



# Corporate Report

Clerk's Files

Originator's  
Files OZ 09/003 W11

**PDC** OCT 19 2009

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**DATE:** September 29, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 19, 2009

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a Hyundai motor vehicle sales, leasing and/or rental**  
**facility (restricted)**  
**6215, 6225 Mississauga Road and 3 Alpha Mills Road**  
**East side of Mississauga Road and south of Alpha Mills Road**  
**Owner: Valjer Holdings Inc.**  
**Applicant: John D. Rogers and Associates Inc.**  
**Bill 51**

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

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**RECOMMENDATION:** That the Report dated September 29, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Business Employment" to "Business Employment - Special Site" and to change the Zoning from "E2-1" (Employment) to "E2 - Exception" (Employment - Exception) under file OZ 09/003 W11, Valjer Holdings Inc., 6215, 6225 Mississauga Road and 3 Alpha Mills Road, be received for information.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments. A community meeting has not been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Applications have been received to permit a Hyundai Dealership. Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	April 28, 2009 (received) May 28, 2009 (deemed complete)
Existing Gross Floor Area:	Industrial-1 514 m <sup>2</sup> (16,296.6 sq. ft.) Detached dwelling (to be demolished) - 440 m <sup>2</sup> (4,736 sq. ft.)
Proposed Gross Floor Area:	Existing Industrial building – 1 514 m <sup>2</sup> (16,296.6 sq. ft.) to be retained. New Building - 469 m <sup>2</sup> (5,048.27 sq. ft.)
Total Gross Floor Area:	2 010 m <sup>2</sup> (21,635 sq. ft.)
Height:	Industrial Building- 9 m (29.58 ft.) New building – 7.32 m (24.00 ft.)
Proposed Lot Coverage:	24%
Parking Required:	86
Parking Provided:	86
Supporting Documents:	- Preliminary concept plan - Topographic Survey - Phase I and II Environmental Site Assessment - Planning Justification Report
<b>Site Characteristics</b>	
Frontage:	61.97 m (203.3 ft.) on Mississauga Road
Depth:	Irregular
Net Lot Area:	0.82 ha (2.03 ac.)
Existing Use:	The lands are currently occupied by 401 Mississauga Road Hyundai for used vehicles sales and vehicle repair.

Additional information is provided in Appendices I-1 to I-8.

### **Green Development Initiatives**

The applicant has identified that green initiatives will be addressed through the site plan process. Proposed features being considered include bio-swales, permeable paving and LEED design.

### **Neighbourhood Context**

The subject properties are located within a transitional business employment area, within the southern part of the Meadowvale Business Park District. The lands known as 3 Alpha Mills had been occupied by Wilcox Truck Bodies Ltd., operating a repair facility since the 1970's. The detached dwelling on the southern portion of the Mississauga Road frontage had been used for office purposes while the northern portion is a vacant parcel of land otherwise known as 6225 Mississauga Road. It is proposed that the existing dwelling at 6215 Mississauga Road be removed while retaining the existing industrial building on 3 Alpha Mills to be used for Hyundai repairs. Also, the applicant is proposing a new building on the parcels fronting onto Mississauga Road to be used for a show room for motor vehicle sales, leasing and/or rental - restricted and the outdoor display of cars.

Currently, the lands are being used for used car sales and motor vehicle repair through a temporary approval from the Committee of Adjustment. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Automobile sales, industrial and office uses  
East: Canadian Pacific Railway (CPR) to the rear of the property and industrial uses to the east of the railway  
South: Industrial uses  
West: GO Transit maintenance facility fronting onto Mississauga Road

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

**"Business Employment"** which permits an integrated mix of business activities that operate mainly within enclosed buildings such as manufacturing, research and development, warehousing, distributing and wholesaling; all types of restaurants, including banquet halls; financial institutions; offices; overnight accommodations and conference centres; self-storage facilities; transportation facilities; trucking terminals; waste processing or transfer stations and composting facilities.

The policies of the Meadowvale Business Park District state that outdoor storage related to permitted industrial uses adjacent to Provincial Highway 401 and motor vehicle body repair facilities, are not permitted.

Section 3.3.2.7 of the Business Employment policies state that outdoor storage and display areas should not be visible from City boundaries, major roads, parks, greenbelt or residential lands. Appropriate setbacks, screening, buffering and consideration of the street-edge will be required to lessen the visual impact of the facility. Display areas are to be an integral part of the overall site design and evaluated based on their visual impact on the streetscape.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

#### **Urban Design Policies**

Sections 3.18.2.4, 3.18.2.6, and 3.18.3.4 which encourage building and site design that are compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area, minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses. Employment Districts should achieve a high quality business image, particularly along City boundaries, major roads and adjacent to park, greenbelt and residential lands.

### Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

### Proposed Official Plan Designation and Policies

**"Business Employment - Special Site"** to permit motor vehicle sales, leasing and/or rental facility in addition to Business Employment Uses.

### Existing Zoning

**"E2-1" (Employment)**, permits a range of "E2" (Employment) uses which include offices, manufacturing, transportation warehouse/distribution, wholesaling, restaurants, motor vehicle repair, banquet hall/conference centre. However, the "E2-1" exception zone does not permit truck terminals, waste processing stations, waste transfer stations, composting facilities, body-rub establishments, adult entertainment establishments and night clubs.

### Proposed Zoning By-law Amendment

**"E2-Exception" (Employment)**, to permit motor vehicle sales, leasing and/or rental facility (restricted) on the subject lands in addition to the E2-1 uses.

## **COMMUNITY ISSUES**

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

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- Detailed concept plans indicating building footprints, driveways, vehicle accessing, setbacks, walkways, fencing and noise abatement measures;
- Conformity with the urban design and landscape provisions of the Business Employment policies which outline locations of outdoor storage and display areas;
- Vibration analysis to address the impact vibration associated with the CP Rail operations in order to meet the Ministry of the Environment (MOE) guidelines;
- Any comments forthcoming from CP Rail;
- Submission of grading and servicing plans;
- Documentation of arrangements made for the inter-connection of the subject properties and surrounding lands;
- Restriction on transfer of the subject lands to ensure that the three parcels function as one property.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters which will require the applicant to enter into appropriate agreements with the City.

### **FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

### **CONCLUSION:**

Most agency and City department comments have been received and after the public meeting has been held, the Planning and

Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:**

Appendix I-1 - Site History

Appendix I-2 - Aerial Photograph

Appendix I-3 - Excerpt of Meadowvale Business Park District  
Land Use Map

Appendix I-4 - Excerpt of Existing Land Use Map

Appendix I-5 - Concept Plan

Appendix I-6 – Conceptual Elevations

Appendix I-7 - Agency Comments

Appendix I-8 - General Context Map

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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Erica Pallotta, Development Planner*

**Valjer Holdings Inc**

**File: OZ 09/003 W11**

### **Site History**

- February 23, 1984 - The Committee of Adjustment approved a minor variance under file number 'A' 073/84 for a temporary (5) year period to permit the existing two-storey dwelling to be used for office purposes.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Meadowvale Business Park District, designating the subject lands as "Business Employment".
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "E2-1" (Business Employment-Exception).
- February 12, 2009 - The Committee of Adjustment approved a minor variance under file number 'A' 450/08 for a temporary (3) year period to permit retail sales of passenger vehicles and to permit a gravel parking, display and storage area.





**LEGEND:**



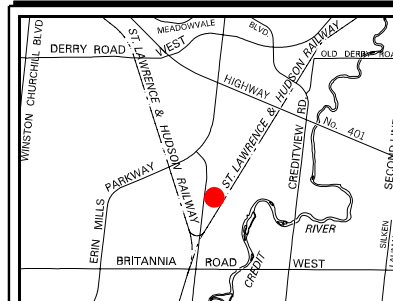
**SUBJECT LANDS**

DATE OF AERIAL PHOTO: SPRING 2009



**SUBJECT:**

**JOHN D. ROGERS & ASSOCIATES INC.**



**FILE NO:**  
**OZ 09003 W11**

**DWG. NO:**  
**V8\_09003A**

**SCALE:**  
**1:2500**

**PDC DATE:**  
**2009 10 19**

**DRAWN BY:**  
**W. FINLAY**

**APPENDIX 1-2**

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**

# Meadowvale Business Park District

## PART OF MEADOWVALE BUSINESS PARK DISTRICT LAND USE MAP MEADOWVALE BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN

### LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Mainstreet Commercial
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

### TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

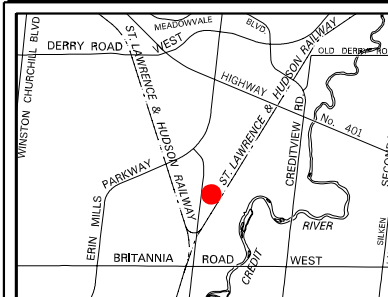
### LAND USE LEGEND

- LBPIA Operating Area Boundary - See Aircraft Noise Policies
- Node Boundary
- Cem - Cemetery
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**



**SUBJECT:**  
**JOHN D. ROGERS & ASSOCIATES INC.**



**FILE NO:**  
**OZ 09003 W11**

**DWG. NO:**  
**09003LM**

**SCALE:**  
**N.T.S.**

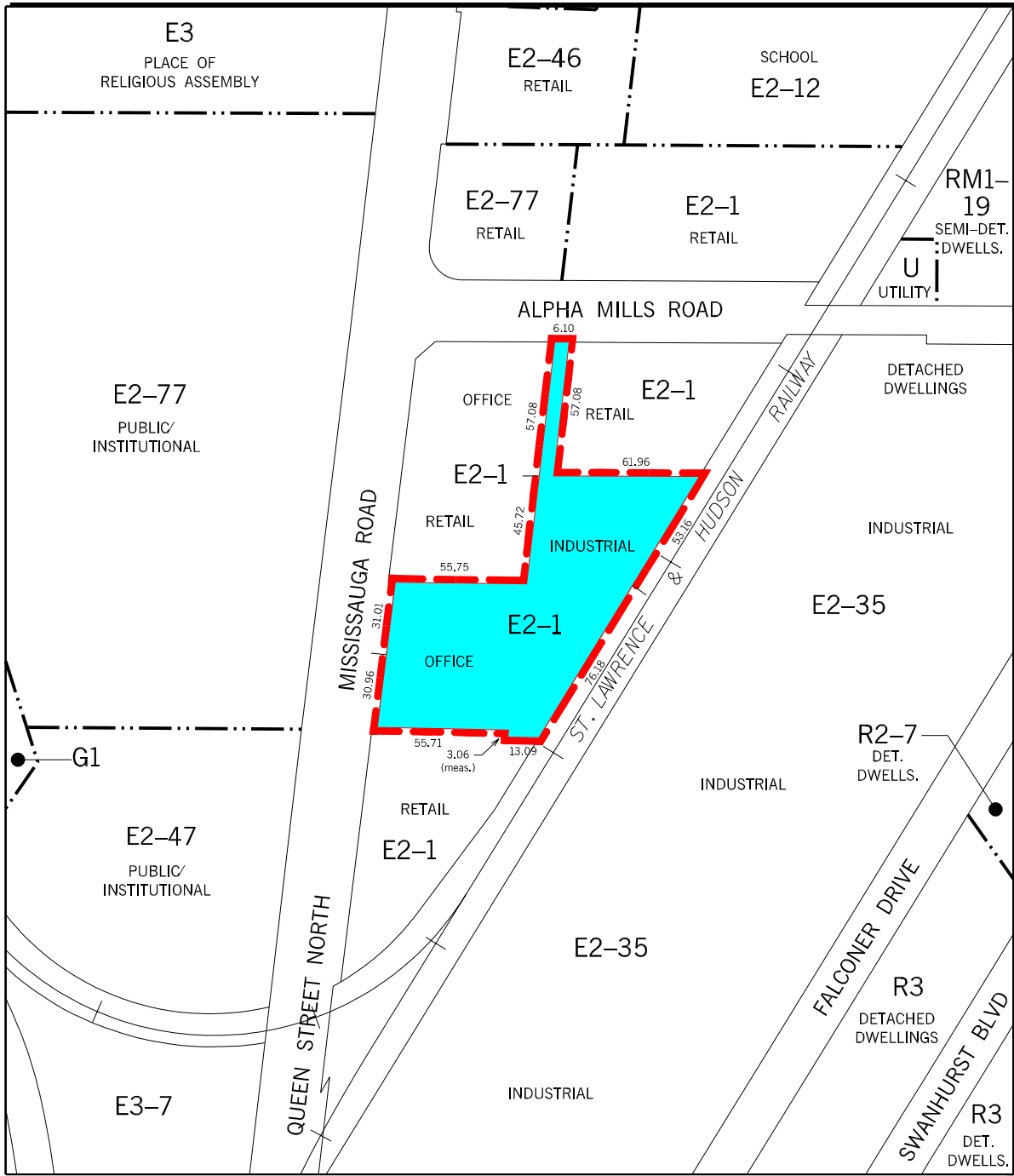
**PDC DATE:**  
**2009 10 19**

**DRAWN BY:**  
**W. FINLAY**

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**

**APPENDIX I-3**



**LEGEND:**

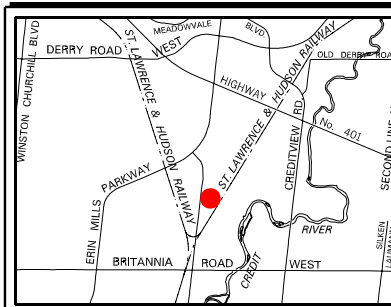


PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "BUSINESS EMPLOYMENT - SPECIAL SITE" AND PROPOSED REZONING FROM "E2-1" (EMPLOYMENT) TO "E2-EXCEPTION" (EMPLOYMENT - MOTOR VEHICLE SALES, LEASING AND/OR RENTAL FACILITY - RESTRICTED).

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



**SUBJECT:**  
**JOHN D. ROGERS & ASSOCIATES INC.**



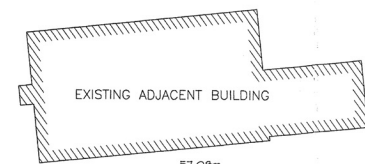
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<b>PDC DATE:</b>	<b>2009 10 19</b>
<b>DRAWN BY:</b>	<b>W. FINLAY</b>

**MISSISSAUGA**  
Planning and Building

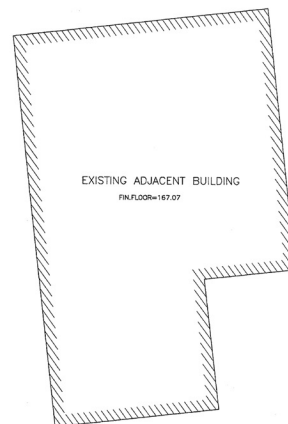
Produced by  
**T&W, Geomatics**

APPENDIX I-4

ALPHA MILLS ROAD



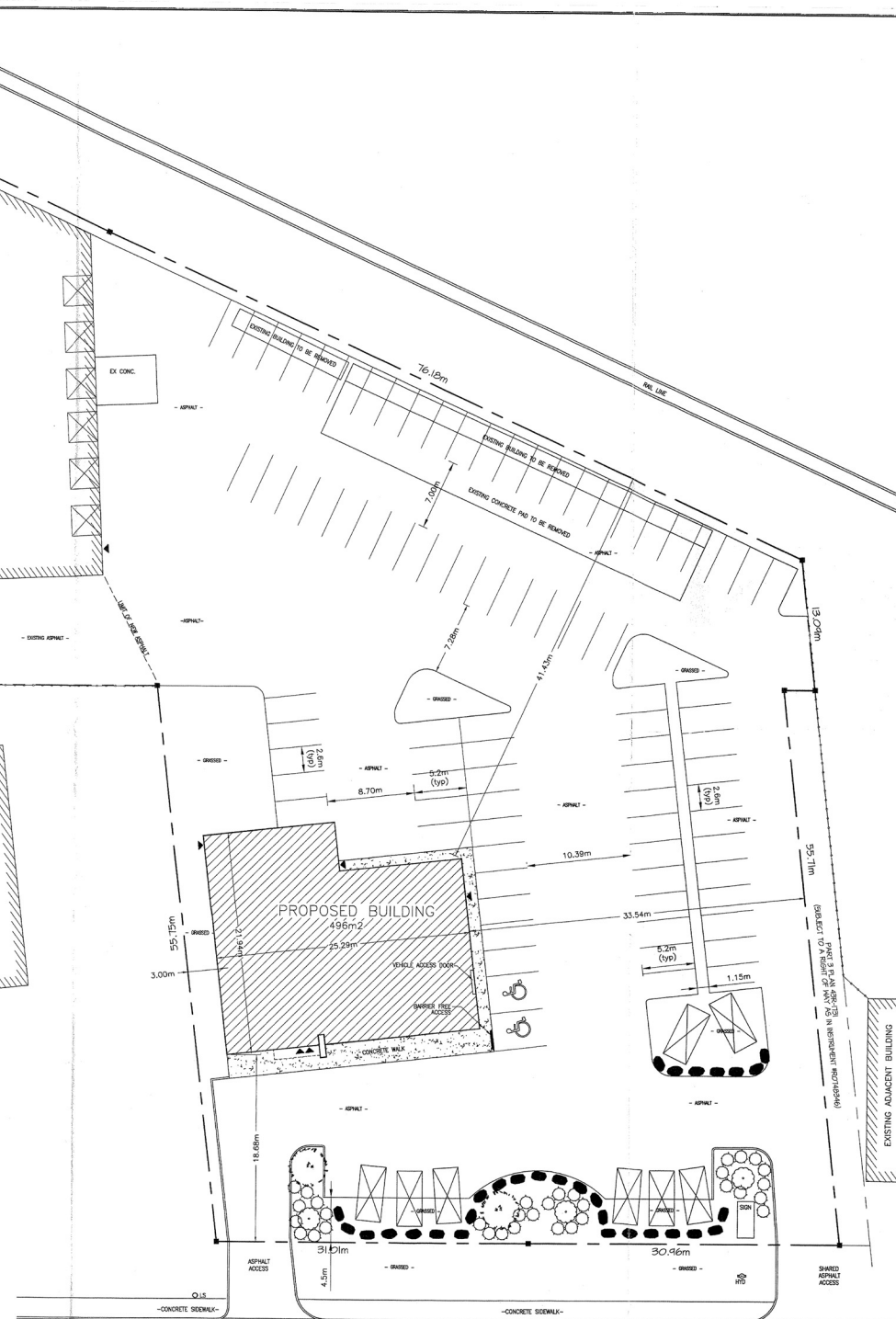
EXISTING BUILDING  
1514m<sup>2</sup>



PROPOSED BUILDING  
496m<sup>2</sup>

Site Plan and Building Statistics

	Existing/Permitted	Proposed/Required	
Zoning Category	E2-1	E2-Special Section	
Lot Area	0.82 ha	0.82	
Lot Coverage	1514 m <sup>2</sup>	2010 m <sup>2</sup> (24%)	Note: 496m <sup>2</sup> building being proposed
Gross Floor Area	1514 m <sup>2</sup>	2010 m <sup>2</sup>	1514m <sup>2</sup> building to be retained
Landscaped Area	n/a	746 m <sup>2</sup> (9%)	
Paved Area	n/a	5516 m <sup>2</sup> (67%)	
Parking Required	2010m <sup>2</sup> @ 4.3/100m <sup>2</sup>	86	
Parking Provided	n/a	86	
HVC Parking Required	n/a	4	
HVC Parking Provided	n/a	2	
Loading Spaces Required	n/a	0	
Loading Spaces Provided	n/a	0	



MISSISSAUGA ROAD

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M.C. ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN CONSENT OF M.C. ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO P. ENGINEER

PRIMARY DIMENSIONS ARE METRIC

PROPERTY INFORMATION PROVIDED BY OWNER, FROM SURVEY DRAWINGS BY TONY STALSKAS SURVEYING INC. DATED MARCH 20, 2007

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	APRIL 9, 09	

DO NOT SCALE DRAWINGS: THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



**M.C. ENGINEERING** P.O. Box 1002, Simcoe, Ont. N3Y 5B3  
Tel: 519-428-4780 Fax: 519-428-8960  
E-mail: mce@mceengineering.net  
A DIVISION OF 392583 ALBERTA LTD.

PROJECT NAME

CONCEPT PLAN

**HYUNDAI DEALERSHIP**

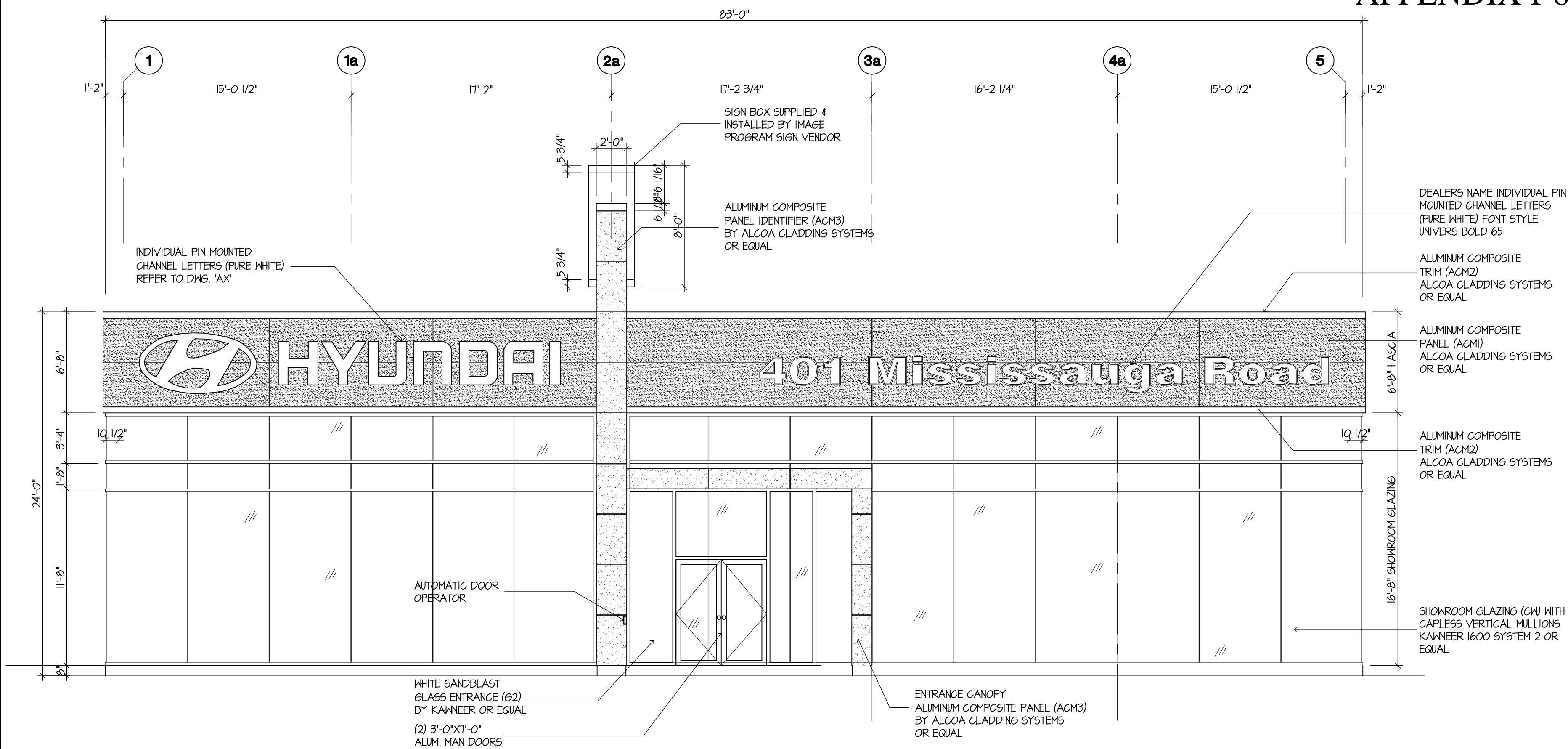
6215 & 6225 MISSISSAUGA ROAD  
MISSISSAUGA, ONTARIO

SHEET TITLE CONCEPT PLAN - NEW DEALERSHIP

SCALE	1:300 (METRIC)	PROJECT NO.	3896
DRAWN BY	RM	DWG. NO.	CP1
CHECKED BY	M.E.M.	REV. NO.	A
DATE	APRIL 09		
FILE NAME	3896CP1		

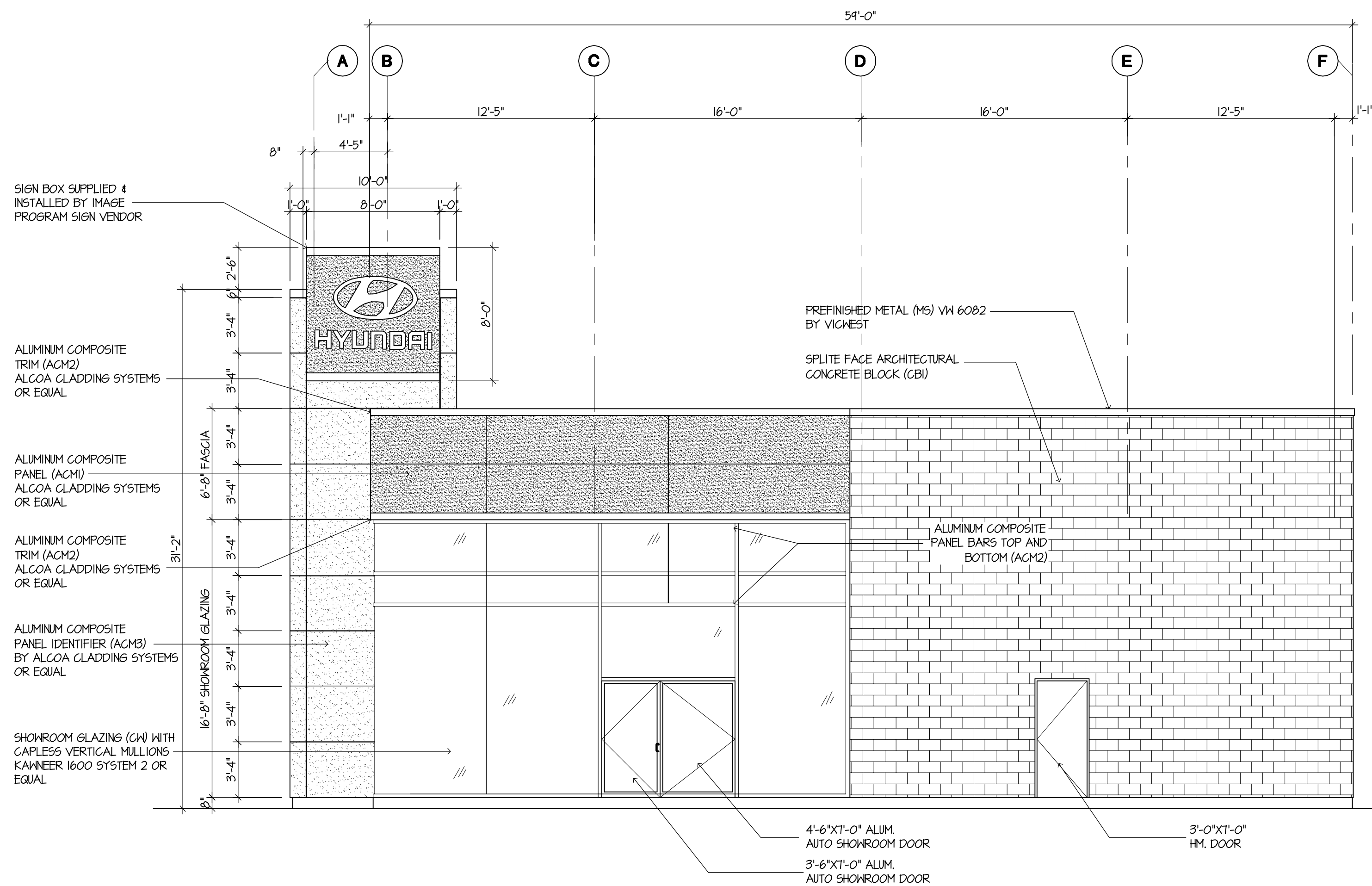
APPENDIX I-5





 WEST ELEVATION

SCALE: 3/16"=1'-0"



 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

Valjer Holdings Inc.

File: OZ 09/003 W11

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (July 16, 2009)	An existing 300 mm diameter water main is located on Mississauga Road and an existing 200 mm diameter water main is located on Alpha Mills Road. An existing 250 mm diameter sanitary sewer is located on Alpha Mills Road. Private servicing easements for water and sanitary services may be required at the applicant's expense. The applicant is required to submit two (2) sets of site servicing drawings to the Region's Development Engineering Division for review (all connections must conform to Regional standards and specifications and design criteria). The site servicing drawings must show the service lines on private side and services to the property line from the main line. The subject land is not located within the vicinity of a landfill site. The applicant is advised that on-site waste collection will be required through a private waste hauler.
City Community Services Department – Planning, Development and Business Services Division (June 2, 2009)	This Department notes there are no heritage related concerns regarding the subject lands and development proposal. Should this application be approved, prior to enactment of the implementing Zoning By-law, a cash contribution for street tree planting on Mississauga Road will be required. Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.
City Transportation and Works Department (July 16, 2009)	<p>Comments updated July 16, 2009, state that the applicant is to provide a Vibration Analysis to address the impact vibration associated with the CPR Rail operations on the proposed buildings ensuring that any vibration isolation measures will meet with the MOE guidelines.</p> <p>Also the applicant is to provide full size prints of a Site Grading and Servicing Plan for internal circulation and review.</p>

Valjer Holdings Inc.

File: OZ 09/003 W11

Agency / Comment Date	Comment
	<p>The applicant is to provide this department with the appropriate documentation and reference plans for any easements or right-of-ways over the property.</p> <p>The Phase 1 ESA report by Terraprobe Ltd., must include a clause or be accompanied by a letter signed and sealed by the consulting firm which allows the City to rely on the findings and conclusions of the report.</p> <p>Comments on the above will be finalized prior to preparation of the Supplementary Report.</p>
Bell Canada (June 8, 2009)	<p>A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.</p> <p>Please be advised that Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-Law Amendment applications. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.</p>
Rogers Cable (May 28, 2009)	<p>Rogers Cable Communications Inc., has buried a coaxial TV plant along the south side of Alpha Mills Rd. which is in front of the subject lands, placed at 3.6 m (11.8 ft.) approximately of existing curbs. Caution is advised. Rogers Cable has no TV plant within the proposed working area.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Community Services Department - Fire and Emergency Services Division</p> <p>City Economic Development Office</p>

**Valjer Holdings Inc.****File: OZ 09/003 W11**

Agency / Comment Date	Comment
	Enersource Hydro Mississauga.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments to date:</p> <p>Mississauga Transit Planning and Building Department - Policy Division City Realty Services Canada Post Corporation GO Transit CN Rail CP Rail Orangeville Railway Development Corp. Greater Toronto Airport Authority</p>



## APPENDIX I-8

