



Corporate Report

Clerk's Files

Originator's
Files BL.09-COM W2

DATE: May 12, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 1, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To add an office designation and zone to a former road allowance
Part of Lot 31, Concession 1, S.D.S.
West side of Erin Mills Parkway, north of the Queen Elizabeth Way
Owner: Ontario Realty Corporation
Applicant: City of Mississauga
Bill 51

Public Meeting **Ward 2**

RECOMMENDATION: That the Report dated May 12, 2009, from the Commissioner of Planning and Building regarding the proposal to amend the Official Plan to designate the subject lands, which are surplus road allowance, "Office – Special Site 5" and to add an "O-1" (Office) zone under file BL.09-COM W2, Ontario Realty Corporation, Part of Lot 31, Concession 1, S.D.S, be received for information.

BACKGROUND: On April 8, 2009, City Council adopted Resolution 0074-2009 directing staff to prepare an amendment to the Mississauga Plan policies for the Sheridan District and an amending by-law to By-law 0225-2007 for consideration at a Public Meeting, in accordance with the *Planning Act*, to add an Office designation and an "O-1" (Office) zone for the lands known as Part of Lot 31,

Concession 1, S.D.S., west side of Erin Mills Parkway, north of the Queen Elizabeth Way (see Appendix I-1).

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:

Site Characteristics	
Frontage:	67.6 m (221.8 ft.)
Depth:	Variable
Net Lot Area:	0.19 ha (0.47 ac.)
Existing Use:	Vacant

Additional information is provided in Appendices I-1 to I-7.

Neighbourhood Context

The subject property is in the Sheridan Planning District on the west side of Erin Mills Parkway, north of the Queen Elizabeth Way and was formerly part of a larger parcel of land purchased by the Ministry of Transportation (then Department of Highways) for the Erin Mills Parkway interchange. The site is now surplus to the Province's needs and the Ontario Realty Corporation (ORC) has been directed to sell the parcel. The site is currently vacant and is relatively flat.

The surrounding land uses are described as follows:

- North: Office/commercial uses
- East: Vacant commercially zoned lands (across Erin Mills Parkway)
- South: North Sheridan Way/Queen Elizabeth Way
- West: Vacant lands zoned "O-1" (Office), a hotel and a long term care facility. The vacant lands immediately adjacent to the subject site have been the subject of a site plan application for overnight accommodations (SP 08/078 W2, inactive) and a subsequent preliminary meeting for the same use.

Redesignating and rezoning the site to the same designation and zone as applies to the vacant property to the west could allow for a more comprehensive development of the entire parcel. This will also provide staff the opportunity to encourage development with a built form that addresses the Erin Mills Parkway frontage.

Strategic Plan

The proposal should attempt to address some or all of the Strategic Pillars for Change of the Strategic Plan and in particular should support the Strategic Goals of “Develop Walkable, Connected Neighbourhoods” and “Build Vibrant Communities”. This proposal also supports the goal of “Meet Employment Needs”. An evaluation of the proposal in the context of the Strategic Plan will be provided in the Supplementary Report.

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

The lands currently do not have a land use designation as they are part of a larger parcel of land expropriated by the Ministry of Transportation for works related to the Erin Mills Parkway/North Sheridan Way/Queen Elizabeth Way interchange.

Proposed Official Plan Designation

The proposed amendment is to designate the lands "Office – Special Site 5" consistent with the existing land use designation for the adjacent lands to the west. Lands designated "Office" accommodate small concentrations of office space, and may be permitted throughout the City. The permitted maximum Floor Space Index (FSI) is 0.5. Accessory uses are generally limited to a maximum of 20% of the total Gross Floor Area (GFA). The Special Site 5 provisions also permit a long term health-care facility and overnight accommodations. Limited commercial uses may be considered.

Existing Zoning

The site does not currently have a zone category. A brief history of the site is found in Appendix I-2, which explains how the site

was expropriated for road works, subsequently declared surplus and, therefore, rendered without zoning.

Proposed Zoning By-law Amendment

"O-1" (Office), to permit office and associated accessory uses, as well as a long-term care dwelling and overnight accommodation, in accordance with the applicable "O" (Office) zone regulations.

COMMUNITY ISSUES

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

FINANCIAL IMPACT: Not applicable

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

ATTACHMENTS: Appendix I-1 - Council Resolution 0074-2009
Appendix I-2 - Site History
Appendix I-3 - Aerial Photograph
Appendix I-4 - Excerpt of Sheridan District Land Use Map
Appendix I-5 - Excerpt of Existing Land Use Map
Appendix I-6 - Aerial Photograph (from ORC)
Appendix I-7 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Development Planner

City of Mississauga

File: BL.09-COM W2

Resolution 0074-2009

Council at its meeting of April 8, 2009 adopted the following resolution:

0074-2009 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 lands located on the west side of Erin Mills Parkway, north of the Queen Elizabeth Way, Part of Lot 31, Concession 1, South of Dundas Street, Chair of the Management Board of Cabinet (Ontario Realty Corporation), were part of a road allowance, and the adjacent Office designation in the Sheridan Planning District would apply to these lands and the adjacent "RCL1-792" zoning was determined to extend to the centreline of the road allowance in Zoning By-law 5500;

AND WHEREAS the subject lands (former road allowance) have been declared surplus and are a separate parcel from the adjacent municipal road (Erin Mills Parkway), the provision relating to the zoning extending to the centreline of the street would no longer apply to the surplus parcel, which renders the lands without zoning;

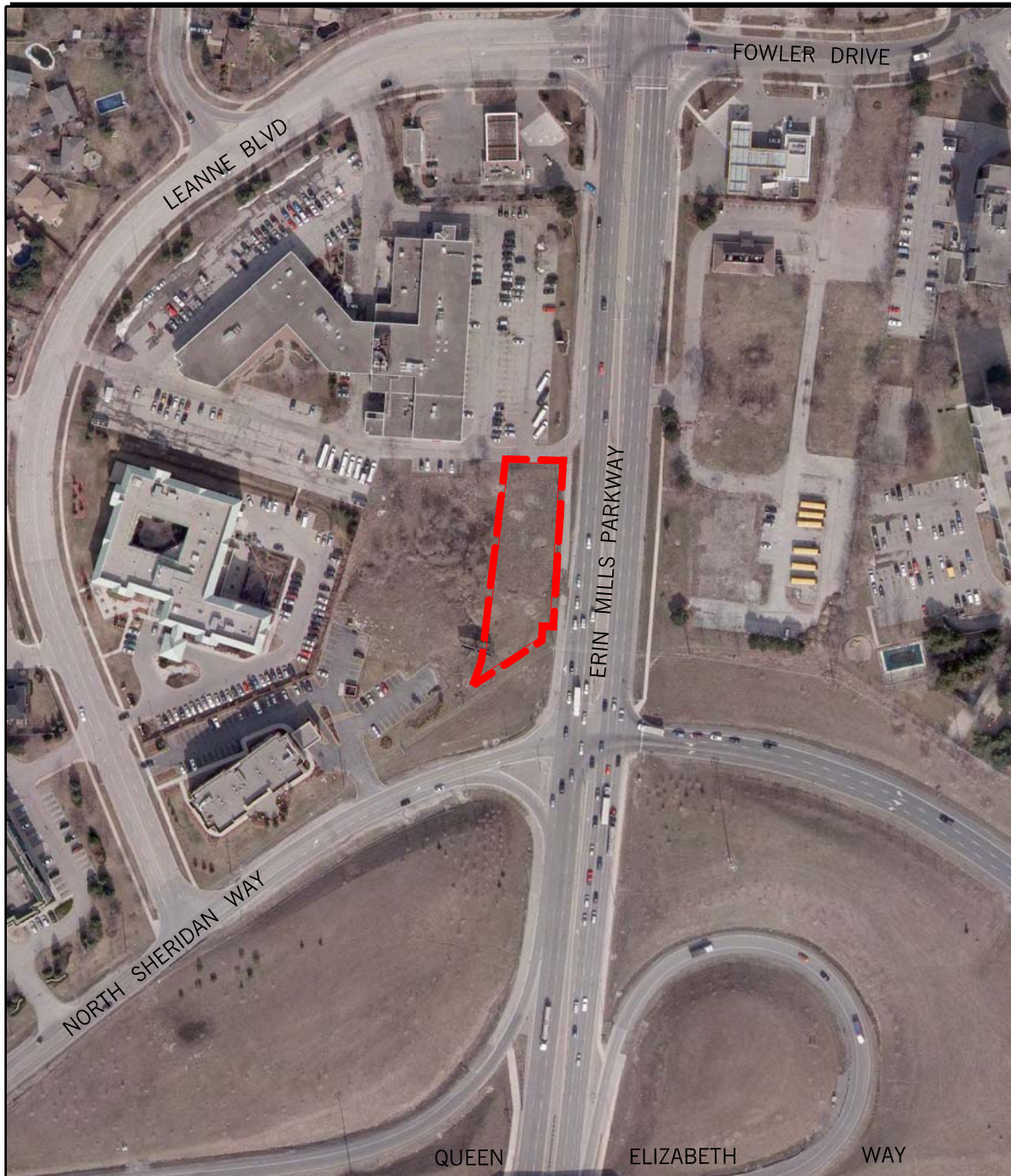
AND WHEREAS the Chair of the Management Board of Cabinet (Ontario Realty Corporation) has requested a revision to Zoning Map 18 of the new Zoning By-law to include the subject lands in the adjacent "O-1" zone to allow the uses permitted thereunder;

AND WHEREAS Council considers it appropriate to designate and zone lands previously part of a road allowance;

NOW THEREFORE LET IT BE RESOLVED THAT City Council direct representatives of the Planning and Building Department to prepare an amendment to the Sheridan District Policies in Mississauga Plan and an amending by-law to By-law 0225-2007 to designate the site "Office" and zone the lands "O-1" for the lands known as Part 31, Concession 1, South of Dundas Street, west side of Erin Mills Parkway and north of the Queen Elizabeth Way, Chair of the Management Board of Cabinet (Ontario Realty Corporation) 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.

Site History

- March, 1965 - The property was expropriated by the Ministry of Transportation (then Department of Highways) for the purpose of road improvements relating to the Q.E.W. traffic corridor, specifically what is now Erin Mills Parkway and North Sheridan Way. The remnant of these expropriated lands (i.e. the subject property) was eventually declared surplus by MTO and transferred to ORC for eventual disposition.
- January 26, 1966 - the Ontario Municipal Board approved the Consolidated Zoning By-law 5500, under which the subject site was deemed to be zoned "M1" and "AC", due to the provisions of Section 5 (2) & (3) of the By-law:
 - (2) Where a street or lane is shown on Schedule "A" or "B" as being closed, the land in the closed street or lane is included in the zone of the adjoining land.
 - (3) Where a closed street is the boundary between two (2) or more zones, the centre line of the closed street is the boundary.
- February 14, 1977 - the lands adjacent to the subject site were rezoned to "RCL1-792" by By-law 77-77, which in turn deemed the subject lands to have this new zone.
- March 31, 2004 - the subject lands were declared surplus by the Ministry of Transportation and were transferred to the jurisdiction of the Chair of the Management Board of Cabinet.
- March 31, 2004 - as the subject lands were no longer part of the road allowance, the provisions of Section 5 (2) & (3) no longer applied and the subject site was rendered without zoning.
- June 20, 2007 - 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 continue to be rendered without zoning.



LEGEND:



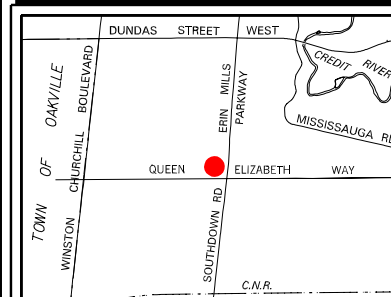
SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT:

CITY OF MISSISSAUGA



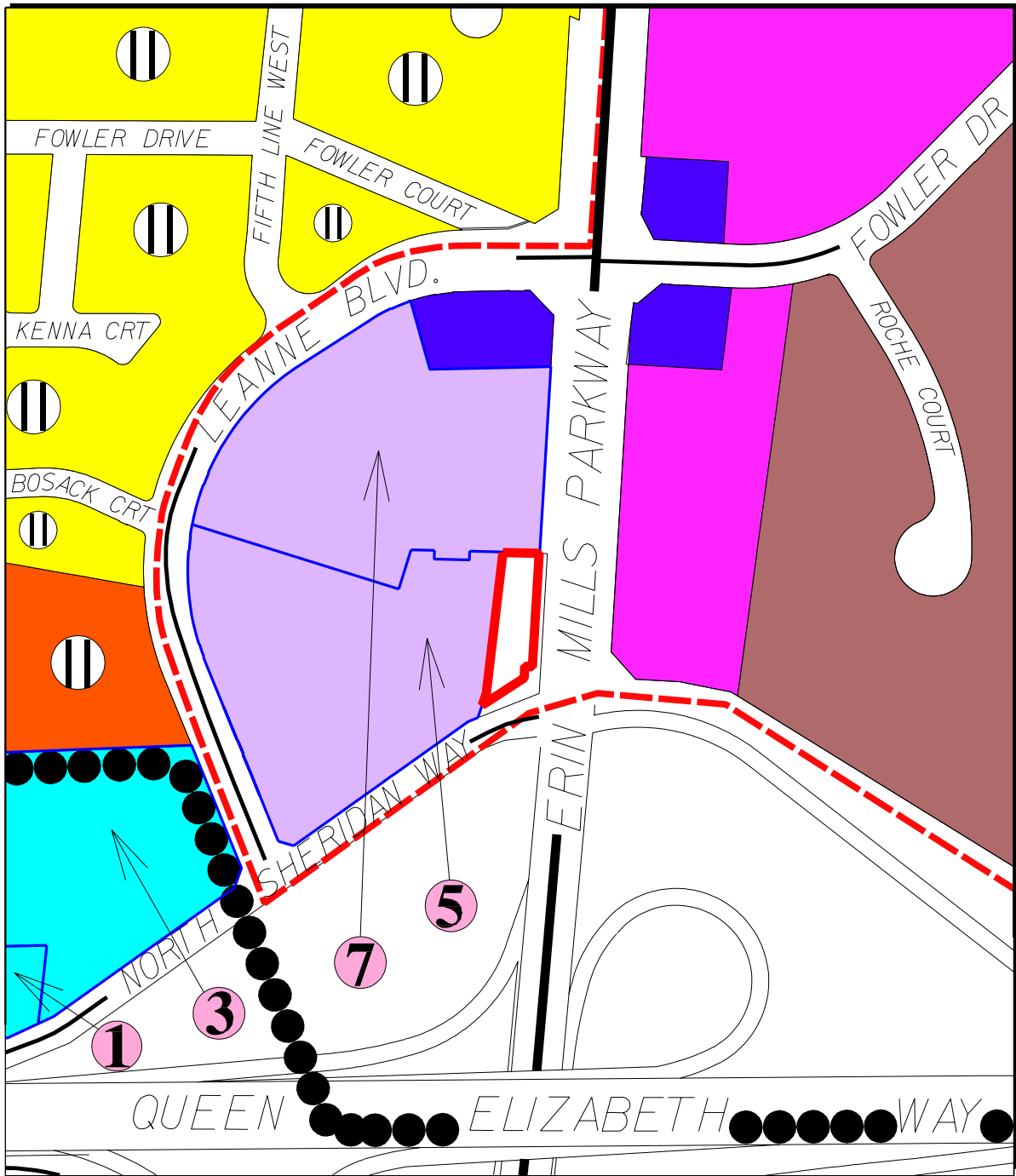
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DRAWN BY:
W. FINLAY



**PART OF SHERIDAN DISTRICT LAND USE MAP
SHERIDAN 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
 - Residential – High Density II
 - General Commercial
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Public Open Space
 - Greenbelt
 - Private Open Space
 - Utility
- TRANSPORTATION LEGEND**

 - Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Major Transit Corridor

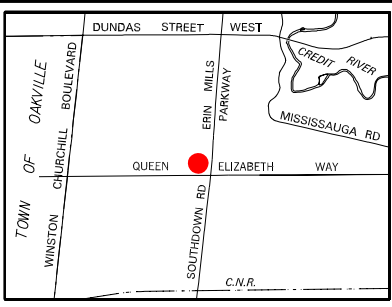
LAND USE LEGEND

 - Node Boundary
 - Golf Course
 - Existing Stormwater Management Facility
 - Planning District
 - Special Site Areas (See Special Site Policies)
- NOTE:**
ANY PART OF THE ROAD NETWORK SHOWN OUTSIDE THE CITY BOUNDARIES IS SHOWN FOR INFORMATION PURPOSES ONLY.

SUBJECT LANDS



SUBJECT: CITY OF MISSISSAUGA



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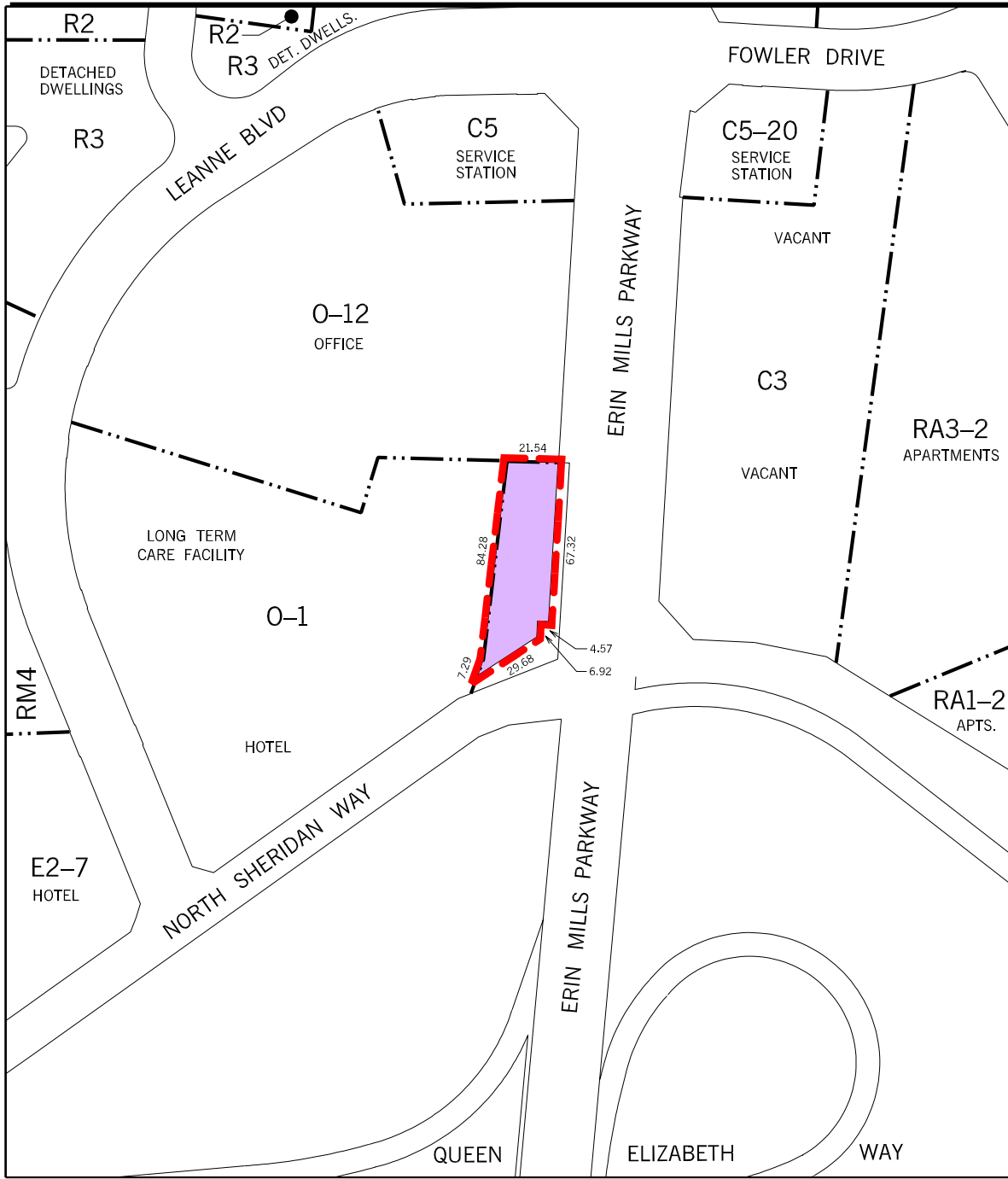
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APPENDIX I-4



LEGEND:

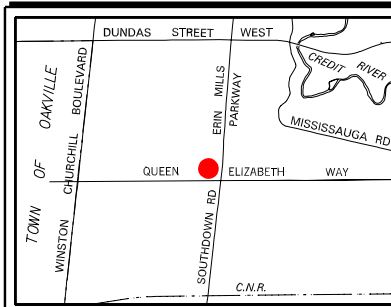


PROPOSED OFFICIAL PLAN AMENDMENT TO DESIGNATE THE LANDS "OFFICE - SPECIAL SITE 5" AND PROPOSED REZONING TO ZONE THE LANDS "O-1" (OFFICE) CONSISTENT WITH THE DESIGNATION AND ZONE OF THE ABUTTING LANDS TO THE WEST. THE PARCEL CURRENTLY HAS NO LAND USE DESIGNATION OR ZONING.

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



SUBJECT: CITY OF MISSISSAUGA



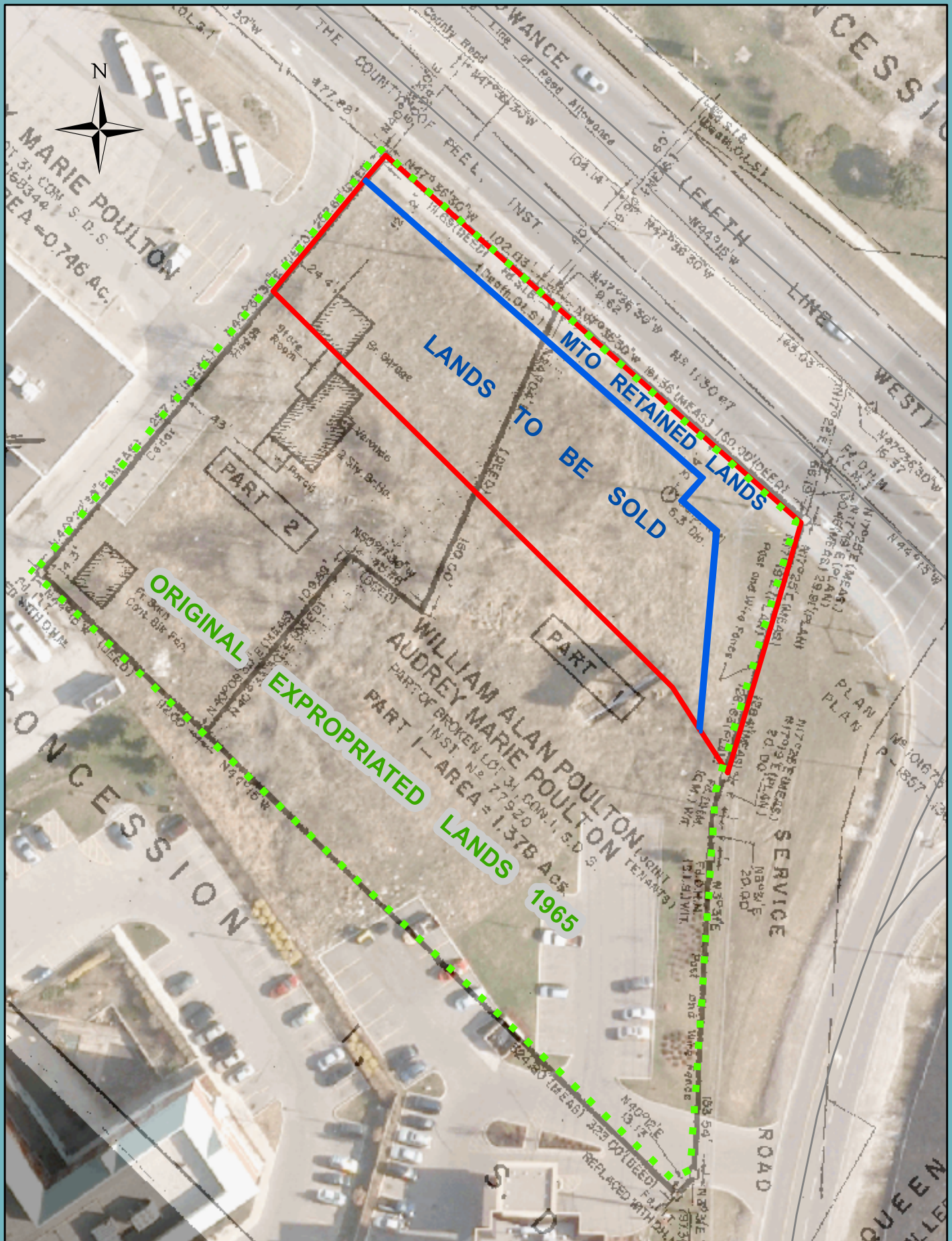
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