



Corporate Report

Clerk's Files

Originator's

File OZ 04/035 W10

DATE: June 5, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 25, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning**
To permit a drug store and associated retail and service
commercial uses
2249 Derry Road West
Northwest corner of Derry Road West and Terragar Boulevard
Owner: Bremont Homes Inc. (Basilico Investments Ltd.)
Applicant: Deanlee Management Inc.
Bill 20

Supplementary Report **Ward 10**

RECOMMENDATION: That the Report dated June 5, 2007, from the Commissioner of Planning and Building recommending refusal of the applications under File OZ 04/035 W10, Bremont Homes Inc. (Basilico Investments Ltd), 2249 Derry Road West, northwest corner of Derry Road West and Terragar Boulevard, be adopted in accordance with the following:

1. That the application to amend the Official Plan from "Residential – Medium Density II" to "General Commercial" be refused.
2. That the application to change the Zoning By-law from "A" (Agricultural) to "DC – Special Section" (District Commercial) be refused.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 4, 2005, at which time a Planning and Building Department Information Report, attached as Appendix S-1, was presented and received for information. Council adopted the recommendation of the Planning and Development Committee as outlined in Appendix S-2.

Following the Public Meeting, the following supporting studies and plans were submitted:

- *Planning Justification* reports prepared by Joanne Barnett (May and August 2005)
- *Transportation Assessment Addendum and Concept Plans* prepared by Poulos Chung (June 2005 and February 2007)
- *Acoustical Study Addendum* prepared by HGC Engineering (June 2005 and December 2006)
- *Preliminary Site Plan, Floor Plan and Exterior Elevations* prepared by PDA Architects (July 2005 and February 2007)

Updated City department and agency comments are outlined in Appendix S-3.

COMMENTS:**COMMUNITY ISSUES**

Two community meetings were held to discuss the subject applications, one hosted by Councillor Saito on February 23, 2004, and the other by Councillor McFadden on April 23, 2007. The following is a summary of issues raised by the community at the meetings and through correspondence.

Comment

Concern was raised about the proposed change of land use from residential to commercial. Residents noted that they purchased their homes with the understanding that the future use of the subject lands would be for medium density residential uses. The adjacent commercial property owner indicated a concern because the current land use designations in the Lisgar District were prepared following substantial community input and noted that the property's location is ideally suited for residential development.

Response

Since 1983 the lands have been designated for residential purposes. Following an extensive public consultation process, the Lisgar District Plan (1999) designated the subject lands “Residential - Medium Density II”. The appropriateness of the commercial proposal will be evaluated in the Planning Comments section of the report.

Comment

Concerns were raised regarding the compatibility of the proposed commercial development with the adjacent existing and future residential uses. Issues with respect to noise impacts, site lighting, truck loading, garbage bins, loss of privacy and the need to screen the loading area, parking lot and garbage enclosures were raised. A landscaped berm adjacent to residential uses on Black Walnut Trail was suggested to mitigate these impacts.

Response

The introduction of a commercial land use proposal adjacent to residential would require several measures to ensure land use compatibility in terms of noise attenuation and buffering between the different land uses. The location of the loading areas and garbage enclosures continues to be a concern given that they are located adjacent to the rear yards of the homes on Black Walnut Trail and are also exposed to Derry Road West. Details of the proposed landscape buffering, fencing and lighting have not been provided by the applicant. As suggested in the above comment, a landscaped berm could assist in buffering the proposed commercial use, from the existing residential uses but has not been shown on the concept plan attached as Appendix S-4.

The applicant has submitted a noise attenuation study with the preliminary concept plan, however, outstanding concerns remain related to noise attenuation of refrigerated trucks, truck loading operations and garbage pick-up adjacent to the existing and future residential uses. If the zoning for the commercial proposal is approved, these matters would be required to be satisfactorily addressed through the Site Plan Approval process.

Comment

Some residents preferred a commercial land use rather than the townhouses or low-rise apartments that would be permitted under the existing “Residential-Medium Density II” designation.

Response

The appropriateness of the proposed “General Commercial” designation in comparison to the existing land use designation is evaluated in the Planning Comments section of the report.

Comment

Concern with the traffic impacts the proposed commercial development would have on the functioning of the Terragar Boulevard and Derry Road West intersection. The ability of the existing roads to accommodate additional residential or commercial traffic was questioned, especially during peak periods.

Response

The Region of Peel and the Transportation and Works Department have reviewed and accepted updated traffic reports and plans. The applicant’s concept plan identifies that a road widening and daylight triangle will be required along the north side of Derry Road West and west side of Terragar Boulevard. A new southbound right-turn lane would be introduced along Terragar Boulevard and a new slip-off lane would be introduced on the north side of Derry Road West. A new centre median would be required on Terragar Boulevard to restrict turning movements, while the existing centre median along Derry Road West would be extended. All works would be completed at the sole expense of the owner. Updated comments from the Transportation and Works Department and the Region of Peel regarding the traffic implications of the proposal are attached in Appendix S-3.

Comment

Clarification was requested on the hours of operation and the frequency of delivery vehicles.

Response

The Shoppers Drug Mart representative indicated that the proposed hours of operation would be from 8 a.m. to 10 p.m. These hours could be extended until 12 a.m. if there is sufficient consumer demand. There would be three deliveries per week by the larger Shoppers Drug Mart truck. The representative noted that approximately 13 other deliveries in smaller trucks would take place for other convenience shopping goods. Deliveries would occur during daytime hours after 8 a.m. Staff noted that the hours of operation of a commercial business or deliveries cannot be controlled through the land use planning process.

Comment

Several existing drug stores currently serve the neighbourhood and an additional drug store is not needed. The adjacent commercial plaza provides neighbourhood residents with the goods and services they need.

Response

A drug store exists in the adjacent commercial plaza and several others exist within this northwest quadrant of Mississauga. Staff are evaluating the merits of the requested change in land use from residential to commercial and not focusing on the viability of another drug store. Staff have not required any studies to determine if there is sufficient market demand for an additional drug store or for any other form of commercial development. The adjacent commercial plaza contains a variety of commercial and service uses.

Comment

Concern that the drug store will be a target for break-ins, youth loitering and vandalism.

Response

The applicant has indicated that Shoppers Drug Mart, the prospective tenant, provides on-site security where required, and that the stocking of pharmaceuticals does not necessarily attract criminal activity.

Comment

The lack of community-oriented services and amenities within the Lisgar District was raised as a concern. Services such as a medical clinic, police substation and seniors home were suggested. The need for youth-oriented recreation facilities was also suggested.

Response

The existing “Residential – Medium Density II” designation would permit a seniors home on the subject lands, however, a rezoning application would be required for this use. The Community Services Department has confirmed that adequate parkland is provided in the Lisgar District.

Comment

The property has not been maintained, and dumping of refuse has occurred. Concern was also raised regarding the security of the vacant buildings and the potential for illegal activity or a fire to occur on the site.

Response

The owner is responsible for maintaining the property in accordance with the City’s Property Standards by-law. Following a complaint in 2006, the owner erected a fence to stop the illegal dumping of waste on the lands. The fence has been pushed down and dumping has again occurred on the site. The Councillor’s office has received resident complaints and By-law Enforcement is currently investigating. The applicant was informed that the property and buildings should be secured with a fence and any refuse is to be removed from the site as soon as possible.

Comment

Potential conflicts between vehicles using the commercial driveway and cyclists using the off-road bicycle path was raised as a concern.

Response

If the applications were approved, as part of the required upgrades to Derry Road West, the Community Services Department will require the off-road bicycle path to be reinstated to current City standards. A concrete apron will be required on either side of the proposed driveway to act as a warning to trail users. All works will be completed at the sole expense of the owner. The plans submitted by the applicant indicate that stop signs will be installed at the outbound driveways.

Applicant's Planning Justification

The previous applicant, Joanne Barnett, submitted an initial planning justification report in October 2004, with revisions in May and August 2005. A summary of the applicant's rationale to support the conversion of residential lands to commercial is provided below:

- The redesignation of the subject lands to General Commercial does not conflict with the Mississauga Plan because removing the potential for residential units will not compromise the land use policy regime of Mississauga Plan.
- The proposal will not intrude on the privacy or negatively impact the quality of life of residents of the neighbourhood, either existing or proposed. Adequate screening and buffering can be achieved through appropriate conditions of site plan approval to mitigate noise and aesthetics.
- The commercial use will not place new demands on schools or community facilities.
- The neighbourhood is better served by a drugstore than by another isolated condominium townhouse development. The use is preferable from urban design, traffic and land use planning aspects.

PLANNING COMMENTS

The Planning and Building Department has reviewed the planning rationale provided by the applicant and does not accept the report's conclusions that the proposed "General Commercial" land use designation is preferable from a land use and urban design perspective compared to the existing "Residential – Medium Density II" land use designation.

The following is an overview of relevant policies of Mississauga Plan that support the Planning and Building Department's position that the existing "Residential – Medium Density II" designation be retained.

Official Plan

Mississauga Plan (Sections 5.3.1 and 5.3.2) provides guidance for evaluating development applications. The policies state, among other matters, that development applications will address the relationship of the proposed development to adjacent land uses, conformity with the policies of Mississauga Plan, adequacy of engineering services, traffic impact of the proposal, and the suitability of the site to accommodate the necessary on-site functions, parking and landscaping.

Provincial Policy Statement and Mississauga Plan's Housing Policies

Mississauga Plan's housing policies are complementary to the Provincial Policy Statement's (1996) intent to meet the diverse housing needs of communities (see subsections 2.4.2.6 and 3.2.3.3). The Provincial Policy Statement states:

1.2.1.c) Provision will be made in all planning jurisdictions for a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the housing market area by encouraging housing forms and densities designed to be affordable to moderate and lower income households.

The retention of the “Residential - Medium Density II” land use designation would meet the intent of the Provincial Policy Statement and Mississauga Plan.

Mississauga Plan’s Housing policies ensure that the housing mix accommodates persons with diverse social and economic characteristics, needs and desires. A range of housing choices in terms of type, tenure and price is encouraged (Subsections 2.4.1.1, 2.4.2.1 and 2.4.2.2).

Commercial Policies

Mississauga Plan’s policies indicate that “General Commercial development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas” (Subsection 3.5.1.3). The commercial policies also indicate that “commercial development will be directed to designated commercial areas” and that the “dispersion of retail uses beyond designated commercial areas will be discouraged” (Subsections 3.5.2.4 and 3.5.2.5).

The proposed Official Plan Amendment is not in conformity with the direction outlined in Mississauga Plan’s “General Commercial” policies and represents a linear extension of commercial land uses onto lands designated for non-commercial purposes.

The Planning and Building Department’s position is that the redesignation of the lands from “Residential - Medium Density II” to “General Commercial” is not appropriate since the linear extension of commercial land use into a stable, non-commercial area is not in conformity with Mississauga Plan and the Lisgar District Policies. Introducing a commercial land use at this location raises significant compatibility and urban design concerns. These concerns have not been adequately addressed by the applicant.

The applicant has not provided appropriate rationale to justify a significant change to the planned function of these lands within the Lisgar District of Mississauga Plan. If the subject lands were redesignated, there may also be pressure to redesignate the vacant residential lands to the north for commercial purposes. Together

these lands could form a large commercial concentration that would significantly increase traffic and result in compatibility impacts with the surrounding residential uses.

Urban Design Policies of Mississauga Plan

The applicant has prepared a preliminary concept plan and elevation drawings attached as Appendices S-4 and S-5. The Planning and Building Department's review of the proposal raised the following urban design concerns:

- Building location in terms of land use compatibility, pedestrian accessibility and street edge definition;
- Impact of road widening on the minimum landscape requirements along Terragar Boulevard and Derry Road West;
- The location of the truck loading and garbage enclosure;
- Noise sources adjacent to existing residential.

Mississauga Plan's urban design policies provide guidance on site layout. Built form is encouraged to relate to the public street and help define its scale. Buildings should address the street with main entrances facing the street, with strong pedestrian connections and landscape treatments that connect buildings to the street. Buildings and site design will locate and design parking, loading and storage areas to minimize their presence from the street. Loading, servicing and garbage storage areas should not be exposed to the street (Subsections 2.11.2.6, 3.15.5.2 and 3.15.5.10).

The commercial policies indicate that applications for new commercial development will be required to submit a concept plan for suitable landscaping, setbacks and other buffering measures on the subject lands and on adjacent properties (Subsection 3.5.2.1). The proposed concept plan attached as Appendix S-4 does not meet the minimum setback and landscape standards. Reductions to the required rear yard building setback and the landscape buffer requirements would be required to accommodate the proposed building and parking.

The applicant's proposal shows the building setback to the rear of the property with parking provided between the street and the building. To accommodate this site layout, the applicant is proposing a reduction in the required rear yard adjacent to the designated residential lands from 12 m (39.4 ft.) to 3 m (9.8 ft.). In addition, truck loading and the garbage enclosure have been located in the side yard adjacent to the existing Black Walnut Trail residences and are fully exposed to Derry Road West as illustrated in Appendices S-4 and S-5.

Acoustic protection, preferably at the source, is required when noise sources are located adjacent to residential uses (Subsection 3.15.2.8). An acoustical assessment and addendum has been provided but do not adequately address concerns regarding the loading and garbage activities proposed in proximity to existing residential uses. A revised acoustic report will be required if the application is approved.

Overall, the Planning and Building Department continues to have concerns regarding the compatibility of the proposed commercial development adjacent to existing and future residential uses. As presented, the concept plan does not satisfy staff concerns or meet the urban design policies of Mississauga Plan.

Lisgar District Policies

The "Residential – Medium Density II" designation was placed on the subject lands and the vacant lands immediately to the north in 1988 following a public consultation process to prepare the Lisgar District Plan. Together, these lands are the last designated "Residential - Medium Density II" vacant lands within the district. This designation permits all forms of multiple dwellings, as well as low rise apartments at a Floor Space Index of 0.4-0.9, thereby providing flexibility in the built form that can be accommodated on these lands. Building height is limited to 3 storeys when adjacent to low density residential dwellings (Subsections 4.18.4.1.4 and 4.18.4.1.6).

The Lisgar District's Development Concept indicates that the District is self-sufficient in terms of commercial facilities and that the existing commercial facility located east of the subject property is the focal point for the District (Subsection 4.18.2).

Staff maintain that the subject property is well suited for a "Residential - Medium Density II" land use for the following reasons:

- Range of housing opportunities from townhouses to low-rise apartments can be accommodated under the current designation which could yield 19 to 52 dwelling units;
- Located across from a commercial centre containing 10 375 m² (111,679 sq.ft.) of commercial floor space serving the needs of the local neighbourhood;
- Served by two transit routes along Derry Road West and Terragar Boulevard;
- Engineering infrastructure is available to serve the designated medium density residential land uses without a major upgrade;
- Medium density residential uses are more compatible with the existing and future residential dwellings abutting the subject lands;
- Adequate school facilities and community services are available to support the designated residential land use;
- Coordination of access points and internal circulation systems between two residential properties could be explored to minimize traffic impacts along Terragar Boulevard.

Overall, the applicant has not demonstrated how the proposed "General Commercial" land use is better suited for the subject lands compared to the current "Residential - Medium Density II" land use designation. Maintaining the current land use designation is preferable from urban design and land use compatibility perspectives.

The commercial concept plan attached as Appendix S-4 does not demonstrate that the building, parking and loading functions can be accommodated without reducing the required rear yard building

setback and the standard landscape requirements. The proposal fails to satisfy the evaluation criteria outlined in Mississauga Plan for development applications. If Council was to support this application, the commercial building would have to be reduced in size in order to accommodate the required setbacks, landscaping and buffers to the existing and future residential uses to the west and north of the subject lands.

Zoning

The proposed “DC-Special Section” (District Commercial) zoning is not supported. The proposal would not meet the “DC” (District Commercial) zone's minimum rear yard setback requirement where adjacent to residential uses. The applicant has requested a “DC – Special Section” (District Commercial) in order to reduce the rear yard setback from 12 m (39.4 ft.) to 3 m (9.8 ft.) adjacent to future residential lands to the north.

The applicant has also proposed an increase in the side yard setback adjacent to the existing residential properties to the West from the required 4.5 m (14.8 ft.) to 7 m (30 ft.). This larger side yard is adjacent to the proposed garbage enclosure and truck loading ramp. The applicant has also requested that the range of permitted uses be restricted to permit only a pharmacy and associated retail and service commercial uses.

As noted in the comments above, staff continue to have concerns with: the compatibility of the proposed use with the adjacent residential uses; site layout and building placement, and do not support the requested “DC - Special Section” (District Commercial) zoning.

Draft Mississauga Zoning By-law

A final report on the new draft Zoning By-law was received by the Planning and Development Committee on April 30, 2007. A further addendum report was adopted by Council on May 23, 2007, with the exception of the Harris Farm. The implementing Zoning by-law is anticipated to be adopted by Council on June 20, 2007.

The draft Zoning for this property is “D” (Development) which recognized existing uses. In the event that this application is supported by City Council, staff will report back on the applicable zoning standards and provisions to be applied. If the new Zoning By-law is passed and comes into force and effect, the application would be amended to the “C1-Exception” (Convenience Commercial) zone. The proposal, as illustrated in Appendix S-4, would require site-specific exceptions to permit reduced landscape setbacks along Terragar Boulevard and Derry Road West. The site specific zone would also require a reduced rear yard from 6 m (19.7 ft.) to 3.1 m (10.2 ft.) and a reduced landscaped buffer in the rear yard from 4.5 m (14.8 ft.) to 3.1 m (10.2 ft.) adjacent to residential uses.

Evaluation of the Commercial Concept Plan

In the event that these applications are approved by Council, a revised concept plan will be required to address outstanding staff concerns with insufficient landscaping, building setback and the location of the garbage enclosure and loading bay. The engineering plans for the intersection improvements will also need to be reviewed by Community Services Department to ensure that the off-road pathway has been designed in accordance with City standards. In addition, the Planning and Building Department will require an updated acoustic report. Staff would need to report back in a Supplementary Report Addendum once the above information is received and reviewed.

FINANCIAL IMPACT: If approved, 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: The proposed Official Plan Amendment and Rezoning are not acceptable from a planning standpoint and should not be approved for the following reasons:

1. The subject lands are well suited for the designated “Residential - Medium Density II” uses permitted under the

Mississauga Plan Policies for the Lisgar District and this land use is preferred to commercial development on the lands.

2. The subject lands are one of two remaining undeveloped sites in the Lisgar District that are designated for “Residential - Medium Density II” development. This designation allows for various housing forms to satisfy the Official Plan’s housing policies.
3. The proposal does not satisfy all of the evaluation criteria for development applications as outlined in Mississauga Plan.
4. The proposal for commercial uses on the subject lands is less compatible with the surrounding land uses than the “Residential - Medium Density II” uses designated in Mississauga Plan.

ATTACHMENTS:

Appendix S-1, Information Report dated March 15, 2005
Appendix S-2, Council Recommendation dated April 13, 2005
Appendix S-3, Updated Agency and City Department Comments
Appendix S-4, Concept Plan
Appendix S-5, Proposed Elevations

Edward R. Sajecki
Commissioner of Planning and Building



Corporate Report

Clerk's Files

 Originator's
Files OZ 04/035 W9

PDC APR 4 2005

DATE: March 15, 2005

TO: Planning and Development Committee
Meeting Date: April 4, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a drug store and associated retail and service
commercial uses
2249 Derry Road West
Northwest corner of Derry Road West and Terragar Boulevard
Owner: Basilico Investments Limited
Applicant: Joanne Barnett, MCIP RPP
Bill 20

Public Meeting **Ward 9**

ORIGIN: Official Plan Amendment and Rezoning applications to permit a drug store and associated retail and service commercial uses.

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

BACKGROUND: Details of the proposal are as follows:

Development Proposal	
Application submitted:	December 8, 2004
Proposed gross floor area:	1 458.6 m ² (15,700 sq. ft.) free standing Shoppers Drug Mart
Height:	one storey

Lot Coverage:	26 %
Landscaped Area:	19 %
Parking Required/Proposed:	79 parking spaces at the rate of 5.4 spaces per 100 sq.m.
Supporting Documents:	Acoustical Noise Report Traffic Impact Assessment Planning Justification Report The findings of the reports will be evaluated and responded to in the Supplementary Report.

Site Characteristics	
Frontage:	80 m (263.5 ft.) on Derry Road West 25 m (82 ft.) on Terragar Boulevard
Depth:	59.7 m (195.9 ft.)
Lot Area:	0.5378 ha (1.3289 ac.)
Existing Use:	residential dwelling that is currently being used as a home

Additional maps, information and a copy of the applicant's concept plan are provided on Exhibit I-1 to I-5.

Neighbourhood Context

The subject property is one of the few remaining parcels to be redeveloped in this area. The neighborhood consists primarily of detached, semi-detached and townhouse dwellings. A vacant lot abuts the northern property line of the subject site and is designated the same as the subject lands for medium density residential uses. A commercial shopping centre with a full range of neighbourhood commercial uses including a food store and a drug store is located on the east side of Terragar Boulevard.

The surrounding land uses are described as follows:

North: vacant land

East: neighbourhood shopping centre

South: Derry Road West and detached dwellings

West: semi-detached dwellings

COMMENTS:

**Existing Mississauga Plan Designation and
Policies for the Lisgar District
(May 5, 2004)**

"Residential – Medium Density II" which permits all forms of horizontal multiple dwellings, as well as low-rise apartments at a Floor Space Index of 0.4-0.9. Building heights should not exceed 4 storeys.

Section 3.5.2.4 of Mississauga Plan states that commercial development will be directed to designated commercial areas.

Section 3.5.2.5 of Mississauga Plan states that the dispersion of retail uses beyond designated commercial areas will be discouraged. Sections 3.5.2.4 and 3.5.2.5 are currently under appeal at the Ontario Municipal Board.

The applications are not in conformity with the land use designation because the proposed uses are not permitted within the "Residential – Medium Density II" designation. Furthermore, the proposed uses represent an expansion of retail beyond an intended commercial locale which conflicts with Sections 3.5.2.4 and 3.5.2.5.

The applications will be evaluated against applicable urban design policies contained in the Official Plan which strive for built form that relates to the street and defines scale including special design elements and streetscapes that improve the visual image of the City.

Proposed Official Plan Designation and Policies

“General Commercial” which refers to development in designated commercial areas. Development of General Commercial areas will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.

Existing Zoning

"A" (Agricultural), which permits agriculture uses, a one-family detached dwelling, and golf courses among other uses.

Proposed Zoning By-law Amendment

“DC - Special Section” (District Commercial), to permit a drug store and associated retail and service commercial uses.

The applicant has requested the following uses to be included in the definition of drug store: drug dispensary, health related consultation services, health and beauty products, postal services, photographic supplies and processing services, and associated sundry products including tobacco and specialty and convenience food products and beverages.

As part of the rezoning application, the following specific development standards are proposed by the applicant:

	Required By-law Standard	Proposed Standard
Minimum Setbacks	Streetline: 7.5 (25 ft.) Rear yard: 12 m (39.4 ft.) Side yard: 4.5 m (14.8 ft.)	Streetline: 7.5 m (25 ft.) Rear yard: 3 m (9.8 ft.) Side yard: 4.5 m (14.8 ft.) on the east side 7.0 m (23 ft.) on the west side

COMMUNITY ISSUES

A community meeting was held on February 23, 2004.

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

- too many drug store operations within close proximity to the current proposal;
- hours of operation should not extend beyond midnight;
- impact of truck deliveries on adjacent residential dwellings;
- need for screening of the loading area.

DEVELOPMENT ISSUES

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

- The appropriateness of the official plan amendment with regard to the proposed use.
- The location of the proposed structure on the site.
- Access to the site from Terragar Boulevard.
- Noise attenuation of the loading area and associated trucks that are proposed to be located adjacent to the residential dwellings to the immediate west.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to acoustical attenuation and

land dedications, which will require the applicant to enter into appropriate agreements with the City.

Financial Considerations

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.

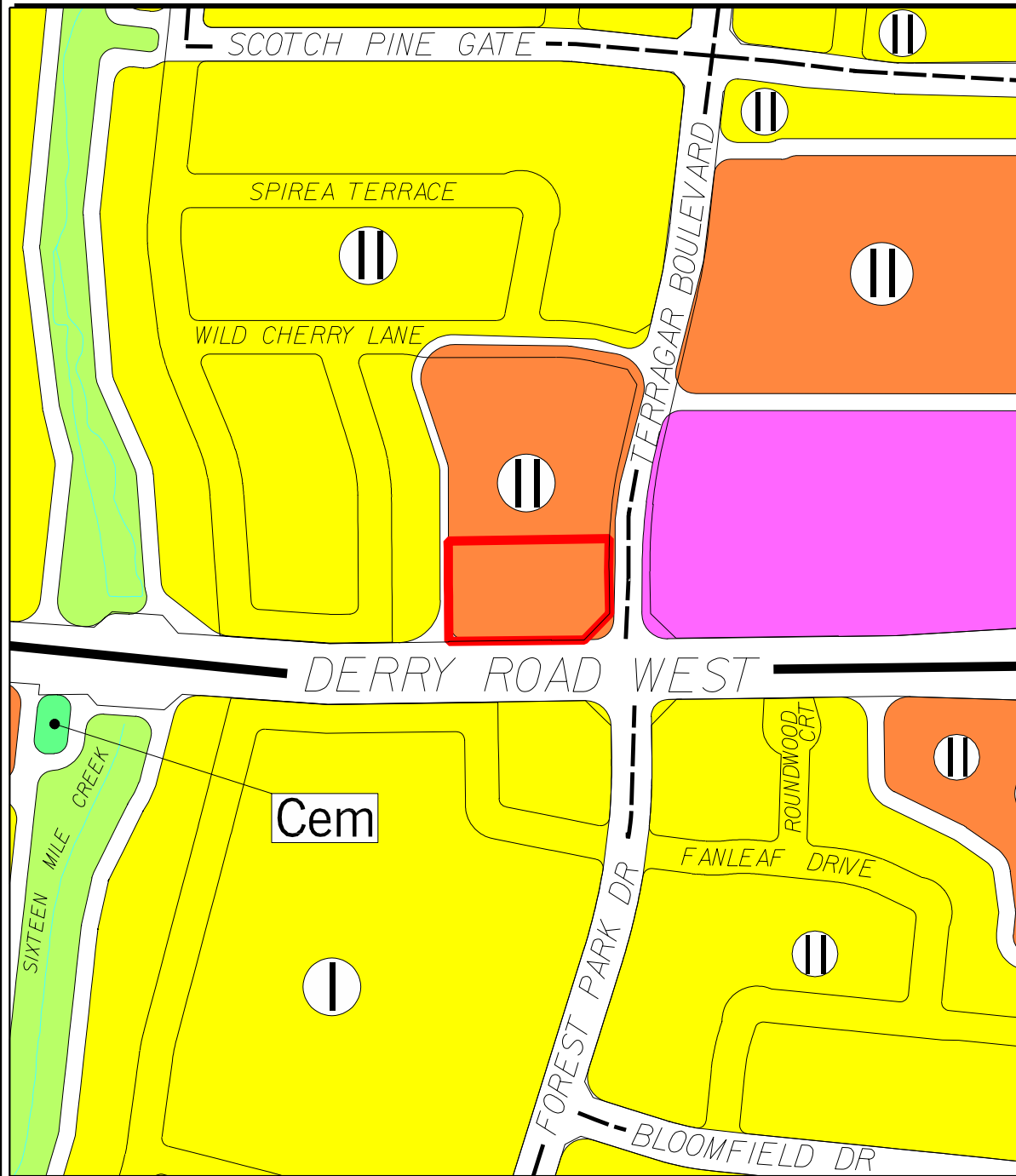
CONCLUSION:

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

RECOMMENDATION:












That the Report dated March 15, 2005, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from “Residential – Medium Density II” to “General Commercial” and to change the Zoning from “A” (Agricultural) to “DC - Special Section” (District Commercial) under file OZ 04/035 W9, Basilico Investments Limited, 2249 Derry Road West, Northwest corner of Derry Road West and Terragar Boulevard, be received for information.

Edward R. Sajecki
Commissioner of Planning and Building










**PART OF LISGAR DISTRICT LAND USE MAP
LISGAR 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
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Open Space
-  Greenbelt
-  Utility

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  Future Commuter Rail Station

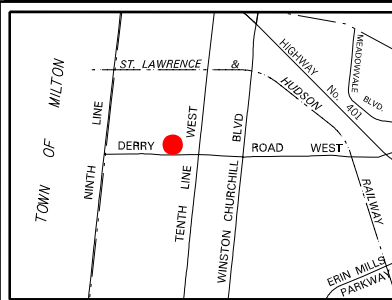
LAND USE LEGEND

- C – Community Park
- Cem – Cemetery
-  Existing Stormwater Management Facility
-  Planning District

 **SUBJECT LANDS**

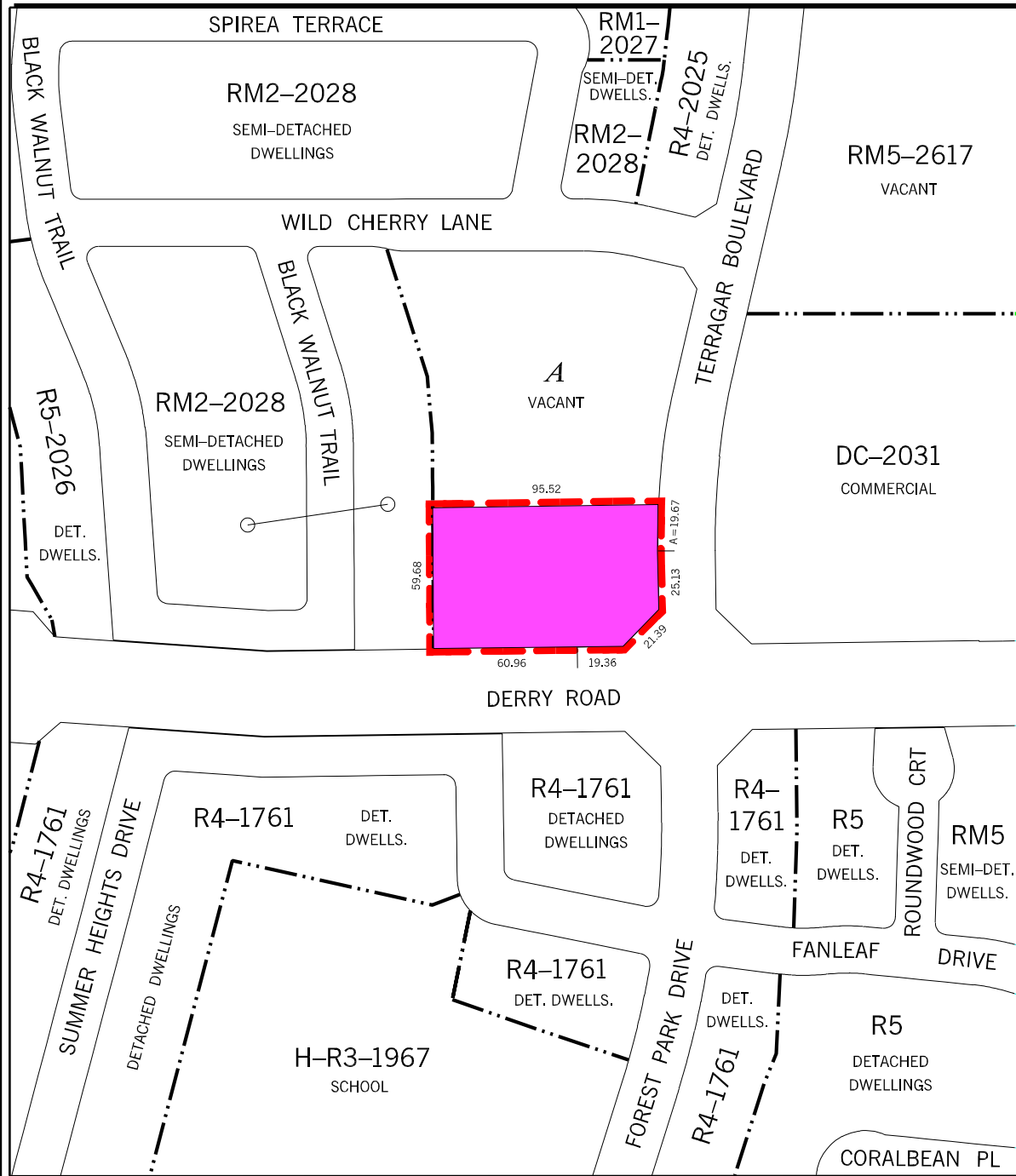


SUBJECT: BASILICO INVESTMENTS LTD.




FILE NO: OZ 04035 W9
DWG. NO: 04035LM
SCALE: NTS
PDC DATE: 2005 04 04
DRAWN BY: W. FINLAY


EXHIBIT I-1



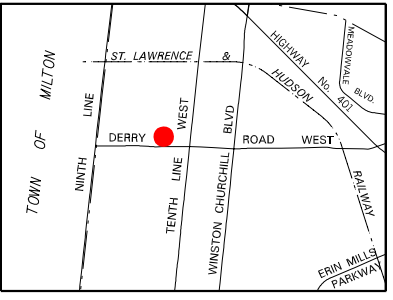

LEGEND:

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL MEDIUM DENSITY II" TO "GENERAL COMMERCIAL" AND PROPOSED REZONING FROM "A" (AGRICULTURAL) TO "DC-SPECIAL SECTION" (DISTRICT COMMERCIAL) TO PERMIT A DRUG STORE AND ASSOCIATED RETAIL AND SERVICE COMMERCIAL USES.**

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



SUBJECT: BASILICO INVESTMENTS LTD.

	FILE NO: OZ 04035 W9	EXHIBIT I-2
	DWG. NO: 04035R	
	SCALE: 1:2500	
	PDC DATE: 2005 04 04	
	DRAWN BY: W. FINLAY	
 MISSISSAUGA Planning and Building		



LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: MARCH 2004



SUBJECT:

BASILICO INVESTMENTS LTD.



FILE NO:
OZ 04035 W9
DWG. NO:
V804035A
SCALE:
1:2500
PDC DATE:
2005 04 04
DRAWN BY:
W. FINLAY

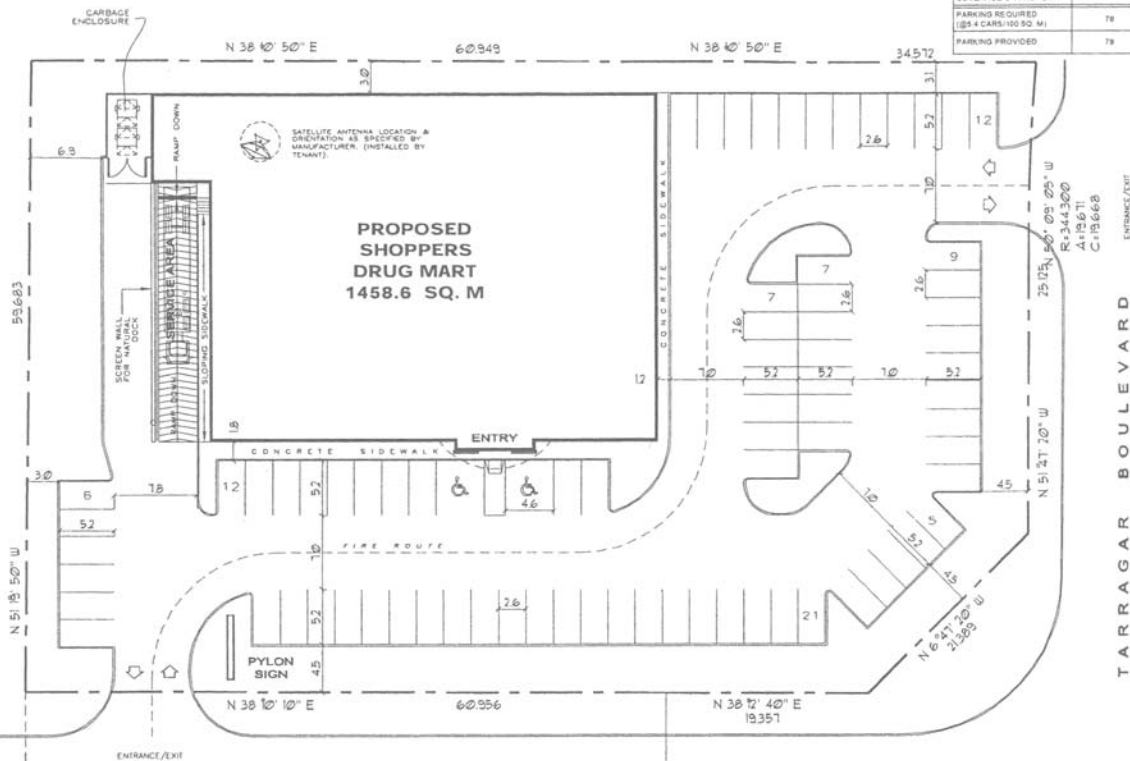
EXHIBIT I-3



MISSISSAUGA
Planning and Building

SITE STATISTICS

TOTAL LAND AREA	5569.5 SQ. M.
TOTAL BUILDING AREA	1458.6 SQ. M.
SHOPPERS DRUG MART BUILDING AREA	1458.6 SQ. M.
OTHER TENANTS BUILDING AREA	N/A. SQ. M.
TOTAL BUILDING COVERAGE ON PROPERTY	26 %
PARKING REQUIRED (@5.4 CARS/100 SQ. M.)	78
PARKING PROVIDED	79



ENTRANCE/EXIT

TARRAGAR BOULEVARD

SITE PLAN

D E R R Y R O A D W E S T

CONCEPTUAL PLAN

1

1.

169

1

Page 3

1

12

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1

1

1

9

14

1

10

1

1

+

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1

DATE	TIME	LOCATION	REMARKS
10/10/00	10:15	PO BOX 2	

1

11

Basilico Investments Limited

File: OZ 04/035 W9

Site History

- September 3, 1992 – Committee of Adjustment approved a minor variance to permit a storage trailer under file ‘A’ 575/92.
- June 26, 1997 - Committee of Adjustment approved a minor variance to permit a temporary sales trailer for new homes under file ‘A’ 563/97.
- September 15, 1999 - Lisgar District Policies and District Land Use Map approved by the Region of Peel designating the lands Residential Medium Density II.
- February 24, 2000 and November 1, 2001 - Committee of Adjustment approved a minor variance to permit a temporary sales trailer for new homes under files ‘A’ 80/00 and ‘A’ 766/01, respectively.
- May 5, 2003 - Lisgar District Policies and District Land Use Map approved by the Region of Peel designating the lands Residential - Medium Density II.

Basilico Investments Limited

File: OZ 04/035 W9

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel February 17, 2005	<p>In the event that this application is approved, the gratuitous dedication of 22.5 m (73.8 ft.) from the centerline of Derry Road West and a daylight triangle at the southeast corner of the site will be required.</p> <p>A westbound right turn lane with a 30 m (98.4 ft.) storage and 50 m (164 ft.) taper on Derry Road West is required as part of this development proposal.</p> <p>The centre median is to be extended 45 m (147.6 ft.) westerly from the proposed right in/out access onto Derry Road West.</p>
City Community Services Department – Planning and Administration Division December 21, 2004	Conditions pertaining to the subject lands have been previously satisfied through the registration of Plan 43M-1214.
City Transportation and Works Department February 25, 2005	<p>The applicant has submitted a supporting Traffic Impact Study and Noise Report which are currently under review by staff. Comments on these studies will be provided prior to the preparation of a Supplementary Report.</p> <p>In addition, the applicant will be required to provide a Phase I Environmental Site Assessment (ESA) in support of the proposed development prior to the preparation of a Supplementary Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Greater Toronto Airport Authority</p> <p>Bell Canada</p> <p>Enersource Hydro Mississauga</p> <p>Canada Post</p> <p>City Economic Development Office</p>

Basilico Investments Limited

File: OZ 04/035 W9

Agency / Comment Date	Comment
	Development Services, Community Services - Realty Services Division Community Services – Fire and Emergency Services
	The following City Departments and external agencies were circulated the applications but provided no comments: Enbridge Gas Distribution Rogers Cable Town of Milton Mississauga Transit



Bremont Homes Inc. (Basilico Investments)

File: OZ 04/035 W10

Recommendation

The Planning and Development Committee at its meeting of April 4, 2005 considered a report dated March 15, 2005 regarding the above matter and recommended as follows:

PDC-0040-2005

1. That the Report dated March 15, 2005, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from “Residential – Medium Density II” to “General Commercial” and to change the Zoning from “A” (Agricultural) to “DC – Special Section” (District Commercial) under file OZ 04/035 W9, Basilico Investments Limited, 2249 Derry Road West, northwest corner of Derry Road West and Terragar Boulevard, be received for information.
2. That the e-mails from Pegi Newton dated March 17, 2005 and Ann Main dated March 31, 2005, with respect to the above development application, be received.

The above Recommendation was adopted by Council at its meeting of April 13, 2005.

Bremont Homes Inc. (Basilico Investments)

File: OZ 04/035 W10

Updated Agency and City Department Comments

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

Agency/Comment Date	Comment
Region of Peel March 15, 2007	<p>The addendum traffic impact study that was submitted with the revised concept plan has been reviewed and found to be satisfactory. Prior to final site plan approval the applicant is to meet the Region Official Plan requirements of 22.5 m (73.8 ft.) from the centerline of Derry Road West (Reg. Rd. 5), a 15x15 m (49.2 x 49.2 ft.) daylight triangle at the intersection of Derry Road West and Terragar Boulevard and a 0.3 m (1 ft.) reserve behind the property line along Derry Road West including the daylight triangle except at the approved access point. The Region of Peel will approve one right in/right out access on Derry Road West at approximately 102 m (334.6 ft.) west of the intersection of Derry Road West and Terragar Boulevard.</p> <p>Prior to final approval, the Region of Peel will require a detailed engineering submission for the road, and access works to be completed on Derry Road West and at the intersection of Derry Road West and Terragar Boulevard for our review. All costs associated with the road and access works shall be solely at the expense of the applicant.</p> <p>Municipal water services consist of a 300 mm (11.8 in.) diameter watermain on Terragar Blvd. and a 300 mm (11.8 in.) diameter watermain on Derry Road West. Municipal sanitary services consist of a 250 mm (9.8 in.) diameter sanitary sewer on Terragar Boulevard north of the subject land. On-site waste collection will be required through a private waste hauler.</p>

Bremont Homes (Mississauga) Inc.

File: OZ 04/035 W10

Updated Agency and City Department Comments

Agency/Comment Date	Comment
City Transportation and Works Department, April 19, 2007	<p>The applicant has submitted a satisfactory Traffic Impact Study and associated Addendum submitted in support of this development application. The study concluded that the site entrances and the intersection of Derry Road West and Terragar Boulevard achieve acceptable and good levels of service for an urban environment. The proposed modifications to the municipal boulevards resulting from the access design/intersection modifications will require Public Utilities Co-ordinating Committee (P.U.C.C.) approval. As of the writing of this report, a circulation to P.U.C.C. had been made, however no comments have been issued. Notwithstanding the above, in the event this application is approved by Council, approval from P.U.C.C. must be received.</p> <p>The applicant will be required to gratuitously dedicate to the City a right-of-way widening along Terragar Boulevard to accommodate a southbound right turn lane. In addition, the applicant will be required to make satisfactory arrangements with the City for the construction of a southbound right turn lane on Terragar Boulevard; and the necessary re-alignment and construction of the bicycle path on the north side of Derry Road West, as necessitated by the site access works proposed at that location. It was also indicated that an updated Noise Report will be required.</p>



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Fax: (416) 440-1404
mail@pda-architects.ca
www.pda-architects.ca
BCDN: 3446

MUNICIPAL ADDRESS:

2249 DERRY ROAD WEST
MISSISSAUGA, ON.

LEGAL DESCRIPTION:

PART OF THE EAST HALF OF LOT 11, CONCESSION 10,
WHS BEING PARTS 2 AND 3 ON PLAN 43R-20843
PIN No. 13518-0438 (LT) - PART 2 ON 43R-20843
PIN No. 13518-0473 (LT) - PART 3 ON 43R-20843
MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL
ONTARIO

APPLICANT:

MICHELE STARR, BA, BES
DEANLEE MANAGEMENT INC
DEVELOPMENT, PLANNING AND LAND USE
CONSULTANTS
1140 BURNHAMTHORPE ROAD W SUITE 300
MISSISSAUGA, ON
L5C 4E9
PHONE #: 905 272 3780
FAX: 905 272 3781
CEL: 416 414 7286
www.deanlee.ca

OWNER:

BREMONT HOMES (MISSISSAUGA) INC
250 LESMILL ROAD
NORTH YORK, ONTARIO
M3B 2T5

ZONING INFORMATION:

DC-SPECIAL SECTION (DISTRICT COMMERCIAL)
TO PERMIT A DRUG STORE AND ASSOCIATED RETAIL
AND SERVICE COMMERCIAL USES.

REZONING APPLICATION NUMBER 04 35

LEGEND

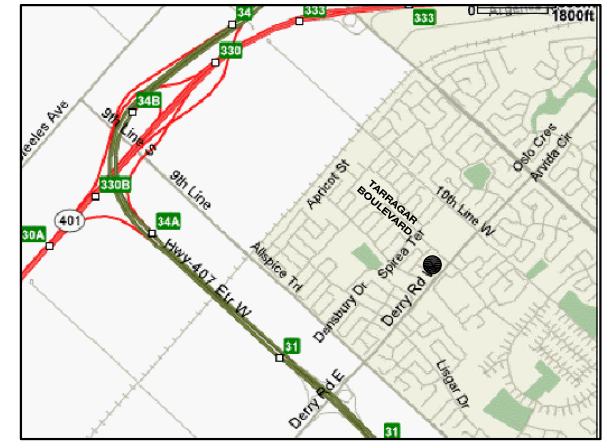
▲ BUILDING ENTRANCE

SITE STATISTICS

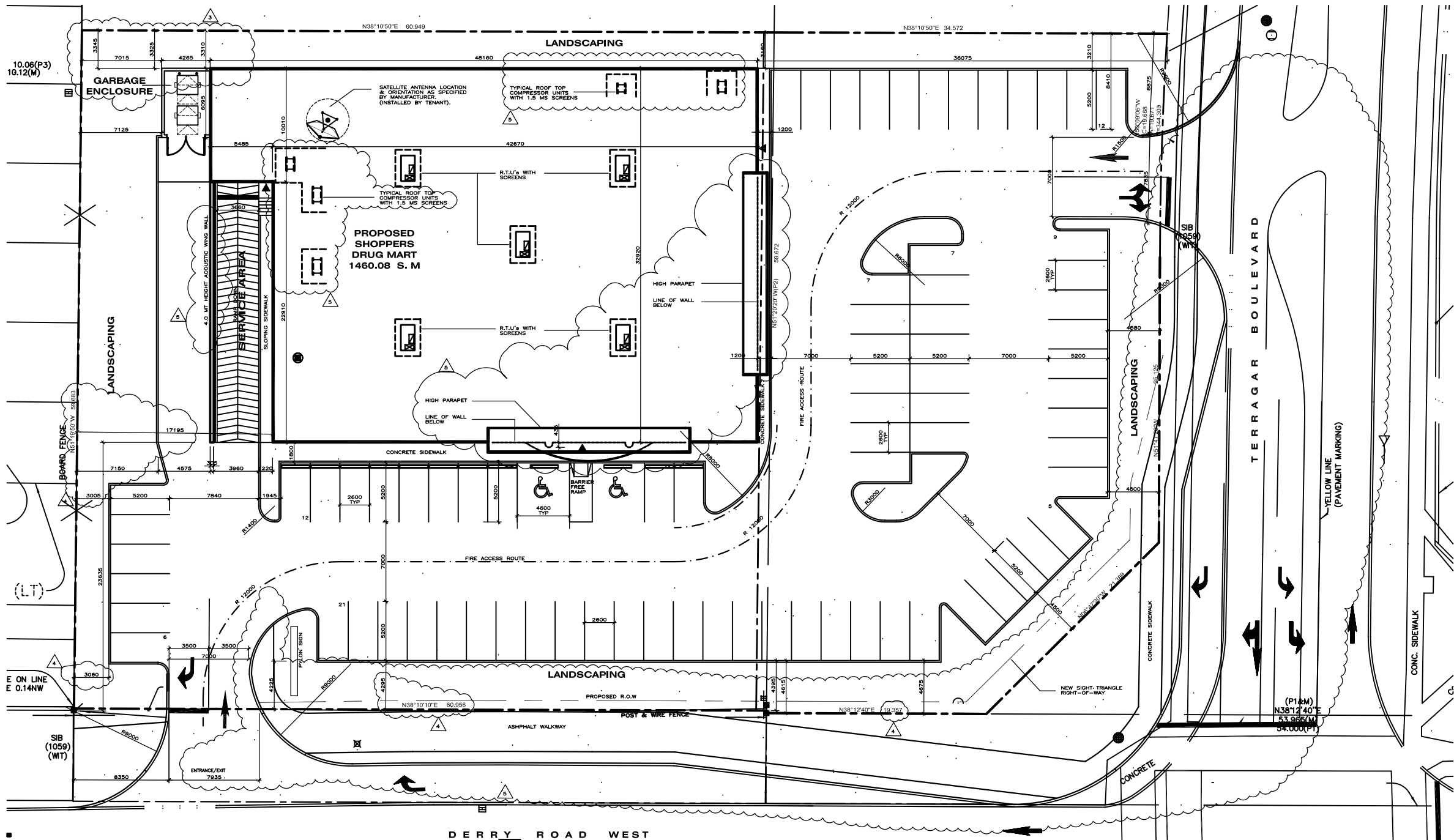
TOTAL LOT AREA 5574.96 S.M.
SHOPPERS DRUG MART
GROSS FLOOR AREA 1460.08 S.M.
TOTAL BUILDING
COVERAGE 26.18%
LANDSCAPING AREA 1424.97 S.M.
PAVED AREA 2689.91 S.M.

PARKING STANDARDS:

Parking Space Size Typical: 2.6 x 5.2 M
Physically Disabled Space: 4.6 x 5.2 M
PARKING REQUIRED (@5.4 CARS/100 SQ. M) 79
PARKING PROVIDED 79
Loading space
size required 3.5 X 9.0 M
Loading space
size provided 3.66 X 22.9 M



KEY PLAN N.T.S.



5	SPA REVISION	FEB 2/07	SP
4	SPA REVISION	DEC 14/06	SP
3	SPA REVISION	MAY 15/06	SP
2	SPA REVISION	SEPT 28/05	SP
1	ISSUED FOR SPA	JULY 4/05	SP
No.	Revisions	Date	Ck.

Key Plan

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED.
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY
OF SHOPPERS DRUG MART AND MAY NOT BE
ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR
SPECIFIC WRITTEN CONSENT.
THE CONTRACTOR MUST CHECK AND VERIFY ALL
DETAILS AND DIMENSIONS OF THE JOB AND BE
RESPONSIBLE FOR SAME. REPORTING ANY
DISCREPANCIES TO THE SHOPPERS DRUG MART
PROJECT MANAGER BEFORE COMMENCING WORK.
ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE
TO BE USED FOR CONSTRUCTION ONLY WHEN
SIGNED BY SHOPPERS DRUG MART.



Client
BREMONT HOMES
(MISSISSAUGA) INC

243 Consumers Rd.
North York, Ontario
M2J 4V8
Tel: (416) 493-1220
**SHOPPERS
DRUG MART**
DESIGN & CONSTRUCTION
ONTARIO WEST REGION

location
DERRY ROAD &
TERRAGAR BOULEVARD
MISSISSAUGA, ON

store number 1313W

drawing title
SITE PLAN

date: JUNE 27/05 drawing no.
scale: 1:125 SP-1
drawn by: C.R.
checked by: S.P. rev. no. 5
filename: 2436
last edit date: JUNE 30/05

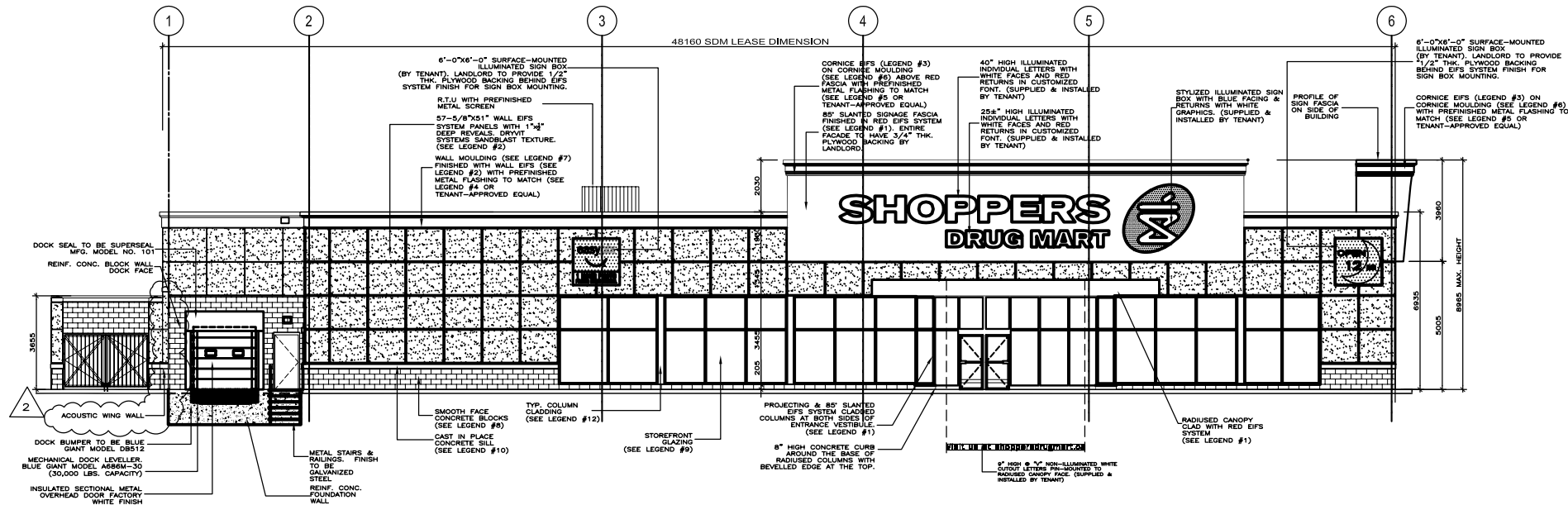


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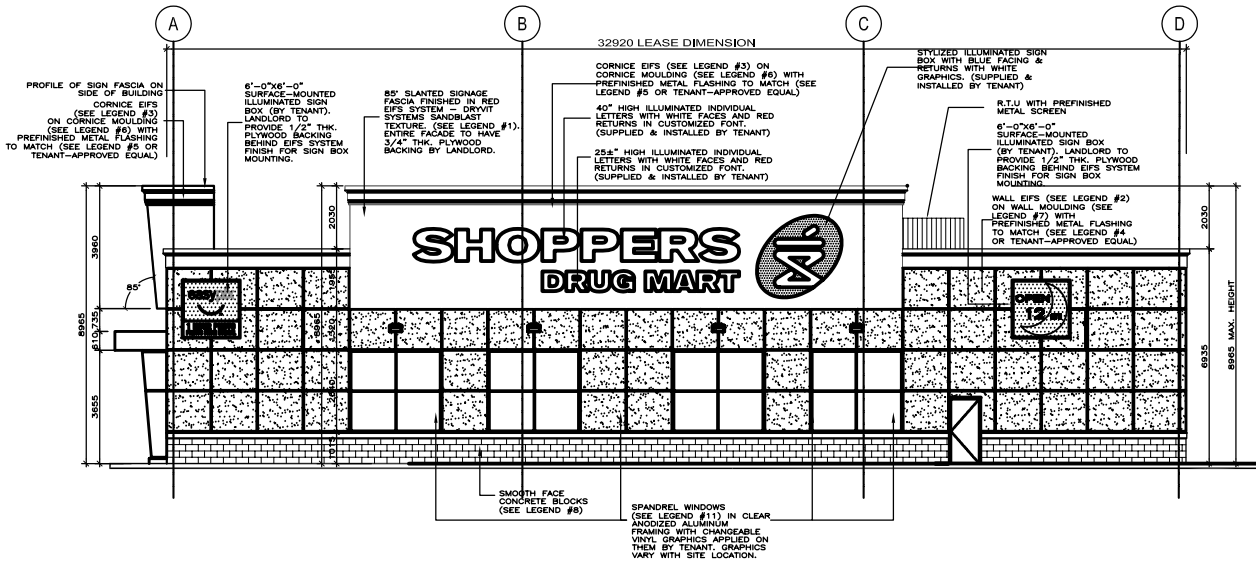
LEGEND

- 1 RED EIFS SYSTEM:
DRYVIT NO. NA2-13-10-26-12
"SHOPPERS RED 2002"
DURABOND 99-SD01C-9166
- 2 WALL EIFS SYSTEM:
DRYVIT NO. NA2-13-10-26-25
"SHOPPERS WHITE"
DURABOND 99-SD03C-10716
- 3 CORNICE EIFS SYSTEM:
DRYVIT NO. NA2-13-10-26-26
"CAMBRIDGE WHITE"
DURABOND 99-SD04C-8436
- 4 GREY PREFINISHED METAL FLASHING:
STONE GREY
STELCO, GC 8305
VICWEST: G06071
- 5 WHITE PREFINISHED METAL FLASHING:
CAMBRIDGE WHITE
STELCO, GC8495
VICWEST: G06161
- 6 CORNICE MOULDING:
SDM-001
SANDBLAST TEXTURE FINISH
- 7 WALL MOULDING:
CAMARULLO
SDM-002
SANDBLAST TEXTURE FINISH
- 8 SMOOTH FACE CONCRETE BLOCKS:
PERMACON
8"x16" - "EARLY DAWN"
- 9 STOREFRONT GLAZING:
FIXED & THERMALLY BROKEN
ON CLEAR/ANODIZED ALUM. FRAMING
W/SEALED CLEAR GLAZING UNITS.
- 10 PRECAST CONCRETE SILL:
NATURAL FINISH
- 11 SPANDREL GLASS PANEL:
NON TINTED FIXED OPAQUE SPANDREL
GLASS PANEL:
INSULATED METAL BACK PAN COLOUR
GREY WITH GREY BACK SCROLL
ALUMINUM FRAMING,
GLAZING:
CLEAR ANODIZED
- 12 ALUMINUM COLUMN GLAZING:
CLEAR ANODIZED

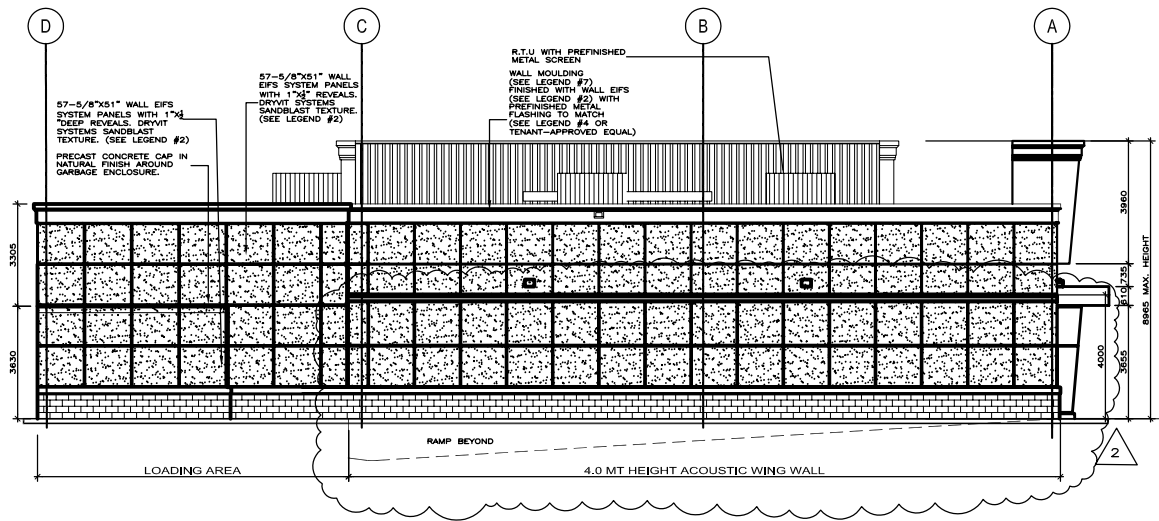
48160 SDM LEASE DIMENSION



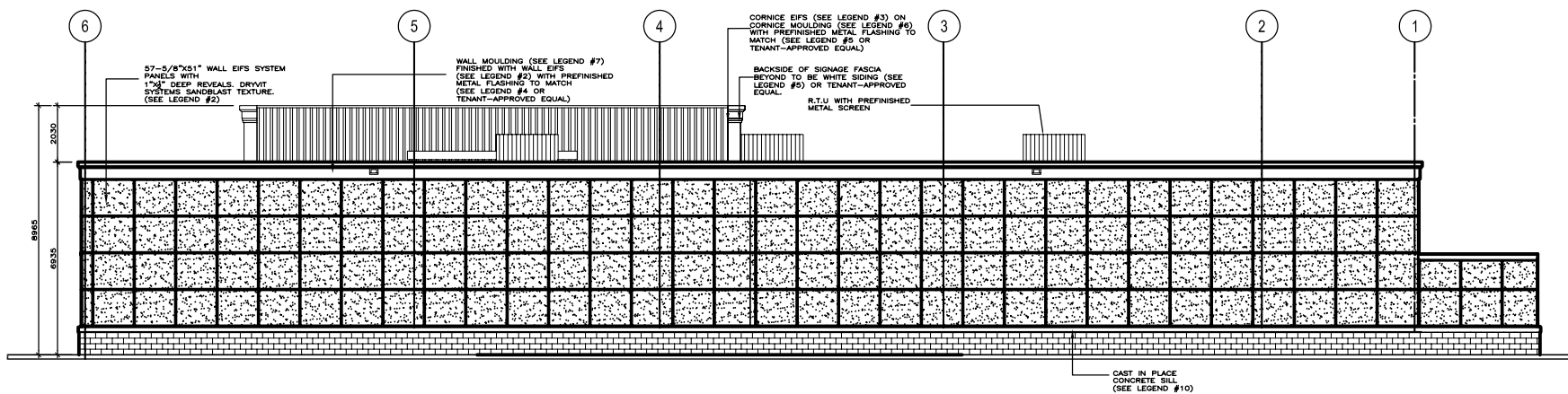
1 SOUTH ELEVATION
SCALE: 1/75



2 EAST ELEVATION
SCALE: 1/75



3 WEST ELEVATION
SCALE: 1/75



4 NORTH ELEVATION
SCALE: 1/75

Key Plan

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north



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Tel. (416) 493-1220



**SHOPPERS
DRUG MART**
DESIGN & CONSTRUCTION
ONTARIO WEST REGION

location
DERRY ROAD &
TERRAGAR BOULEVARD
MISSISSAUGA, ON

store number 1313W

drawing title
EXTERIOR
ELEVATIONS

date: JUNE 27/05	drawing no.
scale: 1/75	SP-3
drawn by: C.R.	
checked by: S.P.	rev. no. 2
filename: 2436	
last edit date: JUNE 30/05	

