



Corporate Report

Clerk's Files

Originator's
Files OZ 09/016 W5

D8 7 FEB 28 2011

DATE: February 8, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 28, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit an expansion to the existing industrial building and
to rezone a portion of the lands Greenbelt and Open Space
199 Longside Drive
West of Maritz Drive, south of Derry Road West
Owner: N.C. Warehouse Inc.
Applicant: John D. Rogers and Associates Inc.
Bill 51

Public Meeting **Ward 5**

RECOMMENDATION: That the Report dated February 8, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2-28" (Employment), "G1" (Greenbelt – Natural Hazards) "G2-1" (Greenbelt – Natural Features) and "OS2" (Open Space – City Park), to permit an expansion to the existing industrial building and to rezone a portion of the lands Greenbelt and Open Space, under file OZ 09/016 W5, N.C. Warehouse Inc., 199 Longside Drive, west of Maritz Drive, south of Derry Road West, be received for information.

BACKGROUND:

The above-noted application has been circulated for technical comments and 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:

The applicant is proposing to rezone a vacant parcel of land at the westerly end of Longside Drive to allow the expansion of Roe Logistics, the current tenant in the existing industrial building consisting of a small two storey office and warehouse.

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 23, 2009 (received) February 12, 2010 (deemed complete)
Gross Floor Area:	Existing: 8, 951.5 m ² (96,353 sq. ft.) Proposed: 10, 199.5 m ² (109,786 sq. ft.) Total: 19, 151 m ² (206,140 sq. ft.)
Height:	1 storey - Except for a small two storey office addition
Lot Coverage:	50%
Parking Required:	150
Parking Provided:	150 spaces total (5 handicap spaces included)
Supporting Documents:	Planning Justification Report Phase I Environmental Site Assessment Update on Slope Stability Analysis Geotechnical Investigation Noise Impact Study Functional Servicing Report

Site Characteristics	
Frontage:	30.09 m (98.72 ft.)
Net Lot Area: (Vacant)	Vacant: 1.809 ha (4.47 ac.) Gross Lot Area = 2.11 ha. (5.21 ac.)
Existing – 199 Longside)	Existing 199 Longside Drive = 2.02 ha (4.99 ac.)

Total Net Lot Area:	383 ha (9.46 ac.) Gross Lot Area = 4.13 ha (10.20 ac.)
Existing Use:	The westerly portion of the property which is subject to the rezoning is vacant. The easterly portion is zoned "E2-28" (Employment – Exception) and "G2-1" (Greenbelt – Exception) and consists of a one storey industrial building.

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

Neighbourhood Context

The subject property is located within a relatively new employment area and directly abuts the Fletcher's Creek, west of the Hurontario Street corridor..

Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Fletcher's Creek and a mixture of commercial, institutional and residential uses abutting Derry Road West and beyond Derry Road, the Derrydale Golf Course.
- East: Office building. Vacant land on the east side of Maritz Drive.
- South: Fletcher's Creek and a major warehouse/distribution centre Supply Chain Management (SCM) for Walmart.
- West: Fletcher's Creek and a mixture of industrial, commercial and residential uses further west of Fletcher's Creek.

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

"Business Employment" which permits industrial uses, including manufacturing, assembling, processing, fabricating, research and development, accessory sales and service, warehousing,

distributing and wholesaling. The application is in conformity with the land use designation and no official plan amendments are proposed.

There are other policies in the Official Plan which also are applicable in the review of this application including:

Public Open Space

Natural areas acquired by Mississauga will be designated either Public Open Space or Greenbelt. The City's objective is to establish a public open space system with a diversity of recreation and natural environment experience. Also, to provide a system of multi-use recreational trail that will link residential areas, employment areas, public parkland and major valley systems in Mississauga, having regard for the Mississauga Multi-Use Recreational Trail Study and other broader studies.

Urban Design Policies

To promote public open space design that is fully integrated with the urban design and built form of the community.

Environmental Policies

The City of Mississauga's goal is to promote and be proactive in the management and protection of its natural areas and features. The goal is to also identify and promote the preservation, enhancement, remediation and restoration of the Natural Areas System and ensure that development proposals recognize and enhance the viability of natural areas.

New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan.

Under the new Mississauga Official Plan, the subject lands are designated "Business Employment". The proposed warehouse expansion conforms with the land use designation contained in the new Mississauga Official Plan and associated policies.

Existing Zoning

"D" (Development), which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

Proposed Zoning By-law Amendment

"E2-28" (Employment), to permit uses and applicable regulations that are specified for an E2 zone such as office, business activities, some commercial uses, hospitality uses, some motor vehicle service related uses. The "E2-28" provision also permits an outdoor patio accessory to a restaurant or convenience restaurant as an accessory use, but prohibits a truck terminal, waste processing station, waste transfer station, composting facility, body-rub establishment, adult entertainment establishment and night club.

"G1" (Greenbelt – Natural Hazards), which permits uses related to flood control, storm water management, natural heritage features, conservation areas, trails and passive recreational uses.

"G2-1" (Greenbelt – Natural Features), which permits natural protection areas with a minimum depth of 5.0 m (16.4 ft.) as well as natural heritage conservation areas.

"OS2" (Open – Space City Park), which permits passive recreational use and active recreational uses.

As part of the rezoning, the applicant is dedicating a park block to accommodate a future trail route as outlined in the Cycling Master Plan - Fletcher's Creek Trail (Appendix I-8).

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:

- Gratuitous dedication of the remnant greenbelt lands, and the associated buffer lands will be required.
- Credit Valley Conservation (CVC) to confirm the limits of the Greenbelt G1- Greenbelt Natural Hazards Zones.
- Satisfactory arrangements in regards to grading, fencing, hoarding, cash contributions, and securities shall be made.
- Further discussions are required regarding the proposed building size and design abutting the greenbelt lands.
- The identification of any sustainable green technology to be used in the proposed development.
- Confirmation of the consolidation of the two parcels of lands into one parcel to facilitate servicing and access.
- The Greater Toronto Airport Authority (GTAA) requires detailed calculations for the maximum height of the proposed expansion.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, engineering and conservation matters 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: All agency and City department comments have been received and after the public meeting has been held and all items are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS: Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Gateway District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 - Proposed Elevations
Appendix I-7 - Agency Comments
Appendix I-8 - Proposed Fletcher's Creek Trail
Appendix I-9 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Erica Pallotta, Development Planner

N.C. Warehouse Inc.

File: OZ 09/016 W5

Site History

- October 19, 2004 – A site plan application (File SP 04/391 W5) for a one-storey industrial building was submitted to the Planning and Building Department. Site plan approval was issued on August 5, 2005.
- February 9, 2006 – An application to rezone the lands to permit the expansion of the existing one-storey industrial building was submitted to the Planning and Building Department under file OZ 06/002 W5. The file was cancelled on April 16, 2007
- 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 "D" (Development).



LEGEND:



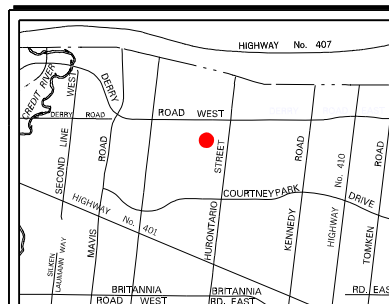
SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2010



SUBJECT:

N.C. WAREHOUSE INC.



FILE NO:
OZ 09016 W5

DWG. NO:
09016A

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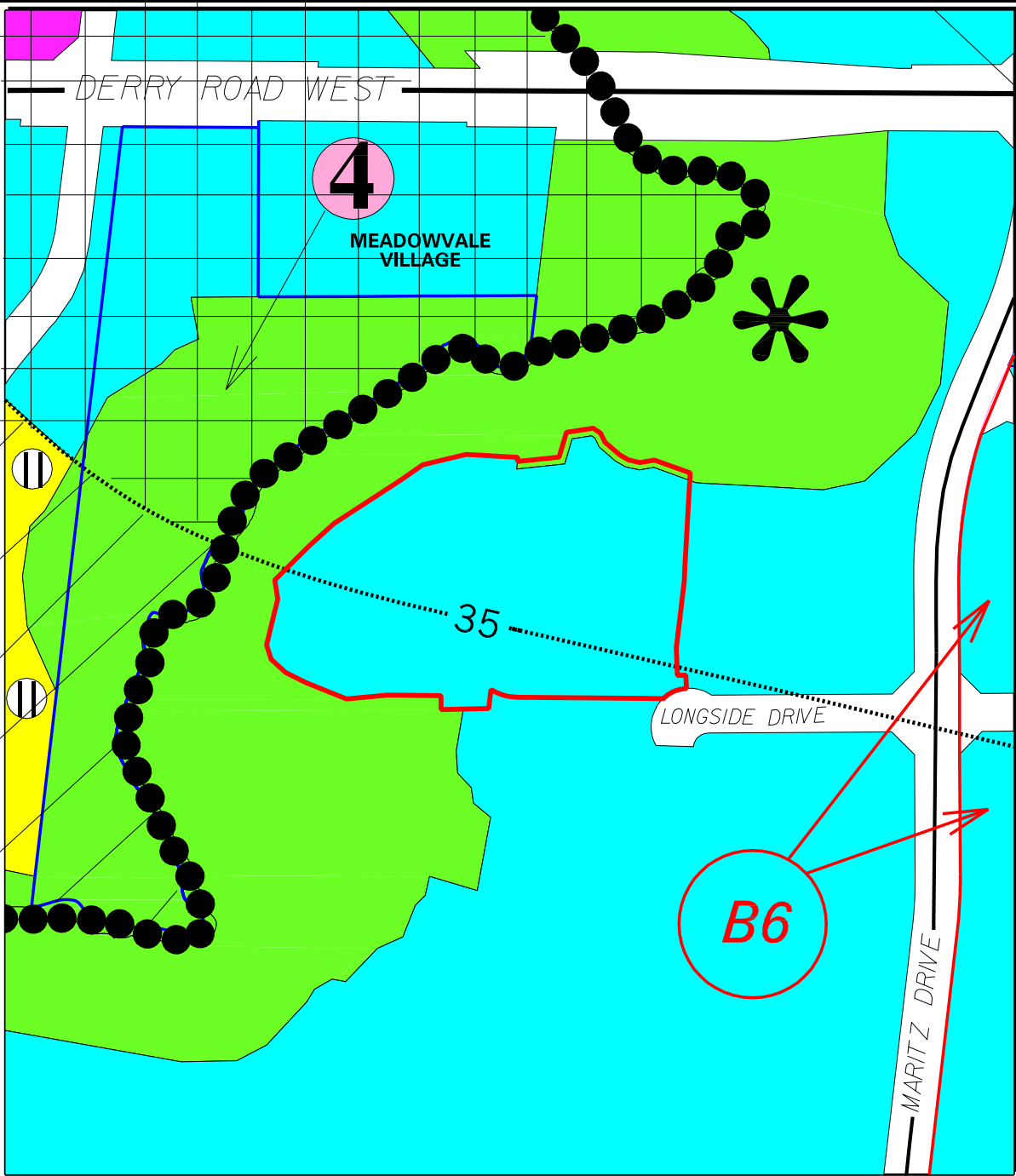
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2011 02 28

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B. KRUGER

MISSISSAUGA
Planning and Building

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T&W, Geomatics

APPENDIX I-2



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

- | LAND USE DESIGNATIONS | LAND USE LEGEND |
|---------------------------|---|
| General Retail Commercial | Regulatory Floodplain |
| Motor Vehicle Commercial | Lands Exempt From LBPIA Operating Area |
| Business Employment | Lands experiencing noise levels of greater than 35 NEF |
| Industrial | LBPIA Operating Area Boundary - See Aircraft Noise Policies
<small>Note: In Gateway, all lands are within the LBPIA Operating Area</small> |
| Public Open Space | Node Boundary |
| Private Open Space | Cem - Cemetery |
| Greenbelt | Existing Stormwater Management Facility |
| Parkway Belt West | Proposed Stormwater Management Facility |
| Utility | 1996 NEP/2000 NEF Composite Noise Contours |
| | Planning District |
| | Special Site Areas (See Special Site Policies) |

- TRANSPORTATION LEGEND**
- Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Future Major Collector (conceptual)
 - Minor Collector
 - Local Road
 - Major Transit Corridor

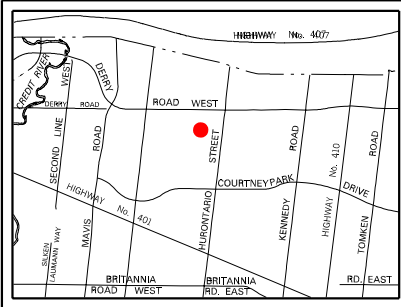
SUBJECT LANDS

Amendment No. 95 Appealed to the Ontario Municipal Board.

Delete and replace with Higher Order Transit Corridor



SUBJECT: N.C. WAREHOUSE INC.



FILE NO:
OZ 09016 W5

DWG. NO:
09016L

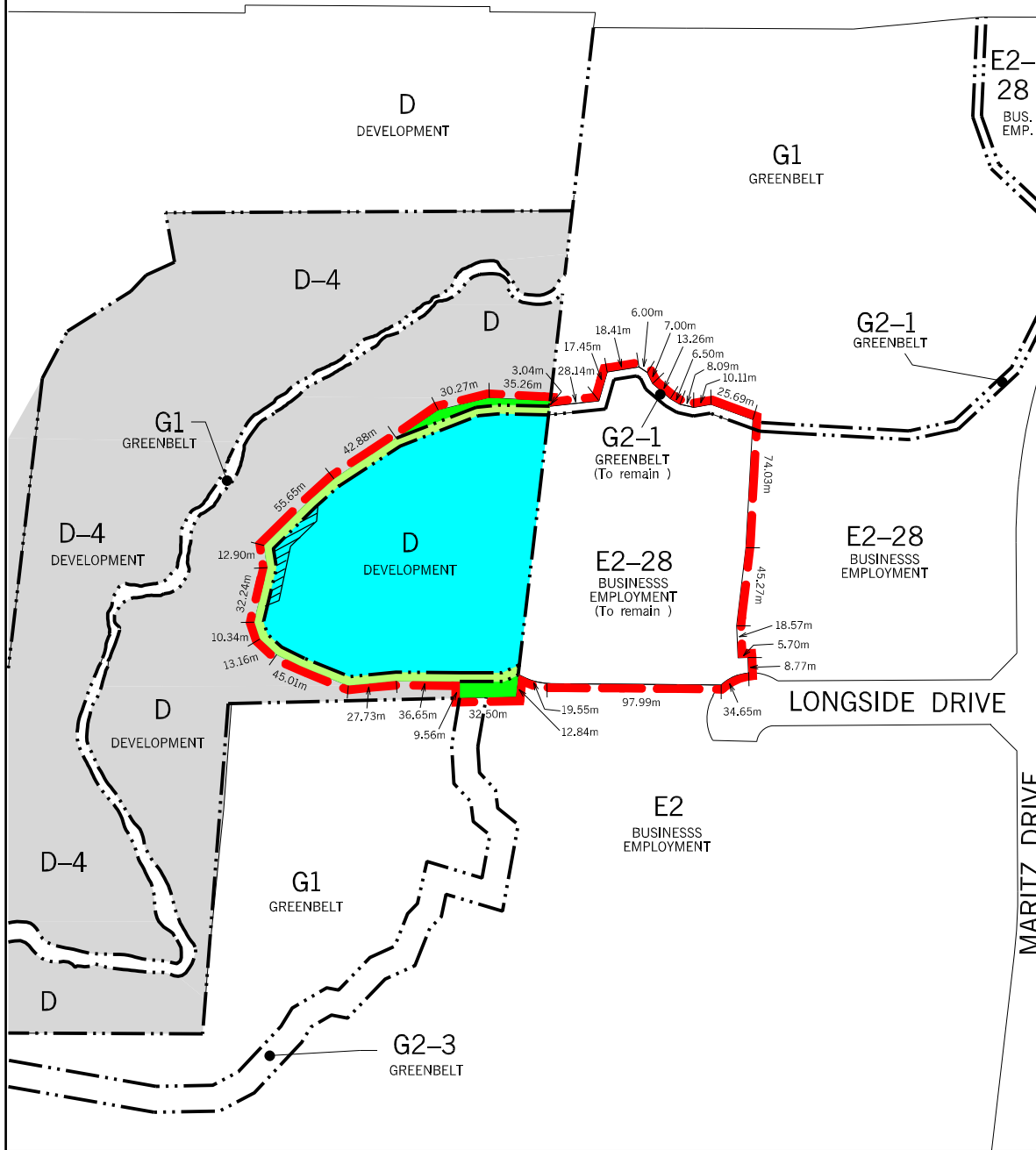
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2011 02 28

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B. KRUGER

APPENDIX I-3

DERRY ROAD WEST



LEGEND:



**PROPOSED REZONING FROM "D"
(DEVELOPMENT) TO "E2-28" (EMPLOYMENT)
TO PERMIT AN EXPANSION TO THE EXISTING
INDUSTRIAL BUILDING.**



**PROPOSED REZONING FROM "D"
(DEVELOPMENT) TO "G1" (GREENBELT-
NATURAL HAZARDS).**



**PROPOSED REZONING FROM "D"
(DEVELOPMENT) TO "G2-1" (GREENBELT-
NATURAL FEATURES).**



**PROPOSED REZONING FROM "D"
(DEVELOPMENT) TO "OS2" (OPEN
SPACE-CITY PARK).**



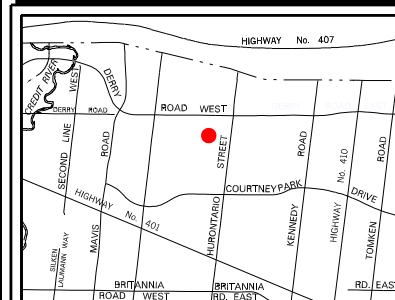
GREENBELT OVERLAY

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



SUBJECT:

N.C. WAREHOUSE INC.



FILE NO:

OZ 09/016 W5

DWG. NO:

09016R

SCALE:

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PDC DATE:

2011 02 28

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B. KRUGER

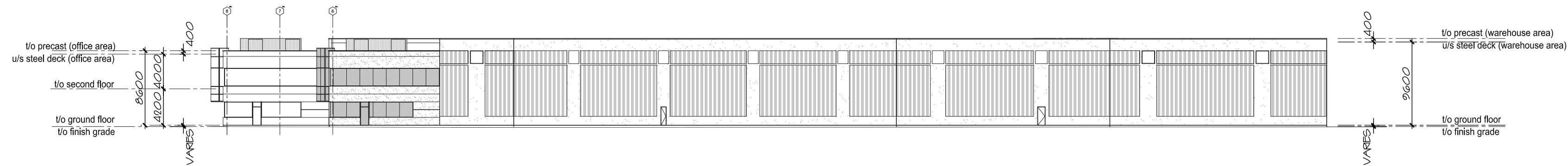


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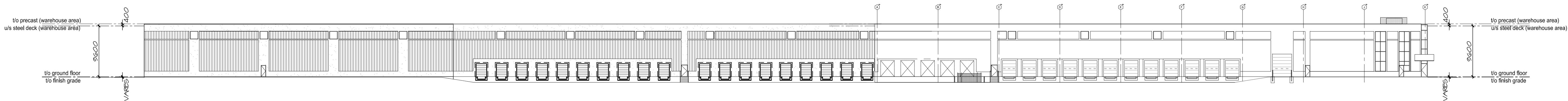
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APPENDIX I-4

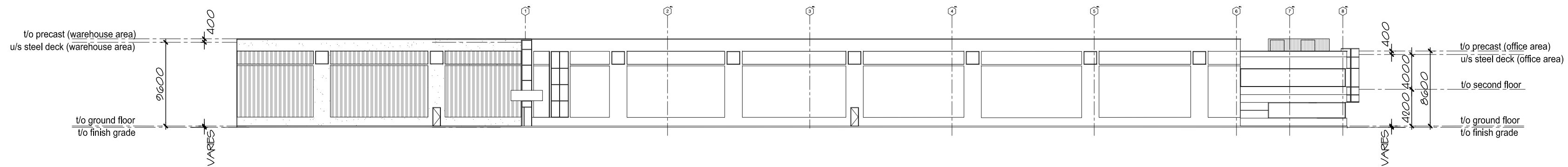




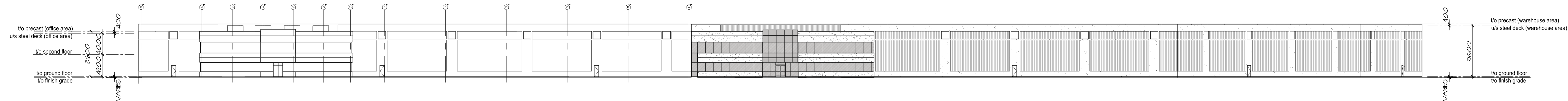
east elevation



south elevation



west elevation



north elevation

N.C. Warehouse Inc.

File: OZ 09/016 W5

Agency Comments

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

Agency / Comment Date	Comment
GTAA (January 11, 2011)	<p><u>Airport Zoning Restrictions:</u> According to the Airport Zoning Regulations for Toronto's Lester B. Pearson International Airport, development elevations on the subject property are affected by the Approach Surface for Runway 05 (future designation 05L) and the Approach Surface for proposed Runway 05R. The maximum allowable development elevation under the greater restriction (Approach Surface for proposed Runway 05R) ranges from approximately 272 m Above Sea Level (A.S.L.) along the eastern boundary of the property to approximately 276 m A.S.L. at the westernmost boundary.</p> <p>To calculate the maximum allowable height available for a structure on a property, the Finished Floor Elevation (FFE) of the structure would have to be subtracted from the maximum allowable development elevation stated for the property; in this case, the Approach Surface restriction for Runway 05R.</p> <p>Further details are required for review.</p> <p><u>Noise Impacts:</u> The subject property lies within the 35-40 NEF/NEP of the composite contour map for Toronto Pearson International Airport and within the Airport Operating Area (AOA). Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
Region of Peel (January 10, 2011)	<p>The Region of Peel has no objections to the approval of this rezoning application and offer the following comments.</p> <p>The subject land is located adjacent to Fletchers Creek. The Regional Official Plan (ROP) designates Fletchers Creek as a Core Area of the Greenlands System in Peel, under Policy 2.3.2.6. Within this designation, ROP policies seek to protect environmental resources.</p>

N.C. Warehouse Inc.

File: OZ 09/016 W5

Agency / Comment Date	Comment
	<p>An existing 400 mm (16 in.) diameter water main is located on Maritz Drive and an existing 300 mm (12 in.) diameter water main is located on Longside Drive.</p> <p>An existing 250 mm (10 in.) diameter sanitary sewer is located on Longside Drive and an existing 250 mm (10 in.) diameter sanitary sewer is located on Maritz Drive. Private Servicing Easements may be required.</p> <p>Regional Development Engineering staff have reviewed the Functional Servicing Report and Site Servicing Drawings. Peel Region has no objections as this development will not have a negative impact on the existing servicing.</p> <p>The subject property currently consists of two parcels. Peel Region requests that these lands be consolidated into one parcel prior to site plan approval.</p> <p>Please note that the owner will be required to obtain private servicing easements over the lands to the south of the site, indicated as Block 2 of Plan 43M-1447 and Part 9 of Plan 43R-24266.</p> <p>This property is not located within the vicinity of a landfill. On-site waste collection will be required through a private waste hauler.</p>
Credit Valley Conservation (January 20, 2011)	<p>The Credit Valley Conservation (CVC) are satisfied with the proposed limits of development and the proposed dedication of lands to the municipality for conservation and to implement a community trail. Prior to the Supplementary Report, CVC staff are to confirm the limits of the Greenbelt G1-Hazard Lands Zone. A landscape restoration plan is also to be approved by CVC for lands at and below the top-of-bank that are to be dedicated to the municipality.</p>
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (December 17, 2010)	<p>The subject lands are adjacent to City greenbelt lands identified as Derry West Greenbelt (P-433). As outlined in the <i>Cycling Master Plan</i>, a primary off-road trail route is proposed along this section of Fletcher's Creek (see Appendix I-8). In order to accommodate the future trail route within this area, should this application be approved, the Park Planning Section</p>

N.C. Warehouse Inc.

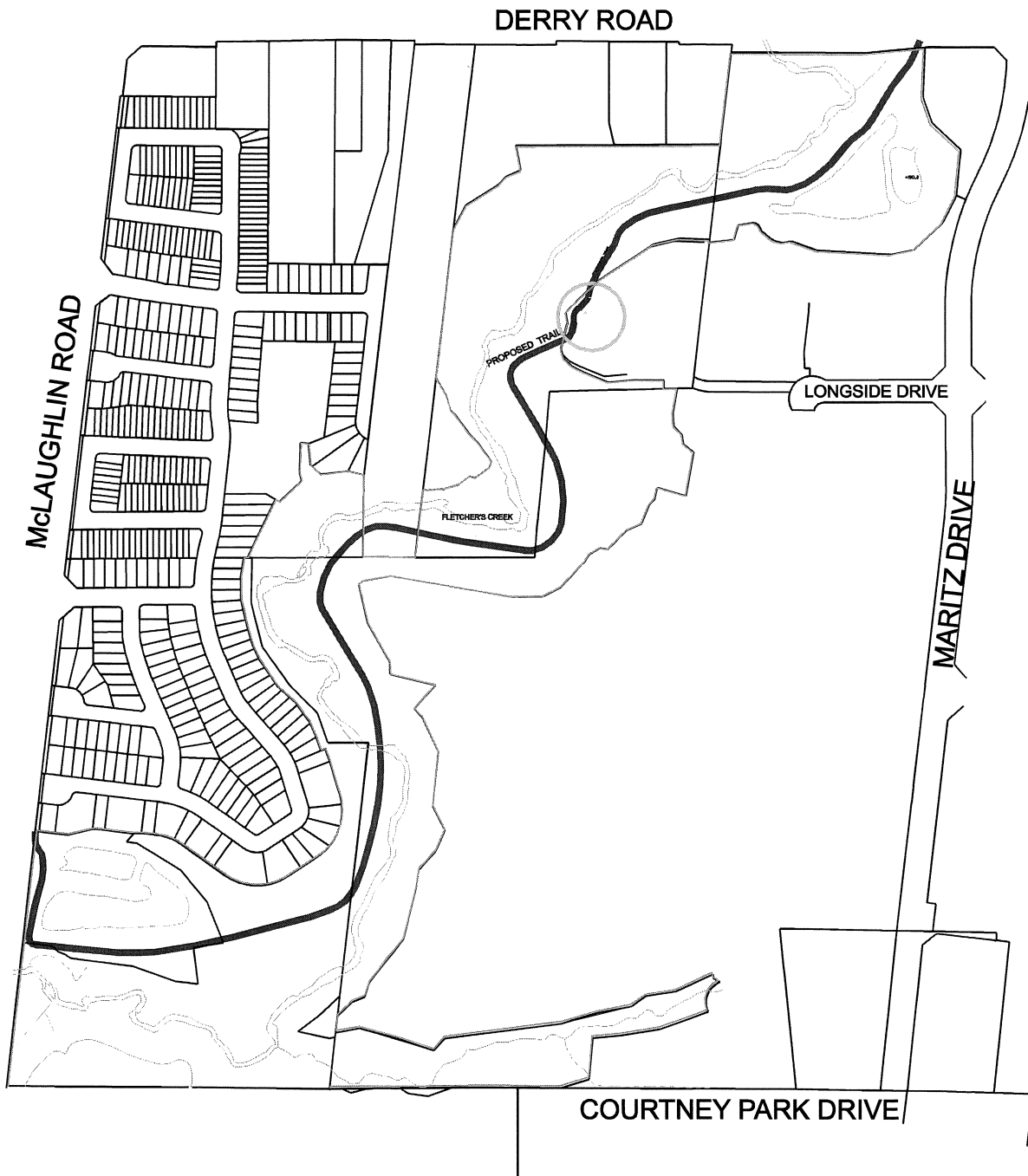
File: OZ 09/016 W5

Agency / Comment Date	Comment
	<p>will be seeking the dedication of a park block, which is approximately 342 m² (3,681 sq. ft.) in size, as a condition of development. These additional lands are required for future trail development works due to existing grading and slope stability conditions. As the park block represents an under dedication as per requirements outlined in the <i>Planning Act</i>, payment of cash-in-lieu of parkland will also be required prior to the issuance of building permits. Further, gratuitous dedication of the remnant greenbelt lands, and the associated buffer lands will be required. Satisfactory arrangements in regards to grading, fencing, hoarding, cash contributions and securities shall be made prior to by-law enactment.</p>
<p>City Community Services Department – Culture Division (January 7, 2011)</p>	<p>There are no known or suspected heritage related resources on the subject lands. There are no heritage related concerns.</p>
<p>City Community Services Department – Fire and Emergency Services Division (January 7, 2011)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (May 4, 2010)</p>	<p>The Transportation and Works department has reviewed the Noise Impact Study prepared by Swallow Acoustic Ltd., dated November 2009, which examined the impacts of stationary noise from the proposed facility on the nearest residential receptors. The applicant's acoustic consultant has been requested to update the report to include the analysis of the impulse noises associated with the loading/unloading operations at the proposed warehouse expansion. A Noise Study updated on July 15, 2010, has been received from Swallow Acoustics and is under review.</p> <p>The subject lands are intended as an extension of the existing warehouse operations conducted at 199 Longside Drive and are now in the ownership of NC Warehouse Inc. As the properties are now under one ownership, this department has recommended that the applicant revise the servicing concept proposed for the warehouse expansion by utilizing the existing site at 199 Longside Drive for the construction of the necessary private storm, sanitary and water services out-letting to the existing municipal services on Longside Drive. It will be</p>

N.C. Warehouse Inc.

File: OZ 09/016 W5

Agency / Comment Date	Comment
	<p>necessary to consolidate the PIN numbers for both parcels of land to permit the joint private access and servicing arrangements as contemplated above. The Site Grading and Servicing Concept Plan by Skira & Associates Ltd., dated November 23, 2010, has been revised to address the above concern and is currently under review.</p> <p>The Phase 1 ESA report by Trow Associates 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>The above noted matters will be addressed and clarified in the Supplementary Report pending the completion of the review of the applicant's current submissions.</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>Canada Post Development Services, City of Mississauga Enersource Hydro Mississauga Inc. Economic Development Office, City of Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Enbridge Gas Distribution Inc. Hydro One Networks Inc. Realty Services, City of Mississauga Rogers Cable</p>

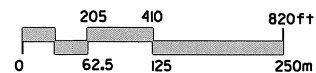


KEY MAP – Derry West Greenbelt



PROPOSED FLETCHER'S CREEK TRAIL

SCALE:



APPENDIX I-9

