



Corporate Report

Clerk's Files

Originator's
Files OZ 08/015 W2

PDC MAY 16 2011

DATE: April 26, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 16, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **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

Supplementary Report

Ward 2

RECOMMENDATION: That the Report dated April 26, 2011, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 08/015 W2, Jacan Construction Ltd., 1110 Lorne Park Road, northwest corner of Lorne Park Road and Albertson Crescent, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Residential - Low Density I" to "Office" to permit a two storey office building, be approved.
3. That the application to change the Zoning from "R2-1" (Detached Dwellings - Typical Lots) to "O-Exception" (Office) to permit a two storey office building in accordance with the proposed zoning standards described in Appendix S-5 of this report, be approved subject to the following condition:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential - Low Density I" to "Office".

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 6, 2010, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0013-2010 which was subsequently adopted by Council and is attached as Appendix S-2.

In a letter dated September 16, 2010, the applicant formally revised the proposed development to: reduce the size of the building, the maximum permitted building height, the proposed parking standard and the proposed floor space index; and, to increase the size of building, landscaped setbacks and the proposed landscaped

open space in accordance with revised concept and elevation plans. A Revised Concept Plan is attached as Appendix S-3, Revised Elevations are attached as Appendix S-4 and Proposed Zone Standards (Revised) are attached as Appendix S-5.

Following the public meeting 4 additional focus group meetings were facilitated by Ward 2 Councillor Patricia Mullin. A further focus group meeting is scheduled for May 5, 2011 to review and discuss landscape plans submitted in support of the site plan application.

Below is a summary of issues identified during the ongoing public engagement process along with responses.

COMMENTS:

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

COMMUNITY ISSUES**Comment**

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 also conflict with railway crossing signals.

Response

An acceptable Traffic Impact Study has been provided in support of the applications, and as such conflicts are not anticipated between the occupants of the proposed building and existing school bus activities or the existing railway crossing to the north.

Comment

There may not be adequate parking on site thereby causing overflow parking on Albertson Crescent.

Response

Although a slight reduction in the number of parking spaces provided on site is proposed, this low intensity use is not expected to result in a demand for parking in excess of that to be provided.

Comment

There is an excessive amount of hard surface area proposed on site. The size of the building and/or parking area should be reduced to meet a 'no net off-flow' of stormwater.

Response

Subsequent to the public meeting, the size of the proposed building has been reduced as has the quantity of hard surface area. In addition, the applicant is proposing to utilize pervious stable surfacing materials for the parking area along with a bioretention area to reduce the quantity of surface drainage entering into the municipal storm drainage system.

Comment

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.

Response

The proposed building has been further reduced in size subsequent to the public meeting from 569.4 m² (6,129.2 sq. ft.) to 493 m² (5,306.8 sq. ft.). The reduced building size is more in keeping with the size of a detached dwelling which could be accommodated on the lands in accordance with the current "R2-1" zone standards.

Comment

The rear of the building should be designed to complement the adjacent detached residential dwellings.

Response

In addition to reducing the size of the building, the elevations have been modified to propose a building which is more consistent with the residential character of the area (Appendix S-5). The proposed cantilevered second floor has been eliminated resulting in a more traditional residential appearance.

Comment

The parking area should be screened with landscaping 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.

Response

Increased setbacks with greater landscape opportunities are proposed on all boundaries. A 4.5 m (14.76 ft.) landscaped setback, without encroachments, is now proposed along the north and west property lines. This setback is adequate to accommodate landscaped buffering requirements to shield and soften the appearance of the proposed parking area from the abutting dwelling to the north and from Bramblewood Lane.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS****City Community Services Department – Park Planning Section**

Comments updated April 4, 2011 from the Community Services Department state that 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. Tree preservation and protection measures such as hoarding, securities, and the retention of an Arboricultural consultant will be required prior to the passage of the amending by-law.

Prior to the passage of an amending by-law the Community Services Department will require payment for street tree contributions for Lorne Park Road, Albertson Crescent and Bramblewood Lane.

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 *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.

City Transportation and Works Department (T & W)

Comments were received from the Transportation and Works Department on April 7, 2011 stating that they have reviewed a July 15, 2008 Traffic Impact Study and study update based on the revised development proposal dated September 15, 2010. Both studies were prepared by Paradigm Transportation Solutions and confirm to the satisfaction of T & W that the existing road network is capable of supporting the traffic that will be generated by the proposed development.

The Stormwater Management Brief updated October 5, 2010 by the EMC Group also addresses the storm drainage comments identified by T & W in the information meeting report. A Phase 1 Environmental Site Assessment (ESA) dated January 14, 2008 by AME – Materials Engineers identified the requirement for a Phase 2 ESA, to include further testing. A Noise Feasibility Study dated September 12, 2008 by HGC Engineering was also reviewed with the applications.

In the event these applications are approved by Council, the owner will be required to implement stormwater management techniques into the design and construction of the site works and services in accordance with the applicable criteria, to the satisfaction of T&W. In addition, prior to by-law enactment, the owner will be required to provide the Phase 2 ESA which shall include a clear statement from the qualified consultant confirming the suitability of the site for the intended land use.

In addition, the owner will be required to mitigate road and rail traffic noise within the building to achieve the necessary City and Ministry of Environment (MOE) indoor guidelines and to apply

the required mitigation measures to the building's heating, cooling and mechanical systems to ensure that impacts to the adjacent residential receptors are in accordance with the MOE criteria for stationary noise sources.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to the Mississauga Plan Policies for the Clarkson-Lorne Park District. As outlined in the Information Report, Section 5.3.2.1 of Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

- **the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands;**

The proposed redesignation of the lands would provide a more appropriate transition between the existing commercial uses and Lorne Park Road to the east and the detached dwellings to the west. The proposed building is sensitive to both the commercial lands to the east and the residential lands to the west, integrating with both elements of the existing established community in a fashion which will maintain the intent, goals and objectives of the Official Plan.

- **a comprehensive review of the land use designation or a five year review is not required;**

Based upon the location and context of the subject lands the proposed redesignation is not expected to have implications beyond the immediate site context. A comprehensive review of the land use designation is not required.

- **the lands are suitable for the proposed use, and a planning rationale is provided setting out the merits of the proposed amendment in comparison to the existing designation;**

A satisfactory Planning Justification Report has been submitted in support of the subject applications which demonstrates the suitability of the proposed use in providing an appropriate transition between the existing detached dwellings, the CN Rail Line and commercial uses on Lorne Park Road.

- **land use compatibility with the existing and future uses of surrounding lands;**

Adverse off site impacts associated with vehicle movements, noise and lighting in the proposed parking area can be addressed though appropriate landscaping and fencing provided within the proposed building and landscape setbacks.

- **the adequacy of infrastructure and community services to support the proposed applications;**

The City's Transportation and Works and Community Services Departments and Region of Peel have advised through the processing of these applications that there is adequate capacity within existing infrastructure to accommodate the proposed development.

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 applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Residential - Low Density I". The proposed "Office" designation does not conform to the land use designation in the new Mississauga Official Plan and associated

policies. The new Mississauga Official Plan would need to be modified to redesignate the lands to "Office".

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. Accordingly, public notice under the *Planning Act* has been provided for this meeting to consider the recommendations contained in this report. Furthermore, should these applications be approved by City Council through the adoption of a site specific official plan amendment to the existing Official Plan, the Region of Peel will be requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval.

Zoning

The proposed "O-Exception" (Office) zone as outlined in the Information Report and Appendix S-5 – Proposed Zone Standards (Revised) is appropriate to accommodate the two storey office building.

It should be noted that in response to extensive community dialogue and concerns articulated within the Information Report, a new concept site plan and elevations have been proposed. In addition to a building which is more residential in character, the requested maximum permitted gross floor area has been further reduced from 600 m² (6,458.6 sq. ft.) to 500 m² (5,382 sq. ft.).

The smaller building and reduced parking requirement allow for an increased tree protection zone adjacent to the existing Red Oak tree located north of the subject lands within the Lorne Park Road right-of-way and for a landscaped buffer of at least 4.5 m (14.8 ft.) abutting Bramblewood Lane and the adjacent detached dwelling at 1221 Bramblewood Lane.

Green Development Initiatives

The applicant is proposing to utilize pervious stable surfacing materials within the parking lot and a bioretention area to reduce

the quantity of stormwater entering into the municipal stormwater system.

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: In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The proposed revisions to the application which are to increase landscaped setbacks and reduce the maximum permitted gross floor area and the required parking standard are deemed to be minor in nature. Therefore, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment and Rezoning applications are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for a two storey office building is compatible with the surrounding land uses and provide an appropriate transition from the existing commercial uses on Lorne Park Road to the residential community to the west.
2. The proposed "Office" designation and "O-Exception" (Office) zone are appropriate to accommodate the requested uses and meet the overall intent, goals and objectives of Mississauga Plan.
3. The lands are suitable for the proposed development and no adverse impacts are expected for adjacent lands.

ATTACHMENTS:

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0013-2010
- Appendix S-3: Revised Concept Plan
- Appendix S-4: Revised Elevations
- Appendix S-5: Proposed Zone Standards (Revised)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner



Corporate Report

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Originator's
Files OZ 08/015 W2**PDC** APR 6 2010

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**

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:

Development Proposal	
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 ² (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

Site Characteristics	
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 m² (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:

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

	Required Zoning By-law Standard	Proposed Standard
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 ² (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 m² (7,340 sq. ft.) to 596.4 m² (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

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner



LEGEND:

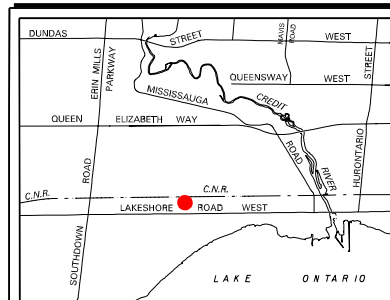


SUBJECT LANDS

DATE OF AERIAL PHOTO : 03 2009



SUBJECT: **JACAN CONSTRUCTION LTD.**

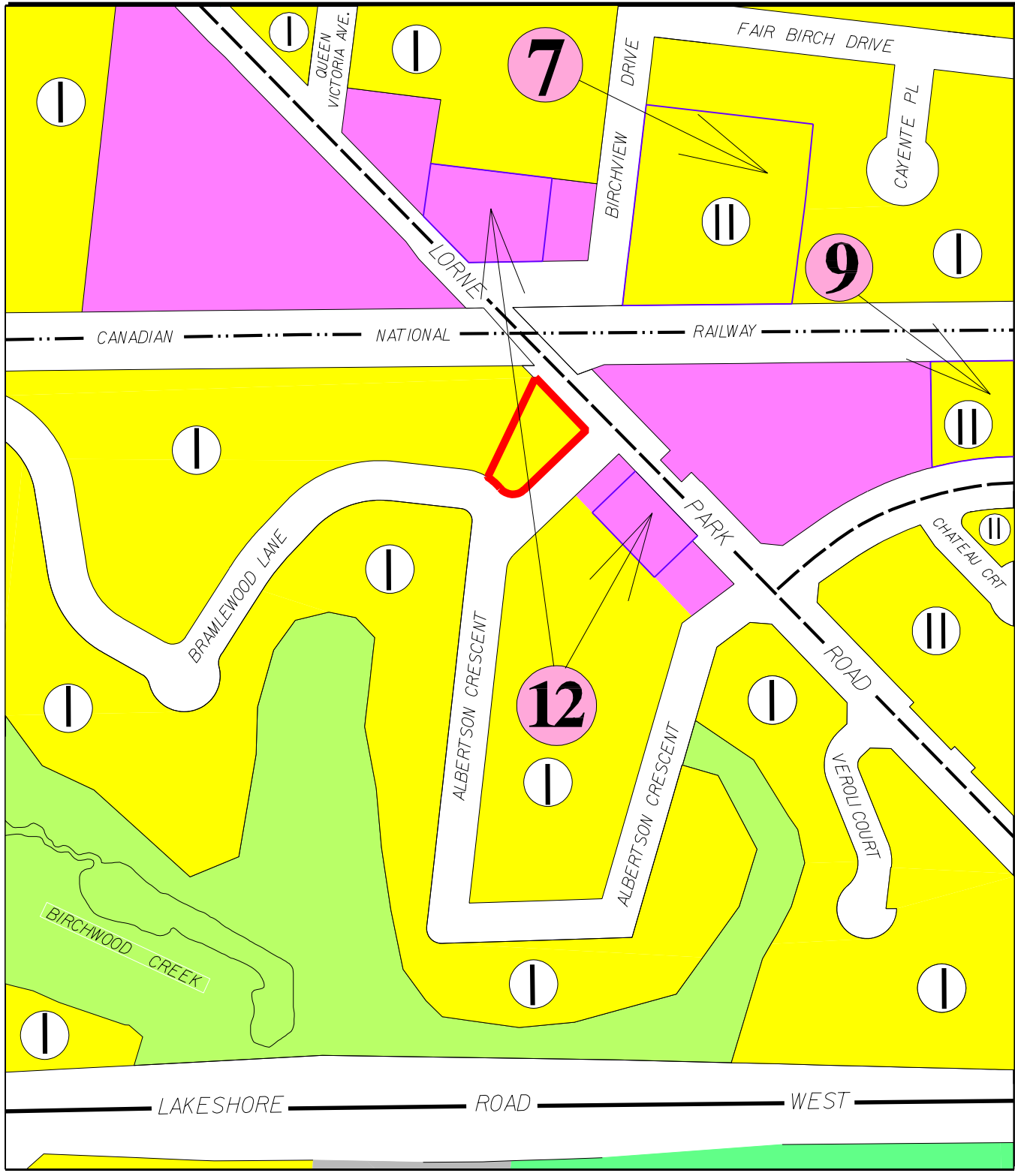


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OZ 08015 W2
DWG. NO:
08015A
SCALE:
1:2000
PDC DATE:
2010 04 06
DRAWN BY:
B. KRUGER

APPENDIX I-1

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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

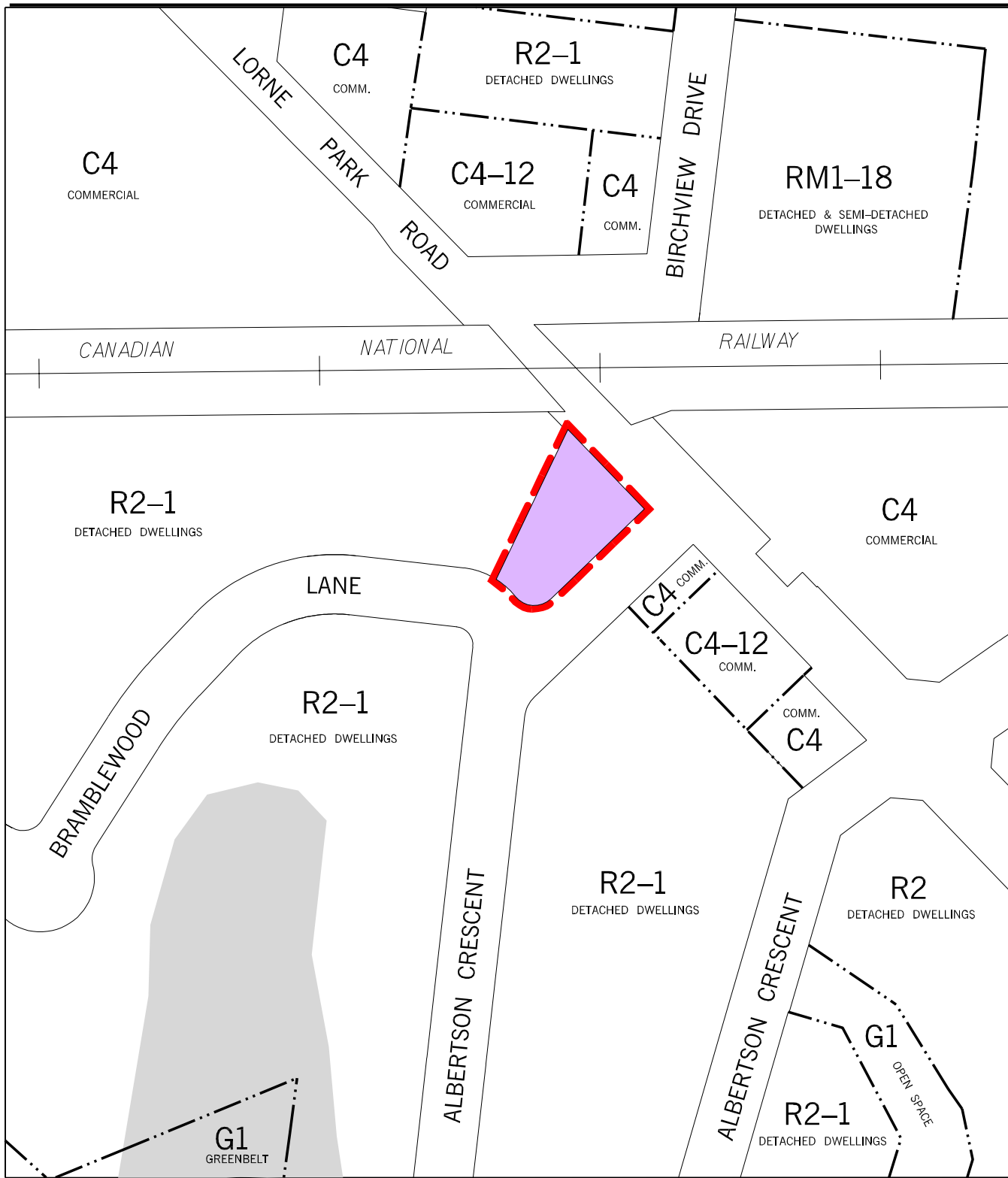
Special Site Areas
(See Special Site Policies)

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	APPENDIX I-2
DRAWN BY: B. KRUGER			
		Produced by T&W, Geomatics	



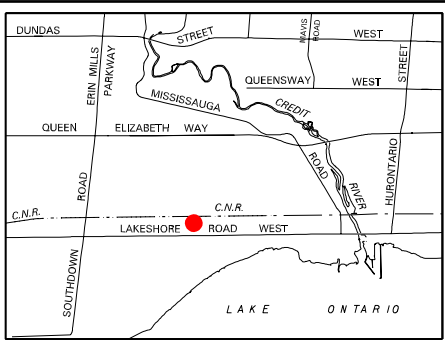
LEGEND:

-  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.



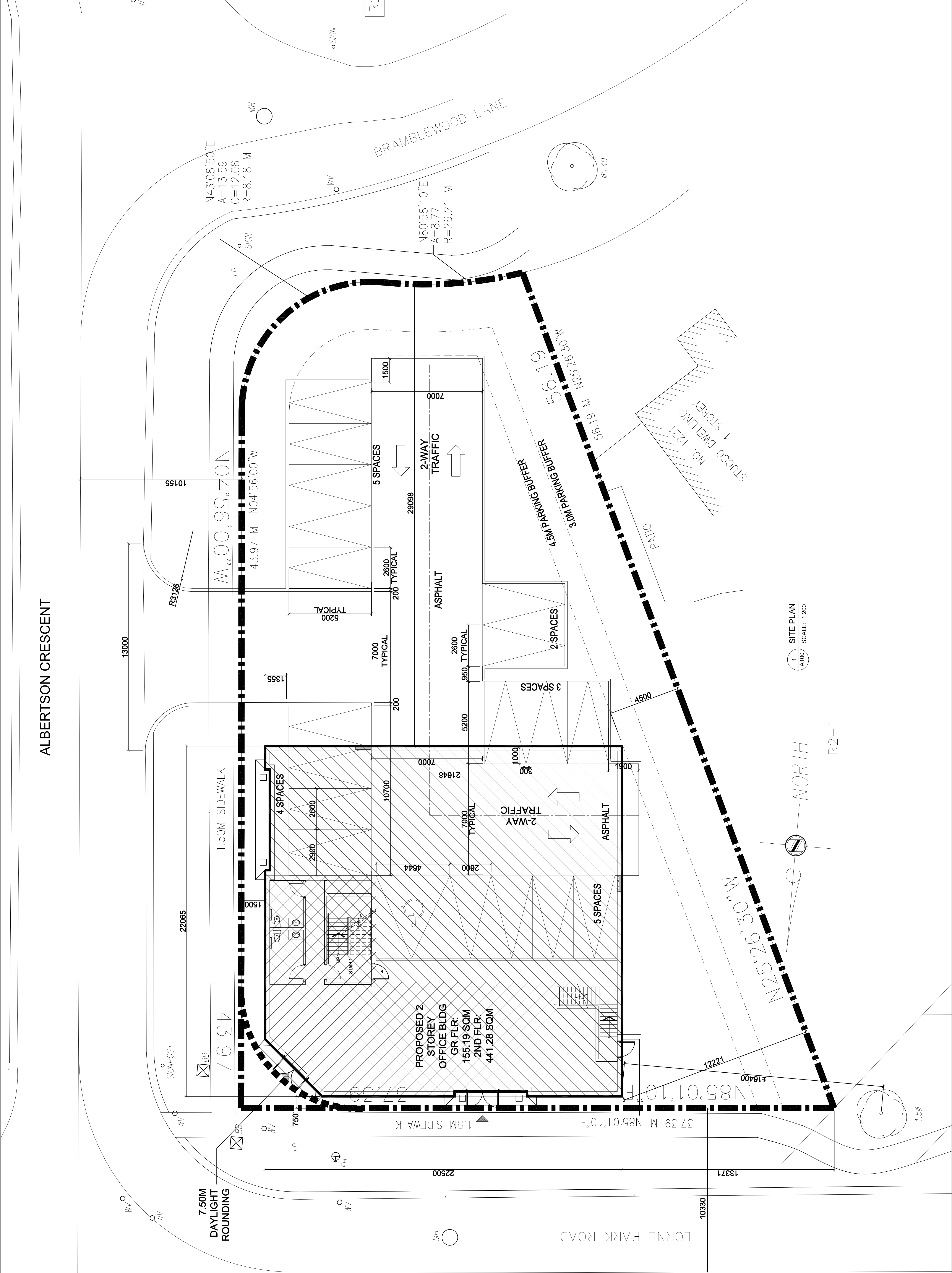
SUBJECT:
JACAN CONSTRUCTION LTD.



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

CONCEPT PLAN

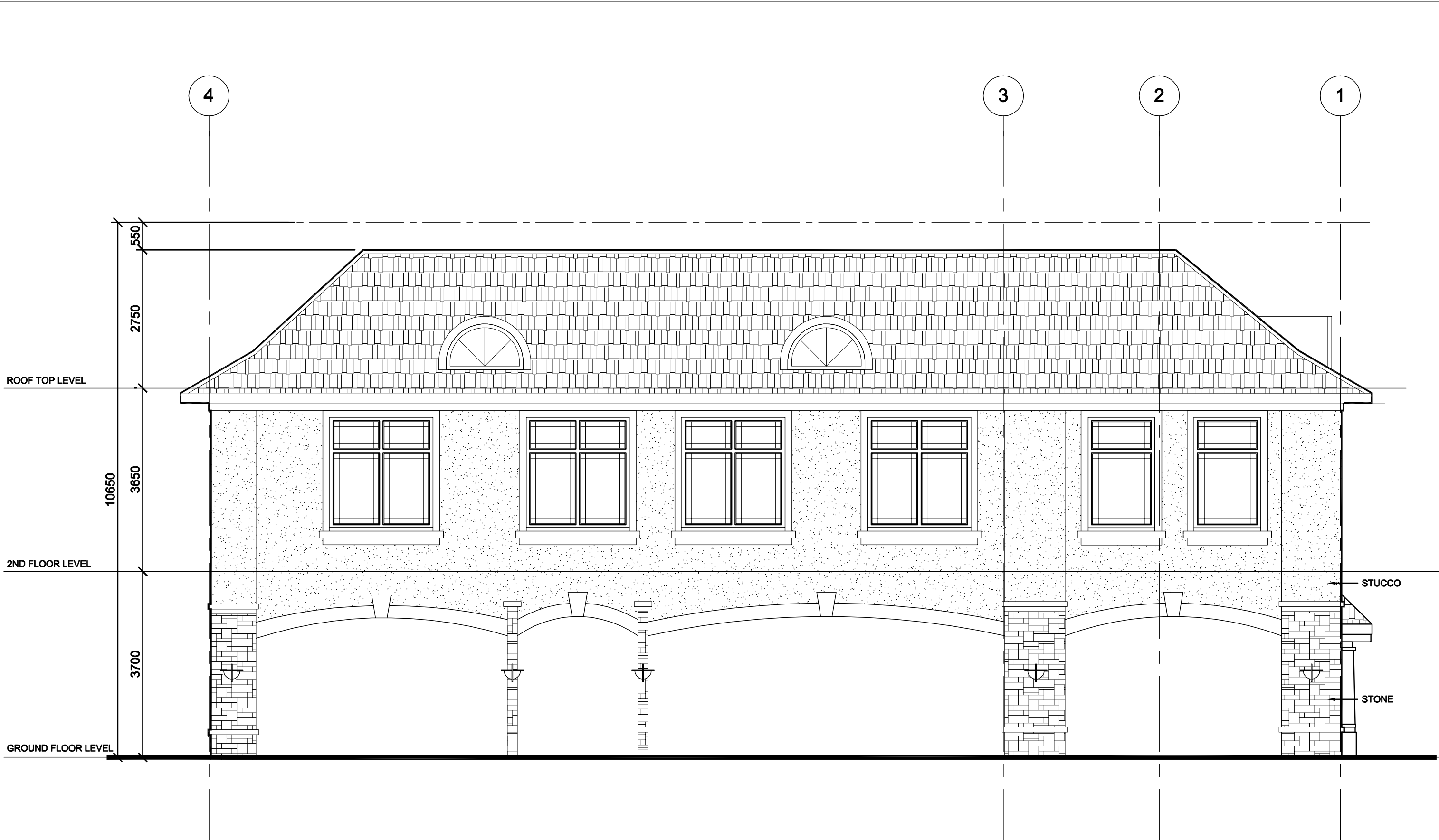
APPENDIX I-4





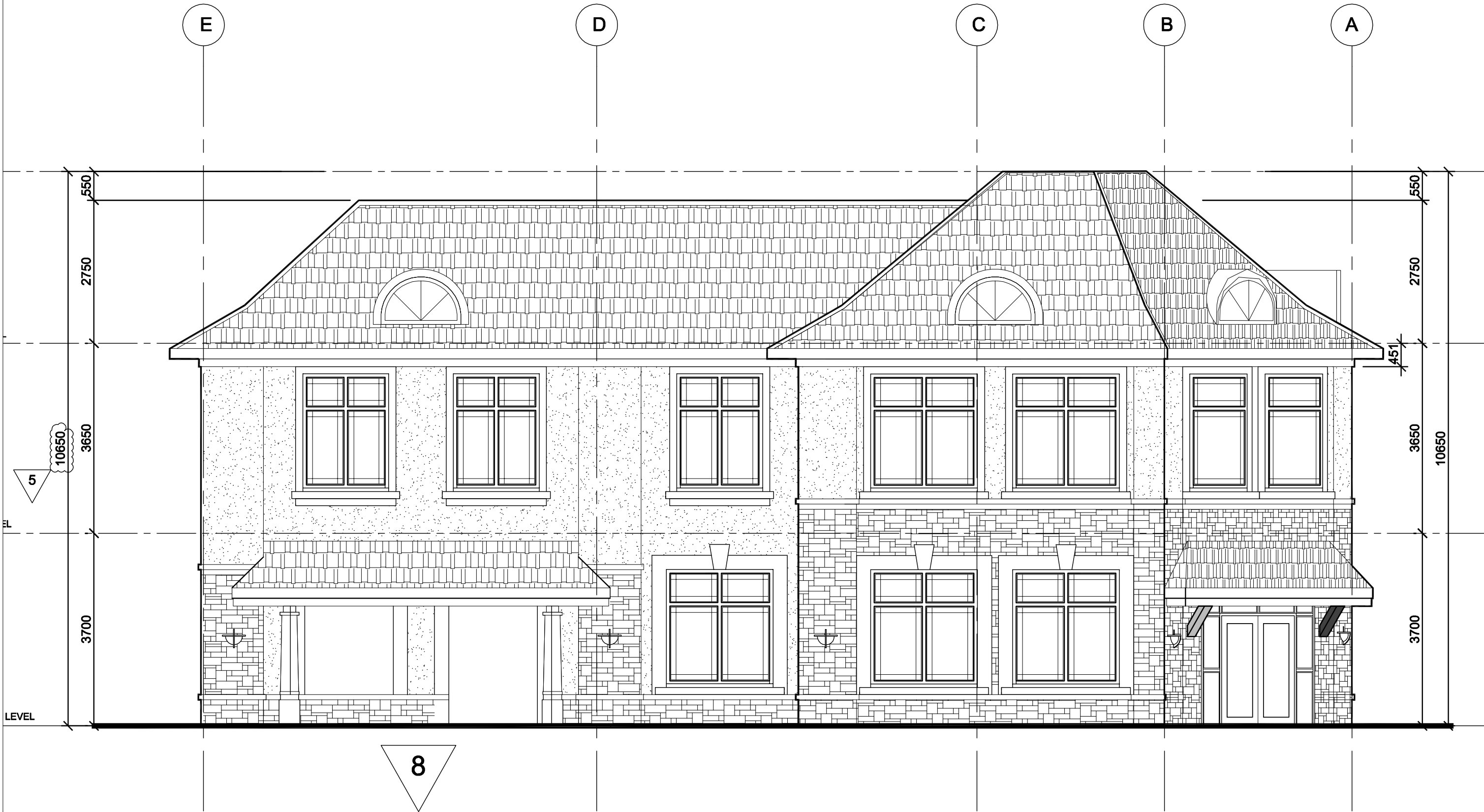
FRONT ELEVATION - LORNE PARK ROAD

1 FRONT ELEVATION - LORNE PARK RD
A200 SCALE: NTS



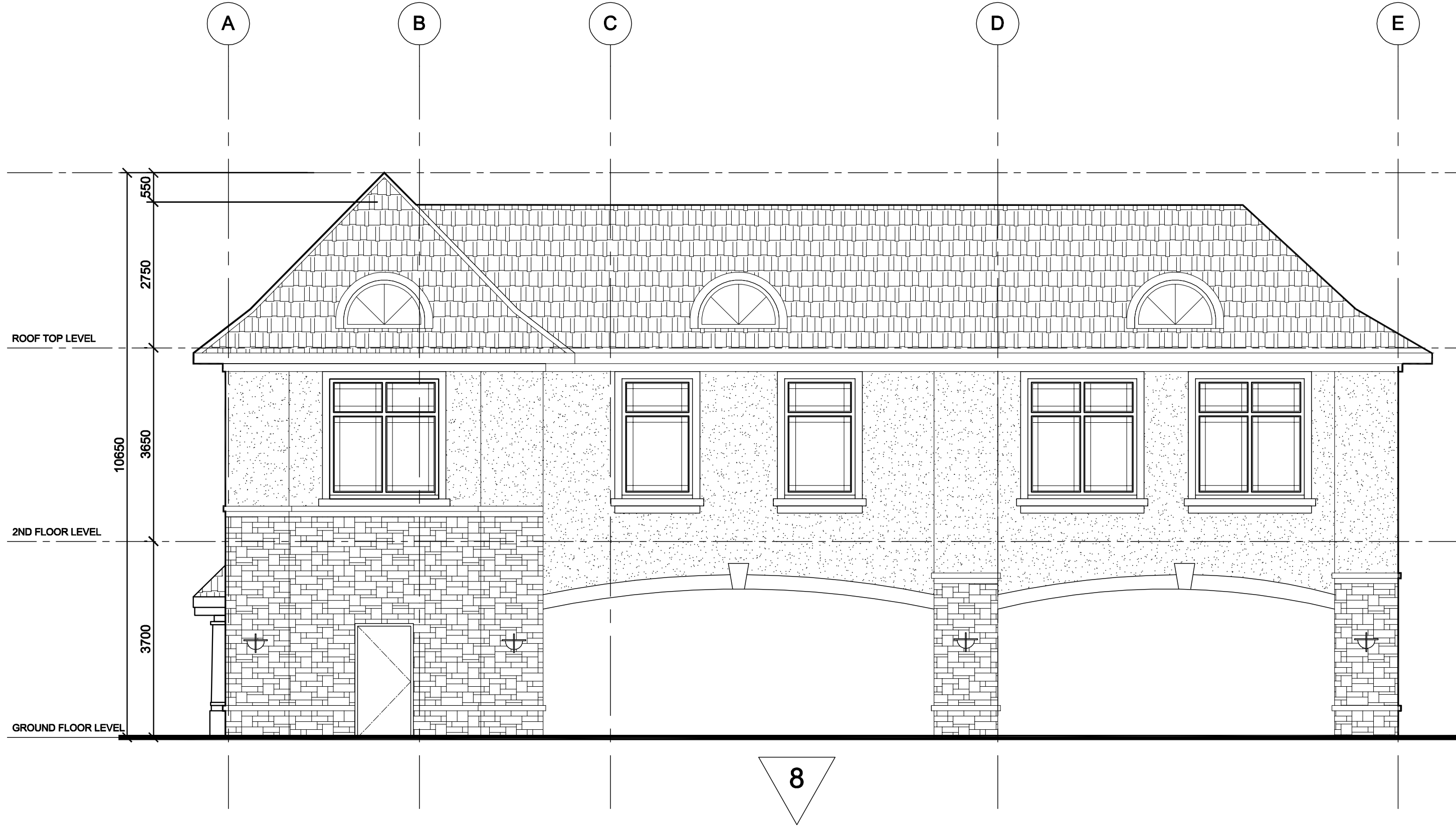
SOUTH ELEVATION

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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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.

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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.



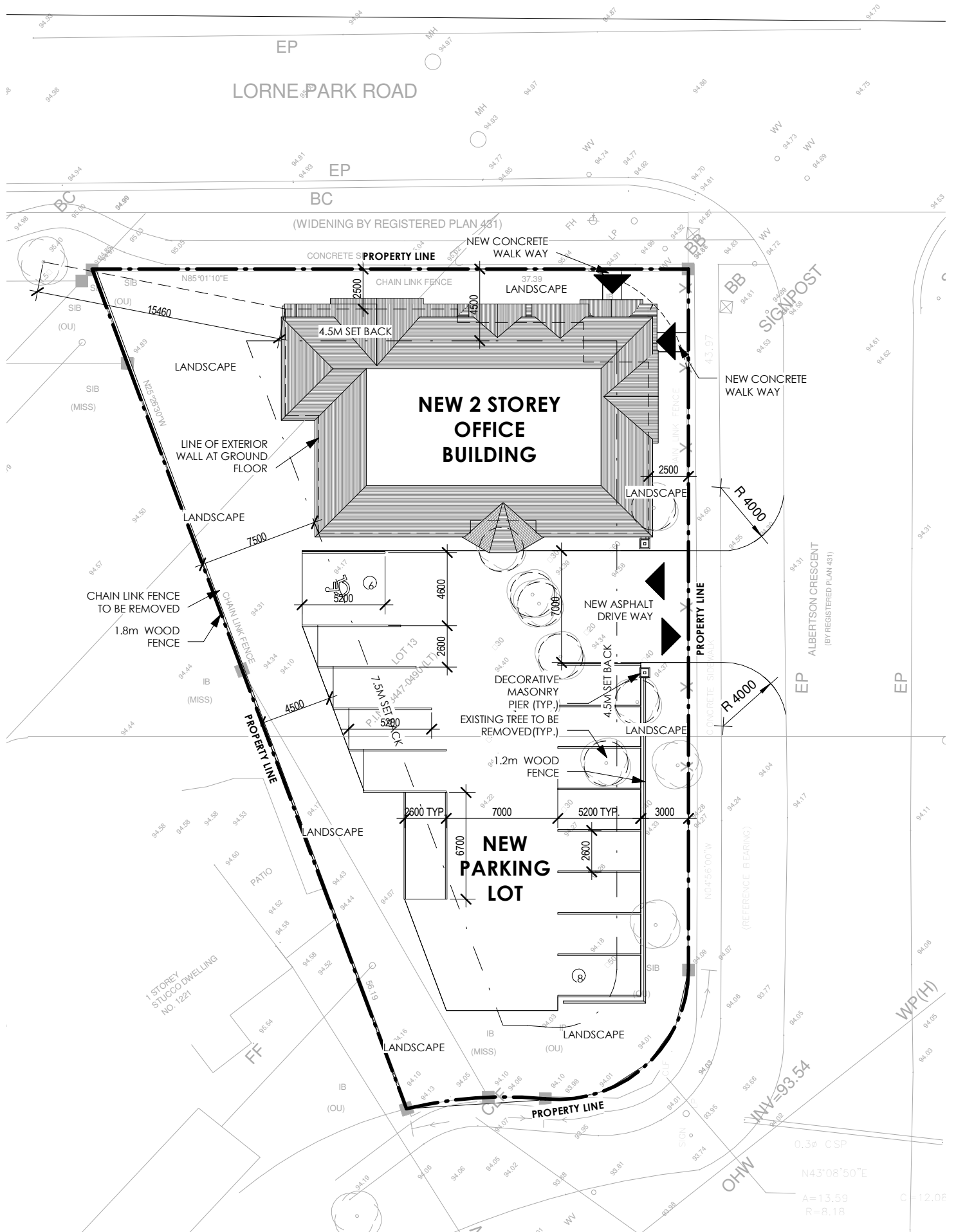
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Recommendation PDC-0013-2010

1. 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.
2. That the presentation material distributed by representatives of the Focus Group with respect to the development applications under file OZ 08/015 W2, be received.

APPENDIX S-3



REVISED ELEVATIONS - NORTH



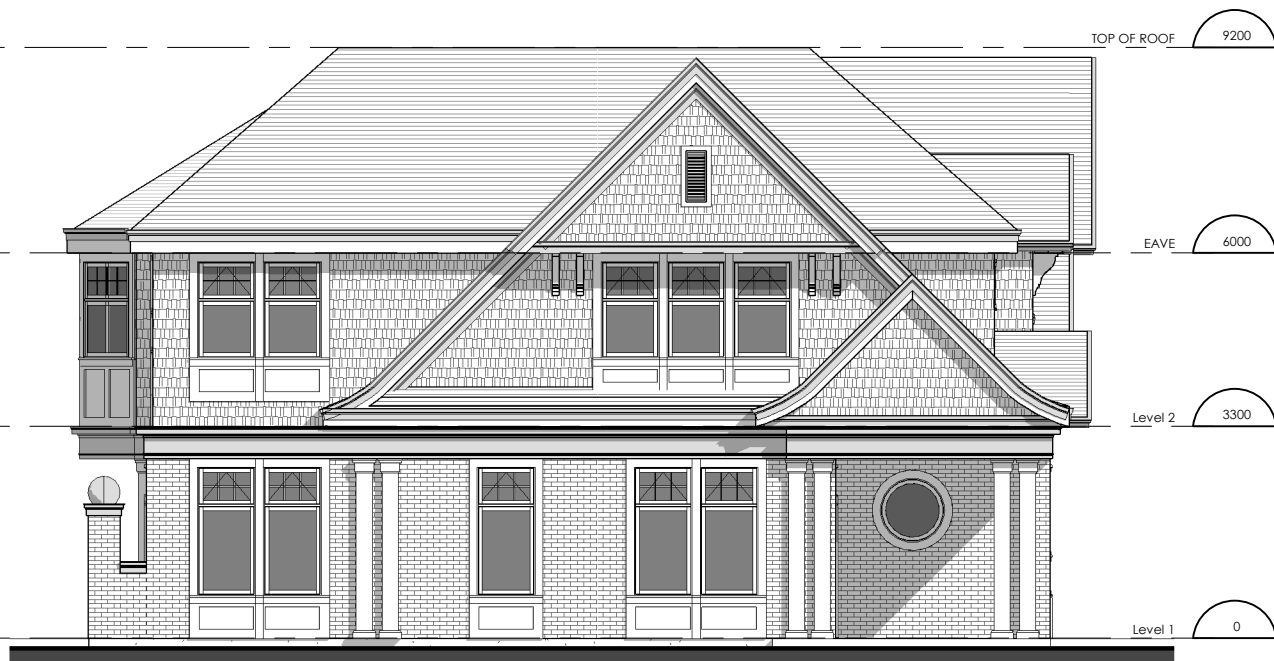
REVISED ELEVATIONS - SOUTH



REVISED ELEVATIONS - EAST



REVISED ELEVATIONS - WEST



Jacan Construction Ltd.

File: OZ 08/015 W2

Proposed Zone Standards (Revised)

	Required Zoning By-law Standard	Proposed Standard
Parking	3.2 spaces / 100 m ² (1,076.4 sq. ft.) GFA – 16 spaces	2.9 spaces / 100 m ² (1,076.4 sq. ft.) GFA – 14 spaces
Minimum Landscaped Open Space	N/A	40%
Minimum Front Yard Setback	4.5 m (14.8 ft.)	2.5 m (8.2 ft.) – Exception Schedule
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	30 m (98.4 ft.) – Exception Schedule
Minimum Interior Side Yard Setback	4.5 m (14.8 ft.)	7.5 m (24.6 ft.) – Exception Schedule
Minimum Exterior Side Yard Setback	4.5 m (14.8 ft.)	2.5 m (8.2 ft.) – Exception Schedule
Maximum Floor Space Index	0.5	0.35
Maximum Building Height	The lesser of 19.0 m (62.3 ft.) or 6 storeys	9.5 m (31.2 ft.) or 2 storeys
Minimum Landscaped Buffer	4.5 m (14.8 ft.)	Variable - 2.5 m (8.2 ft.) – Exception Schedule
Maximum Gross Floor Area	N/A	500 m ² (5,382 sq. ft.)