



# Corporate Report

Clerk's Files

Originator's  
Files OZ 06/013 W5

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**DATE:** March 13, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 2, 2007

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a one storey retail and service commercial plaza**  
**5236 and 5240 Hurontario Street**  
**Northwest corner of Glenn Hawthorne Boulevard and**  
**Hurontario Street**  
**Owner: Dr. Andrew Rewa and Michelle Viney**  
**Applicant: John Bousfield, Bousfields Inc.**  
**Bill 20**

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

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**RECOMMENDATION:** That the Report dated March 13, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Motor Vehicle Commercial" to "Convenience Commercial" and to change the Zoning from "AC" (Automotive Commercial) and "AC6-1299" (Automotive Commercial) to "DC-Special Section" to permit a one storey retail and service commercial plaza under file OZ 06/013 W5, Dr. Andrew Rewa and Michelle Viney, 5236 and 5240 Hurontario Street, be received for information.

**BACKGROUND:** Official Plan Amendment and Rezoning applications have been filed to permit a range of commercial activities including retail

uses, service commercial uses, offices and restaurants. The owners propose to construct an 883.7 m<sup>2</sup> (9,512.4 sq. ft.) one storey commercial plaza on the subject lands, which are currently vacant. Dr. Rewa, one of the owners, intends to move his dental practice to one of the proposed commercial units. A concept plan is found in Appendix I-5. Preliminary elevations have also been provided by the applicant (see Appendix I-6).

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:

<b>Development Proposal</b>	
Applications submitted:	June 15, 2006
Height:	one storey
Lot Coverage:	25.8 %
Landscaped Area:	23 %
Gross Floor Area:	883.7 m <sup>2</sup> (9,512.4 sq. ft.)
Parking Required:	38 spaces, based on 4.3 spaces /100 m <sup>2</sup> (1,076 sq. ft.) of GLA (Convenience Centre parking standard) for all commercial uses excluding restaurants and convenience restaurants
Parking Provided:	38 spaces
Supporting Documents:	<ul style="list-style-type: none"> <li>• Planning Report – Bousfields Inc. (June 2006)</li> <li>• Supplemental Phase II Environmental Site Assessment Report – Jacques Whitford Ltd. (February 16, 2006)</li> <li>• Supplemental Phase II Environmental Site Assessment Report – Trow Consulting Engineers Ltd. (July 22, 2002)</li> </ul>

Site Characteristics	
Frontage:	60.3 m (197.8 ft.) along Hurontario Street
Depth:	50.7 m (166.3 ft.)
Lot Area:	0.36 ha (0.88 ac.)
Existing Use:	Vacant – south portion of the site was previously a gas station, decommissioned in July, 2005

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

### Neighbourhood Context

The subject lands are located within a residential neighbourhood with a mix of medium and high density dwellings. The site is comprised of two abutting land parcels that are owned by Dr. Andrew Rewa and Michelle Viney. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: apartment building;  
East: across Hurontario Street, apartment buildings and townhouses;  
South: across Glenn Hawthorne Boulevard, townhouses;  
West: apartment buildings and St. Francis Xavier Secondary School.

### Current Mississauga Plan Designation and Policies for the Hurontario District (May 5, 2003)

**"Motor Vehicle Commercial"** which permits gas bars and service stations; car washes; establishments for minor motor vehicle repairs; and commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, in conjunction with other motor vehicle commercial uses. The applications are not in conformity with the land use designation because the proposed range of commercial uses are not permitted.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

**Urban Design Policies (Section 3.15):**

The urban design policies of Mississauga Plan require that where commercial development is adjacent to noise sensitive uses (i.e. residential), adequate protection and buffering must be provided to ensure compatibility. Building and site design shall be undertaken in such a way to minimize the presence of parking, loading, garbage and service areas from the street. Further, loading and garbage areas should not be exposed directly to adjacent residential areas. Buildings should address the street with principal entrances and be connected with strong pedestrian linkages.

**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**

**“Convenience Commercial”** which permits commercial development not exceeding 2 000 m<sup>2</sup> (21,528 sq. ft.) of Gross Floor Area.

**Existing Zoning**

**North Parcel - "AC6-1299" (Automotive Commercial)**, which permits a gas bar and/or an automobile service station.

**South Parcel – "AC" (Automotive Commercial)**, which permits an automobile service station, which may include a convenience retail and service kiosk.

**Proposed Zoning By-law Amendment**

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

**"DC-Special Section" (District Commercial)**, to permit a range of commercial activities including retail uses, service commercial uses, offices and restaurants. The proposed zoning by-law provisions are outlined in Appendix I-8.

**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 "C5-3" (Motor Vehicle Commercial).

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**

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-7. Based on the comments received and the applicable Mississauga Plan policies

the following matters will have to be addressed prior to the Supplementary Report:

- appropriateness of the proposed uses;
- appropriateness of reducing the required 60 m (196.8 ft.) distance separation between restaurant and residential uses to 2.8 m (9.2 ft.);
- evaluation of the building configuration, parking and service areas depicted in the associated site plan application (SP 06/145 W5) for conformity with the City's urban design policies;
- the submission of updated elevation drawings that are consistent with the current site plan;
- the submission of a Phase I Environmental Site Assessment (ESA) and a Record of Site Condition (RSC) for review by the City's Transportation and Works Department;
- a determination of whether the two properties need to be legally merged to facilitate the proposed redevelopment.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to boulevard improvements/reinstatement, sidewalk and/or utility relocations and road improvements which may 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:**

All agency and City department comments have been received and after the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding the applications.

**ATTACHMENTS:**

Appendix I-1 - Site History  
Appendix I-2 - Aerial Photograph  
Appendix I-3 - Excerpt of Hurontario 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 - Detailed Zoning Provisions  
Appendix I-9 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*

**Dr. Andrew Rewa and Michelle Viney****File: OZ 06/013 W5****Site History**

- May 10, 1984 – Rezoning application under file OZ 041/84 W5 was submitted by John Bousfield Associates Limited to rezone a 33.7 ha (83.3 ac.) property to permit residential, highway commercial and school uses in conjunction with a proposed plan of subdivision under file T-83027 W5. The application included the subject lands, which were proposed to be rezoned from “A” (Agriculture) to “AC6-Special Section” (Automotive Commercial). On December 16, 1985, Council approved the rezoning application;
- April 7, 1998 – The City Plan policies for the Hurontario Planning District were modified and approved by the Region of Peel, which designated the subject lands “Automotive Service Commercial”;
- November 18, 2002 – Bousfield, Dale-Harris, Cutler & Smith Inc. submitted Official Plan Amendment and Rezoning applications for a 176.9 m<sup>2</sup> (1,904 sq. ft.) two storey office building on the north parcel of the subject lands. The file (OZ 02/047 W5) was closed on April 1, 2005 due to inactivity;
- May 5, 2003 – Mississauga Plan came into effect, designating the subject lands “Motor Vehicle Commercial”.



LEGEND:

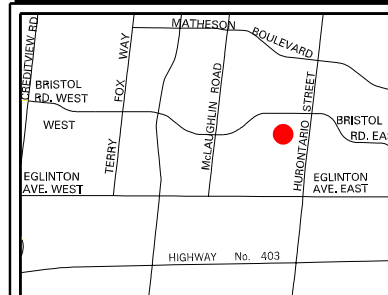


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2006



**SUBJECT: DR ANDREW REWA  
AND MICHELLE VINEY**



FILE NO:  
OZ 06013 W5

DWG. NO:  
V806013A

SCALE:

NTS

PDC DATE:  
2007 04 02

DRAWN BY:  
R. DICOSOLA

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

BRISTOL RD WEST

HURONTARIO STREET

TRAILWOOD DR

GLENN HAWTHORNE BLVD.

PALOMINO DRIVE

SPRINGBROOKE

CRESCENT

FERRET COURT

CLANSMAN TRAIL

BRETON AVE

# PART OF HURONTARIO DISTRICT LAND USE MAP HURONTARIO DISTRICT POLICIES OF MISSISSAUGA PLAN

## LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - Medium Density II
- Residential - High Density I
- Residential - High Density II
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Mixed Residential High Density II and Office
- Institutional
- Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility

## TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Transitway
- Transitway Stations
- Major Transit Corridor
- Proposed Grade Separation

## LAND USE LEGEND

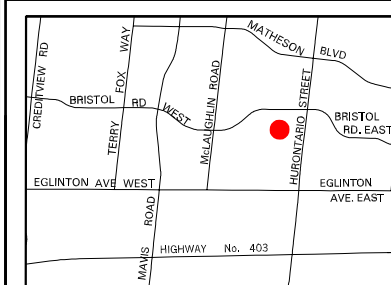
- Regulatory Floodplain
- Node Boundary
- Community Park
- 1996 NEP /2000 NEF Composite
- Noise Contours
- Golf Course
- Planning District

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: DR. ANDREW REWA  
AND MICHELLE VINEY**



**FILE NO:**  
OZ 06013 W5

**DWG. NO:**  
06013L

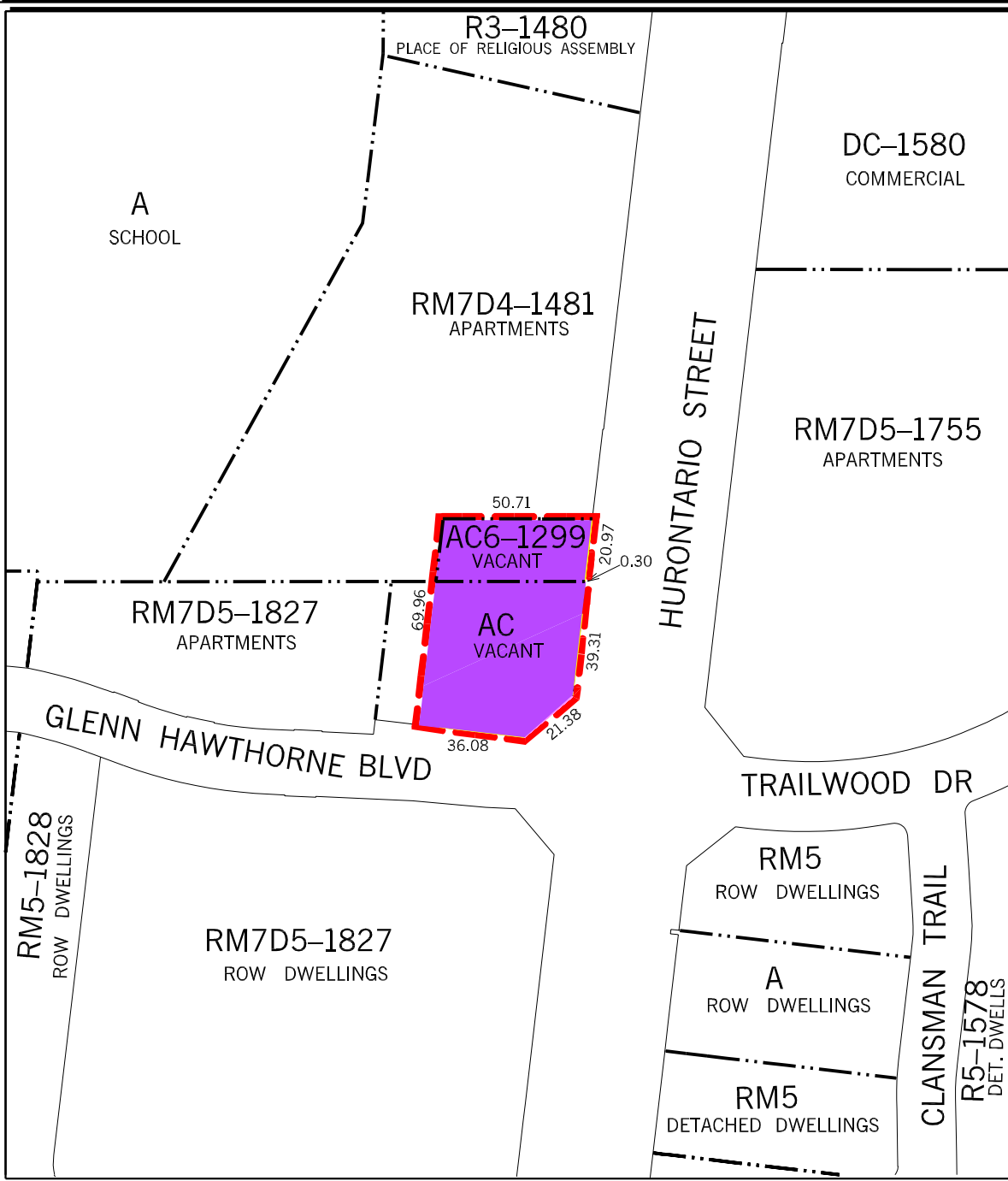
**SCALE:**  
NTS

**PDC DATE:**  
2007 04 02  
**DRAWN BY:**  
R. DICOSOLA

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**



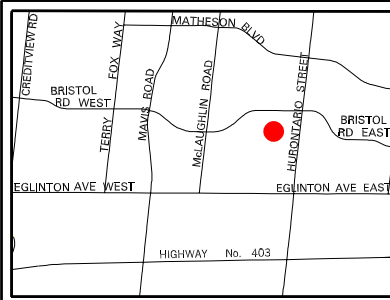
**LEGEND:**



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MOTOR VEHICLE COMMERCIAL" TO "CONVENIENCE COMMERCIAL" AND PROPOSED REZONING FROM "AC" (AUTOMOTIVE COMMERCIAL) AND "AC6-1299" (AUTOMOTIVE COMMERCIAL) TO "DC-SPECIAL SECTION" (DISTRICT COMMERCIAL) TO PERMIT A ONE STOREY RETAIL AND SERVICE COMMERCIAL PLAZA INCLUDING A DENTAL OFFICE



**SUBJECT: DR. ANDREW REWA AND MICHELLE VINEY**



<b>FILE NO:</b> OZ 06013 W5
<b>DWG. NO:</b> 06013R
<b>SCALE:</b> NTS:
<b>PDC DATE:</b> 2007 04 02
<b>DRAWN BY:</b> R. DICOSOLA

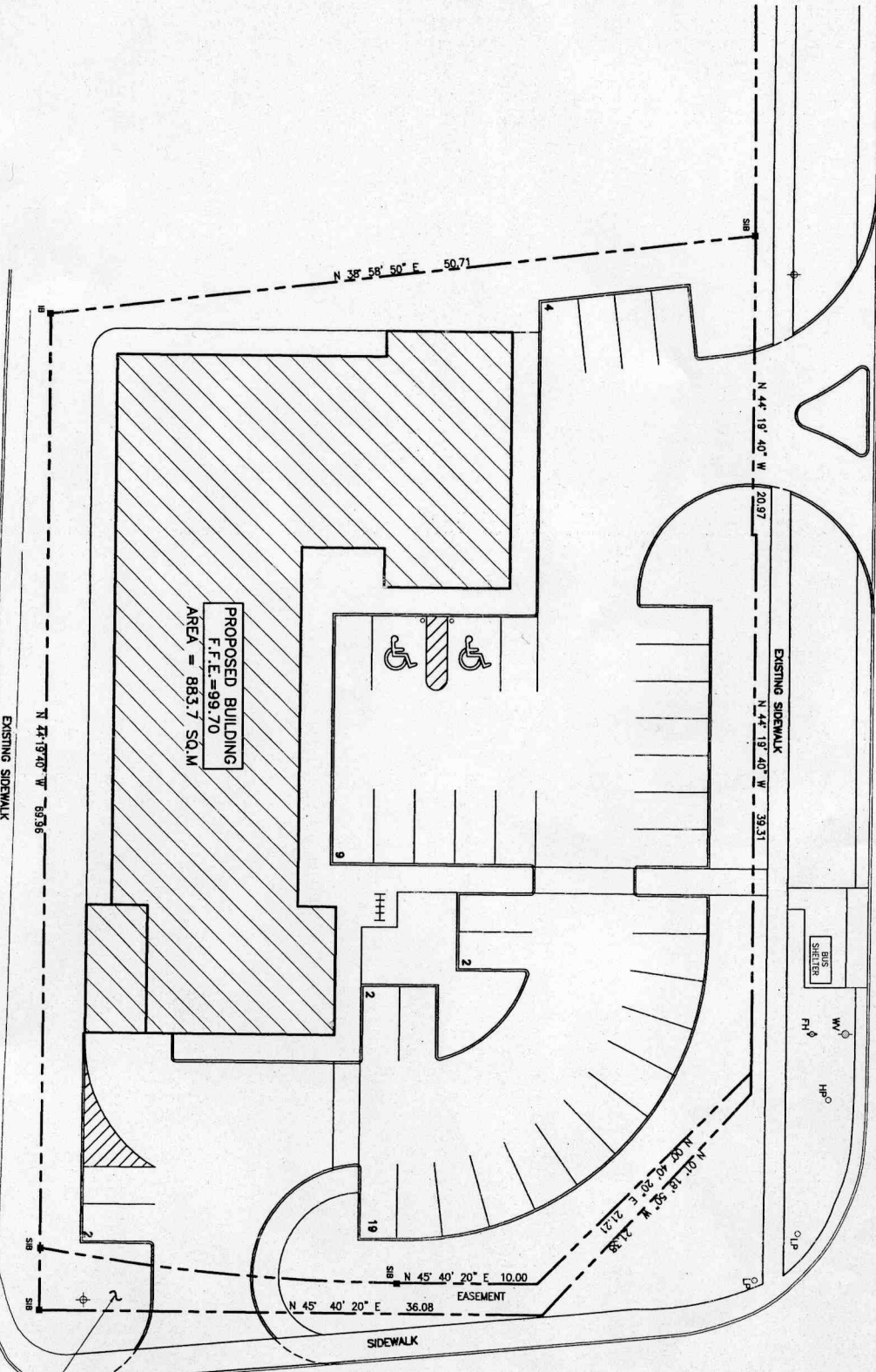
APPENDIX I-4





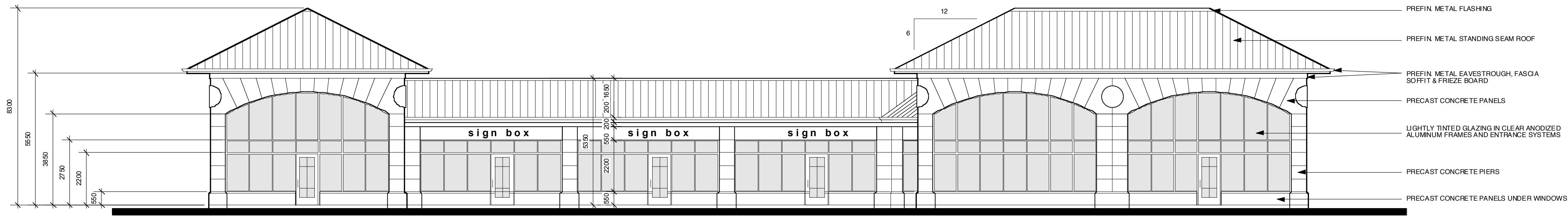
HURONTARIO STREET  
(THE KING'S HIGHWAY No.10)

TRAFFIC ISLAND

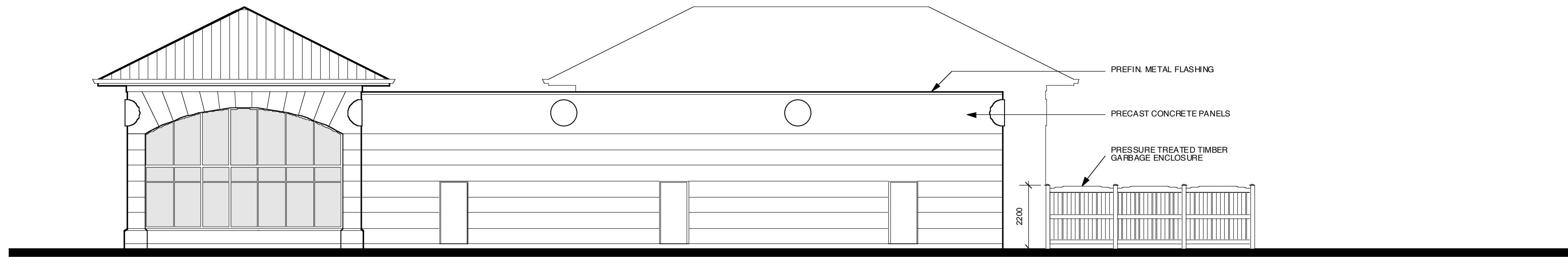


GLEN HAWTHORNE BOULEVARD

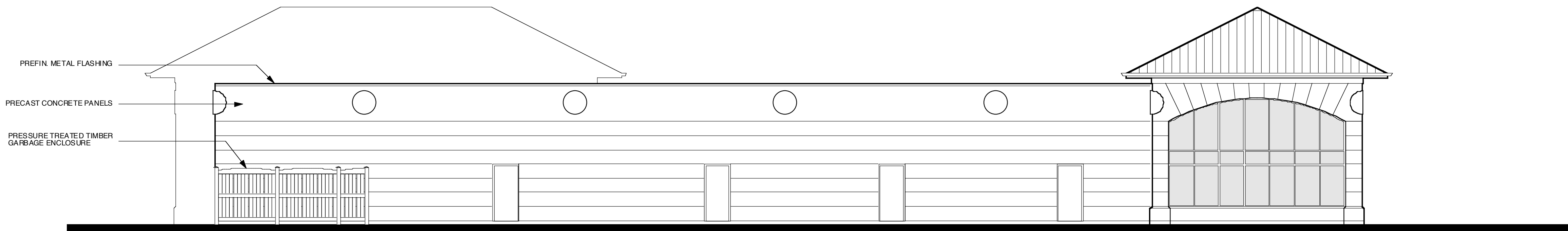
RIGHT-OF-WAY AND  
UTILITY SERVICES  
EASEMENT



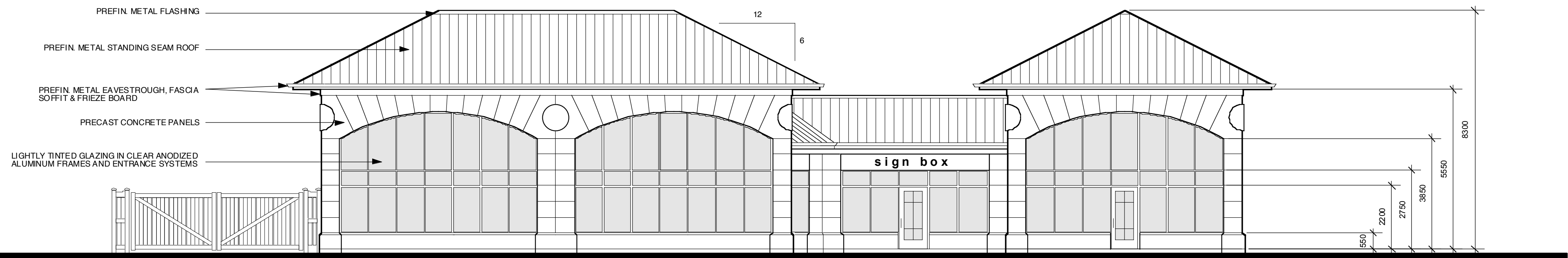
WEST (from Hurontario Street)



NORTH (side)



EAST (rear)



SOUTH (from Glen Hawthorne Boulevard)



**SANDWELL CONSULTING ENGINEERS LTD.**  
1016B SUTTON DRIVE, SUITE 100  
BURLINGTON, ON L7L 6B8  
TEL 905 319 1698  
FAX 905 319 1801

2	13Oct06	Issued for SPA
1	20Sep06	Issued for design concept review
No.	Date	Revisions / Submissions
<div><div><div>ONTARIO ASSOCIATION of ARCHITECTS</div><div>LAWRENCE F. MAY LICENCE 4113</div></div><div><div>Larry May Architect LMA</div><div>45 Central Street Toronto, ON M8V 2R6 phone: 416-255-1933 cell: 416-525-3556 lmay@sympatico.ca</div></div></div> <div>The architect's seal number is the architect's BCCN.</div> <div>The Certificate of Practice number is the holder's BCCN.</div>		
Project Title		
Hurontario Commercial Design_2 Mississauga Ontario		
Drawing Title		
ELEVATIONS		
Project Manager	Larry May, Architect	Project ID
Drawn By	Larry May, Architect	Scale
Reviewed By	Larry May, Architect	Drawing No.
Date	Sep06	LMA-3 of 4
CAD File Name		
LMA_Hurontario_v1 1.28Sep06		

Dr. Andrew Rewa and Michelle Viney

File: OZ 06/013 W5

### Agency Comments

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

Agency / Comment Date	Comment
Greater Toronto Airports Authority (July 18, 2006, updated February 21, 2007)	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning or aeronautical facilities.</p> <p>The subject property lies within the 28-30 NEF/NEP of the composite contour map for Toronto Pearson International Airport. Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
Region of Peel (July 17, 2006, updated February 16, 2007)	<p>The Region does not object to the approval of the Official Plan Amendment and Rezoning applications and requires no conditions of approval.</p> <p>Municipal water services consist of a 300 mm (12 inch) diameter watermain on Hurontario Street. Region of Peel records show that there is a 200 mm (8 inch) diameter watermain on Glenn Hawthorne Boulevard; however, this record is not noted as “as constructed”. Municipal sanitary services consist of a 250 mm (10 inch) diameter sanitary sewer on an easement northwest of the subject lands.</p> <p>On-site waste collection will be required through a private waste hauler.</p>
City Community Services Department – Planning, Development and Business Services Division (July 28, 2006, updated February 13, 2007)	<p>In comments dated July 28, 2006 and updated on February 13, 2007, this Department indicated that 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 Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p> <p>In addition, payment for street tree planting along Hurontario</p>

Dr. Andrew Rewa and Michelle Viney

File: OZ 06/013 W5

Agency / Comment Date	Comment
	Street and Glenn Hawthorne Boulevard will be required, should the application be approved.
City Community Services Department – Fire and Emergency Services Division (February 13, 2007)	Fire has reviewed the Official Plan Amendment and Rezoning applications 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 (August 1, 2006, updated February 21, 2007)	Comments dated August 1, 2006 and updated February 21, 2007, state that the applicant is to submit a Phase I Environmental Site Assessment (ESA) and a Record of Site Condition (RSC) for review. Comments on the above will be finalized prior to the preparation of a Supplementary Report.
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  Enersource Hydro Mississauga  Bell Canada  Canada Post  Rogers Cable</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Corporate Services Department – Realty Services Division  Enbridge Gas</p>

**Dr. Andrew Rewa and Michelle Viney**

**File: OZ 06/013 W5**

**Proposed Zoning Provisions**

**Proposed Uses under “DC-Special Section” (District Commercial) zone:**

- art or antique shop;
- bakery goods shop;
- bank, financial institution or money lending agency;
- barber shop or beauty parlour;
- blue printing establishment;
- business, professional or administrative office;
- medical office;
- clothes cleaning agency or pressing establishment;
- dressmaking or tailoring establishment;
- drug store;
- food store;
- Laundromat;
- pharmaceutical agency or dispensing druggist;
- restaurant;
- shoe repair shop;
- shop in which goods are sold at retail;
- take-out restaurant;
- convenience store;
- video store;
- tanning salon;
- convenience restaurant;
- picture framing establishment or picture gallery.



Dr. Andrew Rewa and Michelle Viney

File: OZ 06/013 W5

	<b>Required Zoning By-law Standard – “DC” (District Commercial)</b>	<b>Proposed Standard – “DC-Special Section” (District Commercial)</b>
Parking	Convenience Centre - 4.3 spaces /100m <sup>2</sup> (1,076 sq. ft.) of GLA for all commercial uses excluding restaurants and convenience restaurants	same
Loading	1.0 space for 0 to 2 350 m <sup>2</sup> (25,296 sq. ft.) GFA	0 spaces
Restaurant Setback from residential lot	60 m (196.8 ft.)	2.8 m (9.2 ft.)
Minimum Front Yard Setback (from Hurontario Street)	22.5 m (73.8 ft.)	17 m (55.8 ft.)
Minimum Rear Yard Setback	12.0 m (39.4 ft.)	3 m (9.8 ft.)
Minimum Interior Side Yard Setback	12 m (4.5 m [14.8 ft.] greater than abutting residential requirement	2.8 m (9.2 ft.)
Minimum Exterior Side Yard Setback	None specified	19 m (62.3 ft.)