



## **AGENDA**

(Revised – *Chair is Councillor Tovey*)

---

### **THE CORPORATION OF THE CITY OF MISSISSAUGA**

#### **PLANNING & DEVELOPMENT COMMITTEE**

**MONDAY, JANUARY 13, 2014 - 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 Hazel McCallion	
Councillor Jim Tovey	Ward 1 <b>(Chair)</b>
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie 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 – JANUARY 13, 2014**

### **PUBLIC MEETING STATEMENT:**

In accordance with the *Planning Act, R.S.O. 1990, c.P13*, as amended, if a person or public body does not make oral submissions at a public meeting or make written submission to the City of Mississauga with respect to proposed Official Plan Amendment, Zoning By-law Amendment and/or Plan of Subdivision or Condominium, the person or public body is not 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 unless, in the opinion of the Board, there are reasonable grounds to do so.

### **CALL TO ORDER**

### **DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

### **APPROVAL OF PREVIOUS MINUTES**

Planning and Development Committee Meeting of December 2, 2013

### **MATTERS TO BE CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended  
File: BL.03-SIG (2014)
2. **PUBLIC MEETING**  
Mississauga Official Plan – General Amendment  
File: CD.02.MIS
3. **PUBLIC MEETING**  
Information Report on Rezoning Application to permit uses consistent with the applicable “Business Employment” land use designation, 6730 Hurontario Street, west side of Hurontario Street, north and south of Skyway Drive  
Owner: Derry-Ten Limited  
Applicant: Smart Centres, **Bill 51**, (Ward 5)  
File: OZ 13/002 W5
4. Site Plan Control By-law Update – City of Mississauga - Wards 1-11  
File: CD.21.SIT

### **ADJOURNMENT**



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2014)

---

**DATE:** December 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 13, 2014

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

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

---

**RECOMMENDATIONS:** That the Report dated December 10, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 13-06777  
Ward 2  
Starbucks Coffee  
960 Southdown Rd.

To permit the following:

- (i) One (1) fascia sign not located on an exterior wall forming part of the unit occupied by the business.

- (b) Sign Variance Application 13-04354  
Ward 5  
Prologis  
6430 Kennedy Rd.

To permit the following:

- (i) Seven (7) fascia signs, identifying the property owner, located around the perimeter of the multiple occupancy building.
- 2. That the following Sign Variance **not be granted:** but be processed as an amendment to the Sign By-law, since this type of sign technology is not currently recognized within the Sign By-law.
  - (a) Sign Variance Application 13-03973  
Ward 5  
International Centre  
6900 Airport Rd.

To permit the following:

- (i) One (1) billboard sign having changing copy sign faces.

**BACKGROUND:**

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

**COMMENTS:**

The Planning and Building Department has received three (3) Sign Variance Applications (see Appendices 1 to 3) for approval by Council. The 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:**

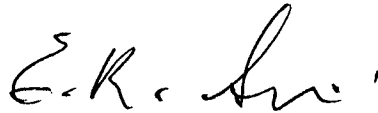
Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision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

**ATTACHMENTS:**

Starbucks  
Appendix 1-1 to 1-7

Prologis  
Appendix 2-1 to 2-12

International Centre  
Appendix 3-1 to 3-6



---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Darren Bryan, Supervisor Sign Unit*





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

December 10, 2013

**FILE:** 13-06777

**RE:** Starbucks Coffee  
 960 Southdown Road – Ward 2

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

<b>Section 4(10)</b>	<b>Proposed</b>
A fascia sign must be located on an exterior wall forming part of the unit occupied by the business.	One (1) fascia sign not located on an exterior wall forming part of the unit occupied by the business.

**COMMENTS:**

Proposed fascia sign is proposed to be located on the north elevation of the building facing a street. The sign is to be partially located on a common storage room which is not part of the tenants unit. The location and size of the proposed fascia sign is consistent with other fascia signs located on the north elevation of the building. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



RICHARD  
ZIEGLER  
ARCHITECT INC.

**Mr. Kelwin Hui**  
**Planning and Building Department**  
**Building Division**  
**City of Mississauga**  
**300 City Centre Drive**  
**Mississauga, ON L5B 3C1**

November 01, 2013

**RE: Letter of Rational – Sign 3**  
**Starbucks Southdown and Lakeshore**

Dear Kelwin,

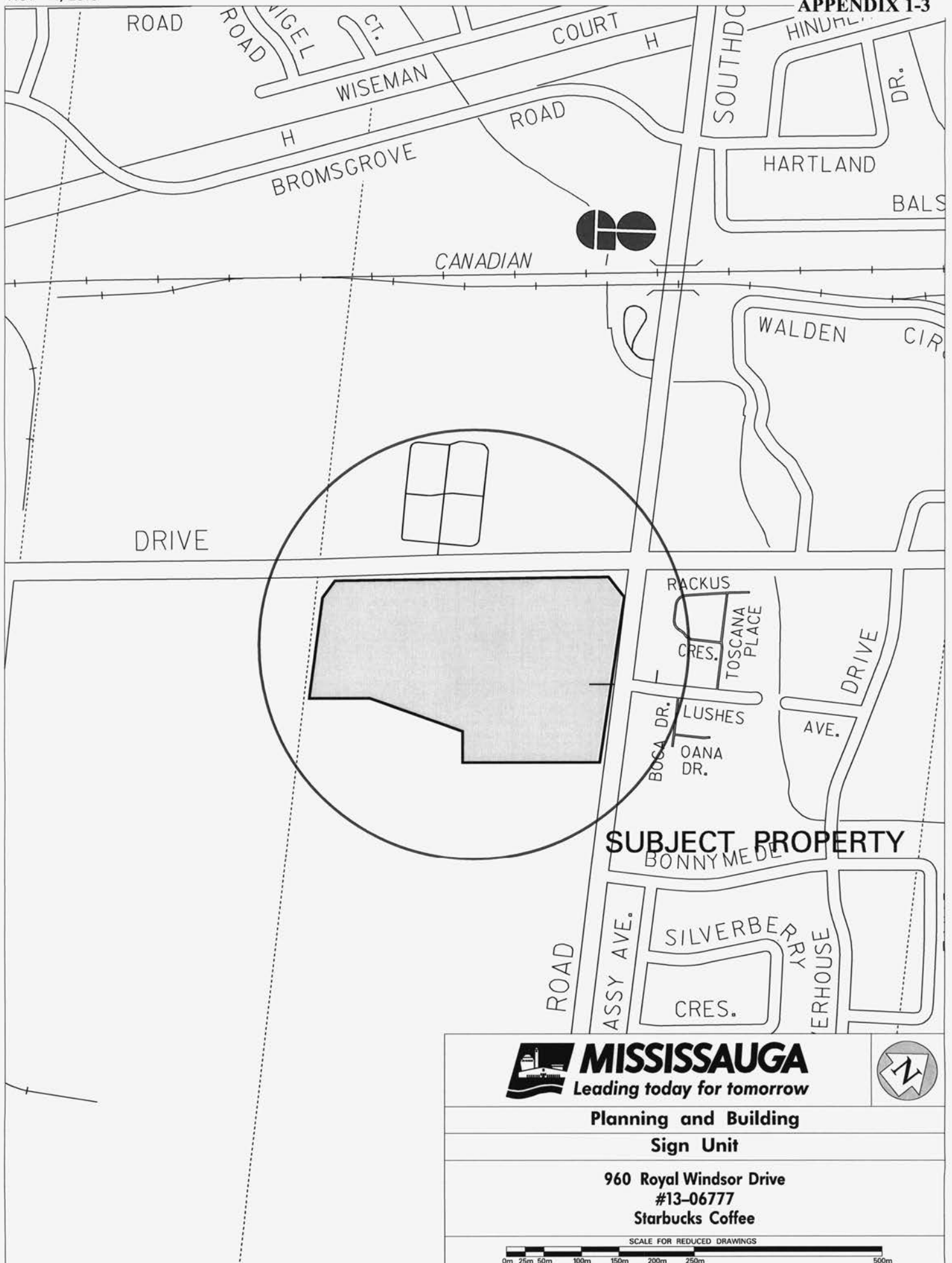
The new Sign requiring a variance is required to maximize visibility of the Starbucks brand. This location has proven to be a successful high volume location for Starbucks requiring renovation to maintain and grow sales. Sign 3 on the upper portion of the building will maintain and provide unobstructed visibility for oncoming traffic along the only street front facing north along Royal Windsor Drive.

Sincerely,

Richard Ziegler



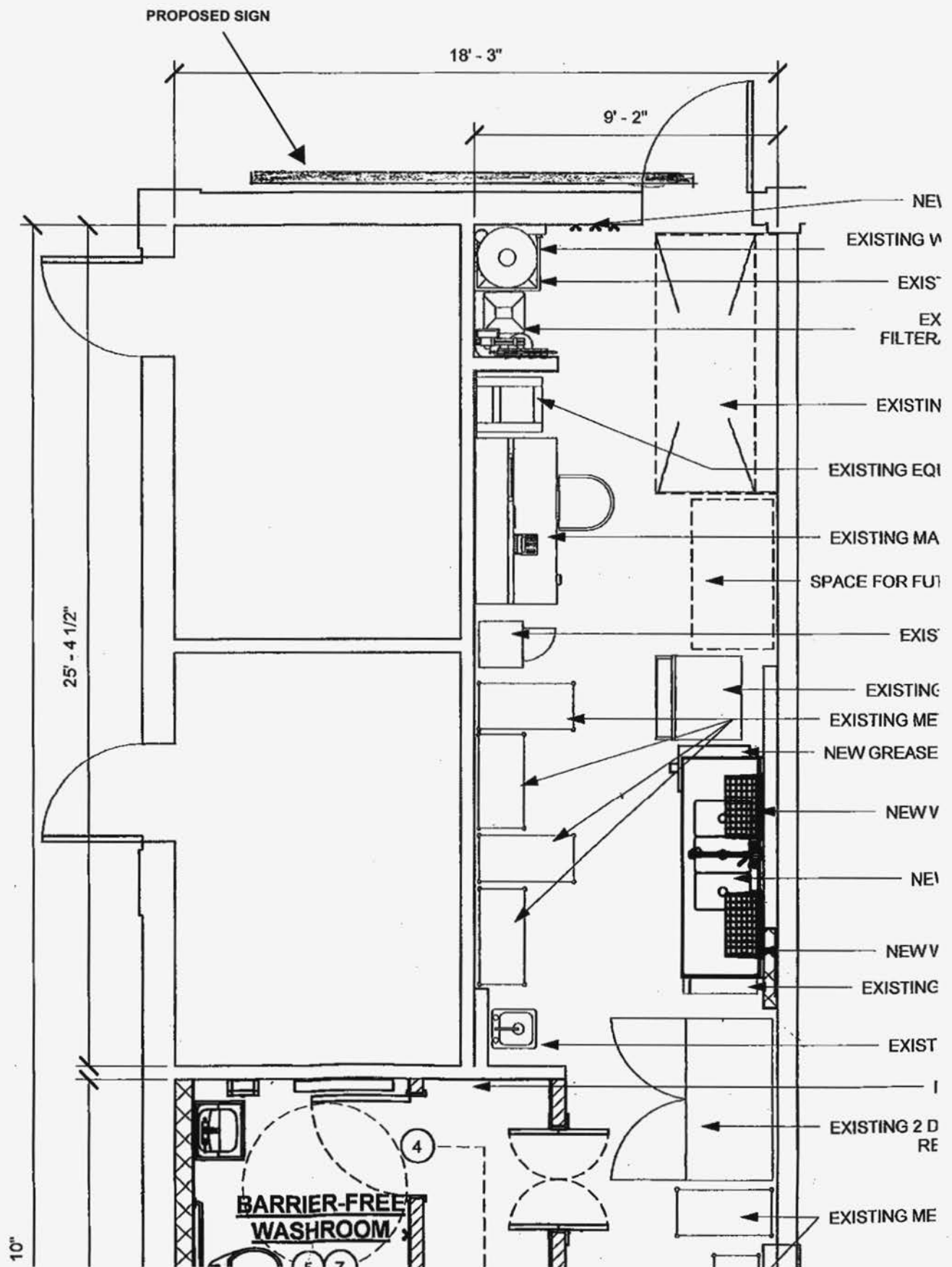
cc. Suwan Mak-Mancuso; Starbucks Coffee Company  
John Ferrari; Pattison Sign Group

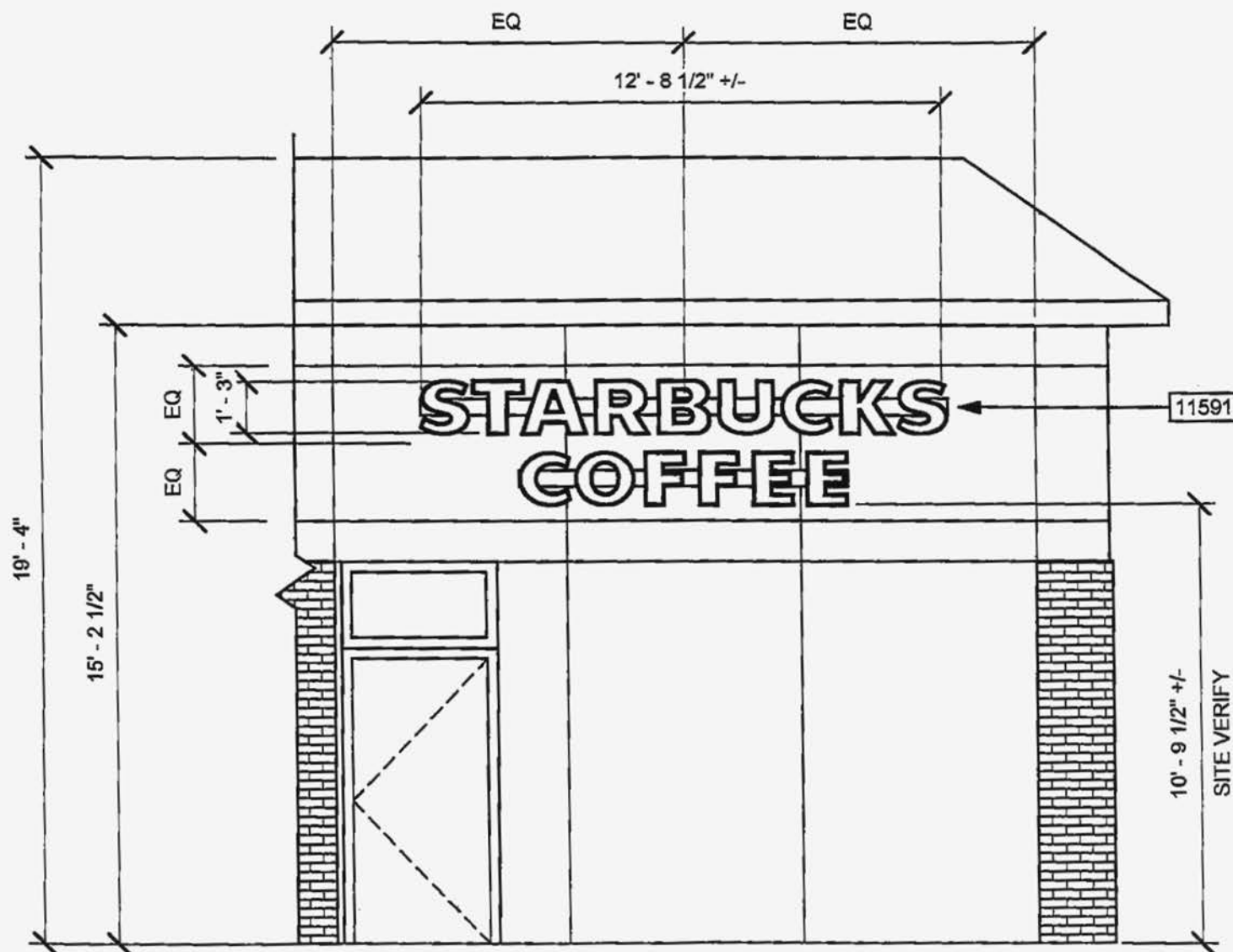






(4) Key Plan





11591 NEW 16"H STACKED GREEN ILLUMINATED WORD MARK ON RACEWAY PAINTED TO MATCH; G.C. TO COORDINATE w/ LL ON STUCCO COLOUR

① North Elevation @ Exterior Rear  
Scale: 1/4"=1'-0"





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

December 10, 2013

**FILE:** 13-04354

**RE: Prologis**  
**6430 Kennedy Road - Ward 5**

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

<b>Section 13</b>	<b>Proposed</b>
A fascia sign for a business located in a multi-unit building must be located on an exterior wall forming part of the unit occupied by the business.	Seven (7) fascia signs located around the perimeter of the building, identifying the owner of the property which does not occupy a unit in the building.

**COMMENTS:**

The proposed signs include the building number as well as the logo for the building owner. Five (5) of the requested seven (7) fascia signs will replace existing fascia signs on the building.

The change in signage is due to a change in logo for Prologis. The requested two (2) additional signs will be placed on the southeast corner of the building, increasing visibility to northbound traffic on Kennedy Road.

The proposed signs are an appropriate scale and character for this building. Similar signage currently exists on this building, as well as other buildings in the area. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



**RE: Prologis – Mississauga, ON – Variance request**

**Address: 6430 Kennedy Rd.**

To Whom It May Concern:

There are two main reasons why we are applying for a variance for these signs:

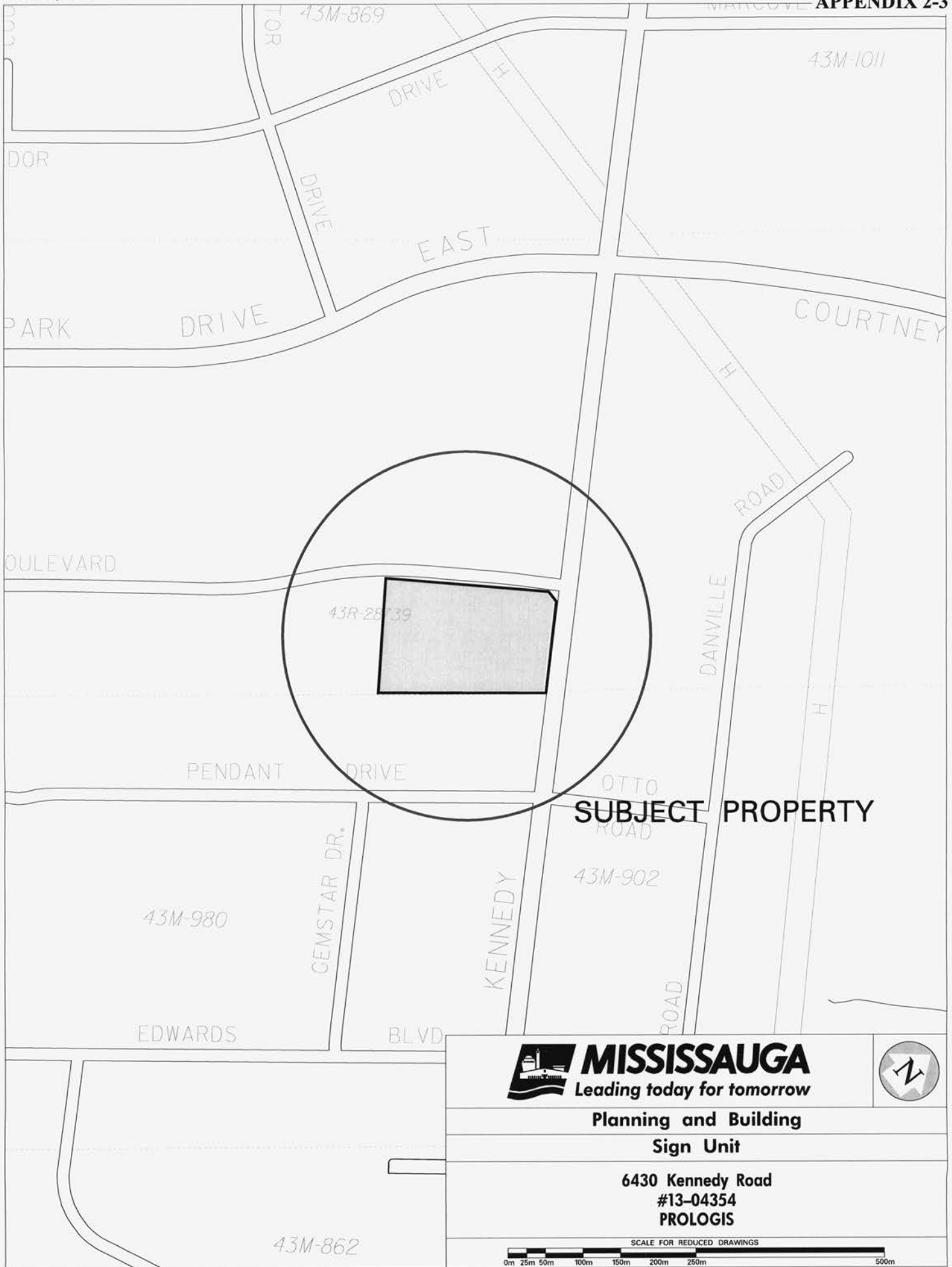
One, we are seeking to improve visibility for the tenant monument and/or directional signs at a warehouse in an industrial area where the traffic is predominantly tractor trailers.

Two, we would like to increase the Prologis brand awareness and customer traffic to the area, thus improving vacancy rates. Prologis has recently rebranded their logo and developed a standard family of signs to be used in all of North America. We would like to install the standard signs in order to maintain and project the Prologis brand image. This logo and brand is identifiable by our tenants and their customer base and is extremely important to the success of Prologis in attracting tenants in the Toronto, ON area.

Thank you for your consideration.

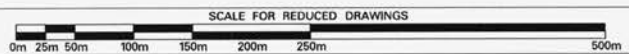
  
\_\_\_\_\_  
John Drake, ~~Vice~~ Market Officer, Prologis

JUNE 26 / 2013  
Date



**Planning and Building  
Sign Unit**

**6430 Kennedy Road  
#13-04354  
PROLOGIS**





7/26/2012



## SITE PLAN - WALL SIGNS

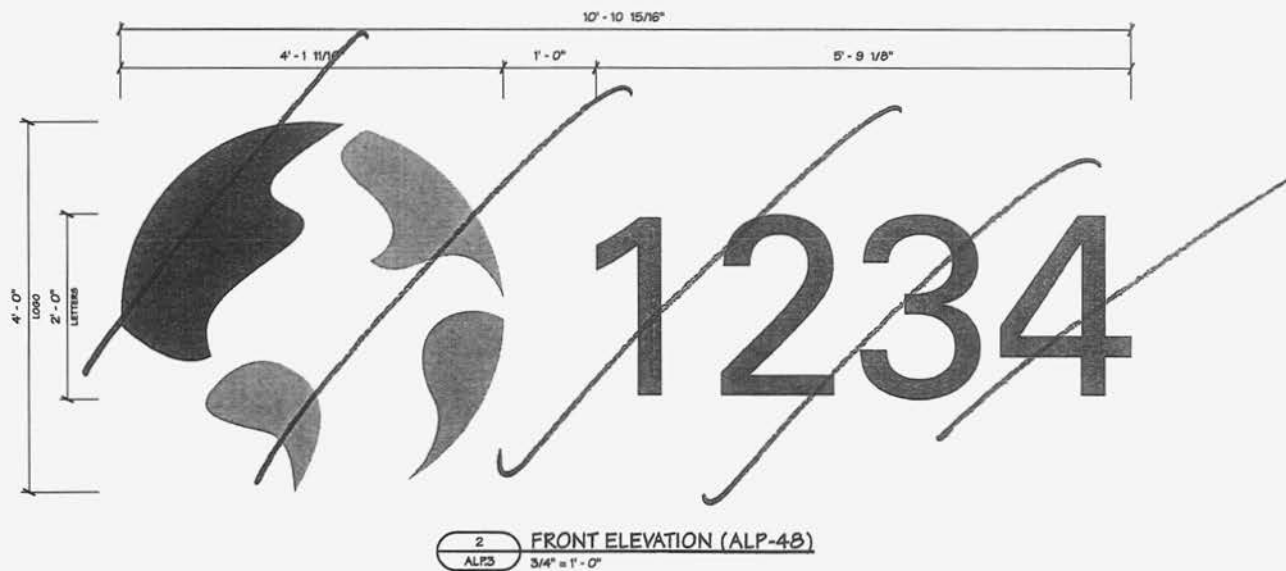
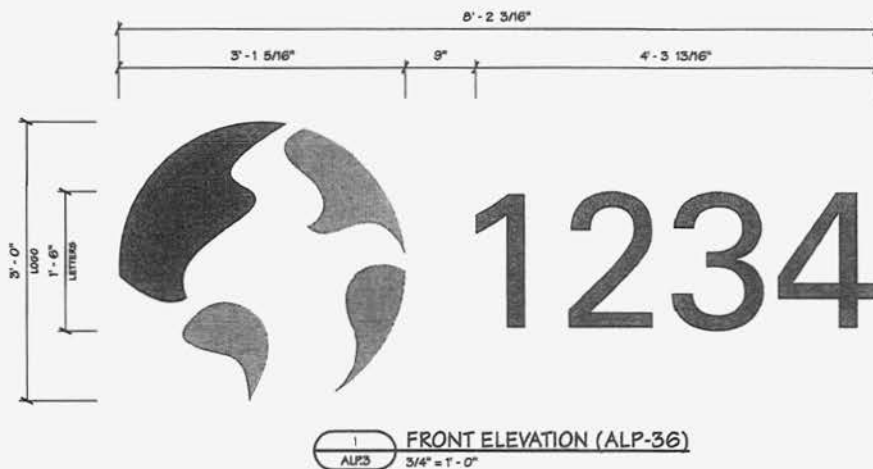


- |                          |                         |                          |
|--------------------------|-------------------------|--------------------------|
| Wall Mount Park Sign     | Projected Wall Sign     | Customer Owned Wall Sign |
| Loading Dock Numbers     | Address Logo Panel      | Wall Mount Lease Sign    |
| Face Illuminated Letters | Non-Illuminated Letters | Vinyl Letters            |



TOR01601  
 Prologis Annagem Dist Centre  
 6430 Kennedy Rd.  
 Mississauga, ON M5W 5V8





**AGI** Architectural  
Graphics  
Incorporated  
2855 International Parkway  
P.O. Box 9175  
Virginia Beach, VA 23450  
(757)427-1900

Project Title  
**PROLOGIS**

Sign Type  
**ALP**

Drawing Type  
**LAYOUTS**

Date **02.03.12**

Lead Drafter **NJC**

Drawn By **NJC**

Project Mgr. **B. LUCAS**

**General Sign Specifications**

- ☐ Interior ☒ Exterior  
☒ Single Faced ☐ Double Faced  
☐ Non-Illuminated  
☐ Illuminated  
☐ 120 Volts \_\_\_\_\_ Amps(+/-)  
☐ 277 Volts \_\_\_\_\_ Amps(+/-)  
☐ \_\_\_\_\_ Amps(+/-)  
☐ UL Listed ☐ Non UL Listed

Location \_\_\_\_\_  
 Windload \_\_\_\_\_  
 Area \_\_\_\_\_ Weight \_\_\_\_\_

**Drawing Revisions**

Drawn By	Date	Change
JLM	06.27.12	CALLOUT
JLM	02.12.13	MOUNTING

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly retained. It is submitted under a non-exclusive license, for a specific purpose, and the recipient, by accepting this document, assumes responsibility and agrees that this document will not be copied or reproduced in whole or in part, nor its contents included in any manner or in any form without the express written consent of Architectural Graphics, Inc. for the purpose for which it was created, nor any similar business purpose to this design or incorporated in other projects.

Approved By \_\_\_\_\_  
 Date Approved \_\_\_\_\_

Code **11058** Type **C**

Job Number \_\_\_\_\_

Sheet Number **ALP-3** Rev. \_\_\_\_\_

7/26/2012



## INVENTORY RECOMMENDATION DETAIL

N01

INVENTORY



Comments

Sign Type	
New Sign	
Sign Text	
N/A	
Overall Height	Overall Width
N/A	N/A
Letter Height	Illumination
N/A	N/A
Wall Color	Wall Material
N/A	N/A
Available Height	Available Width
N/A	N/A

RECOMMENDATION



Comments

Proposed Action	Proposed Sign Type
New Sign	ALP-36
Description	
Address Logo Panels (ALP)	
Sign Text	
6430	
Restoration SOW	Square Feet
N/A	N/A
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

TOR01601  
Prologis Annagem Dist Centre  
6430 Kennedy Rd.  
Mississauga, ON M5W 5V8

7/26/2012



## INVENTORY RECOMMENDATION DETAIL

N02

INVENTORY



Comments

Sign Type	
New Sign	
Sign Text	
N/A	
Overall Height	Overall Width
N/A	N/A
Letter Height	Illumination
N/A	N/A
Wall Color	Wall Material
N/A	N/A
Available Height	Available Width
N/A	N/A

RECOMMENDATION



Comments

Proposed Action	Proposed Sign Type
New Sign	ALP-36
Description	
Address Logo Panels (ALP)	
Sign Text	
6430	
Restoration SOW	Square Feet
N/A	N/A
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

TOR01601  
Prologis Annagem Dist Centre  
6430 Kennedy Rd.  
Mississauga, ON M5W 5V8

7/26/2012



## INVENTORY RECOMMENDATION DETAIL

E03

INVENTORY



Comments

Sign Type	
Address Logo Panel	
Sign Text	
6430	
Overall Height	Overall Width
35"	57"
Letter Height	Illumination
N/A	NON
Wall Color	Wall Material
MP00543	STUCCO
Available Height	Available Width
115"	78"

RECOMMENDATION



Comments

Stucco/Drywall, &gt; 20SF

Proposed Action	Proposed Sign Type
Remove & Replace	ALP-24
Description	
Address Logo Panels (ALP)	
Sign Text	
6430	
Restoration SOW	Square Feet
Restore and match paint	65
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

TOR01601  
Prologis Annagem Dist Centre  
6430 Kennedy Rd.  
Mississauga, ON M5W 5V8

7/26/2012



## INVENTORY RECOMMENDATION DETAIL

E04

INVENTORY



Comments

Sign Type	
Address Logo Panel	
Sign Text	
6430	
Overall Height	Overall Width
35"	57"
Letter Height	Illumination
N/A	NON
Wall Color	Wall Material
MP00543	STUCCO
Available Height	Available Width
115"	78"

RECOMMENDATION



Comments

Stucco/Drywall, &gt; 20SF

Proposed Action	Proposed Sign Type
Remove & Replace	ALP-24
Description	
Address Logo Panels (ALP)	
Sign Text	
6430	
Restoration SOW	Square Feet
Restore and match paint	65
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

TOR01601  
Prologis Annagem Dist Centre  
6430 Kennedy Rd.  
Mississauga, ON M5W 5V8

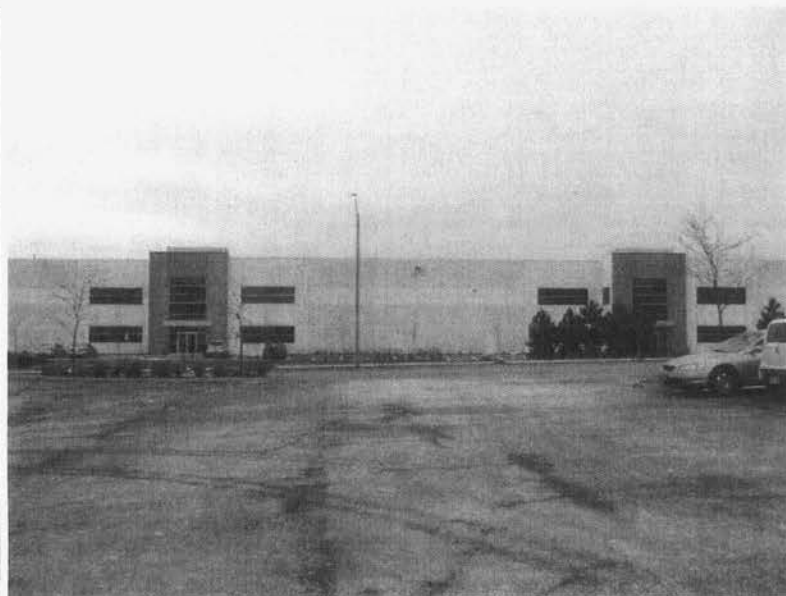
7/26/2012



## INVENTORY RECOMMENDATION DETAIL

E05

INVENTORY



Comments

Sign Type	
Address Logo Panel	
Sign Text	
6430	
Overall Height	Overall Width
35"	57"
Letter Height	Illumination
N/A	NON
Wall Color	Wall Material
MP00543	STUCCO
Available Height	Available Width
115"	78'-8"

RECOMMENDATION



Comments

Stucco/Drywall, &gt; 20SF

Proposed Action	Proposed Sign Type
Remove & Replace	ALP-36
Description	
Address Logo Panels (ALP)	
Sign Text	
6430	
Restoration SOW	Square Feet
Restore and match paint	65
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

TOR01601  
 Prologis Annagem Dist Centre  
 6430 Kennedy Rd.  
 Mississauga, ON M5W 5V8



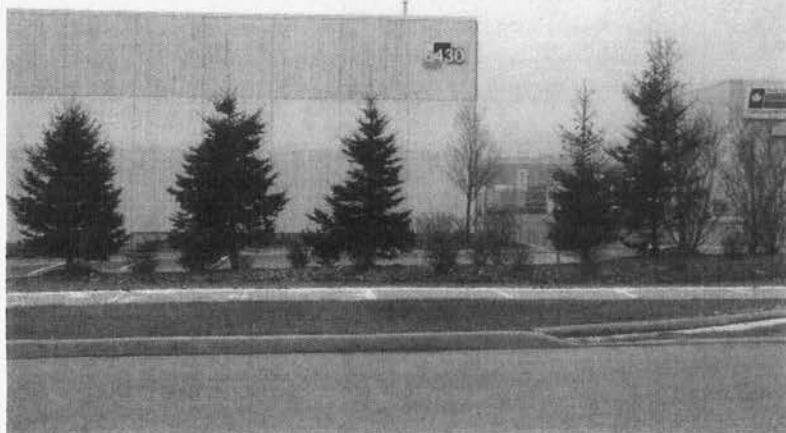
7/26/2012



## INVENTORY RECOMMENDATION DETAIL

E06

INVENTORY



Comments

Sign Type	
Address Logo Panel	
Sign Text	
6430	
Overall Height	Overall Width
35"	57"
Letter Height	Illumination
N/A	NON
Wall Color	Wall Material
MP00543	STUCCO
Available Height	Available Width
115"	102'

RECOMMENDATION



Comments

Stucco/Drywall, &gt; 20SF

Proposed Action	Proposed Sign Type
Remove & Replace	ALP-36
Description	
Address Logo Panels (ALP)	
Sign Text	
6430	
Restoration SOW	Square Feet
Restore and match paint	65
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

TOR01601  
Prologis Annagem Dist Centre  
6430 Kennedy Rd.  
Mississauga, ON M5W 5V8

7/26/2012



## INVENTORY RECOMMENDATION DETAIL

E07

INVENTORY



Comments

Sign Type	
Address Logo Panel	
Sign Text	
6430	
Overall Height	Overall Width
35"	57"
Letter Height	Illumination
N/A	NON
Wall Color	Wall Material
MP00543	STUCCO
Available Height	Available Width
115"	15'-8 1/2"

RECOMMENDATION



Comments

Stucco/Drywall, &gt; 20SF

Proposed Action	Proposed Sign Type
Remove & Replace	ALP-36
Description	
Address Logo Panels (ALP)	
Sign Text	
6430	
Restoration SOW	Square Feet
Restore and match paint	65
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

TOR01601  
Prologis Annagem Dist Centre  
6430 Kennedy Rd.  
Mississauga, ON M5W 5V8





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

December 10, 2013

**FILE:** 13-03973

**RE:** International Centre  
 6900 Airport Road - Ward 5

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

Section 4(6)	Proposed
Any sign not expressly permitted by the By-law is prohibited.	One (1) billboard sign having changing copy sign faces.

**COMMENTS:**

The variance is to convert an existing billboard to a billboard with changing copy sign faces. A changeable copy billboard is not addressed within the Sign By-law and as such, in order to approve this request, an amendment to the Sign By-law would be required. The Planning and Building Department therefore cannot support the variance, however, would not object to this new sign technology being employed at this location.



Astral Out-of-Home

2 St. Clair Avenue West, suite 2000  
Toronto, Ontario M4V 1L5  
Tel : 416 924-6664  
Fax : 416 324-9031  
astraloutofhome.com

April 17, 2013

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

To Whom It May Concern:

**RE: 6900 Airport Road (The International Center), City of Mississauga  
Application SGNBLD 13-3973 VAR**

---

The rationale behind this application is in effort to allow Astral along with the International Centre to utilize a technology that has long been accepted and implemented within a large number of municipal sign by-laws across the country from Vancouver to Moncton. Current Canadian Outdoor Measurement Bureau statistics estimate there are some 900 of these units operating within the various municipalities in the GTA alone.

Recently in 2010 the City of Toronto revised and implemented their sign by-laws rendering them arguably among the more restrictive in the country however they did allow room within their new laws for this technology. They reasoned that the implementation of Trivision technology could actually reduce or cut down on the proliferation of signs as their use would allow sign operators to incorporate more impressions on the same structure thus eliminating the need for them to further litter the landscape with more individual free standing sign structures.

In closing we feel that given the nature of where the Trivision unit would be placed, which is a heavy density of commercial and industrial uses this type of technology would certainly be appropriate and not out of character. It is also important to note that the supporting sign structure itself is already in place and has been in this very position for the last 12 years without any reported negative impact or occurrences for drivers and the surrounding neighborhood.

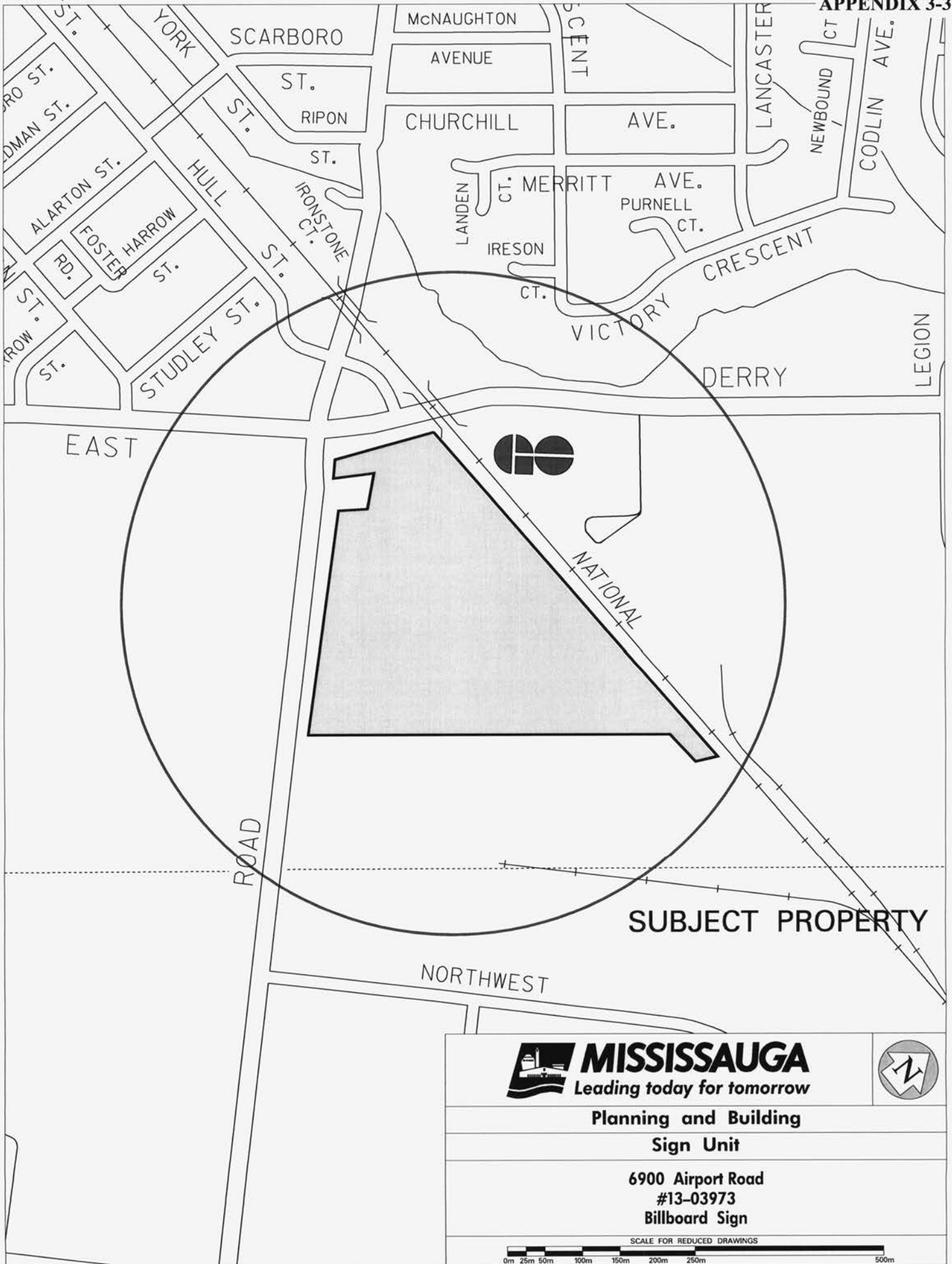
Furthermore even with the extensive use of Trivision technology on many major thoroughfares throughout the country there have been no reported or documented disturbances to passing motorists that can be attributed to their presence.

In closing we hope the City of Mississauga will give our application due consideration as it is warranted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leroy Cassanova', followed by a horizontal line.

Leroy Cassanova  
Real Estate Manager



Planning and Building

Sign Unit

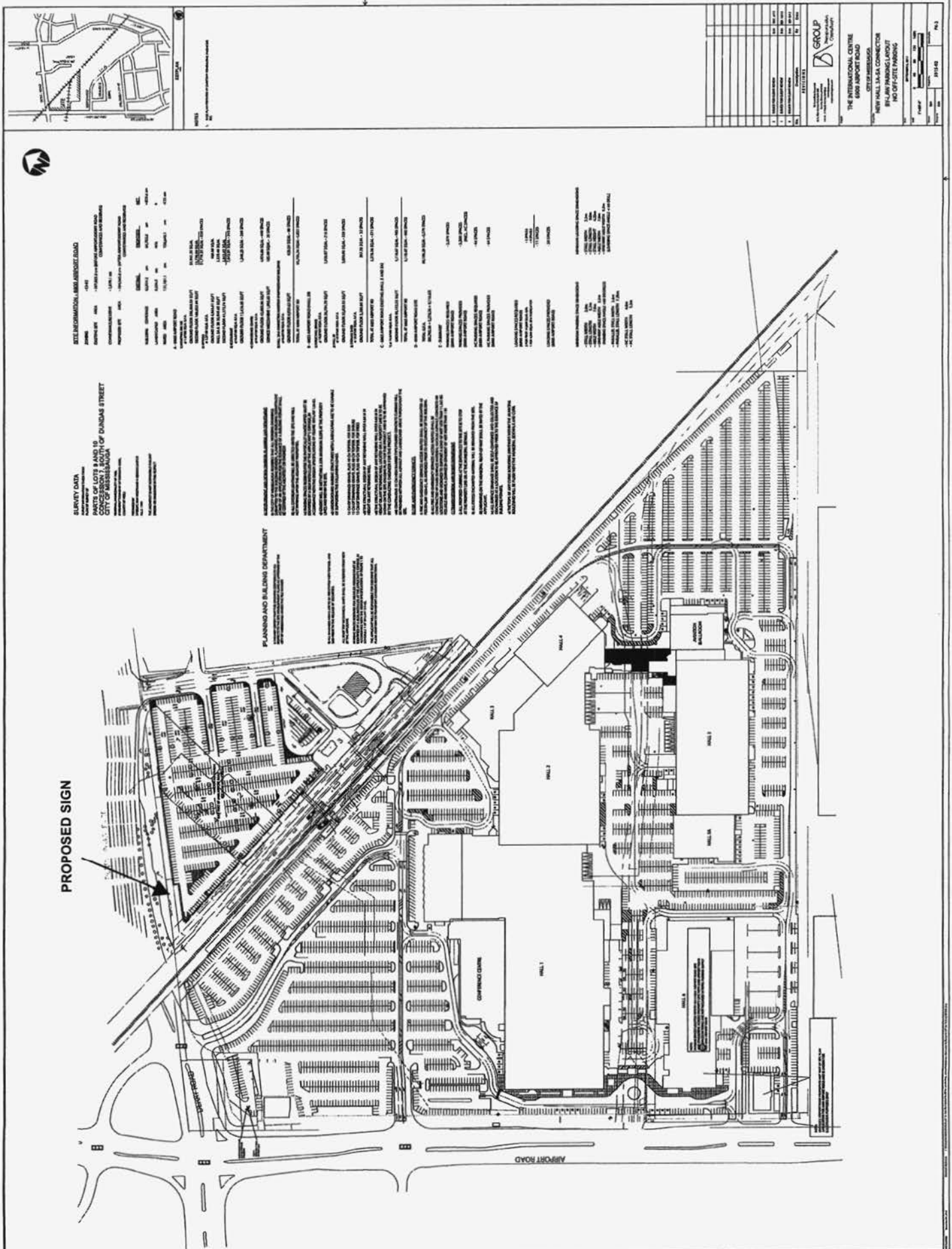
6900 Airport Road

#13-03973

Billboard Sign

SCALE FOR REDUCED DRAWINGS

0m 25m 50m 100m 150m 200m 250m 500m



METRIC: MEASUREMENTS SHOWN  
ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO  
FEET BY DIVIDING BY 0.3048.

SKETCH SHOWING LOCATION OF EXISTING THIRD PARTY SIGN  
No. 6900 AIRPORT ROAD  
CITY OF MISSISSAUGA  
SCALE 1 : 500

10 5 0 10 20 30 40 50 METRES  
© COPYRIGHT SCHAEFFER DZALDOV BENNETT LTD.

DERRY ROAD EAST

SHUTT  
STREET

PROPOSED  
SIGN

AIRPORT ROAD

1 STOREY  
CONCRETE  
BLOCK  
GARAGE

CONFERENCE  
CENTRE SIGN

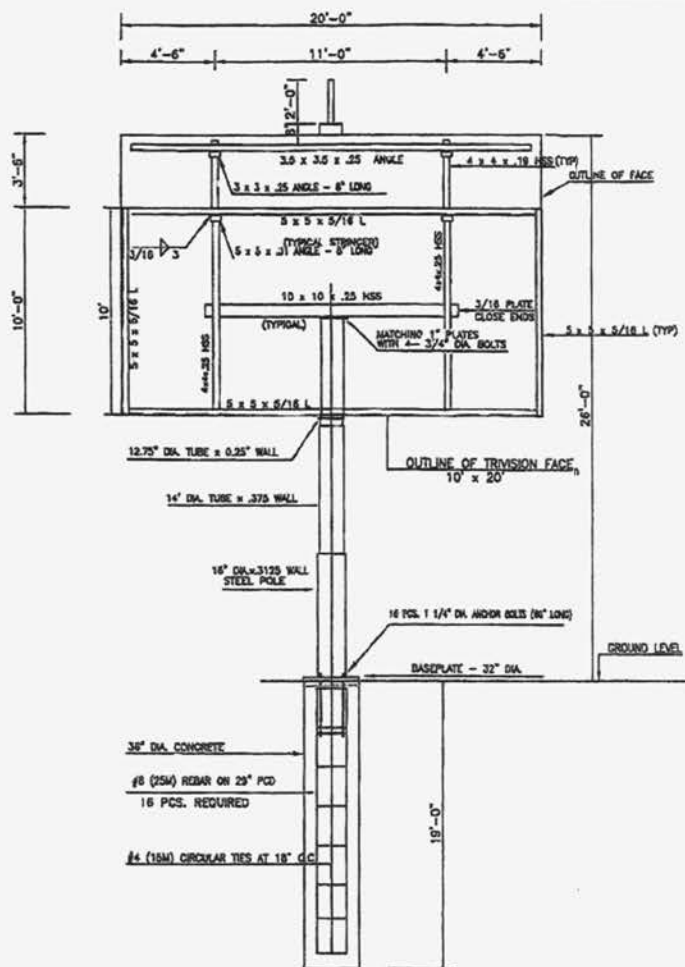
CONFERENCE  
CENTRE SIGN  
(LOCATION NOT TO SCALE)

SURVEYOR'S CERTIFICATE  
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL ONLY  
BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

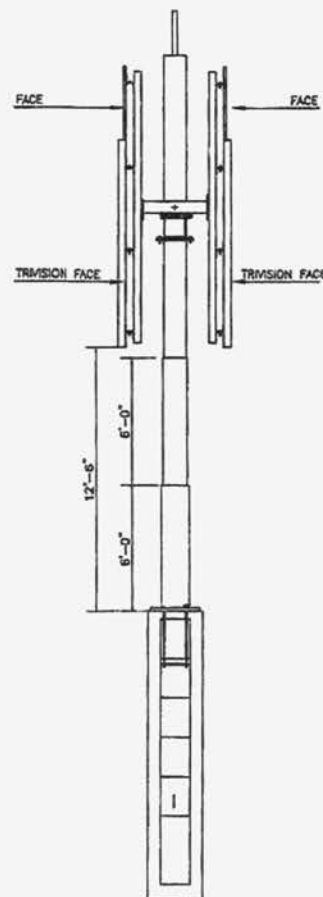
DATE: NOVEMBER 8, 2003

DAN DZALDOV  
ONTARIO LAND SURVEYOR

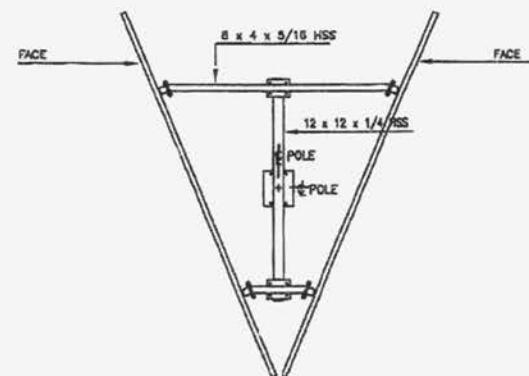
**SCHAEFFER DZALDOV BENNETT LTD.**  
ONTARIO LAND SURVEYORS  
64 JARDIN DRIVE CONCORD, ONTARIO L4X 3P3 TEL: (905) 947-0001  
DRAWN ACAD/LW CHECKED SCALE 1000 JOB NO. 03-359-00



FRONT ELEVATION



END ELEVATION



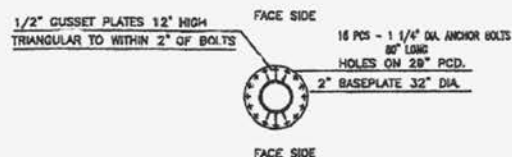
### PLAN

## NOTES

1. STEEL REBAR ... DEFORMED. 40MPa
2. STEEL HSS ..... 60 KSI YIELD
3. STEEL TUBE ..... 50 KSI YIELD
4. STEEL STRUCTURAL TO C.S.A. G40.21-44W
5. ANCHOR BOLTS ..... 44 KSI YIELD
6. WELDING TO BE TO C.S.A. W58 ..... & W47.1
7. FOOTING DESIGNED FOR NORMAL SOIL CONDITIONS WITH LATERAL BEARING PRESSURE OF 150 LB/SQ. FT. PER FT. DEPTH. DEPTH MAY BE REVISED ON INSPECTION BY ENGINEER.
8. DESIGN OF THE WALL AND FOOTING TO BE BASED ON SOIL CONDITIONS OCCUR WITHIN TORONTO AND AREAS WITH SIMILAR WIND & TERRAIN DATA.
9. BOLTS ..... ASTM A325 OR EQUAL
10. CONCRETE STRENGTH ..... 25 MPa
11. INSTALL TO CAN/CSA A23.2-1, A23.2-2 - M60

**NOTE**  
THIS DRAWING IS THE PROPERTY OF THIS ENGINEER  
AND IT MAY NOT BE COPIED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN CONSENT OF THIS ENGINEER.

IF THIS ENGINEER HAS NOT BEEN RETAINED BY THE OWNER TO CARRY OUT A REVIEW OF THE WORK HE ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWING OR FOR ANY MISINTERPRETATIONS OF THE REQUIREMENTS OF THE DRAWING.



PLAN VIEW OF BASEPLATE



LEN MAILE

P.ENG. STRUCTURAL ENGINEER

28 RIVERSIDE BLVD. THORNHILL ONTARIO L4J 1H3  
TELEPHONE 905-881-3729 FAX : 905-881-3431

13'-6"x20' VEE FACED SIGN STRUCTURE  
INTERNATIONAL CENTER TORONTO

11 FEB 02

4511-2



# Corporate Report

Clerk's Files

Originator's  
Files

CD.02.MIS

---

**DATE:** December 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 13, 2014

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

**SUBJECT:** **Mississauga Official Plan – General Amendment  
PUBLIC MEETING**

---

- RECOMMENDATION:**
1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on January 13, 2014 to consider the proposed amendment as outlined in the report titled “Mississauga Official Plan – General Amendment” (reference Item 3 of the November 11, 2013 PDC Agenda, available online at this link: [www7.mississauga.ca/documents/agendas/committees/pdc/11\\_11\\_13\\_PDC\\_Agenda.pdf](http://www7.mississauga.ca/documents/agendas/committees/pdc/11_11_13_PDC_Agenda.pdf)) dated October 22, 2013, from the Commissioner of Planning and Building, be received.
  2. That staff report back to the Planning and Development Committee on the submissions made with respect to the report titled “Mississauga Official Plan – General Amendment” dated October 22, 2013, from the Commissioner of Planning and Building.

**REPORT  
HIGHLIGHTS:**

- With Mississauga Official Plan largely in effect, it is appropriate to keep the plan current by addressing ongoing policy issues and housekeeping matters.
- A public meeting should be held to consider the requested amendment to Mississauga Official Plan.
- Following the public meeting, a report on comments will be brought forward to Planning and Development Committee.

**COMMENTS:**

Now that Mississauga Official Plan is largely in effect, it is appropriate to bring forward amendments that keep the plan current by addressing ongoing policy issues and housekeeping matters.

At its meeting of November 11, 2013, Planning and Development Committee considered the report titled “Mississauga Official Plan – General Amendment” dated October 22, 2013, from the Commissioner of Planning and Building (Appendix 1). That report proposed amendments that are intended to clarify policy wording or intent, make minor policy additions and word corrections, and implement the recommendations of studies, e.g. Natural Areas Survey.

On November 11, 2013, City Council approved recommendation PDC-0073-2013, which reads:

“That a public meeting be held to consider amendments to Mississauga Official Plan as recommended in the report titled “Mississauga Official Plan – General Amendment” dated October 22, 2013, from the Commissioner of Planning and Building.”

The purpose of the public meeting to be held on January 13, 2014, is to receive comments on the proposed general amendments to Mississauga Official Plan.

Subsequent to the public meeting, a report on comments will be prepared for consideration by Planning and Development Committee, which will address comments received from the public and, where appropriate, recommend changes to the Mississauga Official Plan – General Amendment.

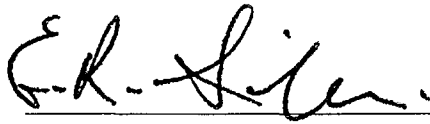


**STRATEGIC PLAN:** The Official Plan is an important tool to implement the land use components of the Strategic Plan. The results of the “Our Future Mississauga – Be part of the Conversation” public consultation informed the preparation of the Plan. The policy themes of Mississauga Official Plan and the proposed modifications advance the Strategic Plan’s pillars for change, which are:

**Move:** Developing a Transit Oriented City  
**Belong:** Ensuring Youth, Older Adults and New Immigrants Thrive  
**Connect:** Complete Our Neighbourhoods  
**Prosper:** Cultivating Creative and Innovative Businesses  
**Green:** Living Green

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** It is appropriate to keep the Mississauga Official Plan current by addressing ongoing policy issues and housekeeping matters. A public meeting should be held to consider the requested amendment. Following the public meeting on January 13, 2014, a report on comments will be brought forward to Planning and Development Committee.



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Sharleen Bayovo, Policy Planning Division*



# Corporate Report

Clerk's Files

Originator's  
Files OZ 13/002 W5

**DATE:** December 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 13, 2014

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

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit uses consistent with the applicable**  
**"Business Employment" land use designation**  
**6730 Hurontario Street**  
**West side of Hurontario Street, north and south of**  
**Skyway Drive**  
**Owner: Derry-Ten Limited**  
**Applicant: Smart Centres**  
**Bill 51**

**Public Meeting** **Ward 5**

**RECOMMENDATION:** That the Report dated December 10, 2013 from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2-Exception" (Employment Exception), to permit uses consistent with the applicable "Business Employment" land use designation under file OZ 13/002 W5, Derry-Ten Limited, 6730 Hurontario Street, be received for information.

**REPORT  
HIGHLIGHTS:**

- This rezoning application has been submitted to request a range of uses that conform with the applicable Business Employment land use designation;
- No development is proposed and a concept plan has not been submitted;
- Prior to the preparation of a Supplementary Report, matters to be addressed include the appropriateness of the proposed uses and requested zone categories, vehicular access concerns, urban design considerations and the submission of outstanding information.

**BACKGROUND:**

Derry-Ten Limited is the registered owner of 3 blocks of land at the southwest quadrant of Hurontario Street and Derry Road West. Information regarding the history of the site is found in Appendix I-1. Block 1 is subject to another rezoning application (OZ 03/025 W5) to permit industrial, office, retail and service commercial uses, including a Walmart Super Centre, which is under a scoped appeal to the Ontario Municipal Board (OMB). The lands subject to this rezoning application include the two large blocks to the south outlined in Appendix I-2. Block 2 is located on the southwest corner of Longside Drive and Hurontario Street and Block 3 is located on the southwest corner of Skyway Drive and 6710 Hurontario Street, and includes a hold out property municipally known as 6710 Hurontario Street. The application to rezone Blocks 2 and 3, in conformity with the applicable "Business Employment" land use designation in Mississauga Official Plan, is for the purpose of selling the lands for future development.

The above-noted application has been circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

**COMMENTS:**

Since the lands are being rezoned for the purpose of sale, no concept plans have been submitted by the applicant in support of their proposal. Details of the proposal are as follows:

<b>Development Proposal</b>	
Application submitted:	Received: January 11, 2013 Deemed complete: February 19, 2013
Supporting Documents:	-Planning Justification Letter -Traffic Impact Study -Phase 1 Environmental Site Assessment -Plan of Survey -Context Plan

<b>Site Characteristics</b>	
Gross Site Area:	27.53 ha (68.02 ac.)
Block 2:	9.60 ha (23.73 ac.)
Block 3:	6.79 ha (16.78 ac.)
Frontages:	
Block 2:	Hurontario Street = 303 m (994 ft.) Longside Drive = 267 m (876 ft.)
Block 3:	Hurontario Street = 194 m (636 ft.) Skyway Drive = 263 m (863 ft.)
Existing Use:	Vacant

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

### **Green Development Initiatives**

The rezoning application is to permit appropriate zoning for the lands and is not currently proposing development. Sustainable site design features will be required at the development stage.

### **Neighbourhood Context**

The subject lands are located in a developing employment area with a significant amount of frontage along Hurontario Street.

The surrounding land uses are described as follows:

North: Vacant lands under the same ownership (Block 1) and a gas station at the southwest corner of Derry Road West and Hurontario Street

East: Hotels, industrial uses and a broadcasting communication facility

South: Hansa House (German-Canadian Club) and vacant lands

West: Warehouse Distribution Facility

### **Official Plan**

Mississauga Official Plan (2012) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which do not impact the subject rezoning application.

### **Mississauga Official Plan Designation and Policies for the Gateway Corporate Centre Character Area (November 14, 2012)**

The subject lands are located within the **Gateway Corporate Centre** and designated "**Business Employment**" (see Appendix I-3). The "Business Employment" designation generally permits an integrated mix of business activities including offices, industrial uses, and sales and service type uses. The Special Site 4 policies are also applicable to the eastern portion of these two blocks along Hurontario Street (see Appendix I-6 pages 8 and 9).

There are other policies in Mississauga Official Plan that are also applicable in the review of this application, which are found in Appendix I-6.

On October 15, 2012, a public meeting was held to obtain comments on the City's proposed amendments to the Gateway Corporate Centre Character Area in Mississauga Official Plan.

The recommendations are expected to be presented to Council for approval in 2014. The proposed amendments split the subject lands into two land use designations in order to achieve the vision articulated in the Council endorsed Hurontario-Main Street Master Plan. The lands fronting onto Hurontario Street will be designated as "Office", while the lands on the western portion of the blocks will be designated as "Business Employment". The intention of the proposed amendments is to improve overall connectivity in the area by creating additional roads. The applicant's proposed Zoning By-law partially reflects the proposed amendments to the Gateway Corporate Centre Character Area in Mississauga Official Plan.

The rezoning application is in conformity with the current "Business Employment" designation and no official plan amendment is required.

### **Existing Zoning**

**"D" (Development)**, which recognizes vacant lands not yet developed until such time as the lands are rezoned in conformity with the Official Plan (see Appendix I-4).

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

**"E2-Exception" (Employment – Exception)**, to permit a range of uses in accordance with the proposed zone standards contained within Appendix I-7.

An "E1-Exception" (Employment in Nodes – Exception) Zone or "O – Exception" (Office – Exception) Zone along Hurontario Street may be more appropriate to implement the existing and proposed policy documents that apply to this site. The Supplementary Report will contain a discussion on this matter.

### **COMMUNITY ISSUES**

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

**DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-5. Based on the comments received, the following matters will have to be addressed prior to preparation of the Supplementary Report:

- Appropriateness of the requested uses and regulations given the future Light Rail Transit (LRT) on Hurontario Street, the Council endorsed Hurontario-Main Street Master Plan and the proposed amendments to the Gateway Corporate Centre Character Area in Mississauga Official Plan;
- Establishment of a private pedestrian and vehicular access easement in favour of 6710 Hurontario Street to permit a future interconnection access between this property and the subject lands that will be maintained in perpetuity and to provide for the future repair and maintenance of this easement;
- A finer grain road network for the subject lands has been requested to improve connectivity and accessibility within the area. The finer grain road network is to be reflected in an updated Transportation Study and a conceptual plan showing a mid-block east-west and north-south internal road system is required;
- A Drainage Plan is required outlining how the post development storm water discharge will be accommodated, showing external drainage areas and any necessary easements, and how it will conform to the existing drainage design for this subdivision;
- Complete grading information is also required to confirm that stormwater management requirements will not result in obstructions or excessive slopes and retaining walls at the property boundaries, and;
- A Streetscape Master Plan for Hurontario Street is to be submitted for review to determine the required amount of securities to be submitted.

## **OTHER INFORMATION**

### **Development Requirements**

The applicant will be required to enter into a Development Agreement. A Servicing Agreement for Municipal Works Only will also be required, which includes but is not limited to:

- the construction of Ambassador Drive, including any intersection improvements, from Hurontario Street to the 'as constructed' portion of Maritz Drive and any associated roads or municipal works required to service the lands;
- land dedication and easements; and
- securities and insurance.

The City has acquired the necessary lands and retained funds for the construction of the south portion of Ambassador Drive through the processing of a development application on the adjacent lands to the south by Hansa House (German-Canadian Club).

As the final land requirements and technical impact of the future LRT will not be known until the Transit Project Assessment Process (TPAP) is completed, the Zoning By-law shall include a "H" (Holding Provision) which will remain in place pending finalization of the TPAP for Hurontario Street on June 30, 2015. Prior to lifting of the "H" (Holding Provision) any additional lands required or technical issues identified in the TPAP for the LRT are to be addressed to the satisfaction of the City.

### **Other Design Considerations**

The Hurontario-Main Street Master Plan includes applicable regulations, such as minimum and maximum building heights, podium heights, setbacks, building street frontage and maximum floor space index. These built form standards will need to be incorporated into the proposed Zoning By-law.

### **FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of



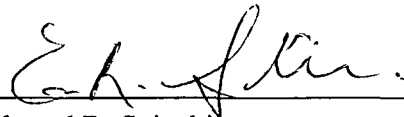
the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:**

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 application.

**ATTACHMENTS:**

Appendix I-1: Site History  
Appendix I-2: Aerial Photograph  
Appendix I-3: Excerpt of Gateway Corporate Centre Character Area Land Use Map  
Appendix I-4: Zoning Map  
Appendix I-5: Agency Comments  
Appendix I-6: Relevant Mississauga Official Plan policies  
Appendix I-7: Proposed Zoning Standards Prepared by Applicant  
Appendix I-8: General Context Map

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

*Prepared By: Stephanie Segreti, Development Planner*

**Derry-Ten Limited****File: OZ 13/002 W5****Site History**

- May 5, 2003 – The Gateway District Policies and Land Use Map are approved by the Region of Peel, designating the subject lands as "Business Employment".
- July 15, 2003 – Official Plan Amendment and Rezoning applications (OZ 03/025 W5) filed by the applicant for the southwest quadrant of Hurontario Street and Derry Road West, extending south for a total of 3 blocks to Ambassador Drive to permit industrial, office, retail and service commercial uses, including a Wal-Mart Super Centre.
- 2003-2007 – Applicant filed appeals with the OMB respecting OZ 03/025 W5 and the land use designations applying to the lands as adopted by Mississauga Plan. OZ 03/025 W5 was also modified by the applicant.
- June 5, 2007 – Information Report on OZ 03/025 W5 presented to Planning and Development Committee.
- June 20, 2007 – Zoning By-law 0225-2007 came into force zoning the subject lands "D" (Development).
- February 13, 2008 – City Council adopted By-law 0057-2008 which approved Official Plan Amendment 40 to Mississauga Plan, adding further policies and urban design principles to the Gateway District Policies. Derry-Ten Limited appealed Amendment 40 to the OMB.
- June 24, 2009 – City Council adopted the implementing Zoning By-law (By-law 0191-2009) which came into effect with the exception of site specific appeals by Derry-Ten Limited.
- January 27, 2011 – Official Plan Amendment and Rezoning application (OZ 03/025 W5) revised by the applicant to include only Block 1 instead of all 3 blocks previously considered under the June 5, 2007 Information Report prepared by the Planning and Building Department.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated "Business Employment" in the Gateway Corporate Centre Character Area.
- January 11, 2013 – Rezoning application submitted by the applicant for Blocks 2 and 3. Derry-Ten Limited in consultation with the City scoped its outstanding appeals to relate only to Block 1, therefore, this rezoning application is no longer affected by any outstanding matters before the OMB.



# LEGEND:



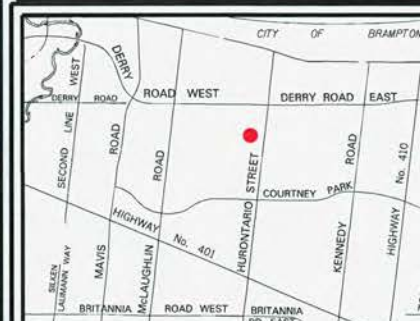
SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: 04 2013



SUBJECT:

**DERRY - TEN LIMITED**



FILE NO:  
OZ 13/002 W5

DWG. NO:  
13002A

SCALE:  
1:50000

DATE:  
2013 10 30

DRAWN BY:  
B. KRUGER

APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics









**LEGEND:**



**SUBJECT LANDS**



**PROPOSED REZONING FROM 'D' TO 'E2 - EXCEPTION'**



**PROPOSED REZONING FROM 'D' TO 'E2 - EXCEPTION'**

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



**SUBJECT:**

**DERRY - TEN LIMITED**



**FILE NO:**  
OZ 13/002 W5

**DWG. NO:**  
13002R

**SCALE:**  
1:50000

**DATE:**  
2013 10 30

**DRAWN BY:**  
B. KRUGER

**APPENDIX 14**

**MISSISSAUGA**  
Planning and Building

*Produced by*  
**T&W, Geomatics**

Derry-Ten Limited

File: OZ 13/002 W5

**Agency Comments**

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

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 2, 2013)	Prior to By-law Enactment, cash contribution for street tree planting will be required. Furthermore, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the <i>Planning Act</i> (R.S.O. 1990, c.P 13, as amended) and in accordance with City Policies and By-laws. A Streetscape Master Plan will be required for lands fronting onto Hurontario Street.
City Community Services Department – Culture Division (March 1, 2013)	This Division indicated that the property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
City Community Services Department – Fire and Emergency Services Division (March 1, 2013)	Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (November 12, 2013)	A Transportation Study prepared by the HDR Corporation dated July 2013, along with the Analysis of the Existing Traffic Conditions dated December 2012, has been received and is currently under review. Also, as this development is adjacent to the future LRT corridor, the applicant has provided a written planning rationale letter indicating how the proposed development concept is anticipated to support the Hurontario/Main Street Corridor Master Plan.  Notwithstanding the above, the proposed amendments to Mississauga Official Plan (2011) for the Getaway Corporate

Derry-Ten Limited

File: OZ 13/002 W5

Agency / Comment Date	Comment
	<p>Centre Character Area acknowledge the future LRT and the need to include a finer grain road network to improve connection and accessibility within the area and the surrounding communities. This denser grid of roads would provide greater ease of circulation for traffic, pedestrians and cyclists and better access to public transit on Hurontario Street. The applicant has been made aware of the need for a finer grain road network for the proposed development site and this was requested to be reflected in the traffic analysis and include a conceptual plan showing a mid-block east-west and north-south internal road system.</p> <p>The applicant has also been requested to address proposals for the accommodation of storm drainage from the adjacent undeveloped parcel at 6710 Hurontario Street, which outlets through the applicant's lands. As the vehicular access from 6710 Hurontario Street will be limited in the future, pedestrian and vehicular access from this parcel will need to be accommodated by the applicants' development concept.</p> <p>Further detailed comments/conditions will be provided prior to the supplementary report meeting pending the review of the requested material.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>• City Economic Development Office</li> <li>• City Development Services</li> <li>• Bell Canada</li> <li>• Canada Post Corporation</li> <li>• Rogers Cable</li> <li>• Enersource Hydro Mississauga</li> <li>• Ministry of Transportation</li> <li>• Region of Peel</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>• City Realty Services</li> <li>• Enbridge Gas</li> </ul>

Derry-Ten Limited

File: OZ 13/002 W5

## Applicable Mississauga Official Plan (2011) Policies

### Gateway Corporate Centre Character Area Chapter 5 Direct Growth

#### 5.3.4 Corporate Centres

5.3.4.3 Corporate Centres are Intensification Areas.

5.3.4.4 Corporate Centres will include a mix of higher density employment uses. Residential uses and new *major retail* developments will not be permitted in Corporate Centres.

5.3.4.8 Corporate Centres will be planned to achieve compact transit supportive development at greater employment densities, particularly near *higher order transit* stations.

5.3.4.9 Land uses permitted by this Plan that support commuter needs and support the use of nearby *higher order transit* facilities in off-peak travel times will be encouraged.

5.3.4.10 Development will be required to create an attractive public realm and provision of community infrastructure, transportation infrastructure, and other services required to support employees.

#### 5.4 Corridors

5.4.11 Hurontario Street and Dundas Street have been identified as *Intensification Corridors*. These are Intensification Areas. Additional *Intensification Corridors* may be identified in the future.

#### 5.5 Intensification Areas

5.5.1 The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, *Intensification Corridors* and *Major Transit Station Areas*, as shown on Schedule 2: Intensification Areas.

5.5.8 Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.

5.5.10 Major office development will be encouraged to locate within the Downtown, Major Nodes, Corporate Centres, *Intensification Corridors* and *Major Transit Station Areas*. *Secondary office* development will be encouraged within Community Nodes.



**Derry-Ten Limited****File: OZ 13/002 W5****Chapter 8 Create a Multi-Modal City**

8.1.6 Mississauga will ensure that the transportation system will provide connectivity among transportation modes for the efficient movement of people and goods.

8.1.7 Mississauga will create a well-connected multi-modal transportation system that prioritizes services and infrastructure for Intensification Areas.

8.1.16 In reviewing development applications, Mississauga will require area wide or site specific transportation studies to identify the necessary transportation improvements to minimize conflicts between transportation and land use, and to ensure that development does not precede necessary road, transit, cycling and pedestrian improvements. Transportation studies will consider all modes of transportation including auto traffic, truck traffic, transit, walking and cycling.

**8.2.2 Road Network**

8.2.2.3 Mississauga will strive to create a fine grained system of roads that seeks to increase the number of road intersections and overall connectivity throughout the city.

8.2.2.4 The creation of a finer grain road pattern will be a priority in Intensification Areas.

8.2.2.5 Additional roads may be identified during the review of development applications and the preparation of local area plans. The City may require the completion of road connections and where appropriate, the creation of a denser road pattern through the construction of new roads.

8.2.2.7 Future additions to the road network should be public roads. Public easements may be required where private roads are permitted.

8.2.3.10 Accessible transit facilities and passenger amenities, such as bus bays, bus loops, bus stop platforms and shelters, will be acquired through the processing of development applications, where appropriate.

8.2.4.3 Proponents of development applications will be required to demonstrate how pedestrian and cycling needs have been addressed.

And other policies related to the design of roads in Intensification Areas and movement of goods and denser grid of roads.

**Chapter 9 Build a Desirable Urban Form**

9.1.2 Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and *active transportation* modes will be required.

**Derry-Ten Limited****File: OZ 13/002 W5**

9.2.1.22 Development will contribute to pedestrian oriented *streetscapes* and have an urban built form that is attractive, compact and transit supportive.

9.2.1.26 Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.

9.2.1.27 For non-residential uses, at grade windows will be required facing major streets and must be transparent.

9.2.1.28 Development will create a sense of gateway to the Intensification Area with prominent built form and landscaping.

9.2.1.36 Buildings and *streetscapes* will be situated and designed so as to encourage pedestrian circulation.

9.2.1.37 *Streetscape* improvements including trees, pedestrian scale lighting, special paving and street furniture in sidewalks, boulevards, open spaces and walkways, will be coordinated and well designed.

9.2.1.38 Developments should minimize the use of surface parking in favour of underground or aboveground structured parking. All surface parking should be screened from the street and be designed to ensure for natural surveillance from public areas

9.2.1.39 Parking lots and structures should not be located adjacent to major streets.

**9.3.1 Streets and Blocks**

9.3.1.4 Development will be designed to:

- a. respect the natural heritage features, such as forests, ridges, valleys, hills, lakes, rivers, streams and creeks;
- b. respect cultural heritage features such as designated buildings, landmarks and districts;
- c. accentuate the significant identity of each Character Area, its open spaces, landmarks and cultural heritage resources;
- d. achieve a street network that connects to adjacent streets and neighbourhoods at regular intervals, wherever possible;
- e. meet *universal design principles*;
- f. address new development and open spaces;
- g. be pedestrian oriented and scaled and support transit use;
- h. be attractive, safe and walkable;
- i. accommodate a multi-modal transportation system; and
- j. allow common rear laneways or parallel service streets to provide direct access for lots fronting arterial roads and major collector roads, when appropriate.

**Derry-Ten Limited****File: OZ 13/002 W5**

9.3.1.5 The improvement of existing streets and the design of new streets should enhance connectivity by:

- k. developing a fine-grained system of roads;
- l. using short streets and small blocks as much as possible, to encourage pedestrian movement;
- m. avoiding street closures; and
- n. minimizing cul-de-sac and dead end streets.

**9.4.1 Transit and Active Transportation**

9.4.1.2 A transit and *active transportation* supportive urban form will be required in Intensification Areas and in appropriate locations along *Corridors* and encouraged throughout the rest of the city.

9.4.1.3 Development will support transit and *active transportation* by:

- a. locating buildings at the street edge, where appropriate;
- b. requiring front doors that open to the public street;
- c. ensuring active/animated building façades and high quality architecture;
- d. ensuring buildings respect the scale of the street;
- e. ensuring appropriate massing for the context;
- f. providing pedestrian safety and comfort; and
- g. providing bicycle destination amenities such as bicycle parking, shower facilities and clothing lockers, where appropriate.

9.4.1.4 Development will provide for pedestrian safety through visibility, lighting, natural surveillance and minimizing vehicular conflicts.

Among other policies found under chapter 9.

**Chapter 11 General Land Use Designations****11.2.1 Uses Permitted in all Designations**

11.2.1.1 The following uses will be permitted in all land use designations, except Greenbelt unless specifically allowed:

- a. community infrastructure;
- b. community gardening;
- c. electricity transmission and distribution facility;
- d. natural gas and oil pipeline;
- e. parkland;
- f. piped services and related facilities for water, wastewater and stormwater; and
- g. telecommunication facility.

**Derry-Ten Limited****File: OZ 13/002 W5****11.2.11 Business Employment**

11.2.11.1 In addition to the Uses Permitted in all Designations, lands designated Business Employment will also permit the following uses:

- a. adult entertainment establishments;
- b. animal boarding establishments which may include outdoor facilities;
- c. banquet hall;
- d. body rub establishments;
- e. broadcasting, communication and utility rights-of-way;
- f. cardlock fuel dispensing facility;
- g. commercial parking facility;
- h. commercial school;
- i. conference centre;
- j. entertainment, recreation and sports facilities;
- k. financial institution;
- l. funeral establishment;
- m. manufacturing;
- n. motor vehicle body repair facilities;
- o. motor vehicle rental;
- p. overnight accommodation;
- q. research and development;
- r. restaurant;
- s. *secondary office*;
- t. self storage facility;
- u. transportation facilities;
- v. trucking terminals;
- w. warehousing, distributing and wholesaling;
- x. *waste processing stations* or *waste transfer stations* and composting facilities; and
- y. accessory uses.

11.2.11.2 The maximum *floor space index (FSI)* for *secondary offices* is 1.0.

11.2.11.3 Permitted uses will operate mainly within enclosed buildings.

11.2.11.4 Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area.

11.2.11.5 All accessory uses should be on the same lot and clearly subordinate to and directly related.

**Chapter 15 Corporate Centres**

15.1.1.1 Corporate Centres will develop a mix of employment uses with a focus on office

**Derry-Ten Limited****File: OZ 13/002 W5**

development and uses with high employment densities.

15.1.1.2 Lands on a *Corridor* or within a *Major Transit Station Area* will be subject to the two storey height minimum. Local area plans or planning studies may establish maximum height requirements.

15.1.1.3 The following uses will not be permitted in freestanding buildings on a *Corridor*:

- a. financial institution;
- b. motor vehicle rental;
- c. personal service establishment;
- d. restaurant; and
- e. retail store.

15.1.1.4 Within a *Corridor* all accessory uses must be in the same building as the principal use.

**15.1.8 Business Employment**

15.1.8.1 Notwithstanding the Business Employment policies of this Plan, the following additional uses will be permitted:

- a. Major office; and
- b. post-secondary educational facility.

15.1.8.2 Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

- a. adult entertainment establishment;
- b. animal boarding establishment;
- c. bodyrub establishment;
- d. cardlock fuel dispensing;
- e. composting facilities;
- f. motor vehicle body repair facility;
- g. outdoor storage and display areas related to a permitted manufacturing use;
- h. transportation facilities;
- i. trucking terminals;
- j. self storage facilities; and
- k. *waste processing stations or waste transfer stations.*

15.1.8.3 Notwithstanding the Business Employment policies of this Plan, *secondary offices* will not be subject to a maximum FSI.

**Derry-Ten Limited**

**File: OZ 13/002 W5**

### **15.3 Gateway Corporate**

#### **15.3.1 Urban Design Policies**

15.3.1.1 The focus of these policies is to promote high quality urban design and built form. These policies are also intended to reinforce and enhance the image of Hurontario Street as the main northsouth *Corridor* through the city.

#### **Hurontario Street Corridor Development Policies**

15.3.1.2 The purpose of the following urban design policies is to define principles for the physical form and character of Hurontario Street:

- a. encourage a high quality urban design in the built form which is distinctive and urban in character, and which contributes to the identity of Hurontario Street as a principal city thoroughfare;
- b. encourage a high standard of public and private realm *streetscape* design that is coordinated and comprehensive, which includes street furniture, public art, building forecourts, open space, bus shelters, tree planting, and the sensitive location of utilities;
- c. ensure buildings are street related with pedestrian entrances, active building elevations, and fenestration forming an integrated link between the building and the sidewalk;
- d. encourage the development of a unique Hurontario Street character, and enhance its image through the creation of *streetscape* design, prominent intersections, built form features, an integrated public and private realm and gateway features;
- e. orient the most active and architecturally detailed building façade to the public street by use of main entrances and a large percentage of fenestration addressing the *streetscape*;
- f. locate parking facilities at the rear and/or side of buildings instead of between the front of the building and the public street;
- g. design buildings with sufficient height, mass and width of street frontage to define and frame the street;
- h. complete the road system to improve cyclist and pedestrian movement, vehicular and servicing access, and to create usable and accessible development parcels;
- i. integrate the principal and the accessory uses, within individual buildings;
- j. encourage the continued development of varied and innovative prestige buildings;
- k. encourage development that provides a safe and convenient pedestrian environment that promotes the use of Hurontario Street as a major transit corridor;
- l. minimize building setbacks from the streetline(s) while balancing continuous landscaping between the building and the street and pedestrian linkages to the public sidewalk;
- m. encourage the appropriate transition of built form between buildings;
- n. provide for safe, pleasant and convenient pedestrian movement from the public sidewalk and on-site parking areas to the principal building entrance(s);
- o. discourage the fragmentation of land parcels that will inhibit the eventual development of employment uses. Encourage land consolidation, in particular at the principal intersections to facilitate useable development parcels;
- p. priority will be given to pedestrian movement when accommodating both pedestrian and

**File: OZ 13/002 W5**

u. development applications will also have regard for the urban design guidelines in the urban design manual entitled Upper Hurontario Corridor - A design mandate for excellence.

a. drive-throughs that are not substantially screened from Hurontario Street by a building in place at the time of development; and b. single storey financial institutions and freestanding restaurants of all types which are not substantially screened from Hurontario Street by a building in place at the time of development.

**Derry-Ten Limited****File: OZ 13/002 W5**

15.3.3.4.1 The lands identified as Special Site 4, also known as the urban corridor of Hurontario Street, are located on both sides of Hurontario Street, south of Derry Road East/Derry Road West.

15.3.3.4.2 Notwithstanding the Business Employment designation on these lands, the following additional policies will apply:

a. from an urban design perspective, development along the connecting corridors should establish a continuity of the urban fabric along the street and a defined "edge" and "frame" for the street volume.

The urban corridor of Hurontario Street should provide the common denominator of built form character linking the special features outlined above within a strong overall theme. Buildings along the urban corridor should have a consistent setback, height and building street frontage. These same elements of consistency should also provide a defined scale for the street and a visual frame for the street as a foundation for a quality image; and

b. the following general principles should apply to the urban corridor of Hurontario Street:

- broader streetline setback range on development with substantial landscape area;
- substantial building coverage oriented to streetline;
- active building frontages oriented to the public street by use of pedestrian entrances and fenestration to make the building activities an integral part of the street;
- encourage consolidation of vehicular entrances;
- "background" architecture to create a unified street frame; and
- signage limited in scale and integrated with architecture (detailed guidelines have regard for Hurontario Streetscape Guidelines - south of Highway 401); and

c. regard will be given to the design guidelines as outlined in the urban design manual entitled Upper Hurontario Corridor - A design mandate for excellence during the processing of development applications.

**Chapter 10 Foster a Strong Economy**

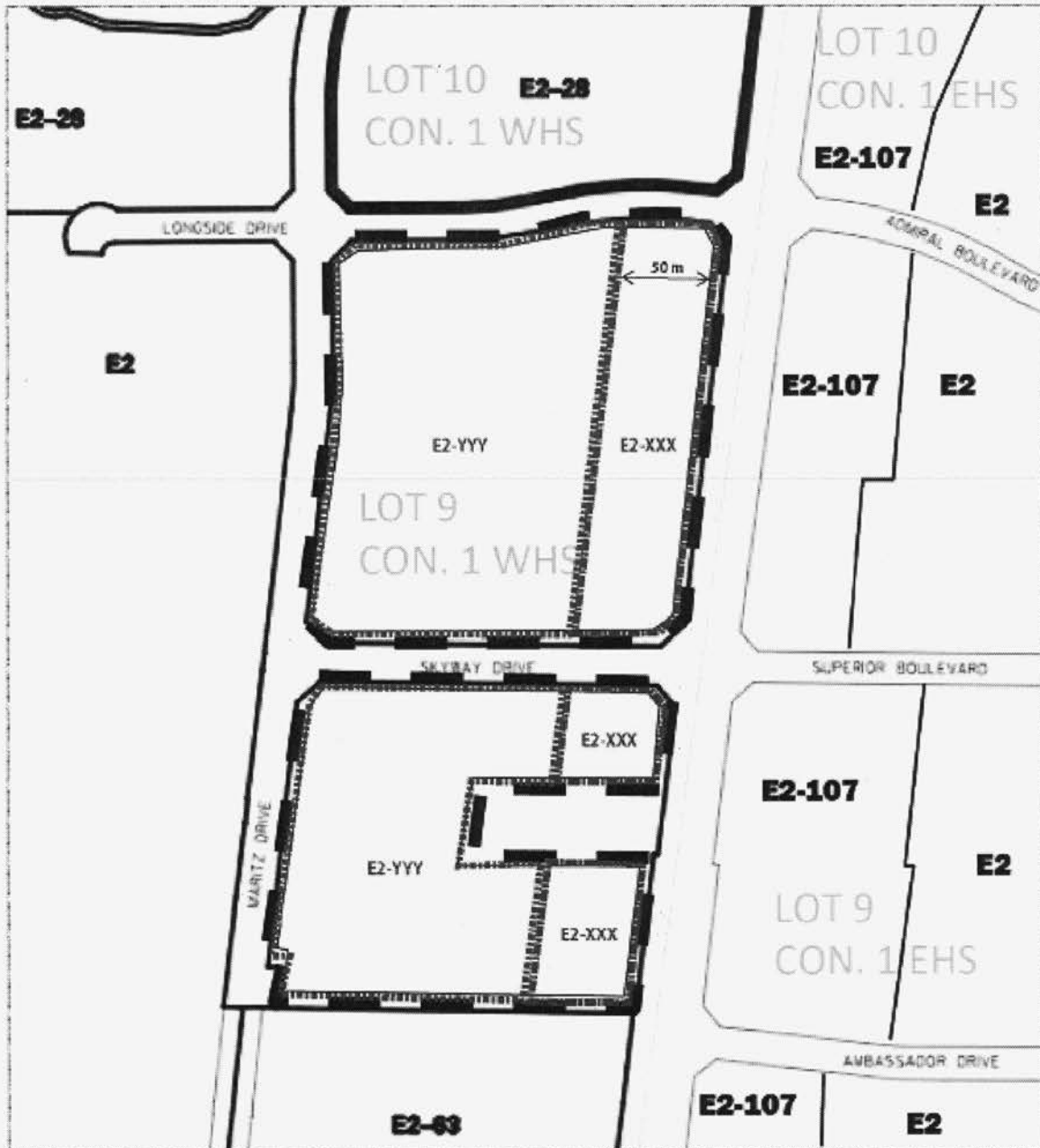
10.1.8 Transit supportive development with compact built form and minimal surface parking will be encouraged in Corporate Centres, *Major Transit Station Areas* and *Corridors*.



Derry-Ten Limited

File: OZ 13/002 W5

## Proposed Zoning Standards – Prepared By Applicant



**THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_ PASSED BY  
COUNCIL ON**

\_\_\_\_\_



**Derry-Ten Limited****File: OZ 13/002 W5****Proposed Zoning Standards – Prepared By Applicant**

"E2-XXX" applies to the lands within 50 m of Hurontario Street.

In a E2-XXX zone the applicable regulations shall be as specified for a E2 zone except that the following **uses**/regulations shall apply:

**Permitted Uses**

8.2.3.XXX.1 Lands zoned E2-XXX shall only be used for the following:

- (1) **Medical Office**
- (2) **Office**
- (3) **Broadcasting/Communication Facility**
- (4) **Science and Technology Facility**
- (5) **Restaurant** (but not as a free-standing building)
- (6) **Convenience Restaurant** (but not as a free-standing building)
- (7) **Take-out Restaurant** (but not as a free-standing building)
- (8) Outdoor patio accessory to a **Restaurant** or **Convenience Restaurant**
- (9) **Commercial School**
- (10) **Financial Institution** (but not as a free-standing building)
- (11) **Veterinary Institution**
- (12) **Animal Care Establishment**
- (13) **Banquet Hall/Conference Centre/Convention Centre**
- (14) **Night Club**
- (15) **Overnight Accommodation**
- (16) **Active Recreational Use**
- (17) **Beverage/Food Preparation Establishment**
- (18) **Entertainment Establishment**
- (19) **Recreational Establishment**
- (20) **Funeral Establishment**
- (21) **Private Club**
- (22) **Repair Establishment**
- (23) **Parking Lot**
- (24) University/College
- (25) Courier/Messenger Service

**Regulations**

8.2.3.XXX.2 The provisions contained in Subsection 8.1.4 of this By-law shall not apply.

8.2.3.XXX.3 Maximum setback to the Hurontario Street lot line 5.0 m

8.2.3.XXX.4 Minimum **height** 2 storeys

**Derry-Ten Limited****File: OZ 13/002 W5****Proposed Zoning Standards – Prepared By Applicant**

"E2-YYY" applies to the lands along Maritz Drive.

In a E2-YYY zone the applicable regulations shall be as specified for a E2 zone except that the following uses/regulations shall apply:

**Permitted Uses**

8.2.3.YYY.1 Lands zoned E2-YYY shall only be used for the following:

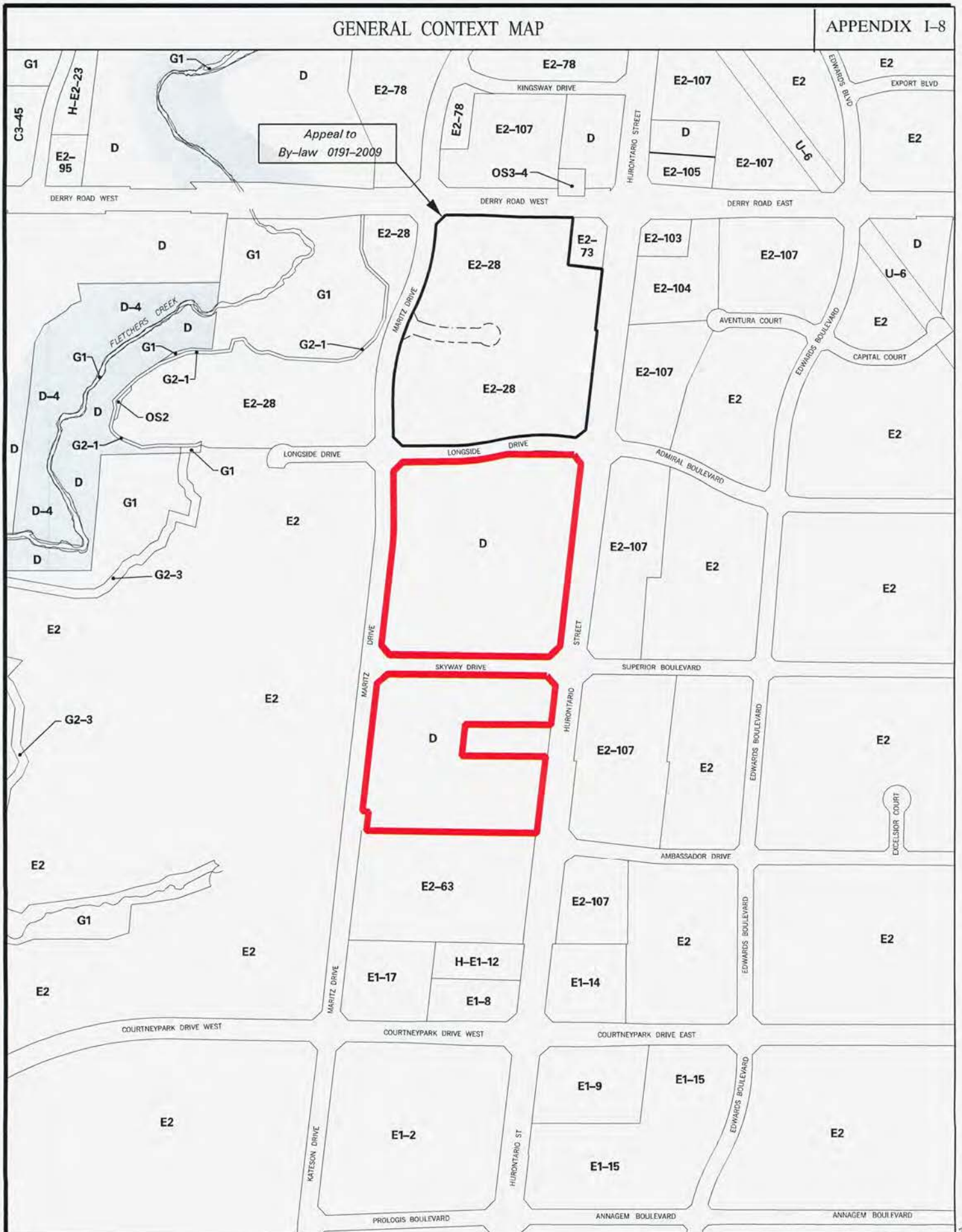
- (1) **Medical Office**
- (2) **Office**
- (3) **Broadcasting/Communication Facility**
- (4) **Manufacturing Facility**
- (5) **Science and Technology Facility**
- (6) **Warehouse/Distribution Facility**
- (7) **Wholesaling Facility**
- (8) **Restaurant**
- (9) **Convenience Restaurant**
- (10) **Take-out Restaurant**
- (11) **Outdoor patio accessory to a Restaurant or Convenience Restaurant**
- (12) **Commercial School**
- (13) **Financial Institution**
- (14) **Veterinary Institution**
- (15) **Animal Care Establishment**
- (16) **Motor Vehicle Repair Facility - Restricted**
- (17) **Motor Vehicle Rental Facility**
- (18) **Motor Vehicle Wash Facility**
- (19) **Gas Bar**
- (20) **Motor Vehicle Service Station**
- (21) **Motor Vehicle Service Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles**
- (22) **Banquet Hall/Conference Centre/Convention Centre**
- (23) **Night Club**
- (24) **Overnight Accommodation**
- (25) **Active Recreational Use**
- (26) **Beverage/Food Preparation Establishment**
- (27) **Entertainment Establishment**
- (28) **Recreational Establishment**
- (29) **Funeral Establishment**
- (30) **Private Club**
- (31) **Repair Establishment**
- (32) **Parking Lot**
- (33) **University/College**
- (34) **Courier/Messenger Service**

**Regulations**

8.2.3.YYY.2 The provisions contained in Subsection 8.1.4 of this By-law shall not apply.

## GENERAL CONTEXT MAP

APPENDIX I-8





# Corporate Report

Clerk's Files

Originator's  
Files CD.21.SIT

---

**DATE:** December 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 13, 2014

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

**SUBJECT:** **Site Plan Control By-law Update**  
**City of Mississauga** **Wards 1-11**

---

**RECOMMENDATION:** That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft wording attached as Appendix 1 to the report dated December 10, 2013, from the Commissioner of Planning and Building.

**BACKGROUND:** In June 2006, the City of Mississauga's Site Plan Control By-law was consolidated and updated, and was adopted by City Council under By-law 0293-2006. In addition to periodic reviews of this By-law by the Planning and Building Department, City Council may also adopt recommendations from staff with respect to development applications or land use studies that necessitate updates to the By-law. The last update was adopted under By-law 0051-2013 on March 6, 2013. This Corporate Report addresses further changes that are required to the Site Plan Control By-law since that date.

**COMMENTS:** The proposed amendments to the Site Plan Control By-law consist of both text and mapping changes and are summarized below:

**Text Updates****Temporary Buildings and Structures**

The Development and Design Division has introduced the Site Plan Approval Express (SPAX) process to streamline approvals for smaller projects without a full circulation of drawings or receipt of securities.

With this express process in place, it is appropriate to include temporary sales trailers as a use that is subject to site plan approval. In some instances, a temporary sales trailer may be in place for an extended period of time and its location on a property could have an impact on adjacent land uses. Through the site plan approval process, staff have the opportunity to review the proposal, recommend changes as deemed appropriate, and issue a SPAX rather than subjecting it to the full site plan circulation and approval process.

It is therefore recommended that a new item (s) be added to Subsection 5 as follows:

- (s) All development or redevelopment of lands for a temporary sales trailer;

**Outdoor Play Areas Accessory to a Day Care**

Day cares are permitted in all Residential, most Commercial, City Centre and Open Space zones, as well as in Institutional zones, subject to numerous regulations. The regulations, however, apply to the use in a building, and do not specifically address the location of outdoor play areas, which are required under the Provincial *Day Nurseries Act*. It is a concern if an outdoor play area is proposed on an inappropriate part of a site, such as near commercial loading areas or in proximity to adjacent residential uses.

It is therefore recommended that a new item (t) be added to Subsection 5 as follows:

- (t) All development or redevelopment of outdoor play areas accessory to a day care use, as licensed under the *Day Nurseries Act*.

### **Mapping Updates**

In February 2013, City Council adopted Mississauga Official Plan Amendment (MOPA) 2, which was a City initiated amendment to address changes occurring in the Cooksville Neighbourhood Character Area as a result of ongoing infill development and redevelopment. New policies and an expanded land area were recommended for inclusion under the existing Special Site 4, located generally east of Stavebank Road and north of Premium Way. This amendment addresses recent changes by encouraging compatible development and maintenance of mature vegetation, among other matters. As Special Site 4 lands were subject to site plan approval, it was a logical corollary that the increased land area also be subject to site plan approval.

It is therefore recommended that Schedule "4" of the Site Plan Control By-law be amended to include all the lands in Special Site 4 in the Cooksville Neighbourhood Character Area (see area outlined in red on attached draft Schedule).

A second recommendation from MOPA 2 introduced a new Special Site 8 to the Cooksville Neighbourhood Character Area on both sides of Camilla Road between Queensway East and King Street East. For similar reasons as Special Site 4 was expanded, this is to ensure that new and infill development fits into the character of the surrounding area. Therefore, the lands included in the new Special Site 8 were also recommended and approved to be placed under site plan control.

It is further recommended that Schedule "5" of the Site Plan Control By-law be amended to include the lands in Special Site 8 in the Cooksville Neighbourhood Character Area, as well as add a new Schedule "5A" to clarify the exact location of the new lands to be included under Site Plan Control (see area outlined in red on attached draft Schedule).

**COMMUNITY ISSUES**

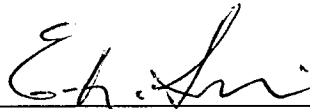
No community or public meetings are required to be held under the provisions of the *Planning Act*, R.S.O. 1990, c.P.13.

**STRATEGIC PLAN:** Some of the recommended amendments to the Site Plan Control By-law are in keeping with the "Green" pillar of the City's Strategic Plan by putting in place another mechanism by which mature vegetation in the City can be protected over time.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Since the last update to the Site Plan Control By-law, a City initiated Mississauga Official Plan Amendment was approved for the Cooksville Neighbourhood Character Area, and issues have been raised with respect to outdoor play areas for day cares. Further, changes to the site plan control process allow more flexibility with respect to the type of approval required for smaller projects, thereby making the inclusion of temporary sales trailers subject to site plan control appropriate.

**ATTACHMENTS:** Appendix 1: Proposed Amendments to the Site Plan Control By-law



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Lisa Christie, Development Planner*



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

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

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

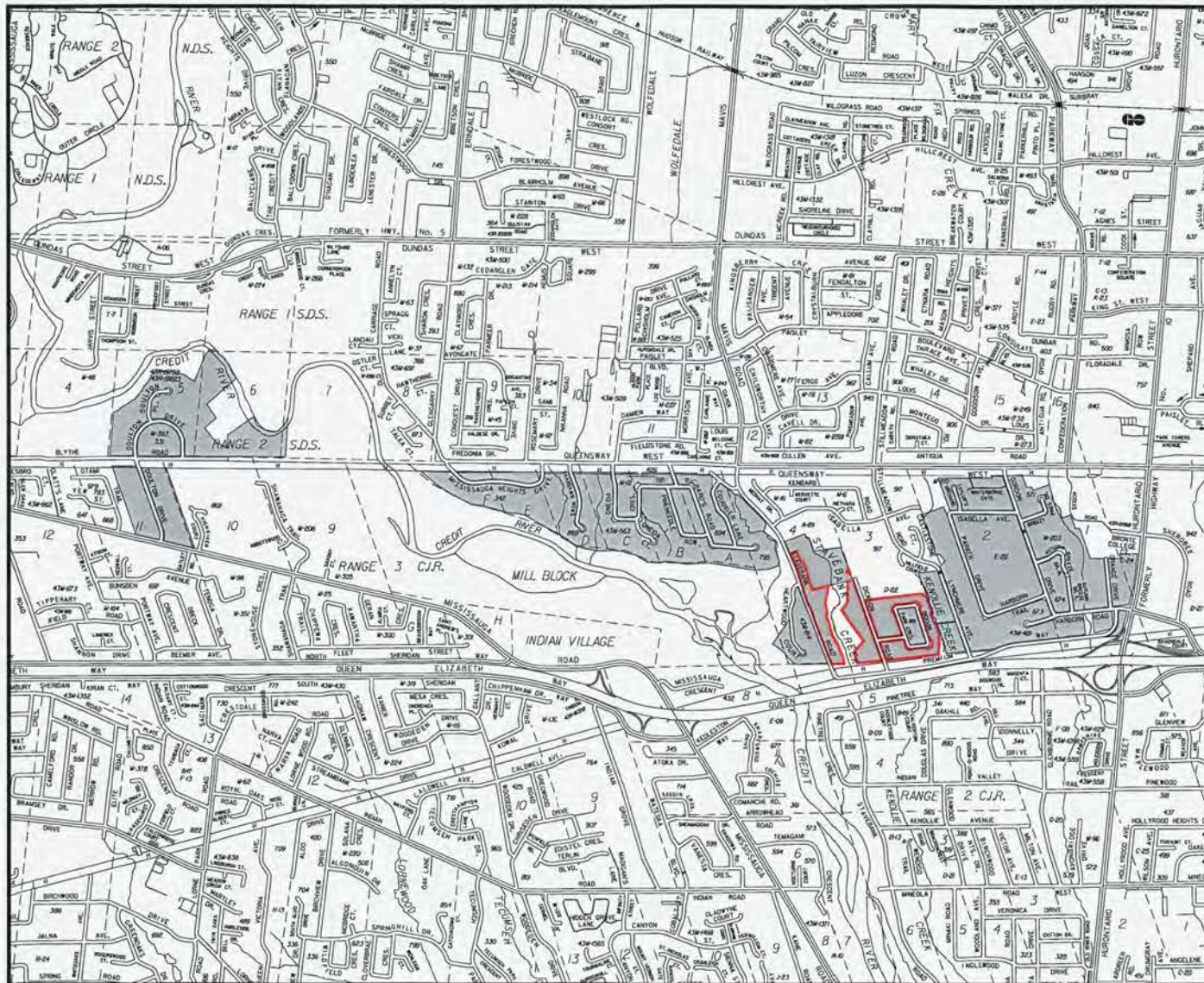
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0293-2006, as amended, being the City of Mississauga Site Plan Control By-law, is amended as follows:
  - (a) Section 5 is amended by adding:
    - "(s) All development or redevelopment of lands for a temporary sales trailer;
    - (t) All development or redevelopment of outdoor play areas accessory to a day care use, as licensed under the *Day Nurseries Act*."
  - (b) Schedules "4" and "5" are amended in accordance with the attached revised Schedules "4" and "5";
  - (c) Adding a new Schedule "5A" in accordance with the attached Schedule "5A".

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



0 250 500 750 1000  
metres



SITE PLAN CONTROL AREA

**DRAFT**

CITY OF MISSISSAUGA

THIS IS SCHEDULE "4" TO  
BY-LAW 0293-2006

AS ENACTED BY

BY-LAW \_\_\_\_\_

PASSED BY COUNCIL ON

\_\_\_\_\_





0 500 1000 1500 2000  
metres



SITE PLAN CONTROL AREA

**DRAFT**

**CITY OF MISSISSAUGA**

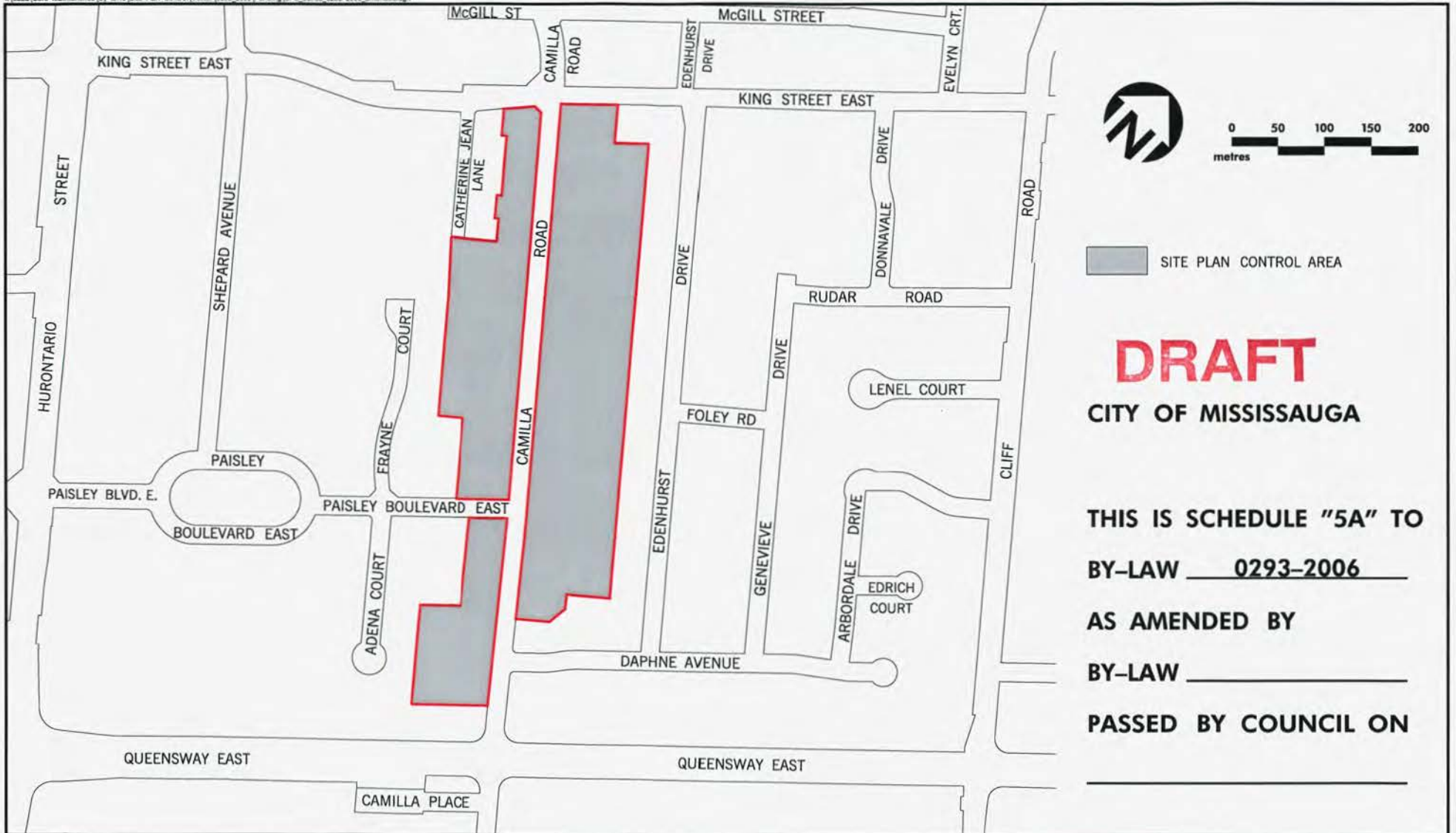
**THIS IS SCHEDULE "5" TO  
BY-LAW 0293-2006**

**AS AMENDED BY**

**BY-LAW \_\_\_\_\_**

**PASSED BY COUNCIL ON**

**\_\_\_\_\_**



**DRAFT**  
**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "5A" TO**  
**BY-LAW 0293-2006**  
**AS AMENDED BY**  
**BY-LAW \_\_\_\_\_**  
**PASSED BY COUNCIL ON**  
**\_\_\_\_\_**