



Corporate Report

Clerk's Files

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Files OZ 06/012 W2

DATE: May 6, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 26, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to By-law 0225-2007 for
2125-2145 North Sheridan Way
North side of North Sheridan Way, west of Erin Mills Parkway
Owner: Nor-sham Developments Inc.
Applicant: Ted Davidson (Consultants) Inc.
Bill 20**

Addendum Report **Ward 2**

RECOMMENDATION: That the Report titled "Proposed Amendments to By-law 0225-2007 for 2125-2145 North Sheridan Way" dated May 6, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to Zoning By-law 0225-2007 be adopted.

BACKGROUND: On June 20, 2007 City Council passed By-law 0225-2007, a new Zoning By-law for the City of Mississauga. As a result of the Ontario Municipal Board (OMB) decision issued on September 10, 2007, it is now in force except for Site Specific appeals to portions of the new Zoning By-law. This site is not impacted by the appeals.

On June 25, 2007, Planning and Development Committee (PDC) considered a Supplementary Report for Official Plan Amendment and Rezoning applications for 2125-2145 North Sheridan Way.

On July 4, 2007 Council subsequently adopted the PDC recommendation that the applications be approved.

Full notice was given to the public with respect to the proposed amendment to By-law 5500, as amended, in advance of the Statutory Public Meeting on January 8, 2007. Further, notice was given to interested persons in advance of the Supplementary meeting on June 25, 2007. Full notice to the public has been provided in advance of this meeting, specifically advising of the proposed changes to By-law 0225-2007.

COMMENTS:

The purpose of this report is to inform the public and PDC that this application is no longer being considered under By-law 5500, and will be subject to By-law 0225-2007. In order to implement the direction of Council regarding OZ 06/012 W2, By-law 0225-2007 will have to be amended in accordance with Appendix A-1.

The attached by-law to amend By-law 0225-2007 differs from the proposed amendment to By-law 5500, as amended, in only one significant regard. The attached By-law utilizes an "**E2-Exception**" zone (E2-101) for the lands located at the northwest corner of North Sheridan Way and Leanne Boulevard, whereas the lands were to be zoned "**RCL1-Special Section**" under By-law 5500, as amended. The "**E2-101**" zone implements the office, employment and accessory commercial uses and zone standards as approved by Council on July 4, 2007.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: This report has provided the public the opportunity to provide comments on these amendments to By-law 0225-2007, in accordance with the requirements of the *Planning Act*.

ATTACHMENTS:

Appendix A-1 – Draft By-law to amend By-law 0225-2007

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stacey Laughlin, Development Planner

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

| 8.2.3.101 | Exception: E2-101 | Map # 18 | By-law: |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| In an E2-101 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.101.1 | Lands zoned E2-101 shall only be used for the following: <ol style="list-style-type: none"> (1) Office (2) Broadcasting/Communication Facility (3) Manufacturing Facility (4) Science and Technology Facility (5) Warehouse/Distribution Facility (6) Wholesaling Facility (7) Restaurant (8) Convenience Restaurant (9) Take-out Restaurant (10) Commercial School (11) Financial Institution (12) Banquet Hall/Conference Centre/Convention Centre (13) Overnight Accommodation (14) Active Recreational Use (15) Recreational Establishment (16) Private Club (17) Repair Establishment (18) Parking Lot (19) University/College (20) Courier/Messenger Service (21) Education and Training Facility | | |
| Regulations | | | |
| 8.2.3.101.2 | The provision contained in Subsection 8.1.4 of this By-law shall not apply | | |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------|----------------------------|
| 8.2.3.101 | Exception: E2-101 | Map # 18 | By-law: |
| In an E2-101 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply: | | | |
| 8.2.3.101.3 | For the purposes of this By-law, all lands zoned E2-101 shall be considered one (1) lot | | |
| 8.2.3.101.4 | Maximum total Floor Space Index – Non-Residential used for office and overnight accommodation | | 0.7 |
| 8.2.3.101.5 | Minimum landscaped area | | 30% of the lot area |
| 8.2.3.101.6 | The lot line abutting North Sheridan Way shall be deemed to be the front lot line | | |
| 8.2.3.101.7 | Maximum height | | 5 storeys |
| 8.2.3.101.8 | Minimum depth of a landscaped buffer measured from a lot line that abuts a Residential Zone | | 4.5 m |

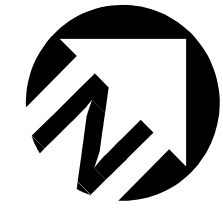
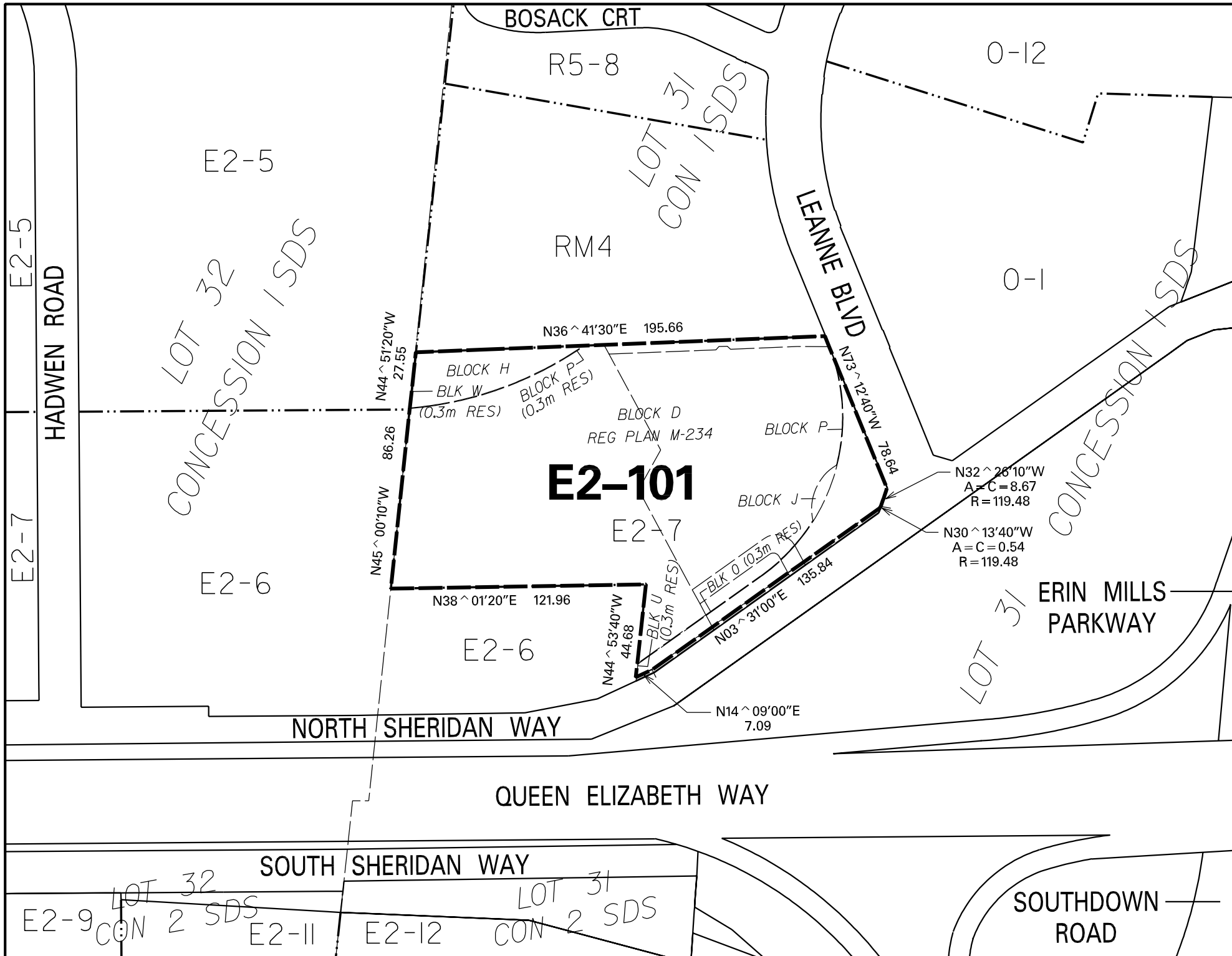
2. Map Number 18 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E2-7" to "E2-101", the zoning of Blocks "J" and "O", Part of Blocks "D", "H", "U", "P" and "W", and Part of Leanne Boulevard, Registered Plan M-234, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-101" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-101" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 82 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2008.

MAYOR

CLERK



**BLOCKS J AND O, PART OF
BLOCKS D, H, U, P AND W
AND PART OF LEANNE BLVD
REG. PLAN M-234
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL ON
_____**

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "E2-7" to "E2-101".

"E2-101" permits a variety of business operations including a six (6) storey hotel and a five (5) storey office building with a maximum total Floor Space Index of 0.7.

Location of Lands Affected

Northwest corner of North Sheridan Way and Leanne Boulevard, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Stacey Laughlin of the City Planning and Building Department at 905-615-3200 ext. 4121.

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