



# Corporate Report

Clerk's Files

Originator's  
Files OZ 06/022 W 11

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**DATE:** December 11, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 14, 2008

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a Retail Commercial Plaza**  
**2271 & 2285 Britannia Road West**  
**North side of Britannia Road West, East of Erin Mills Parkway**  
**Owner: Jasrico Financial Inc.**  
**Applicant: Greg Dell & Associates/Beacon Planning**  
**Bill 20**

**Public Meeting** **Ward 11**

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**RECOMMENDATION:** That the Report dated December 11, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Business Employment – Special Site 8" (Meadowvale Business Park District) to "General Commercial" and to change the Zoning from "E2-89" (Employment) to "C3-Exception" (General Commercial) to permit a retail commercial plaza consisting of 23 units under file OZ 06/022 W 11, Jasrico Financial Inc., 2271 and 2285 Britannia Road West, be received for information.

**BACKGROUND:**

Official Plan Amendment and Rezoning applications have been filed to permit a retail commercial plaza.

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

It should also be noted that an application has been submitted for site plan approval under file SP 06/222 W11.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	October 17, 2006
Existing Gross Floor Area:	Heritage House (Listed in Heritage Registry) 152.33 m <sup>2</sup> (1,639.67 sq. ft.)
Height:	5.4m (17.71 ft)
Lot Coverage:	28.2 %
Landscaped Area:	20.9 %
Proposed Gross Floor Area:	2,954.22 m <sup>2</sup> (31,800 sq. ft.)
Parking Required:	141
Parking Provided:	147
Supporting Documents:	Planning Justification Report Heritage Impact Assessment Traffic Impact Study

<b>Site Characteristics</b>	
Frontage:	112.94 m (370.54 ft.)
Depth:	84.82 m (278.28 ft.)
Net Lot Area:	0.95 ha (2.34 ac.)
Existing Use:	Motor vehicle sales and rentals

Additional information is provided in Appendices I-1 to I-10.

### **Neighborhood Context**

The subject property is located on the north side of Britannia Road West, east of Erin Mills Parkway, within the southern limit of the Business Employment area of Meadowvale Business Park. The site is currently occupied by a two storey red-brick house constructed in the 1880's (listed on the City's Heritage Register) and accessory structures. Site Specific Official Plan Amendment and Rezoning applications were approved in May 2006 to permit the existing operation of motor vehicle sales and rentals. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North & West:	Former Jannock Brickyard. Vacant (industrial) lands – subject to Rezoning and Draft Plan of Subdivision applications for Business Employment by Orlando Corporation
East:	Fire Hall, vacant (Business Employment) lands
South:	Residential units (single detached, semi-detached, townhouses) south of Britannia Road West

### **Current Mississauga Plan Designation and Policies for Meadowvale Business Park District (May 5, 2003)**

The subject lands are designated "Business Employment – Special Site 8" within the Meadowvale Business Park District which permits, in addition to business employment uses, motor vehicle sales.

The application is not in conformity with the Official Plan land use designation as the proposal seeks to provide retail commercial uses which is not a permitted use under a "Business Employment Designation". An amendment to the Official Plan is proposed to re-designate the lands "General Commercial".

There are other policies in the Official Plan which also are applicable in the review of these applications including, but not limited to:

**Official Plan Policies**

Section 3.5.2.1 - Requires that "Amendments to Mississauga Plan or rezoning applications for new commercial development or major extensions to existing commercial development will be required to submit a concept plan for suitable access points, parking areas, landscaping, setbacks, and other buffering measures on the subject lands and on adjacent properties".

Section 3.5.2.4 - Commercial development will be directed to designated commercial areas.

Section 3.5.2.5 - The dispersion of retail uses beyond designated commercial areas will be discouraged.

**Heritage Sites Policies**

Section 2.12.1 - To protect and enhance resources of Heritage Significance.

Section 3.20.2.2 – Applications for development involving heritage resources will be required to include a Heritage Impact Statement which will be prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

Section 3.20.2.3 – Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

Section 3.20.2.7 – Heritage resources will be integrated with development proposals.

**Urban Design Policies**

Section 3.18.2.4 - Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.5.11 - Landscaping and planting will be designed to establish and enhance a varied but cohesive street image.

Section 4.22.3.1c - In order to firmly establish the prestige image of the area, special attention will be given to site planning, building design and landscaping along arterial and major collector roads, at major road intersections and at other highly visible locations.

### **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.

The applicant has provided a Planning Justification Report which discusses how, in their opinion, the proposed development addresses this and other criterion. City staff are in the process of reviewing this report and detailed comments will be provided in the Supplementary Report.

### **Proposed Official Plan Designation and Policies**

The proposed Official Plan Amendment intends to redesignate the subject lands "General Commercial" to allow for a retail commercial plaza.

Section 3.5.1.1 - The Official Plan states that "Commercial uses are generally defined as establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public.

Residential, community and office uses will also be permitted. Residential uses will not be permitted in Employment Districts, in combination with Motor Vehicle Commercial Uses, or on any lands designated for commercial uses within Residential Districts within the LBPIA Operating Area."

Section 3.5.1.3.1 - General Commercial refers to commercial development located primarily on major roads. Development of General Commercial uses will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas. Residential uses must be combined with commercial uses. Commercial uses need not be combined with residential uses. Motor Vehicle Commercial uses will only be permitted in Employment Districts, but not in Nodes. Motor vehicle sales and rental facilities will be permitted. Motor vehicle body repair, motor vehicle wrecking and self-storage facilities will not be permitted.

### **Existing Zoning**

**"E2-89" (Employment)** which in addition to employment uses permits motor vehicle sales, leasing and/or rental facility - excluding an accessory motor vehicle body repair facility and/or the cleaning of motor vehicles.

### **Proposed Zoning By-law Amendment**

The applicant has requested that the lands be rezoned to **"C3" (General Commercial)** to permit retail service, office, hospitality and entertainment uses.

As part of the rezoning, the applicant is proposing that the following standards be applied:

	<b>Required Zoning By-law Standard By-law-0225-2007</b>	<b>Proposed Standard</b>
<b>Setbacks</b>		
Landscaped Open Space	15 m (49.21 ft)	5 m (16.40 ft)
Minimum Rear Yard Setback	4.5 m (14.76 ft)	2.22 m (7.21 ft)

As part of the Site Plan Application SP 06/222 W11 the following proposed standards are in conflict with By-law 0225-2007 zoning standards and will be reconciled prior to the supplementary report.

	<b>Required Zoning By-law Standard By-law-0225-2007</b>	<b>Proposed Standard</b>
<b>Parking</b>		
Loading	2 <sup>(1)</sup>	1
<b>Setbacks</b>		
Minimum Side Yard Setback	4.5 m (14.76 ft)	3.07 m (31.95 ft)

(1) Retail Commercial 2.0 spaces required for 2,350-7,500 m<sup>2</sup> GFA (Section 22C);

## 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:

- Noise attenuation, landscape buffers, setbacks, access and design between subject lands and adjoining lands and residential lots to the south.
- The Official Plan Amendment and Rezoning application do not include reference to preservation of the listed Heritage Building.

Preservation of heritage and historical attributes of the site. A detailed Heritage Impact Statement is to be submitted for review. Present indications from the applicant regarding the listed heritage building existing on site, is that it will be incorporated into the design of the plaza. The site plan (Appendix 1-5a) and elevation plan (Appendix 6) do not include the listed building but the listed heritage building is shown on the perspective drawing (Appendix 1-5b) that is likely to form a part of the Heritage Impact Statement to be submitted prior to preparation of the supplementary report.

## **OTHER INFORMATION**

### **Development Requirements**

- Implementation of the Traffic Impact Study assumptions and methodology to the satisfaction of the Region of Peel.
- Filing of a complete Record of Site conditions as the use proposed is a less sensitive use to current on-site use.
- Submission of an acceptable Heritage Impact Statement.

In conjunction with the proposed development if the applications are approved, there are certain other engineering and conservation matters with respect to noise mitigation, land dedication, permanent signalization easement and maintenance of the traffic control signal 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:** All agency and City department comments have been received. After the public meeting has been held and issues related to the application have been commented on, 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 Meadowvale Business Park District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5a - Concept Plan
- Appendix I-5b - Concept Plan-Perspective

Appendix I-6 - Elevations  
Appendix I-7 - Agency Comments  
Appendix I-8 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Manni Chauhan, Development Planner (West)*

**Jasrico Financial Inc.****File: OZ 06/022 W11****Site History**

- July 8, 1997 - The Ministry of Municipal Affairs and Housing approved the City Plan, which designated the subject lands within the Meadowvale Business Park District as Business Employment.
- October 27, 1999 - Ontario Municipal Board approved minor variance (A 357/99) to permit a hot dog stand for a maximum period of 4 years from the decision date.
- May 5, 2003 - Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands.
- August 12, 2004 - Committee of Adjustment approved a minor variance (A 227/04) to permit motor vehicle sales and rentals for a temporary period of 1 year (to expire August 31, 2005), to allow time for formal application submissions.
- September 14, 2004 - Applications submitted for site-specific Official Plan Amendment and Rezoning under file OPA/OZ 04/030 W6 to permit an existing motor vehicle sales and rentals operation.
- May 10, 2006 - Council approved OP and rezoning applications under file OZ 04/030 W6.
- October 17, 2006 - Applications submitted for site-specific Official Plan Amendment and Rezoning under file OPA/OZ 06/022 W6 to permit a Retail Plaza.
- October 17, 2006 - Application submitted for Site Plan Approval for a proposed Retail Plaza under file SP 06/222 W6.



# BY-LAW 0225-2007

## LEGEND:



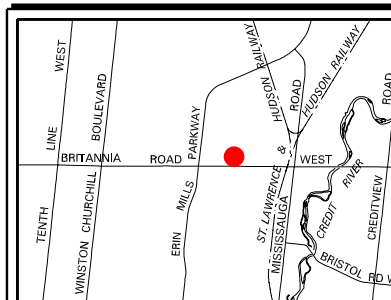
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2007



## SUBJECT:

JASRICO FINANCIAL INC.



FILE NO:  
OZ 06022 W11

DWG. NO:  
V806022A

SCALE:  
1:2500

PDC DATE:  
2008 01 14  
DRAWN BY:  
W. FINLAY

APPENDIX 1-2



LEGEND:



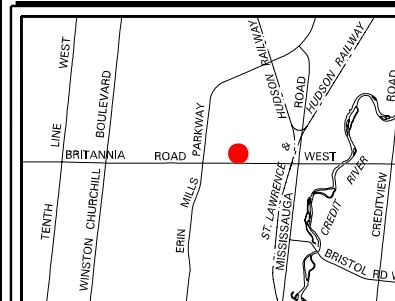
PROPOSED REZONING FROM E2-89 (BUSINESS EMPLOYMENT EXCEPTION) TO C3-EXCEPTION (GENERAL COMMERCIAL EXCEPTION) TO PERMIT A RETAIL COMMERCIAL PLAZA.

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



SUBJECT:

**JASRICO FINANCIAL INC.**



FILE NO:  
OZ 06022 W11

DWG. NO:  
06022R

SCALE:  
1:2500

PDC DATE:  
2008 01 14

DRAWN BY:  
W. FINLAY

APPENDIX I-4

D  
VACANT

D  
VACANT

D  
VACANT

E2-89  
COMMERCIAL

E2-71  
FIRE HALL

BRITANNIA ROAD WEST

RM4  
ROW DWELLINGS

D-1  
VACANT

DET.  
DWELL.

TURNEY DRIVE

R3  
DETACHED DWELLINGS

RM2-43  
SEMI DETACHED DWELLINGS

R3-64  
APTS.  
OFFICE

R2-7  
DETACHED DWELLINGS

R4  
DET. DWELLS.

RAYSHAW CRES

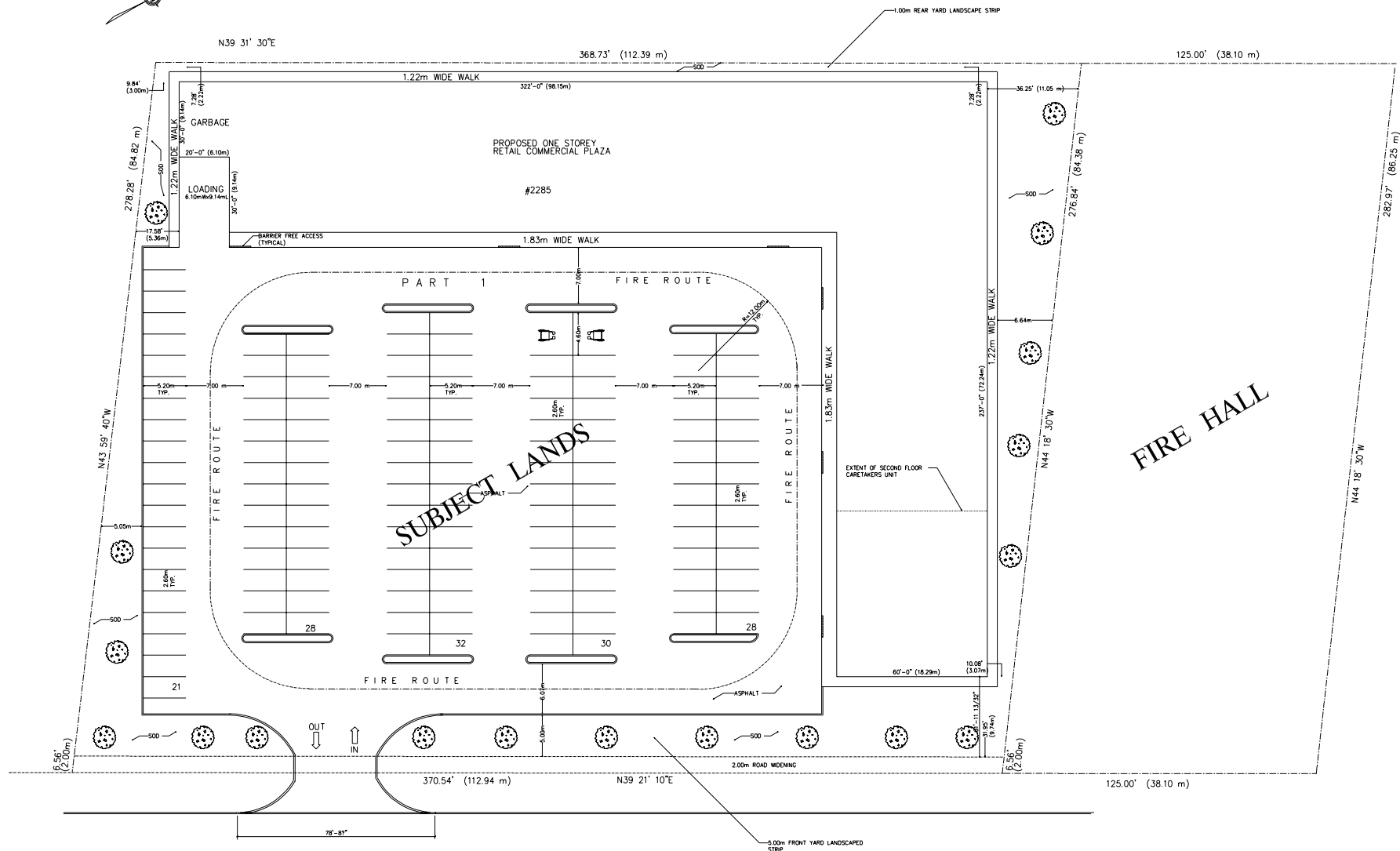
R4  
DET. DWELL.

DET.  
DWELLS.

THEODORE DRIVE  
R2-7 DET. DWELLS.

R5-4  
DETACHED DWELLINGS  
BELCARO WAY

RM5-5



BRITANNIA ROAD WEST

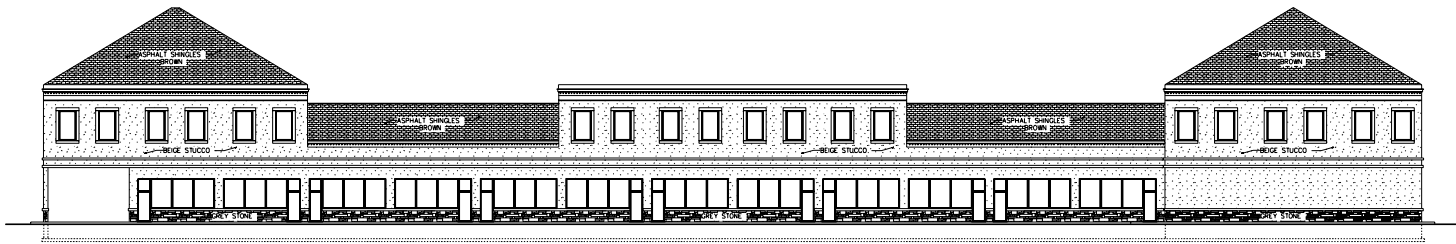
# S I T E P L A N



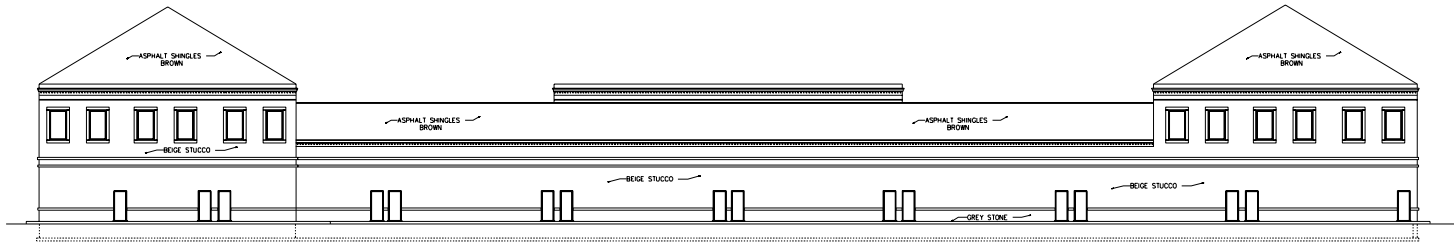
2285 BRITANNIA RD. W. HORIZONTAL PERSPECTIVE



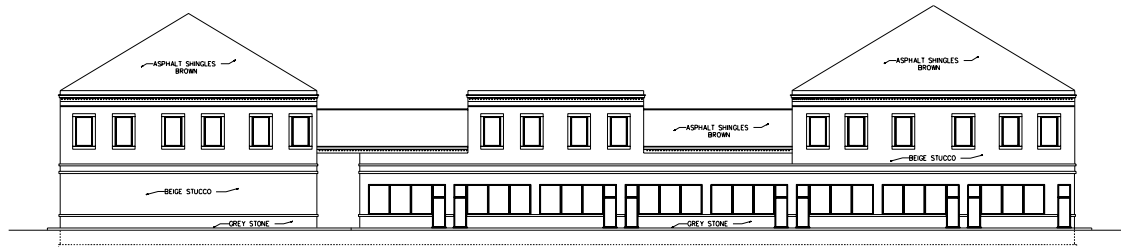
2285 BRITANNIA RD. W. BIRD'S EYE VIEW



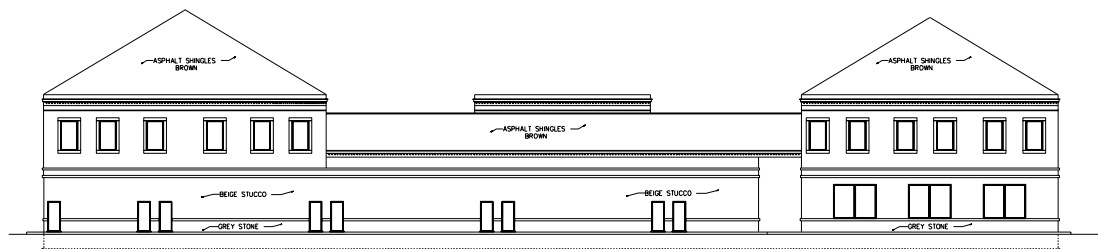
FRONT SOUTH ELEVATION



REAR NORTH ELEVATION



FRONT WEST ELEVATION



REAR EAST ELEVATION

**Jasrico Financial Inc.****File: OZ 06/022 W11****Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
<p>City Community Services Department – Planning, Development and Business Services Division (November 13, 2006) Updated comments (December 3, 2007)</p>	<p>In the event that the application is approved, the Community Services Department – Planning and Heritage, note the following conditions:</p> <p>In comments dated December 12, 2007, it was indicated that prior to the Supplementary Report going forward to Council, the applicant shall submit and receive approval for a Heritage Impact Statement for the property.</p> <p>In addition, prior to the enactment of the implementing Zoning By-law, the applicant will be required to make a cash contribution for the planting of street trees along Britannia Road West.</p> <p>Further, through the Site Plan Approval process, Community Services will require tree preservation for all trees located on the adjacent City owned property (Fire Station 108), will require hoarding for the protection of these trees and will require fencing (up to City standards) between the two properties.</p> <p>Finally, prior to the issuance of building permits for the property, 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>City Transportation and Works Department (Jan 2, 2007) Updated comments (November 13, 2007)</p>	<p>Some of the proposed sensitive land uses such as commercial, school, caretaker's residence, place of religious assembly, private club and/or library are considered acoustically incompatible with the adjacent "E2" Employment and "E3" Industrial land uses. Notwithstanding this, these uses could be contained indoors subject to the appropriate mitigation measures being included in the building design and construction, as part of the Site Plan review and approval process.</p>

**Jasrico Financial Inc.****File: OZ 06/022 W11**

Agency / Comment Date	Comment
	<p>This department also noted that should a food store remain as a permitted use under the proposed zoning, a noise feasibility report will be required to address the worst case scenario with respect to the impact of stationary noise sources (i.e. refrigeration units, loading operations, HVAC and delivery trucks, etc.) on the existing residential community south of Britannia Road West.</p> <p>Further comments will be provided prior to the Supplementary Meeting proceeding to City Council.</p> <p>Access and servicing to Britannia Road West shall be determined to the satisfaction of the Region of Peel as this road is under their jurisdiction.</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> <ul style="list-style-type: none"> <li>• Canada Post</li> <li>• Enersource</li> <li>• Bell Canada</li> <li>• Enbridge</li> <li>• Greater Toronto Airport Authority</li> <li>• Rogers Cable</li> <li>• Economic Development Office, City of Mississauga</li> </ul>

