



Corporate Report

Clerk's Files

Originator's
Files OZ 10/002 W3

PDC OCT 17 2011

DATE: September 27, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 17, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit a One Storey Retail Single Unit
Commercial Building
1094 Eglinton Avenue East
South side of Eglinton Avenue East, east of Tomken Road
Owner: 1751504 Ontario Inc.
Applicant: Wes Surdyka Architect Inc.
Bill 51

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated September 27, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "C3-Exception" (General Commercial), "G1" (Natural Hazards), and "G2-1" (Natural Features), to permit a one storey single unit retail commercial building under file OZ 10/002 W3, 1751504 Ontario Inc., 1094 Eglinton Avenue East, be received for information.

BACKGROUND: The above-noted application has been circulated for technical comments and a community meeting is scheduled for October 4, 2011, in advance of the formal Public Meeting.

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

COMMENTS:

Details of the proposal are as follows:

| Development Proposal | |
|-----------------------------|---|
| Application Submitted: | February 1, 2010 (deemed complete February 22, 2010) |
| Height: | 1 storey |
| Lot Coverage: | 20.2 % |
| Landscaped Area: | 36.6 % |
| Gross Floor Area: | 448.2 m ² (4,824 sq. ft.) |
| Parking Required: | 24 spaces |
| Parking Provided: | 24 spaces |
| Supporting Documents: | Planning Justification Phase 1 Environmental Site Assessment Stormwater Management Report |

| Site Characteristics | |
|---------------------------------|----------------------|
| Frontage: | 36.75 m (120.57 ft.) |
| Depth: | 97.7 m (320.54 ft.) |
| Net Lot Area: | 0.22 ha (0.55 ac.) |
| Greenbelt Area: | 0.09 ha (0.22 ac.) |
| Buffer/Natural Protection Area: | 0.04 ha (0.11 ac.) |
| Existing Use: | Vacant |

Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- building and entrance are located close to the street with pedestrian walkway connection to Eglinton Avenue East (without parking or drive aisles between, to provide easy access for pedestrians and transit users;
- bicycle racks will be provided in a visible and accessible location to encourage cycling as a clean air alternative means of transportation;
- incorporation of landscaping to reduce ambient surface temperature;
- interior and exterior paints will have low volatile organic compounds (VOC's);
- will consider construction materials with recycled and regional content;
- will consider roofing materials to reduce transmission of heat.

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

Neighbourhood Context

The subject property is located in a predominantly commercial/ industrial area except for two detached dwellings located immediately to the east and one to the west of the subject site. The subject lands are currently vacant and largely grassed. The topography at the south and west slope downwards into the Little Etobicoke Creek greenbelt located to the west. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: commercial/industrial uses, Maingate Drive is offset to the east
East: two detached dwellings, commercial/industrial uses
South: commercial industrial uses
West: one detached dwelling; greenbelt, Little Etobicoke Creek

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

"General Retail Commercial" which permits commercial establishments for the sale of goods and services, recreation, entertainment and accommodation, primarily on major roads. Commercial uses are to be encouraged through infilling, in order to consolidate the potential of these areas and to restrict their expansion into stable, non-commercial areas. As the subject lands are located within an Employment District (Northeast District), they may also be used for Business Employment uses. 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:

Urban Design Policies

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.

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.

3.18.3.4

Employment Districts should achieve a high quality business image, particularly along City boundaries, major roads and adjacent to park, greenbelt and residential lands.

3.18.5.2

Buildings should address the street with main entrances facing the street, with strong pedestrian connections and landscape treatments that connect buildings to the street.

3.18.5.3

On abutting lands, the interconnection and integration of vehicular access is encouraged to facilitate safe and efficient traffic movement to and from the public road network. In this regard, the following will be encouraged:

- a. reduce the number of access points to and from arterial and major roads;
- b. facilitate traffic to signalized locations;
- c. provide continuity of the streetscape and minimize visual clutter.

3.18.5.10

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

3.18.6.3

Building and site designs will provide facilities for bicycles or the capability to accommodate bicycle storage.

Environmental Policies

3.9.2.1

Greenbelt is determined on a site by site basis and is defined by the greater of the "regulatory storm" floodplain, the "top of bank" and/or combined influence of the stable slope line/stable slope allowance, erosion allowance and the average annual recession rate, ..., and the limits of identified natural features. These parameters are determined in consultation with the City and appropriate Conservation Authority and/or through studies completed by the proponent to the satisfaction of the City and the appropriate Conservation Authority.

3.9.2.2

Greenbelt lands will be conveyed to the City or other public agency. Such lands will not be accepted as part of the dedication of land for park or other public recreational purposes contribution

or credited against any cash-in-lieu for park or other public recreational purposes or be included in the calculation of density for building coverage.

3.9.2.7

Lands may be zoned Greenbelt within any land use designation.

New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010 and approved by the Region of Peel on September 22, 2011. Until the new Mississauga Official Plan 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 "**Mixed Use**" with a "**Natural Hazards**" overlay. The proposed one storey single unit retail commercial building conforms with the land use designation contained in the new Mississauga Official Plan and associated policies, and the hazard lands are proposed to be zoned greenbelt and dedicated to the City in accordance with the new Official Plan.

Existing Zoning

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

Proposed Zoning By-law Amendment

"**C3-Exception**" (**General Commercial**), to permit a one storey single unit retail commercial building.

The provisions will be in accordance with the "C3" zone, save for the following exceptions:

- minimum interior side yard setback of 1.5 m (4.9 ft.), whereas the C3 zone requires 4.5 m (14.8 ft.);

- minimum depth of landscaped buffer to side and rear lot lines of 0.0 m (0.0 ft.), whereas the C3 zone requires 4.5 m (14.8 ft.); and,
- a daycare shall not be a permitted use.

The portion of the subject lands below the staked top of bank is to be zoned "**G1**" (**Natural Hazards**) and dedicated to the City, to permit natural heritage features and areas of conservation. A 5 m (16.4 ft.) buffer is proposed from the staked top of bank, which will also be dedicated to the City, and is to be zoned "**G2-1**" (**Natural Features**) to permit a natural protection area.

COMMUNITY ISSUES

A community meeting has been scheduled by Ward 3 Councillor, Chris Fonseca, for October 4, 2011. Any issues raised at the community meeting and the public meeting will be summarized in the Supplementary Report, however, no phone calls or email correspondence were received to date.

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:

- provision of an updated Functional Servicing Report to the satisfaction of the Transportation and Works Department to consider external drainage;
- provision of a public easement for both future pedestrian and vehicular access to the lands located immediately east, to allow for access to the signalized intersection at Maingate Drive to the satisfaction of the Transportation and Works Department;
- resolution of all valley and buffer issues including details regarding the proposed outfall to the satisfaction of the Toronto and Region Conservation Authority.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are engineering and conservation matters with respect to land dedications, easements and securities, 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: Jonathan Famme, Development Planner

1751504 Ontario Inc.

File: OZ 10/002 W3

Site History

- February 8, 1982 – A Rezoning application was received to rezone the lands from "R4" to "M1" and "G" to permit industrial development and greenbelt. The application was approved in principle at Council on April 22, 1985, but the By-law was never enacted as the outstanding requirements were not fulfilled and the file was closed on January 19, 2006;
- May 5, 2003 – Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands. The subject site was designated "General Retail Commercial";
- June 16, 2005 – A minor variance application under file "A" 204/05, to permit the retail sale of used motor vehicles on the subject property, was refused by the Committee of Adjustment;
- 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).



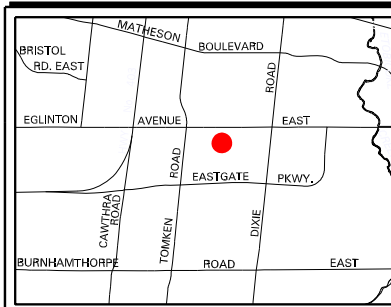
LEGEND:

 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: 03 2011



SUBJECT: **1751504 ONTARIO INC.**



FILE NO:
OZ 10002 W3

DWG. NO:
10002A,DGN

SCALE:
1:2500

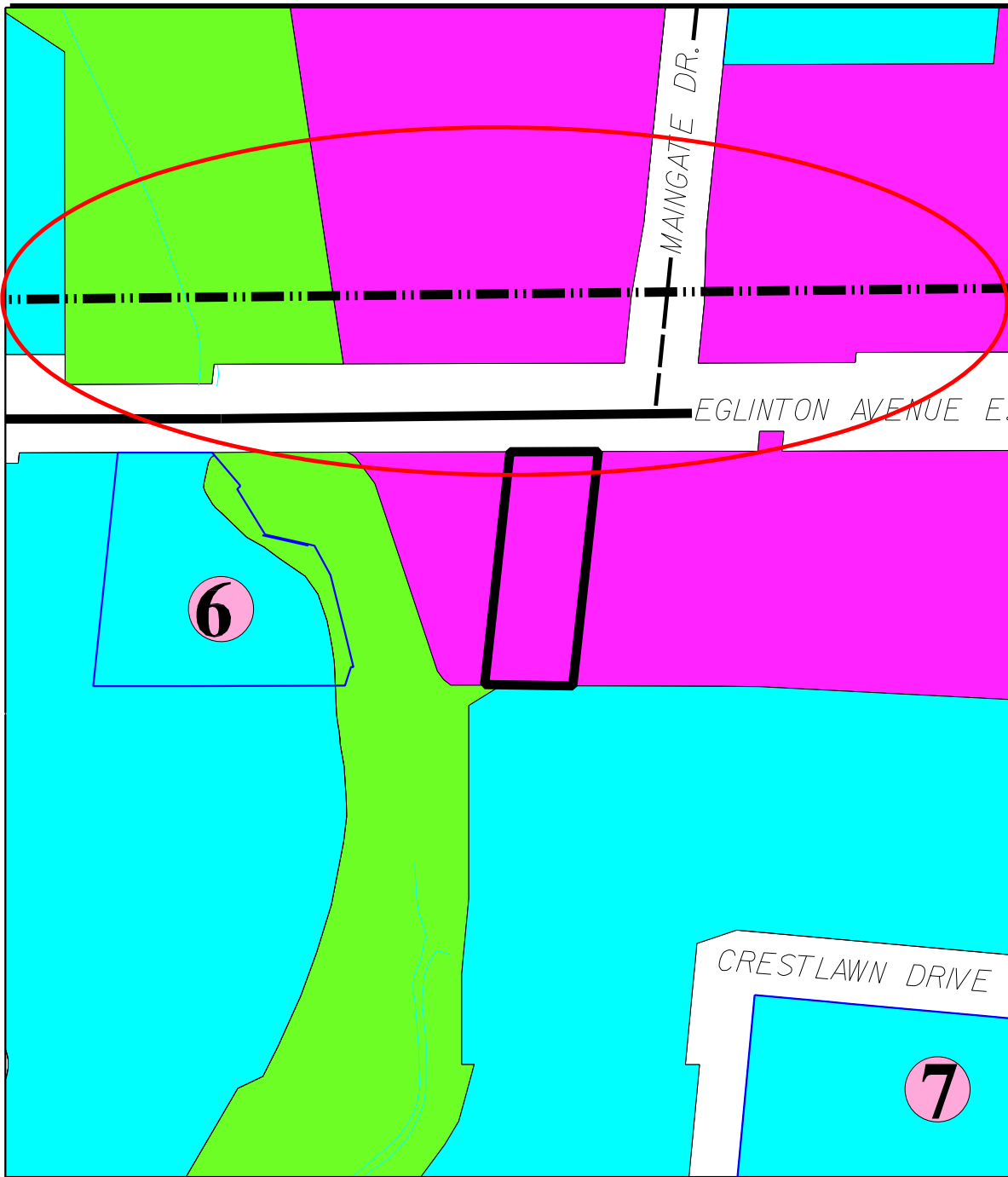
PDC DATE:
2011 10 17

DRAWN BY:
K. PROKOP

APPENDIX 1-2

 **MISSISSAUGA**
Planning and Building

Produced by
T&W, Geomatics



**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)

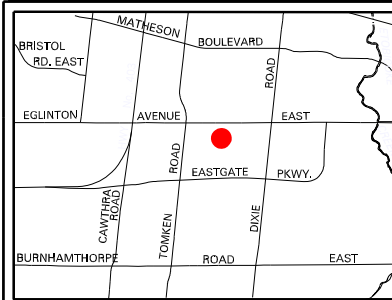
*Amendment No. 95 Appealed to the Ontario Municipal Board.
Removing Eglinton Avenue as a Major Transit Corridor*



SUBJECT LANDS



SUBJECT:
1751504 ONTARIO INC.



FILE NO:
OZ 10/002 W3

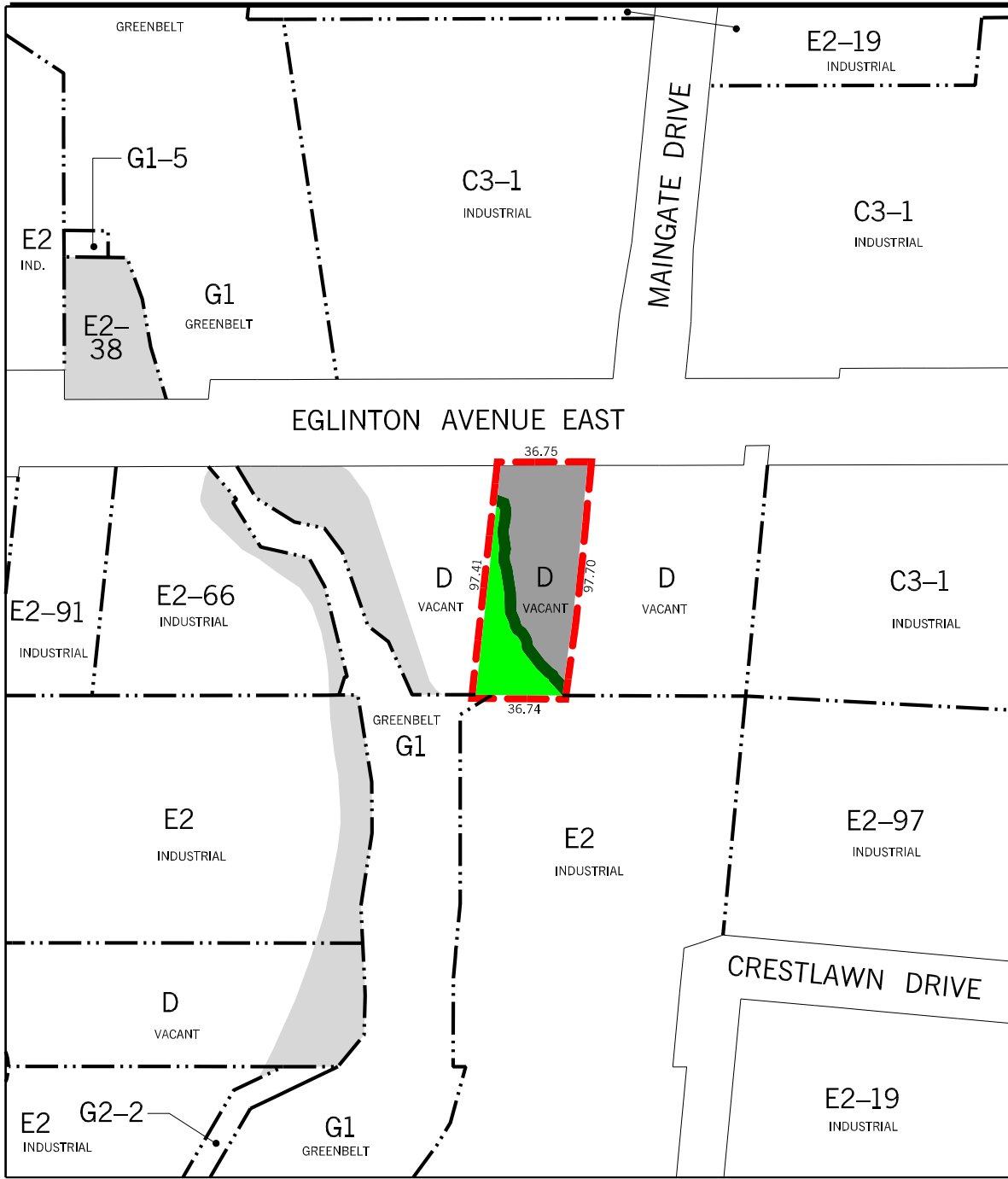
DWG. NO:
10002L.DGN

SCALE:
NTS

PDC DATE:
2011 10 17

DRAWN BY:
K. PROKOP

APPENDIX 1-3



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'C3-EXCEPTION' (GENERAL COMMERCIAL) TO PERMIT A ONE STOREY SINGLE UNIT RETAIL COMMERCIAL BUILDING.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G1' (NATURAL HAZARDS)



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G2-1' (NATURAL FEATURES) TO PERMIT A 5.0m BUFFER

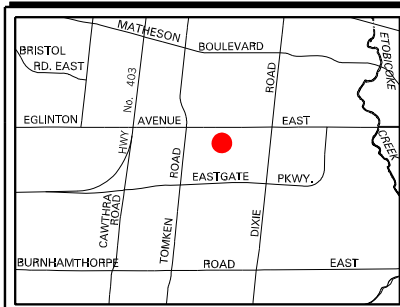


GREENBELT OVERLAY

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA. THIS IS NOT A PLAN OF SURVEY.



SUBJECT:
1751504 ONTARIO INC.



FILE NO:
OZ 10002 W3

DWG. NO:
10002R.DGN

SCALE:
1:2500

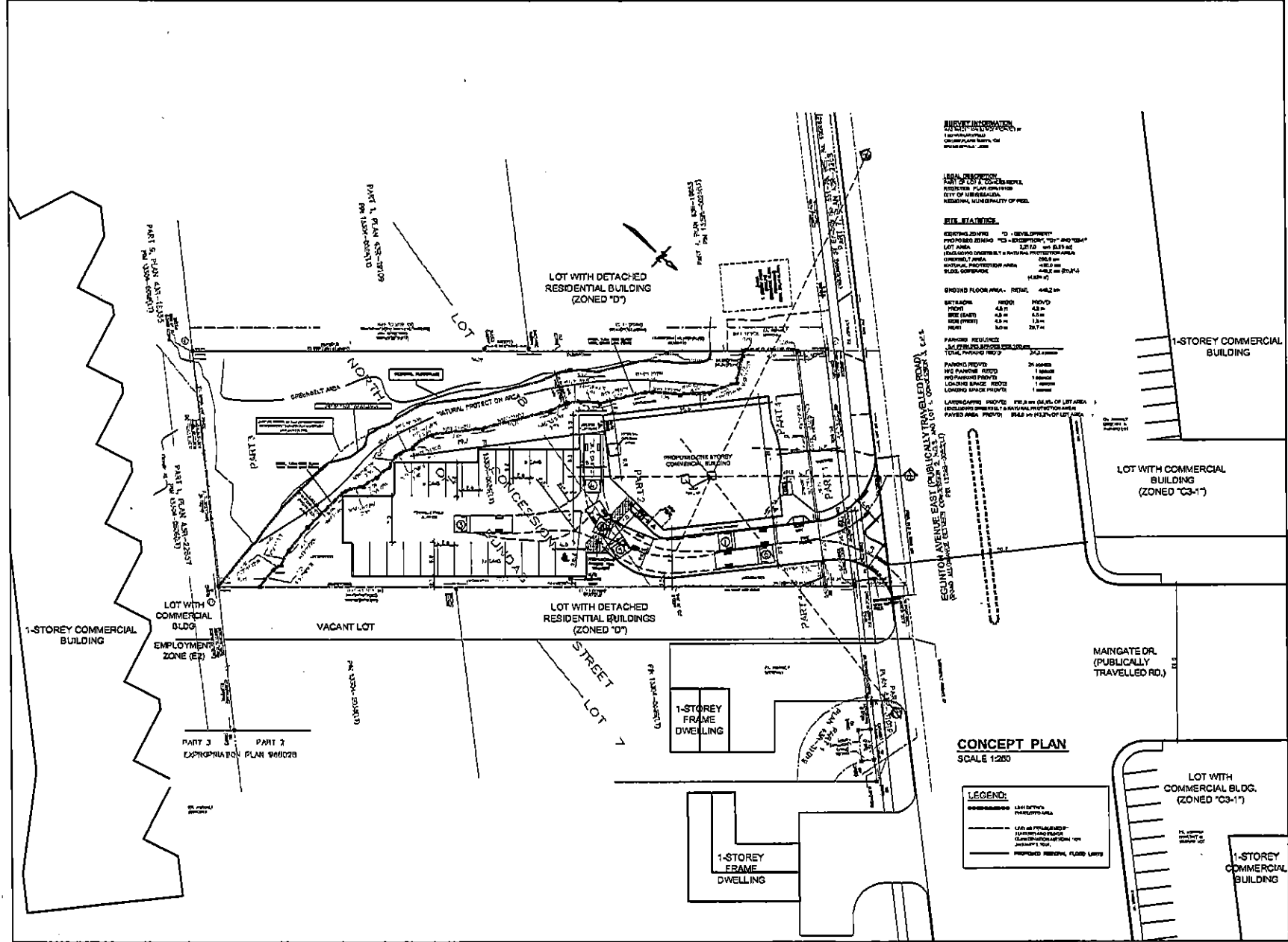
PDC DATE:
2011 10 17

DRAWN BY:
K. PROKOP

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-4



SURVEY INFORMATION
 223 (MUNICIPAL)
 100 (MUNICIPAL)
 100 (MUNICIPAL)
 100 (MUNICIPAL)
 100 (MUNICIPAL)

LEGAL DESCRIPTION
 PART OF LOT 4, CONCEPT PLAN
 ADDRESS: PLAN 960028
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEELE

FILE STATISTICS

GENERAL ZONING - ZONING PERMIT
 PROPOSED ZONING "C3-1" (COMMERCIAL), "D" (RESIDENTIAL)
 LOT AREA: 3,211.00 sq. ft. (300.00 x 10.70)
 DEVELOPER: [Name]
 COUNCILOR: [Name]
 COUNCILOR'S OFFICE: [Address]
 COUNCILOR'S PHONE: [Number]
 COUNCILOR'S FAX: [Number]
 COUNCILOR'S EMAIL: [Address]

GROUND FLOOR AREA - TOTAL 444.2 sq. m

| SETBACK | FRONT | REAR | SIDE |
|--------------|-------|-------|-------|
| FRONT | 4.8 m | 4.8 m | 4.8 m |
| REAR | 4.8 m | 4.8 m | 4.8 m |
| SIDE (FRONT) | 4.8 m | 4.8 m | 4.8 m |
| SIDE (REAR) | 4.8 m | 4.8 m | 4.8 m |

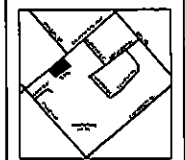
FINISHES REQUIRED
 TOTAL FINISHED FLOOR AREA: 444.2 sq. m
 FINISHED FLOOR: 444.2 sq. m
 FINISHED ROOF: 444.2 sq. m
 FINISHED WALLS: 444.2 sq. m
 FINISHED CEILING: 444.2 sq. m
 FINISHED FLOORING: 444.2 sq. m
 FINISHED PAINT: 444.2 sq. m
 FINISHED GLASS: 444.2 sq. m
 FINISHED METAL: 444.2 sq. m
 FINISHED WOOD: 444.2 sq. m
 FINISHED CONCRETE: 444.2 sq. m
 FINISHED BRICK: 444.2 sq. m
 FINISHED STONE: 444.2 sq. m
 FINISHED TILE: 444.2 sq. m
 FINISHED CARPET: 444.2 sq. m
 FINISHED LINOLEUM: 444.2 sq. m
 FINISHED RUBBER: 444.2 sq. m
 FINISHED VINYL: 444.2 sq. m
 FINISHED PAPER: 444.2 sq. m
 FINISHED FABRIC: 444.2 sq. m
 FINISHED LEATHER: 444.2 sq. m
 FINISHED GLASS: 444.2 sq. m
 FINISHED METAL: 444.2 sq. m
 FINISHED WOOD: 444.2 sq. m
 FINISHED CONCRETE: 444.2 sq. m
 FINISHED BRICK: 444.2 sq. m
 FINISHED STONE: 444.2 sq. m
 FINISHED TILE: 444.2 sq. m
 FINISHED CARPET: 444.2 sq. m
 FINISHED LINOLEUM: 444.2 sq. m
 FINISHED RUBBER: 444.2 sq. m
 FINISHED VINYL: 444.2 sq. m
 FINISHED PAPER: 444.2 sq. m
 FINISHED FABRIC: 444.2 sq. m
 FINISHED LEATHER: 444.2 sq. m

LANDSCAPING PROVIDED PER 10% OF LOT AREA
 EXCLUDED: [Area]
 PAVED AREA PROVIDED: [Area]

CONCEPT PLAN SCALE 1:200

LEGEND:
 - - - - - EXISTING PROPERTIES
 - - - - - LOT OR POTENTIAL LOT
 - - - - - EXISTING OR PROPOSED CONSTRUCTION OR IMPROVEMENT
 - - - - - PROPOSED FINISH, FLOOR LEVELS

NOT TO SCALE
 ALL DIMENSIONS ARE IN METERS
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED



KEY PLAN
 1:1000

| NO. | DESCRIPTION | DATE |
|-----|------------------|------------|
| 1 | PRELIMINARY PLAN | 2008-01-15 |
| 2 | CONCEPT PLAN | 2008-02-15 |
| 3 | CONCEPT PLAN | 2008-03-15 |
| 4 | CONCEPT PLAN | 2008-04-15 |
| 5 | CONCEPT PLAN | 2008-05-15 |
| 6 | CONCEPT PLAN | 2008-06-15 |
| 7 | CONCEPT PLAN | 2008-07-15 |
| 8 | CONCEPT PLAN | 2008-08-15 |
| 9 | CONCEPT PLAN | 2008-09-15 |
| 10 | CONCEPT PLAN | 2008-10-15 |
| 11 | CONCEPT PLAN | 2008-11-15 |
| 12 | CONCEPT PLAN | 2008-12-15 |
| 13 | CONCEPT PLAN | 2009-01-15 |
| 14 | CONCEPT PLAN | 2009-02-15 |
| 15 | CONCEPT PLAN | 2009-03-15 |
| 16 | CONCEPT PLAN | 2009-04-15 |
| 17 | CONCEPT PLAN | 2009-05-15 |
| 18 | CONCEPT PLAN | 2009-06-15 |
| 19 | CONCEPT PLAN | 2009-07-15 |
| 20 | CONCEPT PLAN | 2009-08-15 |
| 21 | CONCEPT PLAN | 2009-09-15 |
| 22 | CONCEPT PLAN | 2009-10-15 |
| 23 | CONCEPT PLAN | 2009-11-15 |
| 24 | CONCEPT PLAN | 2009-12-15 |
| 25 | CONCEPT PLAN | 2010-01-15 |
| 26 | CONCEPT PLAN | 2010-02-15 |
| 27 | CONCEPT PLAN | 2010-03-15 |
| 28 | CONCEPT PLAN | 2010-04-15 |
| 29 | CONCEPT PLAN | 2010-05-15 |
| 30 | CONCEPT PLAN | 2010-06-15 |
| 31 | CONCEPT PLAN | 2010-07-15 |
| 32 | CONCEPT PLAN | 2010-08-15 |
| 33 | CONCEPT PLAN | 2010-09-15 |
| 34 | CONCEPT PLAN | 2010-10-15 |
| 35 | CONCEPT PLAN | 2010-11-15 |
| 36 | CONCEPT PLAN | 2010-12-15 |
| 37 | CONCEPT PLAN | 2011-01-15 |
| 38 | CONCEPT PLAN | 2011-02-15 |
| 39 | CONCEPT PLAN | 2011-03-15 |
| 40 | CONCEPT PLAN | 2011-04-15 |
| 41 | CONCEPT PLAN | 2011-05-15 |
| 42 | CONCEPT PLAN | 2011-06-15 |
| 43 | CONCEPT PLAN | 2011-07-15 |
| 44 | CONCEPT PLAN | 2011-08-15 |
| 45 | CONCEPT PLAN | 2011-09-15 |
| 46 | CONCEPT PLAN | 2011-10-15 |
| 47 | CONCEPT PLAN | 2011-11-15 |
| 48 | CONCEPT PLAN | 2011-12-15 |
| 49 | CONCEPT PLAN | 2012-01-15 |
| 50 | CONCEPT PLAN | 2012-02-15 |
| 51 | CONCEPT PLAN | 2012-03-15 |
| 52 | CONCEPT PLAN | 2012-04-15 |
| 53 | CONCEPT PLAN | 2012-05-15 |
| 54 | CONCEPT PLAN | 2012-06-15 |
| 55 | CONCEPT PLAN | 2012-07-15 |
| 56 | CONCEPT PLAN | 2012-08-15 |
| 57 | CONCEPT PLAN | 2012-09-15 |
| 58 | CONCEPT PLAN | 2012-10-15 |
| 59 | CONCEPT PLAN | 2012-11-15 |
| 60 | CONCEPT PLAN | 2012-12-15 |
| 61 | CONCEPT PLAN | 2013-01-15 |
| 62 | CONCEPT PLAN | 2013-02-15 |
| 63 | CONCEPT PLAN | 2013-03-15 |
| 64 | CONCEPT PLAN | 2013-04-15 |
| 65 | CONCEPT PLAN | 2013-05-15 |
| 66 | CONCEPT PLAN | 2013-06-15 |
| 67 | CONCEPT PLAN | 2013-07-15 |
| 68 | CONCEPT PLAN | 2013-08-15 |
| 69 | CONCEPT PLAN | 2013-09-15 |
| 70 | CONCEPT PLAN | 2013-10-15 |
| 71 | CONCEPT PLAN | 2013-11-15 |
| 72 | CONCEPT PLAN | 2013-12-15 |
| 73 | CONCEPT PLAN | 2014-01-15 |
| 74 | CONCEPT PLAN | 2014-02-15 |
| 75 | CONCEPT PLAN | 2014-03-15 |
| 76 | CONCEPT PLAN | 2014-04-15 |
| 77 | CONCEPT PLAN | 2014-05-15 |
| 78 | CONCEPT PLAN | 2014-06-15 |
| 79 | CONCEPT PLAN | 2014-07-15 |
| 80 | CONCEPT PLAN | 2014-08-15 |
| 81 | CONCEPT PLAN | 2014-09-15 |
| 82 | CONCEPT PLAN | 2014-10-15 |
| 83 | CONCEPT PLAN | 2014-11-15 |
| 84 | CONCEPT PLAN | 2014-12-15 |
| 85 | CONCEPT PLAN | 2015-01-15 |
| 86 | CONCEPT PLAN | 2015-02-15 |
| 87 | CONCEPT PLAN | 2015-03-15 |
| 88 | CONCEPT PLAN | 2015-04-15 |
| 89 | CONCEPT PLAN | 2015-05-15 |
| 90 | CONCEPT PLAN | 2015-06-15 |
| 91 | CONCEPT PLAN | 2015-07-15 |
| 92 | CONCEPT PLAN | 2015-08-15 |
| 93 | CONCEPT PLAN | 2015-09-15 |
| 94 | CONCEPT PLAN | 2015-10-15 |
| 95 | CONCEPT PLAN | 2015-11-15 |
| 96 | CONCEPT PLAN | 2015-12-15 |
| 97 | CONCEPT PLAN | 2016-01-15 |
| 98 | CONCEPT PLAN | 2016-02-15 |
| 99 | CONCEPT PLAN | 2016-03-15 |
| 100 | CONCEPT PLAN | 2016-04-15 |

| NO. | DESCRIPTION | DATE |
|-----|------------------|------------|
| 1 | PRELIMINARY PLAN | 2008-01-15 |
| 2 | CONCEPT PLAN | 2008-02-15 |
| 3 | CONCEPT PLAN | 2008-03-15 |
| 4 | CONCEPT PLAN | 2008-04-15 |
| 5 | CONCEPT PLAN | 2008-05-15 |
| 6 | CONCEPT PLAN | 2008-06-15 |
| 7 | CONCEPT PLAN | 2008-07-15 |
| 8 | CONCEPT PLAN | 2008-08-15 |
| 9 | CONCEPT PLAN | 2008-09-15 |
| 10 | CONCEPT PLAN | 2008-10-15 |
| 11 | CONCEPT PLAN | 2008-11-15 |
| 12 | CONCEPT PLAN | 2008-12-15 |
| 13 | CONCEPT PLAN | 2009-01-15 |
| 14 | CONCEPT PLAN | 2009-02-15 |
| 15 | CONCEPT PLAN | 2009-03-15 |
| 16 | CONCEPT PLAN | 2009-04-15 |
| 17 | CONCEPT PLAN | 2009-05-15 |
| 18 | CONCEPT PLAN | 2009-06-15 |
| 19 | CONCEPT PLAN | 2009-07-15 |
| 20 | CONCEPT PLAN | 2009-08-15 |
| 21 | CONCEPT PLAN | 2009-09-15 |
| 22 | CONCEPT PLAN | 2009-10-15 |
| 23 | CONCEPT PLAN | 2009-11-15 |
| 24 | CONCEPT PLAN | 2009-12-15 |
| 25 | CONCEPT PLAN | 2010-01-15 |
| 26 | CONCEPT PLAN | 2010-02-15 |
| 27 | CONCEPT PLAN | 2010-03-15 |
| 28 | CONCEPT PLAN | 2010-04-15 |
| 29 | CONCEPT PLAN | 2010-05-15 |
| 30 | CONCEPT PLAN | 2010-06-15 |
| 31 | CONCEPT PLAN | 2010-07-15 |
| 32 | CONCEPT PLAN | 2010-08-15 |
| 33 | CONCEPT PLAN | 2010-09-15 |
| 34 | CONCEPT PLAN | 2010-10-15 |
| 35 | CONCEPT PLAN | 2010-11-15 |
| 36 | CONCEPT PLAN | 2010-12-15 |
| 37 | CONCEPT PLAN | 2011-01-15 |
| 38 | CONCEPT PLAN | 2011-02-15 |
| 39 | CONCEPT PLAN | 2011-03-15 |
| 40 | CONCEPT PLAN | 2011-04-15 |
| 41 | CONCEPT PLAN | 2011-05-15 |
| 42 | CONCEPT PLAN | 2011-06-15 |
| 43 | CONCEPT PLAN | 2011-07-15 |
| 44 | CONCEPT PLAN | 2011-08-15 |
| 45 | CONCEPT PLAN | 2011-09-15 |
| 46 | CONCEPT PLAN | 2011-10-15 |
| 47 | CONCEPT PLAN | 2011-11-15 |
| 48 | CONCEPT PLAN | 2011-12-15 |
| 49 | CONCEPT PLAN | 2012-01-15 |
| 50 | CONCEPT PLAN | 2012-02-15 |
| 51 | CONCEPT PLAN | 2012-03-15 |
| 52 | CONCEPT PLAN | 2012-04-15 |
| 53 | CONCEPT PLAN | 2012-05-15 |
| 54 | CONCEPT PLAN | 2012-06-15 |
| 55 | CONCEPT PLAN | 2012-07-15 |
| 56 | CONCEPT PLAN | 2012-08-15 |
| 57 | CONCEPT PLAN | 2012-09-15 |
| 58 | CONCEPT PLAN | 2012-10-15 |
| 59 | CONCEPT PLAN | 2012-11-15 |
| 60 | CONCEPT PLAN | 2012-12-15 |
| 61 | CONCEPT PLAN | 2013-01-15 |
| 62 | CONCEPT PLAN | 2013-02-15 |
| 63 | CONCEPT PLAN | 2013-03-15 |
| 64 | CONCEPT PLAN | 2013-04-15 |
| 65 | CONCEPT PLAN | 2013-05-15 |
| 66 | CONCEPT PLAN | 2013-06-15 |
| 67 | CONCEPT PLAN | 2013-07-15 |
| 68 | CONCEPT PLAN | 2013-08-15 |
| 69 | CONCEPT PLAN | 2013-09-15 |
| 70 | CONCEPT PLAN | 2013-10-15 |
| 71 | CONCEPT PLAN | 2013-11-15 |
| 72 | CONCEPT PLAN | 2013-12-15 |
| 73 | CONCEPT PLAN | 2014-01-15 |
| 74 | CONCEPT PLAN | 2014-02-15 |
| 75 | CONCEPT PLAN | 2014-03-15 |
| 76 | CONCEPT PLAN | 2014-04-15 |
| 77 | CONCEPT PLAN | 2014-05-15 |
| 78 | CONCEPT PLAN | 2014-06-15 |
| 79 | CONCEPT PLAN | 2014-07-15 |
| 80 | CONCEPT PLAN | 2014-08-15 |
| 81 | CONCEPT PLAN | 2014-09-15 |
| 82 | CONCEPT PLAN | 2014-10-15 |
| 83 | CONCEPT PLAN | 2014-11-15 |
| 84 | CONCEPT PLAN | 2014-12-15 |
| 85 | CONCEPT PLAN | 2015-01-15 |
| 86 | CONCEPT PLAN | 2015-02-15 |
| 87 | CONCEPT PLAN | 2015-03-15 |
| 88 | CONCEPT PLAN | 2015-04-15 |
| 89 | CONCEPT PLAN | 2015-05-15 |
| 90 | CONCEPT PLAN | 2015-06-15 |
| 91 | CONCEPT PLAN | 2015-07-15 |
| 92 | CONCEPT PLAN | 2015-08-15 |
| 93 | CONCEPT PLAN | 2015-09-15 |
| 94 | CONCEPT PLAN | 2015-10-15 |
| 95 | CONCEPT PLAN | 2015-11-15 |
| 96 | CONCEPT PLAN | 2015-12-15 |
| 97 | CONCEPT PLAN | 2016-01-15 |
| 98 | CONCEPT PLAN | 2016-02-15 |
| 99 | CONCEPT PLAN | 2016-03-15 |
| 100 | CONCEPT PLAN | 2016-04-15 |

PROPOSED ONE STOREY COMMERCIAL BUILDING
 AT 1084 EGLINTON AVENUE W.
 MISSISSAUGA, ONTARIO
 01/15/2016



WES BUDYKA
 CONSULTANTS

3000 VICTORIA PARKWAY, SUITE 100
 MISSISSAUGA, ONTARIO L4X 1L3
 TEL: (905) 876-8888 FAX: (905) 876-8888
 EMAIL: wes@wesyka.com wes@wesyka.com

CONCEPT PLAN

| NO. | DESCRIPTION | DATE |
|------|------------------|------------|
| 1 | PRELIMINARY PLAN | 2008-01-15 |
| 2 | CONCEPT PLAN | 2008-02-15 |
| 3 | CONCEPT PLAN | 2008-03-15 |
| 4 | CONCEPT PLAN | 2008-04-15 |
| 5 | CONCEPT PLAN | 2008-05-15 |
| 6 | CONCEPT PLAN | 2008-06-15 |
| 7 | CONCEPT PLAN | 2008-07-15 |
| 8 | CONCEPT PLAN | 2008-08-15 |
| 9 | CONCEPT PLAN | 2008-09-15 |
| 10 | CONCEPT PLAN | 2008-10-15 |
| 11 | CONCEPT PLAN | 2008-11-15 |
| 12 | CONCEPT PLAN | 2008-12-15 |
| 13 | CONCEPT PLAN | 2009-01-15 |
| 14 | CONCEPT PLAN | 2009-02-15 |
| 15 | CONCEPT PLAN | 2009-03-15 |
| 16 | CONCEPT PLAN | 2009-04-15 |
| 17 | CONCEPT PLAN | 2009-05-15 |
| 18 | CONCEPT PLAN | 2009-06-15 |
| 19 | CONCEPT PLAN | 2009-07-15 |
| 20 | CONCEPT PLAN | 2009-08-15 |
| 21 | CONCEPT PLAN | 2009-09-15 |
| 22 | CONCEPT PLAN | 2009-10-15 |
| 23 | CONCEPT PLAN | 2009-11-15 |
| 24 | CONCEPT PLAN | 2009-12-15 |
| 25 | CONCEPT PLAN | 2010-01-15 |
| 26 | CONCEPT PLAN | 2010-02-15 |
| 27 | CONCEPT PLAN | 2010-03-15 |
| 28 | CONCEPT PLAN | 2010-04-15 |
| 29 | CONCEPT PLAN | 2010-05-15 |
| 30 | CONCEPT PLAN | 2010-06-15 |
| 31 | CONCEPT PLAN | 2010-07-15 |
| 32 | CONCEPT PLAN | 2010-08-15 |
| 33 | CONCEPT PLAN | 2010-09-15 |
| 34 | CONCEPT PLAN | 2010-10-15 |
| 35 | CONCEPT PLAN | 2010-11-15 |
| 36 | CONCEPT PLAN | 2010-12-15 |
| 37 | CONCEPT PLAN | 2011-01-15 |
| 38 | CONCEPT PLAN | 2011-02-15 |
| 39 | CONCEPT PLAN | 2011-03-15 |
| 40 | CONCEPT PLAN | 2011-04-15 |
| 41 | CONCEPT PLAN | 2011-05-15 |
| 42 | CONCEPT PLAN | 2011-06-15 |
| 43 | CONCEPT PLAN | 2011-07-15 |
| 44 | CONCEPT PLAN | 2011-08-15 |
| 45 | CONCEPT PLAN | 2011-09-15 |
| 46</ | | |

1751504 Ontario Inc.

File: OZ 10/002 W3

Agency Comments

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

| Agency / Comment Date | Comment |
|-----------------------------------|--|
| Region of Peel (July 18, 2011) | <p>The subject land is located adjacent to the Little Etobicoke Creek. The Regional Official Plan (ROP) designates the Little Etobicoke 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. The Region relies on the environmental expertise of the Toronto Region Conservation Authority (TRCA) staff for the review of development applications located within or adjacent to Core Areas of the Greenlands System in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that City staff consider comments from the TRCA and incorporate their conditions of approval appropriately. 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 Region Conservation Authority.</p> <p>An existing 300 mm (11.8 in.) diameter water main is located on Eglinton Avenue East. An existing 450 mm (17.7 in.) diameter sanitary sewer is located on Eglinton Avenue East.</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> |

1751504 Ontario Inc.

File: OZ 10/002 W3

| Agency / Comment Date | Comment |
|--|---|
| <p>Toronto and Region Conservation Authority (July 20, 2011)</p> | <p>Based upon top-of-bank staking conducted by TRCA staff in conjunction with City staff on January 3, 2008 and subsequent meetings for this particular site, a minimum 5 m (16.4 ft.) inland buffer has been agreed to from the greater of the development constraints, rather than 10 m (32.8 ft.) as per the Valley and Stream Corridor Management Program (VSCMP). The buffer reduction should be offset through dense native plantings throughout the area below top-of-bank and the 5 m (16.4 ft.) buffer.</p> <p>The proposed 1.5 m (4.9 ft.) high black vinyl chain link fence should be placed along the entire development limit to prevent future encroachment, snow storage, and dumping within the valley corridor.</p> <p>Documentation is to be provided confirming that the 5 m (16.4 ft.) buffer and the lands below top-of-bank have been gratuitously dedicated and placed in public ownership.</p> <p>Additional details (e.g. cross section plan) are required regarding the proposed outfall.</p> <p>An Erosion and Sediment Control Plan will be required for review at the detailed design stage and shall conform to TRCA's Erosion and Sediment Control Guidelines for Urban Construction (2006).</p> <p>The proposed works are located within a Regulated Area of the Etobicoke Creek Watershed. On this basis, a TRCA permit is required from this Authority prior to any works commencing on the subject site pursuant to Ontario Regulation 166/06. TRCA is in receipt of the required permit application but will not be in a position to issue a permit until such time as a site plan application has been approved.</p> |

1751504 Ontario Inc.

File: OZ 10/002 W3

| Agency / Comment Date | Comment |
|--|--|
| <p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (August 22, 2011)</p> | <p>The Community Services Department – Park Planning Section notes that the subject property is adjacent to City-owned greenbelt lands (Not To Be Named P-259). All lands below the established top-of-bank as staked on January 3, 2008, the Regional Storm floodplain, or within the stability and/or erosion component of the valley slope, whichever is greater, shall be deeded gratuitously to the City as greenbelt. A 5 m (16.4 ft.) inland buffer shall also be gratuitously dedicated to the City in this instance. Should the application be approved, this Department will require hoarding, fencing, and associated securities including securities for greenbelt clean up works to ensure protection of the dedicated greenbelt lands. Prior to by-law enactment, cash contributions for street trees and trail signage will also be required.</p> <p>Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City’s Policies and By-laws.</p> |
| <p>City Community Services Department – Fire and Emergency Services Division (March 24, 2010)</p> | <p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and available water supply are acceptable.</p> |
| <p>City Transportation and Works Department (August 4, 2011)</p> | <p>In comments dated July 29, 2011, this department requested that the applicant include the drainage information for the external areas in the Functional Servicing Report (FSR) to determine the extent of easement which may be required to accommodate drainage of adjacent lands.</p> <p>This application requires the written approval of the Toronto and Region Conservation Authority (TRCA) with regards to long-term stability, location of top-of-bank, hazard lines, regional flood elevations, Stormwater Management</p> |

1751504 Ontario Inc.

File: OZ 10/002 W3

| Agency / Comment Date | Comment |
|---|---|
| | <p>requirements, greenbelt buffer requirements, outlet structures, and any required development setbacks.</p> <p>The concept plan dated June 2009, revised June 24, 2011, is to be modified to establish a public easement over a portion of the driving aisle to accommodate the future interconnection for both vehicular and pedestrian access with the adjacent lands to the east. This is intended to facilitate access to the signalized intersection of Eglinton Avenue and Maingate Drive upon any future re-development of the adjacent sites.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting, pending receipt and review of the foregoing.</p> |
| Mississauga Transit (November 18, 2010) | <p>This site is currently serviced by Mississauga Transit Routes 7, 35/35A, and 89 along Eglinton Avenue East.</p> <p>Please ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and Mississauga Transit service.</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>Economic Development Enersource Hydro Mississauga Enbridge Canada Post Rogers Sun-Canadian Pipe Line Company Ltd.</p> |

1751504 Ontario Inc.**File: OZ 10/002 W3**

| Agency / Comment Date | Comment |
|------------------------------|--|
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Realty Services Peel Regional Police Bell Trans-Northern Pipelines Inc. Imperial Oil – Sarnia Products Pipe Line</p> |

