



# Corporate Report

Clerk's Files

Originator's  
Files OZ 08/015 W2

**PDC** APR 6 2010

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**DATE:** March 16, 2010

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 6, 2010

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a two storey office building**  
**1110 Lorne Park Road**  
**Northwest corner of Lorne Park Road and Albertson Crescent**  
**Owner: Jacan Construction Ltd.**  
**Applicant: Wellings Planning Consultants Inc.**  
**Bill 51**

**Public Meeting** **Ward 2**

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**RECOMMENDATION:** That the Report dated March 16, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - Low Density I" to "Office" and to change the Zoning from "R2-1" (Detached Dwellings - Typical Lots) to "O-Exception" (Office), to permit a two storey office building under file OZ 08/015 W2, Jacan Construction Ltd., 1110 Lorne Park Road, northwest corner of Lorne Park Road and Albertson Crescent, be received for information.

**BACKGROUND:** The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	September 23, 2008 November 3, 2008 (Deemed complete)
Height:	10.65 m (34.94 ft.) Two (2) storeys
Lot Coverage:	34%
Floor Space Index:	0.42
Landscaped Area:	38%
Gross Floor Area:	596.4 m <sup>2</sup> (6,420 sq. ft.)
Parking Required:	19 spaces
Parking Provided:	19 spaces
Supporting Documents:	Planning Justification Report Noise and Vibration Feasibility Study Stormwater Management Brief and Site Servicing/Grading Plan Traffic Impact Study Tree Inventory/Preservation and Landscape Plans Arborist Report Conceptual Site Plan, Floor Plan and Elevations

<b>Site Characteristics</b>	
Frontages:	37.39 m (122.7 ft.) - Lorne Park Road 43.97 m (144.3 ft.) - Albertson Crescent 22.36 m (73.4 ft.) - Bramblewood Lane
Net Lot Area:	0.14 ha (0.35 ac.)
Existing Use:	Vacant

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

### **Neighbourhood Context**

The subject property is located in the Clarkson-Lorne Park District within an established residential neighbourhood on the west side of Lorne Park Road immediately south of the Canadian National Railway (CNR) tracks. The surrounding area is characterized by detached dwellings on large, well treed lots. The site also abuts the Lorne Park Road Corridor Character Area, which extends north and south of the subject site along Lorne Park Road and is made up of a mixture of retail and commercial uses. This vacant site is generally flat and contains several mature trees.

The surrounding land uses are described as follows:

North: Centennial Plaza beyond the CNR tracks  
East: The Shops of Lorne Park beyond Lorne Park Road  
South: Commercial buildings and detached dwellings beyond  
Albertson Crescent  
West: Detached dwellings

### **Current Mississauga Plan Designation and Policies for Clarkson-Lorne Park District (May 5, 2003)**

**"Residential – Low Density I"** which permits detached dwellings to a maximum density of 10 units per net residential hectare (4 units per net residential acre).

As a two storey office building is proposed, the applications are not in conformity with the existing land use designation.

The subject lands abut the Lorne Park Road Corridor Character Area, and the applicant is not proposing to modify the extent of this character area, for which there are additional relevant policies as follows:

Section 4.7.2 – Development Concept states in part that:  
The Clarkson Village Mainstreet Commercial Area is the primary focus for retail commercial development in the District. The Policies recognize the existing retail commercial development in

the vicinity of Lorne Park Road and the CNR tracks, but permit no expansion of the Mainstreet Commercial designation.

#### Section 4.7.3.1 – Community Identity and Focus

- a) Developments should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area.

#### Section 4.7.3.3.2 – Lorne Park Road Corridor Character Area

- a) This streetscape should emphasize older buildings which are close to the street.
- b) Encourage two (2) storey development, with buildings designed to de-emphasize height, and to be consistent with the residential character of the neighbourhood.

There are other policies, namely Population and Employment Goals and Objectives, Office Policies, Urban Design Policies and Rail Policies, in the Official Plan which are applicable in the review of these applications and are outlined in Appendix I-7.

### **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**

**"Office"** which permits offices and accessory uses, with a maximum Floor Space Index (FSI) of 0.5.

### **Existing Zoning**

**"R2-1" (Detached Dwellings – Typical Lots)** which permits detached dwellings on corner lots with minimum frontages of 21 m (69 ft.) and minimum lot areas of 810 m<sup>2</sup> (8,719 sq. ft.).

### **Proposed Zoning By-law Amendment**

**"O-Exception" (Office)** to permit a two storey office building. Exception provisions are proposed to address specific development standards consistent with the applicant's Concept Plan attached as Appendix I-4 and to scope the list of permitted uses. Specifically, the applicant is proposing to exclude medical office, financial institution, veterinary clinic and commercial school as permitted uses and exclude all permitted accessory uses, namely medical supply and equipment store, restaurant, take-out restaurant, pharmacy, fitness centre, convenience store, personal service establishment and day care.

As part of the rezoning, the applicant is proposing that the following standards be applied:

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Parking	3.2 spaces per 100 m <sup>2</sup> (1,076.4 sq. ft.) GFA	No change
Minimum Landscaped Open Space	N/A	36%

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Minimum Front Yard Setback	4.5 m (14.8 ft.)	0.7 m (2.3 ft.) (Exception Schedule)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	28 m (91.9 ft.) (Exception Schedule)
Minimum Interior Side Yard Setback	7.5 m (24.6 ft.)	4.5 m (14.8 ft.) (Exception Schedule)
Minimum Exterior Side Yard Setback	4.5 m (14.8 ft.)	1.5 m (4.9 ft.) (Exception Schedule)
Maximum Floor Space Index	0.5	No change
Maximum Building Height	The lesser of 19.0 m (62.3 ft.) or 6 storeys	10.7 m (35.1 ft.) (2 storeys)
Minimum Landscaped Buffer	4.5 m (14.8 ft.)	1.5 m (4.9 ft.) (Exception Schedule)
Maximum Gross Floor Area	N/A	600 m <sup>2</sup> (6,458.6 sq. ft.)

## COMMUNITY ISSUES

A community meeting was held by Ward 2 Councillor, Patricia Mullin on April 7, 2009. Subsequent to this, a Focus Group was established, and to date four meetings have been held on June 23, 2009, October 6, 2009, January 19, 2010 and March 8, 2010.

The following is a summary of issues raised by the Community through scheduled meetings and correspondence received to date:

- The proposed access to the site conflicts with existing bus stops on Albertson Crescent which causes a concern regarding child and pedestrian safety;
- Increased traffic volume will conflict with railway crossing signals;
- There may not be adequate parking on site thereby causing overflow parking on Albertson Crescent;
- There is an excessive amount of hard surface area proposed on site;
- The building is too large and should be reduced in size to reflect the character of the area and the owner's current business needs;
- The size of the building and/or parking area should be reduced to meet a 'no net off-flow' of stormwater;
- The rear of the building should be designed to complement the adjacent detached residential dwellings;
- The parking area should be landscaped to reduce visibility of the building and parking area to the north and east, soften the image of the building and be more aesthetically pleasing.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-6. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

### **Intensity and Scale of Development**

The most prevalent theme of comments received to date through the Community and Focus Group meetings and through written correspondence received is the intensity and scale of the proposed

development. In response, the applicant has reduced the Gross Floor Area (GFA) of the proposed building from 681.9 m<sup>2</sup> (7,340 sq. ft.) to 596.4 m<sup>2</sup> (6,420 sq. ft.), a 12.5% reduction. The Focus Group has requested further reductions to bring the size of the proposed building more in line with the size and massing of existing detached dwellings in the area. The applicant has indicated that further building size reductions are not likely.

Staff have requested that the applicant maintain a continuous landscaped buffer of at least 4.5 m (14.8 ft.) adjacent to the proposed parking area with the only exception being adjacent to the proposed building. The applicant's Concept Plan attached as Appendix I-4, depicts the requested buffer between the parking area and abutting residential lands, interrupted by small projections of the required parking area at three locations on site.

In addition, there is a significant Red Oak located within the City boulevard on Lorne Park Road that contributes to the streetscape and character of the neighbourhood. As noted in Appendix I-6, Agency Comments, Community Services is requesting that the applicant demonstrate that appropriate protection measures be in place to ensure the long term protection of this significant City resource. Such measures may require the building or construction zone to be moved further away from the tree. Additional comments will be provided within the Supplementary Report.

## **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.



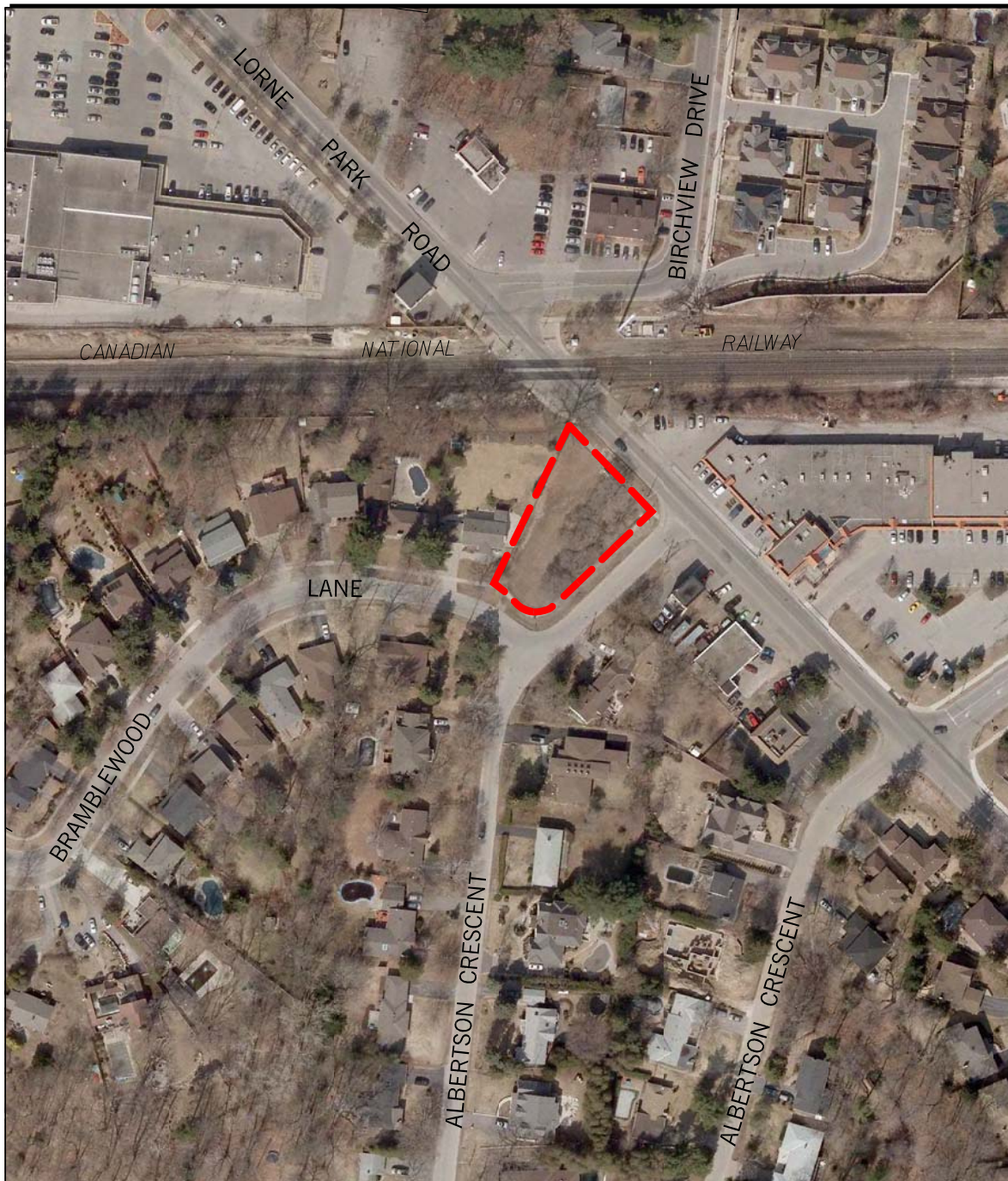
**CONCLUSION:** Most agency and City department comments have been received, and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:** Appendix I-1 - Aerial Photograph  
Appendix I-2 - Excerpt of Clarkson-Lorne Park District  
Land Use Map  
Appendix I-3 - Excerpt of Existing Land Use Map  
Appendix I-4 - Concept Plan  
Appendix I-5 - Elevations  
Appendix I-6 - Agency Comments  
Appendix I-7 - Relevant Mississauga Plan Policies  
Appendix I-8 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: John Hardcastle, Development Planner*



# LEGEND:



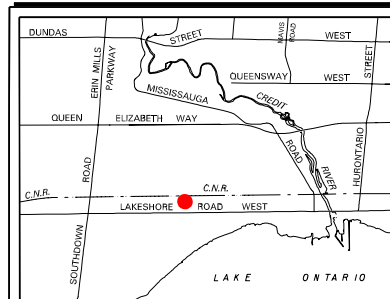
SUBJECT LANDS

DATE OF AERIAL PHOTO : 03 2009



SUBJECT:

JACAN CONSTRUCTION LTD.



FILE NO:

OZ 08015 W2

DWG. NO:

08015A

SCALE:

1:2000

PDC DATE:

2010 04 06

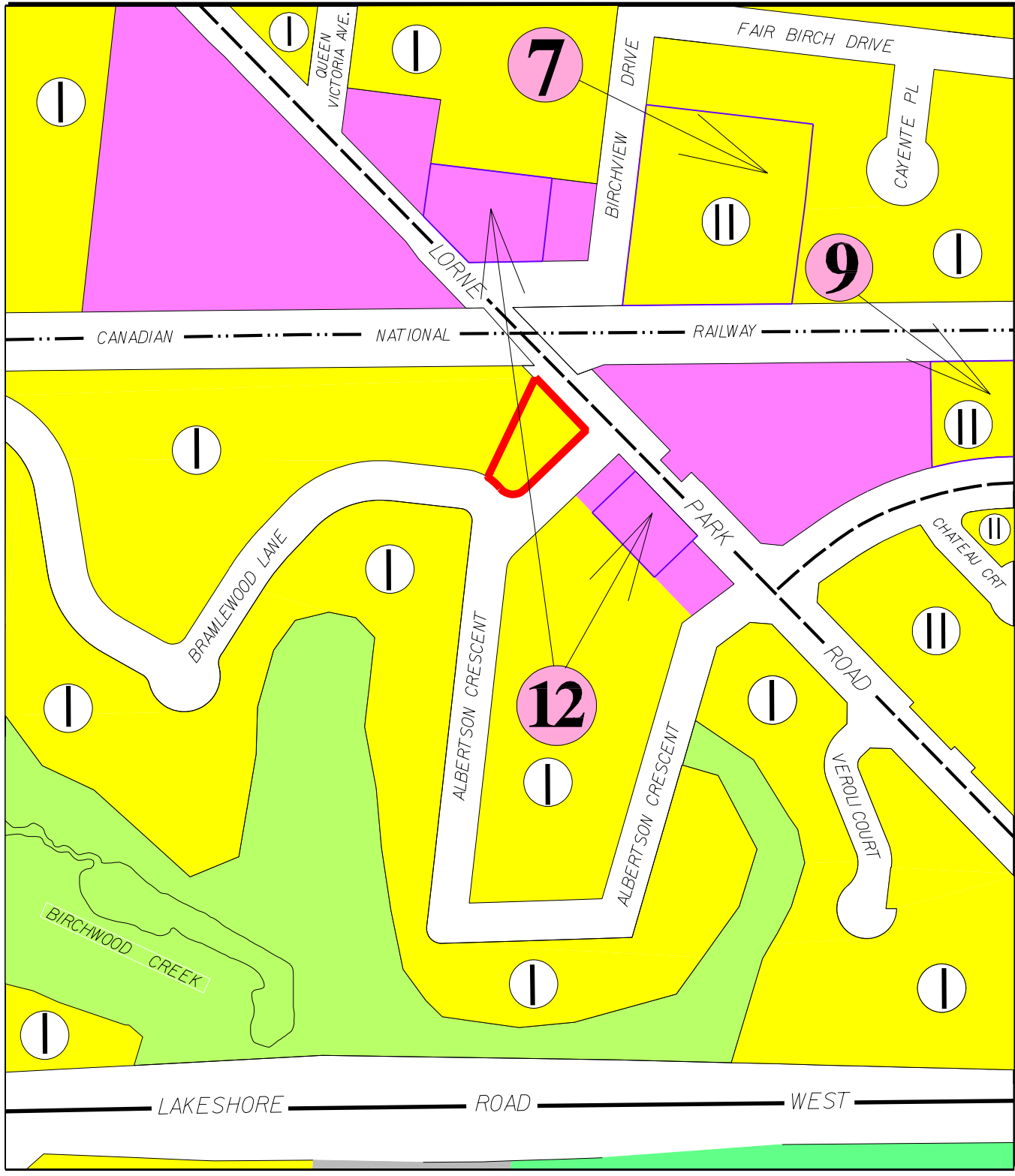
DRAWN BY:

B. KRUGER

**MISSISSAUGA**  
Planning and Building

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T&W, Geomatics

APPENDIX I-1



**PART OF CLARKSON-LORNE PARK DISTRICT LAND USE MAP  
CLARKSON-LORNE PARK DISTRICT POLICIES OF MISSISSAUGA  
PLAN**

**LAND USE DESIGNATIONS**

- Residential- Low Density I
- Residential- Low Density II
- Residential- Medium Density I
- Residential- High Density I
- Residential- High Density II
- Mainstreet Commercial
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- 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**

- Regulatory Floodplain
- Node Boundary
- Cem - Cemetery
- Existing Stormwater Management Facility
- Planning District

Special Site Areas (See Special Site Policies)

NOTE:  
ANY PART OF THE ROAD NETWORK SHOWN  
OUTSIDE THE CITY BOUNDARIES IS SHOWN  
FOR INFORMATION PURPOSES ONLY.

**SUBJECT LANDS**

**SUBJECT:**  
**JACAN CONSTRUCTION LTD.**

FILE NO:  
**OZ 08/015 W2**

DWG. NO:  
**08015R**

SCALE:  
**1:3000**

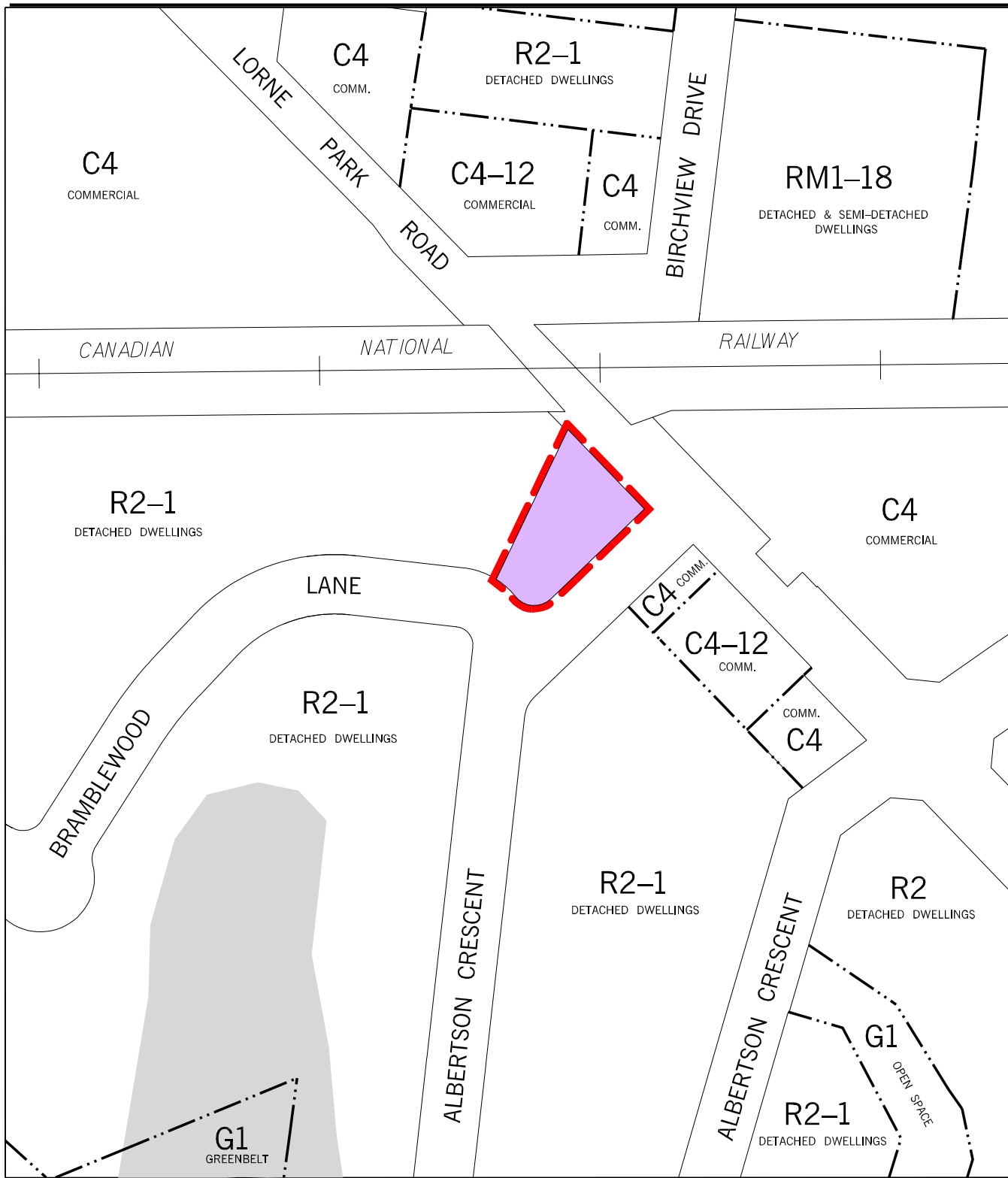
PDC DATE:  
**2010 04 06**

DRAWN BY:  
**B. KRUGER**



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Planning and Building

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**T&W, Geomatics**

**APPENDIX I-2**



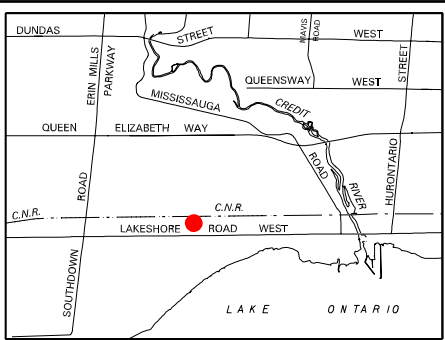
**LEGEND:**

-  PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-LOW DENSITY I" TO "OFFICE" AND PROPOSED REZONING FROM "R2-1" (DETACHED DWELLINGS-TYPICAL LOTS) TO "O-EXCEPTION" (OFFICE) TO PERMIT A TWO STOREY OFFICE BUILDING. THE APPLICANT PROPOSES TO EXCLUDE CERTAIN OFFICE AND ACCESSORY USES SUCH AS MEDICAL OFFICES, FINANCIAL INSTITUTIONS AND VETERINARY CLINICS.
-  GREENBELT OVERLAY

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

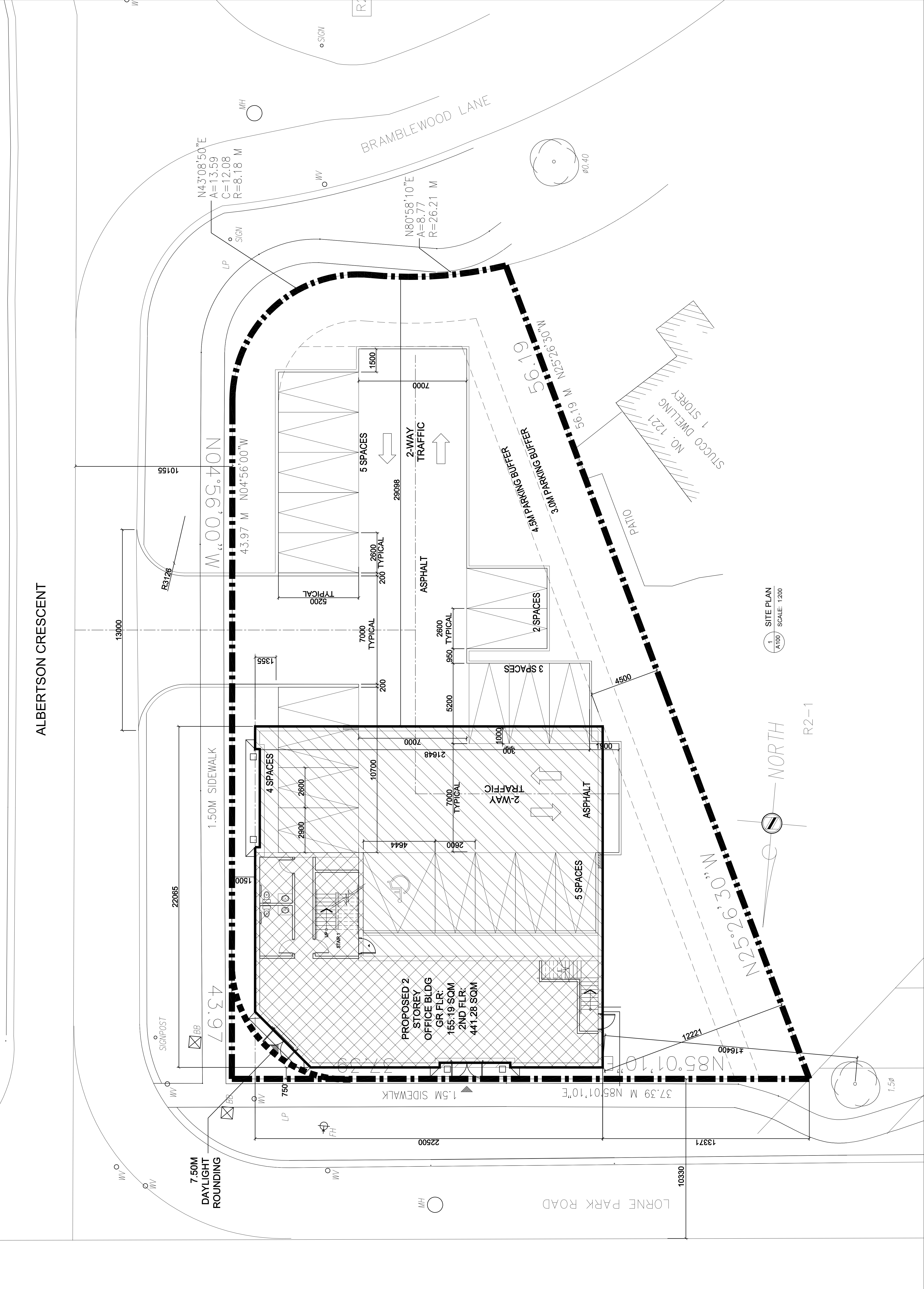


**SUBJECT:**  
**JACAN CONSTRUCTION LTD.**



FILE NO: OZ 08015 W2	
DWG. NO: 08015R	
SCALE: 1:2000	
PDC DATE: 2010 04 06	APPENDIX I-3
DRAWN BY: B. KRUGER	

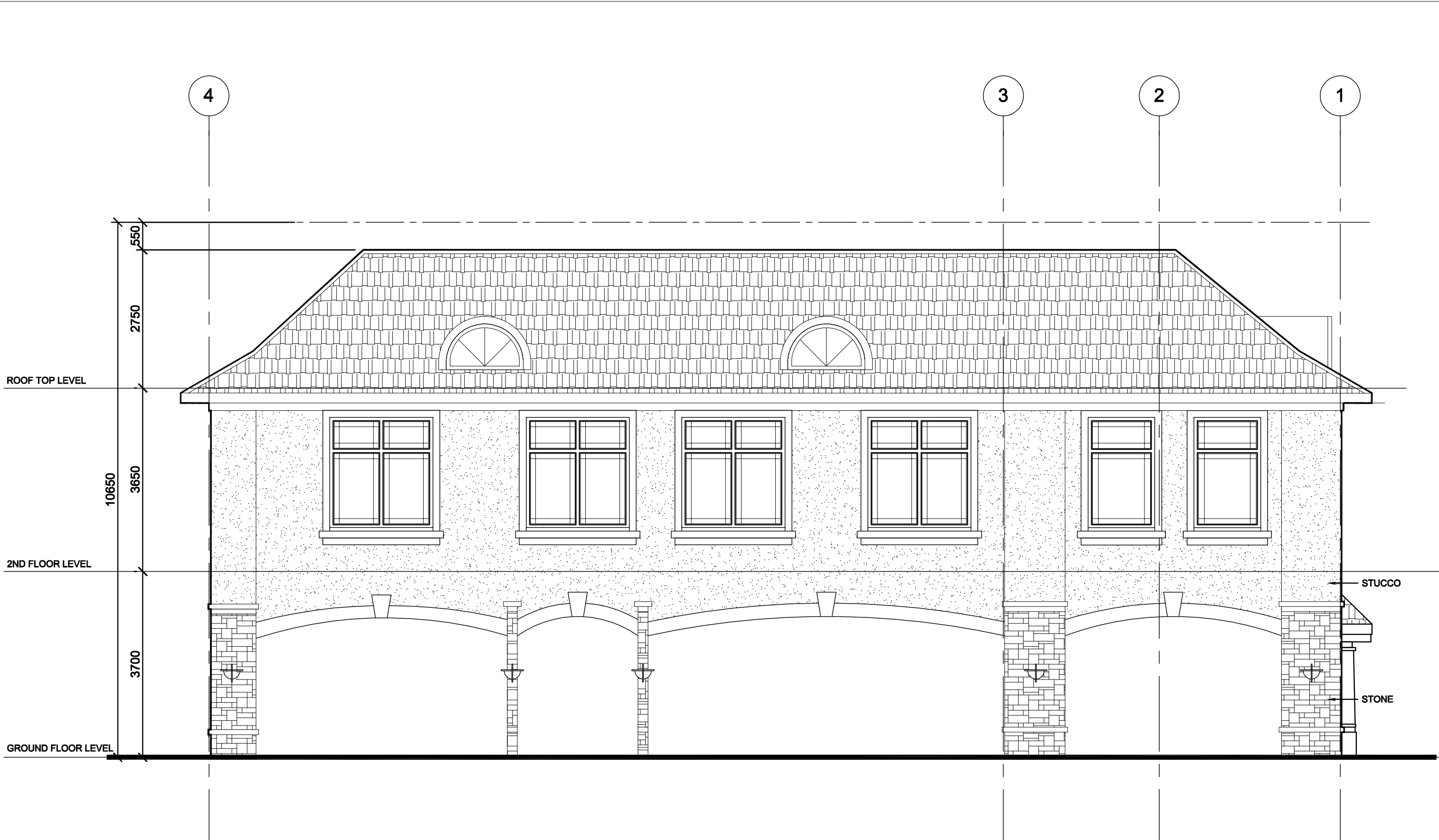






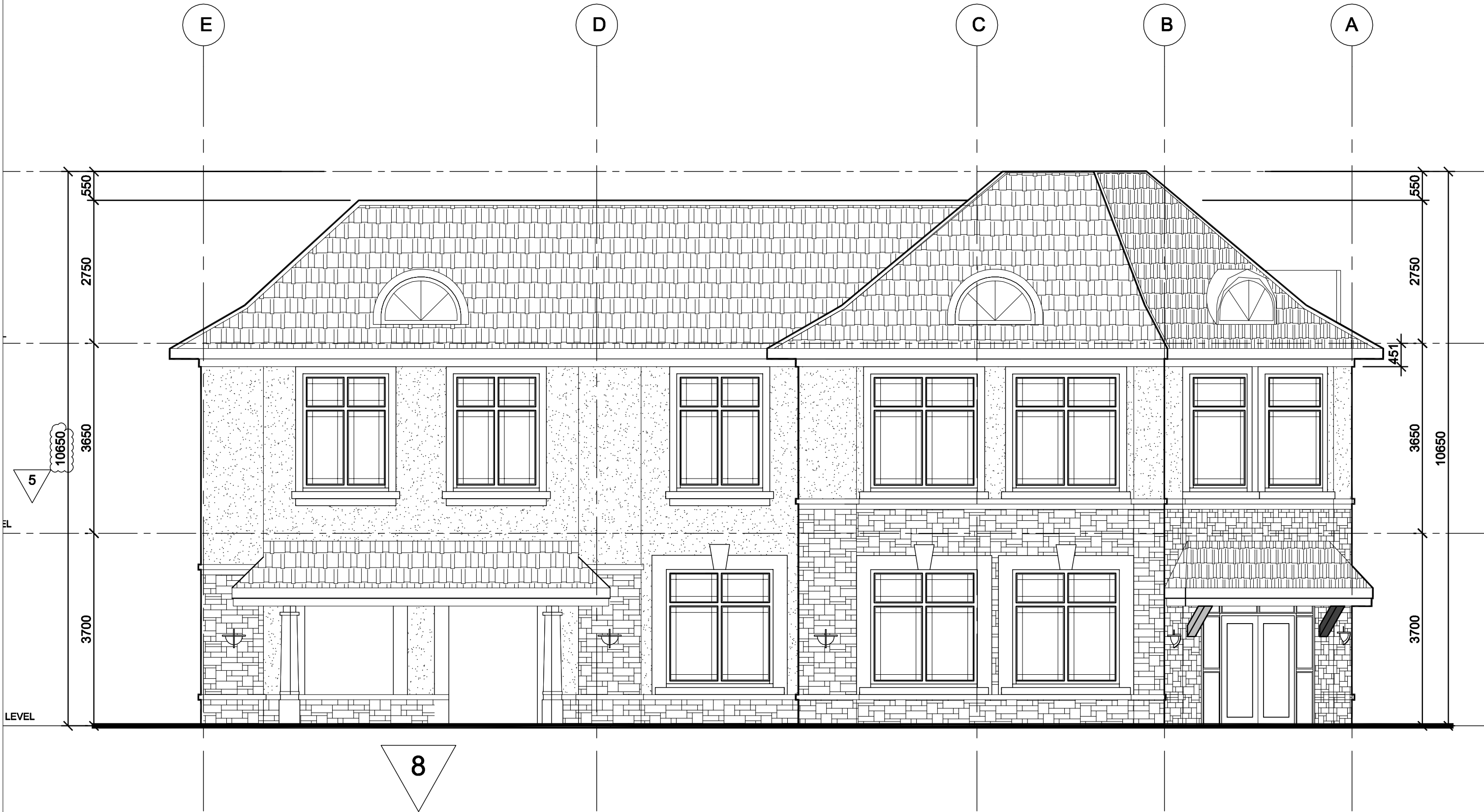
FRONT ELEVATION - LORNE PARK ROAD

1 FRONT ELEVATION - LORNE PARK RD  
A200 SCALE: NTS



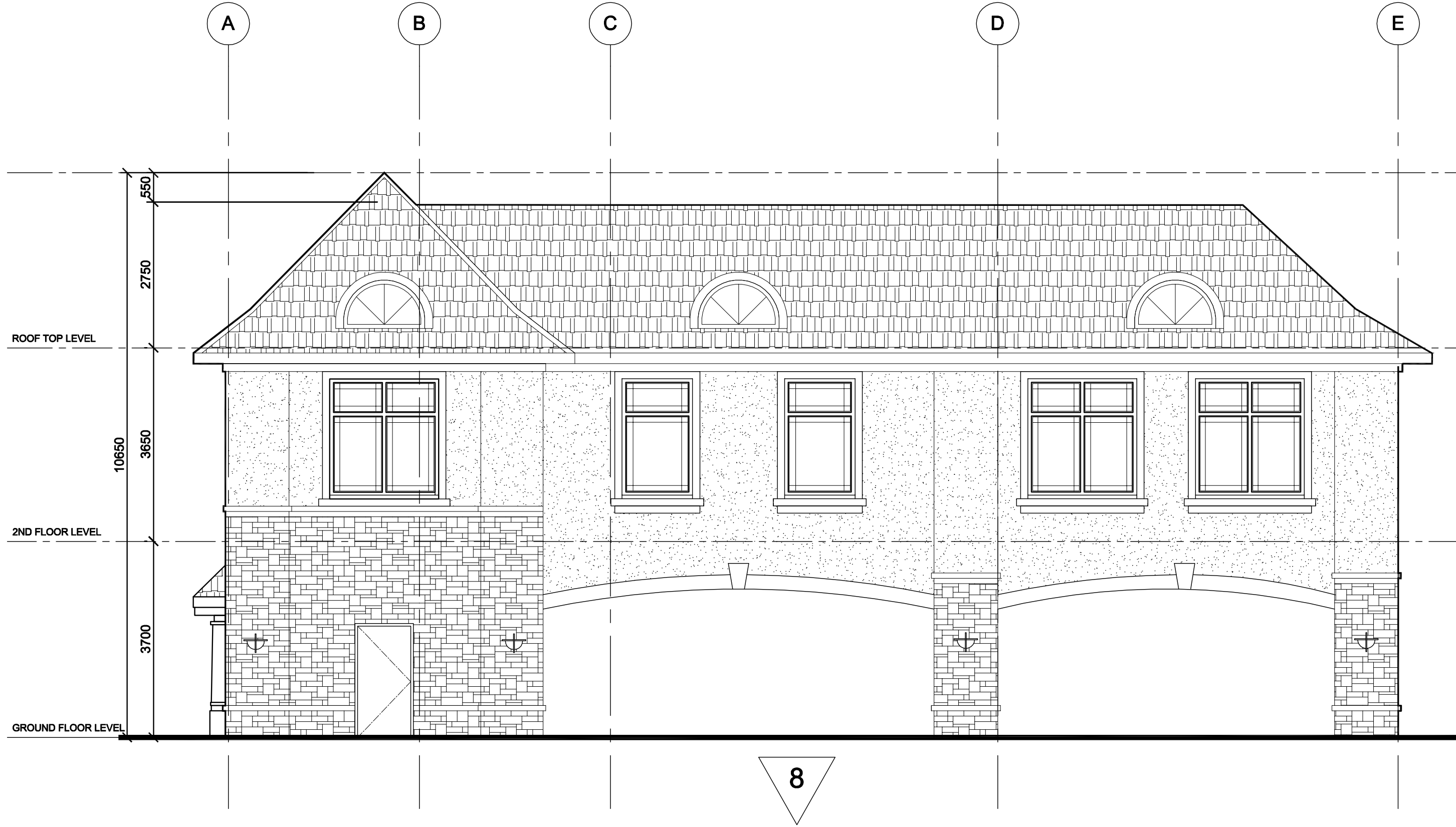
SOUTH ELEVATION

2 REAR ELEVATION  
A200 SCALE: NTS



FRONT ELEVATION - ALBERTSON CRESCENT

3 LEFT SIDE ELEVATION  
A200 SCALE: NTS



WEST ELEVATION

4 RIGHT SIDE ELEVATION  
A200 SCALE: NTS

Jacan Construction Ltd.

File: OZ 08/015 W2

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (February 22, 2010)	<p>The Region has no objection to the approval of the subject applications. An amendment to the Regional Official Plan is not required.</p> <p>An existing 300 mm (12 in.) diameter watermain and a 250 mm (10 in.) diameter sanitary sewer are located on Lorne Park Road.</p> <p>At the site plan stage, the applicant will be required to submit two (2) sets of site servicing drawings to the Region's Connections Division for review.</p> <p>The subject land is not located within the vicinity of a landfill site.</p> <p>The applicant is advised that on-site waste collection will be required through a private waste hauler.</p>
City Community Services Department – Planning, Development and Business Services Division (January 20, 2010)	<p>There is a significant Red Oak located within the City boulevard on Lorne Park Road that contributes to the streetscape and character of the neighbourhood. As such, prior to the preparation of a Supplementary Report, a revised tree preservation plan will be required that provides an acceptable tree protection zone for the Red Oak.</p> <p>In addition, should Council see merit in the applications, appropriate preservation and protection measures such as hoarding, securities, and the retention of an Arboricultural consultant will be required, as well as payment for street tree contributions on Lorne Park Road, Albertson Crescent and Bramblewood Lane prior to the passage of the amending by-law.</p>

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File: OZ 08/015 W2

Agency / Comment Date	Comment
	Prior to the issuance of building permits for each lot or block, 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 Community Services Department – Fire and Emergency Services Division (January 21, 2010)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time and water supply available to the site are acceptable.
City Transportation and Works Department (January 22, 2010)	<p>The applicant has provided a supporting Traffic Impact Study which is currently being reviewed by staff. Additional information is required in order for this Department to better evaluate the proposed storm servicing concept. In addition, an updated Environmental Site Screening Questionnaire and Declaration (ESSQD) is required.</p> <p>Comments on the above will be finalized prior to the preparation of the Supplementary Report.</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>Development Services, Planning and Building Department Canada Post Enersource Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Economic Development, City Manager's Office Realty Services, Corporate Services Department Bell Canada CN Rail Enbridge Gas Distribution Inc GO Transit Hydro One Networks Inc. Rogers Cable</p>



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### **Relevant Mississauga Plan Policies**

#### **Population and Employment – Goals and Objectives**

Section 2.3.2.2 - To increase office employment.

Section 2.3.2.3 - To encourage the provision of appropriate services, facilities and housing, that support the population living and working in Mississauga.

Section 2.3.2.4 - To accommodate changing conditions for development and employment needs.

Section 2.3.2.6 - To provide for a wide range of employment activities including industrial, office and limited accessory retail commercial uses.

#### **Office Policies**

Section 3.6 - Lands designated Office will accommodate small concentrations of office space, and may be permitted throughout the City.

Section 3.6.2.1 - For lands designated Office, the permitted maximum Floor Space Index (FSI) will be 0.5.

Section 3.6.2.2 - Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area (GFA).

#### **Urban Design Policies**

Section 3.18.2.4 – Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.6 – Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Section 3.18.2.8 – Where employment and commercial uses are adjacent to noise sensitive uses, adequate acoustic protection and buffering, preferable at the source of the noise must be provided to ensure compatibility and acceptable noise levels.

Section 3.18.3.6 – Buildings and streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping and signage.

**Jacan Construction Ltd.**

**File: OZ 08/015 W2**

Section 3.18.5.9 – Building and site designs will integrate roof-top mechanicals and appurtenances into building design.

Section 3.18.5.10 – Building and site designs will locate and design parking, loading and storage areas to minimize their presence from the street.

Section 3.18.5.13 – Loading, service and garbage storage areas should not be exposed to the street or to adjacent outdoor amenity areas. Adverse effects on adjacent properties should be minimized by the location and orientation of functions and by adequate buffering through spatial separation, berming and landscape buffering.

### **Rail Policies**

Section 3.17.9.2 – Rail Noise, Safety and Vibration is applicable to the proposed development. This section indicates that where land uses sensitive to noise are proposed in proximity to rail lines, it may be necessary to mitigate noise impacts. There are specific policies outlining the requirements for mitigating the noise impacts appropriately.

