



# Corporate Report

Clerk's Files

Originator's  
Files BL.09-COM W7

---

**DATE:** May 20, 2008

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 9, 2008

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

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit a reduced parking rate previously permitted under**  
**By-law 5500**  
**2325 Hurontario Street**  
**East side of Hurontario Street, north of Queensway East**  
**Owner: 578646 Ontario Ltd. (Queentario Plaza)**

**Bill 51**

**Public Meeting** **Ward 7**

---

**RECOMMENDATION:** That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1-15" (Convenience Commercial - Exception) to "C1-15" (Convenience Commercial - Exception amended) in By-law 0225-2007, to permit a reduced parking rate previously permitted under By-law 5500, under file BL.09-COM W7, 2325 Hurontario Street, be received for information.

**BACKGROUND:** On February 27, 2008, City Council adopted Resolution 0044-2008 directing staff to prepare an amending by-law to reinstate a reduced parking requirement previously provided under

Zoning By-law 5500 for lands located at 2325 Hurontario Street (see Appendix I-1).

The purpose of this report is to provide preliminary information on the application(s) and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

**Existing Zoning**

**"C1-15" (Convenience Commercial - Exception)**, which permits a range of commercial uses including retail, service and office uses, with a parking standard of 5.4 spaces per 100 m<sup>2</sup> (1076 sq.ft.).

**Proposed Zoning By-law Amendment**

**"C1-15" (Convenience Commercial - Exception amended)**, to permit the same range of commercial uses including retail, service and office uses with a reduced parking standard of 4.8 spaces per 100 m<sup>2</sup> (1076 sq. ft.) as previously permitted under By-law 5500.

The applicant was granted a reduced parking standard along with additional uses, through rezoning application OZ 97/049 W7 that was approved by Council on February 10, 1999. When the new Zoning By-law 0225-2007 was passed by Council, the reduced parking standard was not carried forward.

No community meetings were held and no written comments were received by the Planning and Building Department.

**CONCLUSION:**

After the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding this application.

**ATTACHMENTS:**

Appendix I-1 - Council Resolution 0044-2008

Appendix I-2 - Site History

Appendix I-3 - Aerial Photograph

Appendix I-4 - Excerpt of Cooksville District Land Use Map

Appendix I-5 - Excerpt of Existing Land Use Map

Appendix I-6 - General Context Map

*original signed by*

\_\_\_\_\_  
Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Marianne Cassin, Manager Zoning By-law Review*



RESOLUTION NO: 0044-2008 Page 1 of 2

(2)  
11

Date: February 27, 2008

File: \_\_\_\_\_

Moved by: [Signature]

Seconded by: K. Mahoney

WHEREAS pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, on June 20, 2007, Council adopted By-law 0225-2007, being a new Mississauga Zoning By-law for all of the City of Mississauga;

AND WHEREAS upon the coming into force and effect of the Mississauga Zoning By-law or any portion thereof, the previous Zoning By-laws: By-law 5500, as amended, (Town of Mississauga Zoning By-law) or any portion thereof; By-law 1227, as amended, (Town of Port Credit Zoning By-law) or any portion thereof; By-law 65-30, as amended, (Town of Streetsville Zoning By-law) or any portion thereof; and By-law 1965-136, as amended, (Town of Oakville Zoning By-law covering lands in the City of Mississauga) or any portion thereof, were repealed;

AND WHEREAS a property located at 2325 Hurontario Street, east side of Hurontario Street, north of Queensway East, was previously zoned C1-15 in Zoning By-law 5500, which permitted a reduced parking requirement for the property;

AND WHEREAS the new Zoning By-law 0225-2007, removed the reduced parking requirement for this property;

AND WHEREAS Council adopted Resolution 0136-2007, which included, "That any landowner with a prior approval may request Council to authorize an Exception Zone that would recognize a prior approval, as long as the request is received within one (1) year of passing of the new Zoning By-law";



RESOLUTION NO: 0044-2008 Page 2 of 2

Date: February 27, 2008

File: \_\_\_\_\_

Moved by: N. Duda

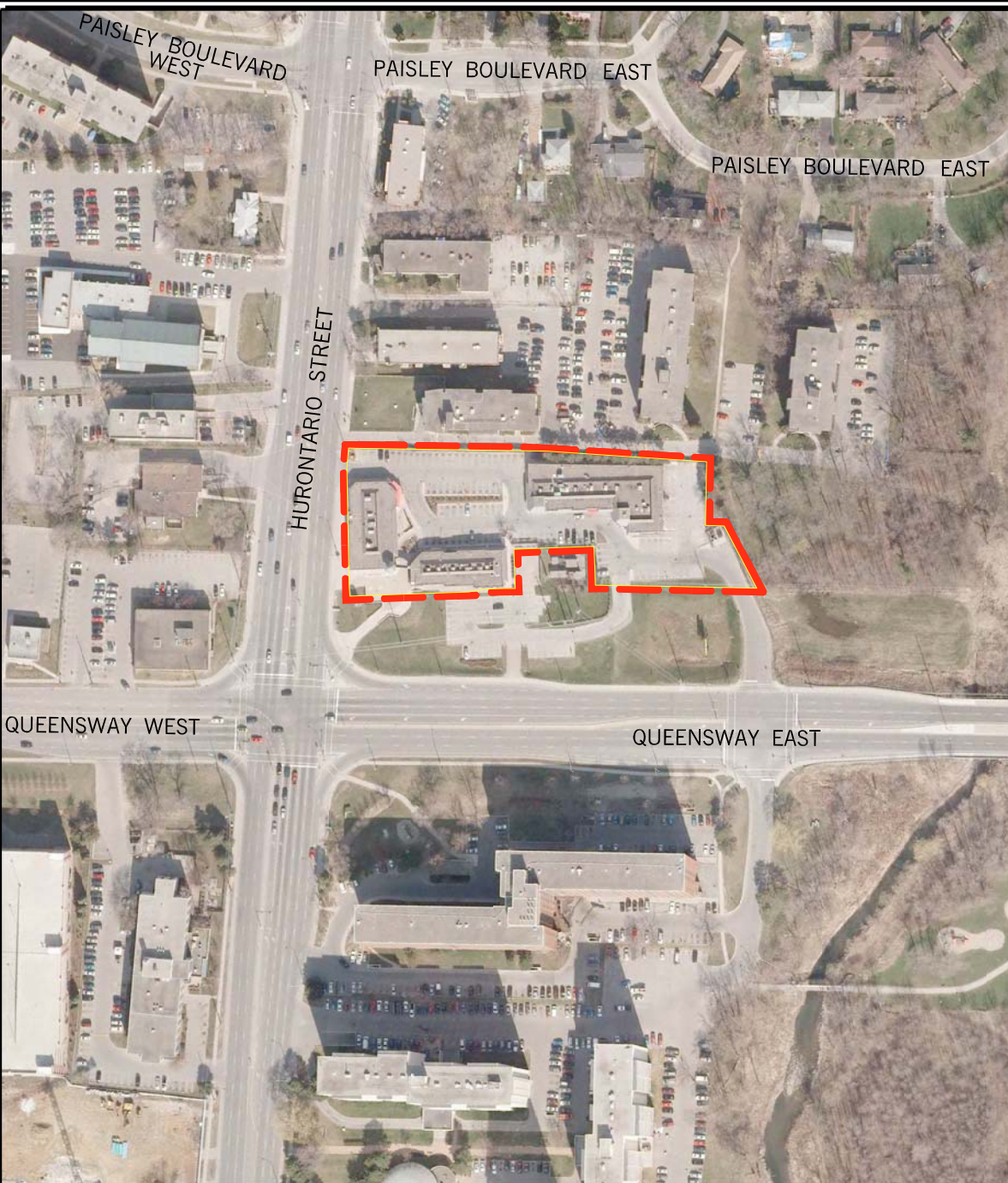
Seconded by: K. Mahoney

NOW THEREFORE LET IT BE RESOLVED THAT City Council direct representatives of the Planning and Building Department to prepare an amending by-law to By-law 0225-2007 to reinstate the reduced parking requirement previously provided under Zoning By-law 5500 for lands known as 2325 Hurontario Street, east side of Hurontario Street, north of Queensway East, to be brought forward to a public meeting of Planning and Development Committee and subsequent consideration by Council, all in accordance with the requirements of the Planning Act, as amended.

Carried  
\_\_\_\_\_  
Mayor

### **Site History**

- April 14, 1999 - City Council passed By-law 157-99 to amend By-law 5500 to permit a range of commercial uses with a parking standard of 4.8 spaces per 100 m<sup>2</sup> (1076 sq. ft.) GLA;
- June 20, 2007 - Mississauga Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "C1-15" (Convenience Commercial-Exception) and permit a range of commercial uses with a parking standard of 5.4 spaces per 100 m<sup>2</sup> (1076 sq. ft.) GFA - non-residential.



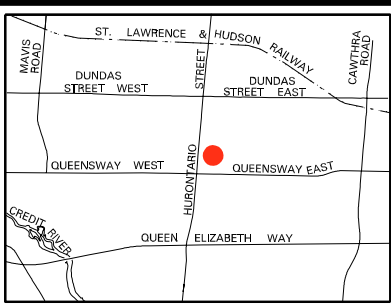
**LEGEND:**

 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: 2007



**SUBJECT:**  
**578646 ONTARIO LTD (QUEENTARIO PLAZA)**

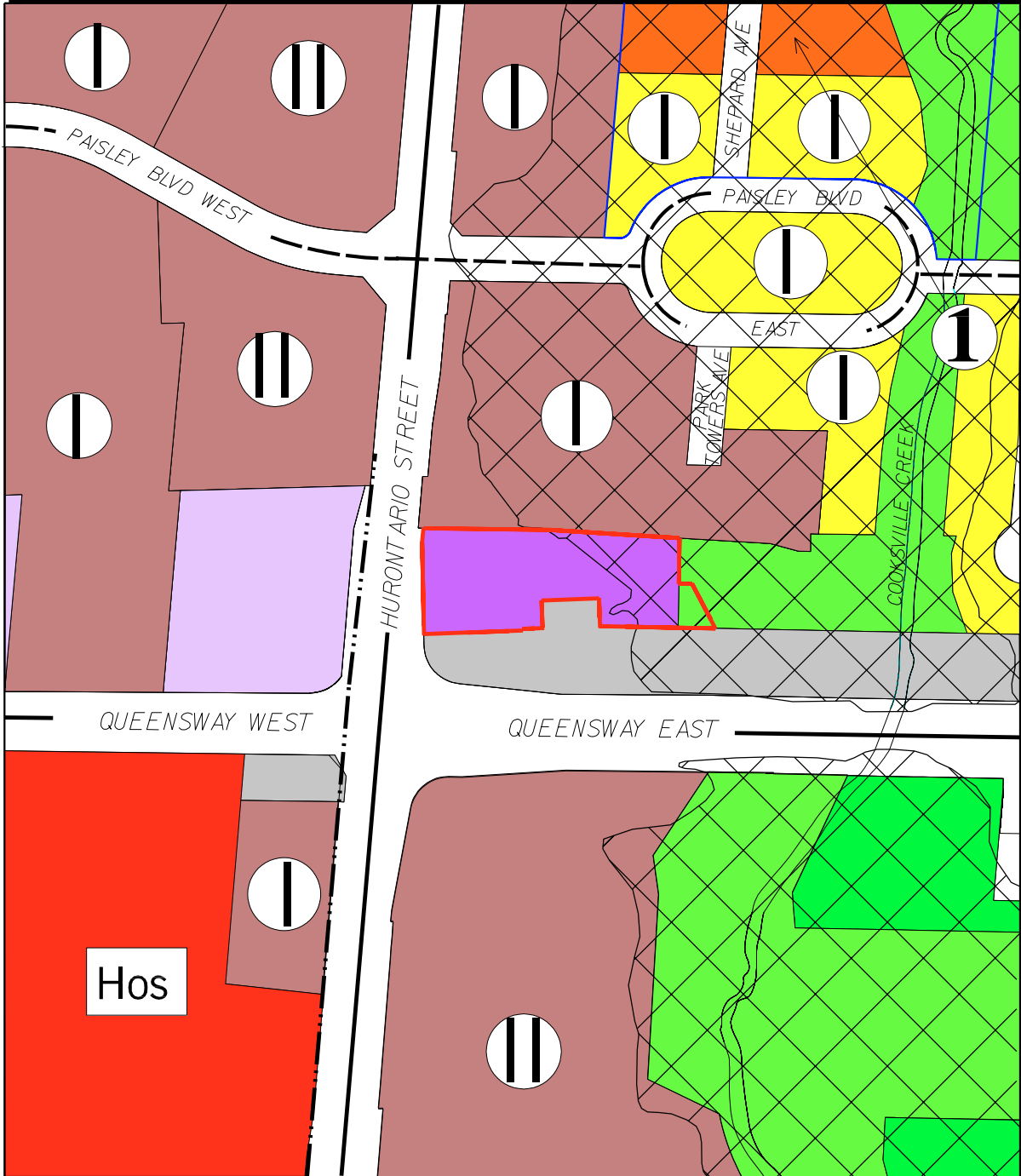


<b>FILE NO:</b>	BL.09-COM
<b>DWG. NO:</b>	bl09_com
<b>SCALE:</b>	1:2500
<b>PDC DATE:</b>	2008 06 09
<b>DRAWN BY:</b>	R.DICOSOLA

**APPENDIX I-3**

**MISSISSAUGA**  
 Planning and Building

Produced by  
 T&W, Geomatics



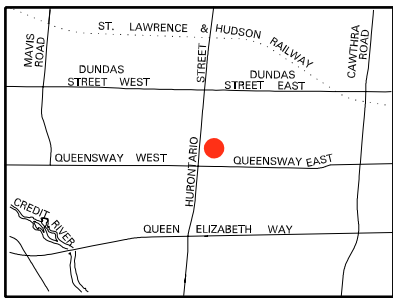
**PART OF COOKVILLE DISTRICT LAND USE MAP  
COOKVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

- |                                 |                                    |  |
|---------------------------------|------------------------------------|--|
| <b>LAND USE DESIGNATIONS</b>    | <b>TRANSPORTATION</b>              | <b>LEGEND</b>                                  |
| Residential - Low Density I     | Provincial Highway and Interchange | Arterial                                       |
| Residential - Low Density II    | Major Collector                    | Minor Collector                                |
| Residential - Medium Density I  | Minor Collector (Scenic Route)     | Local Road                                     |
| Residential - Medium Density II | Existing Commuter Rail             | GO Transit Station                             |
| Residential - High Density I    | Major Transit Corridor             |  |
| Residential - High Density II   |                                    |  |
| Mainstreet Commercial           | <b>LAND USE LEGEND</b>             |  |
| General Commercial              | Regulatory Floodplain              | Node Boundary                                  |
| Convenience Commercial          |                                    | Hos - Hospital                                 |
| Motor Vehicle Commercial        |                                    | Cem - Cemetery                                 |
| Office                          |                                    | Existing Stormwater Management Facility        |
| Business Employment             |                                    | Planning District                              |
| Institutional                   |                                    | Special Site Areas (See Special Site Policies) |
| Public Open Space               |                                    |  |
| Private Open Space              |                                    |  |
| Greenbelt                       |                                    |  |
| Utility                         |                                    |  |

**SUBJECT LANDS**



**SUBJECT:**  
**578646 ONTARIO LTD. (QUEENTARIO PLAZA)**



**FILE NO:**  
**BL.09-COM**

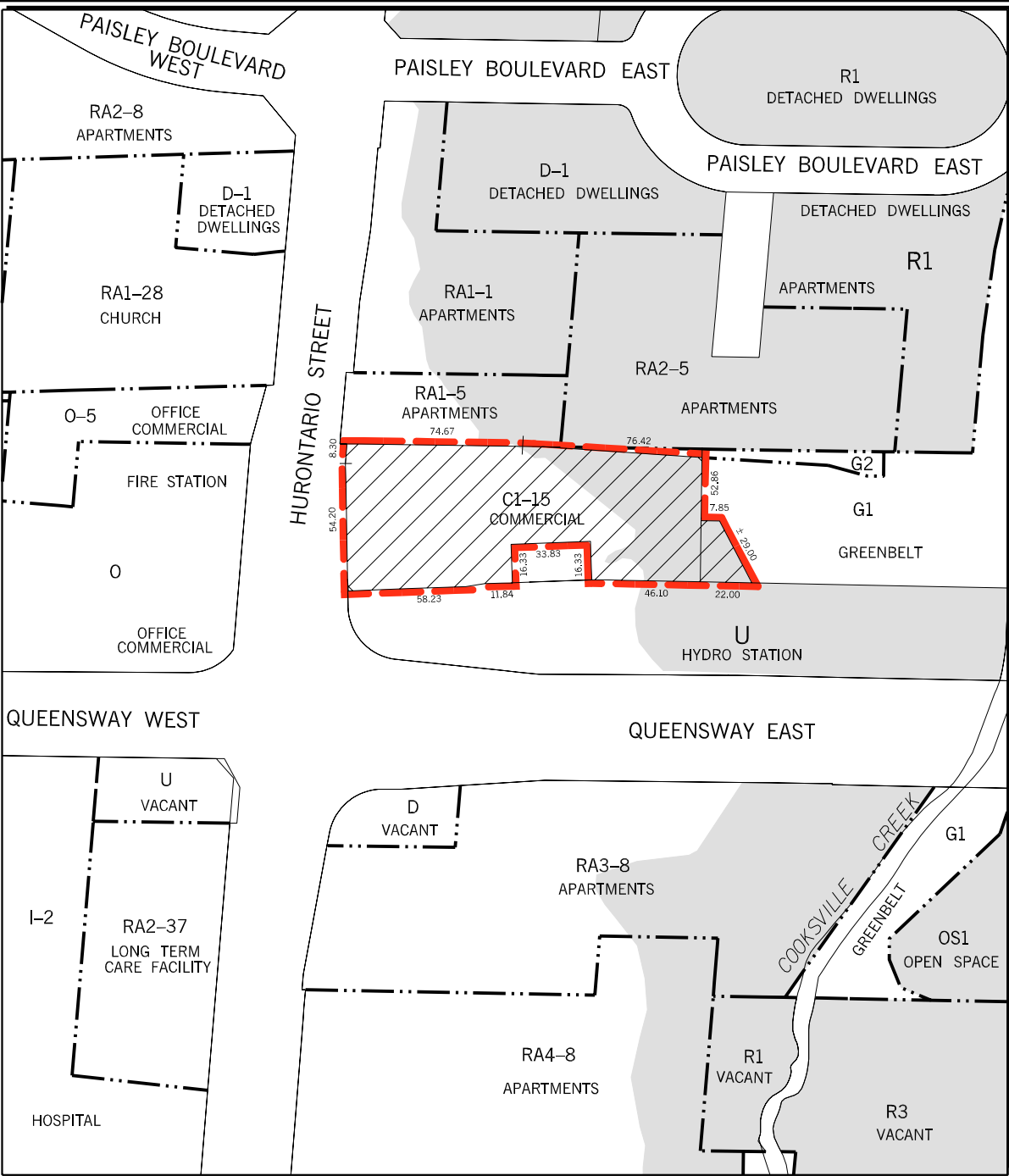
**DWG. NO:**  
**bl09\_com**

**SCALE:**  
**1:5000**

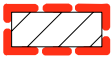
**PDC DATE:**  
**2008 06 09**

**DRAWN BY:**  
**R.DICOSOLA**

**APPENDIX I-4**



**LEGEND:**



PROPOSED REZONING FROM 'C1-15' TO 'C1-15' (AMENDED) TO PERMIT A REDUCED PARKING RATE PERMITTED UNDER PREVIOUS BY-LAW 5500.

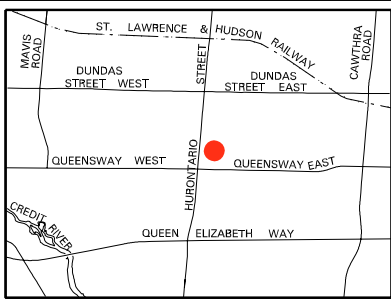


**GREENBELT OVERLAY**

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



**SUBJECT:**  
578646 ONTARIO LTD (QUEENTARIO PLAZA)



<b>FILE NO:</b>	BL.09-COM
<b>DWG. NO:</b>	bl09_com
<b>SCALE:</b>	1:2500
<b>PDC DATE:</b>	2008 06 09
<b>DRAWN BY:</b>	R.DICOSOLA

APPENDIX I-5

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**

