



Corporate Report

Clerk's Files

Originator's
Files OZ 07/017 W3

PDC OCT 31 2011

DATE: October 11, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 31, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit restaurant uses
1030 Canadian Place
South of Eglinton Avenue East, east of Tomken Road
Owner: F-F Construction Co. Limited
Applicant: Greg Dell and Associates

Bill 51

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated October 11, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2-86" (Employment), to permit restaurant uses under file OZ 07/017 W3, F-F Construction Co. Limited, 1030 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:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	September 13, 2007
Deemed complete:	October 12, 2007
Height:	1 storey
Landscaped Area:	29.2%
Gross Floor Area:	434.95 m ² (4,681.76 sq. ft.)
Parking Required:	23 parking spaces
Parking Provided:	23 parking spaces
Supporting Documents:	Planning Justification Report Concept Plan Survey

Site Characteristics	
Frontage:	88.5 m (290.4 ft.)
Depth:	40.9 m (134.2 ft.)
Gross Lot Area:	0.184 ha (0.455 ac.)
Existing Use:	Vacant land

Neighbourhood Context

The subject property is located in the south-east quadrant of Eglinton Avenue East and Tomken Road, on Canadian Place. The subject lands abut an existing restaurant site that is developed with two restaurants, one with a drive-through. Multi-unit industrial buildings containing a mix of office and employment uses have recently been developed on Canadian Place. This section of Tomken Road is characterized by Philip Pocock Catholic Secondary School and Tomken Twin Arena, along with vacant lands and a grouping of bungalows.

The surrounding land uses are described as follows:

North: Across Canadian Place, multi-unit industrial condominium

East: Across Canadian Place, vacant land

South: Vacant land

West: Two restaurants, one with a drive-through

The western portion of the subject lands were zoned as a result of the approval of the previous rezoning application (file OZ 90/056 W3) that established the two restaurants to the west.

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

"Business Employment" which generally permits industrial uses, including manufacturing, assembling, processing, fabricating, research and development, sales and service, warehousing, distributing and wholesaling. All types of restaurants, including banquet halls, are permitted by this designation.

New Mississauga Official Plan

Mississauga Official Plan was approved by the Region of Peel on September 22, 2011 and staff were authorized to issue notice of decision. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Business Employment". The proposed restaurant conforms with the land use designation contained in the new Mississauga Official Plan and associated policies.

Existing Zoning

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

Proposed Zoning By-law Amendment

"E2-86" (Employment - Exception) to permit restaurants, including take-out and convenience restaurants.

The proposed zoning is currently applicable to the abutting lands to the west.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- satisfactory arrangements regarding overland flow and stormwater management;
- satisfactory arrangements regarding the completion of sidewalks on Canadian Place;
- vehicular access arrangement and configuration.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to stormwater management and the completion of Canadian Place that 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

F-F Construction Co. Limited

File: OZ 07/017 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 Area.
- 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).



LEGEND:



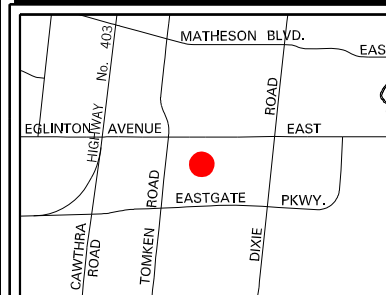
SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2011



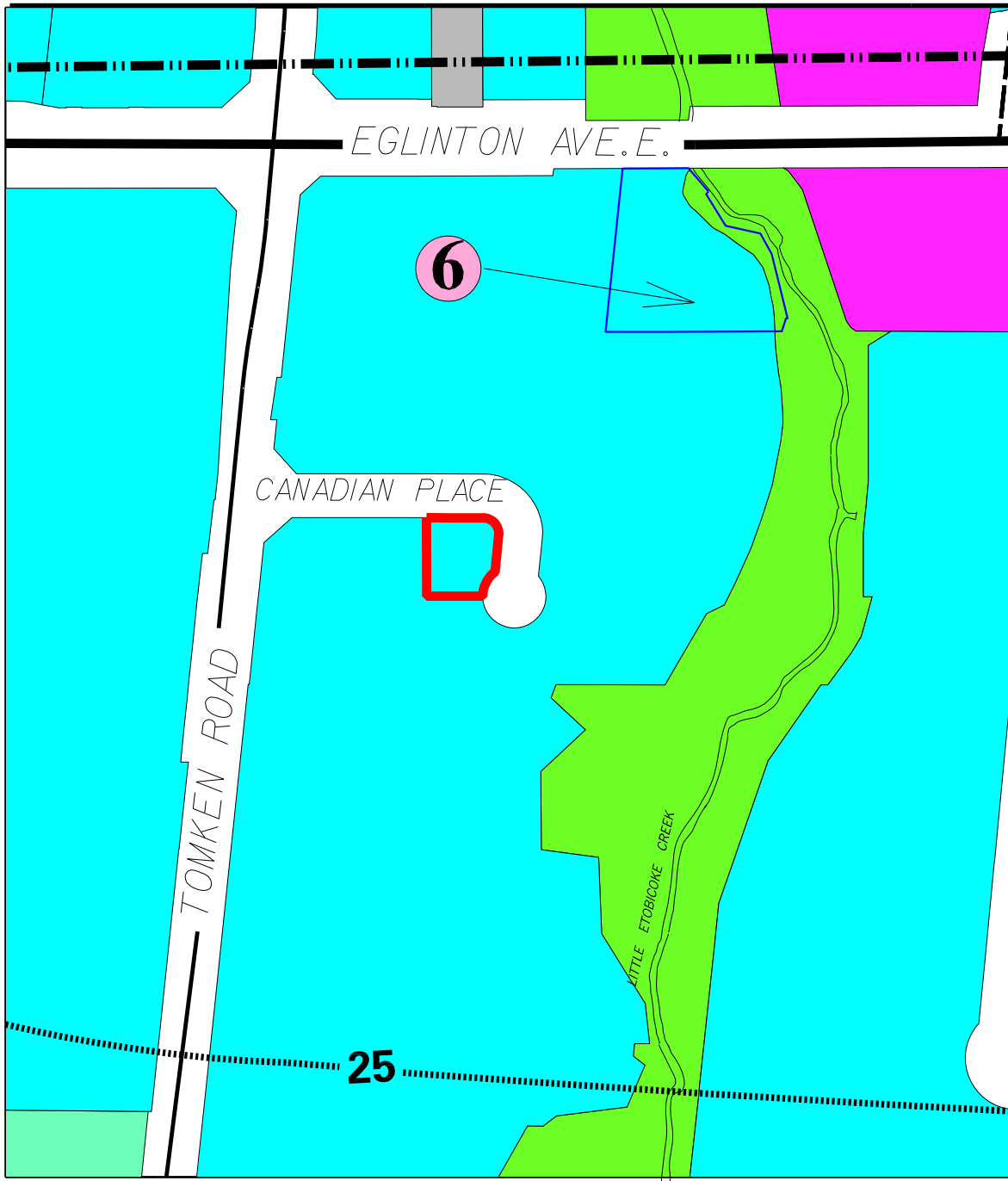
SUBJECT:

F-F CONSTRUCTION CO. LIMITED



FILE NO:	OZ 07017 W3
DWG. NO:	07017A.DGN
SCALE:	1:2500
PDC DATE:	2011 10 31
DRAWN BY:	K. PROKOP

APPENDIX I-2



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

LAND USE DESIGNATIONS

- General Commercial
- Motor Vehicle Commercial
- Business Employment
- Industrial
- Open Space
- Private Open Space
- Greenbelt
- Utility
- Parkway Belt West

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Possible future Arterial (conceptual)
- Major Collector
- Minor Collector
- Local Road
- Transitway
- Transitway Station
- Major Transit Corridor
- Special Site Areas (See Special Site Policies)

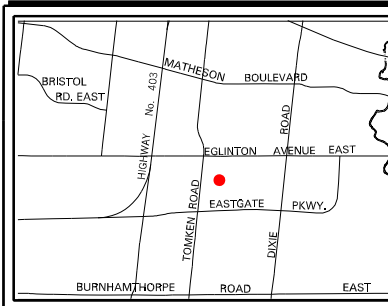
LAND USE LEGEND

- 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
- CP - City Park
- C - Community Park
- Cem - Cemetery
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District

SUBJECT LANDS



SUBJECT:
F-F CONSTRUCTION CO. LIMITED



FILE NO:
OZ 07017 W3

DWG. NO:
07017L

SCALE:
NTS

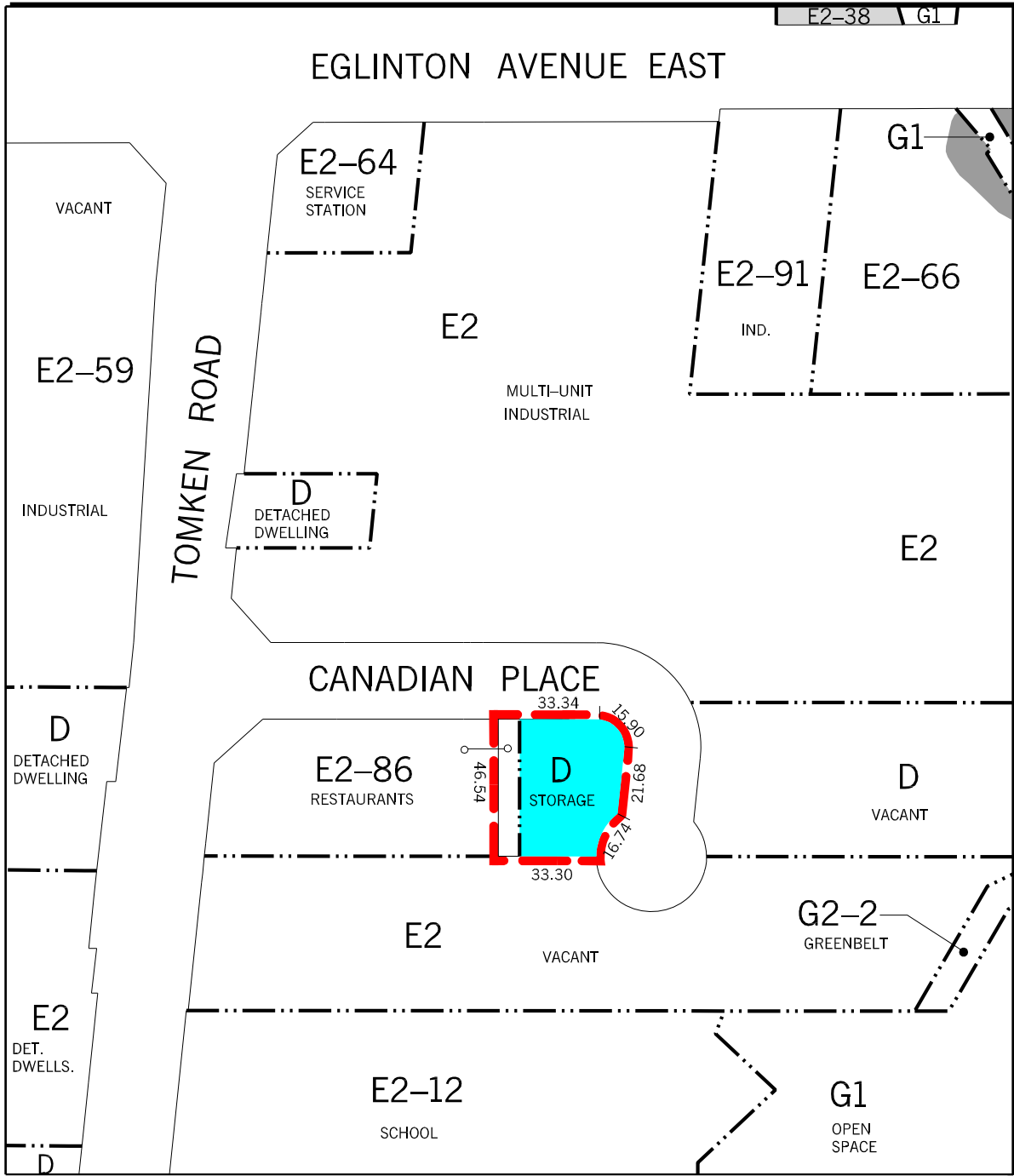
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2011 10 31

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K. PROKOP

APPENDIX 1-3

MISSISSAUGA
Planning and Building

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LEGEND:

SUBJECT LANDS

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-86" (EMPLOYMENT) TO PERMIT RESTAURANTS.

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.

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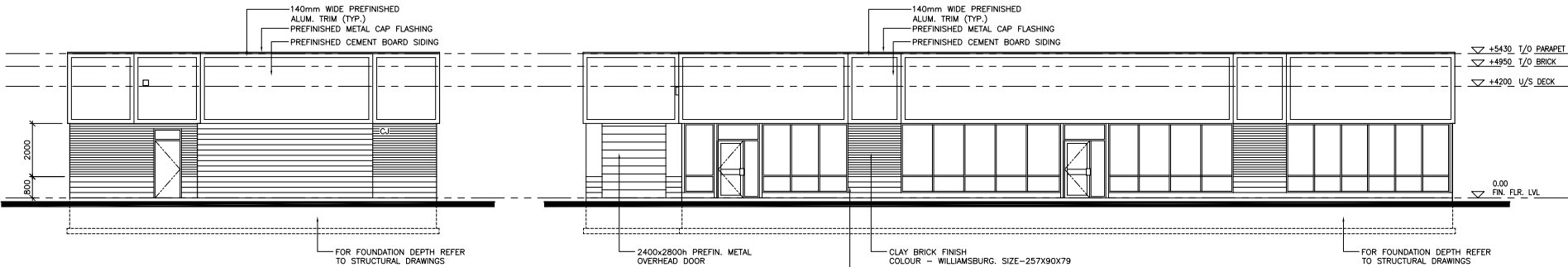
APPENDIX I-4

MISSISSAUGA
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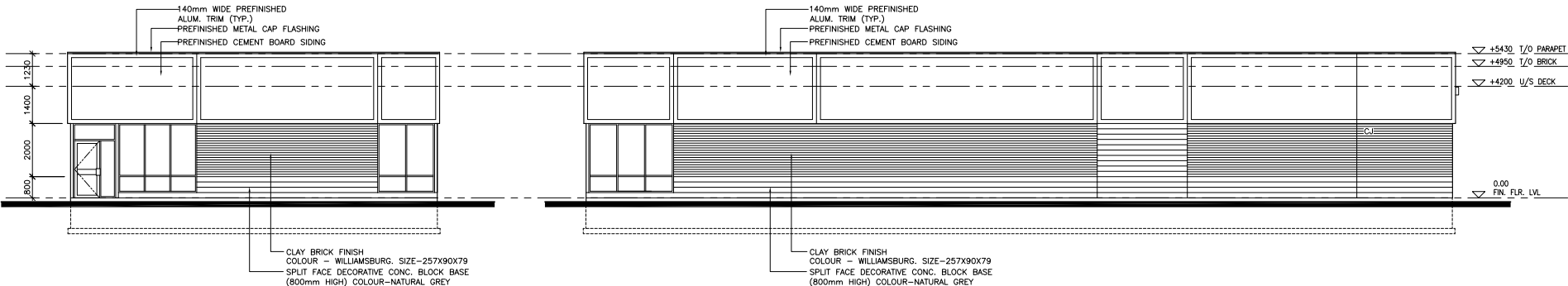


ELEVATIONS



1 SOUTH ELEVATION
A2 1:100

2 EAST ELEVATION
A2 1:100



3 NORTH ELEVATION
A2 1:100

4 WEST ELEVATION
A2 1:100

F-F Construction Co. Limited**File: OZ 07/017 W3****Agency Comments**

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

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (September 22, 2011)	This Department indicates that 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 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 (September 22, 2011)	<p>The applicant is to provide a revised Site Grading and Servicing Plan which accurately depicts the extension of the required municipal sidewalk. The applicant is also required to revise the concept plan to incorporate the appropriate modifications to the proposed access to Canadian Place.</p> <p>Additional details are to be provided confirming how the existing overland flow through Part 12, Plan 43R-28444 will be addressed, including the necessary restoration works required.</p> <p>Comments on the above will be finalized prior to 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>City Community Services Department – Fire and Emergency Services Division Region of Peel Hydro One Canada Post Corporation Bell Canada Enersource Hydro Mississauga Enbridge Gas Distribution Enbridge Pipelines</p>

F-F Construction Co. Limited**File: OZ 07/017 W3**

Agency / Comment Date	Comment
	Toronto and Region Conservation Authority
	<p>The following City Departments and external agencies were circulated the application but provided no comments:</p> <p>Rogers Cable Sun-Canadian Pipe Line Trans-Northern Pipelines Imperial Oil-Sarnia Products Pipe Line GTAA</p>

