



Corporate Report

Clerk's Files

Originator's
Files OZ 12/001 W 9

PDC MAY 14 2012

DATE: April 24, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 14, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit a Motor Vehicle Repair Facility - Restricted
2795 Argentia Road
North side of Argentia Road, east of Winston Churchill
Boulevard
Owner: OPB Realty Inc.
Applicant: JKO Planning Services Inc. (Jim Kostopoulos)

Bill 51

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated April 24, 2012, from the Commissioner of Planning and Building regarding the application to change the Zoning from "E2-24" (Employment) to "E2-Exception" (Employment), to permit a one (1) storey Motor Vehicle Repair Facility - Restricted (Master Mechanic) under file OZ 12/001 W9, OPB Realty Inc., 2795 Argentia Road, be received for information.

BACKGROUND: An application has been received to utilize a portion of the excess parking area on an existing Motor Vehicle Body Repair Facility (Carstar) site for a Motor Vehicle Repair Facility - Restricted (Master Mechanic) that includes an express emission testing facility. A site plan application under file SP 12/001 W9

has been submitted. The processing of the site plan will not be finalized until after Council makes a decision on the subject rezoning application.

The above-noted applications have 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:	January 3, 2012 (Received) January 19, 2012 (Deemed Complete)
Existing Gross Floor Area:	2 237.4 m ² (24,000 sq. ft.) (Carstar)
Proposed Gross Floor Areas:	579.2 m ² (6,235 sq. ft.) (new building - Master Mechanic) 2 816.6 m ² (30,318 sq. ft.) (total site)
Lot Coverage:	4.5% (new building) 18.8% (total site)
Floor Space Index:	0.04 (new building) 0.22 (total site)
Landscaped Area:	34.5% (total site)
Height:	6.1 m (20.0 ft.) (new building)
Parking Required:	121 Spaces
Parking Provided:	122 Spaces
Supporting Documents:	Planning Justification Report Parcel Register Document Site Servicing and Grading Plan Storm Water Management Report Phase 1 Environmental Site Assessment

Site Characteristics	
Frontage:	170.0 m (557 ft.)
Depth:	100.0 m (331 ft.)
Net Lot Area:	12 939.5 m ² (139,284 sq. ft.)
Existing Use:	Motor Vehicle Body Repair warehouse and corporate office and associated surface parking lot (Carstar)

Green Development Initiatives

The applicant has identified that high efficient lighting, low flow fixtures and sustainable building practices and materials will be used in the construction of the proposed building.

Neighbourhood Context

The subject lands are located on the north side of Argentia Road, east of Winston Churchill Boulevard, in an employment district that is characterized by a mix of industrial and commercial related uses, with retail located closer to the Argentia Road/Winston Churchill Boulevard intersection. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Highway 401 abuts the site, with industrial uses across the highway.
- East: Former Ministry of Transportaion (MTO) rest stop with Shell gas station and associated restaurant uses, which currently sit vacant.
- South: One storey United Rentals building that specializes in the sales, rental and service of construction equipment across Argentia Road with existing Open Space lands and the St. Lawrence and Hudson Rail Line further south.
- West: Multi-unit buildings accommodating a variety of industrial and business employment uses.

Current Mississauga Plan Designation and Policies for Meadowvale Business Park (May 5, 2003)

"Business Employment" which permits broad range of employment type uses including, among others, industrial/manufacturing uses, offices, research and development, community uses, financial institutions, hotels, all types of restaurants, motor vehicle rental facilities and motor vehicle commercial uses. A motor vehicle repair facility with an express emission testing facility is classified as a motor vehicle

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

In order to firmly establish the prestige image of the Meadowvale Business Park, special attention will be given to site planning, building design and landscaping along arterial and major collector roads, at major road intersections and at other highly visible locations.

Mississauga Official Plan (2011)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan (2003) is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan (2011).

The new Mississauga Official Plan designates the subject lands as “Business Employment” which permits a broad range of employment type uses such as manufacturing, office and service uses, including restaurants. The subject lands are also located within the Meadowvale Business Park Corporate Centre, which is intended to serve as one of four prominent Corporate Centres within the City of Mississauga. The Meadowvale Business Corporate Centre would not permit Motor Vehicle Commercial uses in addition to the employment uses permitted for all lands designated as “Business Employment”.

Existing Zoning

"E2-24" (Employment), which permits, among other uses, business activities, commercial uses, offices, restaurants, commercial schools, financial institutions and parking lots. A Motor Vehicle Repair Facility - Restricted is not permitted.

The "E2-24" (Employment) also does not permit a truck terminal, waste processing and transfer stations, composting facilities, body-rub and adult entertainment establishments, night clubs, motor vehicle rental facilities, gas bars, service stations and motor vehicle wash facilities - restricted. This zone also prohibits outdoor storage in yards abutting Highway 401.

On May 2, 2002, the Committee of Adjustment authorized a minor variance ('A' 260/02) to permit the subject lands to be developed for a Motor Vehicle Body Repair Facility with corporate offices, which allows for the current operation of the Carstar facility on site.

Proposed Zoning By-law Amendment

"E2-Exception" (Employment), to permit a Motor Vehicle Repair Facility - Restricted, in addition to the uses permitted under the "E2-24" (Employment) zoning category, with a maximum gross floor area of 579.2 m² (6,235 sq. ft.) and subject to the applicable regulations specified for the "E2-24" (Employment) exception zone category, including use restrictions.

COMMUNITY ISSUES

No community meeting was held and no written comments have been 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 reviewed:

- Enhancement of the existing landscaping/plant material on site and along Argentia Road.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other 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 this application.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Meadowvale Business Park 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

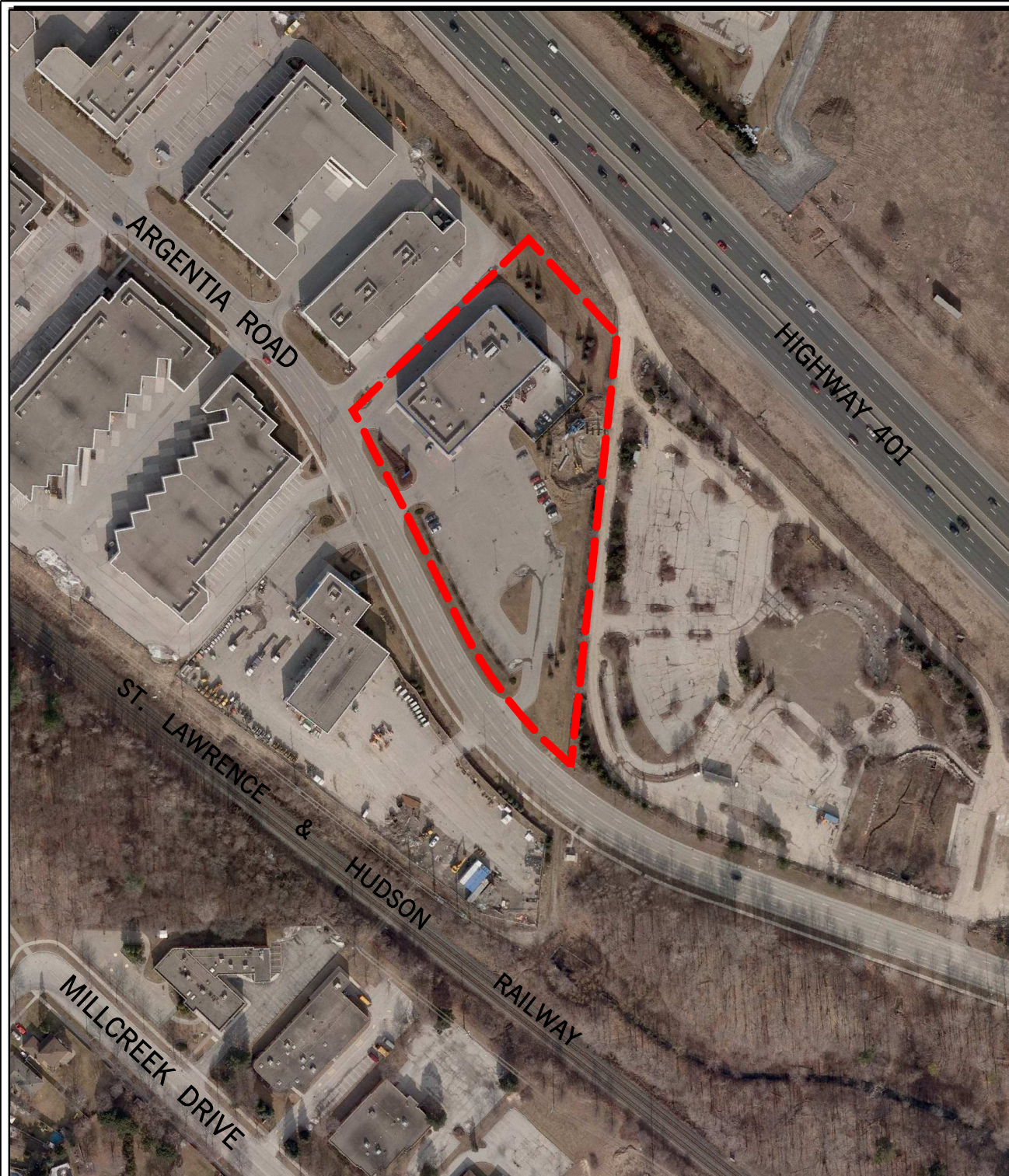
Prepared By: Jeff Markowiak, Development Planner

OPB Realty Inc.

File: OZ 12/001 W9

Site History

- May 2, 2002 - The Committee of Adjustment authorized a minor variance under file 'A' 260/02 to permit the subject lands to be developed for a Motor Vehicle Body Repair Facility with corporate offices.
- March 3, 2003 - The City issued a building permit under file BP3NEW 03/6892 for an autobody repair centre and corporate offices (Carstar).
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were appealed. As no appeals have been filed on the subject property, the provisions of the new By-law apply. The subject lands are zoned "E2-24" (Employment).



LEGEND:



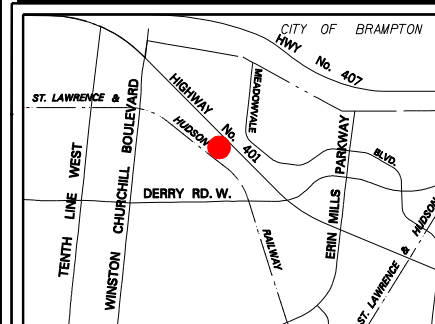
SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2011



SUBJECT:

OPB REALTY INC.



FILE NO:
OZ 12001 W9

DWG. NO:
12001A

SCALE:
1:2500

PDC DATE:
2012 05 14

DRAWN BY:
K. PROKOP

APPENDIX I-2










MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics









PART OF MEADOWVALE BUSINESS PARK DISTRICT LAND USE MAP

MEADOWVALE BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN






LAND USE DESIGNATIONS


-  Residential – Low Density II
-  General Retail Commercial
-  Motor Vehicle Commercial
-  Business Employment
-  Industrial
-  Public Open Space
-  Greenbelt
-  Parkway Belt West
-  Utility

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Future Commuter Rail Station

LAND USE LEGEND

-  Node Boundary
-  Existing Stormwater Management Facility
-  Proposed Stormwater Management Facility
-  1996 NEP2000 NEF Composite Noise Contours
-  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.

Note:

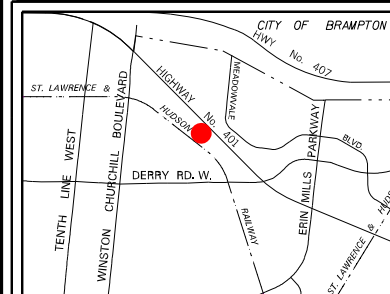
The 1996 Noise Exposure Projection (NEP)2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

 **SUBJECT LANDS**



SUBJECT:

OPB REALTY INC.



FILE NO:
OZ 12001 W9

DWG. NO:
12001L

SCALE:
1:2500

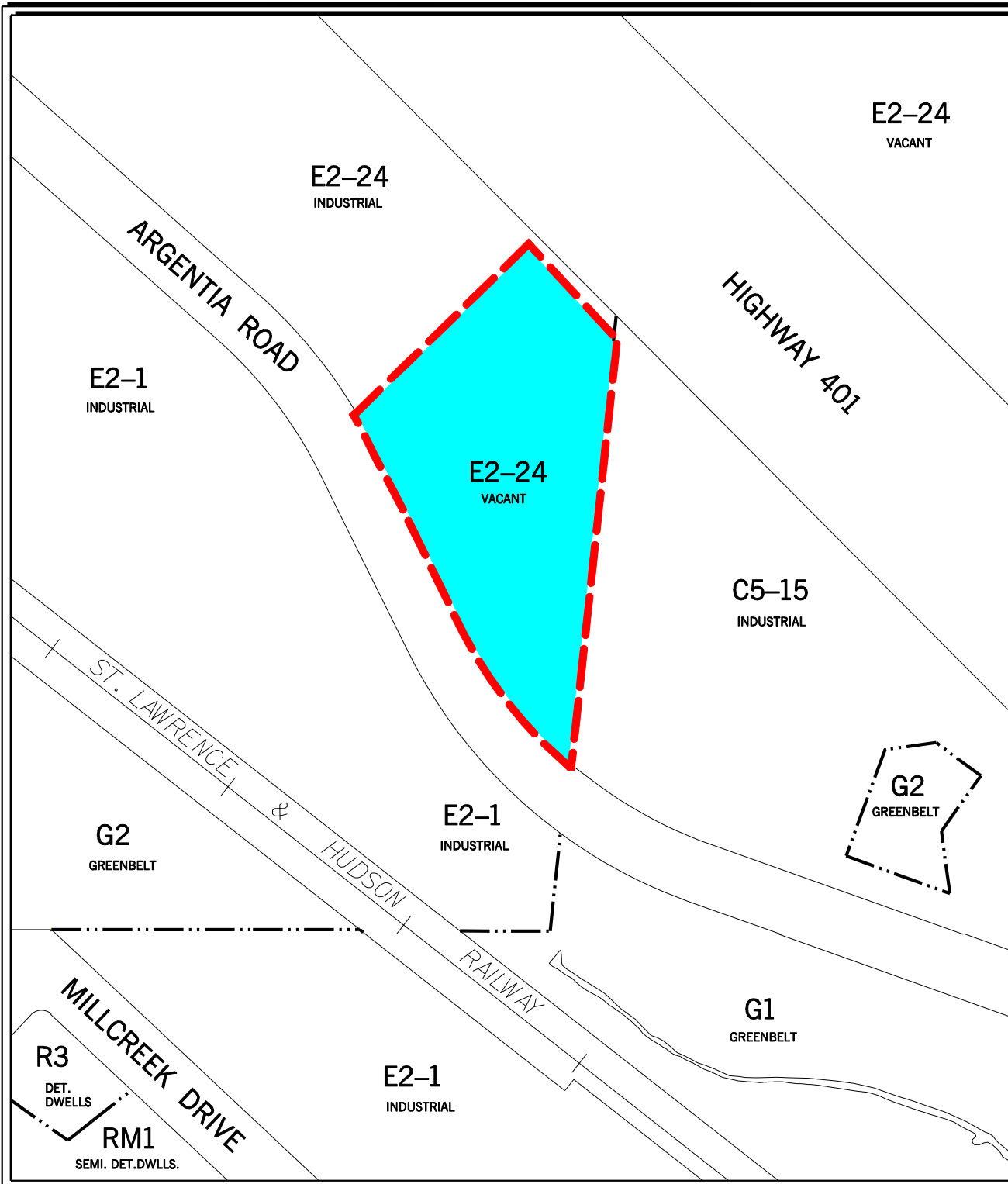
PDC DATE:
2012 05 14

DRAWN BY:
K. PROKOP

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:



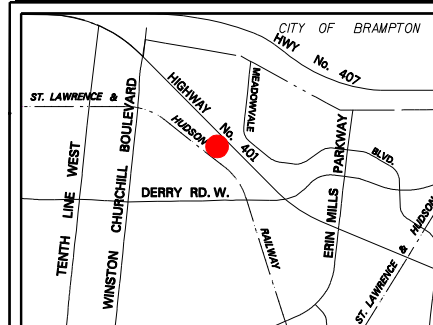
PROPOSED REZONING FROM 'E2-24' (EMPLOYMENT) TO 'E2-EXCEPTION' (EMPLOYMENT) TO PERMIT A MOTOR VEHICLE REPAIR AND EXPRESS EMISSION TESTING FACILITY.

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



SUBJECT:

OPB REALTY INC.



**FILE NO:
OZ 12001 W9**

**DWG. NO:
12001R**

**SCALE:
1:2500**

**PDC DATE:
2012 05 14**

**DRAWN BY:
K. PROKOP**

APPENDIX 1-4

**MISSISSAUGA
Planning and Building**

**Produced by
T&W, Geomatics**

HIGHWAY No. 401

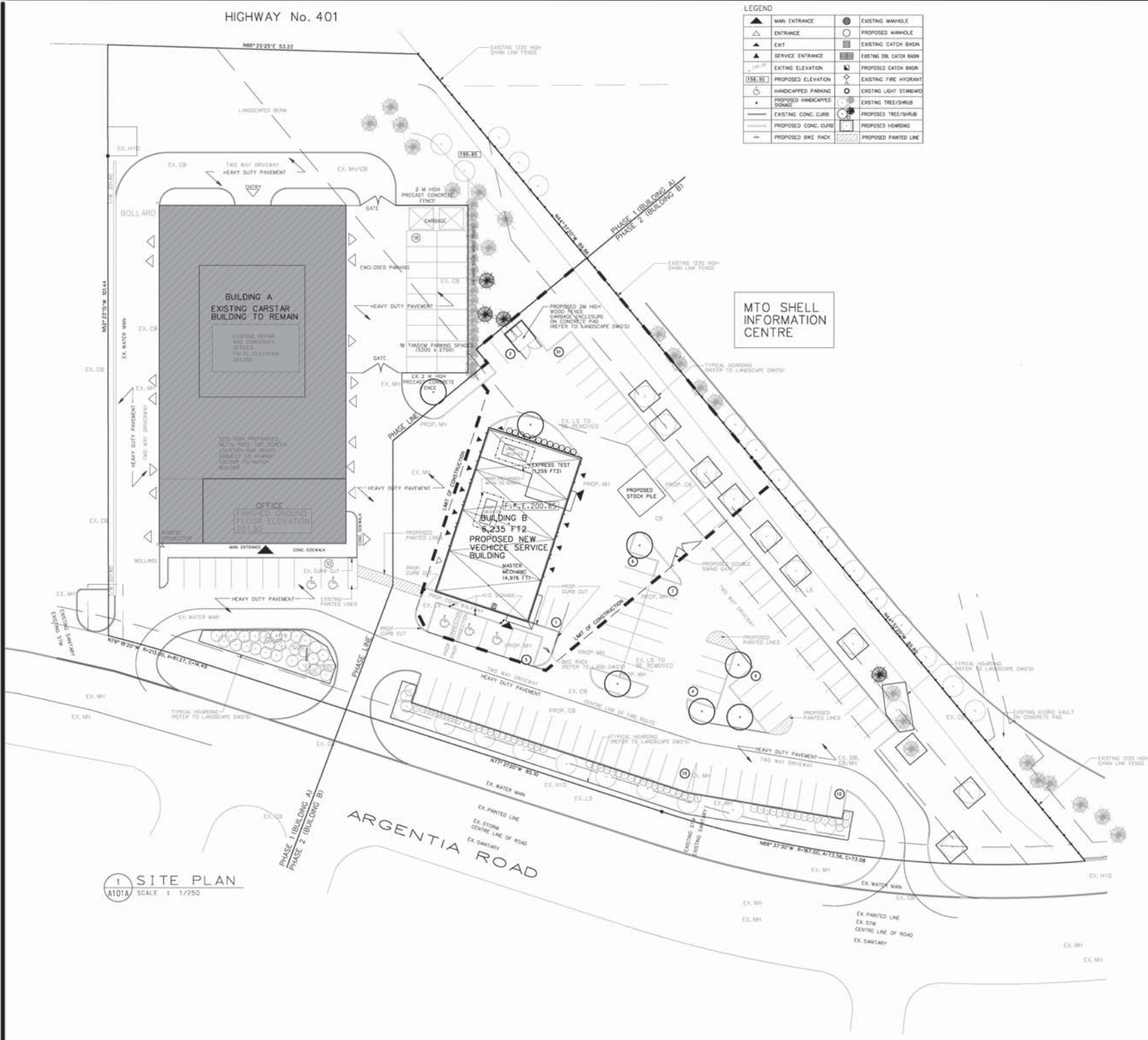
LEGEND

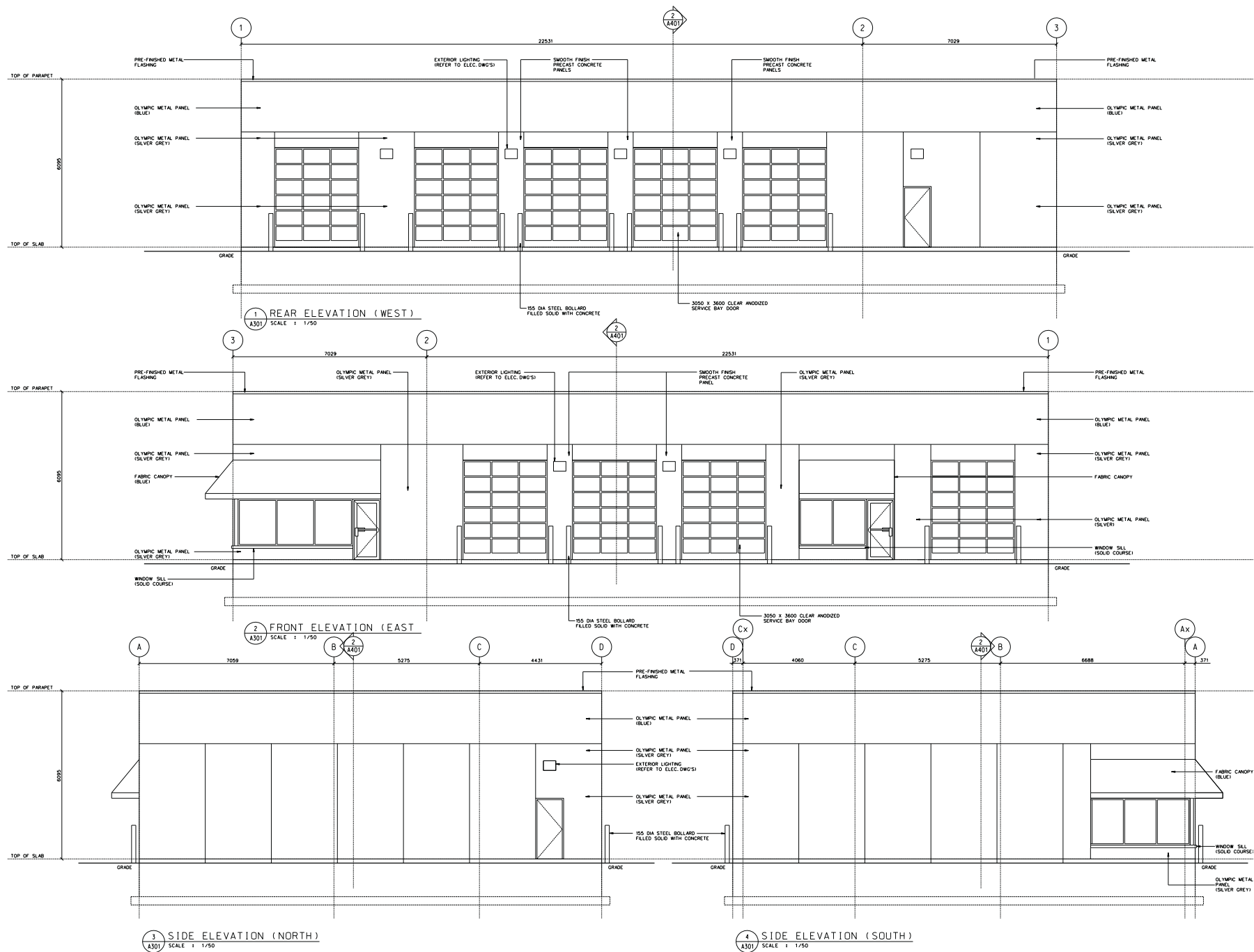
	MAN ENTRANCE		EXISTING MANHOLE
	ENTRANCE		PROPOSED MANHOLE
	EXIT		EXISTING CATCH BASIN
	SERVICE ENTRANCE		EXISTING OIL CATCH BASIN
	EXISTING ELEVATION		PROPOSED CATCH BASIN
	PROPOSED ELEVATION		EXISTING FIRE HYDRANT
	HANDICAPPED PARKING		EXISTING LIGHT STANDARD
	PROPOSED HANDICAPPED SPACE		EXISTING TREE/SHRUB
	EXISTING CONC. CURB		PROPOSED TREE/SHRUB
	PROPOSED CONC. CURB		PROPOSED HOISING
	PROPOSED BIKE RACK		PROPOSED PAINTED LINE

MTO SHELL
INFORMATION
CENTRE

1 SITE PLAN
A101A SCALE: 1/750

ARGENTIA ROAD





OPB Realty Inc.

File: OZ 12/001 W9

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (February 23, 2012)	The site is located within the Ministry's permit control area and, therefore, an MTO Building and Land Use Permit is required prior to the start of construction. Proposed development/real estate/location signs will require an MTO Sign Permit prior to installation.
Region of Peel (March 5, 2012)	On-site waste collection will be required through a private waste hauler.
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (February 16, 2012)	Cash or a certified cheque in the amount of \$7,310.00 (17 deciduous trees @ \$430.00 each, up to 60 mm caliper) is required for street tree planting on Argentia Road. These calculations are subject to the Community Services Department – Park Planning's latest requirements prior to by-law enactment.
City Community Services Department – Culture Division (February 3, 2012)	The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation of resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
City Transportation and Works Department (March 1, 2012)	The Phase I Environmental Site Assessment for 2795 Argentia Road, prepared by Pinchin Environmental, dated December 16, 2011, must include a clause or be accompanied by a letter signed and sealed by the author of the report or a Principal of the consulting firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report. The report or letter must include a clear statement made by the Consultant regarding the suitability of the site for the intended land use.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical

OPB Realty Inc.

File: OZ 12/001 W9

Agency / Comment Date	Comment
	<p>matters are addressed in a satisfactory manner:</p> <p>Bell Canada Canada Post City's Economic Development Division Enersource Hydro Mississauga Rogers Cable</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Community Services Department – Fire and Emergency Services Division CP Rail GO Transit (Metrolinx) TransCanada Pipelines</p>

GENERAL CONTEXT MAP	OZ 12001 W9	APPENDIX I-8
---------------------	-------------	--------------

GENERAL CONTEXT MAP	OZ 12001 W9	APPENDIX I-8
---------------------	-------------	--------------

GENERAL CONTEXT MAP	OZ 12001 W9	APPENDIX I-8
---------------------	-------------	--------------

