



Corporate Report

Clerk's Files

Originator's
Files OZ 11/001 W3

PDC JUN 27 2011

DATE: June 7, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 27, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit business employment uses within two new multi-unit buildings and recognize a greenbelt area
1075, 1085 and 1095 Canadian Place
East of Tomken Road, south of Eglinton Avenue East
Owner: Global Commercial Park Inc.
Applicant: Spears & Associates Inc.

Bill 51

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated June 7, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2" (Employment) and "G2-2" (Greenbelt – Natural Features), to permit business employment uses within two new multi-unit buildings and recognize a greenbelt area under file OZ 11/001 W3, Global Commercial Park Inc., 1075, 1085 and 1095 Canadian Place, be received for information.

BACKGROUND:

The above-noted application has been circulated for technical comments.

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

COMMENTS:

This application represents the second phase of development of Global Commercial Park. Two new multi-unit buildings are proposed. The surrounding lands are already zoned 'E2' (Employment), including the proposed 'Building C' as illustrated in Appendix I-S, which will be constructed with this second phase. Parking and aisles are proposed to be shared between all two buildings.

Details of the proposal are as follows:

Development Proposal	
Application submitted:	January 28, 2011
Complete:	February 11, 2011
Height:	Two and three storeys
Gross Floor Area:	Building A 1 241 m ² (13,351 sq. ft.) Building B 3 987 m ² (42,893 sq. ft.) Building C 3 717 m ² (39,997 sq. ft.) Total 8 945 m ² (96,241 sq. ft.)
Parking Required:	267 parking spaces
Parking Provided:	169 underground parking spaces 143 surface parking spaces 312 total parking spaces
Supporting Documents:	- Plan of Survey - Site Plan and Master Concept Plan - Site Servicing, Overall Grading and

Development Proposal	
	Erosion Control Plans - Functional Servicing and Stormwater Management Report - Geotechnical Investigation - Phase I and II Environmental Site Assessment - Hydrogeologic Investigation

Site Characteristics	
Frontage:	75.7 m (248.3 ft.)
Depth:	Varying from 75 m to 215 m (246 ft. to 705 ft.)
Gross Lot Area:	1.23 ha (3.05 ac.)
Existing Use:	Vacant land

Green Development Initiatives

The applicant has identified the following green development initiatives:

on-site storm water retention technologies; soft landscaping; pedestrian and cycling strategies; and exterior building design approaches.

Neighbourhood Context

The subject property is located on Canadian Place, east of Tomken Road and south of Eglinton Avenue East. The area is characterized as an employment district with a variety of non-residential and institutional uses. The subject lands are currently vacant. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Multi-unit business/commercial buildings, constructed as Phase 1 of the Global Commercial Park development

East: Little Etobicoke Creek

South: Vacant land and Philip Pocock Catholic Secondary School

West: Across Canadian Place, restaurant uses and vacant land

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

"Business Employment" which permits an integrated mix of business activities that operate mainly within enclosed buildings. Business Employment activities along City boundaries, major roads, and adjacent to park, greenbelt or residential lands will, through design, siting and landscaping, present a higher standard of building, landscape and streetscape design.

"Greenbelt" which identifies natural hazards or significant natural areas where development is restricted.

The application is in conformity with these land use designations and no official plan amendments are proposed.

Environmental Policies

Development adjacent to Greenbelt lands will be subject to the delineation of the natural features, buffers and setbacks of the City, in consultation with the appropriate Conservation Authority. Dedication and/or restrictive zoning of buffers to Greenbelt lands may also be required. Greenbelt lands will be conveyed to the City or other public agency, and will not be credited as parkland dedication.

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" and "Greenbelt". The proposed rezoning application appears to conform with the land use designation contained in the new Mississauga Plan and policies.

Existing Zoning

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

Proposed Zoning By-law Amendment

"E2" (Employment), which permits office uses, business activities, commercial uses, motor vehicle services, hospitality uses and a variety of other employment uses, but not motor vehicle body repair, outdoor storage/display, power generation facilities or vehicle pound facilities.

"G2-2" (Greenbelt – Natural Features) which permits a natural protection area, natural heritage features and areas conservation, with a minimum natural protection area depth of 10.0 m (32.8 ft.)

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-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- satisfactory arrangements for the implementation of on-site storm water management techniques into the design and construction of site works and services;
- arrangements for the public dedication of greenbelt lands;
- the contractual regime among previous and future phases of the development and future condominium successors.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to greenbelt enhancement, reciprocal easements and operating agreements with adjacent lands, and Canadian Place right-of-way improvements, 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 this application.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Northeast District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner

Global Commercial Park Inc.

File: OZ 11/001 W3

Site History

- April 16, 1981 – City of Mississauga Official Plan is approved by the Minister of Housing, designating the lands as General Industrial.
- July 8, 1997 – The former Airport Road District, West Malton District and a portion of the Airport South District are combined as the Northeast District and defined as an Employment District.
- May 5, 2003 – The Northeast District Policies and Land Use Map are approved by the Region of Peel, designating the 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 "D" (Development).



TOMKEN ROAD

EGLINTON AVENUE EAST

CANADIAN PLACE

LEGEND:



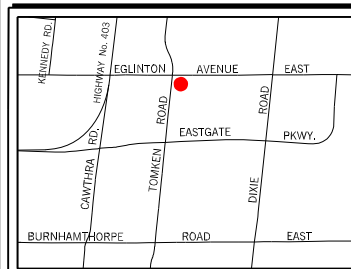
SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2010



SUBJECT:

GLOBAL COMMERCIAL PARK INC.



FILE NO:
OZ 11001 W3

DWG. NO:
11001A

SCALE:
1:2500

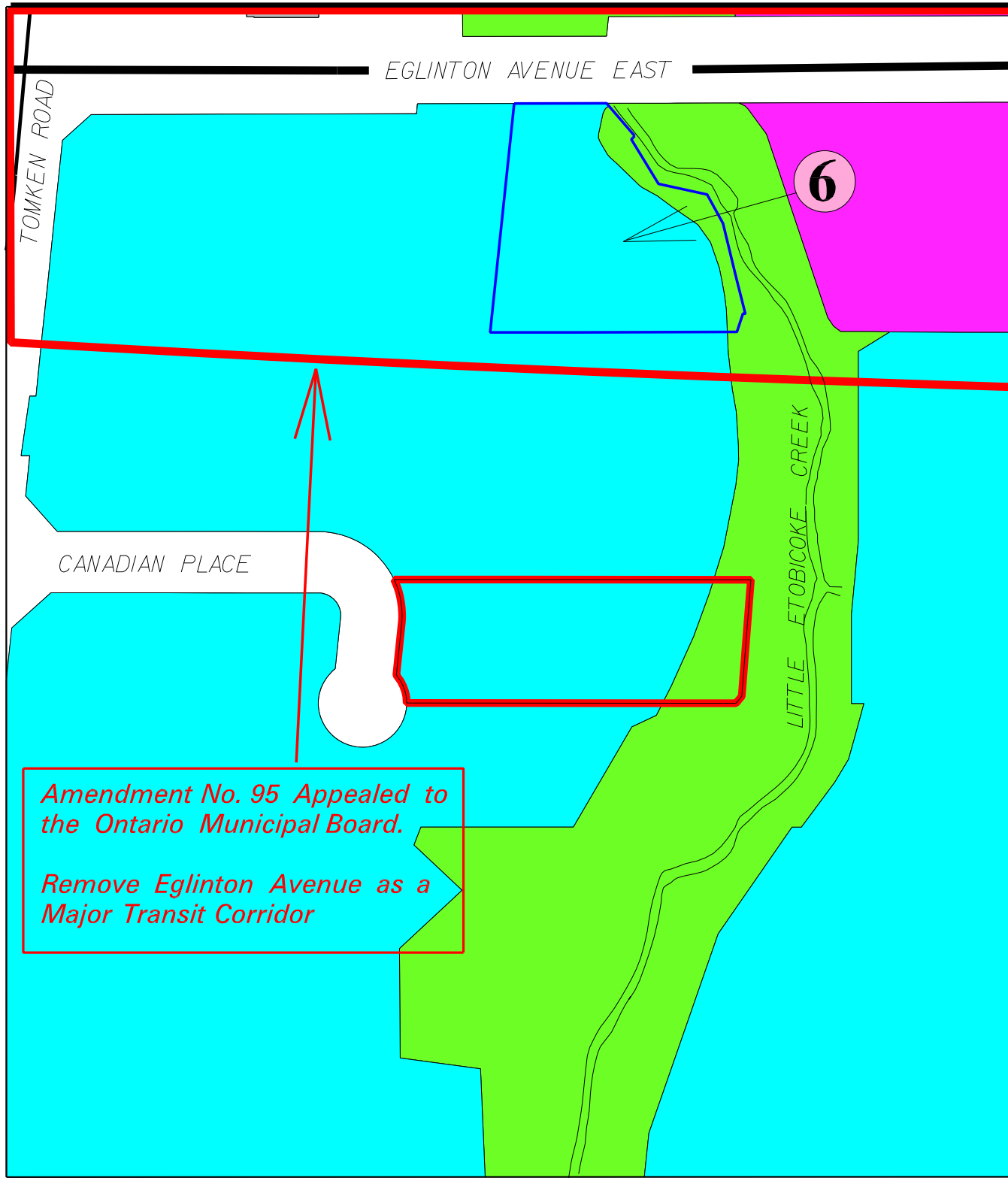
PDC DATE:
2011 06 27

DRAWN BY:
B. KRUGER

APPENDIX I-2

MISSISSAUGA
Planning and Building

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T&W, Geomatics



Amendment No. 95 Appealed to the Ontario Municipal Board.

Remove Eglinton Avenue as a Major Transit Corridor

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

- LAND USE DESIGNATIONS**

 - General Retail Commercial
 - Business Employment
 - Industrial
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Airport
 - Utility
- TRANSPORTATION LEGEND**

 - Provincial Highway and Interchange
 - Arterial
 - Future Arterial
 - Major Collector
 - Future Major Collector (conceptual)
 - Minor Collector
 - Local Road
 - Bus Rapid Transit Corridor
 - Bus Rapid Transit Station
 - Major Transit Corridor**

- LAND USE LEGEND**
- LBPIA Operating Area Boundary – See Aircraft Noise Policies
 - Note: In Northeast, this includes all lands north of Eglinton/Dixie/Matheson indicated on map 1 of 2
 - Cem – Cemetery
 - 1996 NEP /2000 NEF Composite Noise Contours
 - Planning District
 - Special Site Areas (See Special Site Policies)

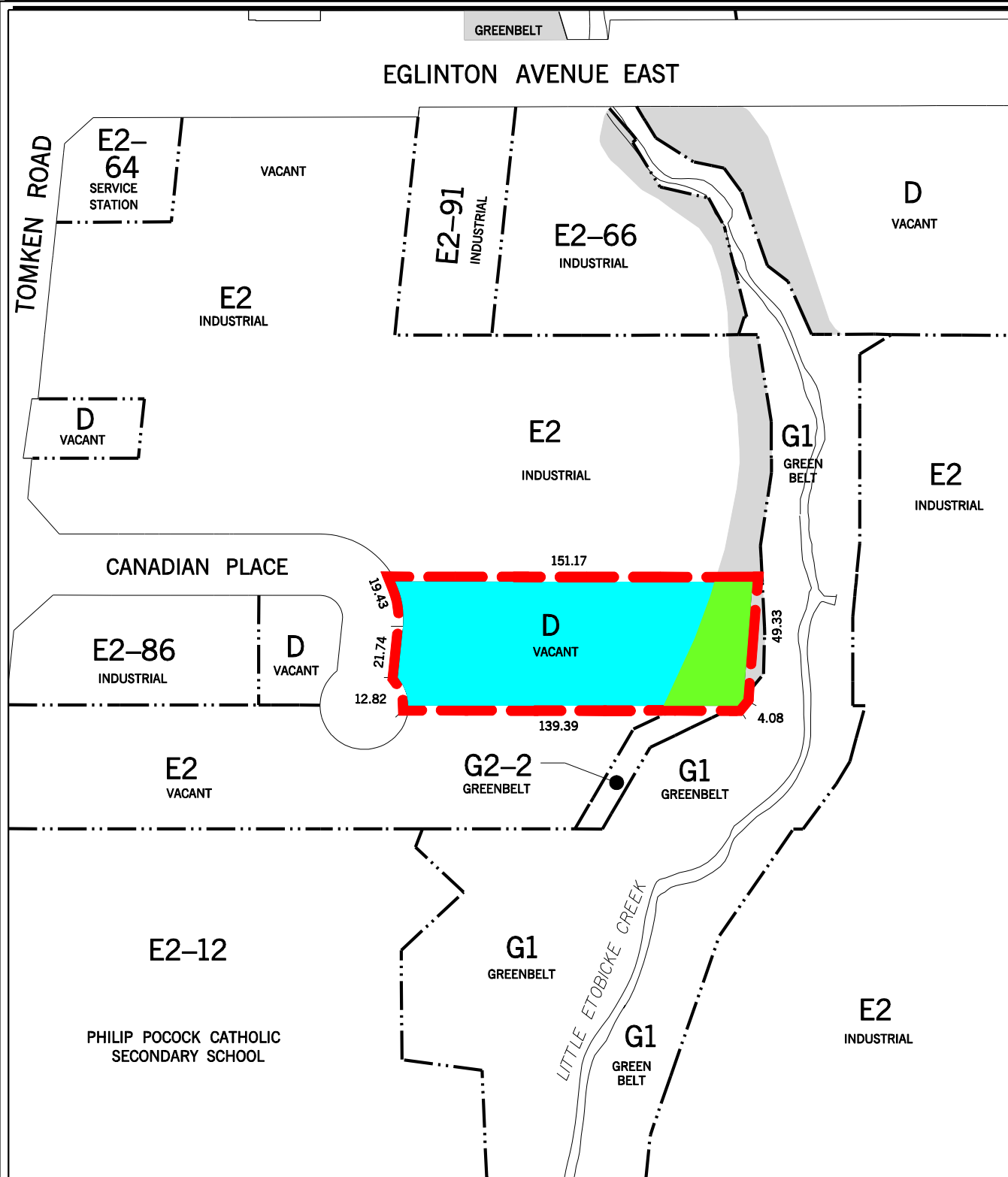
SUBJECT LANDS

Amendment No. 95 Appealed to the Ontario Municipal Board.

Removing Eglinton Avenue as a Major Transit Corridor

SUBJECT: GLOBAL COMMERCIAL PARK INC.

		FILE NO:	
		OZ 11001 W3	
		DWG. NO:	
		11001L	
SCALE:		APPENDIX I-3	
1:2500			
PDC DATE:			
2011 06 27		DRAWN BY:	
		B. KRUGER	



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'D' (Development) TO 'E2' (Employment) TO PERMIT BUSINESS EMPLOYMENT USES.



PROPOSED REZONING 'D' (Development) TO 'G2-2' (Greenbelt - Natural Features) TO PERMIT A GREENBELT AREA.

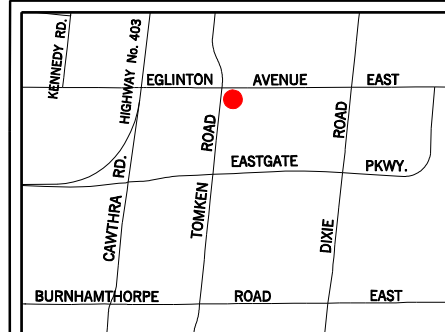


GREENBELT OVERLAY

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



**SUBJECT: GLOBAL COMMERCIAL PARK INC.
(SPEARS & ASSOCIATES)**



FILE NO:
OZ 11001 W3

DWG. NO:
11001R

SCALE:
1:2500

PDC DATE:
2011 06 27

DRAWN BY:
B. KRUGER

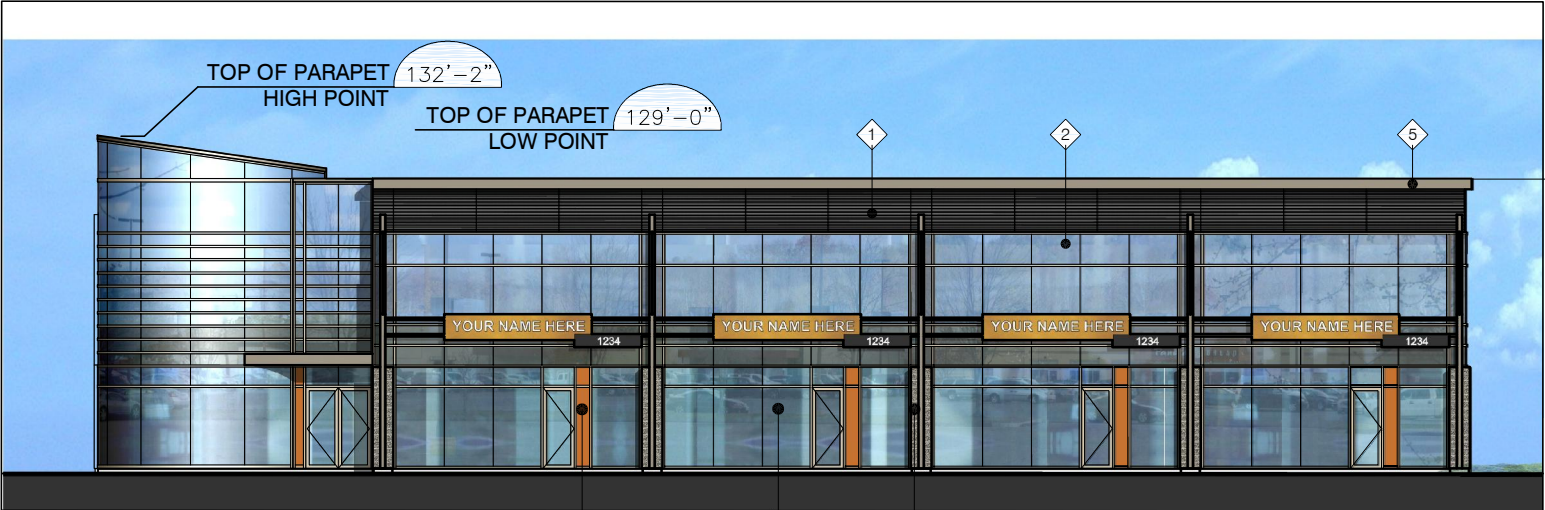
APPENDIX 1-4

MISSISSAUGA
Planning and Building

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T&W, Geomatics

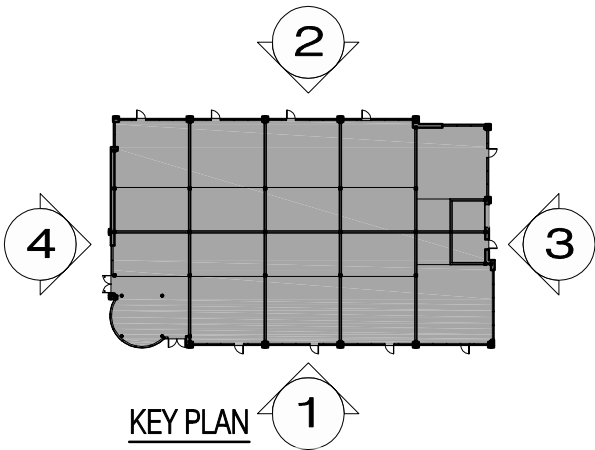
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APPENDIX I-5



1 - WEST ELEVATION

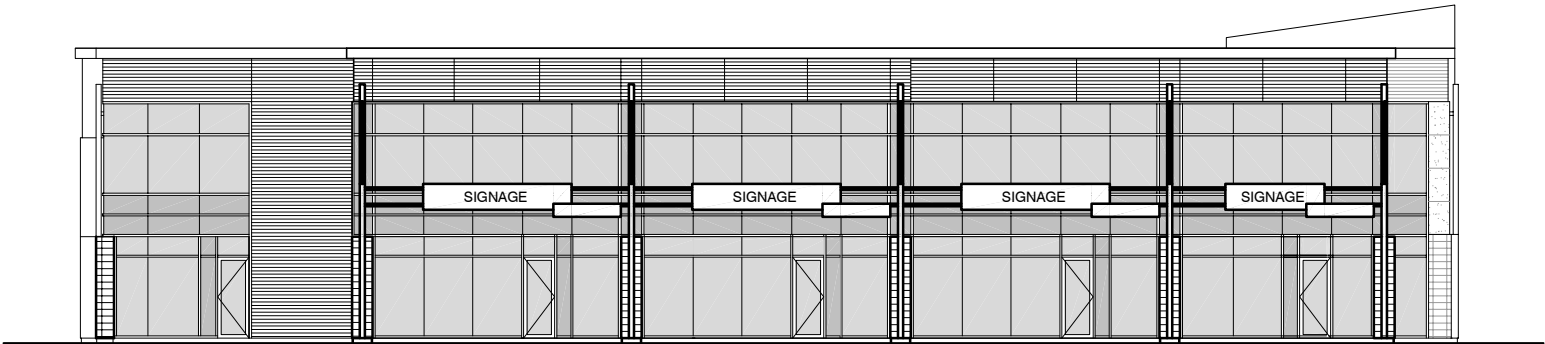
TOP OF PARAPET 128'-0" 108.53M
 TOP OF STEEL 124'-6" 107.47M
 TOP OF MEZZANINE 112'-3" 103.73M
 TOP OF MULLION 110'-0" 103.05M
 GROUND FLOOR 100'-0" 100.00M



KEY PLAN

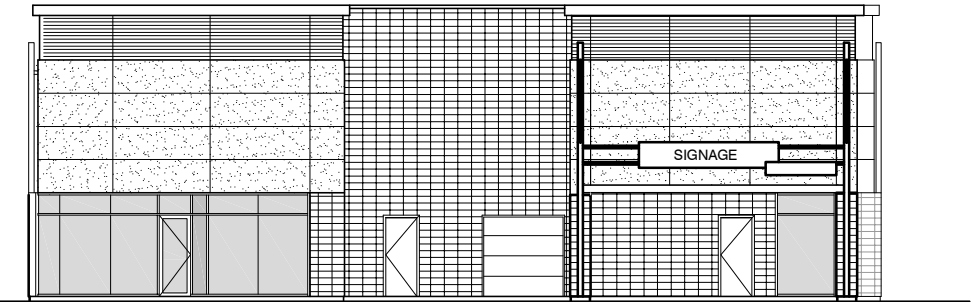
LEGEND:

- 1 - 7/8" CORRUGATED METAL SIDING, COLOR: CHARCOAL VICWEST VW-6072
- 2 - ACRYLIC STUCCO, COLOR: SICO GREY MOIRE 4152-21
- 3 - CURTAIN WALL SYSTEM, CLEAR GLASS WITH MULLIONS, COLOR: CHAMPAGNE 101-2 BY ALUMICO
- 4 - ARCHITECTURAL CONCRETE BLOCK, COLOR: GREY
- 5 - ALUMINUM PANEL, COLOR: LIGHT BRONZE BY KAWNEER #26
- 6 - ALUMINUM PANEL, COLOR: SICO BURNT CORAL #4084-84

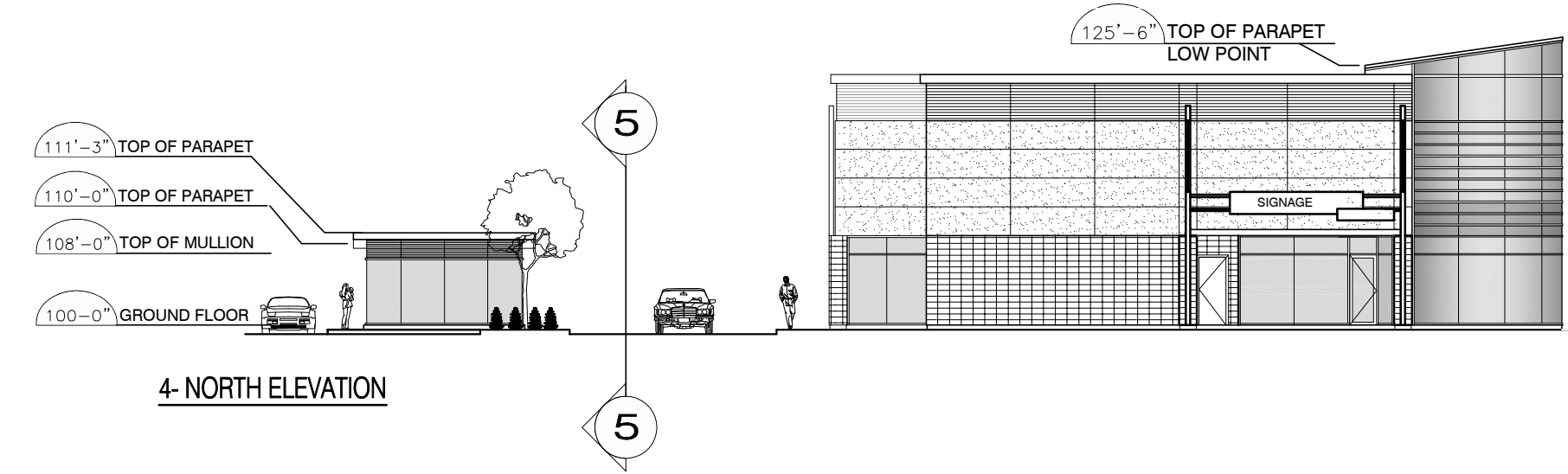


2 - EAST ELEVATION

TOP OF PARAPET 128'-0" 108.53M
 TOP OF STEEL 124'-6" 107.47M
 TOP OF MEZZANINE 112'-3" 103.73M
 TOP OF MULLION 110'-0" 103.05M
 GROUND FLOOR 100'-0" 100.00M

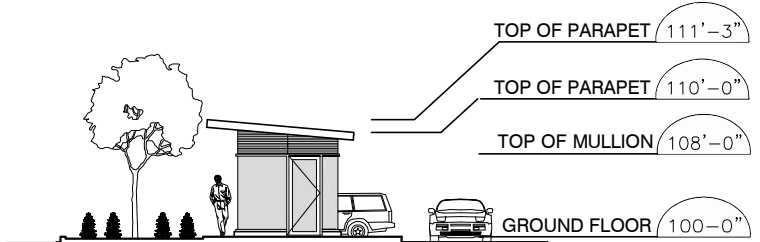


3 - SOUTH ELEVATION



4 - NORTH ELEVATION

TOP OF PARAPET HIGH POINT 132'-2" 109.80M
 TOP OF PARAPET LOW POINT 128'-0" 108.53M
 TOP OF STEEL 124'-6" 107.47M
 TOP OF MEZZANINE 112'-3" 103.73M
 TOP OF MULLION 110'-0" 103.05M
 GROUND FLOOR 100'-0" 100.00M



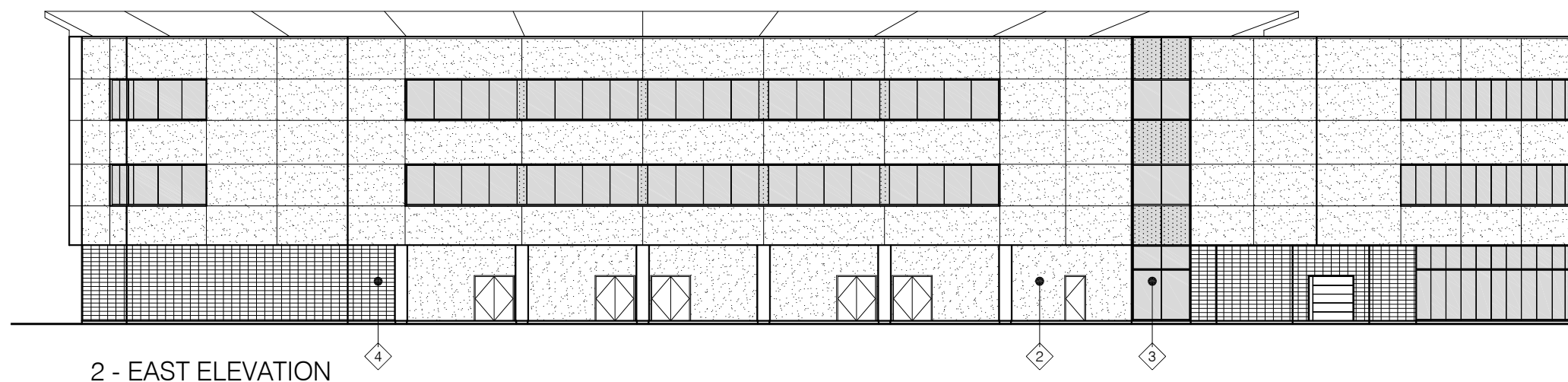


TOP OF PARAPET 145'-0" 113.72M

THIRD FLOOR 129'-0" 108.84M

SECOND FLOOR 116'-0" 104.88M

GROUND FLOOR 100'-0" 100.00M



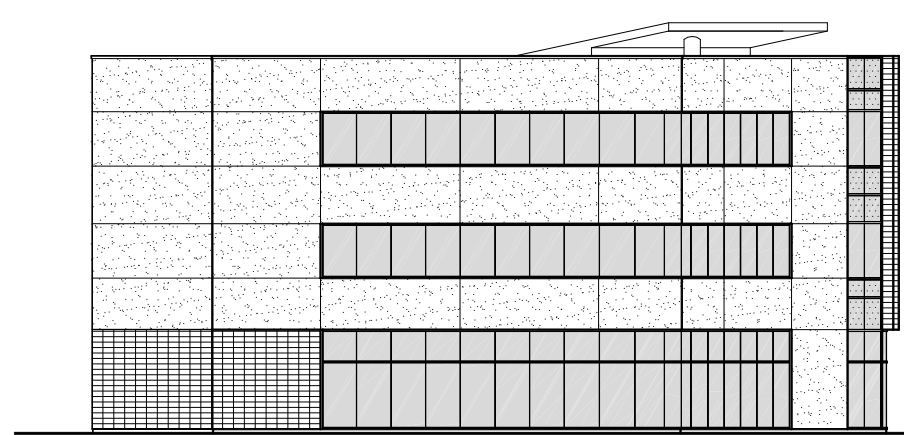
TOP OF PARAPET 145'-0" 113.72M

THIRD FLOOR 129'-0" 108.84M

SECOND FLOOR 116'-0" 104.88M

GROUND FLOOR 100'-0" 100.00M

- LEGEND:**
- 1 - 7/8" CORRUGATED METAL SIDING, COLOR: CHARCOAL VICWEST VW-6072
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 - 3 - CURTAIN WALL SYSTEM, CLEAR GLASS WITH MULLIONS, COLOR: CHAMPAGNE 101-2 BY ALUMICO
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 - 6 - ALUMINUM PANEL, COLOR: SICO BURNT CORAL #4084-84

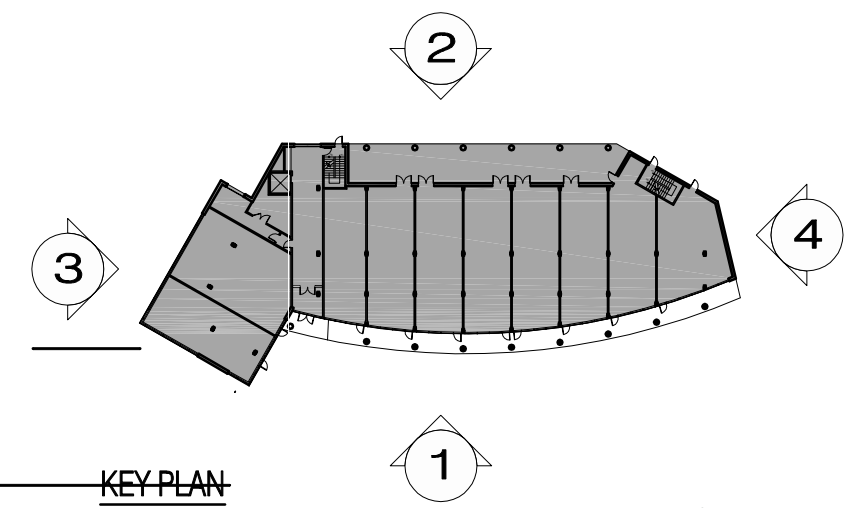
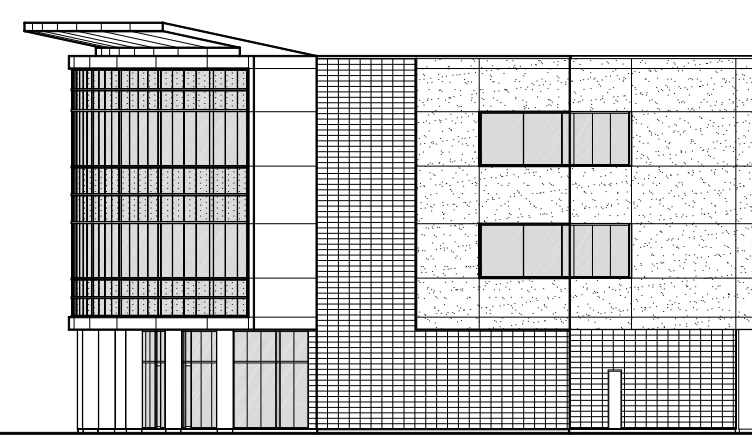


TOP OF PARAPET 145'-0" 113.72M

THIRD FLOOR 129'-0" 108.84M

SECOND FLOOR 116'-0" 104.88M

GROUND FLOOR 100'-0" 100.00M



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GROSS KAPLIN COVIENSKY ARCHITECTS



Global Business Park
Mississauga Ontario
FOLIO: 08050 Date: 2010.12.13

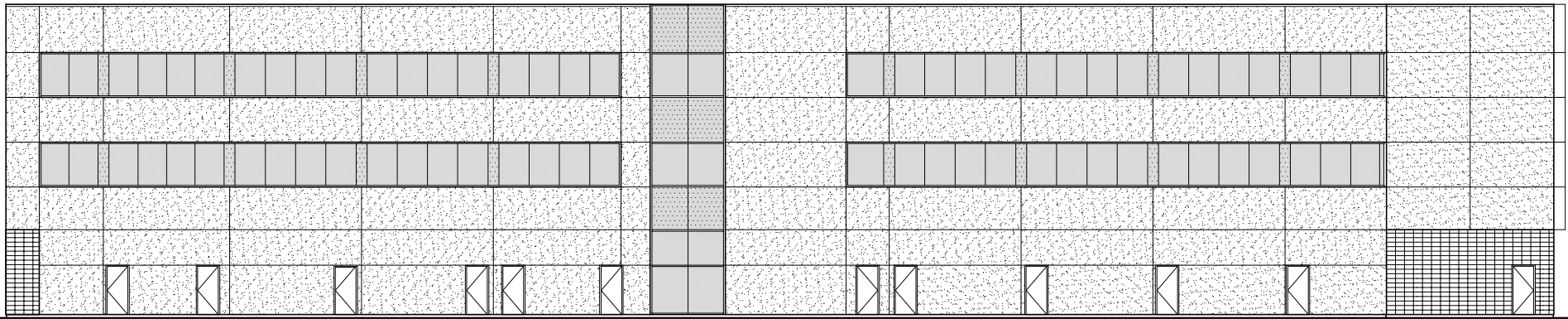
ELEVATIONS
Scale: not to scale

BUILDING 'B' - OPAL

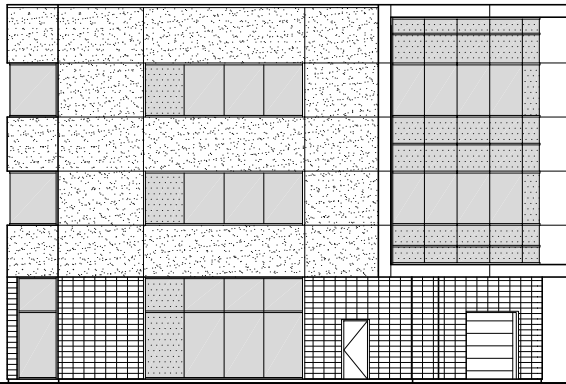
GKC



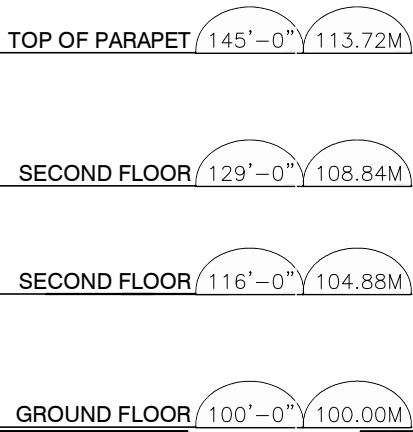
1 - NORTH ELEVATION



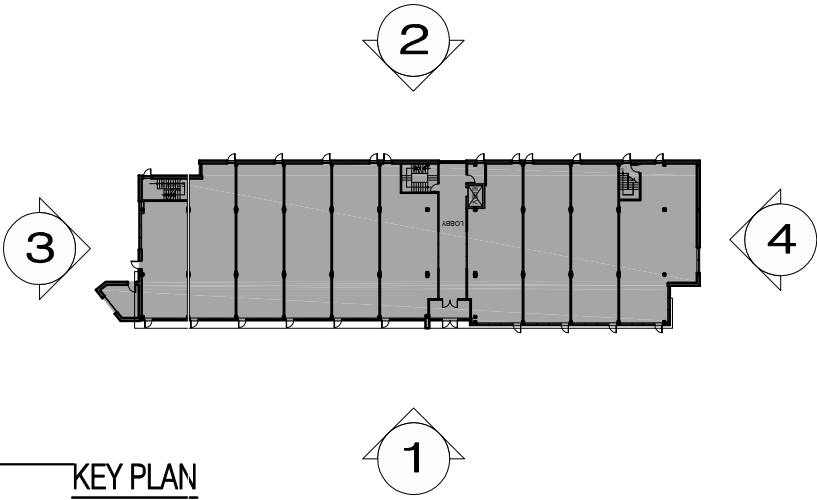
2 - SOUTH ELEVATION



3 - EAST ELEVATION



4 - WEST ELEVATION



KEY PLAN

LEGEND:

- TOP OF PARAPET (145'-0" / 113.72M)
 - SECOND FLOOR (129'-0" / 108.84M)
 - SECOND FLOOR (116'-0" / 104.88M)
 - GROUND FLOOR (100'-0" / 100.00M)
- 1 - 7/8" CORRUGATED METAL SIDING, COLOR: CHARCOAL VICWEST VW-6072
 - 2 - ACRYLIC STUCCO, COLOR: SICO GREY MOIRE 4152-21
 - 3 - CURTAIN WALL SYSTEM, CLEAR GLASS WITH MULLIONS, COLOR: CHAMPAGNE 101-2 BY ALUMICO
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 - 6 - ALUMINUM PANEL, COLOR: SICO BURNT CORAL #4084-84



Global Commercial Park Inc.

File: OZ 11/001 W3

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (April 13, 2011)	<p>The subject land is located adjacent to the Little Etobicoke Creek. The Regional Official Plan designates the Little Etobicoke Creek as a Core Area of the Greenlands System in Peel, under Policy 2.3.2. Within this designation, the policies seek to protect environmental resources. The Region relies on the environmental expertise of the Toronto Regional Conservation Authority (TRCA) staff for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel, and their potential impacts on the natural environment.</p> <p>Please be advised that Regional Planning staff are unable to support final approval of this application until all environmental concerns have been addressed to the satisfaction of the Toronto Regional Conservation Authority and confirmation has been received by the Region of Peel.</p> <p>Prior to site plan approval, proposed landscaping and grading plans are required for review, to determine the impact to the sanitary sewer easement and if an encroachment circulation is required.</p> <p>Prior to site plan approval, copies of the parcel abstracts are required for all easements affecting the subject site. The applicant is advised regional easements must be protected from any encroachments or obstructions. The owner shall maintain the land for the easements free and clear of any trees, building structures, or hard concrete pavement surfaces. The owner is permitted to utilize the land for no other purpose than lawns, gardens, flower beds, roadways, driveways, and parking areas.</p>

Global Commercial Park Inc.

File: OZ 11/001 W3

Agency / Comment Date	Comment
	<p>As well, the owner shall not deposit or remove any fill from the easement. For applications where Regional easements are present, landscaping drawings will be required for review.</p> <p>The site servicing drawings and functional servicing report dated December 2010, submitted by Skira and Associates have been received and are being reviewed by a servicing technician.</p> <p>The subject site is not within the vicinity of a landfill site and on site waste collection will be required through a private waste hauler.</p>
Toronto and Region Conservation Authority (May 16, 2011)	<p>The east side of the subject property is traversed by the Etobicoke Creek and as such, a portion of the property is located within the TRCA Regulated Area of the Etobicoke Creek Watershed. Through negotiations between the City of Mississauga, TRCA and the applicant during the Global Business Park Phase I development, it was agreed that the valley feature and a 5 m naturalized buffer would be dedicated to the City of Mississauga, and a 5 m structural setback would be planted with native species, and a conservation easement would be granted to the City over the structural setback.</p> <p>In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), a permit is required from the TRCA prior to development occurring.</p> <p>Technical comments were provided to the applicant regarding stormwater management, ecology, erosion and sediment control, geotechnical and hydrogeologic matters and permitting. TRCA staff have no objections to the approval of the rezoning subject to the appropriate documents and plans being revised/submitted to address these comments.</p>

Global Commercial Park Inc.

File: OZ 11/001 W3

Agency / Comment Date	Comment
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (May 11, 2011)</p>	<p>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.</p> <p>Lands below the established Top of Bank and any buffer lands, as required by the City and TRCA, shall be zoned greenbelt and dedicated gratuitously to the City for long term conservation and natural hazard management. Should this application be approved, fencing, protective hoarding, and associated securities for the existing adjacent greenbelt will be required.</p> <p>Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt.</p>
<p>City Transportation and Works Department (May 16, 2011)</p>	<p>Prior to the Supplementary Report proceeding to Council, the applicant is to provide this department with signed and sealed Phase 1 and Phase 2 Environmental Site Assessments (ESA) and a letter of reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of all ESA reports.</p> <p>In addition, the applicant is to provide written confirmation that satisfactory arrangements have been made with the developer of Canadian Place for the completion of the required modification to the municipal sidewalk within the Canadian Place cul-de-sac.</p> <p>The site specific access and servicing details are being addressed through the processing of the associated site plan application, SP-11/016.</p>

Global Commercial Park Inc.

File: OZ 11/001 W3

Agency / Comment Date	Comment
	Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending the review of the foregoing.
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> <ul style="list-style-type: none"> • Ministry of Transportation • Enersource Hydro Mississauga • Bell Canada • Canada Post Corporation • Rogers Cable • City's Community Services Department – Fire and Emergency Services Division • City's Economic Development Department
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • City's Community Services Department – Culture Division • City's Realty Services • Hydro One Networks Inc. • Enbridge Pipelines Inc. • Sun-Canadian Pipe Line Company Ltd. • Trans-Northern Pipelines Inc. • Imperial Oil – Sarnia Products Pipe Line

GENERAL CONTEXT MAP	OZ 11/001 W3	APPENDIX I-8
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OZ 11001 W3

APPENDIX I-8

