



# Corporate Report

Clerk's Files

Originator's  
Files

CD.04.HUR

---

**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:** **Upper Hurontario Street Corridor - Implementing Zoning -  
Supplementary Report                      WARD 5**

---

- RECOMMENDATION:**
1. That the report titled "Upper Hurontario Street Corridor - Implementing Zoning – Supplementary Report" dated May 12, 2009 from the Commissioner of Planning and Building, be received.
  2. That the amendments to Zoning By-law 0225-2007 detailed in Appendix 2 to the report titled "Upper Hurontario Street Corridor - Implementing Zoning – Supplementary Report" dated May 12, 2009 from the Commissioner of Planning and Building, be adopted and that an implementing by-law be brought to a future City Council meeting.

**BACKGROUND:** On February 13, 2008, City Council adopted By-law 0057-2008 which approved Amendment 40 to Mississauga Plan (Official Plan).

Amendment 40 originated from City Council's concerns that the policies and standards in Mississauga Plan, the Zoning By-law and urban design guidelines applicable to the Upper Hurontario Street Corridor lands were not achieving the design vision for the area.

Amendment 40 provided new land use and urban design policies for all forms of development adjacent to Upper Hurontario Street.

Amendment 40 has been appealed to the Ontario Municipal Board by two area property owners (Orlando Corporation and Derry-Ten Limited).

The lands subject to Amendment 40 are adjacent to Upper Hurontario Street, north of Matheson Boulevard East and West to the Mississauga/Brampton municipal boundary (as shown on the three context maps contained in Appendix 1). While most of the properties immediately adjacent to Upper Hurontario Street are proposed to be rezoned, properties currently zoned 'D' will remain zoned 'D' and those properties with zoning in conformity with the provisions of the Gateway District Policies and changes contained in Amendment 40, will not be impacted. The proposed zoning changes for the lands in the Upper Hurontario Street Corridor are contained in Appendix 2.

The statutory public meeting for the implementing zoning by-laws was held on June 9, 2008. Four deputants made presentations to the Planning and Development Committee as follows:

- Mr. Tae Ryuck of Goldberg Group on behalf of Orlando Corporation;
- Mr. David Fisher, resident;
- Mr. Paul DaCunha on behalf of Louis Velianou, owner of 6610 and 6620 Hurontario Street; and,
- Ms. Ravail Baring on behalf of her husband respecting a proposed hotel development at the northwest corner of Courtney Park Drive and Hurontario Street.

Written submissions were also received from Orlando Corporation and Wood Bull Barristers and Solicitors on behalf of Derry-Ten Limited for lands at the southwest corner of Derry Road West and Hurontario Street.

**COMMENTS:**

The implementing zoning addresses the following key principles of Official Plan Amendment 40 to achieve the vision for the Upper Hurontario Street corridor:

- prohibit drive-throughs adjacent to Upper Hurontario Street;

- prohibit new free-standing restaurants adjacent to Upper Hurontario Street;
- prohibit new single-storey financial institutions adjacent to Upper Hurontario Street;
- require a minimum building height of three storeys at key intersections;
- require building frontages on Upper Hurontario Street to be brought up to the street, to create a more urban streetscape and impose a maximum building setback;
- require main front entrances to face Upper Hurontario Street;
- encourage office and "prestige" business employment uses adjacent to Upper Hurontario Street; and,
- prohibit parking in front of buildings except on properties specifically exempt – Orlando Corporation lands at the northwest and southeast corners of Highway 401 and Upper Hurontario Street.

The following outlines the comments received at the public meeting and through written correspondence and staff's response to the issues raised.

**Comment - 1**

Orlando Corporation has expressed concerns with the proposed regulations as they apply to their remaining undeveloped parcels fronting onto Hurontario Street. The proposed zoning regulations are overly restrictive and do not provide enough flexibility for future development.

More specifically, the requirement for main front entrances to face Hurontario Street is excessive and rather, should be dealt with as part of site plan approval. The regulation providing for one row of parking between the building and Hurontario Street at the northwest and southeast corners of Highway 401 and Hurontario Street should be increased to accommodate the required landscape area, two rows of parking, an access aisle and additional landscaping in front of any proposed building.

The undeveloped parcel at the southwest corner of Highway 401 and Hurontario Street may not be able to achieve the vision for Upper

Hurontario Street established in OPA 40 or the proposed zoning regulations given the MTO restrictions related to access and grading related to Highway 401 and proposed interchange improvements.

Finally, the office site at the southwest corner of Sandstone Drive and Hurontario Street can accommodate additional development. A new office building should be setback similar to the existing office building to provide maximum visibility to the users. Similarly, any additions to the existing building should be similarly set back. Orlando Corporation requested a meeting with staff to discuss these issues in greater detail.

### **Response**

Staff met with representatives of Orlando Corporation and their planning consultant in October 2008. The following reflects the issues discussed and staff's position.

In order to achieve the vision for Upper Hurontario Street as outlined in OPA 40 and in existing design guidelines for this portion of the street, main front entrances should face Hurontario Street to create an active relationship between buildings and the street. With the future introduction of higher-order transit to the Hurontario corridor, it will be essential to provide access to buildings fronting Hurontario Street and to establish an active space between buildings and the street. The regulation requiring main front entrances to face Hurontario Street should remain.

The regulation providing for one row of parking between the building and Hurontario Street at the northwest and southeast corners of Highway 401 and Hurontario Street should not be increased. Upon further review, the regulation related to parking will be reduced to 18 metres (59 feet) and will allow for the required landscape area (4.5 metres/14.8 feet), one row of parking (5.2 metres/17 feet) and an access aisle (7 metres/23 feet) between Hurontario Street and the building face. This reduction will go far in achieving the overall goals for Upper Hurontario Street by only permitting one row of parking while recognizing a previous development right.



To date, no formal site plans have been submitted for the vacant land parcels at the southwest corner of Highway 401 and Hurontario Street. By-law 0225-2007 contains a general regulation related to setbacks to Provincial highways. The minimum required setback in this general regulation will apply. No changes to the draft zoning by-law are required.

Staff acknowledges that the lands at the southwest corner of Sandstone Drive and Hurontario Street can accommodate additional development. New buildings will be required to comply with the maximum building setback (10 metres/33 feet) established for the E1 zone for lands fronting onto Hurontario Street. Although staff are supportive of additions to the existing building being set back to match the existing development, a minor variance to the zoning by-law will be required.

**Comment - 2**

Buildings should be close to the street to encourage pedestrian activity and should be between five and 10 storeys in height. The corridor will intensify and transit ridership will increase. A maximum building setback of 10 metres (33 feet) is appropriate and parking should not be permitted between the buildings and the street.

**Response**

The overall intent of the implementing zoning for the Upper Hurontario Street is to encourage a more active street and promote more pedestrian activity. In the context of the current policies of Mississauga Plan and additional policies introduced through OPA 40, lands identified as Special Site 2 along Hurontario Street demand a higher level of urban design including minimum height requirements.

A minimum three-storey height requirement is being imposed at key intersections that correspond to the Special Site 2 policies and include the intersections of Courtneypark Drive and Derry Road. The required maximum building setback is 10 metres (33 feet) unless noted in specific exception zones to reflect prior approvals. Parking will not be permitted between buildings and the street unless noted in specific exception zones to reflect prior approvals.

**Comment - 3**

Single-storey restaurants, banquet halls and financial institutions should be allowed to be developed along the corridor given they were permitted in a prior planning regime.

**Response**

Planning documents evolve over time as the city develops into a more urban environment. Single-storey free-standing restaurants and financial institutions are no longer appropriate uses for lands fronting Hurontario Street. In addition, these uses could potentially incorporate drive-through facilities which again, are not appropriate on lands fronting Hurontario Street.

**Comment - 4**

Will the proposed regulations prohibit free-standing restaurants along Hurontario Street? What about a hotel with an associated restaurant?

**Response**

As noted in the response above, free-standing restaurants are not appropriate uses for lands fronting Hurontario Street. If the proposed restaurant is physically incorporated into the proposed hotel, it will comply. If the proposed restaurant is physically separate from the hotel, it will not be permitted immediately adjacent Hurontario Street.

The revisions to the draft zoning by-law as noted above have been made as reflected in Appendix 2 to this report.

Orlando Corporation also has an outstanding appeal (Appeal 3) to Zoning By-law 0225-2007, on some but not all, of their properties in the Upper Hurontario Street Corridor. The outstanding appeal to Zoning By-law 0225-2007 has now been consolidated with their appeal to Official Plan Amendment 40.

**STRATEGIC PLAN:**

The implementing zoning for the Upper Hurontario Street Corridor will put in place performance standards and regulations that will achieve a built environment toward "cultivating creative and innovative businesses". This is one of the five strategic pillars for change in the City's newly adopted Strategic Plan. Stated actions in the Strategic Plan include facilitating dialogue on emerging industries,

developing knowledge-based industries and cultivating and nurturing the business environment. The creation of an appropriate built environment in the Upper Hurontario Street Corridor will attract these types of businesses and activity.

Developing a transit-oriented City is another pillar of the Strategic Plan that will play a role in the development of the Upper Hurontario Street Corridor. A reliable and convenient system of higher-order transit will be a catalyst for more dense employment development within the Upper Hurontario Street corridor. An action being pursued by the City along with Metrolinx is the introduction of higher-order transit along major corridors including Hurontario Street. The Hurontario Main Street Study is currently underway for Hurontario Street to realize this action.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** Amendment 40 to Mississauga Plan (Official Plan) was approved by City Council on February 13, 2008 with the adoption of By-law 0057-2008 and has been appealed to the Ontario Municipal Board. With the approval of Amendment 40, it is necessary to prepare the implementing zoning by-law. The draft zoning by-law attached to this report in Appendix 2, will guide development to achieve the vision for the Upper Hurontario Street Corridor as detailed in Official Plan Amendment 40.

**ATTACHMENTS:** APPENDIX 1: General Context Maps (1A to 1C)  
APPENDIX 2: Draft Zoning By-law  
APPENDIX 3: Excerpts from June 9, 2008 Planning and  
Development Committee Meeting  
APPENDIX 4: Corporate Report dated May 20, 2008

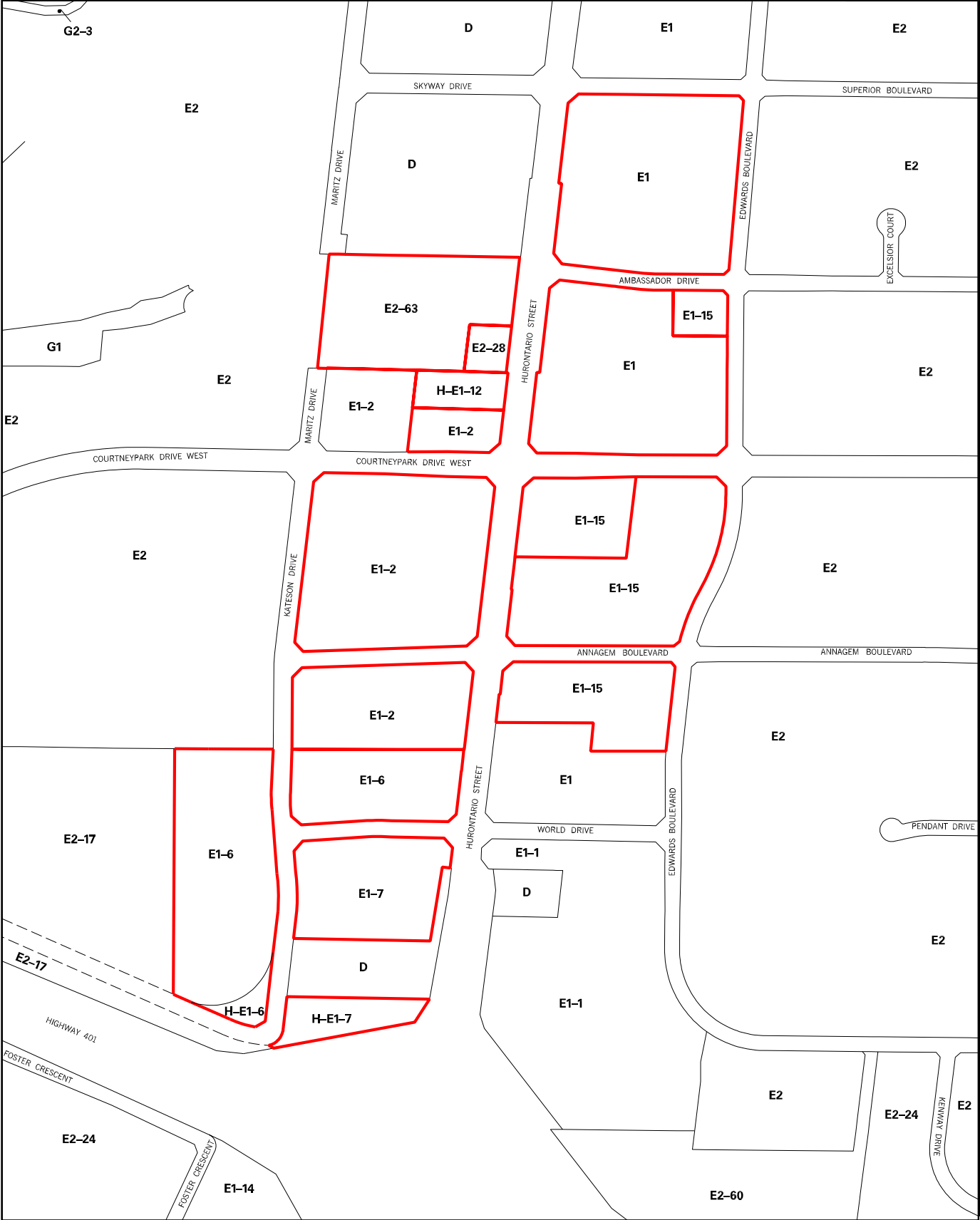
*Original Signed By:*

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karen Crouse, Policy Planner, Community Planning*







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 deleting Line 6.0 in Table 8.2.1 contained in Subsection 8.2.1 and substituting the following Lines 6.0 to 6.3 inclusive therefor:

Column		A	B	C	D
Line 1.0	ZONES		E1 Employment in Nodes	E2 Employment	E3 Industrial
ZONE REGULATIONS					
6.0	MAXIMUM SETBACK				
6.1	Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6)		10.0 m <sup>(6)</sup>	n/a	n/a
6.2	Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of all <b>buildings</b> , subsequent to the first <b>building</b> , erected wholly or partially within 50.0 m of a <b>street</b> identified in Note (6)		10.0 m <sup>(6)</sup>	n/a	n/a
6.3	Notwithstanding the regulations contained in Lines 6.1 and 6.2 of this Table, a maximum of 30% of the length of a <b>streetwall</b> of the first three (3) <b>storeys</b> of a <b>building</b> may be set back beyond the maximum setback		✓	n/a	n/a

2.
- By-law Number 0225-2007, as amended, is further amended by deleting Line 8.0 in Table 8.2.1 contained in Subsection 8.2.1.

3. By-law Number 0225-2007, as amended, is further amended by adding Line 13.0 to Table 8.2.1 contained in Subsection 8.2.1 as follows:

Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
ZONE REGULATIONS				
13.0	Where a <b>building</b> is located within 10.0 m of Hurontario Street, the <b>main front entrance</b> shall face Hurontario Street	✓		

4. By-law Number 0225-2007, as amended, is further amended by adding Line 14.0 to Table 8.2.1 contained in Subsection 8.2.1 as follows:

Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
ZONE REGULATIONS				
14.0	Minimum distance from a surface <b>parking space</b> to a <b>street</b> identified in Note (6)	10.0 m	n/a	n/a

5. By-law Number 0225-2007, as amended, is further amended by deleting Note (6) to Table 8.2.1 contained in Subsection 8.2.1 and substituting the following therefor:

NOTES: (6) This regulation shall only apply to the **lot lines** abutting Hurontario Street.

6. By-law Number 0225-2007, as amended, is further amended by adding Note (12) to Table 8.2.1 contained in Subsection 8.2.1 as follows:

Column	A	B	C	D
Line 1.0	TYPE OF USE	E1 Employment in Nodes	E2 Employment	E3 Industrial
2,3,5	Financial Institution	✓(12)	✓	✓

NOTES: (12) A one (1) **storey** free-standing **building** or **structure** used for a **financial institution** shall not be permitted within 100.0 m of Hurontario Street.

7. By-law Number 0225-2007, as amended, is further amended by amending Schedule E1-2 by deleting the Shaded Area north of Courtneypark Drive West, identified on Schedule E1-2 of this Exception.



8. By-law Number 0225-2007, as amended, is further amended by adding to Exception Table 8.2.2.5 the following:

8.2.2.5	Exception: E1-5	Map # 36W	By-law:
Additional Permitted Uses			
8.2.2.5.1	(1)	C3 uses contained in Subsection 6.2.1 of this By-law, except:	
	(1.6)	Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted	
	(1.7)	Convenience Restaurant	
Regulations			
8.2.2.5.3	The provisions contained in Subsection 8.1.8 and 8.1.9 of this By-law shall not apply		

9. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.6 and substituting the following therefor:

8.2.2.6	Exception: E1-6	Map # 44E	By-law:
In an E1-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.6.1	Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law		18.0 m
8.2.2.6.2	Minimum <b>landscaped buffer</b> along the <b>lot line</b> of any <b>street</b> other than Hurontario Street		3.0 m
8.2.2.6.3	One (1) row of vehicle parking shall be permitted between the exterior wall of a <b>building</b> or <b>structure</b> and the <b>lot line</b> abutting Hurontario Street		
8.2.2.6.4	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10

8.2.2.6	Exception: E1-6	Map # 44E	By-law:
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E1-6 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements to the satisfaction of the Transportation and Works Department:</p> <p>(1) the finalization of the road grades upon Ministry of Transportation approval of the design details for the proposed ramp connections;</p> <p>(2) the identification of and granting of temporary construction easements within Block 3 to the City for the proposed ramp connections;</p> <p>(3) the determination of and gratuitous dedication of lands to the City necessary for side sloping within Block 3 for the proposed ramp connection;</p> <p>(4) satisfactory access arrangements being made for the Madill lands to the internal road, Street 'B' (proposed Kateson Drive) as noted by the Ministry of Transportation.</p>			

10. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.7 and substituting the following therefor:

8.2.2.7	Exception: E1-7	Map # 43W	By-law:
<p>In an E1-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
8.2.2.7.1	Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law		18.0 m
8.2.2.7.2	One (1) row of vehicle parking shall be permitted between the exterior wall of a <b>building</b> or <b>structure</b> and the <b>lot line</b> abutting Hurontario Street		
8.2.2.7.3	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10

11. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.8 and substituting the following therefor:

8.2.2.8	Exception: E1-8	Map # 44E	By-law:
In an E1-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.8.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.8.2	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 145.0 m of Hurontario Street		3 storeys

12. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.9 and substituting the following therefor:

8.2.2.9	Exception: E1-9	Map # 43W	By-law:
In an E1-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.9.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.9.2	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 177.0 m of Hurontario Street and 129.0 m of Courtneypark Drive East		3 storeys

13. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 8.2.2.12.10 in Exception Table 8.2.2.12 and substituting the following therefor:

8.2.2.12	Exception: E1-12	Map # 44E	By-law:
<b>Regulations</b>			
8.2.2.12.10	Minimum <b>height</b>		3 storeys

14. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.14 and substituting the following therefor:

8.2.2.14	Exception: E1-14	Map # 43W	By-law:
In an E1-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.14.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.14.2	Minimum <b>height</b>		3 storeys

15. By-law Number 0225-2007, as amended, is further amended by adding Sentence 8.2.2.15.4 to Exception Table 8.2.2.15 as follows:

8.2.2.15	Exception: E1-15	Map # 43W	By-law:
Regulations			
8.2.2.15.4	Minimum setback of a <b>restaurant, take-out restaurant, convenience restaurant</b> or an outdoor patio accessory to a <b>restaurant, take-out restaurant or convenience restaurant</b> from Hurontario Street		50.0 m

16. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 8.2.2.16.1 and substituting the following Sentence 8.2.2.16.1 therefor and deleting Sentence 8.2.2.16.2 from Exception Table 8.2.2.16:

8.2.2.16	Exception: E1-16	Map # 37E	By-law:
Additional Permitted Use			
8.2.2.16.1	(1)	<b>Existing</b> accessory <b>day care</b>	

17. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 8.2.3.28.4, 8.2.3.28.5 and 8.2.3.28.6 and substituting the following Sentences 8.2.3.28.4 and 8.2.3.28.5 therefor:

8.2.3.28	Exception: E2-28	Map # 44E	By-law:
Regulations			
8.2.3.28.4	Maximum setback of a <b>building</b> or <b>structure</b> from Derry Road West		16.5 m
8.2.3.28.5	Minimum setback of <b>motor vehicle</b> parking and loading facilities from Derry Road West		16.5 m

18. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.50 and substituting the following therefor:

8.2.3.50	Exception: E2-50	Map # 51W	By-law:
In an E2-50 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.50.1	Lands zoned E2-50 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Motor vehicle</b> tire sales, service and installation facility	
<b>Regulations</b>			
8.2.3.50.2	<b>Uses</b> contained in Sentence 8.2.3.50.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	minimum <b>rear yard</b>	3.3 m
	(2)	minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> , excluding the area used for tire sales	7.3 m

19. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.63 and substituting the following therefor:

8.2.3.63	Exception: E2-63	Map # 44E	By-law:
In an E2-63 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.63.1	Lands zoned E2-63 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
<b>Regulation</b>			
8.2.3.63.2	Uses contained in Sentence 8.2.3.63.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

20. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.73 and substituting the following therefor:

8.2.3.73	Exception: E2-73	Map # 44E, 51W	By-law:
In an E2-73 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.73.1	Lands zoned E2-73 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Motor Vehicle Service Station</b>	
	(3)	<b>Gas Bar</b>	
<b>Regulation</b>			
8.2.3.73.2	<b>Uses</b> contained in Sentence 8.2.3.73.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

21. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.78 and substituting the following therefor:

8.2.3.78	Exception: E2-78	Map # 52E	By-law:
In an E2-78 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.78.1	Lands zoned E2-78 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Restaurant</b>	
	(3)	<b>Convenience Restaurant</b>	
	(4)	Outdoor patio accessory to a <b>restaurant</b> or <b>convenience restaurant</b>	
<b>Regulations</b>			
8.2.3.78.2	<b>Uses</b> contained in Sentence 8.2.3.78.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	minimum <b>landscaped buffer</b> along the <b>lot line</b> of any <b>street</b> other than Hurontario Street or Derry Road West	3.0 m
	(2)	minimum <b>landscaped buffer</b> along the <b>lot line</b> abutting a D zone	3.0 m
	(3)	minimum setback of a free-standing <b>building</b> or <b>structure</b> used for a <b>restaurant</b> or <b>convenience restaurant</b> from Hurontario Street	100.0 m
	(4)	maximum number of courier/messenger service delivery vehicles permitted to be stored outside	10

22. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.103	Exception: E2-103	Map # 43W	By-law:
In an E2-103 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.103.1	Lands zoned E2-103 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Gas Bar</b>	
	(3)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Regulations</b>			
8.2.3.103.2	<b>Uses</b> contained in Sentence 8.2.3.103.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>	30%
	(2)	minimum <b>height</b>	3 storeys
	(3)	minimum <b>height</b> - reconstructed <b>gas bar</b>	6.0 m

23. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.104	Exception: E2-104	Map # 43W	By-law:
In an E2-104 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
Permitted Uses			
8.2.3.104.1	Lands zoned E2-104 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Restaurant</b>	
	(3)	<b>Convenience Restaurant</b>	
	(4)	<b>Take-out Restaurant</b>	
	(5)	Outdoor patio accessory to a <b>restaurant, convenience restaurant</b> or <b>take-out restaurant</b>	
Regulations			
8.2.3.104.2	<b>Uses</b> contained in Sentence 8.2.3.104.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	maximum <b>gross floor area - non-residential</b> used for <b>restaurants, convenience restaurants</b> and <b>take-out restaurants</b>	1 450 m <sup>2</sup>
	(2)	maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>	30%
	(3)	minimum <b>height</b>	3 storeys

24. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.105	Exception: E2-105	Map # 51W	By-law:
In an E2-105 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.105.1	Lands zoned E2-105 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
<b>Regulations</b>			
8.2.3.105.2	<b>Uses</b> contained in Sentence 8.2.3.105.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>	30%
	(2)	minimum <b>height</b>	3 storeys

25. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.106	Exception: E2-106	Map # 44E	By-law:
In an E2-106 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.106.1	Lands zoned E2-106 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
<b>Regulations</b>			
8.2.3.106.2	<b>Uses</b> contained in Sentence 8.2.3.106.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>	30%
	(2)	minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 92.0 m of Hurontario Street and 161.0 m of Derry Road West	3 storeys



26. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.107	Exception: E2-107	Map: #43W, 44E, 51W, 52E	By-law:
In an E2-107 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.107.1	Lands zoned E2-107 shall only be used for the following:		
	(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
<b>Regulation</b>			
8.2.3.107.2	Uses contained in Sentence 8.2.3.107.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

27. The greyed-out text, identified in Items 1 to 26 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.
28. Map Number 37E 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 "E1-14" to "E1", the zoning of Part of Lot 4, Concession 1, West of Hurontario Street; Block 1 and Part of Block 2, Registered Plan M832; Part of Lots 9, 11, and 12, Block 10 and Part of Block 12, Registered Plan M900; in the City of Mississauga, PROVIDED HOWEVER THAT the "E1" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1" zoning indicated thereon.
29. Map Number 43W 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 "E1-15" to "E1-7", the zoning of Part of Lot 6, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-7" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-7" zoning indicated thereon.

30. Map Number 44E 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 "E1-14" to "E1", the zoning of Blocks 1, 2 and 3, Registered Plan M1023, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1" zoning indicated thereon.
31. Map Number 43W 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 "E1" to "E1-14", the zoning of Part of Block 1, Registered Plan M915, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-14" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E1-14" zoning indicated thereon.
32. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" and "E1-15" to "E2", the zoning of Part of Blocks 1 and 15, Registered Plan M868; Blocks 14 and 15, Registered Plan M901; Part of Block 2, Registered Plan M915; Blocks 6, 7, 9, Part of Blocks 5, 8 and Part of Lot 10, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2" zoning shall only apply to the lands which are shown on the attached Schedules "A2" and "A3" outlined in the heaviest broken line with the "E2" zoning indicated thereon.
33. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-15" to "E1-9", the zoning of Blocks 11, 12 and 13, Registered Plan 43M915, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-9" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E1-9" zoning indicated thereon.
34. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" to "E2-107", the zoning of Part of Blocks 1 and 15, Registered Plan M868; Blocks 14 and 15, Registered Plan M901; Parts 1, 2 and 3 and Part of Lots 1, 2, 3, 4, 5, 8 and 10, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedules "A2" and "A3" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.

35. Map Number 44E 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 "E1-7" and "H-E1-7" to "E1-6" and "H-E1-6", the zoning of Part of Lot 7, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-6" and "H-E1-6" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E1-6" and "H-E1-6" zoning indicated thereon.
36. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-2" to "E1-8", the zoning of Part of Block 4, Registered Plan M1544, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-8" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E1-8" zoning indicated thereon.
37. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-63", the zoning of Part of Lot 9, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-63" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-63" zoning indicated thereon.
38. Map Number 43W 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 "E1-8" to "E2-103", the zoning of Part of Lot 10, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-103" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-103" zoning indicated thereon.
39. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-9" to "E2-104", the zoning of Part of Block 4, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-104" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-104" zoning indicated thereon.

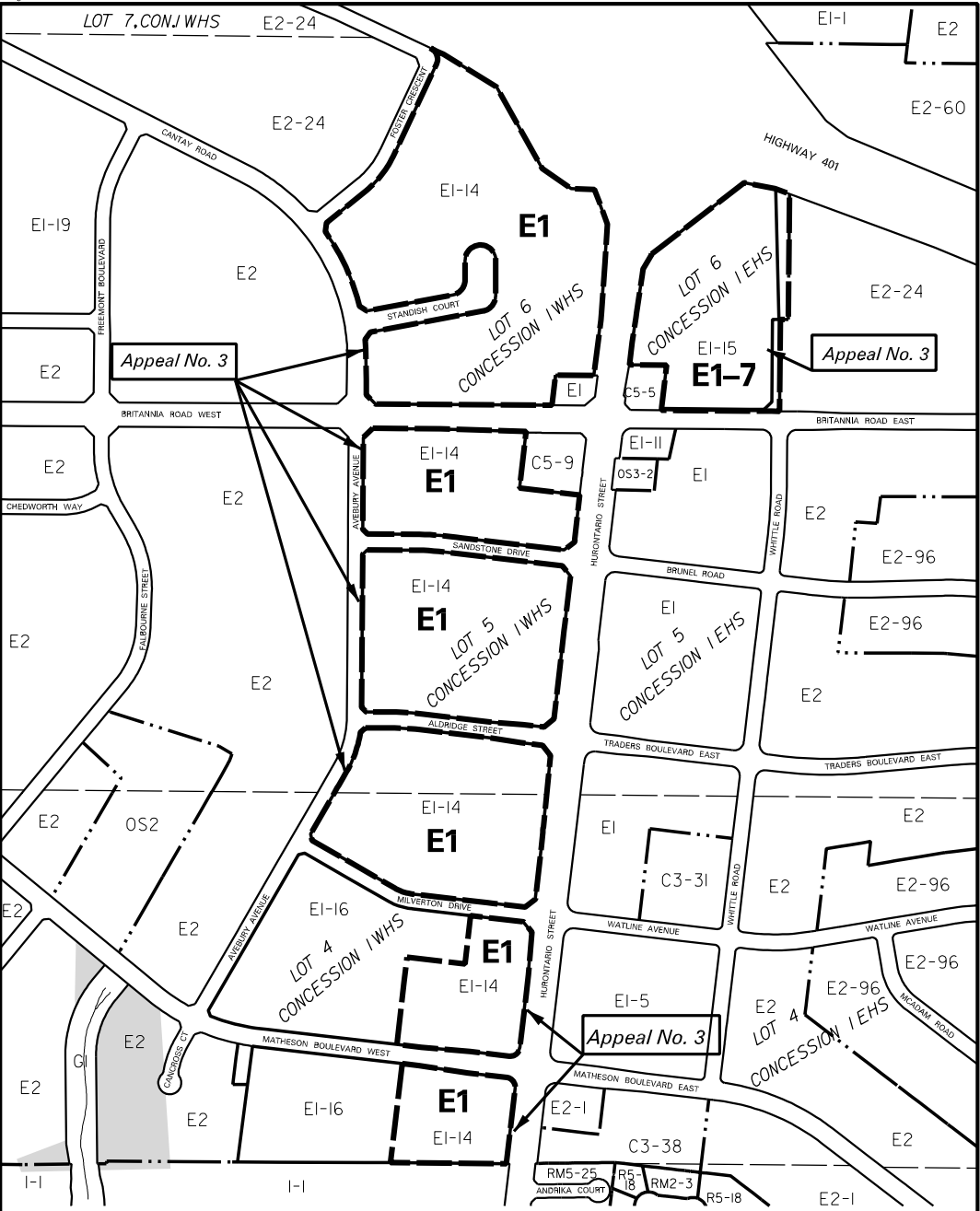
40. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E2-28" to "E2-106", the zoning of Block 1, Registered Plan M1447, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-106" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-106" zoning indicated thereon.
41. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-107", the zoning of Block 1, Registered Plan M1447, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
42. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-73", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-73" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-73" zoning indicated thereon.
43. Map Number 51W 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 "E2-28" to "E2-105", the zoning of Part of Lot 11, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-105" zoning shall only apply to the lands which are shown on the attached Schedule "A4" outlined in the heaviest broken line with the "E2-105" zoning indicated thereon.
44. Map Number 51W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E2-28" to "E2-107", the zoning of Blocks 52 and 53, Registered Plan M957; and Part Lot 11, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A4" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.

45. Map Number 52E 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" to "E2-107", the zoning of Part of Lot 11, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A4" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
46. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 40 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

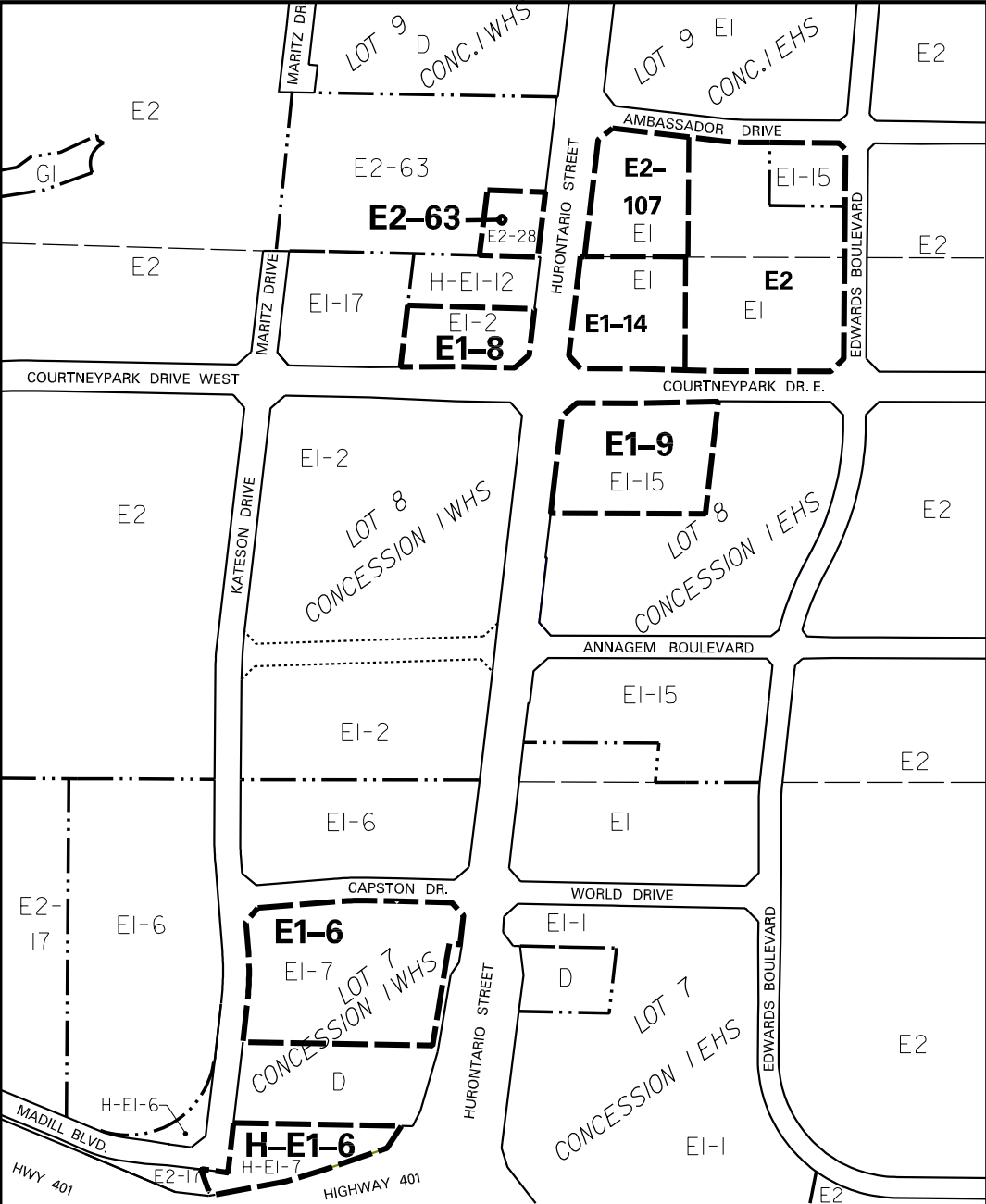


0 25 50 75 100  
metres

 GREENBELT OVERLAY

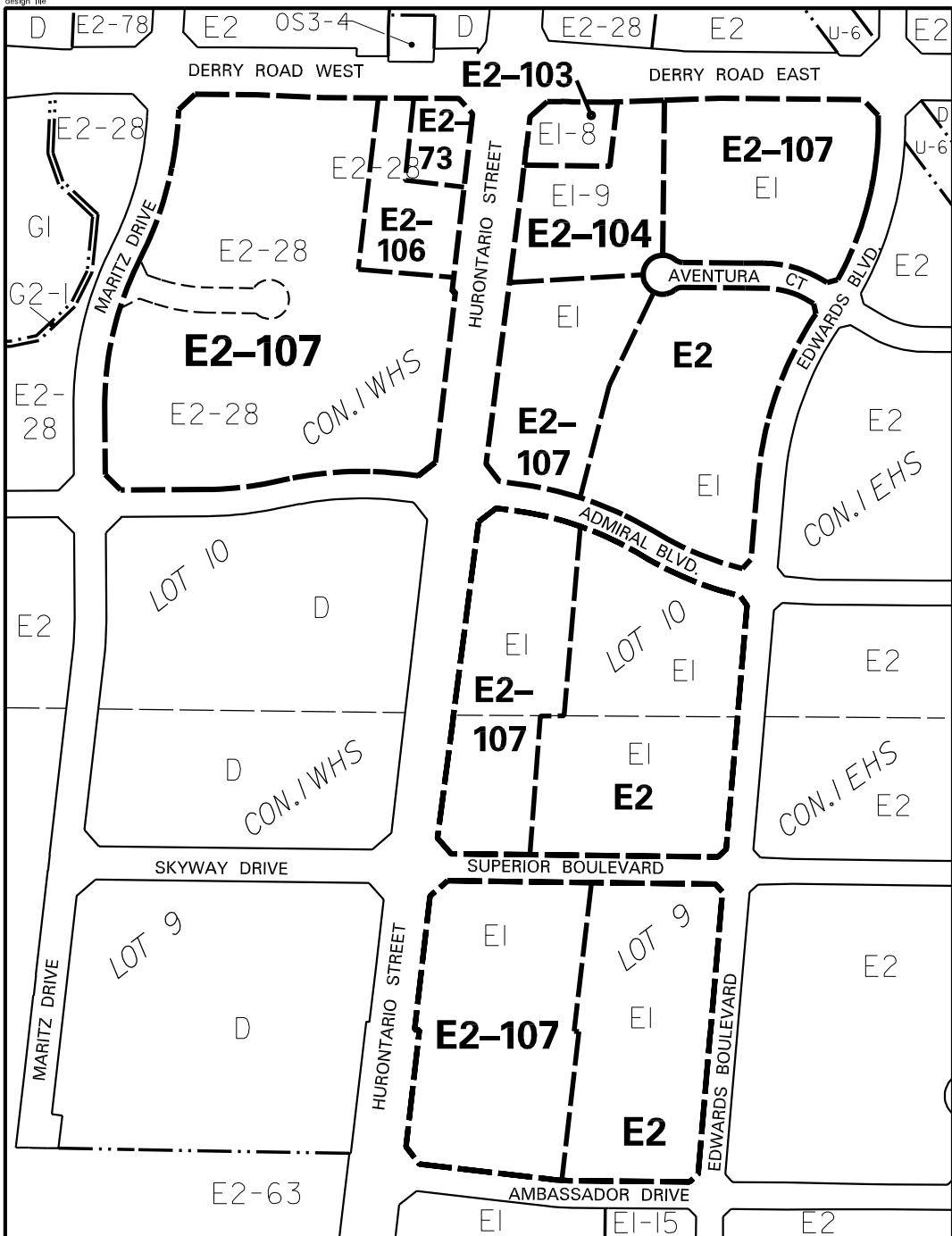
**PART OF LOT 6,  
CONCESSION 1 E.H.S. &  
PART OF LOTS 4, 5 AND 6,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A1" TO  
BYLAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_**



**PART OF LOTS 8 AND 9,  
CONCESSION 1 E.H.S. &  
PART OF LOTS 7, 8 AND 9,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A2" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_**



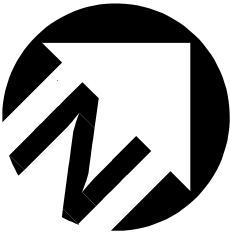
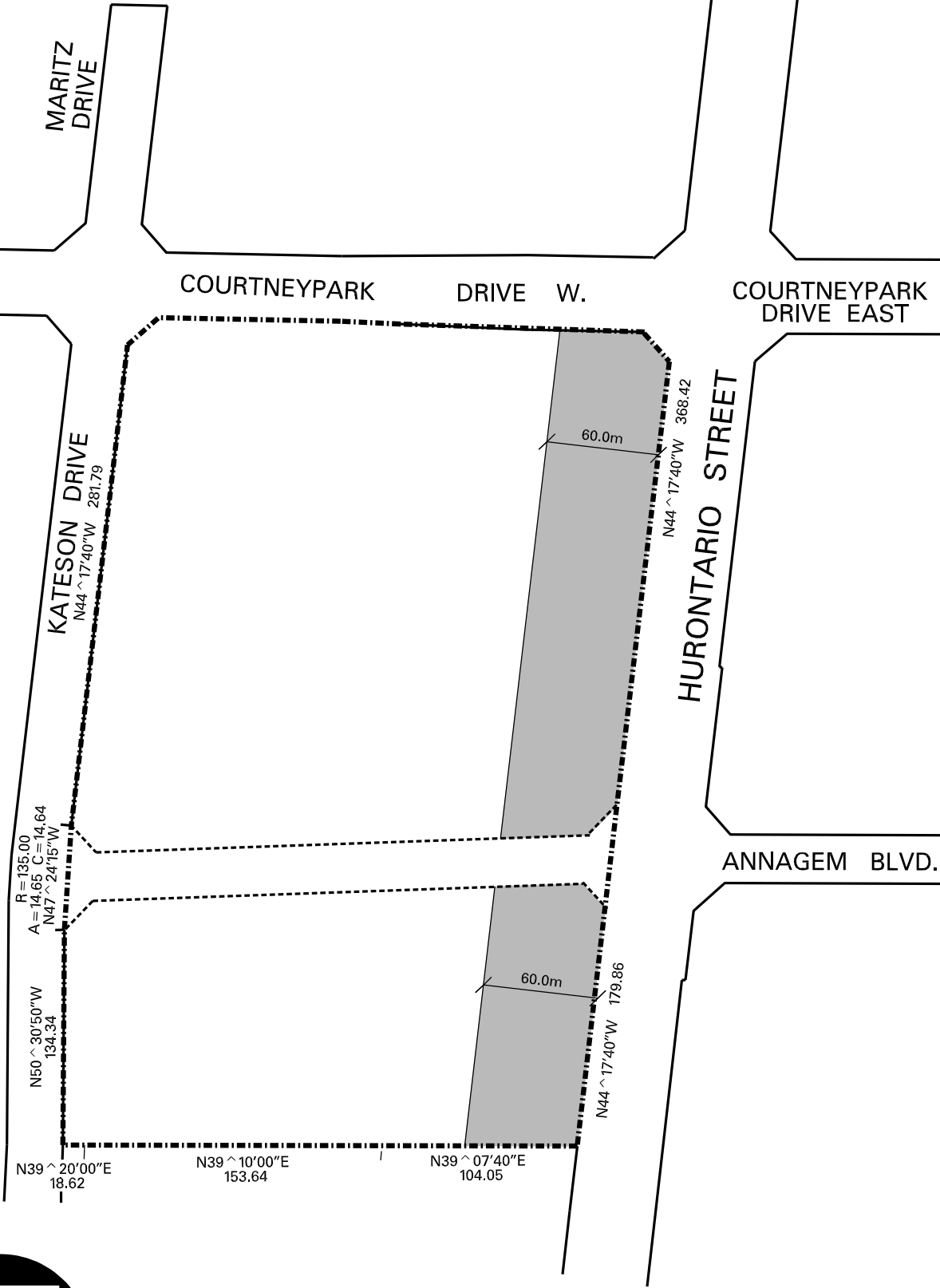
A horizontal scale bar with markings at 0, 25, 50, 75, and 100 metres. The bar is divided into four equal segments, each representing 25 metres.

**PART OF LOTS 9 AND 10.  
CONCESSION 1 E.H.S. &  
PART OF LOT 10,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

THIS IS SCHEDULE "A3" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON \_\_\_\_\_







Note:  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.



SHADED AREA

THIS IS SCHEDULE "E1-2"  
  
AS ATTACHED TO BY-LAW  
  
PASSED BY COUNCIL ON

CITY OF MISSISSAUGA

## APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_

### Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of various properties in the Upper Hurontario Street Corridor in conformity with Mississauga Plan Amendment No.40. Changes are detailed below:

1. Table 8.2.1 lists all of the permitted uses and zone regulations for all Employment Zones. A note is added to Line 2.3.5 - Financial Institution of Table 8.2.1 to not permit one (1) storey financial institutions on lands zoned E1 abutting Hurontario Street.
2. The "E1-5" zone permits a range of retail commercial uses with some exclusions, and a range of office and light industrial uses subject to a higher standard of regulations to encourage the creation of a distinctive character for Hurontario Street. Drive-throughs associated with either financial institutions or convenience restaurants are not permitted.
3. The "E1-6" zone permits offices and a range of light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. This zone allows for one (1) row of parking located between the building and Hurontario Street but requires the main front entrance of all buildings to face Hurontario Street.
4. The E1-7 zone permits office and a range of light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. This zone allows for one (1) row of parking located between the building and Hurontario Street but requires the main front entrance of all buildings to face Hurontario Street.
5. The E1-9 zone permits office and a range of light industrial uses subject to a higher design standard and regulations requiring a minimum of three (3) storeys and buildings located close to Hurontario Street and Courtneypark Drive East frontages.
6. The E1-15 zone recognizes the existing restaurants abutting Hurontario Street but regulates any new restaurants, convenience restaurants and take-out restaurants and any accessory outdoor patios to be located beyond 50 metres (164 ft.) from Hurontario Street. This will ensure that any new restaurants (all types) are screened by existing buildings from Hurontario Street.

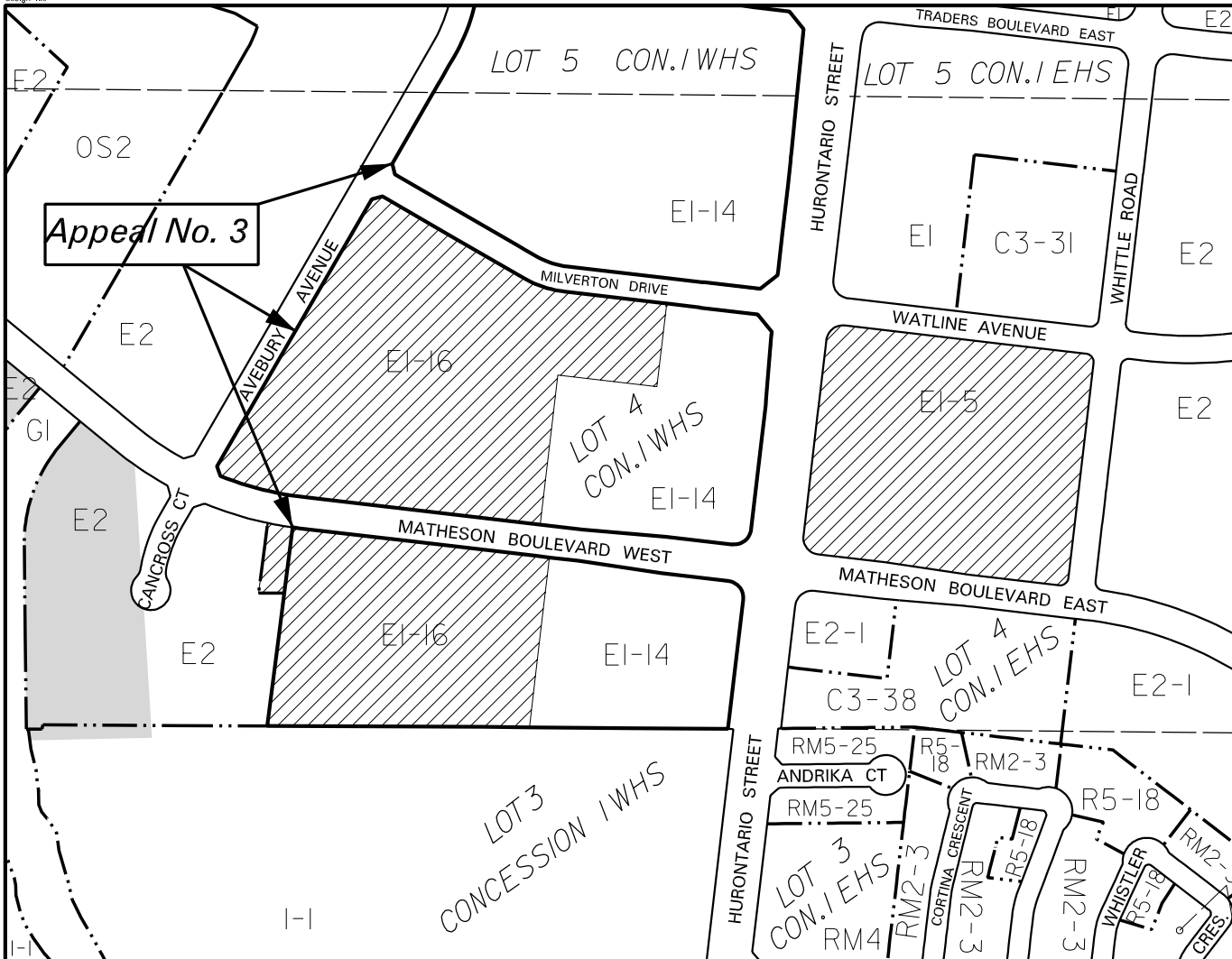
7. The "E1-16" zone recognizes the existing accessory day care uses.
8. The E1 and E1 Exception Zones for lands immediately adjacent to or abutting Hurontario Street permit a range of office and light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. At key intersections, a minimum height of three (3) storeys is required for all new buildings.
9. The various E2 Exception Zones for lands immediately adjacent or abutting Hurontario Street permit a range of office and light industrial uses.

Location of Lands Affected

Lands within the Upper Hurontario Street Corridor generally between Matheson Boulevard and the northern municipal boundary that are adjacent or abut Hurontario Street, in the City of Mississauga, as shown on the attached Maps designated as Schedules "A" and Appendices "B".

Further information regarding this By-law may be obtained from Karen Crouse of the City Planning and Building Department at 905-615-3200 ext. 5526.

K:\PLAN\DEV\CONTL\GROUP\WPDATA\BYLAWS\UpperHurontarioZoning.doc\jmcc



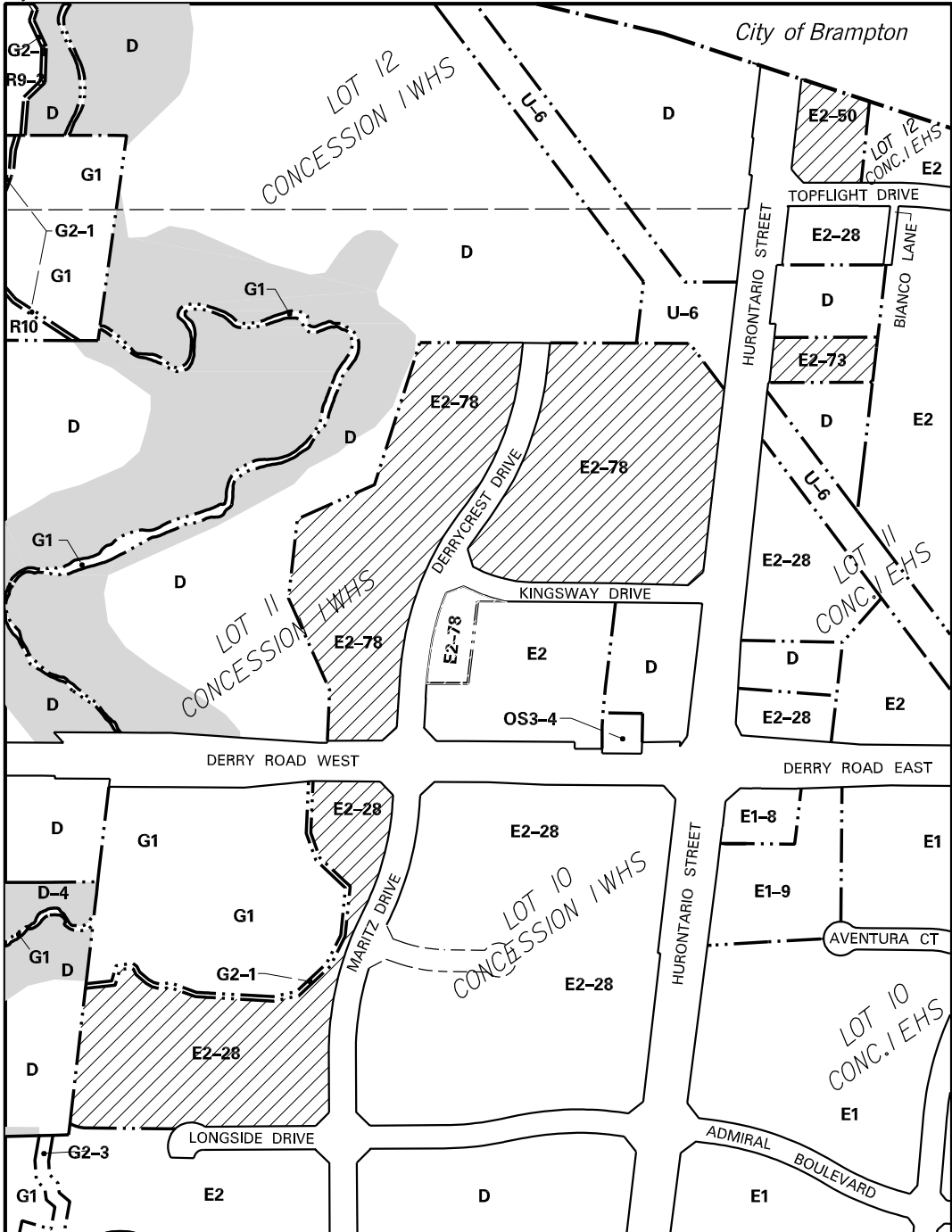
**PART OF LOT 4,  
CONCESSION 1 E.H.S. &  
PART OF LOT 4,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B1" TO  
BY-LAW \_\_\_\_\_**



**PART OF LOT 8,  
CONCESSION 1 E.H.S. &  
PART OF LOTS 7, 8 AND 9,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B2" TO  
BY-LAW \_\_\_\_\_**



A horizontal number line is shown with markings at 0, 25, 50, 75, and 100. Below the line, there are four black rectangular bars. The first bar is between 0 and 25, the second between 25 and 50, the third between 50 and 75, and the fourth between 75 and 100. The word 'metres' is written below the 0 mark.

## GREENBELT OVERLAY

**PART OF LOTS 10 AND 11,  
CONCESSION 1 W.H.S. &  
PART OF LOTS 11 AND 12,  
CONCESSION 1 E.H.S.**

**CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B3" TO  
BY-LAW \_\_\_\_\_**

2. PUBLIC MEETING - Upper Hurontario Street Corridor – Implementing Zoning

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to the Upper Hurontario Street Corridor – Implementing Zoning.

RECOMMENDATION:

That the report titled "Upper Hurontario Street Corridor – Implementing Zoning" dated May 20, 2008 from the Commissioner of Planning and Building, be received for information.

Councillor Carolyn Parrish called this public meeting to order at approximately 1:30 p.m. and read the above recommendation from the Corporate Report.

Karen Crouse, Planner, Policy Planning addressed Committee and advised that this was the statutory public meeting for this Corporate Report. She noted that on February 13, 2008 Council adopted By-law 0057-2008 which approved Amendment No. 40 to Mississauga Plan. She explained that the lands impacted by Amendment No. 40 are adjacent to Upper Hurontario Street, north of Matheson Boulevard East and west to the Mississauga/ Brampton municipal boundary as outlined in Appendix I of the Corporate Report. Ms. Crouse stated that the proposed zoning implements key principles of Official Plan Amendment No. 40 and prohibits drive-throughs adjacent to Upper Hurontario Street; prohibits new free-standing restaurants adjacent to Upper Hurontario Street; prohibits new single-storey financial institutions adjacent to Upper Hurontario Street; requires a minimum building height of three storeys at key intersections; requires buildings to front onto and be closer to Upper Hurontario Street to create a more urban streetscape (imposing a maximum building setback); requires main front entrances to face Upper Hurontario Street; encourages office and prestige business employment uses; and prohibits parking in front of buildings. Ms. Crouse pointed out that Appendix 2 of the Corporate Report provides details of the proposed zoning for lands not subject to appeal to By-law 0225-2007 and Appendix 3 provides details of lands subject to the Orlando appeal. Ms. Crouse concluded by stating staff's request to have the Corporate Report received for information as requested in the recommendation. She noted that a supplementary report will be prepared and brought back to Planning and Development Committee incorporating comments.

Councillor Pat Mullin thought this corridor could command greater heights and felt that a minimum of three storeys seemed inappropriate in a main growth area. Ed Sajecki, Commissioner of Planning and Building advised that an urban design exercise on scale was undertaken and a number of meetings were held with applicants. He noted that this area is commercial and industrial, and that the minimum of three storeys relates to intersections and not the entire corridor. He clarified these are technical details relating to the Zoning By-law. Councillor Mullin felt these points should be made clear, but left it to staff's discretion.

Councillor Maja Prentice noted the plan for Light Rail Transit (LRT) along Hurontario Street and felt that a three storey minimum was inappropriate. Ed Sajecki clarified



that there were a lot of other areas in the corridor where higher density is being considered. He stated that a lot of built form currently exists in this area such as fast food restaurants, financial institutions etc. He explained that this is an infill situation and higher density designations are being placed where deemed feasible. Councillor Prentice mentioned the fact that Hurontario was once referred to as the 'University Avenue' of Mississauga.

Councillor Prentice questioned why Orlando was allowed parking in front of two of their buildings. Ms. Crouse explained that discussions have taken place with Orlando with respect to OPA 40 and Zoning By-law 0225-2007. She advised that design considerations were made which allowed Orlando one row of parking in the front of the buildings to accommodate the requests of their clients. However, she noted that although Orlando objected, they had to comply with main front entrances facing Hurontario Street.

Councillor Eve Adams advised that this portion of Hurontario has no residential and is primarily employment lands. Councillor Adams noted that staff have been dealing with this matter for over three years and the idea is to promote prestige employment. She advised of her attendance at an open house for Citibank's three storey high-tech building that houses over 1,400 jobs. Councillor Adams noted that Citibank has enough room to accommodate additions to the building in a modular fashion. She felt the quality of jobs brought in by Citibank is the type of employment Mississauga wants to attract and that staff is showing flexibility in this respect.

Councillor Frank Dale cautioned about introducing intensification close to the City Centre. He noted the LRT is not a reality at this point even though a feasibility study is underway, and noted his concern about increased traffic. He felt a phase-in plan would be appropriate to control the number of residents moving into the area based on the implementation of transit services. Councillor Dale indicated that employers will not be encouraged to enter City Centre as a result of restrictions with respect to underground parking. He felt a 'cap' should be introduced until transit is available. Councillor Dale also noted that although funding is available for the Bus Rapid Transit (BRT), its performance has not yet been measured.

Ed Sajecki thought Councillor Dale's comments were a great lead into the upcoming discussion for Item # 1 on the Mississauga Office Strategy Study which addresses a diverse office market. Mr. Sajecki mentioned that the BRT will be under construction next year and the feasibility work for Hurontario is underway. He agreed with Councillor Dale with respect to problems arising due to lack of transit.

The following person addressed Committee with respect to the matter:

Mr. Tae Ryuck of Goldberg Group, planning consultants for Orlando Corporation, addressed Committee and advised that they previously provided input into OPA 40 and expressed concerns at that time. He noted that Orlando is an appellant of OPA 40 with the reasons outlined in their November 12, 2007 correspondence. Mr. Ryuck provided Committee members with a copy of a letter dated June 9, 2008, from the

Goldberg Group, addressed to the Planning and Development Committee, providing comments with respect to the Upper Hurontario Street Corridor – Implementing Zoning.

Mr. Ryuck stated the proposed maximum building setback from Hurontario of 22 m as outlined in the current staff report is insufficient to achieve the concept plans for Orlando lands along Hurontario, and that 25 m is necessary assuming a 4.5 m landscaping strip adjacent to the street, 17.4 m for one row of parking in front of the building, and a 3.0 m landscape strip in front of the building.

Mr. Ryuck discussed two properties which Orlando did not previously comment on as being the southwest quadrant of Highway 401 and Hurontario Street and the southwest corner of Hurontario Street and Sandstone Drive. The site, he explained, at the southwest quadrant of Highway 401 and Hurontario Street currently has a 12 storey office building and an above-grade parking structure. Due to the relationship of the site to Highway 401 and Hurontario Street grades, it is anticipated that the site will not be able to develop in accordance with the principles set out in either OPA 40 or the proposed implementing by-law. Mr. Ryuck advised that the site located at the southwest corner of Hurontario and Sandstone currently has a three storey office building that is set back from Hurontario further than what is being considered by OPA 40 and the proposed implementing by-law.

He noted that a new office building on the vacant portion of the site should be set back similar to the existing office building to ensure the buildings are in line with each other. Mr. Ryuck noted the importance to existing tenants of maintaining their views for corporate visibility and exposure. In conclusion, Mr. Ryuck requested a meeting with staff to discuss their concerns. Ed Sajecki confirmed that a meeting will be arranged prior to the supplementary report coming back to Planning and Development Committee.

Councillor Eve Adams noted that the Corporate Report was for information and receipt only at this time and encouraged Mr. Ryuck to meet with staff.

Mr. Dave Fisher, resident, addressed Committee and noted his objection to the unfriendly streetscapes and referenced Orlando's 20-25 m building setbacks. Mr. Fisher felt that buildings need to be in close proximity to the street to encourage pedestrian activity. He stated that a standard should be set regardless of what is currently in place with a minimum of 5-10 storeys for Hurontario. He discussed increased ridership on transit along Hurontario and the potential intensity for this corridor. He felt that 10 m should be the maximum distance from the face of the building to the street and there should not be any parking in front of buildings.

Paul DaCunha addressed Committee on behalf of Louis Velianou, owner of 6610 and 6620 Hurontario Street which went through the rezoning process a couple of years ago through George Theodorakopoulos. He noted that Mr. Velianou has not yet submitted for site plan approval. Mr. DaCunha stated that in discussions with Ben Phillips, Planner it was determined the properties will be subject to OPA 40. Mr. DaCunha

noted the concern of the property owner with respect to his proposal for a one storey restaurant, and an existing banquet hall that is equivalent to three storeys in height, but is not technically a three storey building. He also noted a one storey free standing building located on 6620 Hurontario Street that could potentially be the home of a financial institution.

Councillor Carolyn Parrish stated that the Corporate Report is being received for information only and encouraged Mr. Velianou to have discussions with staff on issues raised.

Ravail Baring addressed Committee, on behalf of her husband, with respect to a proposed development at Hurontario Street and Courtney Park. She indicated that the proposal for a hotel with a restaurant, which will face Hurontario, is on a 2.5 acre parcel of land beside Courtney Park. Ms. Baring inquired about the potential impact of OPA 40 on the proposed development. Ed Sajecki felt there would be no issues if the restaurant is attached to a hotel, but could pose a problem if freestanding. Councillor Parrish advised Ms. Baring to contact Planning staff to arrange a meeting.

A verbal motion by Councillor Eve Adams to approve the recommendation as outlined in the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building, to receive the e-mail dated June 9, 2008 from Ben and Marjorie Madill noting their concerns, and to receive the letter dated June 9, 2008 submitted by Goldberg Group outlining the concerns of Orlando Corporation, was voted on and carried.

The public meeting closed at approximately 2:05 p.m.

RECEIVED

Recommendation PDC-0045-2008 (Councillor Eve Adams)

CD.04.HUR W5

JUN 9, 2008 PDC AS RECEIVED BY COUNCIL, JUN 18, 2008

PDC-0045-2008

1. That the report titled "Upper Hurontario Street Corridor – Implementing Zoning" dated May 20, 2008 from the Commissioner of Planning and Building, be received for information.
2. That the e-mail dated June 9, 2008 from Ben and Marjorie Madill stating their concerns, and the letter dated June 9, 2008 submitted by Goldberg Group outlining the concerns of Orlando Corporation, be received.

CD.04.HUR W5



# Corporate Report

Clerk's Files

Originator's  
Files

CD.04.HUR

**PDC** JUN 9 2008

---

**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:** **Upper Hurontario Street Corridor – Implementing Zoning  
PUBLIC MEETING WARD 5**

---

**RECOMMENDATION:** That the report titled "Upper Hurontario Street Corridor – Implementing Zoning" dated May 20, 2008 from the Commissioner of Planning and Building, be received for information.

**BACKGROUND:** On February 13, 2008, City Council adopted By-law 0057-2008 which approved Amendment No.40 to Mississauga Plan (Official Plan).

Amendment No.40 originated from City Council's concerns that the policies in Mississauga Plan, the Zoning By-law and urban design guidelines applicable to the Upper Hurontario Street Corridor lands were not achieving the design vision for the area.

Amendment No.40 provides new land use and urban design policies for all forms of development adjacent to Upper Hurontario Street. Amendment No.40 has been appealed to the Ontario Municipal Board by two area property owners (Orlando Corporation and Derry-Ten Limited).

With the approval of Amendment No.40, it is necessary to propose implementing zoning by-laws, for consideration at a statutory public meeting, based on the changes to the Gateway District Policies of Mississauga Plan made in Amendment No.40.

The lands subject to Amendment No.40 are adjacent to Upper Hurontario Street, north of Matheson Boulevard East and West to the Mississauga/Brampton municipal boundary (as shown on the three context maps contained in Appendix 1). While most of the properties immediately adjacent to Upper Hurontario Street are proposed to be rezoned, any properties currently zoned 'D' will remain zoned 'D'. Also, those properties with zoning already in conformity with the provisions of the Gateway District Policies and changes contained in Amendment No.40, will not be impacted. The proposed zoning changes for the lands in the Upper Hurontario Street Corridor are contained in Appendix 2.

**COMMENTS:**

The implementing zoning addresses the following key principles of Official Plan Amendment No.40 to achieve the vision for the Upper Hurontario Street corridor:

- prohibit drive-throughs adjacent to Upper Hurontario Street;
- prohibit new free-standing restaurants adjacent to Upper Hurontario Street;
- prohibit new single-storey financial institutions adjacent to Upper Hurontario Street;
- require minimum building height of three storeys at key intersections;
- require buildings with frontage on Upper Hurontario Street to be brought up to the street to create a more urban streetscape and impose a maximum building setback;
- require main front entrances to face Upper Hurontario Street;
- encourage office and "prestige" business employment uses adjacent to Upper Hurontario Street; and,
- prohibit parking in front of buildings except on properties specifically exempt – Orlando Corporation lands at the northwest and southeast corners of Highway 401 and Upper Hurontario Street.

Orlando Corporation also has an outstanding appeal (Appeal No.3) to By-law 0225-2007, the City's new Zoning By-law, on some but not all, of their properties in the Upper Hurontario Street Corridor. The zoning by-law necessary to implement Amendment No.40 for the

Orlando lands subject to the appeal to By-law 0225-2007 is contained in a separate by-law in Appendix 3.

This zoning by-law can be adopted by City Council, but must be forwarded to the Ontario Municipal Board for their consideration in conjunction with the appeal to By-law 0225-2007. The next pre-hearing for the appeals to By-law 0225-2007 has been scheduled for July 9-11, 2008. There is another appeal in the Upper Hurontario Street Corridor (Appeal No.28 – Pauls Properties – 75 Courtneypark Drive West) which is the subject of a settlement agreement to be presented at the July 2008 pre-hearing. The zoning for these lands is not dealt with as part of this report.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Amendment No.40 to Mississauga Plan (Official Plan) was approved by City Council on February 13, 2008 with the adoption of By-law 0057-2008 and has been appealed to the Ontario Municipal Board. With the approval of Amendment No.40, it is necessary to prepare the implementing zoning by-law. The draft zoning by-laws attached to this report will guide development to achieve the vision for the Upper Hurontario Street Corridor as detailed in Official Plan Amendment No.40.

**ATTACHMENTS:** APPENDIX 1: Context Maps  
APPENDIX 2: Draft Zoning By-law – lands not subject to appeal in By-law 0225-2007  
APPENDIX 3: Draft Zoning By-law – lands subject to Appeal No.3 to By-law 0225-2007 (Orlando Corporation)

*Original Signed By:*

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karen Crouse, Policy Planner, Long Range Planning*









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 deleting Line 6.0 in Table 8.2.1 contained in Subsection 8.2.1 and substituting the following Lines 6.0 to 6.3 inclusive therefor:

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
ZONE REGULATIONS				
6.0	MAXIMUM SETBACK			
6.1	Maximum setback to the first three (3) storeys of a streetwall of the first building erected on a lot abutting a street identified in note <sup>(6)</sup>	10.0 m <sup>(6)</sup>	n/a	n/a
6.2	Maximum setback to the first three (3) storeys of a streetwall of all buildings, subsequent to the first building, erected wholly or partially within 50.0 m of a street identified in note <sup>(6)</sup>	10.0 m <sup>(6)</sup>	n/a	n/a
6.3	Notwithstanding the regulations contained in Lines 6.1 and 6.2 of this Table, a maximum of 30% of the length of a streetwall of the first three (3) storeys of a building may be set back beyond the maximum setback	✓	n/a	n/a

2.
- By-law Number 0225-2007, as amended, is further amended by deleting Line 8.0 in Table 8.2.1 contained in Subsection 8.2.1.

3. By-law Number 0225-2007, as amended, is further amended by adding Line 13.0 to Table 8.2.1 contained in Subsection 8.2.1 as follows:

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
ZONE REGULATIONS				
13.0	Where a <b>building</b> is located within 10.0 m of Hurontario Street, the <b>main front entrance</b> shall face Hurontario Street	✓		

4. By-law Number 0225-2007, as amended, is further amended by adding Line 14.0 to Table 8.2.1 contained in Subsection 8.2.1 as follows:

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
ZONE REGULATIONS				
14.0	Minimum distance from a surface <b>parking space</b> to a <b>street</b> identified in note <sup>(6)</sup>	10.0 m	n/a	n/a

5. By-law Number 0225-2007, as amended, is further amended by deleting Note (6) to Table 8.2.1 contained in Subsection 8.2.1 and substituting the following therefor:

**NOTES:** (6) This regulation shall only apply to the **lot lines** abutting Hurontario Street.

6. By-law Number 0225-2007, as amended, is further amended by adding Note (12) to Table 8.2.1 contained in Subsection 8.2.1 as follows:

Column A		B	C	D
Line 1.0	TYPE OF USE	E1 Employment in Nodes	E2 Employment	E3 Industrial
2.3.5	<b>Financial Institution</b>	✓ <sup>(12)</sup>	✓	✓

**NOTES:** (12) A one (1) **storey** free-standing **building** or **structure** used for a **financial institution** shall not be permitted within 100.0 m of Hurontario Street.

7. By-law Number 0225-2007, as amended, is further amended by amending Schedule E1-2 by deleting the Shaded Area north of Courtneypark Drive West, identified on Schedule E1-2 of this Exception.

8. By-law Number 0225-2007, as amended, is further amended by adding to Exception Table 8.2.2.5 the following:

8.2.2.5	Exception: E1-5	Map # 36W	By-law:
Additional Permitted Uses			
8.2.2.5.1	(1)	C3 <del>uses</del> contained in Subsection 6.2.1 of this By-law, except:	
	(1.6)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
	(1.7)	<b>Convenience Restaurant</b>	
Regulations			
8.2.2.5.3	The provisions contained in Subsection 8.1.8 and 8.1.9 of this By-law shall not apply		

9. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.6 and substituting the following therefor:

8.2.2.6	Exception: E1-6	Map # 44E	By-law:
In an E1-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
8.2.2.6.1	Minimum <b>landscaped buffer</b> along the <b>lot line</b> of any <b>street</b> other than Hurontario Street		3.0 m
8.2.2.6.2	One row of vehicle parking shall be permitted between the exterior wall of a <b>building</b> or <b>structure</b> and the lot line abutting Hurontario Street		
8.2.2.6.3	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E1-6 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements to the satisfaction of the Transportation and Works Department:</p> <p>(1) the finalization of the road grades upon Ministry of Transportation approval of the design details for the proposed ramp connections;</p> <p>(2) the identification of and granting of temporary construction easements within Block 3 to the City for the proposed ramp connections;</p> <p>(3) the determination of and gratuitous dedication of lands to the City necessary for side sloping within Block 3 for the proposed ramp connection;</p> <p>(4) satisfactory access arrangements being made for the Madill lands to the internal road, Street 'B' (proposed Kateson Drive) as noted by the Ministry of Transportation.</p>			

10. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.8 and substituting the following therefor:

8.2.2.8	Exception: E1-8	Map # 44E	By-law:
In an E1-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.8.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.8.2	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 145.0 m of Hurontario Street		3 storeys

11. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 8.2.2.12.10 in Exception Table 8.2.2.12 and substituting the following therefor:

8.2.2.12	Exception: E1-12	Map # 44E	By-law:
<b>Regulations</b>			
8.2.2.12.10	Minimum <b>height</b>		3 storeys

12. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.14 and substituting the following therefor:

8.2.2.14	Exception: E1-14	Map # 43W	By-law:
In an E1-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.14.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.14.2	Minimum <b>height</b>		3 storeys

13. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 8.2.3.28.4, 8.2.3.28.5 and 8.2.3.28.6 and substituting the following Sentences 8.2.3.28.4 and 8.2.3.28.5 therefor:

8.2.3.28	Exception: E2-28	Map # 44E	By-law:
<b>Regulations</b>			
8.2.3.28.4	Maximum setback of a <b>building</b> or <b>structure</b> from Derry Road West		16.5 m
8.2.3.28.5	Minimum setback of <b>motor vehicle</b> parking and loading facilities from Derry Road West		16.5 m

14. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.50 and substituting the following therefor:

8.2.3.50	Exception: E2-50	Map # 51W	By-law:
In an E2-50 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.50.1	Lands zoned E2-50 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Motor vehicle</b> tire sales, service and installation facility	
<b>Regulations</b>			
8.2.3.50.2	<b>Uses</b> contained in Sentence 8.2.3.50.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	minimum <b>rear yard</b>	3.3 m
	(2)	minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> , excluding the area used for tire sales	7.3 m

15. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.63 and substituting the following therefor:

8.2.3.63	Exception: E2-63	Map # 44E	By-law:
In an E2-63 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.63.1	Lands zoned E2-63 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
<b>Regulation</b>			
8.2.3.63.2	<b>Uses</b> contained in Sentence 8.2.3.63.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

16. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.73 and substituting the following therefor:

8.2.3.73	Exception: E2-73	Map # 44E, 51W	By-law:
In an E2-73 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.73.1	Lands zoned E2-73 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Motor Vehicle Service Station</b>	
	(3)	<b>Gas Bar</b>	
<b>Regulation</b>			
8.2.3.73.2	<b>Uses</b> contained in Sentence 8.2.3.73.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

17. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.78 and substituting the following therefor:

8.2.3.78	Exception: E2-78	Map # 52E	By-law:
In an E2-78 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.78.1	Lands zoned E2-78 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Restaurant</b>	
	(3)	<b>Convenience Restaurant</b>	
	(4)	Outdoor patio accessory to a <b>restaurant</b> or <b>convenience restaurant</b>	
<b>Regulations</b>			
8.2.3.78.2	<b>Uses</b> contained in Sentence 8.2.3.78.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	minimum <b>landscaped buffer</b> along the <b>lot line</b> of any <b>street</b> other than Hurontario Street or Derry Road West	3.0 m
	(2)	minimum <b>landscaped buffer</b> along the <b>lot line</b> abutting a D zone	3.0 m
	(3)	minimum setback of a free-standing <b>building</b> or <b>structure</b> used for a <b>restaurant</b> or <b>convenience restaurant</b> from Hurontario Street	100.0 m
	(4)	maximum number of courier/messenger service delivery vehicles permitted to be stored outside	10

18. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.103	Exception: E2-103	Map # 43W	By-law:
In an E2-103 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
Permitted Uses			
8.2.3.103.1	Lands zoned E2-103 shall only be used for the following:  (1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law (2) <b>Gas Bar</b> (3) <b>Motor Vehicle Wash Facility - Restricted</b>		
Regulations			
8.2.3.103.2	<b>Uses</b> contained in Sentence 8.2.3.103.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:  (1) maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b> 30% (2) minimum <b>height</b> 3 storeys (3) minimum <b>height</b> - reconstructed <b>gas bar</b> 6.0 m		

19. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.104	Exception: E2-104	Map # 43W	By-law:
In an E2-104 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
Permitted Uses			
8.2.3.104.1	Lands zoned E2-104 shall only be used for the following:  (1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law (2) <b>Restaurant</b> (3) <b>Convenience Restaurant</b> (4) <b>Take-out Restaurant</b> (5) Outdoor patio accessory to a <b>restaurant, convenience restaurant or take-out restaurant</b>		
Regulations			
8.2.3.104.2	<b>Uses</b> contained in Sentence 8.2.3.104.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:  (1) maximum <b>gross floor area - non-residential</b> used for <b>restaurants, convenience restaurants and take-out restaurants</b> 1 450 m <sup>2</sup> (2) maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b> 30% (3) minimum <b>height</b> 3 storeys		



20. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.105	Exception: E2-105	Map # 51W	By-law:
In an E2-105 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.105.1	Lands zoned E2-105 shall only be used for the following:		
	(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
<b>Regulations</b>			
8.2.3.105.2	<b>Uses</b> contained in Sentence 8.2.3.105.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>	30%
	(2)	minimum <b>height</b>	3 storeys

21. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.106	Exception: E2-106	Map # 44E	By-law:
In an E2-106 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.106.1	Lands zoned E2-106 shall only be used for the following:		
	(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
<b>Regulations</b>			
8.2.3.106.2	<b>Uses</b> contained in Sentence 8.2.3.106.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>	30%
	(2)	minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 92.0 m of Hurontario Street and 161.0 m of Derry Road West	3 storeys

22. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.107	Exception: E2-107	Map: #43W, 44E, 51W, 52E	By-law:
In an E2-107 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.107.1	Lands zoned E2-107 shall only be used for the following:  (1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
<b>Regulation</b>			
8.2.3.107.2	<b>Uses</b> contained in Sentence 8.2.3.107.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

23. Map Number 43W 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 "E1" to "E1-14", the zoning of Part of Block 1, Registered Plan M915, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-14" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-14" zoning indicated thereon.
24. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" and "E1-15" to "E2", the zoning of Part of Blocks 1 and 15, Registered Plan M868; Blocks 14 and 15, Registered Plan M901; Part of Block 2, Registered Plan M915; Blocks 6, 7, 9, Part of Blocks 5, 8 and Part of Lot 10, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2" zoning shall only apply to the lands which are shown on the attached Schedules "A1" and "A2" outlined in the heaviest broken line with the "E2" zoning indicated thereon.
25. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-8" to "E2-103", the zoning of Part of Lot 10, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-103" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-103" zoning indicated thereon.

26. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-9" to "E2-104", the zoning of Part of Block 4, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-104" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-104" zoning indicated thereon.
27. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" to "E2-107", the zoning of Part of Blocks 1 and 15, Registered Plan M868; Blocks 14 and 15, Registered Plan M901; Parts 1, 2 and 3 and Part of Lots 1, 2, 3, 4, 5, 8 and 10, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedules "A1" and "A2" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
28. Map Number 44E 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 "E1-7" and "H-E1-7" to "E1-6" and "H-E1-6", the zoning of Part of Lot 7, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-6" and "H-E1-6" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-6" and "H-E1-6" zoning indicated thereon.
29. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-2" to "E1-8", the zoning of Part of Block 4, Registered Plan M1544, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-8" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-8" zoning indicated thereon.
30. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-63", the zoning of Part of Lot 9, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-63" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E2-63" zoning indicated thereon.

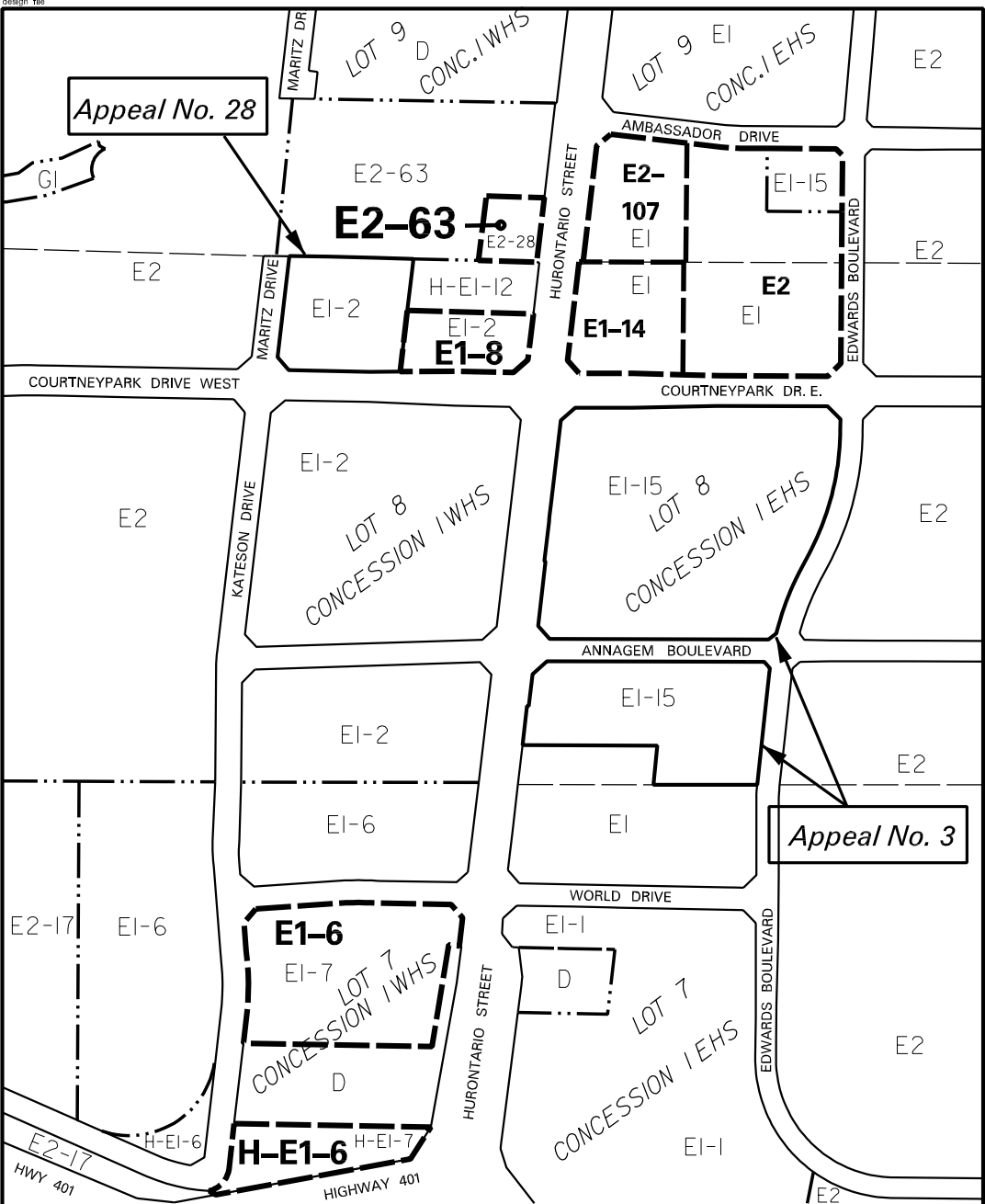
31. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-73", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-73" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-73" zoning indicated thereon.
32. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-106", the zoning of Block 1, Registered Plan M1447, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-106" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-106" zoning indicated thereon.
33. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-107", the zoning of Block 1, Registered Plan M1447, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
34. Map Number 51W 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 "E2-28" to "E2-105", the zoning of Part of Lot 11, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-105" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-105" zoning indicated thereon.
35. Map Number 51W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E2-28" to "E2-107", the zoning of Blocks 52 and 53, Registered Plan M957; and Part Lot 11, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
36. Map Number 52E 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" to "E2-107", the zoning of Part of Lot 11, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.

37. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 40 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
MAYOR

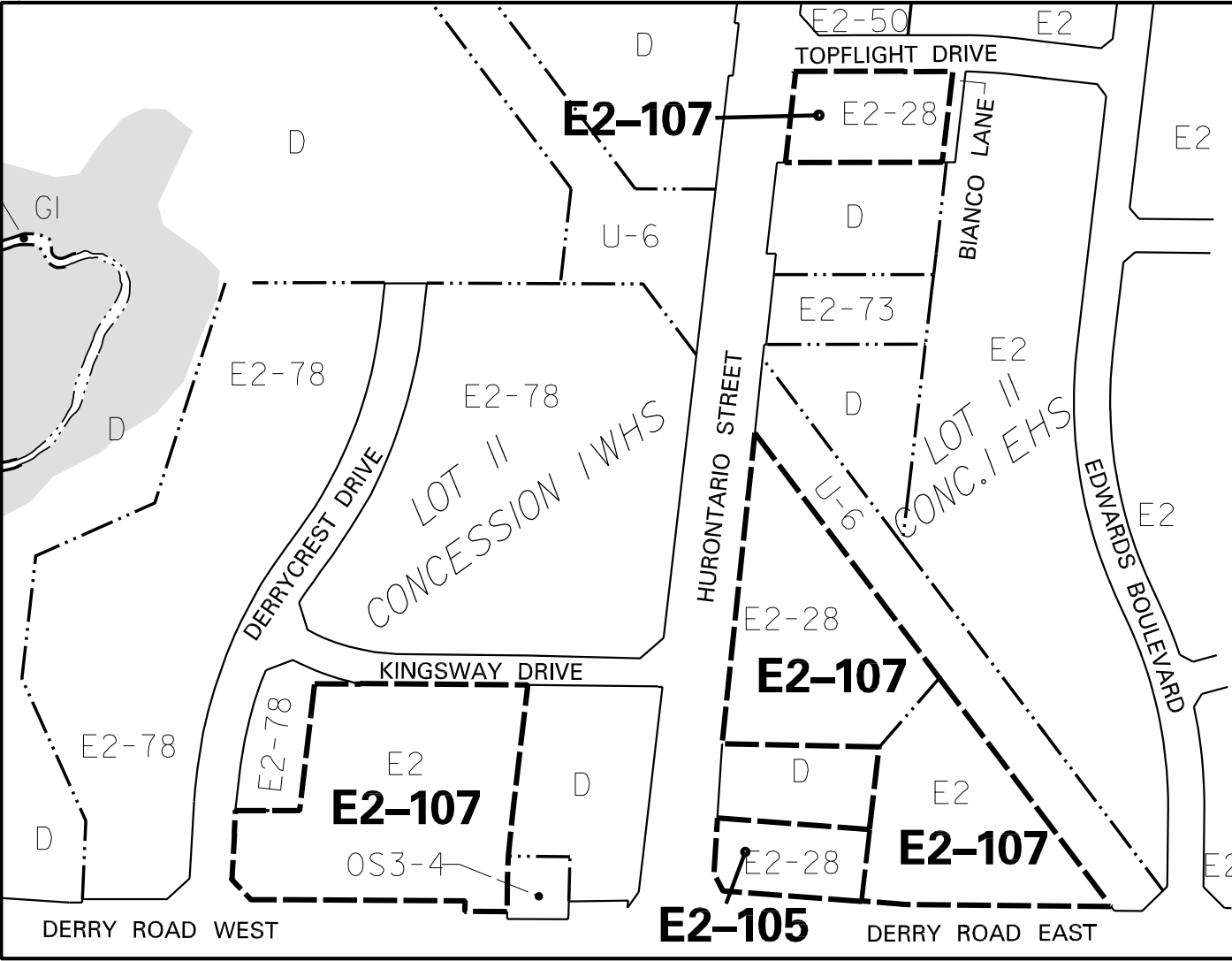
\_\_\_\_\_  
CLERK



**PART OF LOTS 8 AND 9,  
CONCESSION 1 E.H.S. &  
PART OF LOTS 7, 8 AND 9,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A1" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_**



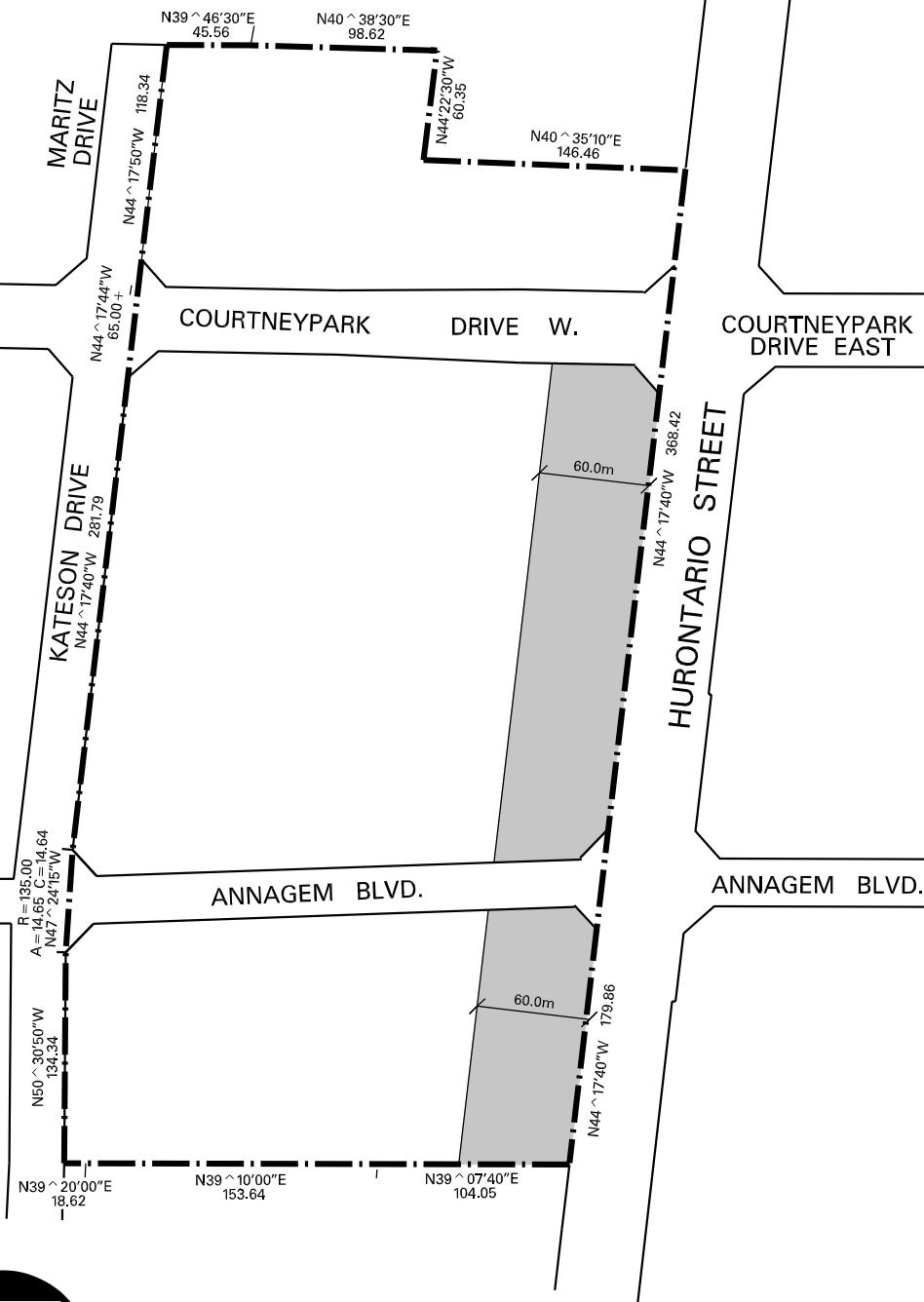


**PART OF LOT 11,  
CONCESSION 1 E.H.S. &  
PART OF LOT 11,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

 **GREENBELT OVERLAY**

**THIS IS SCHEDULE "A3" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_**





Note:  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.



SHADED AREA

**THIS IS SCHEDULE "E1-2"**

**AS ATTACHED TO BY-LAW**

**PASSED BY COUNCIL ON**

**CITY OF MISSISSAUGA**

## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

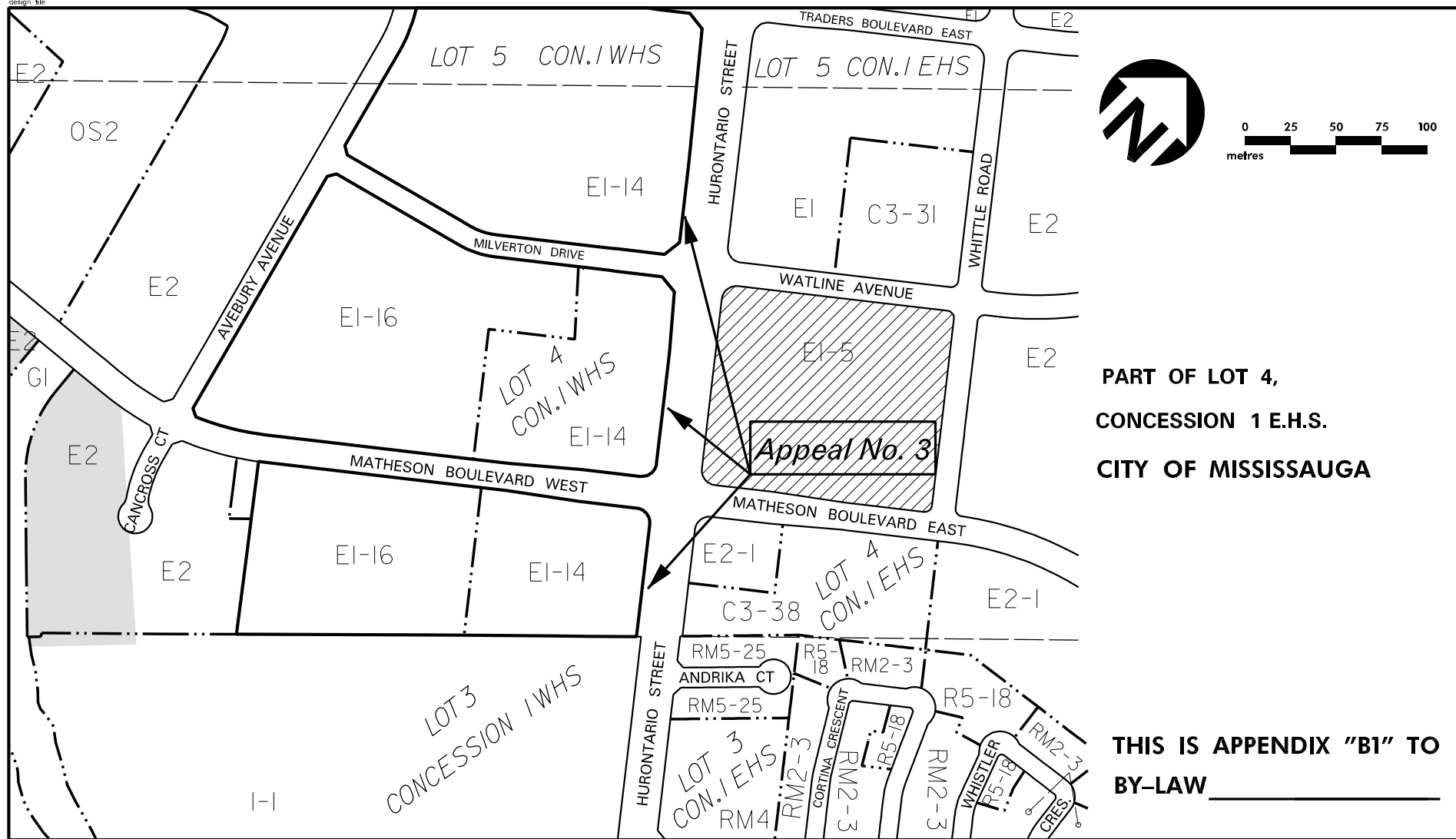
This By-law amends the zoning of various properties in the upper Hurontario Street corridor in conformity with Mississauga Plan Amendment No.40. Changes are detailed below:

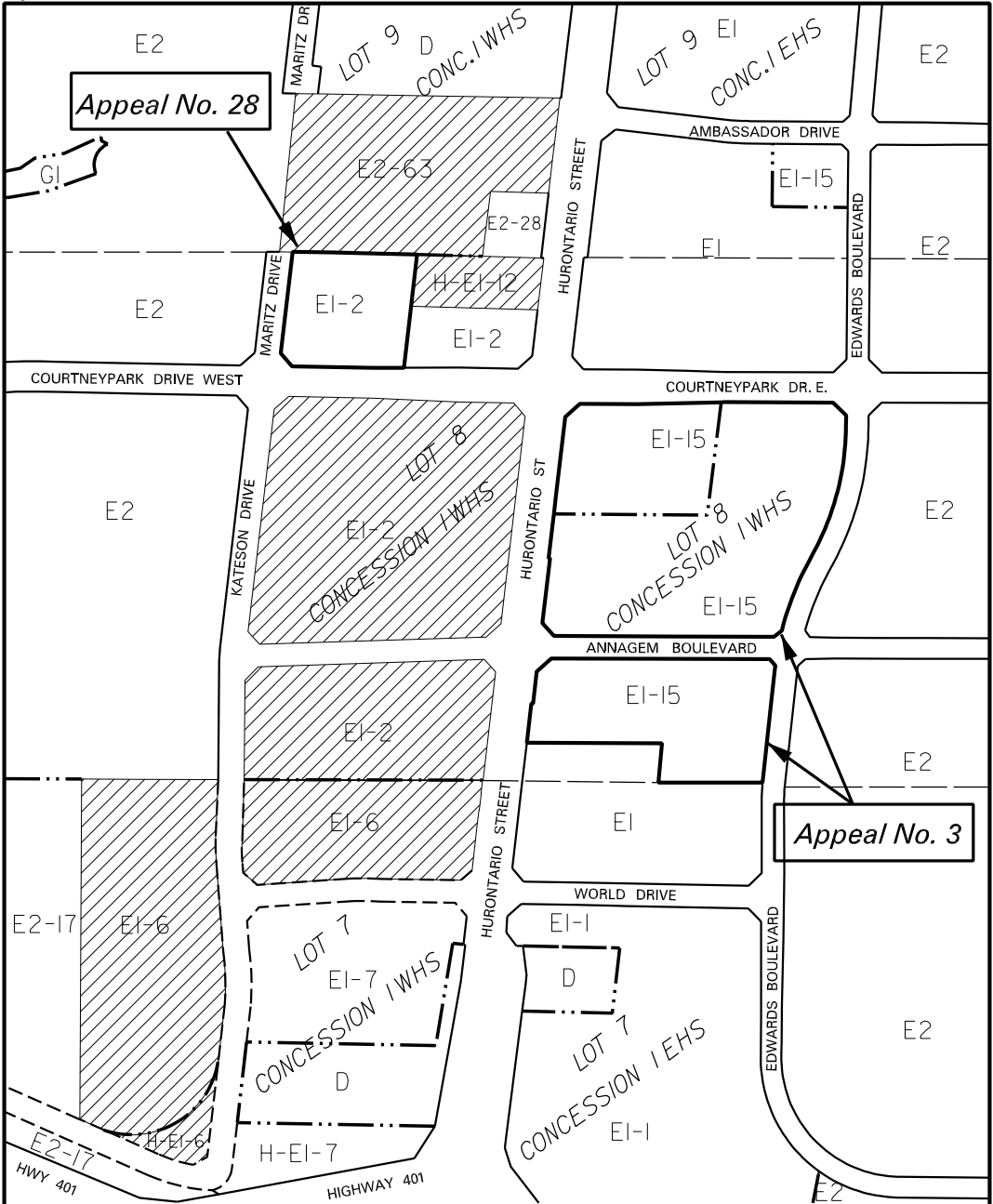
1. Table 8.2.1 lists all of the permitted uses and zone regulations for all Employment Zones. A note is added to Line 2.3.5 - Financial Institution of Table 8.2.1 to not permit one-storey financial institutions on lands zoned E1 abutting Hurontario Street.
2. The "E1-5" zone permits a range of retail commercial uses with some exclusions, and a range of office and light industrial uses subject to a higher standard of regulations to encourage the creation of a distinctive character for Hurontario Street. Drive-throughs associated with either financial institutions or convenience restaurants are not permitted.
3. The "E1-6" zone permits offices and a range of light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. This zone allows for one row of parking located between the building and Hurontario Street but requires the main front entrance of all buildings to face Hurontario Street.
4. The E1 and E1 Exception Zones for lands immediately adjacent to or abutting Hurontario Street permit a range of office and light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. At key intersections, a minimum height of three storeys is required for all new buildings.
5. The various E2 Exception Zones for lands immediately adjacent or abutting Hurontario Street permit a range of office and light industrial uses.

### Location of Lands Affected

Lands within the Upper Hurontario Corridor generally between Matheson Boulevard and the northern municipal boundary that are adjacent or abut Hurontario Street, in the City of Mississauga, as shown on the attached Maps designated as Schedules "A" and Appendices "B".

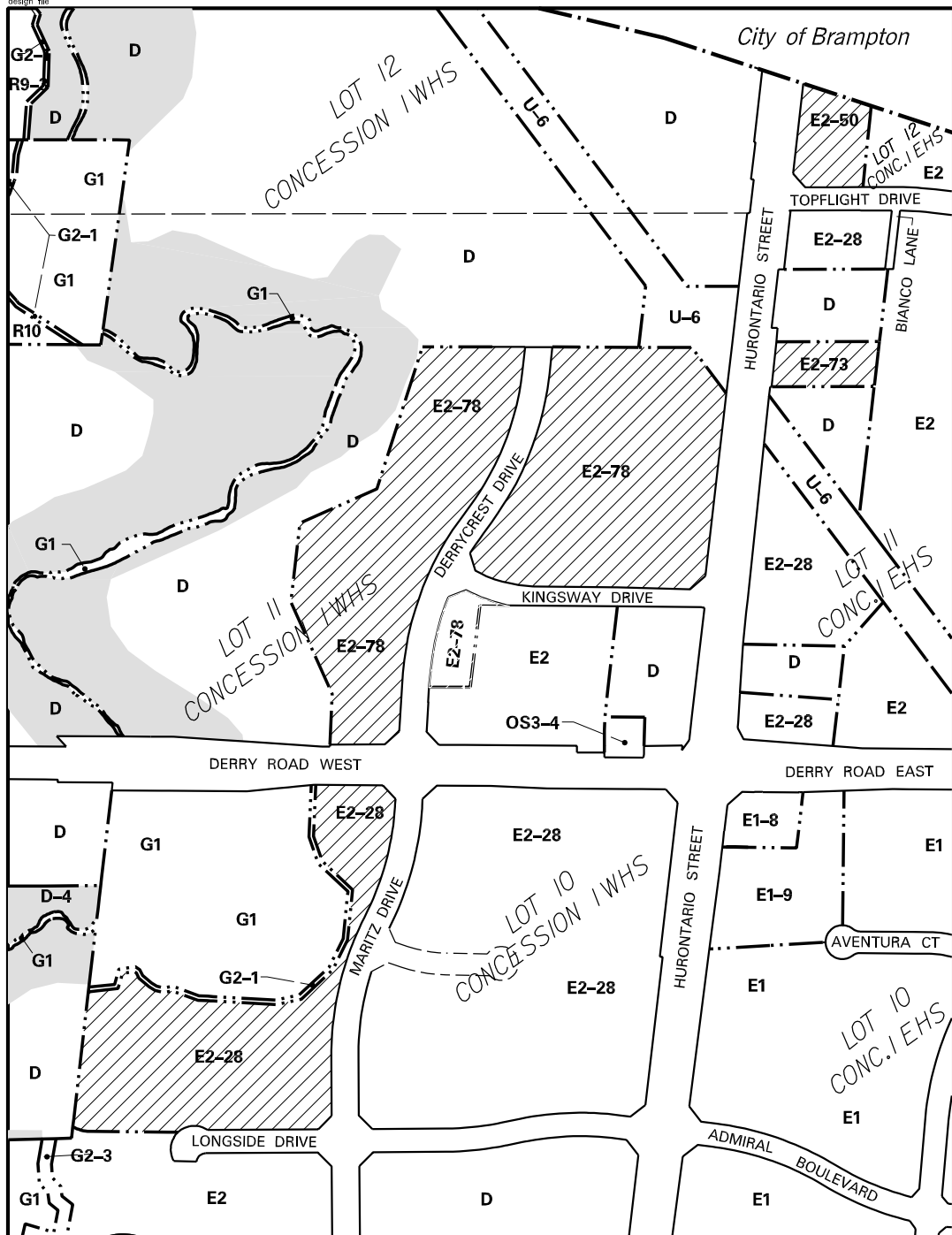
Further information regarding this By-law may be obtained from Karen Crouse of the City Planning and Building Department at 905-615-3200 ext. 5526.





**PART OF LOTS 7, 8 AND 9,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B2" TO  
BY-LAW \_\_\_\_\_**



0 25 50 75 100  
metres

GREENBELT OVERLAY

**PART OF LOTS 10 AND 11,  
CONCESSION 1 W.H.S. &  
PART OF LOTS 11 AND 12,  
CONCESSION 1 E.H.S.**

**CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B3" TO  
BY-LAW \_\_\_\_\_**

SCHEDULE "A" TO  
ONTARIO MUNICIPAL BOARD  
ORDER DATED \_\_\_\_\_

OMB File No. R070126  
OMB Case No. PL070625  
Orlando Corporation

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law , is amended by deleting Exception Table 8.2.2.7 and substituting the following therefor:

8.2.2.7	Exception: E1-7	Map # 43W	By-law:
In an E1-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.7.3	Maximum setback to the first three (3) storeys of a streetwall of the first building erected on a lot abutting a street identified in note <sup>(6)</sup>		20.0 m
8.2.2.7.2	One row of vehicle parking shall be permitted between a <b>building</b> or <b>structure</b> and the <b>lot line</b> abutting Hurontario Street		
8.2.2.7.3	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10

2. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.9 and substituting the following therefor:

8.2.2.9	Exception: E1-9	Map # 43W	By-law:
In an E1-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.9.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.9.2	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 177.0 m of Hurontario Street and 129.0 m of Courtneypark Drive East		3 storeys

3. By-law Number 0225-2007, as amended, is further amended by adding Sentences 8.2.2.15.4 and 8.2.2.15.5 to Exception Table 8.2.2.15 as follows:

8.2.2.15	Exception: E1-15	Map # 43W	By-law:
<b>Regulations</b>			
8.2.2.15.4	Minimum setback of a <b>restaurant, take-out restaurant, convenience restaurant</b> or an outdoor patio accessory to a <b>restaurant, take-out restaurant or convenience restaurant</b> from Hurontario Street		50.0 m

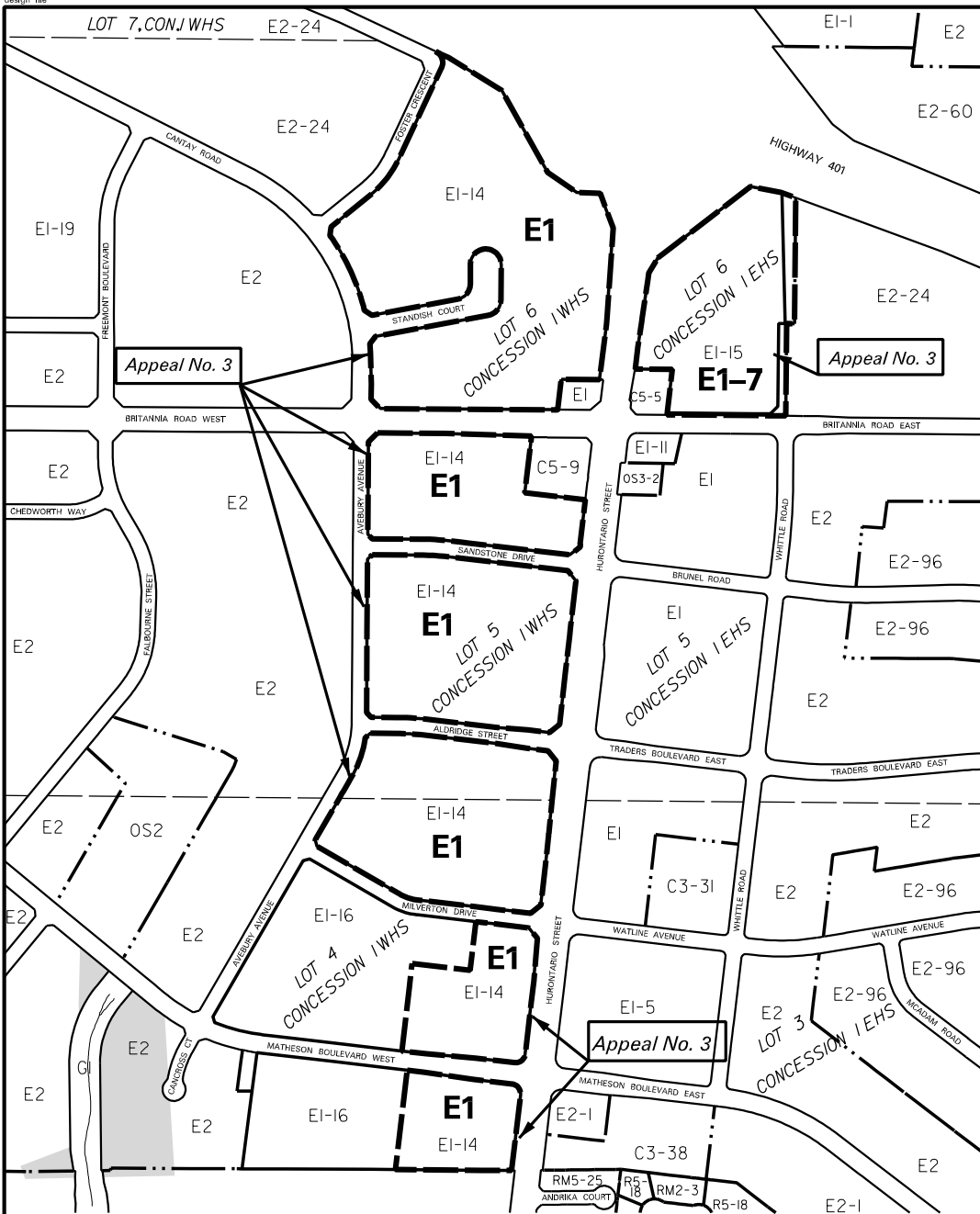
4. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 8.2.2.16.1 and substituting the following Sentence 8.2.2.16.1 therefor and deleting Sentence 8.2.2.16.2 from Exception Table 8.2.2.16:

8.2.2.16	Exception: E1-16	Map # 37E	By-law:
<b>Additional Permitted Use</b>			
8.2.2.16.1	(1)	<b>Existing accessory day care</b>	

5. Map Number 37E 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 "E1-14" to "E1", the zoning of Part of Lot 4, Concession 1, West of Hurontario Street; Block 1 and Part of Block 2, Registered Plan M832; Part of Lots 9, 11, and 12, Block 10 and Part of Block 12, Registered Plan M900; in the City of Mississauga, PROVIDED HOWEVER THAT the "E1" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1" zoning indicated thereon.
6. Map Number 43W 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 "E1-15" to "E1-7", the zoning of Part of Lot 6, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-7" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-7" zoning indicated thereon.
7. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-15" to "E1-9", the zoning of Blocks 11, 12 and 13, Registered Plan 43M915, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-9" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E1-9" zoning indicated thereon.
8. Map Number 44E 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 "E1-14" to "E1", the zoning of Blocks 1, 2 and 3, Registered Plan M1023, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1" zoning indicated thereon.

9. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 40 is in full force and effect.





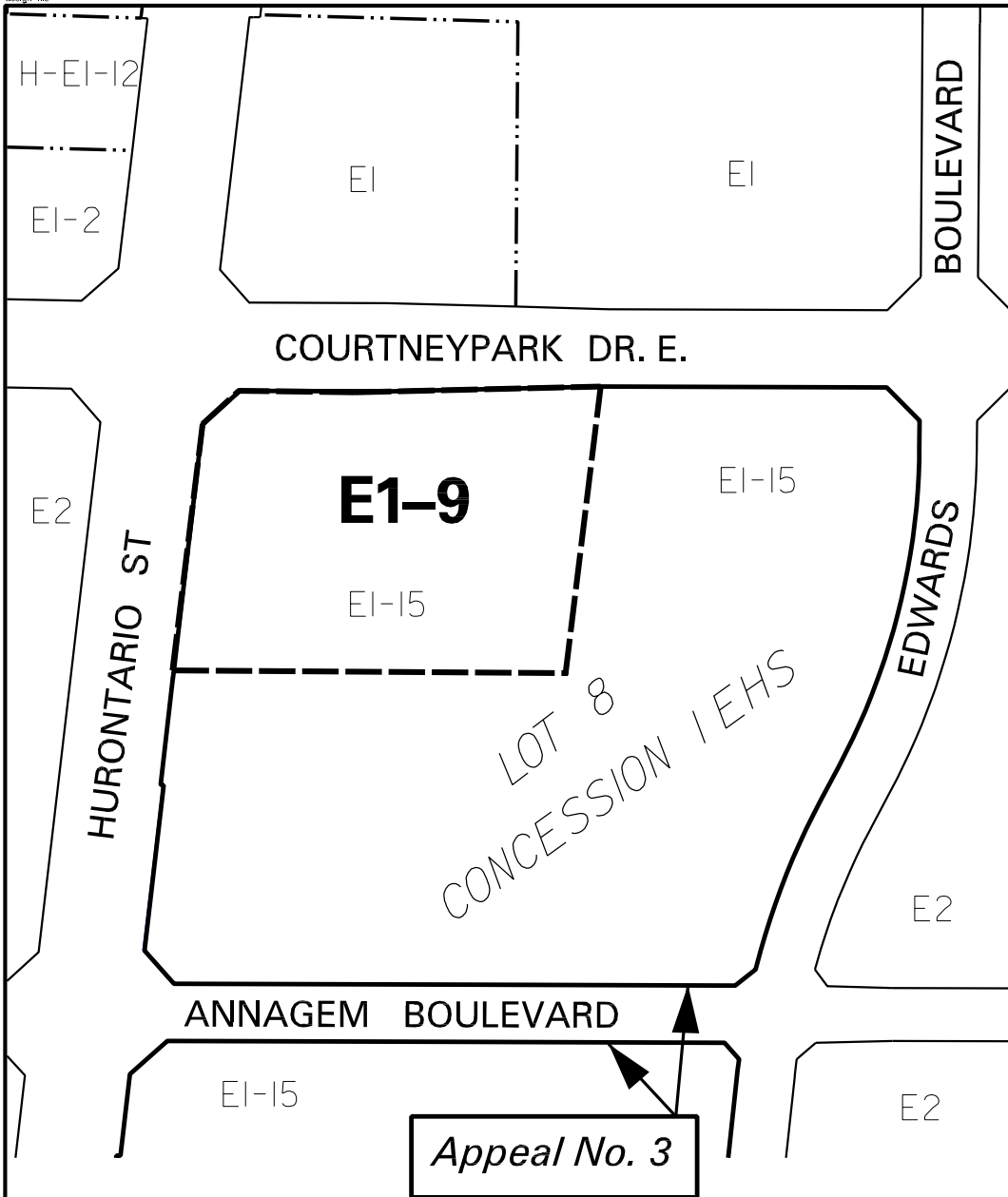
0 25 50 75 100  
metres

 GREENBELT OVERLAY

**PART OF LOT 6,  
CONCESSION 1 E.H.S. &  
PART OF LOTS 4, 5 AND 6,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A1" TO  
SCHEDULE "A" OF O.M.B.**

**ORDER DATED \_\_\_\_\_**  
**OMB FILE NO. R070126**  
**OMB CASE NO. PL070625**



0 25 50 75 100  
metres

**PART OF LOT 8,  
CONCESSION 1 E.H.S.  
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A2" TO  
SCHEDULE "A" OF O.M.B.**

**ORDER DATED \_\_\_\_\_  
OMB FILE NO. R070126  
OMB CASE NO. PL070625**

## **APPENDIX "A" TO SCHEDULE "A" OF**

**OMB ORDER DATED \_\_\_\_\_**

OMB File No. R070126

OMB Case No. PL070625

### Explanation of the Purpose and Effect of the By-law

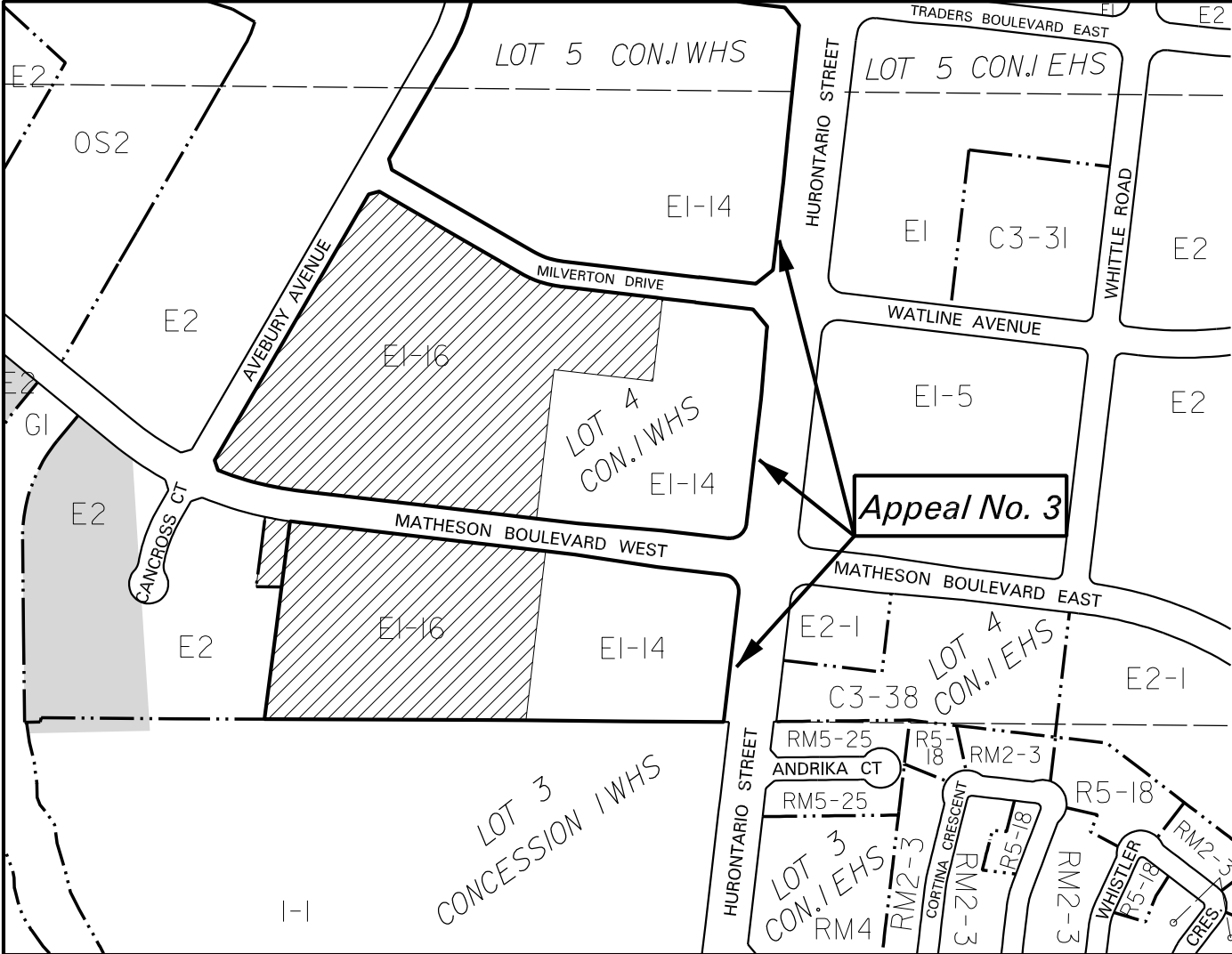
This By-law amends the zoning of various properties in the upper Hurontario Street corridor in conformity with Mississauga Plan Amendment No. 40. Each change is detailed below as it appears in this By-law:

1. The E1-7 zone permits office and a range of light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. This zone allows for one row of parking located between the building and Hurontario Street but requires the main front entrance of all buildings to face Hurontario Street.
2. The E1-9 zone permits office and a range of light industrial uses subject to a higher design standard and regulations requiring a minimum of three (3) storeys and buildings located close to Hurontario Street and Courtneypark Drive East frontages.
3. The E1-15 zone recognizes the existing restaurants abutting Hurontario Street but regulates any new restaurants, convenience restaurants and take-out restaurants and any accessory outdoor patios to be located beyond 50 metres (164 ft.) from Hurontario Street. This will ensure that any new restaurants (all types) are screened by existing buildings from Hurontario Street.
4. The "E1-16" zone recognizes the existing accessory day care uses.

### Location of Lands Affected

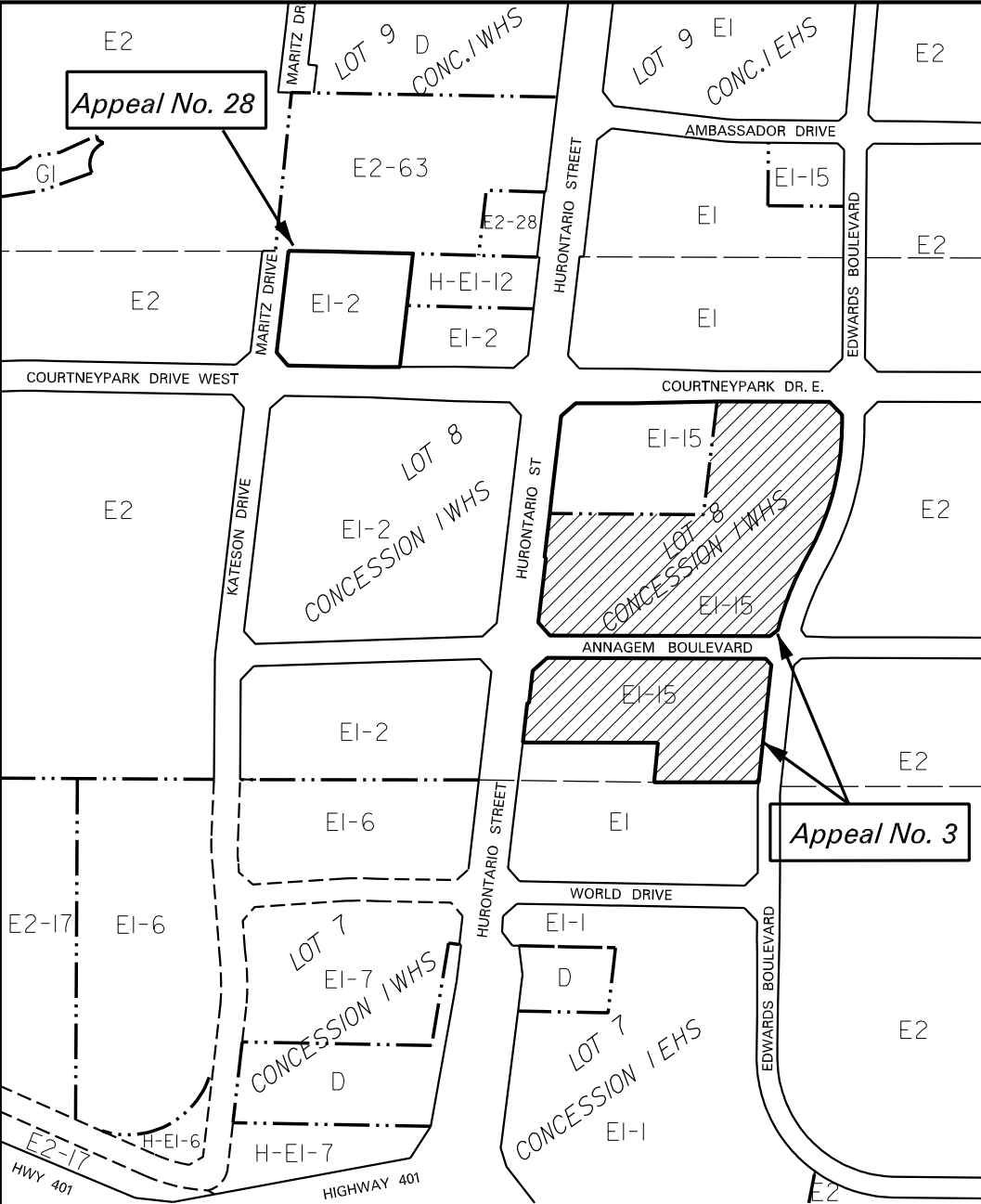
Lands within the Upper Hurontario Corridor generally between Matheson Boulevard and the northern municipal boundary that are adjacent or abut Hurontario Street, in the City of Mississauga, as shown on the attached Maps designated as Schedules "A" and Appendices "B".

Further information regarding this By-law may be obtained from Karen Crouse of the City Planning and Building Department at 905-615-3200 ext. 5526.



**PART OF LOT 4,  
CONCESSION 1 W.H.S.  
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B1" TO  
SCHEDULE "A" OF O.M.B.  
ORDERED DATED \_\_\_\_\_  
OMB FILE NO. R070126  
OMB CASE NO. PL070625**



**PART OF LOT 8,  
CONCESSION 1 E.H.S.  
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B2" TO  
SCHEDULE "A" OF O.M.B.  
ORDERED DATED \_\_\_\_\_  
OMB FILE NO. R070126  
OMB CASE NO. PL070625**