



Corporate Report

Clerk's Files

Originator's
Files OZ 06/012 W2

DATE: December 12, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 8, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a five-storey business, professional and
administrative office building in addition to the existing hotel
2125-2145 North Sheridan Way
North side of North Sheridan Way, west of Erin Mills Parkway
Owner: Nor-Sham Developments Inc.
Applicant: Ted Davidson (Consultants) Inc.
Bill 20

Public Meeting **Ward 2**

RECOMMENDATION: That the Report dated December 12, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment – Special Site 3" to "Business Employment – Special Site 3, as amended" and to change the Zoning from "RCL1-793" (Restricted Commercial) to "RCL1-793, as amended" (Restricted Commercial and Office) to permit a five-storey business, professional and administrative office building in addition to the existing hotel, under file OZ 06/012 W2, Nor-sham Developments Inc., 2125-2145 North Sheridan Way, be received for information.

BACKGROUND:

Applications have been filed to permit a five-storey business, professional and administrative office building in addition to the existing hotel.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	June 21, 2006 (deemed complete July 10, 2006)
Existing Gross Floor Area of hotel:	7 517.00 m ² (80,914.96 sq. ft.)
Height:	Existing hotel: Six storeys Proposed office building: Five storeys
Lot Coverage:	Existing hotel: 7.95% Proposed office building: 7.33% Total: 15.28%
Floor Space Index:	Existing hotel: 0.28 Proposed office building: 0.42 Total: 0.70
Landscaped Area:	Total: 33.39%
Proposed Gross Floor Area of office building:	11 049.20 m ² (118,936.49 sq. ft.)
Parking Required:	Existing hotel: 100 spaces Proposed office building: 317 spaces @ 3.2 spaces per 100 m ² (1,076.42 sq. ft.) gfa Total: 417 spaces
Parking Provided:	Existing hotel: 105 spaces Proposed office building: 321 spaces Total: 426 spaces
Supporting Documents:	Planning Justification Report; Shadow Study; and, Traffic Impact Study

Site Characteristics	
Frontage:	148.00 m (485.56 ft.) - along North Sheridan Way 84.97 m (278.77 ft.) along Leanne Boulevard
Depth:	irregular
Gross Lot Area:	2.64 ha (6.52 ac.)
Net Lot Area:	Approximately 2.62 ha (6.48 ac.) - to be determined once a draft reference plan is prepared for the dedication of land required for road widening purposes along North Sheridan Way
Existing Use:	Hotel

Additional information is provided in Appendices I-1 to I-9.

Neighbourhood Context

The subject property is located in the Sheridan Park Employment District. Sheridan Park is known as a Research Community and was created in the early 1960's by the provincial government and other private stakeholder groups. The Research Park is characterized by a low overall density when compared to other business parks in Mississauga. The intent of the District Policies is to maintain a campus setting characterized by highly developed landscape plans that enhance the building design and siting.

Currently, a hotel known as the Holiday Inn is located on the easterly portion of the subject property. A large portion of the subject lands is currently vacant. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: 88 condominium townhouse units on a private lane
East: 5 storey hotel (Hampton Inn) and 3 storey long term care facility (The Wenleigh)
South: Queen Elizabeth Way
West: 3 storey hotel (Admiral Inn)

Current Mississauga Plan Designation and Policies for Sheridan Park District (May 5, 2003)

"Business Employment – Special Site 3" which permits only facilities involved with scientific and engineering research and development and some accessory uses provided that they do not exceed 15% of the overall floor space. The Special Site 3 policies make allowances for: industrial uses within enclosed buildings; office and accessory uses within industrial buildings provided that they are clearly accessory to the industrial use; hotels to a maximum Floor Space Index of 0.6; and, academic, education and training facilities. The applications are not in conformity with the land use designation.

The applicant has submitted an application to amend the Official Plan requesting that any type of business, professional or administrative office use be permitted, rather than being limited to only scientific and engineering research and development facilities. At this time, the end users of the building are unknown. Some of the tenants may be scientific and engineering research and development facilities which would conform to the current Official Plan policies. However, other tenants may be more general business, professional or administrative offices which would not conform to the current Official Plan policies.

There are other policies in the Official Plan which are also applicable in the review of these applications, including those set out in Appendix I-8.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;

- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Proposed Official Plan Designation and Policies

"Business Employment – Special Site 3, as amended" to permit business, professional and administrative office uses in addition to the currently permitted uses.

Existing Zoning

"RCL1-793" (Restricted Commercial), which permits a hotel and miscellaneous uses to a maximum gross floor area of 0.6 times the lot area.

Proposed Zoning By-law Amendment

The applicant has requested that the lands be rezoned to the following:

"RCL1-793, as amended" (Restricted Commercial and Office), to permit a five storey business, professional and administrative office building in addition to the currently permitted uses.

The applicant is proposing to comply with all applicable zoning standards relating to parking, loading, setbacks, open space, etc.

Draft Mississauga Zoning By-law

A report on the new draft Zoning By-law was received at the Planning and Development Committee on September 18, 2006 and will be considered at a future meeting. The draft Zoning for this property is "E2-7" (Employment).

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A

recommendation will be included in the supplementary report to address the new Mississauga Zoning By-law.

COMMUNITY ISSUES

A community meeting was held by Ward 2 Councillor, Pat Mullin on October 5, 2006. In attendance at the meeting were residents of the townhouse development to the north.

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

Comment

The residents were curious as to what their view of the building would be given its height and the grade difference between their properties and the subject property.

Response

The height of the proposed building is approximately the same as the existing hotel even though the hotel is 6 storeys and the office building is proposed to be 5 storeys. The applicant has agreed to prepare a drawing which will illustrate to the residents how the proposed building will look from their backyards and from the second storey windows of their homes. The drawing was to be presented to the residents at a further meeting between the applicant and the residents, however, as of the writing of this report, that meeting had not yet been held.

Comment

The residents questioned whether the building could be located closer to North Sheridan Way to increase the separation distance between the building and their homes.

Response

The applicant advised that the building was located further back from North Sheridan Way so that the site as a whole functions efficiently. The drive aisle leading to the existing hotel pick up and drop off area has to function in conjunction with the proposed

office building. Further, the Sheridan Park District Policies require generous setbacks in order to achieve a campus like setting.

Comment

The residents had concerns with respect to how the proposed office building and the number of anticipated employees would impact traffic in the area, particularly, turning left (west) onto North Sheridan Way from Erin Mills Parkway (the northbound lane) as there is no advanced green which is already a problem.

Response

A Traffic Impact Study has been submitted and is currently under review by the City's Transportation and Works Department. Further comments regarding traffic and the submitted study will be provided in a future supplementary report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed.

Minimum Landscape Area Requirements

Prior to the preparation of the Supplementary Report, the applicant will be required to demonstrate that a landscape area that is free and clear of easements can be provided along the westerly property line. Further, the proposed landscape traffic islands should be increased in both size and number.

In addition, the landscape plan will have to be highly developed to enhance the building design and further, it must meet the design criteria set out in the Urban Design Policies for the Sheridan Park District.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm drainage, sidewalks, grading and utilities which 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 issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Sheridan Park District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - Relevant Mississauga Plan Policies for Sheridan Park District
- Appendix I-9 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stacey Laughlin, Development Planner

Nor-Sham Developments Inc.**File: OZ 06/012 W2****Site History**

January 22, 1980 – An application to change the zoning from "RCL1 – 793" (Restricted Commercial) to "RCL1-Special Section" (Restricted Commercial) was received under file OZ 80/008 W2 on January 22, 1980. The purpose of the application was to permit the development of the then vacant lands for office and/or hotel commercial purposes. In a Supplementary Report dated August 5, 1980, the Commissioner of Planning recommended that the application be approved. The recommendation was adopted by Council on September 17, 1980. On June 17, 1981, General Committee recommended "that no further development of the JDS Munro Farm lands be permitted after the completion of the Sheridan Corporate Centre II, until improvements the Q.E.W./Erin Mills Parkway interchange system are made including the grade separation of the North Sheridan Way and Erin Mills Parkway." Based on the General Committee recommendation, the rezoning was held until the improvements were made. Subsequently, the rezoning application was cancelled and superseded by OZ 82/042 W2.

September 15, 1982 – An application to adjust the zoning boundaries to permit a hotel, an office and single family dwellings was received under file OZ 82/042 W2 on September 15, 1982. The adjustment of the zone boundaries was to coincide with the realignment of Leanne Boulevard. In a Supplementary Report dated October 5, 1982, the Commissioner of Planning recommended that the application be approved. The recommendation was adopted by Council on October 12, 1982.

March 11, 1986 – A site plan application was made under file SP 86/102 W2 to construct a hotel, then known as the Days Inn. The site plan was approved on March 12, 1987.

March 26, 1997 – A site plan application was made under file SPR 97/085 W2 to expand the existing Holiday Inn. The expansion was to include 36 bedrooms, conference rooms, dining room, pub, kitchen, public space, administration space and a pool enclosure. The proposed expansion was abandoned, and the file was cancelled on March 30, 1999.

February 25, 1999 – A site plan application was made under file SPR 99/071 W2 to enclose the hotel swimming pool, adding a sauna, storage area, fitness room and mechanical room. The site plan was approved on September 6, 2000.

April 22, 1999 – the Committee of Adjustment approved a minor variance under file 'A' 209/99 to permit the construction of a swimming pool enclosure and storage area addition to the existing hotel building proposing a northerly setback of 2.00 m (6.56 ft.), whereas By-law 5500, as amended, requires a minimum setback of 4.50 m (14.76 ft.) in this instance.

May 5, 2003 – Region of Peel approved the Mississauga Plan Policies for the Sheridan Park District which continue to designate the subject lands "Business Employment – Special Site 3".



LEGEND:



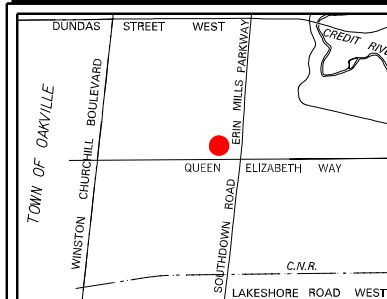
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2006



SUBJECT:

NOR-SHAM DEVELOPMENTS INC.



FILE NO:

OZ 06012 W2

DWG. NO:

06012A

SCALE:

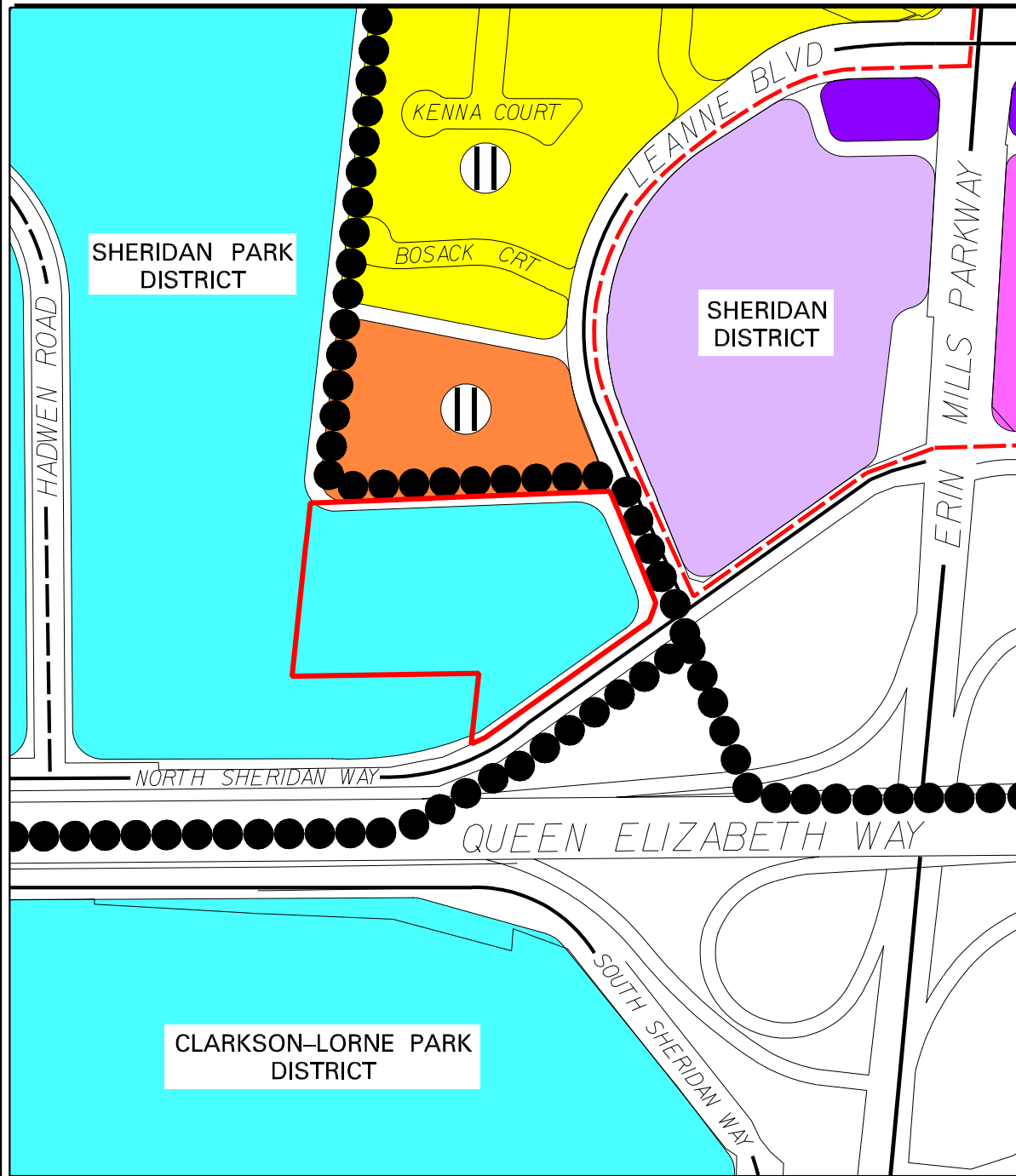
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PDC DATE:

2007 01 08

DRAWN BY:

W. FINLAY



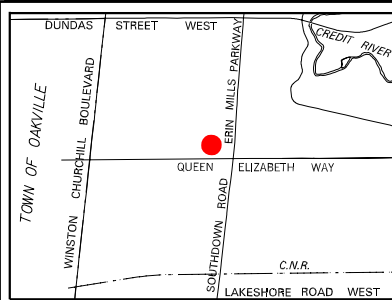
**PART OF SHERIDAN PARK DISTRICT LAND USE MAP
SHERWOOD PARK DISTRICT POLICIES OF MISSISSAUGA PLAN**

- | LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
|---------------------------------|------------------------------------|
| Residential - Low Density II | Provincial Highway and Interchange |
| Residential - Medium Density II | Arterial |
| General Commercial | Major Collector |
| Motor Vehicle Commercial | Minor Collector |
| Office | Local Road |
| Business Employment | |
| Open Space | |
| Greenbelt | |
| Utility | |
-
- | LAND USE LEGEND | |
|-----------------|-------------------|
| - | Node Boundary |
| - | Community Park |
| - | Planning District |

SUBJECT LANDS

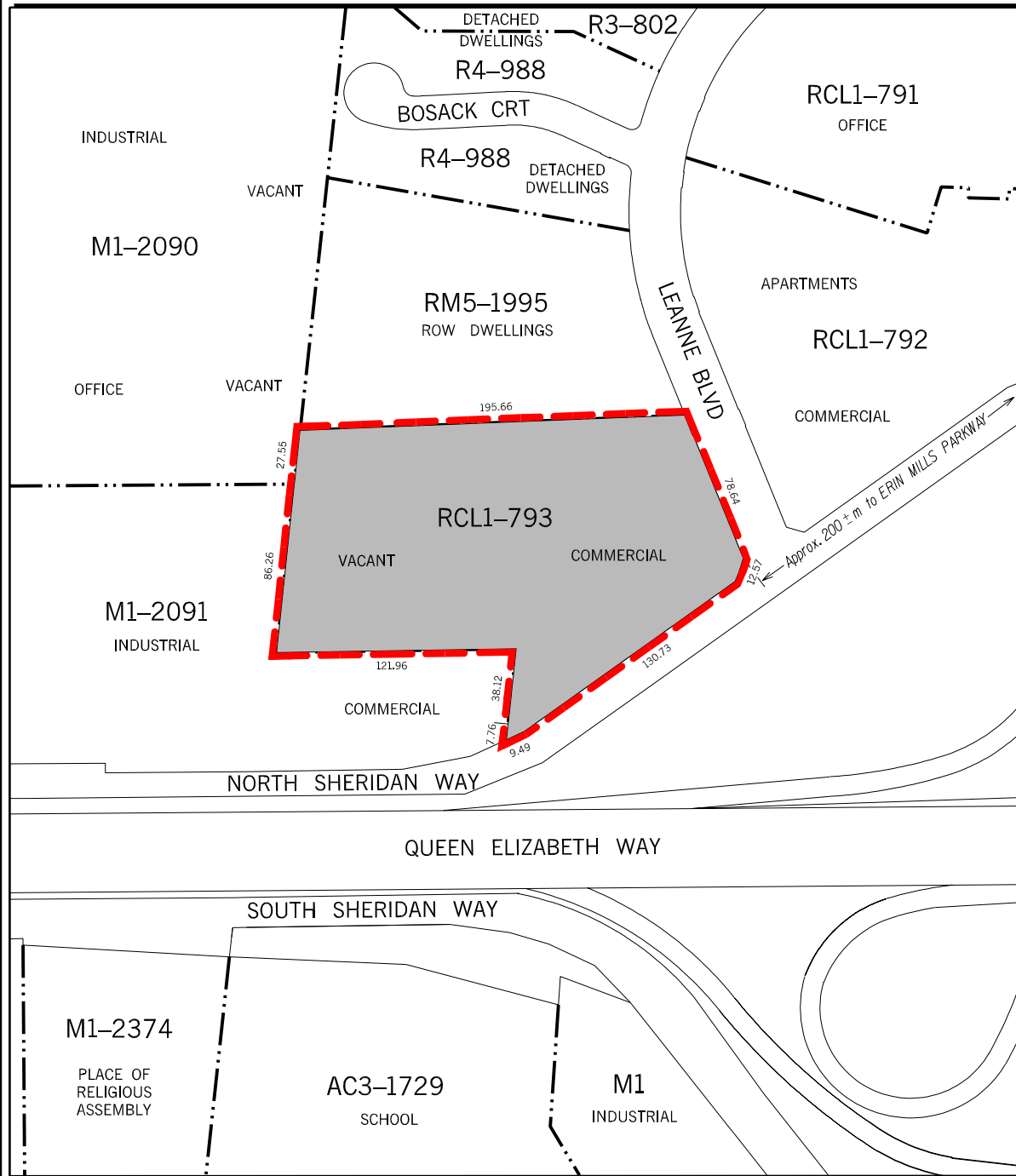


SUBJECT:
NOR-SHAM DEVELOPMENTS INC.




FILE NO: OZ 06012 W2
DWG. NO: 06012LM
SCALE: NTS
PDC DATE: 2007 01 08
DRAWN BY: W. FINLAY

APPENDIX 1-3

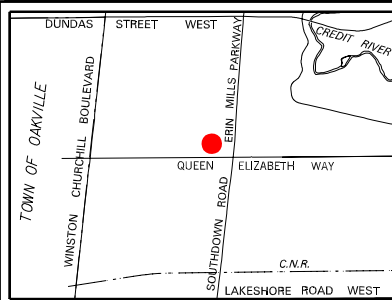


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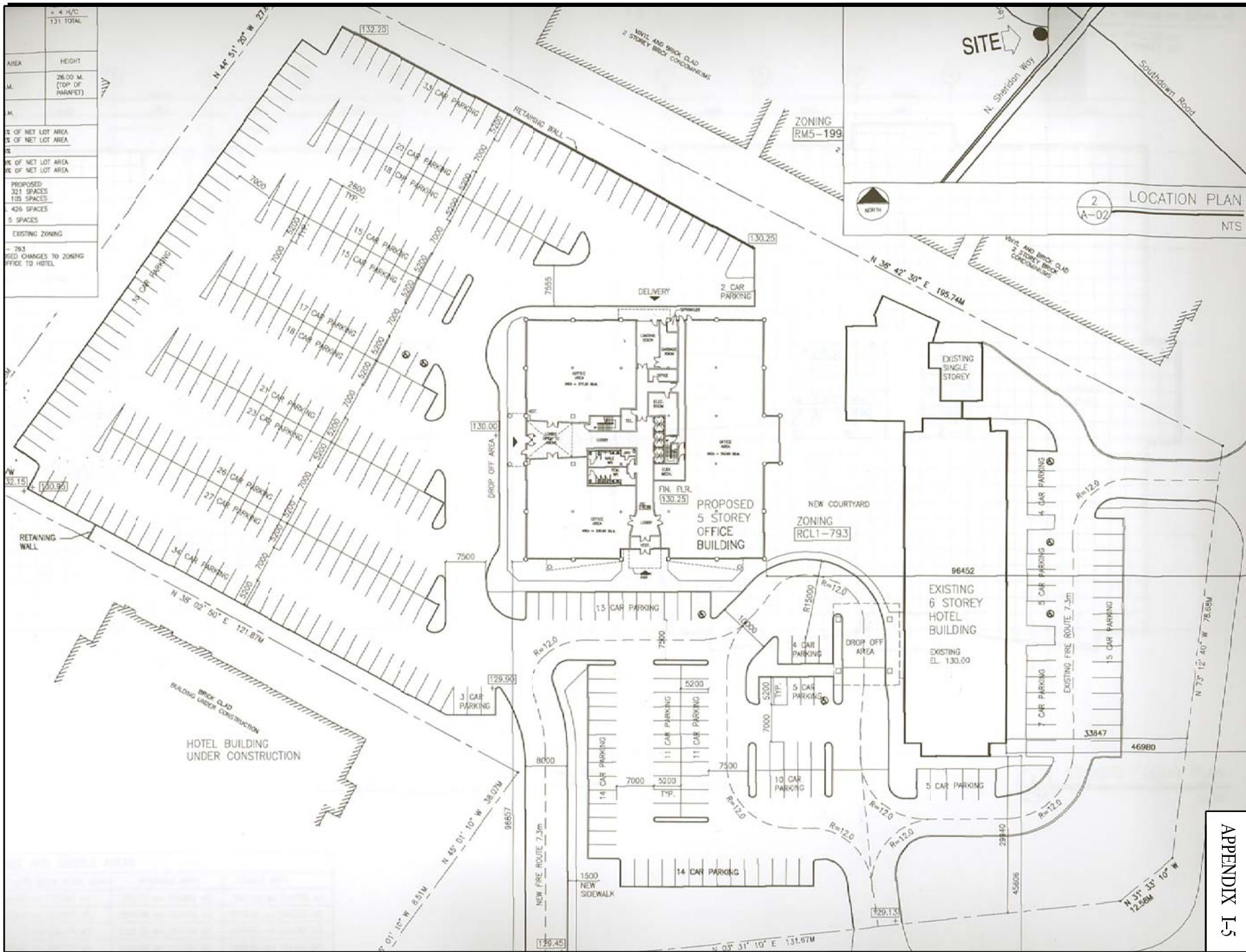
 PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT - SPECIAL SITE 3" TO "BUSINESS EMPLOYMENT - SPECIAL SITE 3, AS AMENDED" AND REZONING FROM "RCL1-793" (RESTRICTED COMMERCIAL) TO "RCL1-793, AS AMENDED" (RESTRICTED COMMERCIAL AND OFFICE) TO PERMIT A FIVE-STOREY BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICE BUILDING IN ADDITION TO THE EXISTING HOTEL.

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

SUBJECT:
NOR-SHAM DEVELOPMENTS INC.



FILE NO: OZ 06012 W2
DWG. NO: 06012R
SCALE: 1:3000
PDC DATE: 2007 01 08
DRAWN BY: W. FINLAY

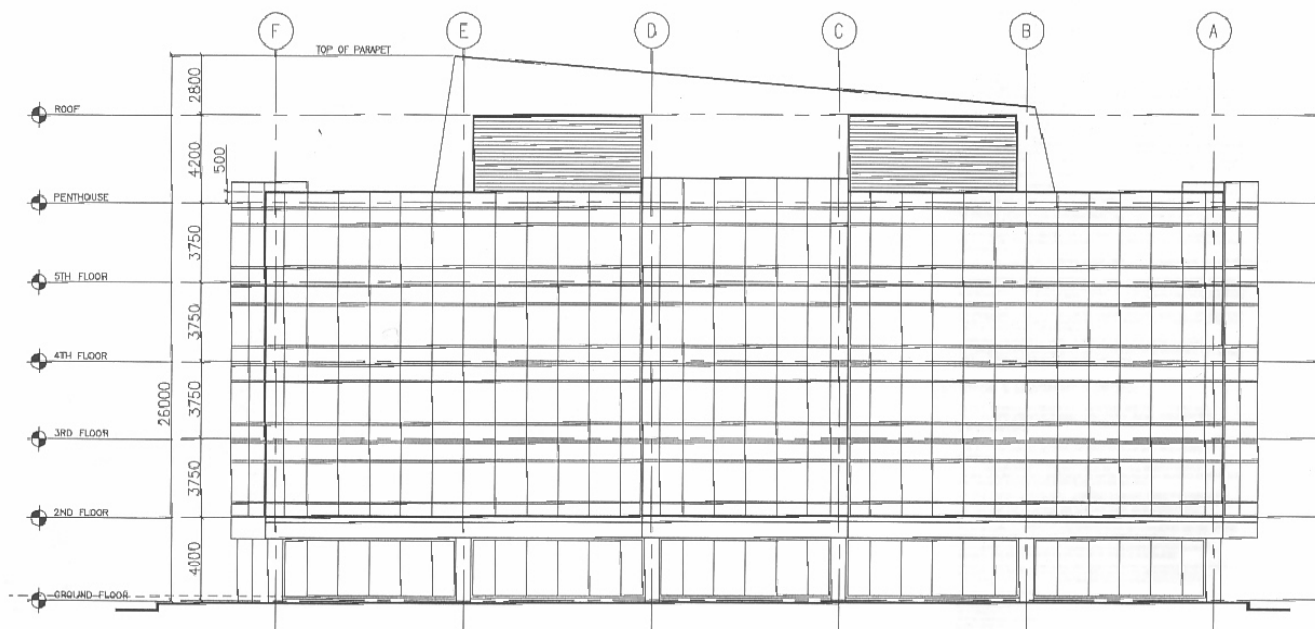




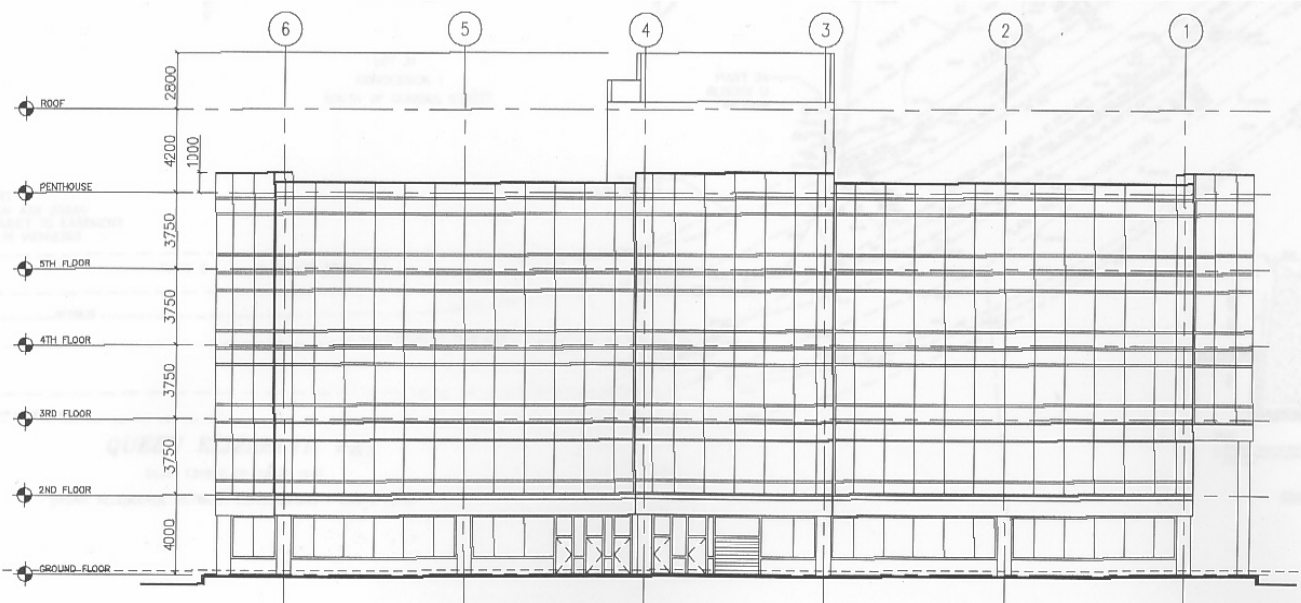
SOUTH ELEVATION – MAIN ENTRANCE



WEST ELEVATION



4 RIGHT SIDE ELEVATION
A-05 1:200



4 REAR ELEVATION
A-05 1:200

Nor-Sham Developments Inc.

File: OZ 06/012 W2

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (July 21, 2006)	<p>In general, future development of these lands, including new buildings, proposed accesses, roads, sewers, etc., will require Ministry review and approval. Ministry permits are required for all structures above and below ground, located within 45.00 m (147.63 ft.) from the highway property limit or 396.00 m (1,299.21 ft.) from the QEW and Erin Mills Parkway intersection. All essential structures to the site will be setback a minimum distance of 14.00 m (45.93 ft.) from the QEW ultimate property limit.</p> <p>During the site plan approval process, the applicant will be required to submit lighting plans, servicing and grading plans, a storm water management report and a traffic impact study.</p>
Region of Peel (July 31, 2006)	<p>The Region advises that it may be possible to utilize existing municipal water and sanitary sewer site services. Municipal water services consist of a 400 mm (16.00 in.) diameter watermain on North Sheridan Way and a 300 mm (12.00 in.) diameter watermain on Leanne Boulevard. Municipal sanitary services consist of a 250 mm (10.00 in.) diameter sanitary sewer on Leanne Boulevard, north of the subject land.</p> <p>The Region also advises that external easements and construction may be required at the applicant's expense depending on any future changes made to the existing servicing and/or land use.</p> <p>There is an existing watermain easement located on the subject land. Any Regional easement must be protected from any encroachments or obstructions. The owner shall maintain the land for the easements free and clear of any trees, building structures, or hard concrete pavement surfaces. The owner is permitted to utilize the land for no other purpose than lawns, gardens, flower beds, roadways, driveways, and parking areas. As well, the owner shall not deposit or remove any fill from the easement.</p>

Nor-Sham Developments Inc.

File: OZ 06/012 W2

Agency / Comment Date	Comment
	<p>The subject land is not located within the vicinity of a landfill.</p> <p>On-site waste collection will be required through a private waste collection hauler.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (September 8, 2006)</p>	<p>This Department indicated that securities and hoarding for the existing street trees on North Sheridan Way will be required prior to by-law enactment.</p> <p>Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p>
<p>City Community Services Department – Fire and Emergency Services Division (July 31, 2006)</p>	<p>This Department has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and watersupply available are acceptable.</p>
<p>City Transportation and Works Department (November 1, 2006)</p>	<p>This Department is in receipt of a Traffic Impact Study dated May 31, 2006, prepared by Lea Consulting Ltd. which is currently under review. Prior to the Supplementary Report proceeding to Council, the applicant is to provide a Phase 1 Environmental Site Assessment (ESA), to the satisfaction of this Department, including a letter of reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of the Phase 1 ESA report. Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending the review of the foregoing.</p>
<p>Bell Canada (August 22, 2006)</p>	<p>This agency advises that an easement may be required to service the subject property and is dependent upon the review of a site plan application.</p>

Nor-Sham Developments Inc.

File: OZ 06/012 W2

<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City of Mississauga - Economic Development Office Enersource Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City of Mississauga - Realty Services Hydro One Networks Inc. Enbridge Gas Distribution Inc. Go Transit</p>

Nor-Sham Developments Inc.

File: OZ 06/012 W2

Relevant Mississauga Plan Policies for the Sheridan Park District

Urban Design Policies (Section 4.30.3)

4.30.3.1

The campus setting development is characterized by a highly developed landscape plan to enhance the building design and siting. Landscaping is an important architectural element of the overall development, thus requiring buildings to be sited on large lots with generous setbacks from streetlines to maximize landscaping opportunities. The integration of buildings through public pathways and open spaces will further strengthen this development image. Towards the achievement of City urban design objectives, development proposals should address the following:

- a. the enhancement of views to existing visually important natural and built features;
- b. the development of building forms which are sensitive to the existing character of the District;
- c. the maintenance and enhancement of visual and physical links to the City at large, ensuring integration of the District into its broader context;
- d. avoiding reverse-frontage lots which contribute negatively to the system of public streets;
- e. loading and service areas which are not located adjacent to streets and are not exposed to public areas.

4.30.3.2 – Community Identity and Design

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

Nor-Sham Developments Inc.**File: OZ 06/012 W2****4.30.3.3 – Buildings and Spaces**

To achieve and enhance the campus setting development image, the following design guidelines will be used to evaluate the design aspects of development proposals:

- a. buildings and structures will be sited and designed with generous setbacks from streetlines to maximize open space/ landscape areas. Vistas to the buildings may be created through the strategic location of landscape features;
- b. building designs are characterized by ceremonial approach features with well-defined front entrances, for example a row of trees and turning circle for passenger drop-off;
- c. the preservation and integration of natural features, such as woodlands, into future development is a priority; alterations to the existing topography, natural drainage system, and vegetation are to be minimized;
- d. landscaping and planting for a campus setting should incorporate the following:
 - water features, for example fountains, ponds;
 - ceremonial planting schemes;
 - tree planting to define the street edge;
 - interconnecting pathways and open spaces between buildings for public and/or semi-private use;
 - define pedestrian and vehicular routes, and accent entrance ways;
 - provide year round shelter and enhancement to outdoor pedestrian areas;
 - provide summer shade and protection from winter winds;
 - create clear visual and spatial distinction between publicly accessible and private open space;
- e. the design of parking and service areas will be integrated with the landscape plan for the site with planting and berms to screen parking from the street. Large expanses of surface parking area to be softened by landscaped islands;
- f. visual and functional relationships between individual buildings and groups of buildings, the promotion of an open space system within the business park, and the relationship of buildings to adjacent streets will be important considerations in evaluating satisfactory design;
- g. the creation of an identifiable street edge will be encouraged on lands adjacent to, and visible from Winston Churchill Boulevard;
- h. a high standard of building design should have regard for context, level of detail, modulation of façade and consistency of design content.

APPENDIX I-9

