



Corporate Report

Clerk's Files

Originator's

Files OZ 10/003 W1

PDC MAY 28 2012

DATE: May 8, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 28, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a new grocery store, two new free standing buildings,
and modified development standards for the plaza;
1077 and 1145 North Service Road and 2045 Insley Road
North side of North Service Road, between Insley Road and
Stanfield Road
Owner: Applewood Shopping Plaza Limited c/o The Effort
Trust Company
Applicant: Salmona Tregunno Inc.
Bill 51

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated May 8, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "General Retail Commercial" and to change the Zoning from "C2-1" (Neighbourhood Commercial) and "C5-3" (Motor Vehicle Commercial) to "C2-Exception" (Neighbourhood Commercial), to permit a new grocery store, two new free standing buildings and modified development standards for the plaza under file OZ 10/003 W1, Applewood Shopping Plaza Limited c/o The Effort Trust Company, 1077 and 1145 North Service Road and

2045 Insley Road, north side of North Service Road, between Insley Road and Stanfield Road, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting has not 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: | March 3, 2010 (Received) April 1, 2010 (Deemed Complete) |
| Existing Gross Floor Area: | Retail plaza = 10 894.8 m ² (117,274.4 sq. ft.) LCBO building = 847.0 m ² (9,117.0 sq. ft.) Metro Grocery Store* = 2 522.1 m ² (27,147.7 sq. ft.) TD Bank building = 475.8 m ² (5,121.6 sq. ft.) Automotive repair garage* = 242.0 m ² (2,604.9 sq. ft.) * buildings to be demolished Total = 14 981.7 m ² (161,266.9 sq. ft.) |
| Proposed Gross Floor Area: | New Metro Grocery Store = 3 251.6 m ² (35,000.0 sq. ft.) New Retail Bldg 1 = 352.8 m ² (3,798.0 sq. ft.) New Retail Bldg 2 = 442.9 m ² (4,768.0 sq. ft.) Total New GFA = 4 047.3 m ² (43,566.2 sq. ft.) Total New & Existing GFA* = 16 264.9 m ² (175,079.6 sq. ft.) * less gfa of buildings to be demolished |

| Development Proposal | |
|-----------------------------|---|
| Height: | 1 storey |
| Parking Required: | 878 spaces @ 5.4 spaces/100 m ² (1,076.42 sq. ft.) |
| Parking Provided: | 694 spaces @ proposed rate of 4.26 spaces/100 m ² (1,076.42 sq. ft.) |
| Supporting Documents: | <ul style="list-style-type: none"> - Planning Justification Report - Heritage Impact Statement - Traffic Impact and Access Study - Phase I Environmental Site Assessment - Phase II Environmental Site Assessment - Functional Servicing Report - Environmental Noise Feasibility Study - Stormwater Management Report - Arborist Report and Tree Preservation Plans - Parking Justification and Loading Operation Review |

| Site Characteristics | |
|-----------------------------|--|
| Frontages: | Approx. 435 m (1,427 ft.) - North Service Road Approx. 136 m (446 ft.) - Insley Road |
| Depth: | Approx. 106 m (347.7 ft.) |
| Gross Lot Area | 5.76 ha (14.23 ac.) |
| Net Lot Area: | 5.47 ha (13.51 ac.) |
| Existing Use: | Applewood Village Plaza, including a freestanding LCBO, Metro grocery store and new TD Bank and an automotive repair garage (Autotex Service Centre) at corner of North Service Road and Stanfield Road. |

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

Neighbourhood Context

The subject property, known as Applewood Village Plaza, is located on the north side of North Service Road between Insley Road to the west and Stanfield Road to the east. The plaza was originally constructed in 1955 by GS Shipp & Son and was expanded to the east in 1960. This plaza and Dixie Outlet Mall located on the South Service Road, just to the east, are the two largest shopping plazas that serve the Lakeview District.

Applewood Village Plaza currently contains an existing one-storey multi-unit building along with a stand alone LCBO, Metro Grocery Store and a recently built TD bank. On the southeast corner of the site there exists a motor vehicle repair garage (Autotex Service Centre) which is proposed to be demolished as part of the Metro Grocery store redevelopment. The site is surrounded by a residential neighbourhood consisting primarily of detached dwellings with the exception of a Sunoco service station on the west side of Insley Road. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings backing onto the rear of plaza
East: Detached dwellings east of Stanfield Road
South: North Service Road and Queen Elizabeth Way (Q.E.W.) beyond
West: Detached dwellings and a Sunoco gas station west of Insley Road

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

"Motor Vehicle Commercial" which permits only gas bars and motor vehicle service stations; motor vehicle washes; establishments for minor motor vehicle repairs; and retail commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, in conjunction with other Motor Vehicle Commercial uses.

"General Retail Commercial" which permits retail commercial development located primarily on major roads.

The applications are not in conformity with the land use designations as the proposed Metro grocery store will occupy lands currently designated "Motor Vehicle Commercial".

There are other policies in the Official Plan which also are applicable in the review of these applications including:

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 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.

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 lands are 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.

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 and, as such, the existing Mississauga Plan (2003) remains in effect. The applications were originally submitted under Mississauga Plan (2003), which is the current plan in effect, but regard should be given to the new Mississauga Official Plan (2011). The applicant is aware of the status of the new Mississauga Official Plan which designates the subject lands as **"Mixed Use"** and **"Motor Vehicle Commercial"** within the Lakeview Local Area Plan. Should Mississauga Official Plan come into effect before these applications are approved, an amendment will be required to the new Plan.

In addition, a review of the Lakeview District policies is currently under way. Policy recommendations resulting from the review will be incorporated into the new Lakeview Local Area Plan which will ultimately form part of the new Mississauga Official Plan.

Proposed Official Plan Designation and Policies

"General Retail Commercial" which permits retail commercial development located primarily on major roads.

Existing Zoning

"C2-1" (Neighbourhood Commercial) which permits a wide range of commercial uses.

"C5-3" (Motor Vehicle Commercial), which permits gas bars, motor vehicle service stations and motor vehicle repair facilities with restricted uses.

Proposed Zoning By-law Amendment

"C2-Exception" (Neighbourhood Commercial) to permit modified development standards for the plaza.

As part of the rezoning, the applicant is proposing that the following standards be applied:

| | Required Zoning By-law Standard | Proposed Standard |
|--|---|--|
| Parking | 5.4 spaces/100 m ² (1,076.42 sq. ft.) | 4.26 spaces/100 m ² (1,076.42 sq. ft.) |
| Restaurant uses adjacent to residential uses | 60.0 m (197 ft.) | 24.0 m (79 ft.) |
| Minimum Front Yard Setback | 4.5 m (14.8 ft.) | 2.38 m (7.9 ft.) |

COMMUNITY ISSUES

No community meeting was held and no written correspondence has been received.

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:

Façade of Existing Metro grocery store

Consistent with the recent recommendation from the Heritage Advisory Committee adopted by Council on April 25, 2012 (See Appendix I-1, Site History), through the site plan approval process for the new Metro grocery store, the applicant is encouraged to incorporate the façade of the existing grocery store into the replacement store.

On-site Truck Circulation and Access Routes

The location of loading bays and large trucks which will service the new Metro grocery store are of concern given the proximity of residential properties. The applicant has indicated that truck access for the Metro grocery store will be limited to Stanfield Road and

that circulation through the back of the site will be restricted by way of a raised walkway and a height limit bar. Any noise generated by refrigerated trucks will need to be appropriately mitigated through appropriate design of the loading area. The applicant will be required to demonstrate that these concerns can be appropriately addressed. Additionally, the applicant will need to demonstrate that safe pedestrian circulation can be achieved through appropriately located and sized walkways.

Parking

The applicant is proposing a reduction in the parking standard by approximately 20%. A Parking Justification Report has been submitted which is currently being reviewed. Additional comments will be provided in regard to the report and proposed zone standards prior to the preparation of a Supplementary Report.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to site remediation, noise attenuation and storm water management 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:

All 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: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Lakeview 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: David Breveglieri, Development Planner

Site History

- 1986 to 2010 – The Committee of Adjustment approved several temporary minor variances over a 14 year period, including to permit a place of religious assembly and a garden centre as well as allowing restaurant uses, including outdoor patios in conjunction with existing restaurant uses to locate within 60 m (197 ft.) of a Residential zone, with no additional parking in certain instances.
- 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 "C2-1" (Neighbourhood Commercial) and "C5-3" (Motor Vehicle Commercial).
- January 11, 2012 – Site plan application under file SP 10/072 W1 was approved to permit the construction of a free-standing TD Bank on the site.
- February 17, 2012 – Heritage permit application HPA 12/008 W1 to permit the demolition of the existing Metro grocery store received.
- April 25, 2012 – Council adopted recommendation HAC -0041-2012 by the Heritage Advisory Committee recommending that the property at 1077 North Service Road be removed from the Heritage Register provided that the subject applications be approved, the applicant retain a grocery store on the property, and that through the Site Plan process the applicant be encouraged to incorporate the façade of the existing grocery store into the replacement store.



LEGEND:



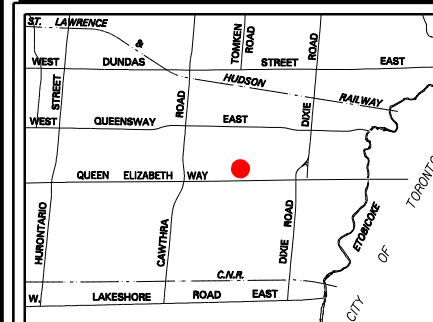
SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO IS 03/2009



SUBJECT:

**APPLEWOOD
SHOPPING PLAZA LTD.**



FILE NO:
OZ 10003 W1

DWG. NO:
10003A

SCALE:
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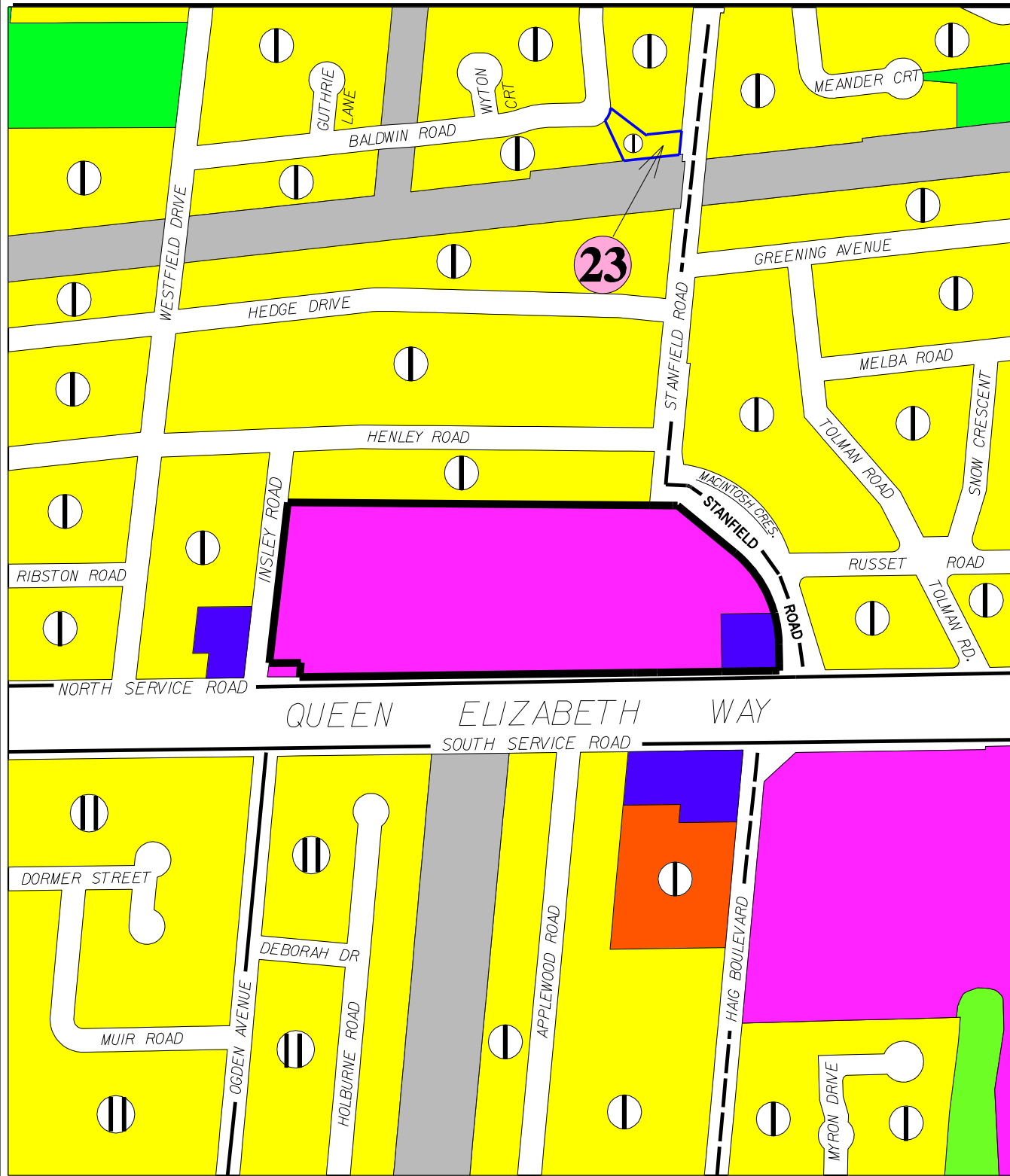
PDC DATE:
2012 05 28

DRAWN BY:
B. KRUGER

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF LAKEVIEW DISTRICT LAND USE MAP **LAKEVIEW 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
- 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

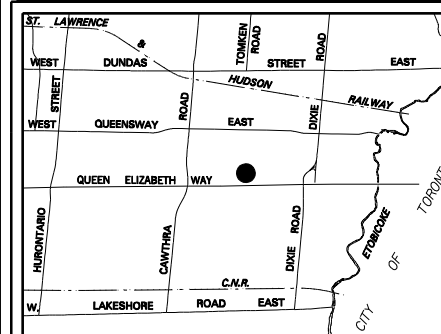
- Regulatory Floodplain
- Golf Course
- Proposed Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)



SUBJECT LANDS



SUBJECT: APPLEWOOD SHOPPING PLAZA LTD.



FILE NO:
OZ 10003 W1

DWG. NO:
10003L

SCALE:
1:5000

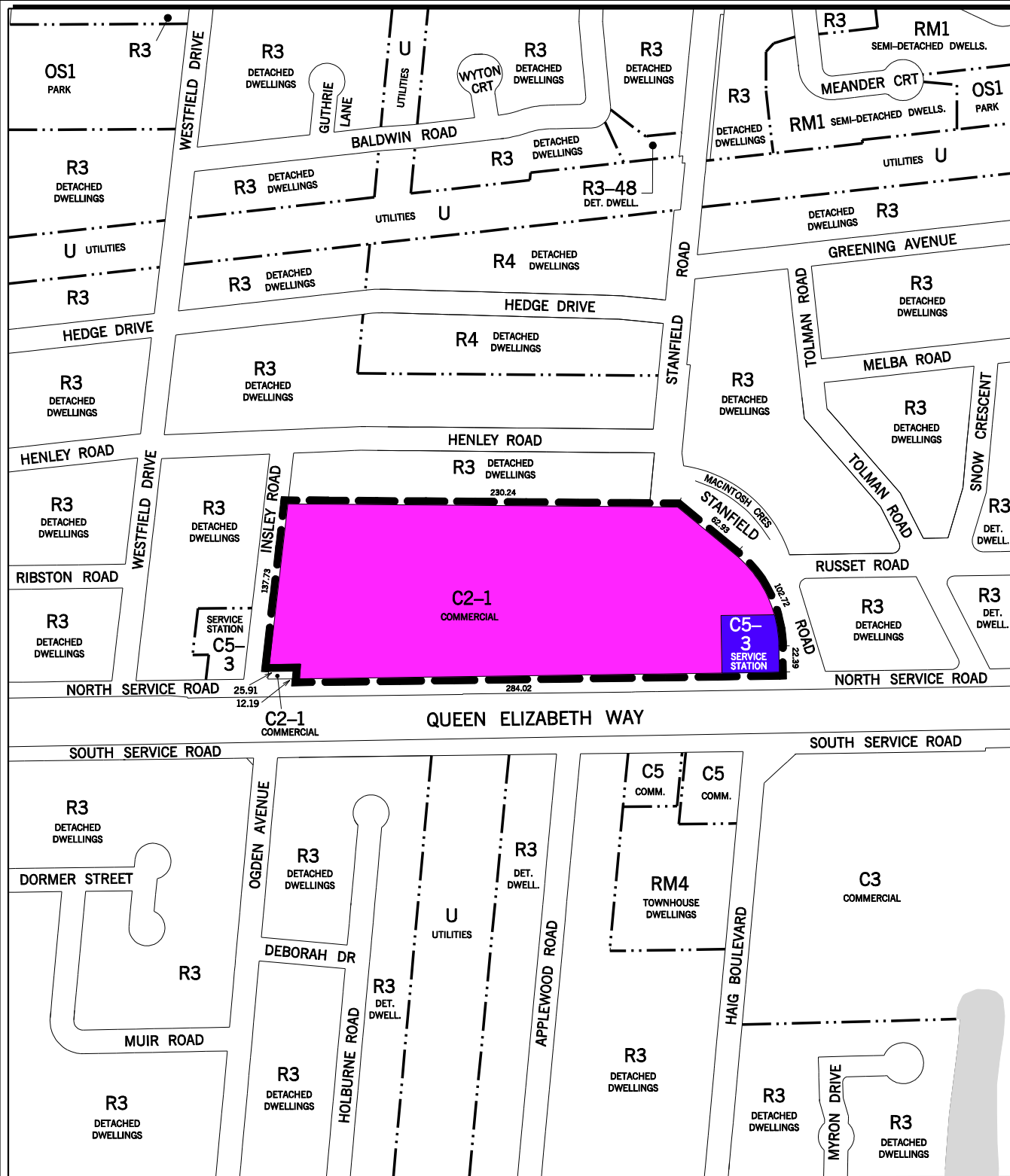
PDC DATE:
2012 05 28

DRAWN BY:
B. KRUGER

APPENDIX I-3

MISSISSAUGA
Planning and Building

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LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM "C2-1" (NEIGHBOURHOOD COMMERCIAL) TO "C2-EXCEPTION" (NEIGHBOURHOOD COMMERCIAL) TO PERMIT MODIFIED DEVELOPMENT STANDARDS FOR THE PLAZA.



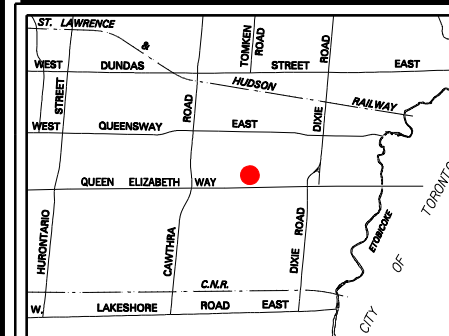
PROPOSED OFFICIAL PLAN AMENDMENT FROM "MOTOR VEHICLE COMMERCIAL" TO "GENERAL RETAIL COMMERCIAL" AND PROPOSED REZONING FROM "C5-3" (MOTOR VEHICLE COMMERCIAL) TO "C2-EXCEPTION" (NEIGHBOURHOOD COMMERCIAL) TO PERMIT A NEW GROCERY STORE.

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



SUBJECT:

**APPLEWOOD
SHOPPING PLAZA LTD.**



FILE NO:
OZ 10003 W1

DWG. NO:
10003R

SCALE:
1:5000

PDC DATE:
2012 05 28

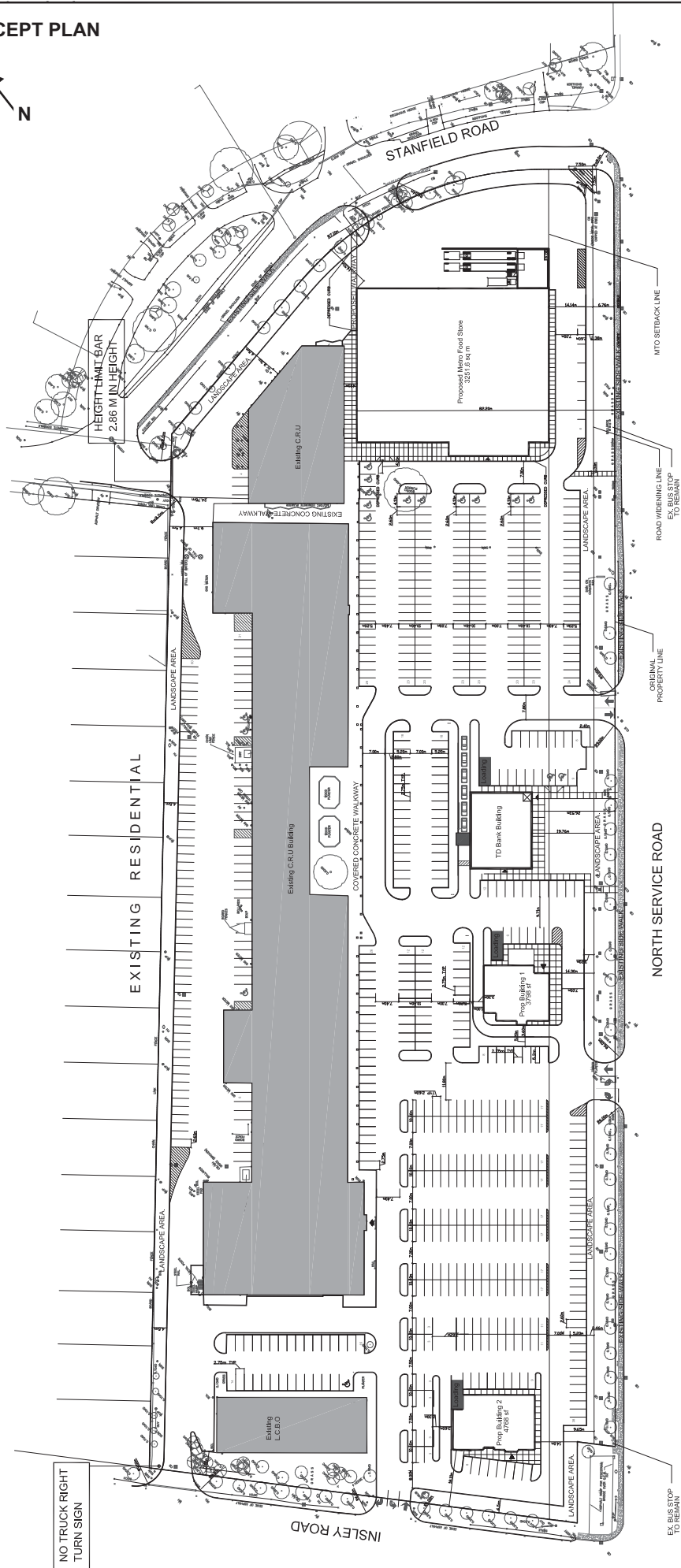
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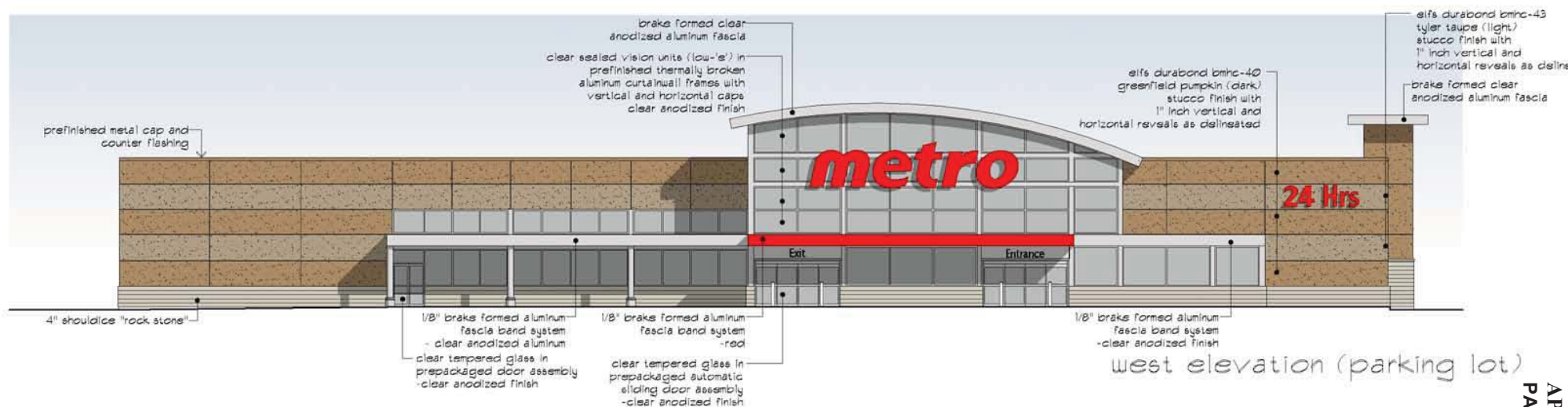
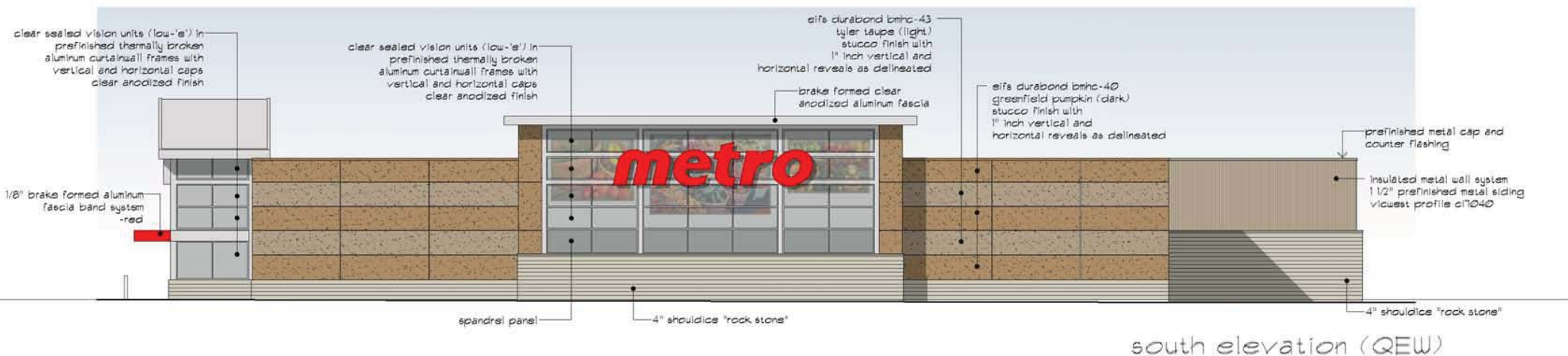
APPENDIX 1-4

MISSISSAUGA
Planning and Building

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CONCEPT PLAN

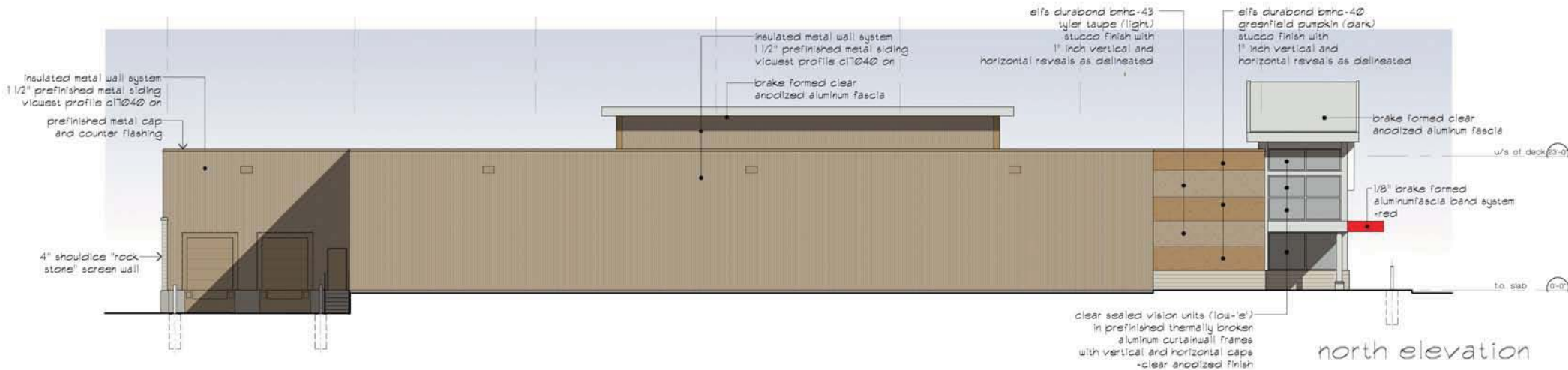
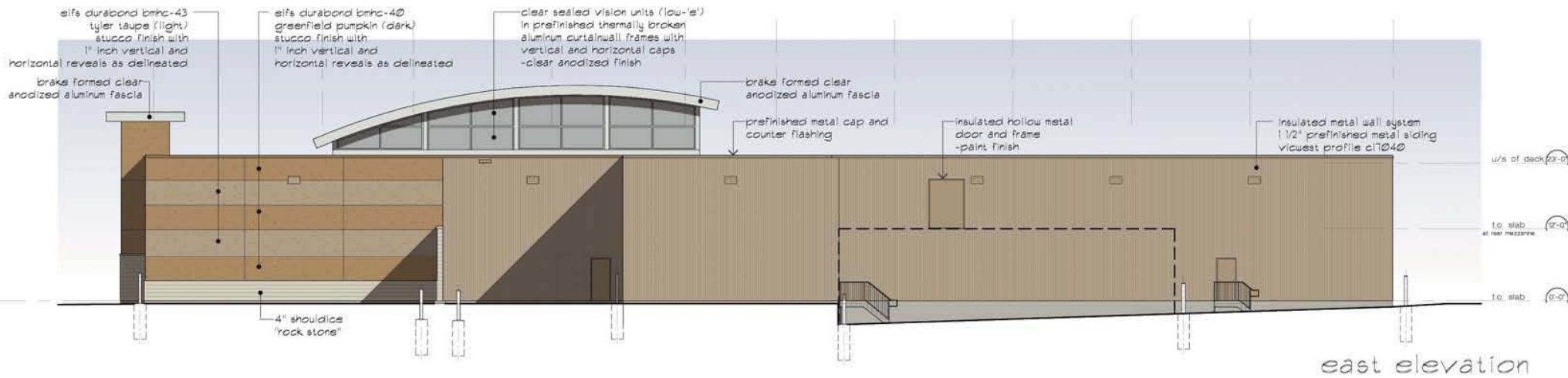




ELEVATION STUDY - METRO STORE - APPLEWOOD PLAZA, MISSISSAUGA, ONTARIO

AKITT, SWANSON + PEARCE ARCHITECTS INC. September 23, 2009 project no. 08022

option A



ELEVATION STUDY - METRO STORE - APPLEWOOD PLAZA, MISSISSAUGA, ONTARIO

AKITT, SWANSON + PEARCE ARCHITECTS INC. September 23, 2009 project no. 08022

Applewood Shopping Plaza Limited**File: OZ 10/003 W1****Agency Comments**

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

| Agency / Comment Date | Comment |
|---|--|
| Ministry of Transportation (February 17, 2012) | <p>The Ministry has had the opportunity to review the revised submission and confirmed that in principle that it has no objections to the proposed applications.</p> <p>The Ministry Drainage Office has accepted the latest submission of the Storm Water Management (SWM) proposal for the site. During the Site Plan application process, the Ministry will still require the proponent to submit the SWM Report signed and stamped by a P. Eng licensed in Ontario.</p> <p>Ministry Building and Land Use Permits are required prior to site grading/site servicing and for individual building lots within 45 m (147.6 ft.) of all MTO property limits and within 395 m (1,295.9 ft.) radius from a Ministry intersection. Sign permits are required for signing within 400 m (1,312.3 ft.) of the Q.E.W.</p> |
| Region of Peel (April 27, 2012) | <p>The Region has no objections to the continued processing of these applications.</p> <p>An existing 200 mm (8 in.) diameter water main is located on Insley Road, an existing 250 mm (10 in.) diameter water main is located on North Service Road and an existing 150 mm (6 in.) diameter water main is located on Stanfield Road.</p> <p>An existing 375 mm (15 in.) diameter sanitary sewer is located on Stanfield Road and an existing 375 mm (15 in.) diameter sanitary sewer is located on Insley Road.</p> <p>The applicant is advised any forthcoming site plan applications associated with these Official Plan Amendment and Rezoning applications must clearly show and label all registered easements on the site plan. If there are easements in favour of the Region, this will be a condition of site plan approval.</p> |

Applewood Shopping Plaza Limited**File: OZ 10/003 W1**

| Agency / Comment Date | Comment |
|---|---|
| | <p>The applicant is required to submit two (2) sets of site servicing drawings to the Region's Development Engineering Division for review (all connections must conform to Regional standards and specifications and design criteria). This is not a condition of site plan approval.</p> <p>The Functional Servicing Report was received on April 5, 2010 and the Region has no objections to the report.</p> <p>The subject property is not within a landfill site.</p> <p>The applicant is advised that on-site waste collection is required through a private hauler.</p> |
| <p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (January 23, 2012)</p> | <p>In the event that the applications are approved by Council, prior to by-law enactment, a cash contribution for street tree planting and trail signage will be required. 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 City's Policies and By-laws.</p> |
| <p>City Community Services Department – Culture Division (April 27, 2012)</p> | <p>Research into the site revealed that the existing Metro grocery store was originally a Steinberg's supermarket which opened in 1962. The architectural firm of Deacon, Arnett & Murray designed this iconic local landmark. Staff have had discussions with the applicant in order to encourage them to incorporate the façade of the existing building into any new store that is constructed; however, as of yet no confirmation has been provided as to the applicant's intentions.</p> <p>Also see Appendix I-1, Site History, with respect to recommendation from the Heritage Advisory Committee adopted by Council on April 25, 2012.</p> |
| <p>City Community Services Department – Fire and Emergency Services Division (April 20, 2012)</p> | <p>Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and watersupply availability is acceptable.</p> |

Applewood Shopping Plaza Limited**File: OZ 10/003 W1**

| Agency / Comment Date | Comment |
|---|--|
| City Transportation and Works Department (March 9, 2012) | <p>A satisfactory noise report and the Traffic Impact Study dated June 2010 has been submitted and is currently under review. Notwithstanding the findings of the traffic report, MTO approval is required as the site is adjacent to the Q.E.W.</p> <p>In addition, prior to a Supplementary Report proceeding to Council, the applicant has been requested to provide a final remediation report and plan along with a letter of reliance for all environmental site assessments and reports.</p> <p>The functional servicing report is to be updated to address certain aspects related to the storm drainage design.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Report proceeding pending the review of the revised material.</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> <ul style="list-style-type: none"> - Bell Canada - Canada Post - City Development Services - Enersource Hydro Mississauga Inc. - Hydro One Networks Inc. - Rogers Cable |
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - City Economic Development Office - City Realty Services - Enbridge Gas Distribution Inc. |

