



Corporate Report

Clerk's Files

Originator's

Files OZ 94/077 W8 Phase 3
T-94025 W8 Phase 3

DATE: October 23, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 12, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning and Draft Plan of Subdivision Applications
To permit employment, general commercial and motor vehicle
commercial uses, a secondary school and a stormwater
management facility
Part of Lots 1, 3 & 4, Registrar's Compiled Plan 1542
South side of Eglinton Avenue West, between Ninth Line and
Ridgeway Drive
Owner: Erin Mills Development Corporation
Applicant: Bousfields Inc.
Pre-Bill 163

Public Meeting **Ward 8**

RECOMMENDATION: That the Report dated October 23, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2 – Exception" (Employment), "C3 – Exception" (General Commercial), "C5 – Exception" (Motor Vehicle Commercial) and "G1" (Greenbelt) to permit employment, general commercial and motor vehicle commercial uses, a secondary school and a stormwater management facility under file OZ 94/025 W8 Phase 3, Erin Mills Development Corporation, Part of Lots 1, 3 and 4, Registrar's Compiled Plan 1542, south side of Eglinton Avenue West between Ninth Line and Ridgeway Drive, be received for information.

BACKGROUND:

The applications were originally submitted in December 1994 in conjunction with the Churchill Meadows Neighbourhood Concept Plan process and to support the applicant's response to the District Plan policy review. Subsequent to the approval of the Churchill Meadows Secondary Plan by the Ministry of Municipal Affairs, the draft plan of subdivision was further refined and resubmitted in February 2003 and was circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 23, 1994
Applications revised:	February 10, 2003
Land Use:	<p>General Commercial:</p> <p>6.02 ha (14.88 acres)</p> <p>Motor Vehicle Commercial:</p> <p>0.60 ha (1.48 acres)</p> <p>Business Employment:</p> <p>26.5 ha (65.48 acres)</p> <p>Secondary School Site:</p> <p>6.00 ha (14.83 acres)</p> <p>Stormwater Management Block:</p> <p>1.13 ha (2.79 acres)</p> <p>Street and Reserve Blocks:</p> <p>3.51 ha (8.67 acres)</p>

Site Characteristics	
Frontages:	Approximately 425 m (1,393.3 ft.) along Ninth Line Approximately 537 m (1,763 ft.) along Eglinton Avenue West Approximately 566 m (1,858 ft.) along Ridgeway Drive
Gross Lot Area:	43.81 ha (108.25 acres)
Net Lot Area:	39.12 ha (96.65 acres)
Existing Use:	Vacant land

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

Neighbourhood Context

The subject property is located on the south side of Eglinton Avenue West, between Ninth Line and Ridgeway Drive, in the Churchill Meadows Planning District. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: On the north side of Eglinton Avenue West, stacked, back-to-back and street townhouses
- East: On the east side of Ridgeway Drive, detached, semi-detached and street townhouse dwellings
- South: Hydro corridor and the Highway 403 corridor
- West: Highway 407 corridor

Current Mississauga Plan Designation and Policies for Churchill Meadows District (May 5, 2003)

“Motor Vehicle Commercial” which permits only 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.

Commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, will be permitted in conjunction with fuel dispensing and motor vehicle commercial uses, subject to, among other matters, compatibility with surrounding land uses, especially residential, a satisfactory on-site internal traffic circulation study and ingress/egress arrangements, and a suitable design, including adequate screening, buffering, personal safety, sufficient parking, acceptable access arrangements, and signage.

"General Commercial – Special Site 2" which permits a range of establishments for the sale of goods and services, and also recreation, entertainment and accommodation to the general public. The Special Site Policy also permits broadcasting stations, communications and broadcasting establishments, radio and television transmission facilities and telephone sales and service establishments. Retail warehouses are not permitted.

"Business Employment" which permits an integrated mix of business activities that operate mainly within enclosed buildings. Offices are permitted, subject to a maximum Floor Space Index (FSI) of 1.0. Under the Churchill Meadows District Policies of Mississauga Plan, motor vehicle leasing storage compounds, lumber yards and the sale or leasing of construction equipment and farm machinery is permitted.

"Greenbelt – Proposed Stormwater Management Facility" which permits facilities for stormwater and flood control.

Other Official Plan Information

Lands fronting onto Eglinton Avenue West are within the "Eglinton Avenue Linkage" area of the Churchill Meadows District Policies of Mississauga Plan. The goal of this area is to provide a coordinated built form image along Eglinton Avenue West. Buildings should be located close to the street edge and be served by rear lane accesses. Landscape elements should reinforce an urban street wall.

Lands at the intersection of Ninth Line and Eglinton Avenue West are within the "City Entry Point" area of the Churchill Meadows District Policies of Mississauga Plan. Built form of a high architectural and landscape standard with massing emphasis at the corner will be promoted.

Existing Zoning

"D" (Development), which permits buildings and structures that were legally existing on the date of passing of By-law 0225-2007 (June 20, 2007).

A greenbelt overlay is identified on the existing zoning map. The greenbelt overlay is a system to identify lands that may have a development constraint due to natural hazards, and are identified in Mississauga Plan, but are not zoned Greenbelt. In this instance, the greenbelt overlay identifies the potential stormwater management facility.

Proposed Zoning By-law Amendment

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

"E2" (Employment), to permit office, business, commercial, motor vehicle service and hospitality uses.

"C3" (General Commercial), to permit retail, service, office, hospitality and entertainment uses.

"H-C3" (General Commercial), to permit a secondary school. Should the school boards elect not to develop a school at this site, upon removal of the Holding symbol (H), the C3 – Exception (General Commercial) zoning as described above will apply.

"C5" (Motor Vehicle Commercial), to permit motor vehicle service.

"G1" (Greenbelt), to permit a stormwater management pond.

COMMUNITY ISSUES

A community meeting was held by Ward 8 Councillor Katie Mahoney on November 17, 2005.

Comment

Residents expressed a preference for residential development rather than employment land uses.

Response

The subject lands have been designated for non-residential uses in the City's Official Plan documents since 1996. The Provincial Policy Statement (PPS) and Mississauga Plan discourages the conversion of employment lands to non-employment purposes.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- The appropriateness of the proposed "C3" permitted uses, in light of the Special Site 2 provision of the Churchill Meadows District Policies of Mississauga Plan;
- The appropriateness of the proposed "C3", "C5" and "E2" performance standards, in light of the urban design provisions of the Churchill Meadows District Policies of Mississauga Plan and the surrounding development;
- The adequacy of the stormwater management facility to accommodate the proposed development.

OTHER INFORMATION

Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines

On July 16, 1997, City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design

Guidelines. The Plan, Principles and Guidelines were prepared to provide direction to both the public and private sectors with respect to the design intent of the City for the development of the Churchill Meadows Planning District. It also elaborates on the conceptual land use plan established in the Churchill Meadows District Policies and how the document will be used in conjunction with City Plan and the District Policies when reviewing development applications. Appendix I-7 illustrates the location of the subject lands within the Neighbourhood Concept Plan.

As part of the Supplementary Report, the Planning and Building Department will indicate whether the application and Conceptual Development Plans comply with the Concept Plan, Principles and Guidelines.

Development Requirements

In conjunction with the proposed development, there are certain other engineering and stormwater management matters which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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 this rezoning application.

ATTACHMENTS:

Appendix I-1 - Site History

Appendix I-2 - Aerial Photograph

Appendix I-3 - Excerpt of Churchill Meadows District Land Use
Map

Appendix I-4 - Excerpt of Existing Land Use Map

Appendix I-5 - Draft Plan of Subdivision

Appendix I-6 – Conceptual Development Plan

Appendix I-7 - Churchill Meadows Neighbourhood Concept Plan

Appendix I-8 - Agency Comments

Appendix I-9 - General Context Map

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner

Erin Mills Development Corporation**File: OZ 94/077 W8 Phase 3
T-94025 W8 Phase 3****Site History**

- December 22, 1994 – The original applications are submitted under the Primary Plan policy environment in conjunction with a private amendment to the Primary Plan to facilitate the approval of a new Secondary Plan for Churchill Meadows.
- October 7, 1996 - The Ministry of Municipal Affairs and Housing approved the Churchill Meadows Secondary Plan, designating the subject lands as "Retail and Service Commercial - Automobile Service Commercial", "Retail and Service Commercial – Neighbourhood Commercial", "Mixed Office/Retail/Special Commercial", "Mixed Industrial/Special Commercial", "Open Space – Community Park", "Open Space – Stormwater Management Facility" and identified a potential Secondary School site.
- July 8, 1997 - Ministry of Municipal Affairs and Housing approved City Plan which re-adopted and re-titled the Churchill Meadows Secondary Plan as the Churchill Meadows District Plan (Amendment 103).
- July 16, 1997 - City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines.
- June 23, 2000 - City Council adopted the Churchill Meadows District Policies (Amendment 16), designating the subject lands "Automotive Service Commercial", "Retail and Service Commercial – Arterial Commercial", "Business Employment" and "Greenbelt – Stormwater Management Facility".
- May 5, 2003 - Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board. Mississauga Plan designates the subject lands "Motor Vehicle Commercial", "General Commercial – Special Site 2", "Business Employment" and "Greenbelt – Stormwater Management Facility".



LEGEND:



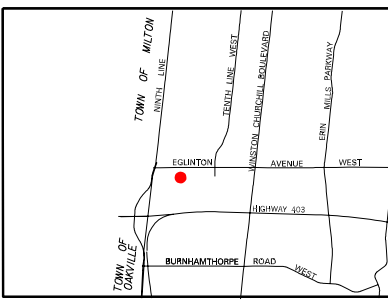
SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007



SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
OZ 94077 W11
T94025 PHASE 3

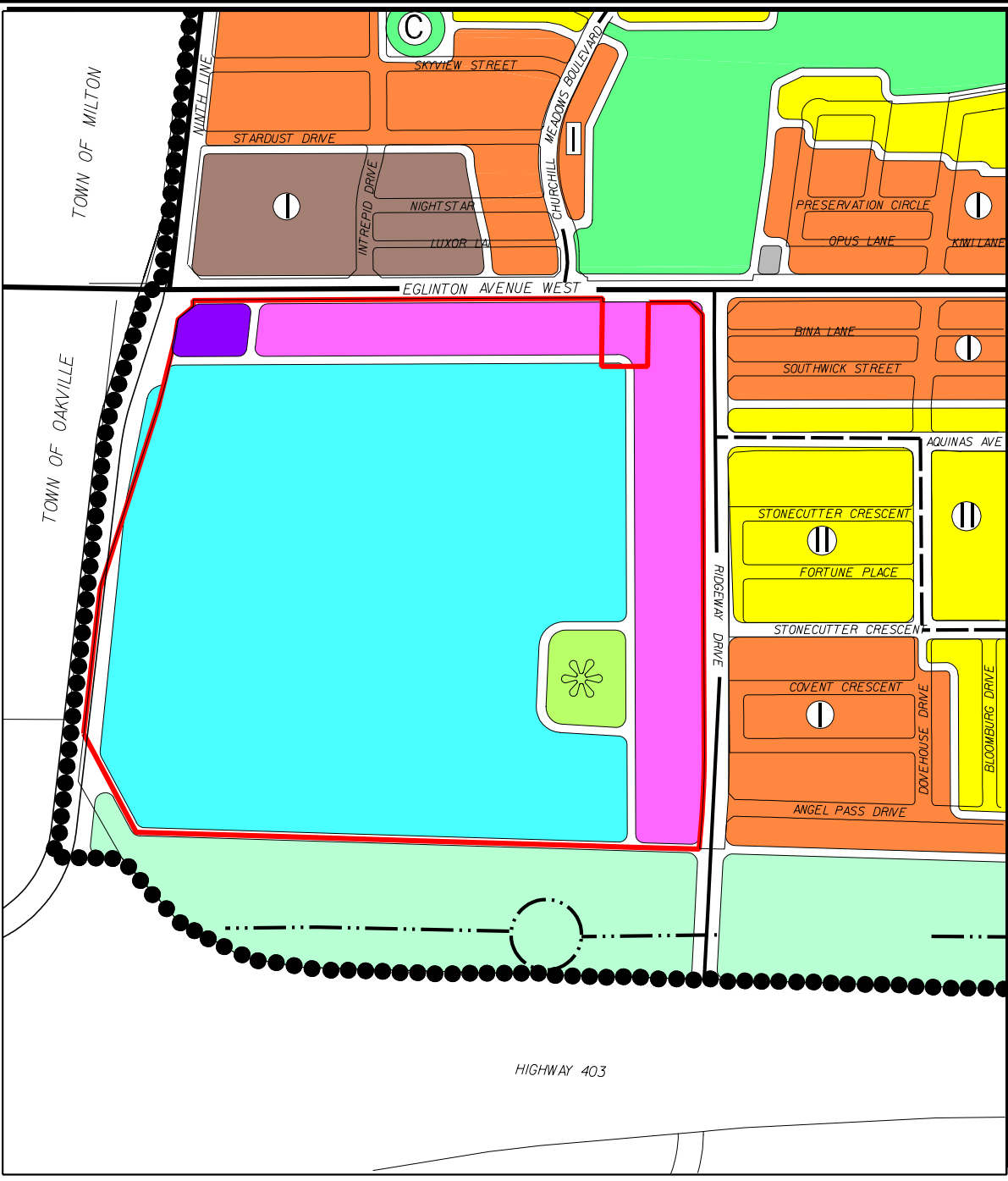
DWG. NO:
94077A

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PDC DATE:
2007 11 12

DRAWN BY:
R.DICOSOLA

APPENDIX I-2



PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP
CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

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

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Proposed Transitway
- Transitway Station

LAND USE LEGEND

- C – Community Park
- Proposed Stormwater Management Facility
- Planning District

SUBJECT LANDS

SUBJECT:
ERIN MILLS DEVELOPMENT CORPORATION

FILE NO:
OZ 94077 W11
T94025 PHASE 3

DWG. NO:
94077L

SCALE:
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PDC DATE:
2007 11 12

DRAWN BY:
R.DICOSOLA

APPENDIX I-3

BY-LAW 0225-2007

LEGEND:



PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "C3-SPECIAL SECTION" TO PERMIT GENERAL COMMERCIAL USES.

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-SPECIAL SECTION" TO PERMIT EMPLOYMENT USES.

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "C5-SPECIAL SECTION" TO PERMIT MOTOR VEHICLE COMMERCIAL USES.

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "H-C3-SPECIAL SECTION" TO PERMIT A SECONDARY SCHOOL.

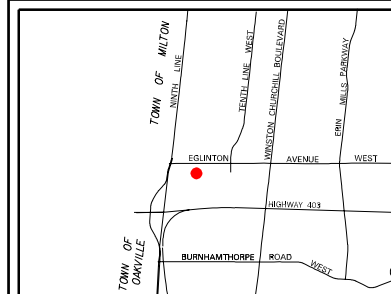
PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G1" TO PERMIT A STORMWATER MANAGEMENT POND.

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



SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



**FILE NO:
OZ 94077 W11
T94025 PHASE 3**

DWG. NO:

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PDC DATE:

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DRAWN BY:

R.DICOSOLA

APPENDIX 1-4



BY-LAW 0225-2007

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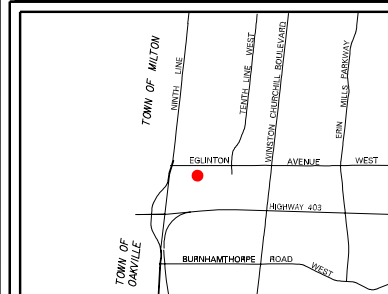


AREA DRAFT PLAN OF SUBDIVISION T94025
PHASE 3



SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
OZ 94077 W11
T94025 PHASE 3

DWG. NO:

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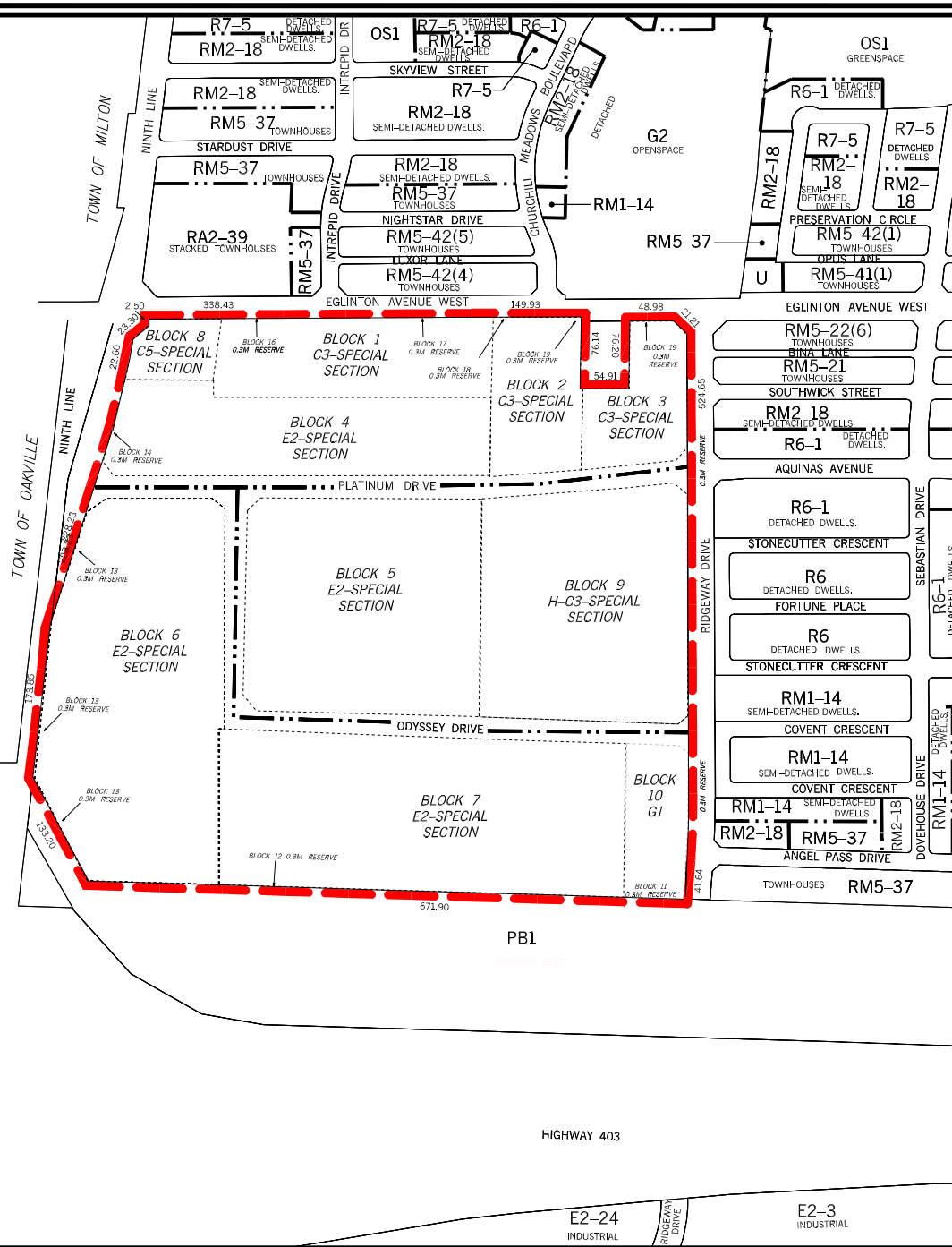
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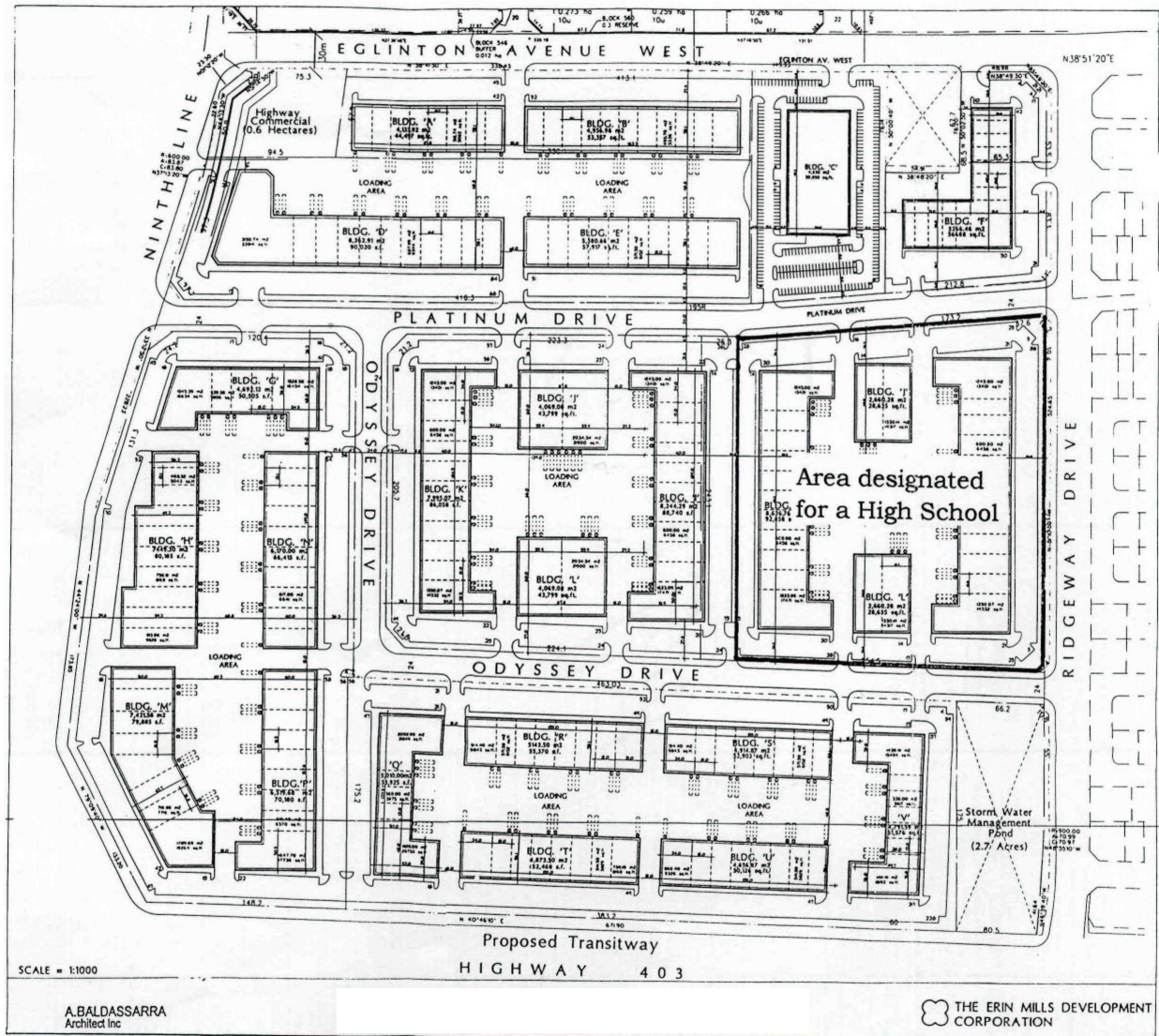
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2007 11 12

DRAWN BY:
R.DICOSOLA

APPENDIX 1-5



CONCEPTUAL DEVELOPMENT PLAN



PART OF THE CHURCHILL MEADOWS NEIGHBOURHOOD CONCEPT PLAN

LEGEND:

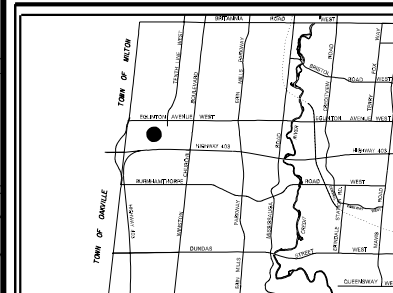
-  Community Park (locations and sizes to be confirmed at Draft Plan Stage.)
-  Neighbourhood Park (locations and sizes to be confirmed at Draft Plan Stage.)
-  Public Woodland Natural Areas
-  Primary Development Corridors
-  Secondary Development Corridors
-  General Neighbourhood
-  Mixed Industrial/Office/Retail/Special Commercial Uses,
-  Central Pedestrian Boulevard
-  Local Pedestrian Boulevard/Linkages
-  Neighbourhood Commercial Centre
-  Special Urban Space
-  Gateways
-  Stormwater Management Facilities (locations and sizes to be confirmed at Draft Plan Stage.)
-  Stormwater Management Channels
-  Elementary School
-  Secondary School

- ① School/Park Campus
- ② Peripheral Neighbourhood Park



SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
OZ 94077 W11
T94025 PHASE 3

DWG. NO:
094077_NH

SCALE:

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PDC DATE:
2007 11 12

DRAWN BY:
R.DICOSOLA

APPENDIX 1-7

Erin Mills Development Corporation**File: OZ 94/077 W8 Phase 3
T-94025 W8 Phase 3****Agency Comments**

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

Agency / Comment Date	Comment
Ministry of Transportation (March 2, 2007)	No concerns were raised about the proposed rezoning application. As a condition of subdivision approval, MTO requires a traffic study indicating the projected impacts on the Highway 403 and 407 interchanges and that the owner assume financial responsibility for any interchange improvements required as a result of site development.
Region of Peel (April 1, 2003, confirmed October 3, 2007)	The subject lands are situated within the Urban System designation of the Regional Official Plan, which supports development consistent with the City of Mississauga's Official Plan. The Transportation Planning section advises that they have no concerns with this development. The Region has no objection to the draft approval of the plan, subject to the inclusion of financial, legal and engineering conditions.
Peel District School Board (February 21, 2007)	The location and size of the proposed secondary school site (Block 9) is satisfactory.
Dufferin-Peel Catholic District School Board (March 29, 2007)	No objection to the further processing of these development applications.
Credit Valley Conservation (March 20, 2007, confirmed October 5, 2007)	Credit Valley Conservation maintains an interest in this application related to the provision and adequacy of the stormwater management facility, and requires additional information related to the Glen Erin Brook watershed drainage.
City Community Services Department – Planning, Development and Business Services Division (August 17, 2007)	The City By-laws and policies require the payment of cash-in-lieu for park or other public recreational purposes for application T-94025 Phase 3 pursuant to Section 42 of the Planning Act R.S.O. 1990, c.P. 13, as amended, as a condition of development for all lots or blocks prior to the issuance of building permits.
City Community Services Department – Fire and Emergency Services Division (October 3, 2007)	This proposal is located within the response area of Fire Station 115. At present, average travel times to emergencies in this area of the City is 3 minutes based on normal traffic and weather conditions. Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.

Erin Mills Development Corporation**File: OZ 94/077 W8 Phase 3
T-94025 W8 Phase 3**

Agency / Comment Date	Comment
City Transportation and Works Department (August 28, 2007)	<p>Prior to the Supplementary Public Meeting, the applicant is to provide written confirmation from the Ministry of Transportation that satisfactory arrangements have been made for locating the stormwater management quality facility to the south side of Highway 403.</p> <p>It is further noted that the draft plan is to be revised to illustrate a 90 degree intersection for Street "A" at Ninth Line.</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>Enbridge Gas Distribution Inc. Enbridge Pipelines Inc. Hydro One Enersource Hydro Mississauga City of Mississauga Economic Development Office Canada Post Imperial Oil</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Town of Milton Bell Canada GO Transit</p>

