



Corporate Report

Clerk's Files

Originator's
Files OZ 05/033 W6

DATE: April 11, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 1, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit multi-unit retail and service commercial uses, coin
operated car wash, automobile repair garage and body shop
820, 824 and 840 Britannia Road West and
885 and 895 Plymouth Drive
Southeast quadrant of Britannia Road West and Latimer Drive
Owners: Orlando Corporation and 3E Capital Inc.
Applicant: Goldberg Group
Bill 20

Public Meeting **Ward 6**

RECOMMENDATION: That the Report dated April 11, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment" and "General Commercial - Special Site 3" to "General Commercial" and "General Commercial - Special Site" and to change the Zoning from "M1-2528" (Industrial) and "M2" (Industrial) to "DC - Special Sections" (District Commercial) to permit retail and service commercial uses, coin operated car wash, automobile repair garage and body shop under file OZ 05/033 W6, Orlando Corporation and 3E Capital Inc., 820, 824 and 840 Britannia Road West and 885 and 895 Plymouth Drive, be received for information.

BACKGROUND:

In October 2005, the Planning and Building Department circulated Official Plan Amendment and Rezoning applications under files OZ 05/033 W6 and OZ 05/034 W6 submitted by Orlando Corporation and 3E Capital Inc. identified as Parcels 1 and 2 on Appendix I-3, respectively. In February 2006, the owners of the respective properties consolidated the two applications under file OZ 05/33 W6 and closed file OZ 05/034 W6. The consolidated application requests the uses permitted in the "DC-2683" (District Commercial) zone listed in Appendix I-7, and coin operated car wash, auto repair garage and body shop.

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

COMMENTS:

Details of the proposal are as follows:

The applicant intends to develop Parcels 1 and 2 for retail and service commercial uses. Parcel 1 will include a coin operated car wash. Parcel 2 will include an auto repair garage and body shop.

Development Proposal	
Applications Submitted:	August 24, 2005 (Complete Applications circulated on October 7, 2005)
Total Gross Floor Area	Buildings A to H (see Appendix I-6) 10 669 m ² (114,846 sq. ft.)
Parking Required:	Buildings - 'A' to 'F' As per By-law (uses not specified) Building 'H' (car wash) 25 spaces (5 cars plus 20 storage spaces) Building 'G' 78 spaces (auto repair garage and body shop)
Parking Provided:	Buildings - 'A' to 'F' 428 spaces (excludes existing heritage building) Building 'H' (car wash) 30 spaces (7 cars plus 23 storage spaces) Building 'G' 66 spaces (auto repair garage and body shop) Total 524 spaces

Development Proposal	
Supporting Documents:	Planning Justification Report Site Plan Application for the coin operated car wash under File SP 05/281 W6
Site Characteristics	
Frontage:	Parcel 1: 107 m (351 ft.) on Britannia Road West; 193 m (633 ft.) on Latimer Drive Parcel 2: 200 m (656 ft.) on Plymouth Drive; 30 m (98 ft.) on Latimer Drive
Gross Lot Area:	Parcel 1 - 2.56 ha (6.32 ac.) Parcel 2 - 1.41 ha (3.48 ac.) Total: 3.97 ha (9.80 ac.)
Existing Uses:	Parcel 1 - occupied by four buildings: <ul style="list-style-type: none"> • 820 Britannia Road West, designated under the Heritage Conservation Act - converted office building to remain; • 824 Britannia Road West - auto repair garage and body shop building and warehouse building to be demolished; • 840 Britannia Road West - warehouse building to be demolished. Parcel 2 - Vacant

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

Neighbourhood Context

The subject lands are located in the Heartland Centre which generally consists of mixed retail and service commercial uses, retail warehouses and automobile sales and services uses. Other than the heritage designated building municipally known as

820 Britannia Road West, the site has no other special features or topographical irregularities.

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

The surrounding land uses are described as follows:

- North: Across Britannia Road West - retail and service commercial uses.
- East: Retail commercial plaza with three buildings currently under construction.
- South: Across Plymouth Drive – service commercial uses near Mavis Road and vacant lands subject to Official Plan Amendment and Rezoning Applications under File OZ 05/013 W6 proposed for a commercial development.
- West: Across Latimer Drive - coin operated car wash to be relocated to the subject lands. The City is currently processing a Site Plan Application under File SP 05/387 W6 for a proposed retail warehouse on the remaining vacant lands.

Current Mississauga Plan Designation and Policies for the East Credit District (May 5, 2003)

Parcel 1: "**General Commercial**" which permits commercial uses generally defined as establishments for the sale of goods and services and refers to development which will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.

Parcel 1 is also identified as Special Site 3 which states that the existing uses will be permitted to continue but permission will not be given to enlarge or extend the buildings and structures beyond the limits of the lands.

The proposed uses are in conformity with the "**General Commercial**" designation; however the Special Site 3 policies are not longer applicable.

Parcel 2: **"Business Employment"**, which permits industrial uses, including manufacturing, assembling, processing, fabricating, research and development, sales and service, warehousing, distribution and wholesaling; uses accessory to the permitted uses; outdoor storage and display areas to the permitted uses; offices; community uses; entertainment, recreation and sports facilities; broadcasting, communication, and utility rights-of-way; hotels, motels and conference centres; financial institutions; all types of restaurants including banquet halls and motor vehicle rental facilities.

The application is not in conformity with the Business Employment land use designation as the retail and service commercial uses, auto repair garage and body shop are not permitted uses.

Proposed Official Plan Designation and Policies

Parcel 1: **"General Commercial"** to permit retail and service commercial uses including a coin operated car wash. Special Site Policy 3 will be deleted.

Parcel 2: **"General Commercial - Special Site"** to permit retail and service commercial uses and auto repair garage and body shop.

Existing Zoning

Parcel 1: **"M2" (Industrial)**, which permits buildings and structures for the purpose of any manufacturing or industrial undertaking including quarries and yards or shops of a contractor or contractor's supplies where equipment and materials are stored or where a contractor may perform shop or assembly work, and automobile and truck repair garages in which automobile and truck body repairs may be performed, but not including scrap metal storage, salvage yards or composting facilities.

Parcel 2: **"M1-2528" (Industrial)**, which permits various industrial related uses such as manufacturing within enclosed buildings, storage warehouses and research establishments.

Proposed Zoning By-law Amendment

Parcel 1: "DC-Special Section" (District Commercial) to permit uses listed under the "DC-2683" (District Commercial) zone as listed in Appendix I-7.

The DC-Special Section (District Commercial) zoning for Parcel 1 will also permit a coin operated car wash building and allow for the associated parking aisles and vacuums to be located in Parcel 2.

Parcel 2: "DC-Special Section" (District Commercial) to permit the same uses as Parcel 1 except for the coin operated car wash. It will also permit an auto repair garage and body shop.

Draft Mississauga Zoning By-law

A new Draft Zoning By-law has been prepared and was presented at a public meeting of the Planning and Development Committee on January 9, 2006. Under this Draft Zoning By-law, Parcel 1 is proposed to be zoned "D" (Development). The zoning for Parcel 2 is proposed to be "E2-56" (Employment).

The proposed "D" (Development) zone for Parcel 1 is intended to facilitate future development in accordance with the existing "General Commercial" land use designation applicable to Parcel 1. The proposed "E2-56" (Employment) zone for Parcel 2 is consistent with the permitted uses and regulations contained within the existing "M1-2528" (Industrial) zone. Should these applications be approved, new "C3-Exception" (Commercial) zones would be required to reflect the site specific provisions sought through these applications.

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 and the applicable Mississauga Plan Policies, a

review will be carried out prior to the completion of the Supplementary Report. In addition, the following matters must be addressed:

- the concept plan must be revised to indicate the required parking for the auto repair garage and body shop in Building 'G';
- Community Services Department's comments regarding the heritage building as noted in Appendix I-5 must be addressed; and
- the applicant is to advise how the City's landscaping requirements and relationship of the proposed buildings to the streets will be addressed.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters such as road improvements, boulevard improvements/reinstatement and utility relocation, which, if necessary, will require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT:

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

CONCLUSION:

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

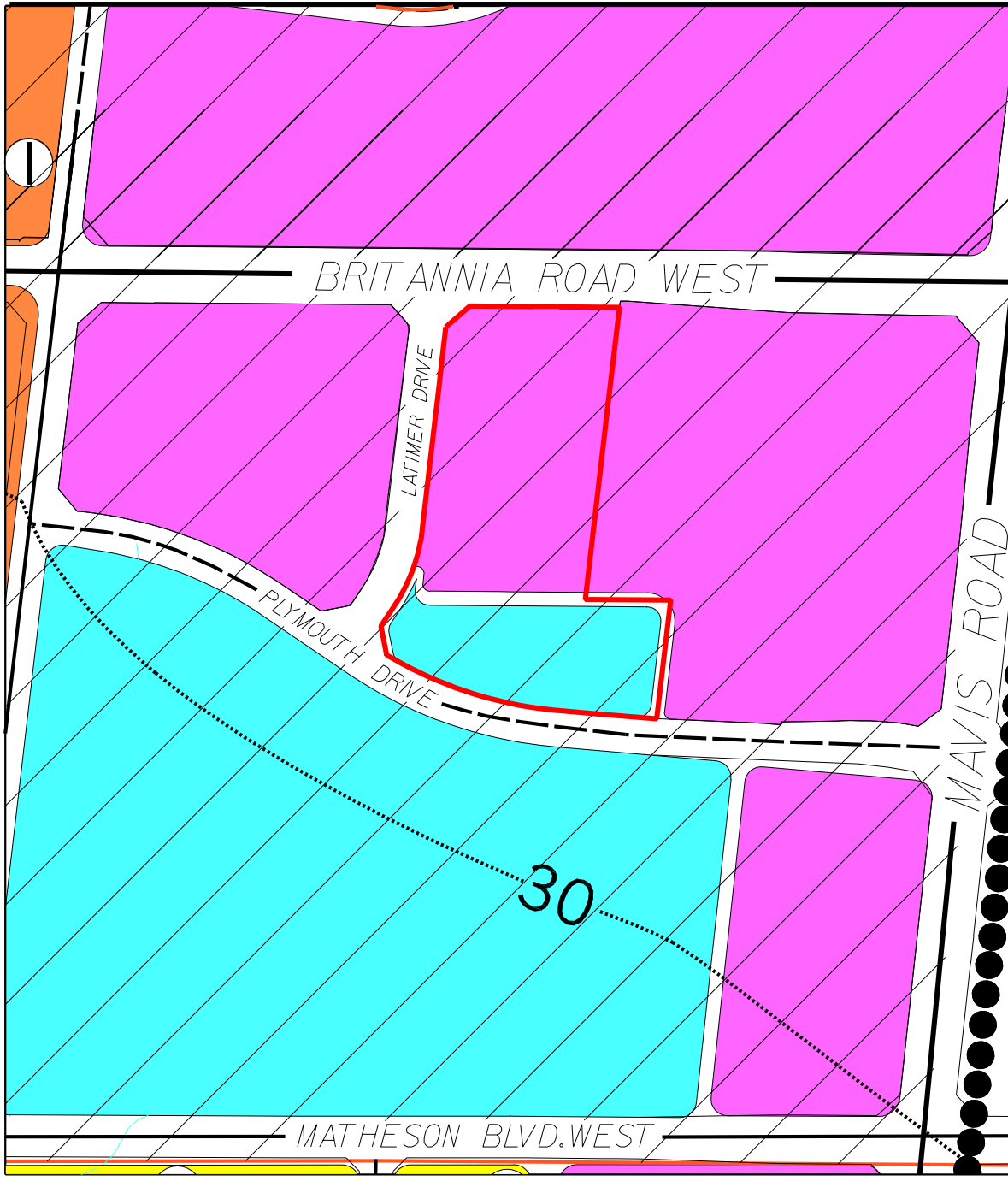
ATTACHMENTS:

Appendix I-1 - Site History
Appendix I-2 - Excerpt of East Credit District Land Use Map
Appendix I-3 - Excerpt of Existing Land Use Map
Appendix I-4 - Aerial Photograph
Appendix I-5 - Agency Comments
Appendix I-6 - Concept Plan
Appendix I-7 - Permitted Uses in the "DC-2683" zone
Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Site History

- August 1, 2000 – The Ministry of Municipal Affairs and Housing partially approved City Plan which designated Parcel 1 as "Special Purpose Commercial".
- October 11, 2000 – Official Plan Amendment and Rezoning applications, OZ 99/072 W5/W6, for lands at the northeast, northwest and southwest quadrants of Britannia Road West and Mavis Road were approved to amend the land use designation which included Parcel 2, from "General Industrial" to "Special Purpose Commercial – Special Site" and change the zoning from "A" (Agricultural) to "DC – Special Section" (District Commercial).
- June 13, 2001 – Council passed Zoning By-law 0287-2001 and rezoned Parcel 2 to DC-2543" (District Commercial) to permit retail commercial uses in accordance with application OZ 99/072 W5/W6.
- May 5, 2003 – Mississauga Plan with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB) came into full force and effect.
- August 13, 2005 – Official Plan Amendment and Rezoning applications, OZ 02/043 W6, were approved to amend the land use designation of Parcel 2 from "Special Purpose Commercial – Special Site 8" to "Business Employment" and change the zoning from "DC-2543" (District Commercial) to "M1-2528" (Industrial).
- September 15, 2005 – Minor Variance application (A 380/05) to permit a coin operated car wash with accessory parking and exterior vacuum equipment on Parcel 2 was refused by the Committee of Adjustment.
- March 9, 2006 – Minor Variance applications ('A' 095/06 and 'A' 096/06) to permit a coin operated car wash on Parcel 1 with accessory parking and exterior vacuum equipment located on Parcel 2 were approved by the Committee of Adjustment. The Committee of Adjustment decision is in full force and effect.



**PART OF EAST CREDIT DISTRICT LAND USE MAP
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

- LAND USE DESIGNATIONS**

 - Residential – Low Density I
 - Residential – Low Density II
 - Residential – Medium Density I
 - Residential – High Density I
 - General Commercial
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
- TRANSPORTATION LEGEND**

 - Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Transitway
 - Transitway Station
 - Major Transit Corridor
- LAND USE LEGEND**

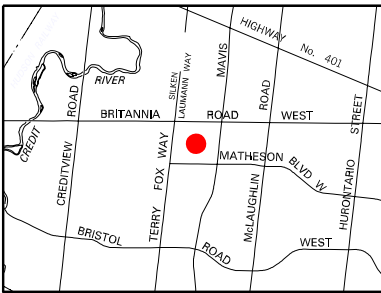
 - LBPIA Operating Area Boundary – See Aircraft Noise Policies
 - Area Exempt From LBPIA Operating Area
 - Community Park
 - Community Centre
 - Cemetery
 - Golf Course
 - Existing Stormwater Management Facility
 - 1996 NEP/2000 NEF Composite Noise Contours
 - Planning District

Note:
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

SUBJECT LANDS



SUBJECT: ORLANDO CORPORATION AND 3E CAPITAL INC.



FILE NO:
OZ 05033 W6

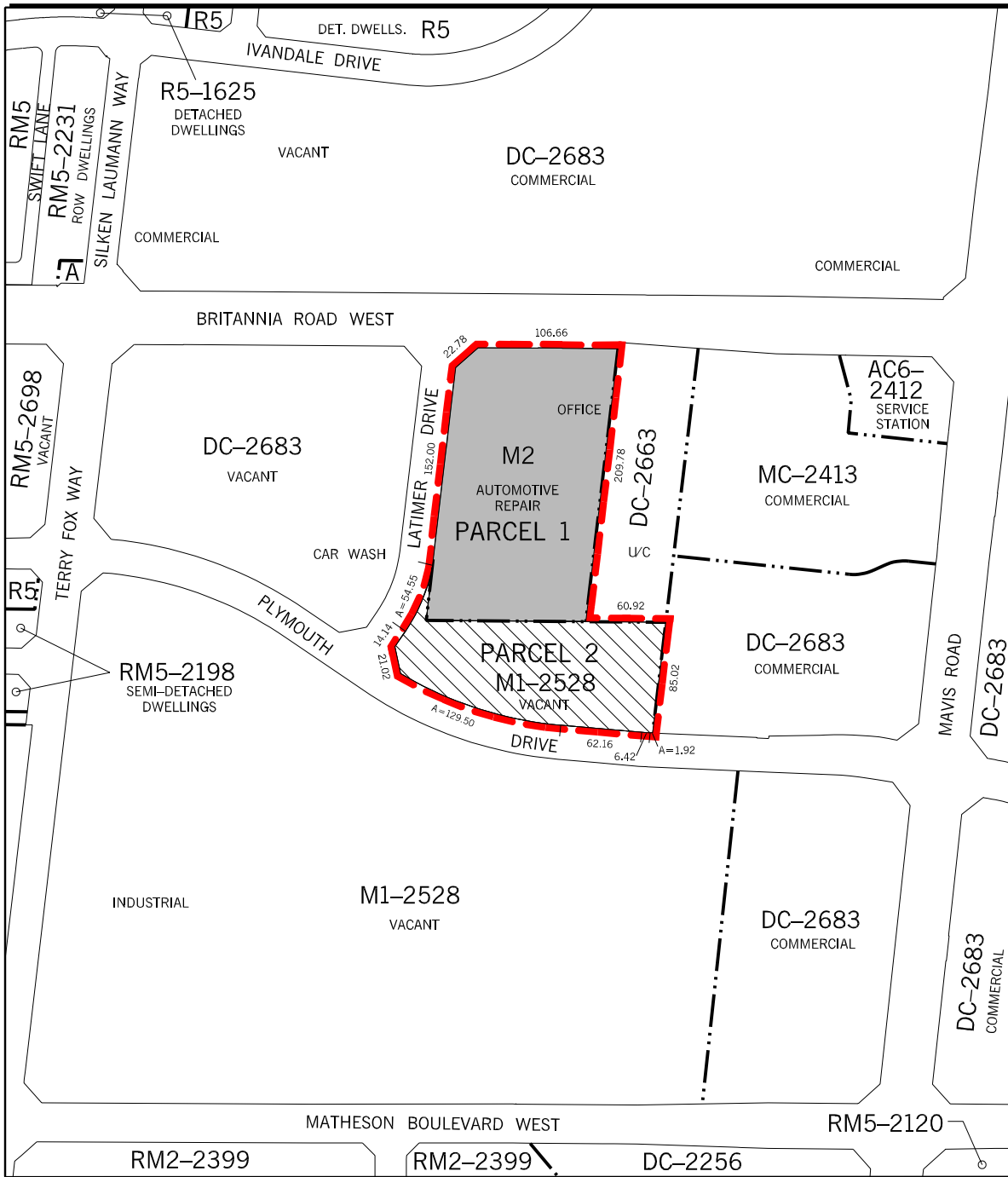
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DRAWN BY:
W. FINLAY

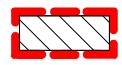
APPENDIX I-2



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "GENERAL COMMERCIAL - SPECIAL SITE 3" TO "GENERAL COMMERCIAL" AND PROPOSED REZONING FROM "M2" (INDUSTRIAL) TO "DC - SPECIAL SECTION" (COMMERCIAL) TO PERMIT RETAIL AND SERVICE COMMERCIAL USES AND COIN OPERATED CAR WASH.

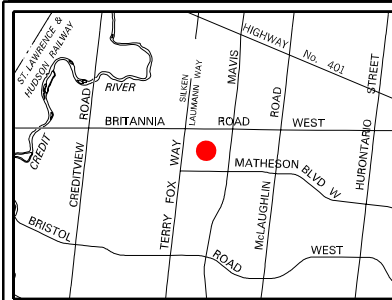


PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "GENERAL COMMERCIAL - SPECIAL SITE" AND PROPOSED REZONING FROM "M1-2528" (INDUSTRIAL) TO "DC - SPECIAL SECTION" (COMMERCIAL) TO PERMIT RETAIL AND SERVICE COMMERCIAL USES AND AUTO REPAIR GARAGE AND BODY SHOP.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.



SUBJECT: ORLANDO CORPORATION AND 3E CAPITAL INC.



FILE NO: OZ05033 W6
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APPENDIX I-3



LEGEND:

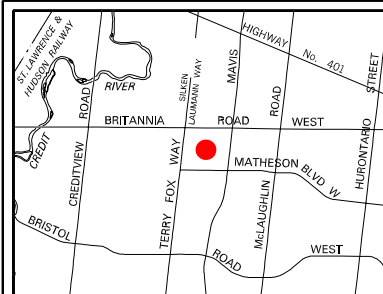


SUBJECT LANDS

DATE OF AERIAL PHOTO: MARCH 2005



**SUBJECT: ORLANDO CORPORATION
AND 3E CAPITAL INC.**



FILE NO:
OZ05033 W6

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05033A

SCALE:
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PDC DATE:
2006 05 01

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W. FINLAY

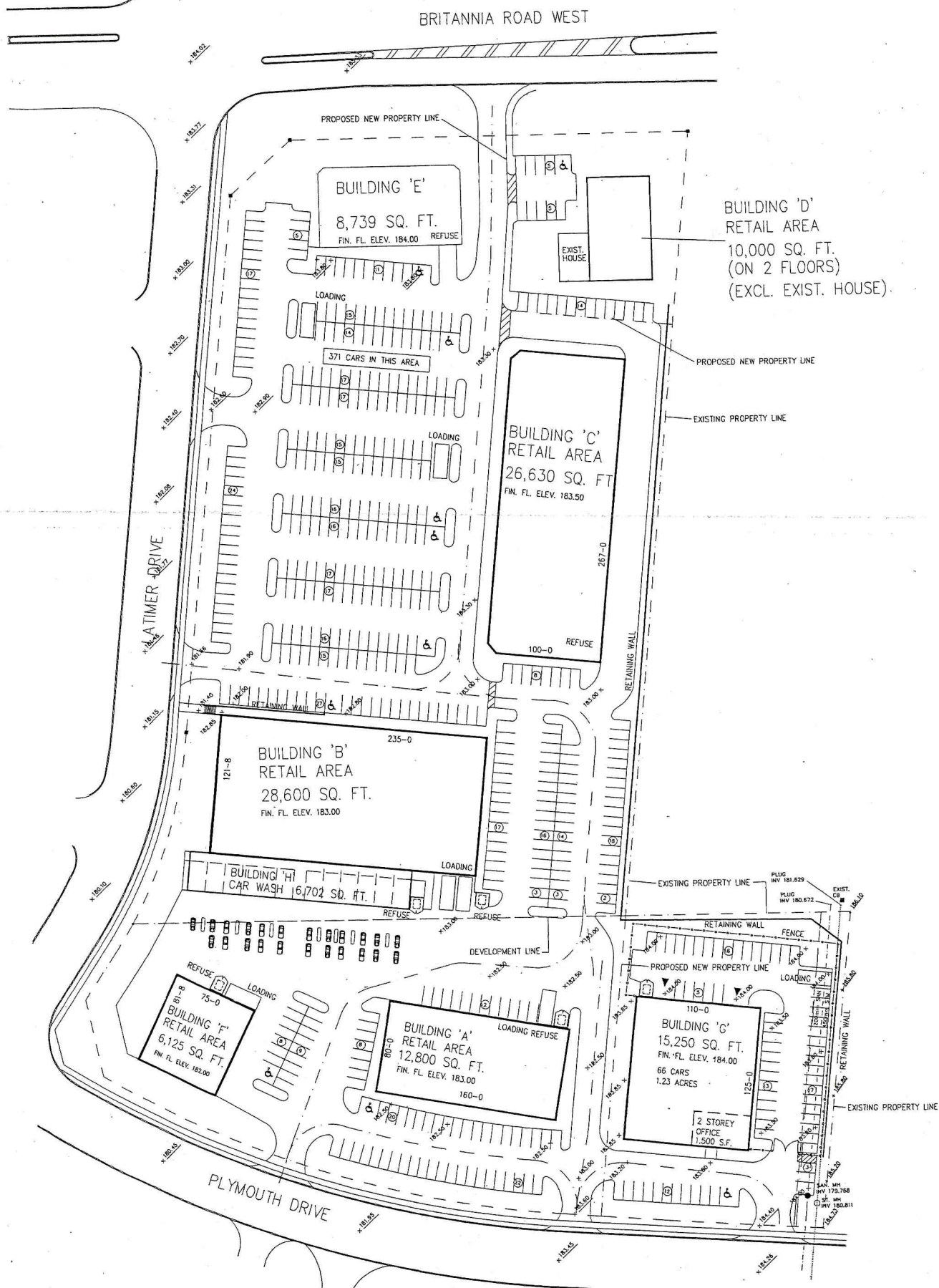
APPENDIX I-4

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (November 1, 2005) (December 16, 2005)</p>	<p>Municipal services consist of a 300 mm (11.8 in.) diameter watermain and a 250 mm (9.8 in.) diameter sanitary sewer on Plymouth Drive and Latimer Drive.</p> <p>There is an existing easement running through the subject land which must be kept clear of buildings, structures or obstructions. The permitted uses on the easement are lawn, flower bed, roadway, driveway or parking area which cannot be paved with a hard concrete surface.</p> <p>On-site waste collection will be required through private waste haulage. The property is in the vicinity of the Britannia Sanitary Landfill which has been closed since June 29, 2002.</p> <p>Britannia Road West is currently undergoing a widening project and additional property above and beyond what is stated in the Official Plan may be required as a result of the design requirements identified in the Britannia Road Environmental Assessment. Only one right-in/right out access will be permitted on Britannia Road West. An eastbound right turn lane and taper is required to facilitate traffic.</p>
<p>City Community Services Department – Planning and Administration Division. (October 20, 2005) (March 28, 2006)</p>	<p>The subject applications include a heritage designated property at the municipal address, 820 Britannia Road West, known as the Foster-Finan House. Prior to the preparation of the Supplementary Report, the applicant is to provide details regarding the potential impacts to the designated building. A Heritage Impact Statement will be required to address any changes and alterations to the structure, landscaping and the affects of these changes on the heritage structure and its context. If alterations are proposed to the heritage structure, the proponent is required to submit a full report with site plans and elevations which is subject to review by the City's Heritage Advisory Committee and approval by City Council in accordance with the terms and conditions of the Ontario Heritage Act, prior to the Supplementary Report.</p> <p>This Department also notes that 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.</p>

Agency / Comment Date	Comment
	Further, prior to by-law enactment, payment for street trees on Latimer Drive will be required.
City Transportation and Works Department (November 14, 2005) (March 14, 2006)	<p>Prior to the preparation of the Supplementary Report, the owners of the subject lands are to make satisfactory arrangements for the creation of interconnecting access easements which will allow access to the surrounding road infrastructure for each of the respective properties.</p> <p>Prior to the preparation of the Supplementary Report, the owner is to provide for review the Phase I Environmental Site Assessment (ESA) referenced in the previously submitted Phase II ESA. Further comments may be provided pending the receipt and review of the Phase I ESA.</p>
Greater Toronto Airport Authority (October 17, 2005) (March 8, 2006)	<p>Development elevations on the subject property are affected by the Approach Surface for Runway 06L and the Approach Surface for Runway 06R. The maximum allowable development elevation under the greater restriction (Approach Surface for Runway 06R) is approximately 322 meters (1,056 ft) A.S.L. (Above Sea Level).</p> <p>The subject property lies within the 30-35 NEF/NEP of the composite contour map for Toronto Pearson International Airport and within the Airport Operating Area (AOA). Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p> <p>This agency would oppose any sensitive land uses including day nurseries and private schools in the AOA.</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>City Economic Development Office Community Services Department – Fire and Emergency Services Division Community Services Department – Realty Services Division Enersource Hydro Mississauga Canada Post Bell Canada Enbridge Gas</p> <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Hydro One</p>



Permitted Uses under DC-2683 Zone

1. art or antique shop;
2. bakery goods shop;
3. bank, financial institution or money lending agency;
4. barber shop or beauty parlour;
5. blueprinting establishment;
6. business, professional or administrative office;
7. place or religious assembly;
8. clothes or furniture cleaning agency or pressing establishment;
9. private club;
10. commercial school;
11. dressmaking or tailoring establishment;
12. diaper supply service;
13. drugstore;
14. food store;
15. garage for storage of commercial or private vehicles incidental to use of premises;
16. locker establishment for cold storage;
17. laundromat;
18. library;
19. motor vehicle sales room;
20. newspaper office, but not a newspaper printing establishment;
21. parking lot;
22. pharmaceutical agency or dispensing druggist;
23. restaurant;
24. show repair shop;
25. shop in which goods are sold at retail;
26. taxi business office;
27. upholstering and furniture repairing in connection with a retail store;
28. shop in which household pets are sold at retail;
29. take-out restaurant;
30. convenience store;
31. video store;
32. tanning salon;
33. convenience restaurant;
34. funeral establishment;
35. automobile retail store, which may include an accessory thereto an automobile repair garage;
36. motor vehicle sales centre;
37. garden centre;
38. equipment rental;
39. retail warehouse;
40. outdoor patio accessory to a restaurant or a convenience restaurant;
41. entertainment, recreation and sports-facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located within a building or structure.

APPENDIX I-8

