Radian and Wellspring Pharmaceutical.

Fifty years after it was founded, Sheridan Park finds itself competing with several other prestigious business parks in Mississauga and Oakville, as well as lower-cost industrial parks, to attract employers engaged in science and technology. There are several reasons for the success of nearby business parks, including land

availability, access and visibility, industry clustering and flexible zoning.

As discussed in Section 3, Sheridan Park has similar advantages (access, visibility, clustering), with the notable exception of flexible zoning and lack of available land.

The fact that research and development and engineering businesses continue to be attracted to the western GTA suggests that Sheridan Park has the potential to attract more businesses. On the other hand, it also reinforces the view held by many stakeholders in the Park that it has lost its cache as a research and development hub. To distinguish itself again, it will need to learn from contemporary science and technology parks that have enjoyed success.

## 2.3 Contemporary Science and Technology Parks

In our increasingly knowledge-based economy, a true technology park focused on research and development is the type of business park every municipality would like to have, but most face many challenges to realizing one. Every technology park is unique, developed based on the local context and its assets, principally its institutions. They come in different shapes and sizes, but most share these characteristics:

- A strong physical and functional relationship with a research university.
- One principal landowner, whether public or private, to manage development and leasing.
- Facilities and government support for incubation and acceleration.

- A mix of uses and amenities to attract and retain employers and their employees, at a minimum, fitness facilities and dining options. (Some American urban technology parks also incorporate housing).
- A walkable, well-designed public realm, with a focus on the quality of open spaces as much as the quantity.
- High standards of architecture and environmental design.

All of the above, but especially the first three characteristics, have been critical to the ongoing development of the most successful technology parks. In many cities, universities have taken the lead in developing research parks on their lands. From the perspective of a municipality that is home to a technology park, its success is

measured by the number of new businesses and well-paid workers it attracts.

Repositioning and growing Sheridan Park as a contemporary research and technology park, like those described on the pages that follow, will likely require a significant commitment from the Provincial and/or Federal governments to establishing incubation/acceleration facilities in the Park. Such facilities would allow technology start-ups to grow without incurring major capital costs. In addition, public land and buildings may be required to keep new businesses in the park that cannot yet afford market rents. A partnership between the City of Mississauga and a university attracted to Sheridan Park's location and setting would be an important step to attracting additional government support.

Beyond demonstrating the need for government or institutional support, the five different examples of contemporary research parks described here illustrate other key features that contribute to their success.







David Johnston Research and Technology Park  
Waterloo, Ontario

## University of Waterloo David Johnston Research and Technology Park, Waterloo, Ontario

### Key Facts:

- 111,000 square metres (1.2 million square feet) of office and research and development office space planned on 48.5 ha (120 acres)
- Home to Information and Communications Technology (ICT) cluster, also tenants in automotive, bio-tech and agri-food sectors
- Focus on high-quality laboratories, turn-key construction projects with a high standard of architecture and an extensive open space network

The University of Waterloo Research and Technology Park is one of the newest and most successful research parks in Canada. While the Park is located on University land, it is the result of a comprehensive private-public partnership, involving the Government of Canada, Province of Ontario,

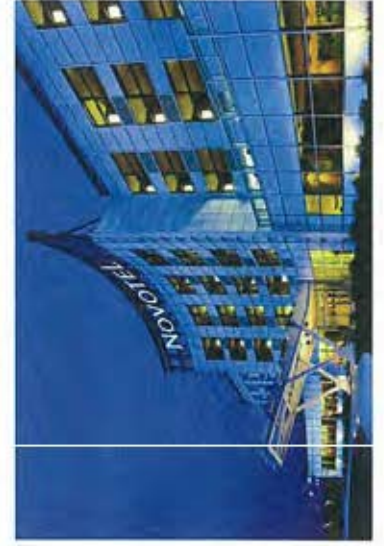
Region of Waterloo, City of Waterloo and various private technology firms, including Canada's Technology Triangle. The Park's Accelerator Centre attracts and supports innovative technology start-ups in the area, with an emphasis on cultivating technological entrepreneurship and breakthrough research discoveries and innovation.

The Park's proximity to the talent of the University community creates important synergies, particularly through the University's well-established co-operative education program. The Park is located adjacent to the University's 109.2 ha (270 acres) environmental reserve, comprised of rich natural areas and open spaces. Stemming from a strong partnership and funding model, as well as a focused marketing strategy, the Park's

campus continues to expand. Phase II of development is in the planning stage and will add 27.5 hectares (68 acres) of specialized multi-tenant and multi-use research and development office space.









## Montreal Technoparc, Montreal, Canada

### Key Facts:

- Over 2.8 million square metres (30 million square feet) of office and research and development space over 203 ha (502 acres)
- 56 companies, 7,000 total employees
- Clusters - aerospace, life sciences, information and communications technology (ICT)
- 40% green space

The St-Laurent campus of the Montreal Technoparc is Canada's largest research and development park. The Park, adjacent to Montreal's Pierre-Elliott Trudeau International Airport, is home to over 50 knowledge-based companies active in aerospace, information and ICT, life sciences and nanotechnologies. The Park offers business accelerator services, expansion support services, university and institutional partnerships and an offer of networking related events, on-campus

knowledge transfer opportunities and a variety of on-site lifestyle amenities including fitness centres, restaurants and cafés.

Infrastructure funding from the City of Montreal helped kick-start the Park, and the City continues to play an active role in its development. The Université du Québec à Montréal, McGill University, Concordia University and Vanier College are also strategic partners. Montreal's International Eco-Campus Hubert Reeves, the Park's newest expansion, is focused on building and environmental sustainability and is largely clean-technology driven. This expansion will develop an additional 20.2 ha (50 acres) and 8 buildings.

The Montreal Technopark is managed by a non-profit corporation. New businesses wishing to locate in the Park must have a minimum percentage of "innovative

activities," either 15% or 30% depending on the property's location. High-profile sites are reserved for head offices or businesses whose activities are 85% innovation.









## University of Saskatchewan's Innovation Place, Saskatoon, Saskatchewan

### Key Facts:

- 32.3 ha (80 acres) campus adjacent to the University of Saskatoon
- 167,000 square metres (1.8 million square feet) of office and research and development space in 19 buildings
- Focus on agriculture, information technology (IT) and environmental technology

Saskatoon's Innovation Place is one of the most successful university-related research parks in North America.

Innovation Place, the registered business name of the Saskatchewan Opportunities Corporation (SOCO), is a crown corporation in Saskatchewan, with a mandate to support the growth and success of Saskatchewan's technology sector through the development and operation of research parks on the campuses of the province's universities in Saskatoon and Regina and

at the Forest Centre in Prince Albert. The Saskatoon branch of Innovation Place, the largest of the three, capitalizes on the local University's strengths in agriculture, IT and environmental and life sciences.

Since the 1980s, the Park has been closely tied to the Province, receiving funds for its continued development and preference towards the advancement of local technology start-up firms and entrepreneurs. A fundamental goal of Innovation Place is tenant diversity. This is achieved by bringing together private and public, large and small, local and international organizations. The right mix is ensured through an established approval process which guides tenant selection. The primary focus for the Saskatoon location is private technology companies, which are judged by a committee on their potential for employment growth and



ongoing commitment to both Innovation Place and the Province. Secondary target tenants include business and technology service organizations, research institutes, and national and international technology companies. The Park is also host to a variety of recreation and amenity spaces including private clubs, restaurants, sports fields, garden parks and public open spaces – creating opportunities for networking and informal interactions.

## Forest City Science and Technology Group

Based in Cambridge, Massachusetts, Forest City Science and Technology Group is a real estate development company that specializes in the establishment of life sciences campuses in the United States. Working predominately with well-established research universities and medical centres, Forest City works to develop life science “clusters” or bio-parks. Two notable campus examples include University Park at MIT and the Illinois Science and Technology Park.





## University Park at MIT, Cambridge, Massachusetts

### Key Facts:

- 10.9 ha (27 acres) campus adjacent to Massachusetts Institute of Technology
- 157,000 square metres (1.7 million square feet) of scientific research facilities in 10 buildings
- 670 residential units, including a majority of rental properties

Located directly adjacent to the MIT campus, the award-winning University Park at MIT was developed as a private-public partnership with MIT, the City of Cambridge and Forest City Science and Technology Group, over a 20-year period. MIT owns the land on which University Park was developed, while Forest City holds long-term ground leases. The project was financed entirely by private funds and without the assistance of tax abatements, tax increment financing or other public incentives/assistance. The Park is a true mixed-use development, with a diversity of campus amenities including a mix of



student and market-rate housing units; significant research facilities and office space; a large hotel and conference centre; restaurants; retail opportunities; a large sculpture park and a comprehensive system of parks and open spaces. The Park's office and laboratory buildings are home to major bio-technology and pharmaceutical companies. The Park's mix of uses and extensive open space system ensure that the campus is an active and welcoming space and not only a business and research location. Additionally, the Park's central location links the adjacent residential areas with the University lands.





## Illinois Science & Technology Park, Skokie, Illinois

### Key Facts:

- 9.3 ha (23 acres) urban bio-tech campus
- 185,000 square metres (2 million square feet) of state-of-the-art science, laboratory, office and conference space
- Bioscience and nanotechnology focus

The Illinois Science & Technology Park is strategically located at the centre of the Chicago area's major universities, teaching research hospitals and pharmaceutical/medical device companies, with easy access to expressways and O'Hare Airport. The Park offers flexible spaces for multi-use office, scientific research facilities, and state-of-the-art labs. The campus-like setting facilitates collaboration and networking amongst the tenants, which include large companies, small innovators, medical institutions and universities. Facilitated by strong local and State support for biomedical innovation and high-quality scientific employment growth, the Park continues to expand.



**Table 2: Sheridan Park Compared to Contemporary Research and Technology Parks**

Park	Year established	Site area		Existing and planned development		Number of Employees	Employment density		Approx. number of businesses	Land ownership
		ha	ac	m <sup>2</sup>	ft <sup>2</sup>		emp/ha	emp/ac		
<b>Sheridan Park</b>	<b>1966</b>	<b>138</b>	<b>340</b>	<b>85,500</b>	<b>920,000</b>	<b>2,700</b>	<b>20</b>	<b>8</b>	<b>25</b>	<b>Multiple private landowners</b>
University of Waterloo David Johnston R&T Park	2002	49	120	80,000	860,000	3,500	71	29	70*	University-owned
University of Saskatoon Innovation Place	1977	32	80	167,000	1.8 mil	3,300	103	41	130*	University-owned
Montreal Technoparc	1995	203	502	2.8 mil	30 mil	7,000	34	14	52	Single private landowner
University Park at MIT	1983	11	27	158,000**	1.7 mil	4,000	364	148	-	Single private landowner
Illinois Science & Technology Park	2003	9	23	186,000	2 mil	1,300	144	57	16	Single private landowner

\* includes start-up companies

\*\*excludes residential development

In many respects, Sheridan Park is very different from other research parks – large, less dense, with fragmented ownership, without government funding, and lacking strong ties to research institutions. These disadvantages suggest the Park should focus on attracting private-sector research not dependent on an institution and more likely to find a home in a prestigious employment area in the GTA.



## 2.4 Conclusions

A review of the planning context for Sheridan Park leads to five key conclusions that inform the Land Use Master Plan.

- **There is a tension in the general land use policies between the goal of higher density, transit-oriented development in the City's Corporate Centres and the desire to maintain the character of Sheridan Park.** The Land Use Master Plan should aim to strike a balance by encouraging intensification while ensuring public and private open spaces are prominent features.
- **The current zoning in the Park is more restrictive than the City's Official Plan and is a barrier to existing business expansion and attracting prospective new business.** MOP permits offices associated with science and technology facilities while the zoning only permits accessory offices; the former suggests more flexibility regarding the amount of office space that is allowed in

conjunction with a technology facility. In addition, the zoning regulations are not aligned with MOP's urban design policies. At any rate, the highly restrictive land use provisions make it practically impossible to achieve new mixed-tenant developments or attract technology companies with multiple business functions under one roof.

- **Recent economic studies confirm that the development model and physical appearance of Sheridan Park are both outdated.** Beyond recommending incubation facilities like the Research, Innovation, Commercialization (RIC) Centre, the studies call for stronger institutional alliances, a cluster strategy promoted by the City and landowners, and physical improvements to the Park.
- **As one of many destinations for research and development in the GTA, Sheridan Park will need to re-distinguish itself to attract new**

**employers.** Science and technology innovators are attracted to all types of business parks. Being open to a greater variety of businesses while maintaining a research core should help to revitalize Sheridan Park. Refreshing and marketing the Park's landscapes will also be important.

- **Rebranding and significantly growing the park as a contemporary research hub will likely depend on government and institutional support.** Universities or other research institutions are vital anchors for most contemporary technology parks. In the absence of incubation facilities in Sheridan Park accessible to university faculty and students, stronger relationships between universities and employers should be promoted and private incubation facilities should be encouraged. The Sheridan Park Association has a role to play in this regard but will likely need public support.

### 3 Sheridan Park Today

As a business park, Sheridan Park has attributes common to other prestige employment areas but also many unique characteristics. This section examines the Park's urban setting, structuring elements, physical features and land uses to identify issues and opportunities that inform the Land Use Master Plan.







## 3.1 Location and Setting

Sheridan Park is located on the north side of the Queen Elizabeth Way (QEW), between Winston Churchill Boulevard and Erin Mills Parkway, giving it excellent highway visibility and access. The Park is midway between Hamilton and downtown Toronto, just 1.5 km (0.93 miles) east of Highway 403 and less than 30 km (18.6 miles) from Pearson International Airport. Employers in the Park report that the Park's location within the Region and its accessibility are important advantages over other locations.

The Park is surrounded by a variety of complementary land uses. To the north and east is the Sheridan Neighbourhood, comprised of mostly detached homes. East of the neighbourhood, north of the QEW-Erin Mills Parkway interchange is a commercial node with a wide range of

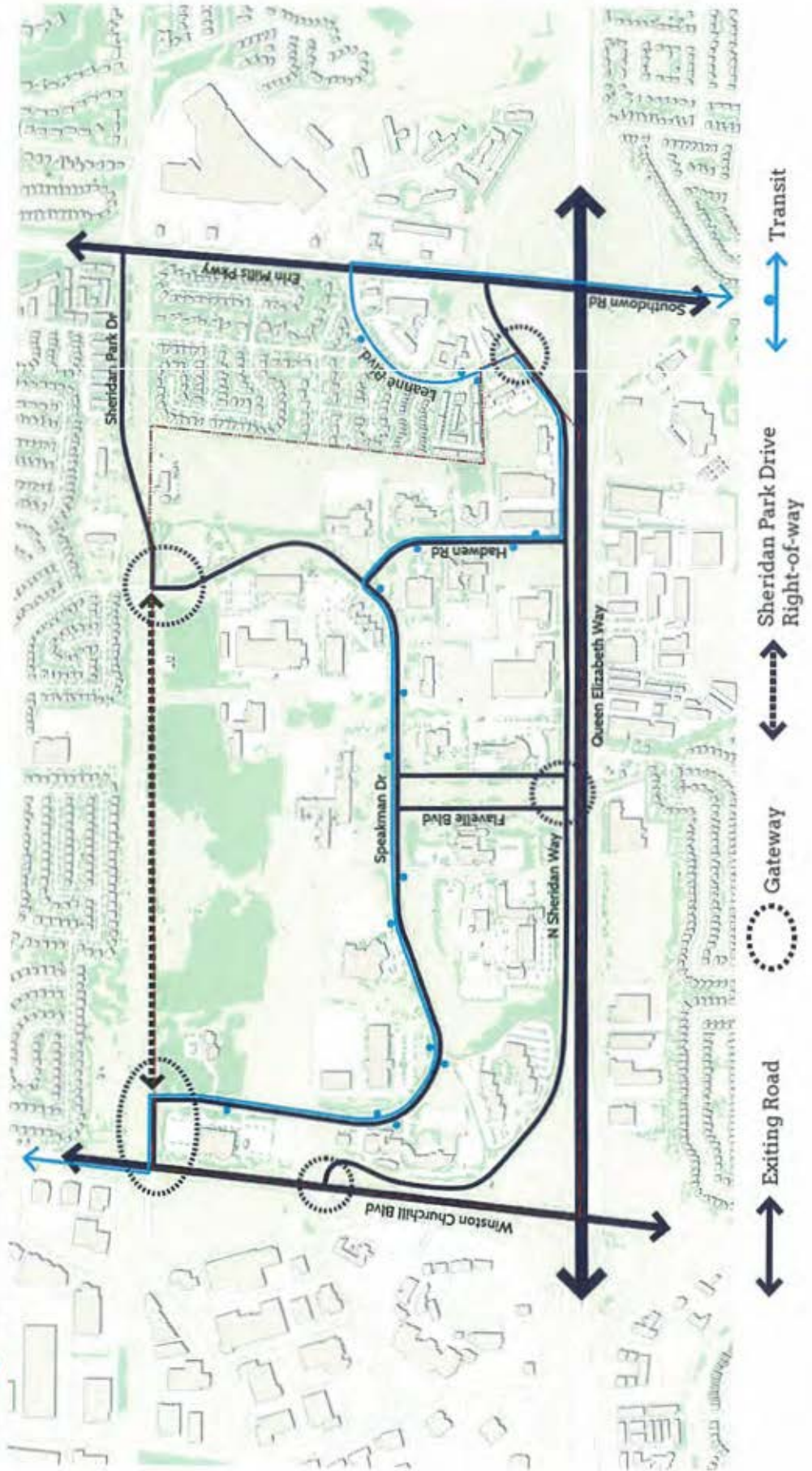
retail establishments and restaurants. On the other side of Sheridan Park, west of Winston Churchill Boulevard, in the Town of Oakville, is a complex of restaurants and a multi-screen cinema. The commercial uses at the edges of the Park are not within short walking distance of many employers in the Park, but they are a short drive away. Consequently, most employers are satisfied with the proximity of places to eat and shop and do not feel additional commercial amenities are needed in the Park, other than potentially a café/sandwich shop similar to the one in the Promontory office complex.

The cinema/restaurant complex west of the Park is located in the northeast corner of Oakville's Winston Park, an employment area with a mix of low-rise and mid-rise office buildings and industrial uses. South

of Sheridan Park, in Mississauga, is the Clarkson Employment Area, a band of industrial properties along the south side of the QEW, beyond which is a low-rise neighbourhood.

The University of Toronto Mississauga campus is located 4 km (2.4 miles) northeast of the Park. Although there is currently no association between the University and Sheridan Park, the proximity of the two might facilitate a stronger relationship in the future.

### Existing Access and Circulation





## 3.2 Access and Circulation

There are two vehicular access points on each side of Sheridan Park and two east-west routes through the site. North Sheridan Way runs along the south side of the Park, adjacent to the QEW, providing direct access from the westbound QEW off-ramp at Erin Mills Parkway and connecting to Winston Churchill Boulevard approximately 600 m (1,968 ft) north of the QEW. Sheridan Park Drive provides access further north from both arterial roads, with both segments of this discontinuous road linking to Speakman Drive, the curving road through the Park. Flavelle Boulevard, the formal entry road into the Park, and Hadwen Road link Speakman Drive and North Sheridan Way.

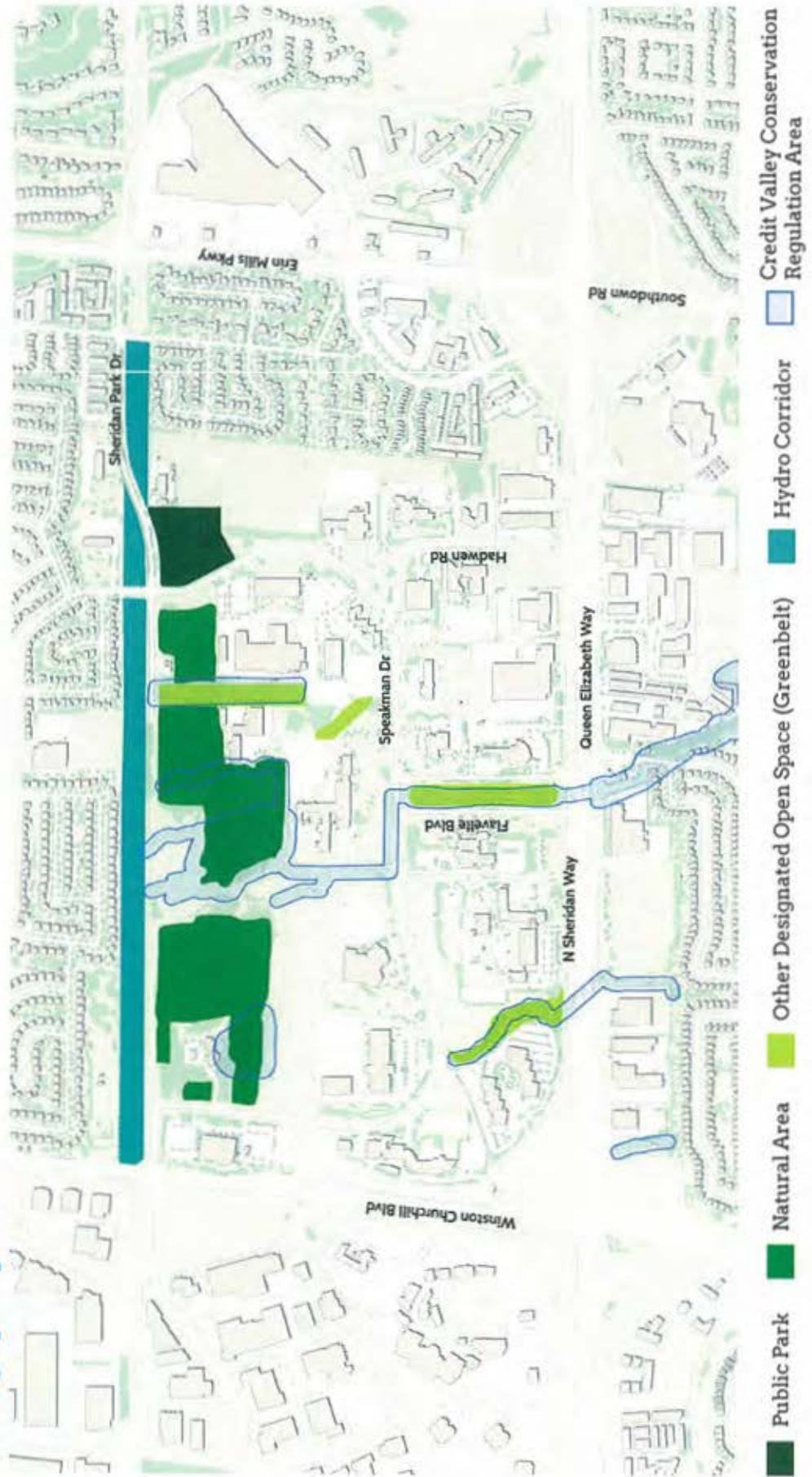
Employers in the Park report that traffic is not generally an issue except in the afternoon peak hours, when there are

frequently delays at the access points on Winston Churchill Boulevard. The planned completion of Sheridan Park Drive will be critical to accommodating significantly more development in the Park and, will become an important link in the road network serving the larger area, as envisioned in Mississauga Official Plan.

Although Sheridan Park was designed to be accessed primarily by motor vehicle, it is served by Mississauga's transit system. Bus Route 45 runs through the Park during the peak hours, northbound in the morning and southbound in the afternoon, providing access to and from the Clarkson Go Station, 3 km (1.8 miles) to the south. Several employers in the Park have expressed a desire for a higher level of transit service while recognizing that the motor vehicle will continue to be the preferred mode of travel for most employees. A significantly higher density of employment will be one important factor in improving transit connectivity between the Park and the rest of the City.

Sheridan Park was not designed with pedestrians and cyclists foremost in mind. Speakman Drive is the only street in the park with a sidewalk and only on the south side. Employers in the Park would like to see a sidewalk or similar facility along North Sheridan Way, so visitors can walk safely to and from the hotels in the Park and employees can walk to the commercial amenities on Erin Mills Parkway (as a Major Collector, North Sheridan Way is intended to have active transportation facilities, as per MOP). The sidewalk along Speakman Drive links to a multi-use pathway within the hydro corridor along the north edge of the Park, providing a circuit for employees exercising at lunchtime. Cycling routes on North Sheridan Way, Hadwen Road and Leanne Boulevard, as proposed in the City's Cycling Master Plan, together with the Hydro Corridor Path, would encourage more cycling in the Park.

# Existing Open Spaces





### 3.3 Natural Features and Open Space

The public and private open spaces in Sheridan Park are a distinguishing feature central to its identity. They have varying characteristics and include significant natural features and watercourses that form the headwaters of Sheridan Creek. Maintaining some open spaces and enhancing others should be part of the strategy to further develop the Park.

The open space system includes the following major elements:

- A municipal park, named Sheridan Park, with a baseball diamond, two mini soccer pitches and a playground. Adjacent to the Park is the Herridge Pumping Station, a Regional utility.
- Three linear open spaces engineered to channel stormwater run-off through the park, one of which is located in the median of Flavelle Boulevard. The City's Natural Heritage and Urban Forest

Strategy propose that these areas become part of the City's Natural Heritage System.

- A naturalized stream corridor in the southwest corner of the park, designated Greenbelt in MOP.
- Heavily wooded areas immediately south of the hydro corridor, one of which has been identified by the City as a "Significant Natural Site"; the others are considered "Natural Sites" (the heavily wooded area and drainage channel east of the Process ORTECH site are also part of the Regional Core Greenlands System). The lower-lying open space between the wooded areas is considered a "Special Management Area".
- Other private lands prone to flooding and regulated by Credit Valley Conservation (CVC).

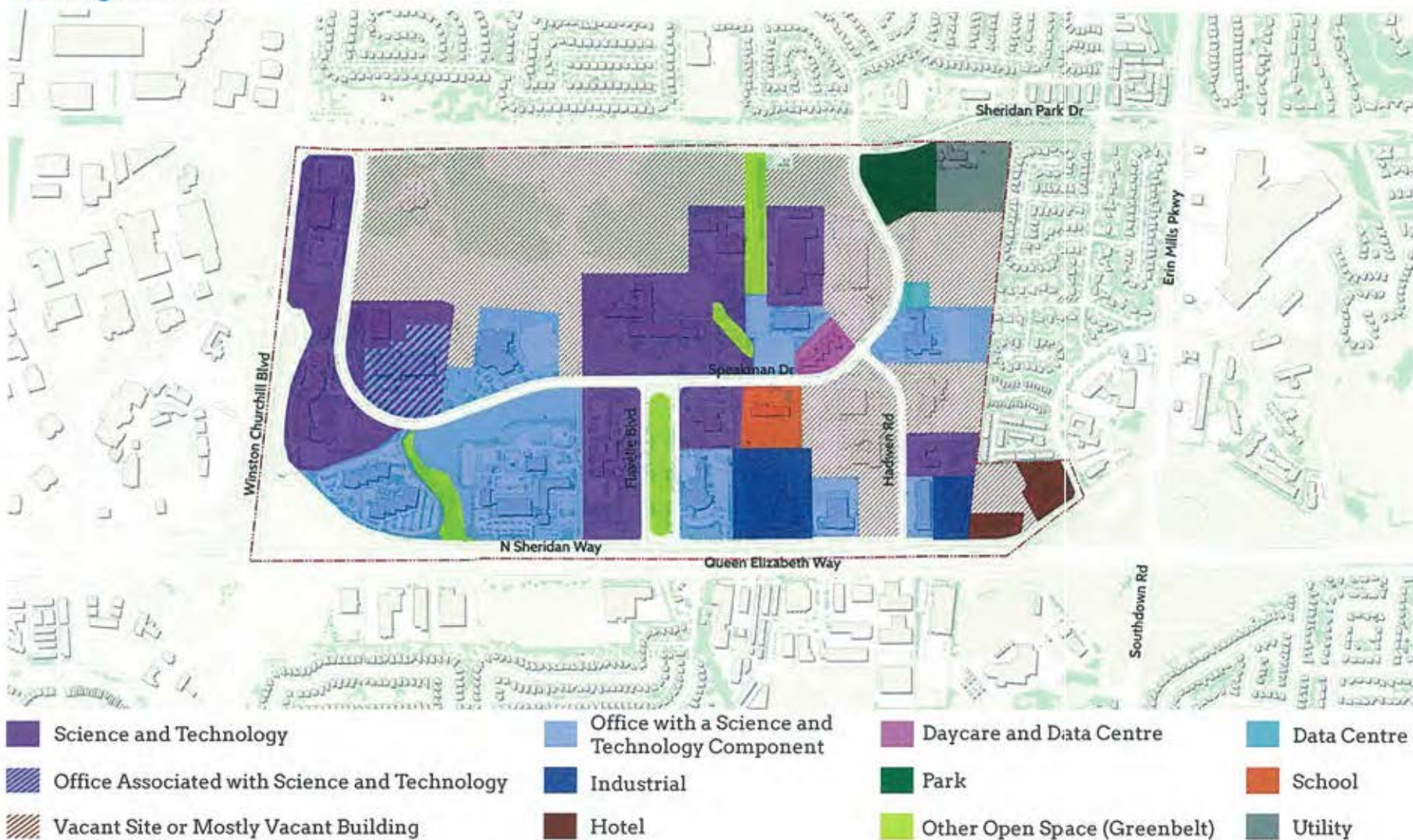
Additional site level analysis will be required to confirm the location, extent and characteristics of features in the identified natural areas prior to any site improvements. In light of previous flooding in the neighbourhoods south of Sheridan Park,

which initiated drainage improvement works, the City and CVC have identified some of the lands south of the hydro corridor, including the Special Management Area, as a potential location for further improvement with a stormwater management facility integrated with existing natural features. All of the natural areas and any expansions to them will be subject to the City's Natural Heritage and Urban Forestry Strategy.

Linking and complementing the major open space features are landscaped open spaces around the buildings and parking lots in the Park. These private spaces, some naturalized and others manicured or simply mowed, vary greatly in size, shape and design. As part of a larger system, they contribute to the image of a business park within a green landscape. Ensuring future development includes generously landscaped yards will help enhance this image. In addition, a consistent pattern of trees lining the streets of the Park would unite the disparate elements of the open space system and further refresh the Park's identity.



## Existing Land Use



### 3.4 Land Use

True to the original vision for the site, uses that meet the City's definition of science and technology facilities remain the core of Sheridan Park. Companies such as Xerox, Candu and Vale have globally significant research and development facilities in the Park. Other important innovators are headquartered in the Park, including Imax, Hatch and KMH. Exova, Process Research ORTECH and other companies in the former Ontario Research Foundation buildings provide laboratory services for a range of industrial clients. According to the Sheridan Park Association, over 2,700 scientists, engineers, technicians and support staff are employed in the Park.

As Sheridan Park has evolved, it has accommodated other "business employment" uses befitting its designation in Mississauga Official Plan, including offices, manufacturing facilities and hotels. As some research and development-

oriented businesses have grown, such as Suncor, Imax, Shaw and Candu, they have occupied or added more administrative office space. The Promontory complex has a mix of office tenants, the largest being an engineering firm. Along North Sheridan Way, east of Flavelle Boulevard, there are manufacturing uses and two hotels located in the southeast corner of the Park. In the past decade, a private school has been built on Speakman Drive, and the Muslim Association of Canada, which runs the school, recently purchased an adjacent site. Across from these sites is a daycare.

The map of existing land uses also includes four vacant properties and several buildings that are not fully occupied. The largest of the vacant sites is currently owned by Bodycote and is located at the northern edge of the Park. It is significantly constrained by natural features, a lack of frontage and a lack of interest on the part of the landowner to develop the property. The site is currently for sale. Other lands are vacant as a result of property owners holding land.

Several landowners, property managers and real estate professionals interviewed report that the current zoning in the Park poses a significant challenge to attracting tenants and development to available properties. They remarked that many employers with research and development facilities who might find Sheridan Park attractive likely have other uses that form part of their business and/or are looking to lease space in a modern building. Developers of such buildings need zoning flexibility to attract tenants to ensure the long-term viability of the project.

In terms of land use, Sheridan Park is naturally transitioning toward more diversity, while the objective of the City and many landowners in the Park is to reinforce its identity as a science and technology hub. The challenge for the Land Use Master Plan is to ensure science and technology facilities remain a core use while welcoming other complementary uses to allow businesses to grow and encourage investment and job creation on vacant and underutilized sites.



## 3.5 Summary of Issues and Opportunities

In many respects, Sheridan Park looks and functions like a successful science and technology park. Fifty years after it was established, however, the Park is not fully developed. At the same time, like any mature business park, its occupants and the nature of their businesses have changed and this can be expected to continue. As it guides future change, the Land Use Master Plan for the Park responds to these key issues and opportunities as follows:

- **As a science and technology park, Sheridan Park has not grown significantly over the past 20 years.** Long-established businesses have strong roots in the Park, and recent property transactions suggest the Park remains attractive to a range of tenants. Some businesses, such as Imax, Suncor and

Shaw, have grown but, in large part, by adding administrative functions. Current policy and zoning restrictions don't recognize this change and could impede the further growth and diversification of existing businesses.

- **There are a number of vacant or underutilized sites in the Park.** Together with the aging buildings and limited property improvements that characterize much of the east half of the Park, these contribute to its dated look, which has diminished its prestige. The Land Use Master Plan should support private and public investment to maintain and improve buildings, open spaces and streetscapes.
- **The north edge of the Park, between the two ends of Speakman Drive, and in particular the vacant lands north of the Exova site ("the Bodycote property"), can be better integrated with the rest of the Park and become a more prominent open space feature.** The completion of Sheridan Park Drive

would make this part of the Park more visible and accessible, in addition to improving transportation in the broader community and supporting intensification of the Park. As the headwaters of Sheridan Creek, where much of the land is heavily wooded and naturally significant or prone to flooding, this area has very little if any development potential. On the other hand, public ownership of the lands would ensure protection of natural features and create opportunities for improved stormwater management and public access via trails and signage. Such improvements would help to attract businesses to Sheridan Park.

- **Private open spaces around development will be critical to maintaining and enhancing the character of the Park.** Properties are generally large enough to accommodate buildings, parking and generous landscaping, including pathways that complement and link to sidewalks.



HATCH

# 4

## Land Use Master Plan

Sections 2 and 3 lay the groundwork for the Land Use Master Plan for Sheridan Park. This section describes the Plan, grounding it in a set of objectives and strategies that reflect the aspirations of the City, stakeholders and the broader community.



## 4.1 Objectives and Strategies

### 1. Reinforce and grow Sheridan Park as a unique science and technology business park.

The Land Use Master Plan promotes science and technology facilities and engineering as the core uses in the Park. Recognizing that research and development occurs not only in laboratories and industrial spaces but also in offices, and by professionals other than scientists and engineers, the Plan also would permit businesses engaged in information and communications technology development (hardware and software). The greater flexibility in the Plan also recognizes that research can occur off-site and the results managed at a lab or office in the Park.

### 2. Facilitate the growth and evolution of existing businesses in the Park.

Once a company has established a science and technology facility in the Park, it should be encouraged to remain in it as it grows, even if it means that over time the original research and development facility becomes subordinate to administrative and other uses. The Land Use Master Plan maintains Mississauga Official Plan policy to permit offices associated with science and technology uses, which is not currently reflected in the zoning for the Park.

### 3. Encourage the development of vacant and under-utilized sites and the full occupancy of buildings in the Park.

While science and technology facilities will continue to anchor the Park, the Land Use Master Plan recognizes that filling vacant sites and spaces with such uses will be a challenge given the attractiveness of competing business parks and the condition of older buildings. To stimulate development and building re-use in the Park, the Master Plan permits buildings that combine a science and technology use with unrelated general office tenants.



#### **4. Encourage complementary accessory uses that support businesses in the Park and provide amenities for employees.**

Although there are commercial amenities within short driving distance, more restaurants, coffee shops and service commercial uses within Sheridan Park would support more vitality and help attract development. As accessory uses integrated with employment uses, they should be permitted in visible locations. The current prohibition against large concentrations of stand-alone retail and service commercial uses as well as large-format retail, on the other hand, should be maintained.

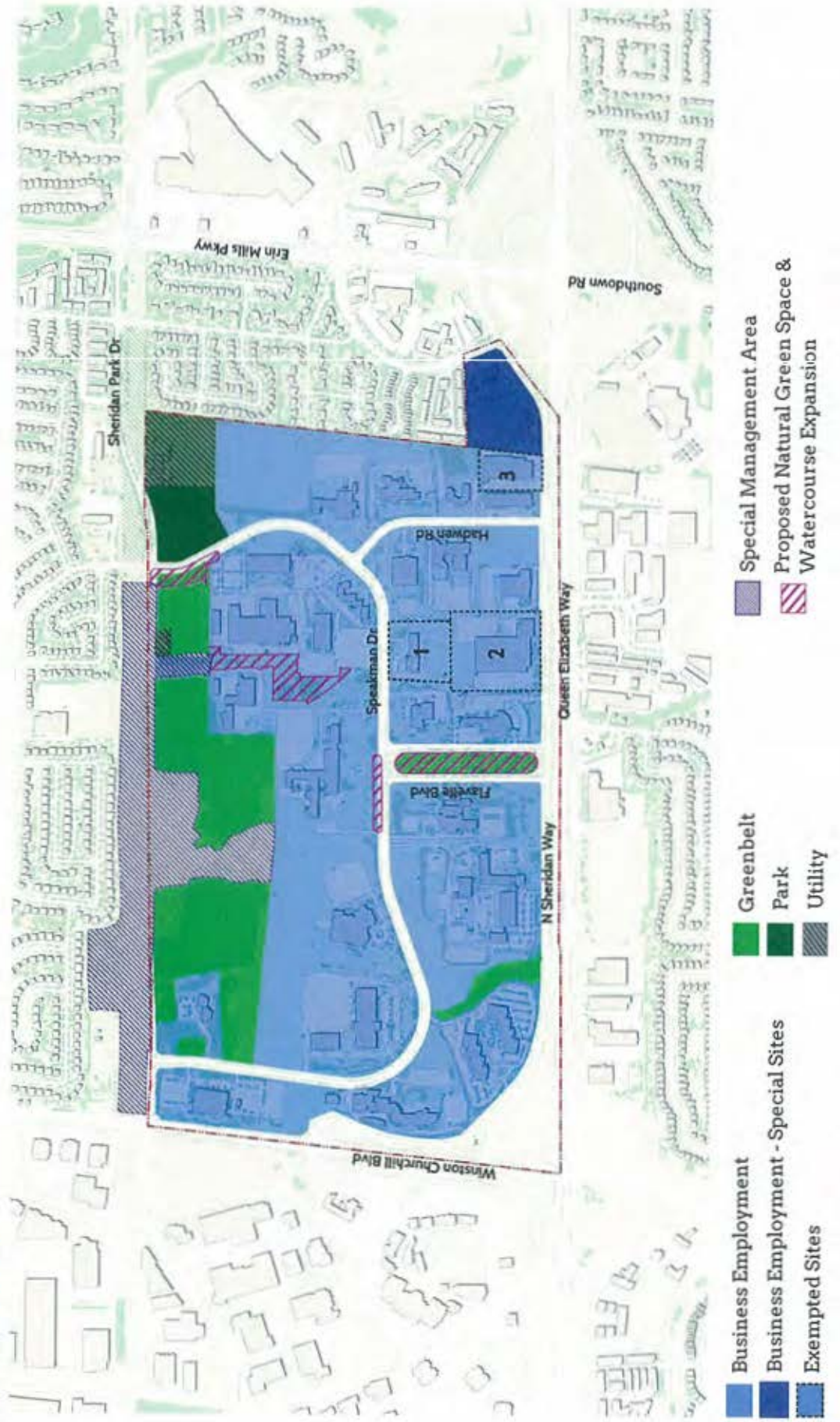
#### **5. Protect and enhance the natural areas and other Greenbelt open spaces in the Park.**

There are significant natural features in the Park, including areas that are part of the Regional Core Greenlands System, as well as other areas designated Greenbelt in MOP. The Land Use Master Plan protects the affected lands from development, setting the stage for them to be managed and promoted as an amenity for employees in the Park and the broader community.

#### **6. Ensure private landscaped open spaces contribute to an interconnected green space network and attractive setting for development.**

The general character of Sheridan Park—buildings in a generous landscape setting—is valued by employers and distinguishes it from other business parks. The Land Use Master Plan generally maintains current urban design policies to help ensure private landscaping forms a significant part of existing and new development and allow for linkages between buildings.

# Land Use Plan





## 4.2 Land Use Plan

The Land Use Master Plan for Sheridan Park acknowledges the current Mississauga Official Plan policies for the site and does not fundamentally alter the long-established vision for the Park. The land use designations described below reinforce the area-specific and site-specific policies and zoning provisions that permit existing uses while clarifying and updating the intent with respect to uses that complement traditional science and technology facilities. Section 5 describes the Official Plan and Zoning By-law amendments needed to implement the Land Use Master Plan.

### Business Employment

This designation applies to the bulk of Sheridan Park, capturing the sites where science and technology uses are intended to be a significant use but not necessarily the only use. The following uses would be permitted:

- Facilities involved with scientific and engineering research and development, including but not limited to laboratories, pilot plants and prototype production facilities;
- Communications and information technology development;
- Broadcasting facility;
- Engineering and professional design services;
- Data processing centres;
- Offices associated with any of the

above science and technology uses, provided the associated use is located on the same site or another site within Sheridan Park;

- Offices not associated with a science and technology use, provided the offices do not occupy more than 30% of the total floor area of a building;
- Universities and colleges;
- Education and training facilities, excluding a public or private school for elementary or secondary level education;
- Accessory manufacturing facilities, provided the facility is wholly enclosed within a building and does not occupy more than 15% of the total floor area;
- Accessory commercial uses, namely conference facilities, fitness facilities, banks and restaurants, provided they

do not exceed 15% of the total floor area of a building and are located on the ground floor.

The intent in permitting accessory manufacturing facilities should be to encourage pilot plants or other such “start-up” production facilities.

Hotels, which are currently permitted throughout Sheridan Park, would not be permitted except where currently existing, since they are best located within or adjacent to commercial areas that contain restaurants and other visitor amenities.

To encourage more intense forms of development, the maximum permitted density would be increased to 0.6 Floor Space Index (i.e., 0.6 times the area of the site), from 0.4 today. Development applications for increased density will need to demonstrate that there is adequate

road and servicing capacity for the proposed development. The minimum lot frontage would be 60 m or 196.8 ft (almost all existing lots greatly exceed this) and buildings would not be allowed to occupy more than 40% of a site, to help maintain the character of the Park. Front yards would have a minimum depth of 12.5 m or 41 ft (most buildings in the Park have much greater setbacks), and the minimum landscaped area in the front yard, excluding parking and driveways, should be 50%.

The urban design policies in Mississauga Official Plan applicable to Sheridan Park would continue to apply, with one minor change that addresses the pedestrian experience at the front of buildings: Rather than ceremonial approaches with turning circles for passenger drop-off, front entrances should be defined by landscaped forecourts. Passenger drop-off can occur at the side of buildings. To ensure buildings

are oriented to a street, reverse frontages should continue to be prohibited.

### **Business Employment - Special Sites**

This designation recognizes the two hotels in the southeast corner of Sheridan Park, which complement the Park, and the vacant site between them. The following uses would be appropriate within this designation:

- Hotels and conference facilities;
- Education and training facilities;
- Restaurants;
- Financial institutions;
- Fitness facilities;
- Offices.

Given the proximity of residential uses, industrial uses would not be appropriate in this designation and the only science and technology facilities that should be



permitted are those that occupy office space. The existing Zoning By-law regulations regarding lot definition, density, height and landscaped areas should continue to apply.

### Exempted Sites

The Land Use Master Plan recognizes that there are uses within the Park that are not consistent with the vision of a science and technology park, specifically two buildings on North Sheridan Way used for manufacturing (Ventra Plastics and Voith) and Olive Grove School, on Speakman Drive. These uses are currently permitted by Mississauga Official Plan and the Zoning By-law and should continue to be permitted. However, it is the intent of the Land Use Master Plan that, in time, these uses will be replaced by Business Employment uses planned for Sheridan Park. In the interim, minor expansions

to these uses that do not significantly increase the gross floor area should be permitted and should be subject to the Park's built form and other urban design policies. If conversion of the existing buildings to another use or redevelopment of any of these sites is proposed and requires a rezoning, the policies of the Land Use Master Plan would apply.

### Greenbelt

The Greenbelt designation applies to the natural areas in Sheridan Park, the open space between them (identified as a "Special Management Area" in MOP) and the existing major watercourse and drainage channels. MOP's general Greenbelt policies would apply in these areas. Conservation of natural features should be the primary objective. Development generally will not be appropriate, although roads and

stormwater management facilities may be permitted subject to studies assessing the environmental impacts of such infrastructure. Where permitted, pathways and trails should be encouraged, but other active recreational uses should not be permitted.

### Open Space and Utility

These designations recognize the existing municipal park, the adjacent pumping station and the hydro substation in Sheridan Park.

**In all areas of the Park, sustainable stormwater management practices, including Low Impact Development (LID), should be encouraged to mitigate the impacts of increased urban runoff and frequent storm events.**

# Future Green Network





## 4.3 Green Network

In Sheridan Park, green space is an important land use and therefore the Land Use Master Plan is complemented by a conceptual plan for a green network. As the Park continues to develop, it will become even more diverse in terms of uses and the form and architecture of buildings. More land will likely be used for parking. The Green Network will help ensure the public realm of the Park, including streetscapes and publicly-accessible open spaces, together with private open spaces, continues to be improved to further distinguish the Park.

The major open space features in the network already exist. Management of the designated Greenbelt area, and the potential addition of a stormwater management facility, should support public access and enjoyment.

The formal open space in the median of Flavelle Boulevard should be incrementally improved with more trees and other vegetation and more amenities for employees in the Park, including places for sitting, eating and strolling. This is a potential project for the Sheridan Park Association.

Open space links over private land between Speakman Drive and the Open Space, which exist today, will continue to provide drainage routes south and views to the wooded areas to the north.

Important but missing elements in the Green Network are continuous rows of trees along the streets in the Park. As they holistically link public and private open spaces, they will beautify the Park and soften its paved areas. The location of street trees will need to acknowledge existing underground utilities.

In addition to unifying the Park, the Green Network also provides the framework for

pedestrian routes. A pathway along North Sheridan Way is needed and pathways along Flavelle Boulevard and Hadwen Road should link it to the sidewalk on Speakman Drive. Given the physical challenges of constructing a continuous sidewalk along the curb of North Sheridan Way, a solution that considers the following should be explored:

- a “curb-face” sidewalk or multi-use trail along sections of the road
- the installation of some sidewalk or trail sections on private property
- connecting a municipal sidewalk or trail to existing sections of sidewalk/ pathways along various properties fronting the road
- the possibility of cost-sharing with the Sheridan Park Association

As outlined in the next section, implementing the new elements of the Green Network should begin with a Streetscape Plan for the Park.



## 5 Implementation

Although the Land Use Master Plan for Sheridan Park respects the spirit and general intent of Mississauga Official Plan and the Zoning By-law, it does modify key policies and provisions that apply to the Park. This section describes recommended amendments to both documents necessary to implement the Plan. It also recommends other actions the City should consider, some in conjunction with the Sheridan Park Association, to attract new tenants and development to the Park



## 5.1 Official Plan Amendments

The following amendments to Mississauga Official Plan are recommended:

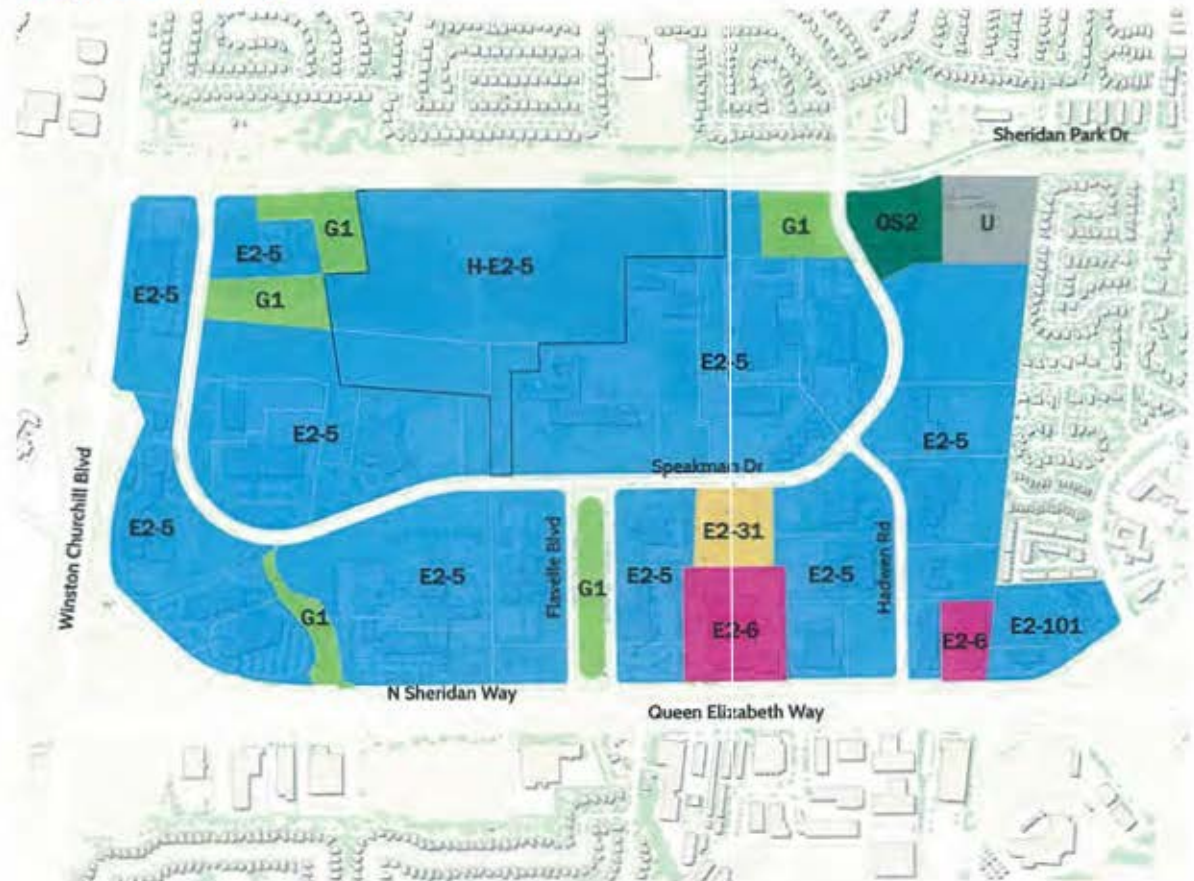
- Schedule 1 (Urban System), Schedule 1a (Urban System - Green System) and Schedule 3 (Natural System) should be amended to reflect the CVC Regulation Areas in Sheridan Park (see Existing Open Spaces Map on page 44) and the proposed Natural Green Space and Watercourse Expansion areas in the Land Use Plan.
- Schedule 4 (Parks and Open Spaces) should be amended to identify the natural areas in Sheridan Park as Public and Private Open Space.
- Schedule 10 (Land Use Designations) should be amended to designate the natural areas in Sheridan Park as Greenbelt.
- In Section 15.1, Sheridan Park should be renamed Sheridan Science and Technology Park.
- Policy 15.5.1.3(b) should be amended to delete the reference to “turning circle for passenger drop-off” and add “landscaped forecourt” as an example.
- A new policy should be added to Section 15.5.1.3 that encourages low impact development (LID) and best stormwater management practices.
- The list of permitted uses in Section 15.5.2.1 should be amended to reflect the uses identified in Section 4.2 of this report.
- A new subsection should be added following Section 15.5.2.1 that applies to the hotel sites and the site in between (Business Employment - Special Sites) and permits the uses for that area listed in Section 4.2 of this report.
- Section 15.5.2.2, which permits the Olive Grove school, should be deleted, and the site should be included in the new Section 15.5.3 (see below).
- Section 15.5.2.3 should be amended to increase the maximum Floor Space Index (FSI) to 0.60.
- Section 15.5.3, which applies to exempted sites, should be deleted and replaced with a map identifying the three exempted sites in the Land Use Master Plan and a policy that permits the current uses on the site, including minor expansions. It should also state that rezonings shall be subject to Policy 15.5.2.

## 5.2 Zoning By-law Amendments

The following amendments to Mississauga's Zoning By-law 0225-2007, as amended, are recommended:

- Map 18 should be amended to reflect the zones identified on the accompanying map.
- Section 8.2.3.5, which applies to zone E2-5, should be amended to remove "overnight accommodation" as a permitted use. Broadcasting facilities, universities and colleges should be added as permitted uses. Also, offices should be permitted without the condition that they be accessory to a science and technology facility use, and a regulation should be added that restricts offices not associated with a science and technology facility use on the same lot or another lot zoned E2-5 to a maximum of 67% of the gross floor area. Manufacturing facilities should be added as permitted accessory uses.

### Proposed Zoning



- The maximum gross floor area in an E2-5 zone should be increased to 0.6 times the lot area.
- New E2-5 regulations should be added that require a minimum lot frontage of 60 m (200 ft) and a minimum front and exterior side yard setback of 12.5 m (41 ft). A maximum lot coverage of 40% and a requirement for a minimum 50% landscaped open space between the front of the building and the street should be added.
- Section 8.2.3.5 should also be amended to address the H-E2-5 zone. An additional provision should require the submission of a detailed Environmental Impact Statement (EIS), to the City's satisfaction, prior to releasing the holding symbol. The EIS should delineate where development

is appropriate and what measures are required to mitigate impacts on existing natural features.

- Section 8.2.3.6, which applies to zone E2-6, should be amended to permit all of the uses permitted in the E2-5 zone, plus the existing manufacturing uses, rather than listing the uses that are not permitted.
- The maximum gross floor area in an E2-6 zone should be increased to 0.6 times the lot area.
- Section 8.2.3.7, which applies to zone E2-7, should be deleted.
- Section 8.2.3.101, which applies to zone E2-101, should be amended to remove the following from the list of permitted uses: manufacturing

facility; warehouse/distribution facility; wholesaling facility. With expansion of the zone to include the second hotel, the regulation stating that all lands zoned E2-101 shall be considered one lot should be deleted.

- The definition of "Science and Technology Facility" should be amended as follows: Science and Technology Facility means a building, structure or part thereof used for one or more of the following: scientific and technological research and development, including laboratories, pilot plants and prototype production facilities; computer and information technology development, including hardware and software; data processing services; engineering services.



## 5.3 Development Review

Applications for new development in Sheridan Park received by the City prior to the approval of Official Plan and Zoning By-law amendments should have regard for this plan. All future applications for office uses that increase the density of a site above 0.4 FSI should include transportation impact and servicing studies that show there is infrastructure capacity for the development, in addition to other studies the City may require.

To help ensure new development respects the policies and guidelines for the Park and enhances its character, proposals for new buildings and major landscape initiatives should be subject to the City's Urban Design Advisory Panel process.

## 5.4 Transportation and Streetscape Improvements

While the Land Use Master Plan for Sheridan Park focuses on lands intended for development, attracting more employment will be aided by incremental improvements to the roads and open spaces in the Park. The completion of Sheridan Park Drive should be in the City's 5-year Capital Plan. This link will complete the collector road network in the area for the benefit of the Park and surrounding residential and commercial areas.

The preparation of a Streetscape Master Plan for the public realm should be initiated by the City, potentially in partnership with the Sheridan Park Association. The Plan should address the following at a minimum:

- The costs and benefits of managing the Greenbelt areas identified in the Land Use Master Plan as a park or

conservation area that includes trails, other amenities and potentially a stormwater management facility that helps control downstream flooding and/or improve water quality.

- Streetscape improvements, including trees, other vegetation, furnishings and signage, along the roads in the Park.
- The design for a pathway on the north side of North Sheridan Way and along Hadwen Road.
- Landscaping plan and associated implementation strategy for the Flavelle Boulevard median that includes pathways and enhanced vegetation.



## 5.5 Headwaters and Natural Areas Strategy

Given the presence of the Sheridan Creek headwaters and associated significant natural features in the Park, the City should continue to work with Credit Valley Conservation and Peel Region on a strategy to ensure protection of the significant features, improve stormwater management in the larger watershed and manage public access. The strategy should anticipate the completion of Sheridan Park Drive on the south side of the hydro corridor and provide guidance on how the road can be sensitively designed. Future plans for the area should also include a well-designed trail network with easy access for employees in the Park and neighbouring residents. Since the open space in the middle of Flavelle Boulevard is publicly accessible and also contains a drainage channel, it should be included in the strategy.

## 5.6 Promoting Sheridan Park

Updated Mississauga Official Plan (MOP) policies, zoning regulations and a streetscape plan likely will not be enough on their own to grow and rejuvenate Sheridan Park as a science and technology hub. The City should also work with the Sheridan Park Association (SPA), the Research, Innovation, Commercialization (RIC) Centre, and individual landowners and employers within the Park on strategies to attract new businesses. Individual and collective actions should include the following:

- Working with research universities to establish more links with employers and potentially a research facility in the Park;
- Establishing a Sheridan Park web site that promotes the Park and includes essential information needed to help a prospective tenant or developer understand the opportunities to locate in the park;

- Scheduling lectures, conferences and other events in the Park that promote its best qualities.

In addition, the recommended strategies in the 2011 Action Plan for Innovation and 2010 Building on Success reports should be pursued to continue nurturing innovation in the City and attracting innovative businesses.

As evidenced by other successful science and technology parks, a significant university presence in the Park could have the strongest catalytic effect on the further development of research and development uses. Attracting a university would require a concerted effort by the City to not only promote the Park's assets to individual institutions but also make available land and/or a building for a university research facility at little or no cost.

## 5.7 Monitoring the Plan

Once the City has updated MOP policies and the Zoning By-law for Sheridan Park, and initiated some of the other recommended actions above, it should monitor the results on an annual basis, specifically building permit and development application activity, vacancies and employment growth. The annual Employment Survey will be a useful tool in this regard. If there are not significant positive changes within a reasonable timeframe, then the City should explore other strategies aimed at stimulating development. These might include further amendments to the Official Plan and Zoning By-law that provide additional land use flexibility. A Community Improvement Plan (CIP) with financial incentives for developing and improving sites should also be considered.

Previous studies have identified the opportunity to use a CIP to stimulate private investment in Sheridan Park. Implementation of a CIP would require a study to identify the financial incentives expected to be most effective. As noted in the 2010 "Assessing Planning Tools for Mississauga" Report, CIPs also require a commitment of public funds to the incentive programs and resources to administer and promote them. Before committing funds for incentives, it is recommended that the Land Use Master Plan be fully implemented and the City commit more resources to helping promote the Park and improving its public realm.



Mississauga is fortunate to have Sheridan Park and the employers who call it home. Ensuring it remains a unique asset that attracts a diversity of businesses engaged in research, engineering, design and development will require steady improvements to its physical environment by both the private and public sectors.



# Corporate Report

Clerk's Files

Originator's  
Files

CD.04-DUN

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**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Dundas Connects – The Dundas Corridor Master Plan**

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**RECOMMENDATION:** That the report titled 'Dundas Connects – The Dundas Corridor Master Plan', dated January 13, 2015, from the Commissioner of Planning and Building, be received.

**BACKGROUND:** Mississauga Official Plan (MOP) identifies Dundas Street as an Intensification Corridor and conceptually identifies a Community Node along Dundas Street East in the vicinity of Dixie Road. Dundas Street is also identified as a Higher Order Transit Corridor and, west of Confederation Parkway, as a Primary On-Road / Boulevard Cycling Route. The land use designation of properties fronting the Dundas Corridor predominantly include Mixed Use, Greenbelt, Business Employment and various densities of Residential.

In 2010, Metrolinx released its Dundas Rapid Transit Benefits Case. The document assessed a variety of scenarios for rapid transit along Dundas Street from Kipling subway station to Highway 407, concluding bus rapid transit (BRT) along the route would generate the best returns to transit users and funding agencies, as well as support environmental, social and economic aims. Accordingly, a Dundas BRT was included as part of Metrolinx's priority projects.



**COMMENTS:**

The master plan titled 'Dundas Connects' applies to the subject lands generally illustrated in *Map 1 (Attachment 1)*, and will:

- Test several rapid transit scenarios for the Dundas Corridor, and recommend the transit mode that meets anticipated demand and unlocks growth and development potential;
- Identify appropriate changes to land use along the Dundas Corridor that support intensification and transit-supportive development, including access control and adjustments to the adjoining road network;
- Identify the location and boundaries of the Dixie-Dundas Community Node;
- Update the boundaries of the Provincial Special Policy Areas (i.e. flood prone areas), and identify mitigation measures as necessary to support intensification and higher-order transit;
- Estimate the cost to implement the study's rapid transit proposals, and recommend, if any, innovative financing tools necessary to facilitate implementation; and
- Be conducted in a manner that conforms to the requirements of Stages 1 and 2 of the Municipal Class Environmental Assessment approval process.

An innovative public engagement program will be launched in support of the planning process. The program will focus both on digital engagement and traditional approaches.

The expected project timeline is as follows.

- Prepare and finalize procurement materials – Spring 2015;
- Retain consultant – Spring through Fall 2015;
- Undertake study for 18 to 24 months, concluding between Winter and Summer 2017; and
- Bring final plan forward to Council for approval, Fall 2017.

Notwithstanding this timeline, the planning process will ensure areas within the study boundary currently experiencing development pressures be prioritized. Moreover, as study components are completed, and key project milestones reached, this information will be tabled for Council's information and consideration.

**STRATEGIC PLAN:** The Dundas Connects study will advance the Move: Developing a Transit-Oriented City and Connect: Completing our Neighbourhoods pillars. Relevant actions include:

- Action 5 – Provide alternatives to the automobile along major corridors;
- Action 18 – Require development standards for mixed-use development to support transit; and
- Action 19 – Accelerate the creation of higher-order transit infrastructure.

**FINANCIAL IMPACT:** The study will be funded by Metrolinx.

**CONCLUSION:** The City is developing a master plan for the Dundas Corridor. The plan will make evidence-based recommendations for higher-order transit along the Dundas Corridor, as well as for land use changes to support intensification and transit-supportive development. Areas currently experiencing development pressure will be prioritized. The plan will also settle the boundaries of the Dixie-Dundas Community Node; update the boundaries of the Provincial Special Policy Areas (i.e., flood prone areas) along Dundas Street East; and make recommendations as necessary for mitigation of flood danger. The final master plan will be brought to Council for approval in late 2017, with interim reporting throughout the process.

**ATTACHMENTS:** Appendix 1: Map – Dundas Street Corridor Study Area



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Andrew Miller, Strategic Leader, Dundas Corridor  
Policy Planning Division*



## Appendix 1: Dundas Street Corridor Study Area

