



Corporate Report

Clerk's Files

Originator's
Files OZ 10/012 W6

PDC OCT 15 2012

DATE: September 25, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 15, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit five (5) retail commercial buildings, including a
Lowe's Home Improvement store
5350 Mavis Road
Southwest corner of Mavis Road and Bristol Road West
Owner: Embee Properties Limited
Applicant: Lethbridge & Lawson Inc.
Bill 51

Supplementary Report **Ward 6**

RECOMMENDATION: That the Report dated September 25, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 10/012 W6, Embee Properties Limited, 5350 Mavis Road, southwest corner of Mavis Road and Bristol Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Residential - Medium Density I" and "General Retail Commercial" to "General Retail Commercial - Special Site" to permit five (5) retail commercial buildings, including a Lowe's Home Improvement store, be approved.
3. In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Residential Medium Density" and "Mixed Use – Special Site 10 (East Credit Neighbourhood)" to designate the entire lands "Mixed Use - Special Site 10, as amended (East Credit Neighbourhood)", to permit single storey buildings, whereas Corridors (such as Mavis Road) require a minimum building height of two storeys unless Character Area policies specify alternative building height requirements.
4. That the application to change the Zoning from "R3-29" (Detached Dwellings), "R5-38" (Detached Dwellings), "RM2-42" (Semi-Detached Dwellings) and "C2-11" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial) to permit five (5) retail commercial buildings, including a Lowe's Home Improvement store in accordance with the proposed zoning standards described in Appendix S-6 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- A public meeting was held on February 13, 2012, and public comments were received relating to traffic, noise, garbage storage, light pollution, and concern for impact upon the residential area;
- Since the public meeting and information report, design issues relating to how the proposal addresses Mavis Road and Heatherleigh Avenue were resolved to ensure the public realm is sufficiently animated to avoid blank walls, with increased landscaping, façade improvements with additional glazing, and screening of servicing. As a result, Buildings D and E were combined together, and therefore five (5) buildings are proposed instead of six (6), with minor alterations to setbacks;
- Staff are satisfied with the revisions and additional information provided, and recommend that the applications for Official Plan Amendment and Rezoning be approved to permit the commercial development including a Lowe's Home Improvement store.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on February 13, 2012, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0013-2012 which was subsequently adopted by Council and is attached as Appendix S-2.

Since the public meeting, the applicant has worked with staff to address certain design concerns, specifically related to the appearance of Buildings D and E from Mavis Road and the landscape treatment along Heatherleigh Avenue, as well as other technical matters. As a result, additional landscaping has been provided along Heatherleigh Avenue (see Landscape Plan - Appendix S-5), the rear elevation of Lowe's Home Improvement has been upgraded (see updated elevations - Appendix S-4a), and Buildings D and E have been combined, so there are five buildings instead of six (see updated concept plan - Appendix S-3, and elevations - Appendix S-4d). Gas meters and service areas have also been relocated to reduce visibility from the public realm.

COMMENTS:

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

COMMUNITY ISSUES**Comment**

The need for additional small retail buildings in the area was questioned in light of the existing retail sites both on the east side of Mavis Road and in the general area.

Response

The portion of the subject lands proposed to accommodate the smaller retail buildings were designated in the City's Official Plan since April, 2000 for commercial purposes. The additional lands to the west proposed for re-designation from residential to commercial are now proposed to accommodate a Lowe's Home Improvement store. There are no such stores in the area currently, and the existing commercially designated portion of the lands is insufficient to accommodate the Lowe's store and parking.

Comment

Comments were provided that this is a residential area and commercial development should not be permitted.

Response

The eastern portion of the subject lands have been designated for commercial uses since April, 2000, and there is an existing commercial development on the east side of Mavis Road, opposite the subject lands. The additional commercial development at the west of the site has been designed to be directed towards Mavis Road with no access provided to the residential neighbourhoods to the west or south. Landscape buffers are also provided to the residential lands.

Comment

There was concern regarding the amount of trucks and cars the commercial development would bring to the neighbourhood, and concern for safety of children in the area.

Response

A Traffic Impact Study was prepared by Dillon Consulting, dated October 2011, to assess the traffic impacts from the proposed development and assessed both existing traffic and predicted future traffic volumes along with comparisons of similar developments. The City's Transportation and Works Department have reviewed this study and are satisfied with its findings. The proposed development has accommodated the recommended traffic improvements into the design of the site plan. The parking lot has been broken up and designed to have a series of drive aisles with landscaped islands and sidewalks along the main access aisles to have a layout more conducive to pedestrian safety. The commercial buildings are oriented to Mavis Road with access only provided from Bristol Road West and Mavis Road. The site was specifically designed to avoid directing traffic towards the surrounding residential streets.

Comment

There was a concern about bright lights from the development impacting the adjacent residential properties.

Response

The City requires through the site plan process that new buildings direct light onto their own property, and not infringe or spill light onto adjacent properties.

Comment

There was a concern with the amount of noise from traffic impacting adjacent residences and hours and frequency of truck deliveries.

Response

A Detailed Noise Study was prepared by S.S. Wilson Associates, dated August 14, 2012, which examined noise sources generated by the proposal. The following noise mitigation measures are included in the revised development proposal:

- installation of an acoustic fence along the south and southwest portion of the site;
- use of roof screens and parapets at the tops of buildings to reduce noise from the mechanical units;
- use of silencers on the generator or surround it with a noise barrier;
- there will be no outdoor speakers included in the PA system for the building(s);
- there is no drive-through food establishment proposed, only drive-through banking (no speakers); and,
- no loading/unloading operations will be permitted for the Lowe's Home Improvement store between 7 p.m. and 7 a.m., this pertains only to delivery vehicle engines and garbage trucks (unloading internal to the building of trucks already docked is permitted).

The City's Transportation and Works Department deems the results of the study to be satisfactory. Noise mitigation requirements will be certified prior to Building Permit issuance.

Comment

One resident thought the site had been previously approved and zoned for a church and gas station.

Response

While previous marketing could have indicated these potential uses, they were never required specifically by the Zoning By-law for this site, however, they are permitted uses.

Comment

There was a concern with how stormwater impacts from the proposed development and runoff.

Response

Through the site plan process the City will ensure that storm drainage is appropriately dealt with including connection to storm sewers to service the site. The site was originally designed with a runoff coefficient of 0.55, and it will be necessary to implement on-site stormwater management techniques to limit the post development stormwater discharge to the same level.

Comment

There was a concern with the number of parking spaces provided, whether it would be sufficient, and the potential for customers parking in the adjacent park and on Bristol Road West.

Response

There is no on-street parking permitted on Bristol Road West, and the design of the site does not lend itself to people parking to the west, as there is no pedestrian connection from Heatherleigh Avenue. A Parking Study was prepared by Dillon Consulting, dated October 2011, to assess the amount of vehicles the proposed development would generate based upon comparison of similar sites and stores. The study determined that a rate of 4.1 spaces per 100 m² (1,076 sq. ft.) of store gross floor area would be sufficient for the proposed development. The Planning and Building Department has reviewed the justification and are satisfied with this parking rate.

Comment

Residents to the south on Fairford Crescent were concerned what the condition of the building would be adjacent to their lands, the setback, shadow impacts and location of garbage storage.

Response

The adjacent buildings are Building F and the Lowe's Home Improvement store. Building F is a multi-unit retail commercial building adjacent Mavis Road with entrances facing northwards, and no windows or doors facing south to the subject residences. Garbage storage will be contained internal to the building. Building F is proposed to be 7.9 m (26 ft.) in height and setback 6 m (19.7 ft.) from the south property line, while the Lowe's Home Improvement store is 9 m (29.5 ft.) in height and will be setback 26.5 m (87 ft.) from the south property line. As the predominant sun exposure is from the south, no shadow impact is anticipated from these low rise commercial buildings located to the north of the residential properties.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS****Transportation and Works**

In comments dated August 22, 2012, this department indicated that an updated Noise Study has been received which concludes, to the satisfaction of this department, that with the use of appropriate attenuation measures and warning clauses the proposed development can be adequately attenuated from the surrounding noise sources in accordance with City, Regional and Ministry of Environment (MOE) guidelines.

In addition it was also indicated that a satisfactory preliminary Site Plan, Grading and Drainage Plan, Stormwater Management Report, Phase 1 and 2 Environmental Site Evaluation and Traffic Impact and Parking Study have been received.

Site specific details will be addressed as part of the review and approval process for the associated site plan application SP 10/148 W6.

In the event this application is approved by Council, prior to by-law enactment, the owner will be required to enter into a Development Agreement with the City, make satisfactory arrangements for land requirements on Bristol Road West, and provide the necessary securities/fees for the required road modification and signalization works in support of the proposed Mavis Road access to the satisfaction of the Transportation and Works Department.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to the Mississauga Plan Policies for the East Credit District to designate the entire lands "General Retail Commercial", and to add a Special Site policy to permit a service station, gas bar, car wash, and garden centre, as per a previous Ontario Municipal Board Approval for the eastern portion of the subject lands and the existing zoning of those lands. It should be noted that the new Mississauga Official Plan already contains a Special Site policy (Special Site 10, East Credit Neighbourhood) to implement such uses.

As outlined in the Information Report, Section 5.3.2.1 of Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?

The eastern portion of the subject lands is currently designated "General Retail Commercial". This existing commercial portion of the site is proposed to accommodate four smaller format retail buildings. These proposed buildings are located close to the street (Mavis Road and Bristol Road West) with active elevations (doors and/or transparent windows) to address the street and attempt to screen the presence of parking areas. An adequate amount of parking has been supplied and broken up with landscaped drive aisle corridors in accordance with Official Plan design policies.

The "General Retail Commercial" designation is proposed to be expanded to the western portion of the property to create a sufficient site area to accommodate a Lowe's Home Improvement store, a large format retailer.

Expanding the "General Retail Commercial" designation to include the full block, rather than allowing for a portion of the block to develop for low-density residential uses allows for the consolidation of retail commercial development on the site, and takes advantage of Heatherleigh Avenue as the interface between commercial and residential land uses.

The commercial function of the lands designated "General Retail Commercial" is also strengthened by providing the opportunity for a retail commercial format that is not otherwise available in the vicinity.

Site layout and design has considered the potential impact on the surrounding residential area, and has responded by restricting vehicular access to the site from Mavis Road (arterial road) and Bristol Road West (major collector road). The Heatherleigh Avenue frontage has been extensively landscaped in a manner that is sensitive to the residential properties to the west.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

There is an existing commercial plaza at the southeast corner of Mavis Road and Bristol Road West. The existing plaza, in combination with the existing designation and zoning of the eastern portion of the subject site demonstrates the intent for this intersection on Mavis Road to accommodate commercial uses.

To address the suitability of the land parcel to accommodate the uses and to ensure compatible integration of commercial into the residential neighbourhood, the designation supports achieving a site area that allows buffering to neighbouring homes and an improved interface with Mavis and Bristol Roads. Specifically:

- the development is designed to front Mavis Road, a major arterial road, with two access points, one of which is a proposed signalized intersection. Mavis Road is also served by public transit. This will help to accommodate access to the proposed commercial uses;
- a road (Heatherleigh Avenue) and minimum landscape buffer of 7.1 m (23.3 ft.) incorporating heavy landscaping on the western limit of the site provides a greater separation and buffer to residential uses than the original designation which had residential lots proposed immediately backing onto the commercial lands;
- existing residential to the south is buffered with a minimum landscape setback of 6 m (19.7 ft.) with tree planting, this is in excess of the By-law requirement of 4.5 m (14.8 ft.);
- garbage is to be stored internal to buildings to prevent adverse impacts on adjacent lands;
- mitigation measures have been added to prevent noise impacts on adjacent properties to meet or exceed Ministry of Environment requirements.

Based on the foregoing, the lands are suitable for the proposed development, and the uses are compatible with the surrounding residential and commercial land uses.

Is there adequate infrastructure and community services to support the proposed development?

The proposal will make efficient use of existing infrastructure with no adverse impacts anticipated.

As a result of the above, the Planning and Building Department recommend that the Official Plan Amendment be approved.

New Mississauga Official Plan

In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Residential Medium Density" and "Mixed Use – Special Site 10 (East Credit Neighbourhood)" to designate the entire lands "Mixed Use - Special Site 10, as amended (East Credit Neighbourhood)", to permit single storey buildings, as Corridors (such as Mavis Road) require a minimum building height of two storeys unless Character Area policies specify alternative building height requirements.

Zoning

The proposed "C2-Exception" (Neighbourhood Commercial) zone is appropriate to accommodate the proposal (see updated provisions in Appendix S-6).

For the reasons previously stated within the Planning Comments section of this report, it is recommended that the Rezoning be approved consistent with the proposed Official Plan Amendment.

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:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine

if further public notice is required. Since the change is a combination of two buildings into one (same gross floor area), and minor alteration to setbacks, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment and rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for five (5) retail commercial buildings, including a Lowe's Home Improvement store, is compatible with the surrounding land uses based on the surrounding context with existing retail adjacent to residential uses and the introduction of appropriate landscape buffers, noise mitigation, and site design.
2. The proposed "General Retail Commercial - Special Site" and "C2-Exception" (Neighbourhood Commercial) are appropriate to accommodate the requested uses based on the policies of the Official Plan and propose an efficient use of land at an appropriate scale for the area.

ATTACHMENTS:

Appendix S-1: Information Report
Appendix S-2: Recommendation PDC-0013-2012
Appendix S-3: Updated Site Plan
Appendix S-4: Updated Elevations
Appendix S-5: Landscape Plan
Appendix S-6: Updated Proposed Zoning Standards

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner



Corporate Report

Clerk's Files

 Originator's
Files OZ 10/012 W6

PDC FEB 13 2012

DATE: January 24, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 13, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit six (6) retail commercial buildings, including a
Lowe's Home Improvement store.
5350 Mavis Road
Southwest corner of Mavis Road and Bristol Road West
Owner: Embee Properties Limited
Applicant: Lethbridge & Lawson Inc.
Bill 51

Public Meeting **Ward 6**

RECOMMENDATION: That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - Medium Density I" and "General Retail Commercial" to "General Retail Commercial" and to change the Zoning from "R3-29" (Detached Dwellings), "R5-38" (Detached Dwellings), "RM2-42" (Semi-Detached Dwellings) and "C2-11" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial), to permit six (6) retail commercial buildings, including a Lowe's Home Improvement store under file OZ 10/012 W6, Embee Properties Limited, 5350 Mavis Road, southwest corner of Mavis Road and Bristol Road West, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments.

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:	September 24, 2010
Deemed complete:	September 29, 2010
Number of Buildings:	6
Height:	One storey
Gross Floor Area:	16,866.5 m ² (181,550 sq. ft.) Total Bldg A (Lowe's) – 13,226 m ² (142,369 sq. ft.) Bldg B – 600 m ² (6,458 sq. ft.) Bldg C – 740 m ² (7,965 sq. ft.) Bldg D – 600 m ² (6,458 sq. ft.) Bldg E – 600 m ² (6,458 sq. ft.) Bldg F – 1,100 m ² (11,840 sq. ft.)
Lot Coverage:	25.8% excluding the Garden Centre
Floor Space Index:	0.26
Landscaped Area:	19.8%
Parking Required:	865 spaces (incl. 17 handicap spaces)
Parking Provided:	662 spaces (incl. 18 handicap spaces) (689 spaces when seasonal sales space not in operation)
Loading Required:	3 spaces - proposed Building A (Lowe's) 0 spaces – proposed Buildings B-F
Loading Provided:	3 spaces - proposed Building A (Lowe's) 0 spaces - proposed Buildings B-F

Development Proposal	
Supporting Documents:	Plan of Survey Site Plan and Context Plan Building Elevations Planning Justification Tree Preservation Plan Functional Servicing Summary Green Site and Building Initiatives Noise Control Feasibility Study Traffic Impact and Parking Study Phase I Environmental Site Assessment Draft Official Plan Amendment Draft Zoning By-law

Site Characteristics	
Frontages:	254.7 m (835.6 ft.) on Mavis Road 228.6 m (750 ft.) on Bristol Road 279.8 m (918 ft.) on Heatherleigh Avenue
Lot Area:	6.57 ha (16.23 ac.)
Net Lot Area:	6.54 ha (16.16 ac.) (after road widening)
Existing Use:	Vacant

Green Development Initiatives

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

- reducing the amount of impervious paved area for parking by reducing the parking rates to an amount appropriate to meet the needs of the development; and,
- incorporation of a white roof membrane (cool roof) to reduce the urban heat island effect.

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property is currently vacant and is located within a predominantly residential area. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Bristol Road, and north of Bristol Road are single detached dwellings.
- East: Mavis Road, and east of Mavis Road is a commercial plaza, semi-detached dwellings and street townhouse dwellings.
- South: Street townhouse dwellings and single detached dwellings. Southwest of the subject site is Heatherleigh Community Park.
- West: The future Heatherleigh Avenue, and further west the Paradise Homes subdivision which is currently under construction, consisting of detached and semi-detached dwellings.

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

"Residential - Medium Density I" which permits detached, semi-detached, townhouse dwellings or any combination of these dwelling units including all forms of horizontal buildings, within a density range of 30-57 units per net residential hectare (12-23 units per net residential acre).

"General Retail Commercial" which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public, located primarily on major roads. Residential, community and office uses, and motor vehicle sales and rental facilities will also be permitted. Residential uses must be combined with retail commercial uses. Retail commercial uses need not be combined with residential uses. Motor Vehicle Commercial uses, motor vehicle body repair, motor vehicle wrecking, and self storage facilities are not permitted. Development of General Retail Commercial uses will be encouraged through infilling to consolidate the potential of these

areas and to restrict their linear extension into stable, non-commercial areas.

The applications are not in conformity with the "Residential - Medium Density I" land use designation along the western portion of the site, and are therefore seeking to amend the designation of the entire site to "General Retail Commercial – Special Site (East Credit District)".

There are other policies in the Official Plan which also are applicable in the review of these applications. The Supplementary Report will provide a complete evaluation of the proposal in relation to the Official Plan and specifically the policies outlined in Appendix I-8.

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 the previous Official Plan which is the current

plan in effect, but regard should be given to the new Mississauga Official Plan. The applicant is aware of the status of the City's new Mississauga Official Plan which designates the subject lands as **"Residential Medium Density"** and **"Mixed Use – Special Site 10 (East Credit Neighbourhood)"**.

"Residential Medium Density" permits townhouse dwellings and all forms of horizontal multiple dwellings.

"Mixed Use" permits a variety of uses including retail store, personal service establishment, restaurant, entertainment, recreation and sports facilities, financial institutions, secondary office, motor vehicle rental, overnight accommodation, funeral establishment, conference centre, and residential uses, provided they are combined on the same lot or same building with another permitted use. Notwithstanding the "Mixed Use" designation, **"Special Site 10 (East Credit Neighbourhood)"** permits a service station, gas bar, car wash, and garden centre.

Mavis Road is designated as a **Corridor**, and is subject to a minimum building height of two storeys. The maximum building height is 4 storeys for **Neighbourhoods**.

An amendment to the Mississauga Official Plan (2011) will be required to designate the entire lands "Mixed Use – Special Site 10, as amended (East Credit Neighbourhood)" in order to implement the proposal.

Some of the policies in Mississauga Official Plan (2011) which are applicable in the review of these applications are outlined in Appendix I-8, which will be used to evaluate the applications in the Supplementary Report.

Proposed Official Plan Designation and Policies

"General Retail Commercial – Special Site (East Credit District)", which permits the uses outlined previously and add a Special Site to the East Credit District Policies of Mississauga Plan to also permit a service station, gas bar, car wash, and garden centre for the subject lands.

Existing Zoning

"R3-29" (Detached Dwellings) and "R5-38" (Detached Dwellings), which permits detached dwellings with exceptions to lot areas, frontages, interior side yards and setbacks to front garage faces.

"RM2-42" (Semi-Detached Dwellings) which permits semi-detached dwellings with exceptions to lot areas and frontages.

"C2-11" (Neighbourhood Commercial) which permits retail, service, office and entertainment/recreation uses as well as a beverage/food preparation establishment, motor vehicle service station, gas bar, motor vehicle wash facility - restricted (which may include a convenience retail and service kiosk), drug store (which may include an accessory drive-through window), garden centre, outdoor patio accessory to a restaurant, and a convenience restaurant or take-out restaurant. However, motor vehicle service stations, gas bars, motor vehicle wash facility – restricted, restaurants and outdoor patios are not permitted within 60 m (196.9 ft.) of a residential zone.

Proposed Zoning By-law Amendment

"C2-Exception" (Neighbourhood Commercial), for the entire subject property to allow for retail commercial uses with a maximum gross floor area (non-residential) of 17,000 m² (182,986 sq. ft). Please see Appendix I-9 for a summary of the zoning amendments proposed.

COMMUNITY ISSUES

No community meetings were held, however, written comments were received by the Planning and Building Department. The issues raised by the community relate to the amount of cars and delivery trucks generated by the proposal, impacting pedestrian safety and noise disturbance to adjacent residences. The concern will be reviewed and a response will be provided in the Supplementary Report.

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:

- appropriateness of the proposed applications;
- resolution of design details and zoning standards, specifically how the proposal addresses the public streets of Mavis Road, Bristol Road West and Heatherleigh Avenue so as to animate the public realm and avoid blank walls;
- resolution of noise impacts and provision of appropriate mitigation measures;
- provision of additional technical details to the satisfaction of the Transportation and Works Department regarding various studies and materials, including a functional drawing for the required modification of the Mavis Road accesses to the development.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to noise, loading, road improvements and other engineering and servicing 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 these applications.

ATTACHMENTS: Appendix I-1: Site History
Appendix I-2: Aerial Photograph

- Appendix I-3: Excerpt of East Credit 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: Official Plan Policies
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Embee Properties Ltd.**File OZ 10/012 W6****Site History**

- April 26, 2000 – Gateshead Enterprises Limited submitted a formal request to Council to change the Official Plan designation from "Residential Medium Density I" to "Retail Service Commercial – Neighbourhood Commercial". At this same meeting Council amended the draft East Credit District Draft Policies – Amendment 23 to change the designation of the lands to "Neighbourhood Commercial" through Resolution 0114-2000.
- May 5, 2003 – East Credit District Policies of Mississauga Plan approved by the Region of Peel subject to appeals, which designated the subject lands "General Commercial". The Commercial Policies of Mississauga Plan were appealed to the Ontario Municipal Board, therefore the commercial policies of City Plan still applied.
- February 11, 2004 – By-law 0252-2004 was enacted and passed by Council, pursuant to applications under files OZ 96/010 W6 and T-M86095 W6, Gateshead Enterprises Limited for lands located on the south side of Bristol Road West, east of Terry Fox Way, to change the zoning under By-law 5500 from "A" (Agricultural) to "R3-1807" (Detached Dwellings), "R5-2402" (Detached Dwellings), "RM2-2401" (Semi-Detached Dwellings), "H-RM2-2401" (Semi-Detached Dwellings), and "O1" (Open Space);
- March 4, 2004 – The Commercial Policies of Mississauga Plan came into full force and effect, designating the lands "General Commercial".
- January 18, 2006 – By-law 0006-2006 was enacted and passed by Council to amend By-law 5500, pursuant to Ontario Municipal Board Order No 3206 of December 7, 2005, with respect to the application under file OZ 00/026 W6, Gateshead Enterprises Limited for lands located at the southwest corner of Bristol Road West and Mavis Road to change the Zoning from "A" (Agricultural) to "DC-2732" (Commercial);
- 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 "R3-29" (Detached Dwellings), "R5-38" (Detached Dwellings), "RM2-42" (Semi-Detached Dwellings) and "C2-11" (Neighbourhood Commercial);

Embee Properties Ltd.

File OZ 10/012 W6

- March 8, 2011 – Approval of amended Draft Plan of Subdivision and Conditions for T-M86095 W6 Phase 2 (Paradise Homes lands south of Bristol Road West, east of Terry Fox Way up to and including the Heatherleigh Avenue extension), and Amended Draft Plan Conditions for Phase 1 (western portion of the subject lands, east of Heatherleigh Avenue);
- July 5, 2011 – Phase 2 of Subdivision T-M86095 W6 was registered under M-1844, by Paradise Homes for the lands south of Bristol Road West, east of Terry Fox Way up to and including the Heatherleigh Avenue extension. The western portion of the subject lands (east of Heatherleigh Avenue) remain draft plan approved under the existing Phase 1 Draft Plan Approval under file T-M86095 W6 approved October 26, 1998, for 8 detached dwellings and 98 semi-detached dwellings, with updated Conditions dated March 8, 2011.



LEGEND:



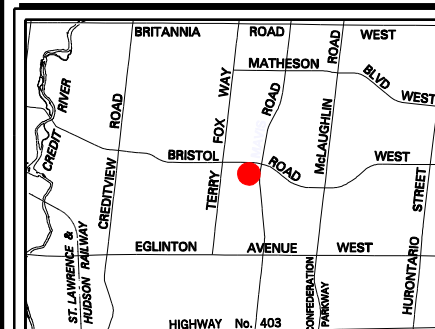
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2010



SUBJECT:

EMBEE PROPERTIES LIMITED



FILE NO:
OZ 10/012 W6

DWG. NO:
V810012A

SCALE:
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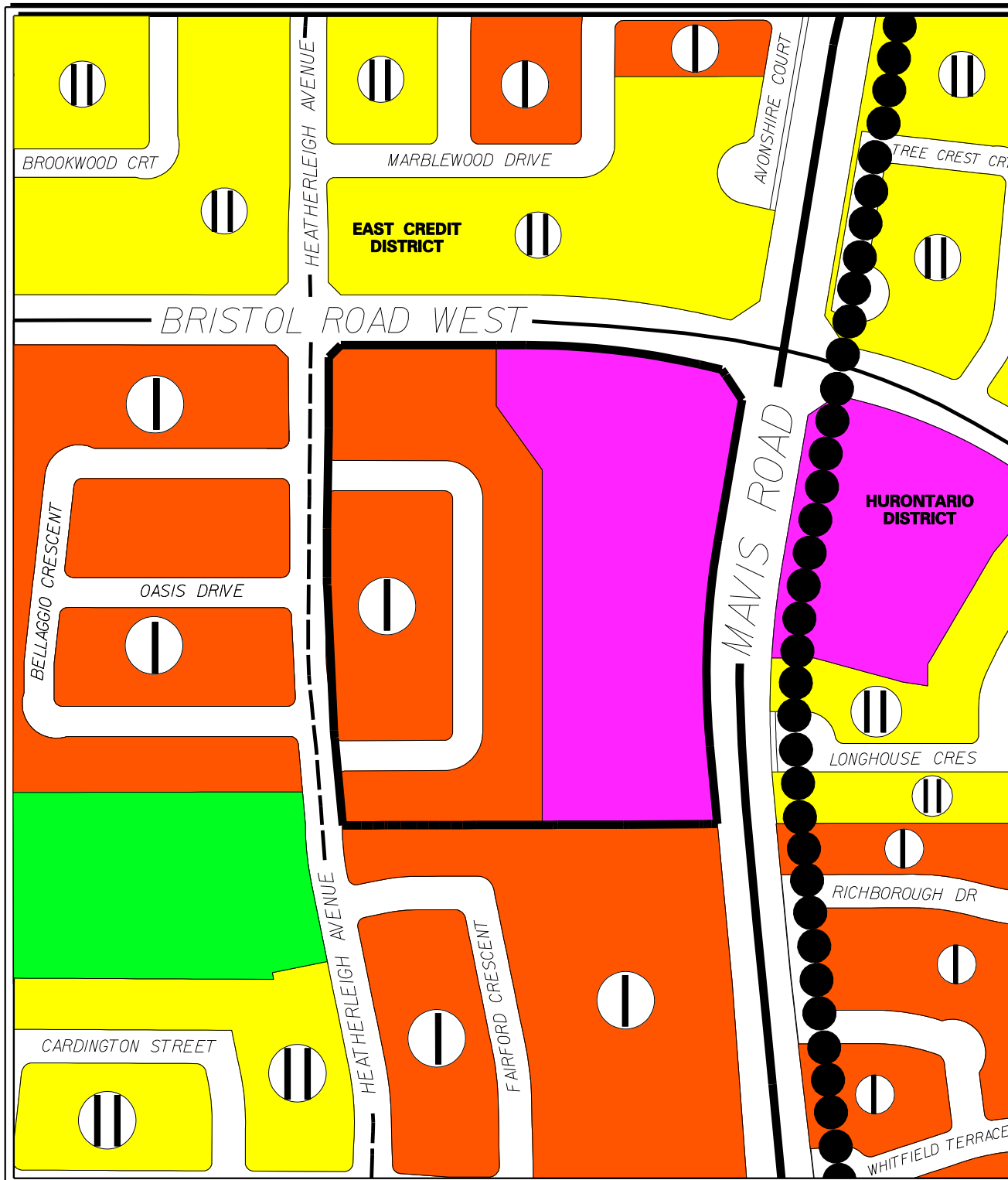
PDC DATE:
13 02 2012

DRAWN BY:
B. KRUGER

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF EAST CREDIT DISTRICT LAND USE MAP **EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station

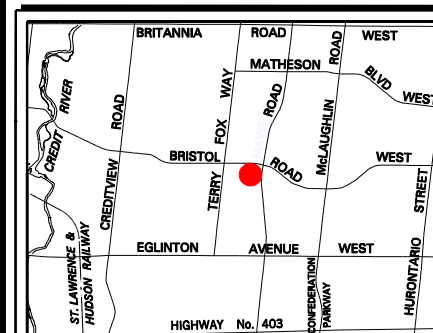
LAND USE LEGEND

- LBPIA Operating Area Boundary - See Aircraft Noise Policies
- Lands Exempt From LBPIA Operating Area
- Cem - Cemetery
- Golf Course
- Existing Stormwater Management Facility
- 1996 NEP2000 NEF Composite Noise Contours
- Planning District

SUBJECT LANDS



SUBJECT: EMBEE PROPERTIES LIMITED



FILE NO:
OZ 10/012 W6

DWG. NO:
10012LM

SCALE:
NTS

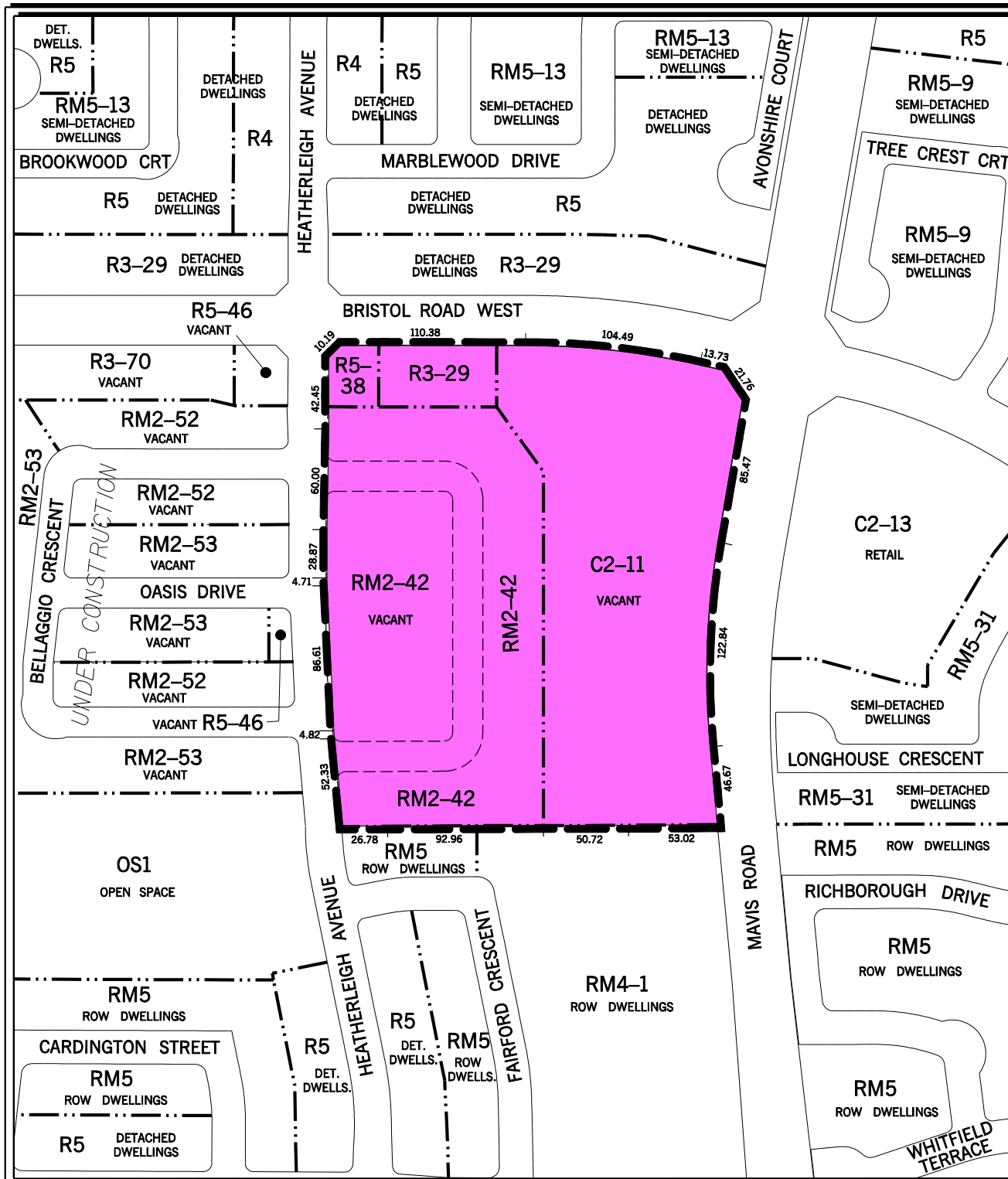
PDC DATE:
13 02 2012

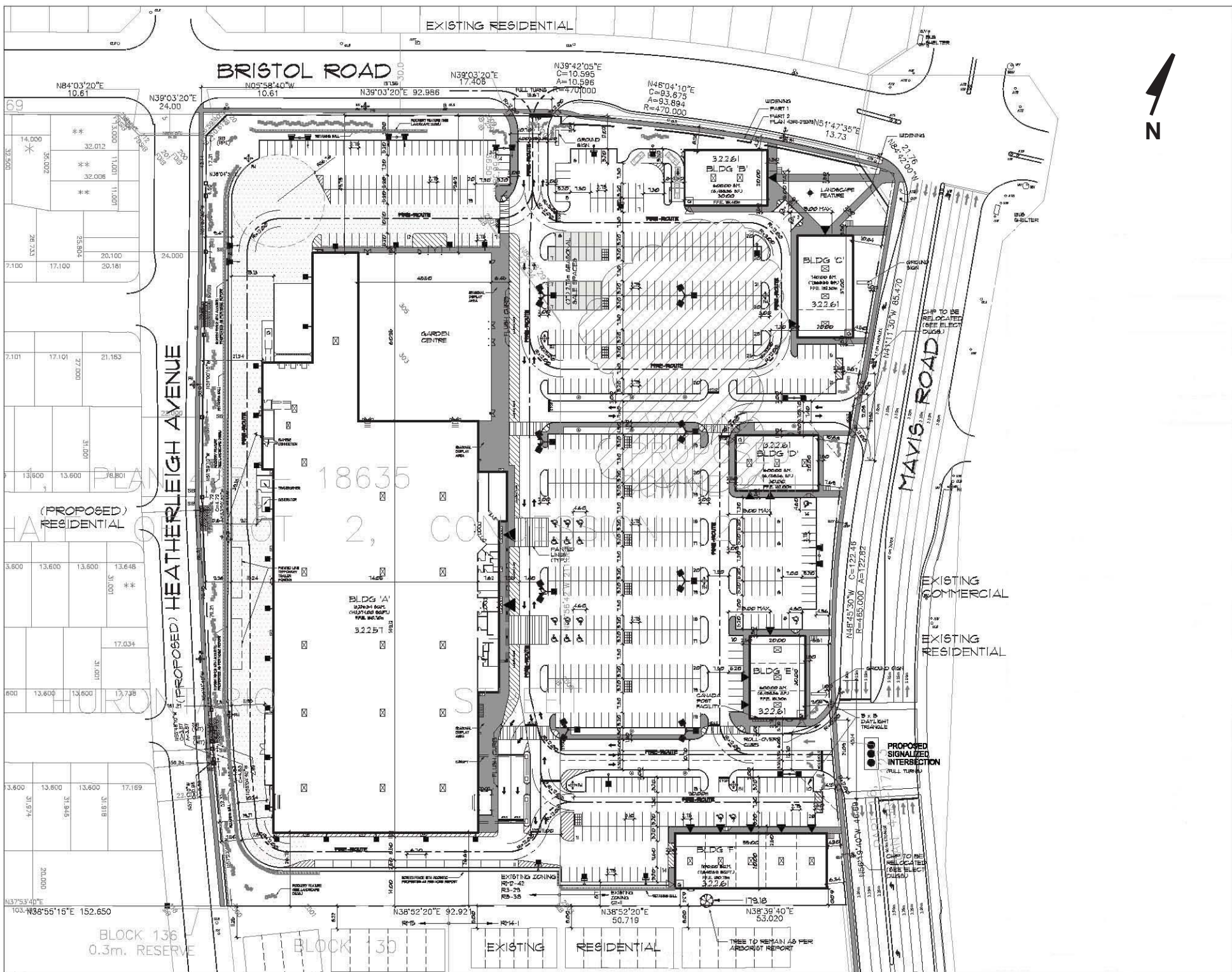
DRAWN BY:
B. KRUGER

APPENDIX I-3

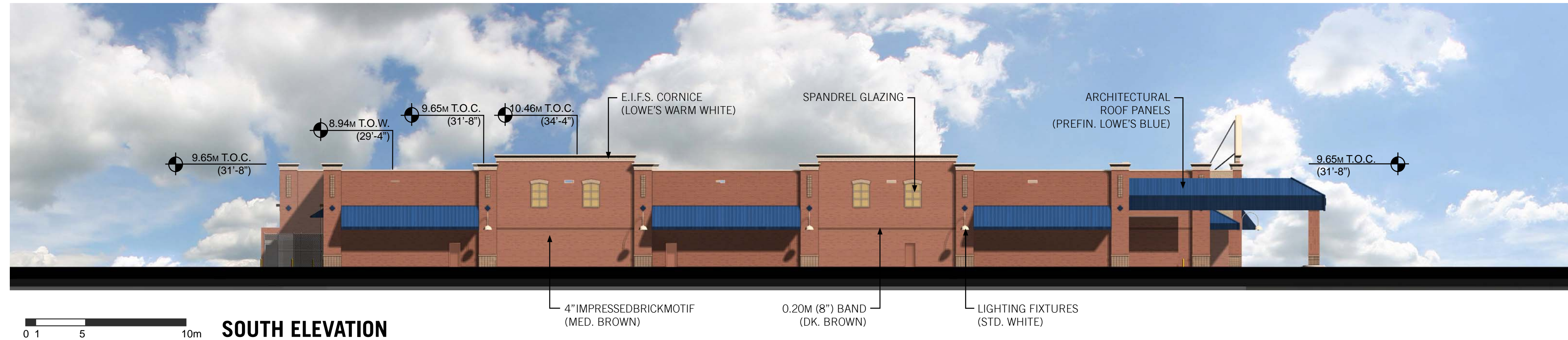
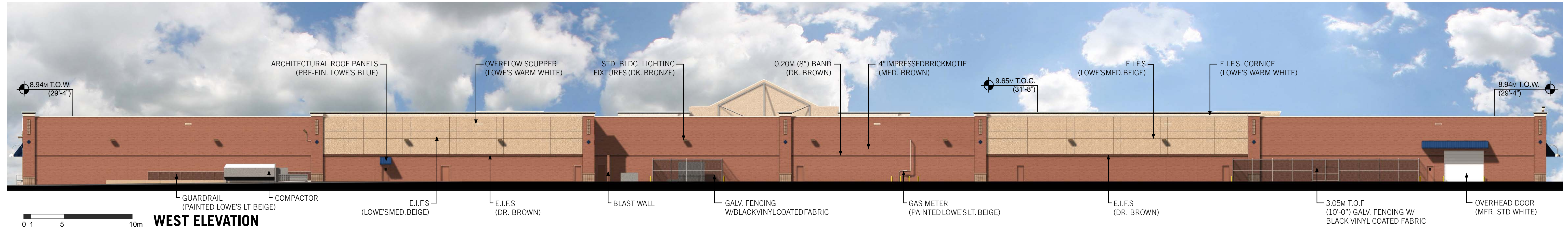
MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics





1 SITE PLAN
SCALE: 1:600



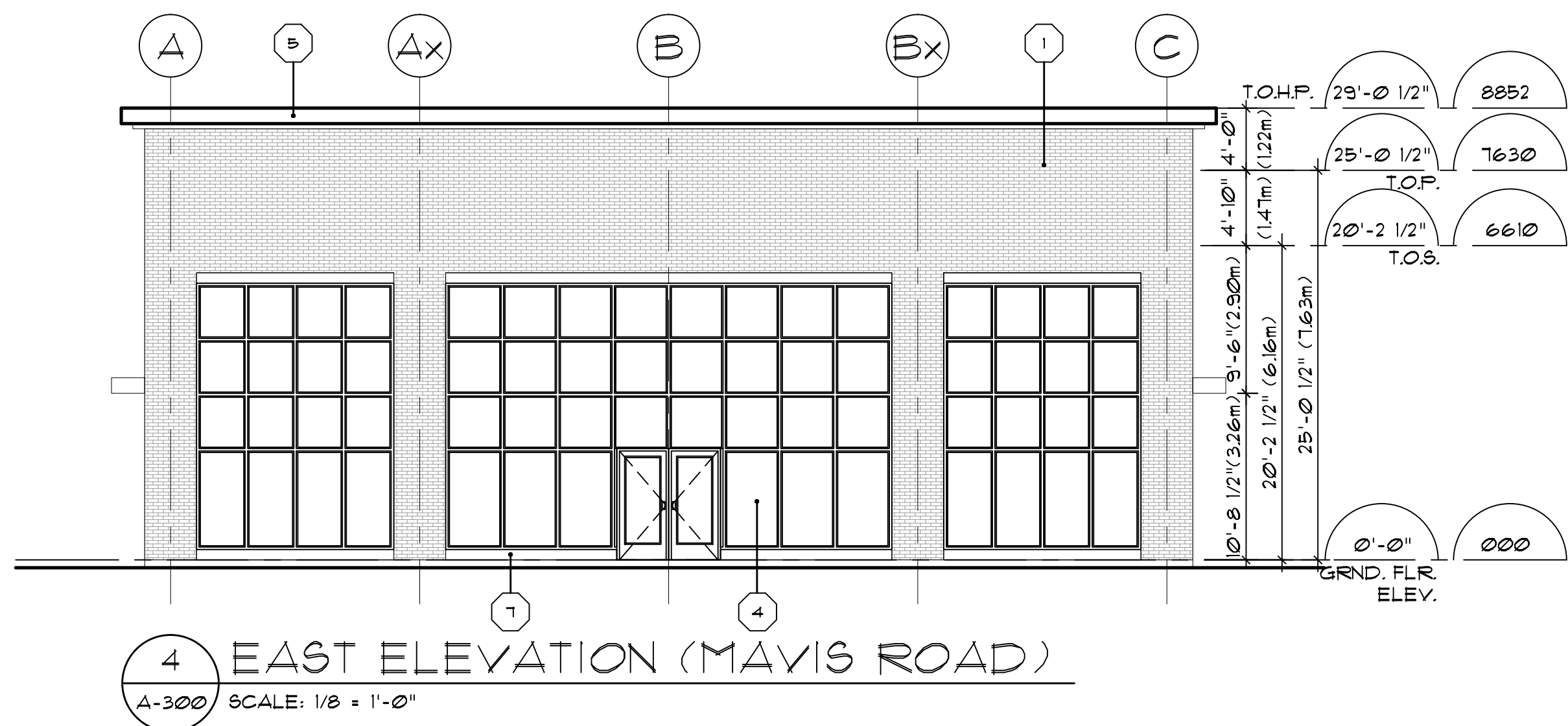
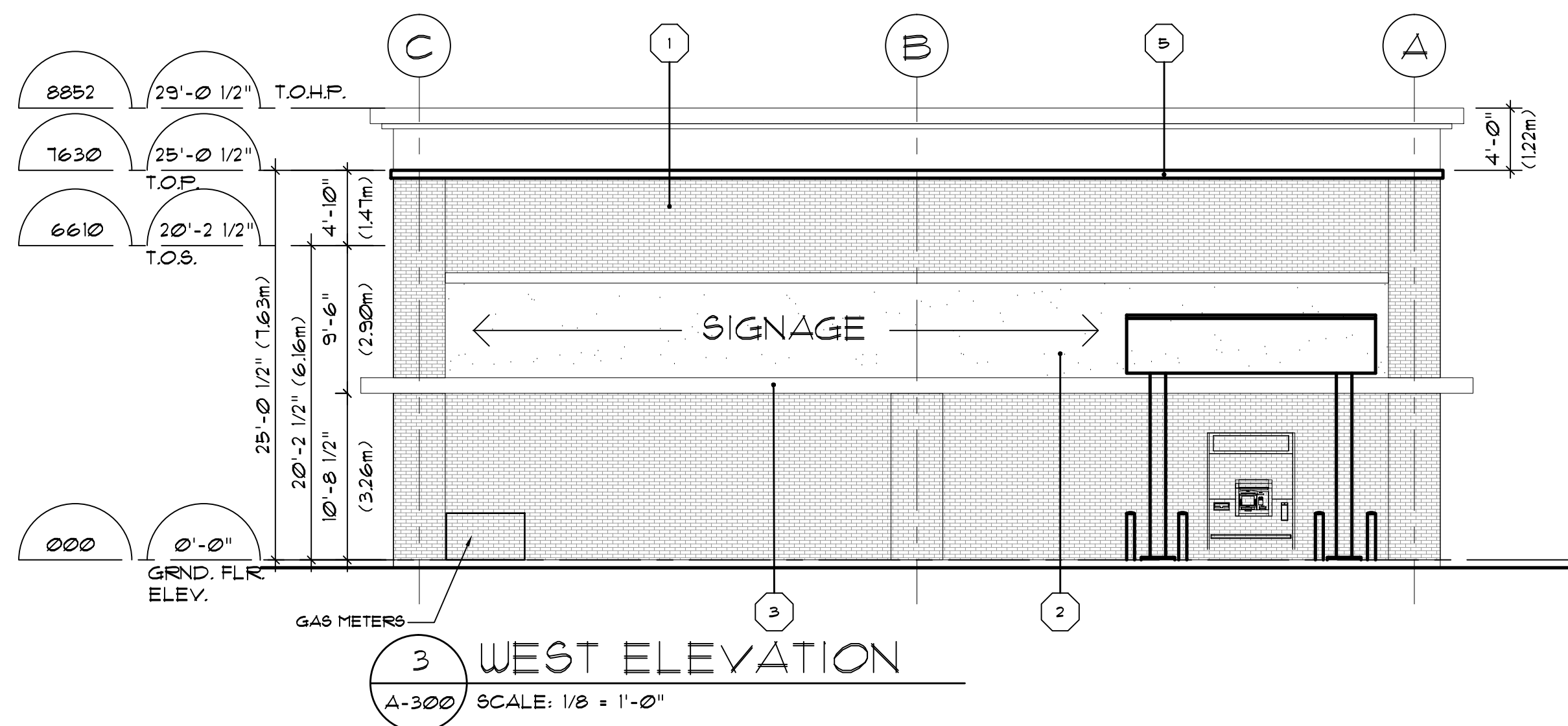
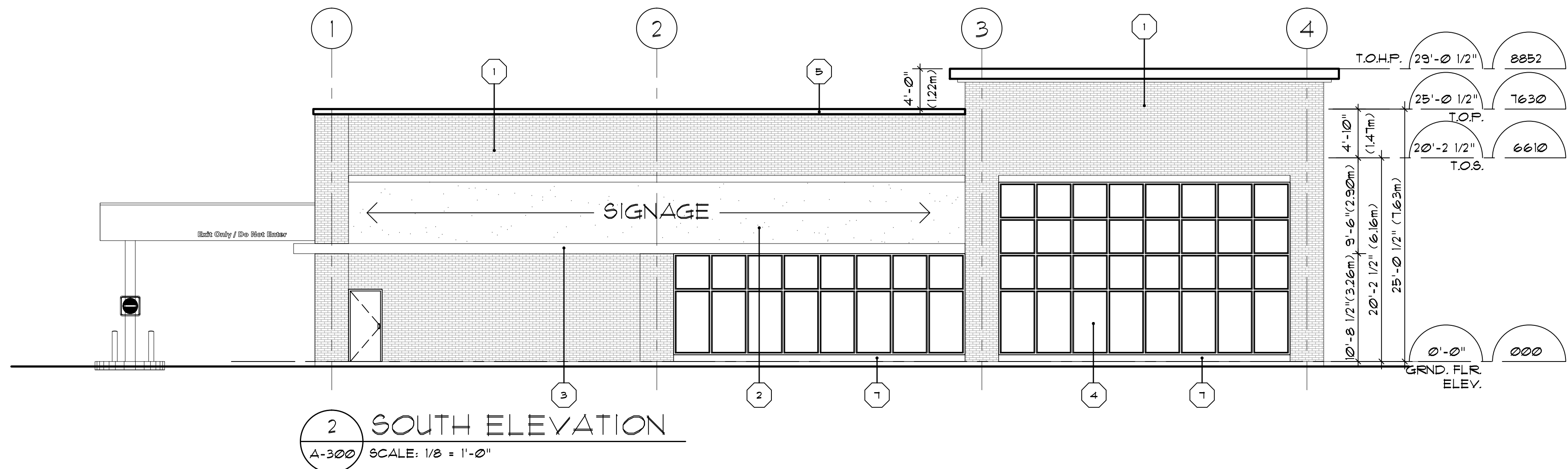
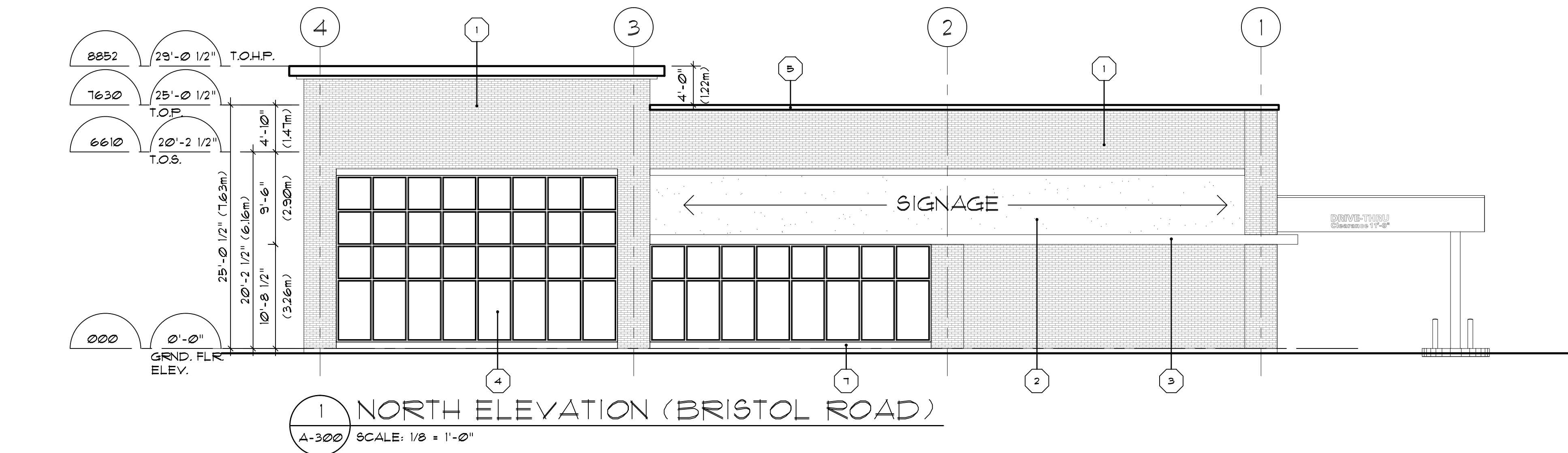
NOTE:
DOOR AND WINDOW LOCATIONS, DIMENSIONS,
DETAILS AND BUILDING MATERIALS MAY VARY
DEPENDENT ON FINAL BUILDING LAYOUT, AND
ARE SHOWN FOR INFORMATION PURPOSES
ONLY.

EXTERIOR MATERIALS
AND FINISHES:

- 1 BRICK - RED
- 2 EIFS - BEIGE
- 3 CANOPY - CLEAR ANODIZED ALUMINUM
- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

NOTE:

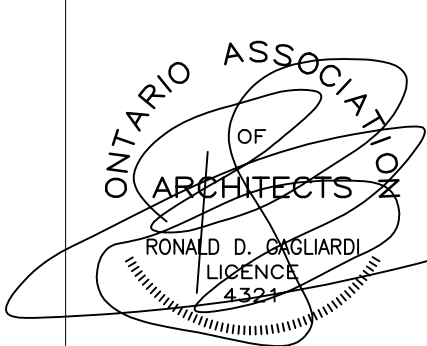
ALL ROOF TOP UNITS
SCREENED BY PARAPETS
(LOCATION PER TENANT
LAYOUT)



NO.	DATE	REVISIONS	BY
6	OCT. 5/11	RE-ISSUED FOR SFA	RDG
5	SEPT. 22/11	GENERAL REVISIONS	DWL
4	SEP. 12/11	GENERAL REVISIONS	DWL
3	SEP. 24/10	ISSUED FOR SFA	RDG
2	SEP. 20/10	GENERAL REVISIONS	DWL
1	AUG. 30/10	GENERAL REVISIONS	DWL

DATE	PARTICULARS	BY
SEPT. 24/10	Issued for Design Approval	RDG
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	

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PROJECT
**PROPOSED
COMMERCIAL
DEVELOPMENT**
MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME	ELEVATIONS - BLDG 'B'
SCALE	1/8" = 1'-0"
DATE OF Dwg.	OCT. 5/2011
PROJECT NO.	08071
DRAWN BY	DWL
SHEET NO.	A-300
CHKD BY	RDG
W:\08071 - Mavis & Bristol (Lower) 1/2, Reports\1/2 Drawings\1/2, Architectural\08071-05.dwg	

EXTERIOR MATERIALS
AND FINISHES:

- 1 BRICK - RED
- 2 EIFS - BEIGE
- 3 CANOPY - CLEAR ANODIZED ALUMINUM
- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

NOTE:

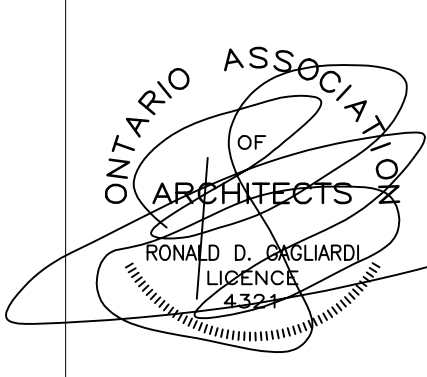
ALL ROOF TOP UNITS
SCREENED BY PARAPETS
(LOCATION PER TENANT
LAYOUT)

1	OCT. 5/11	RE-ISSUED FOR SFA	RDG
6	SEPT. 22/11	GENERAL REVISIONS	DWL
5	SEP. 12/11	GENERAL REVISIONS	DWL
4	SEP. 24/10	ISSUED FOR SFA	RDG
3	SEP. 20/10	GENERAL REVISIONS	DWL
2	AUG. 30/10	GENERAL REVISIONS	DWL
1	AUG. 24/10	GENERAL REVISIONS	RA
NO.	DATE	REVISIONS	BY

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
SEPT. 24/10	Issued for Site Plan Approval	RDG
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	

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PROJECT

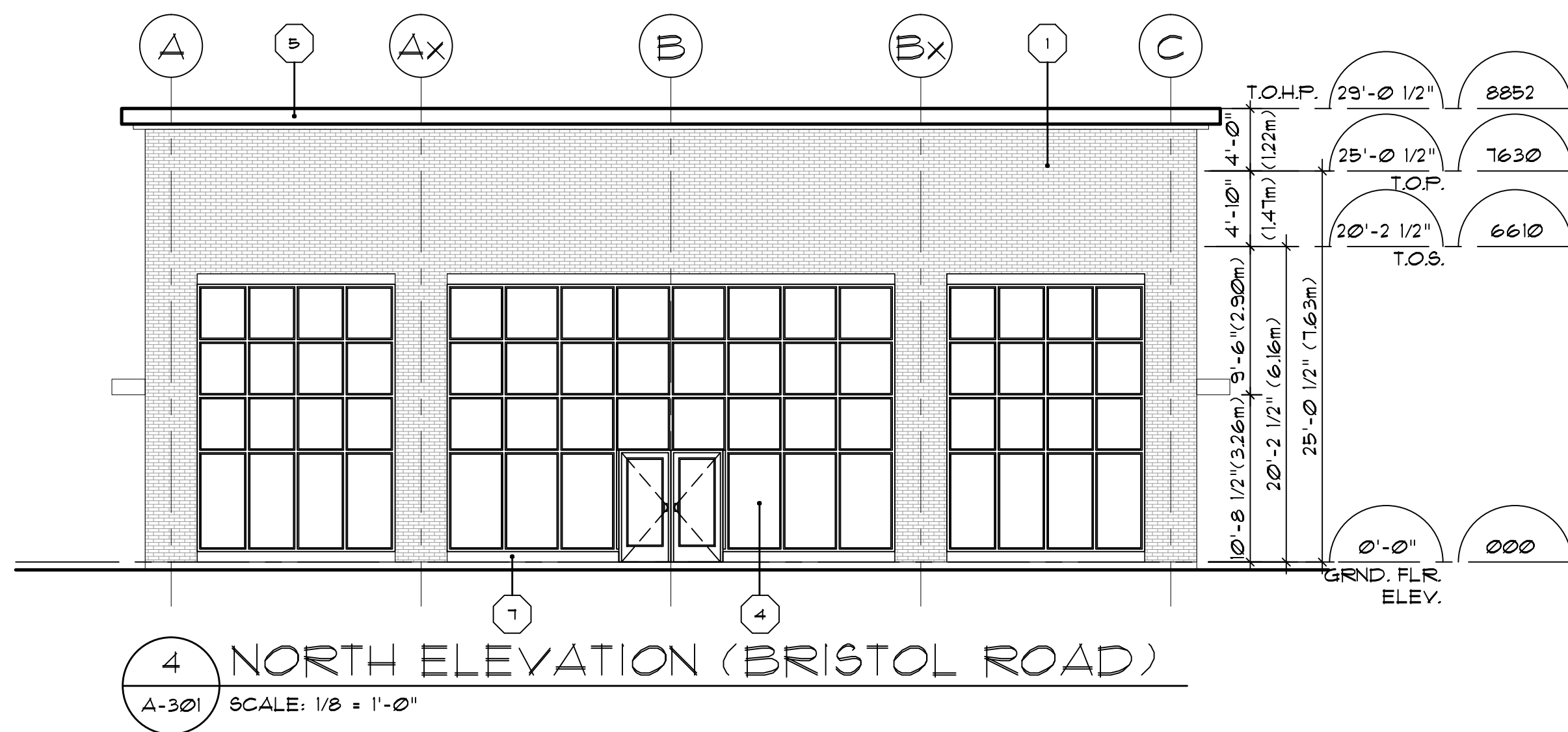
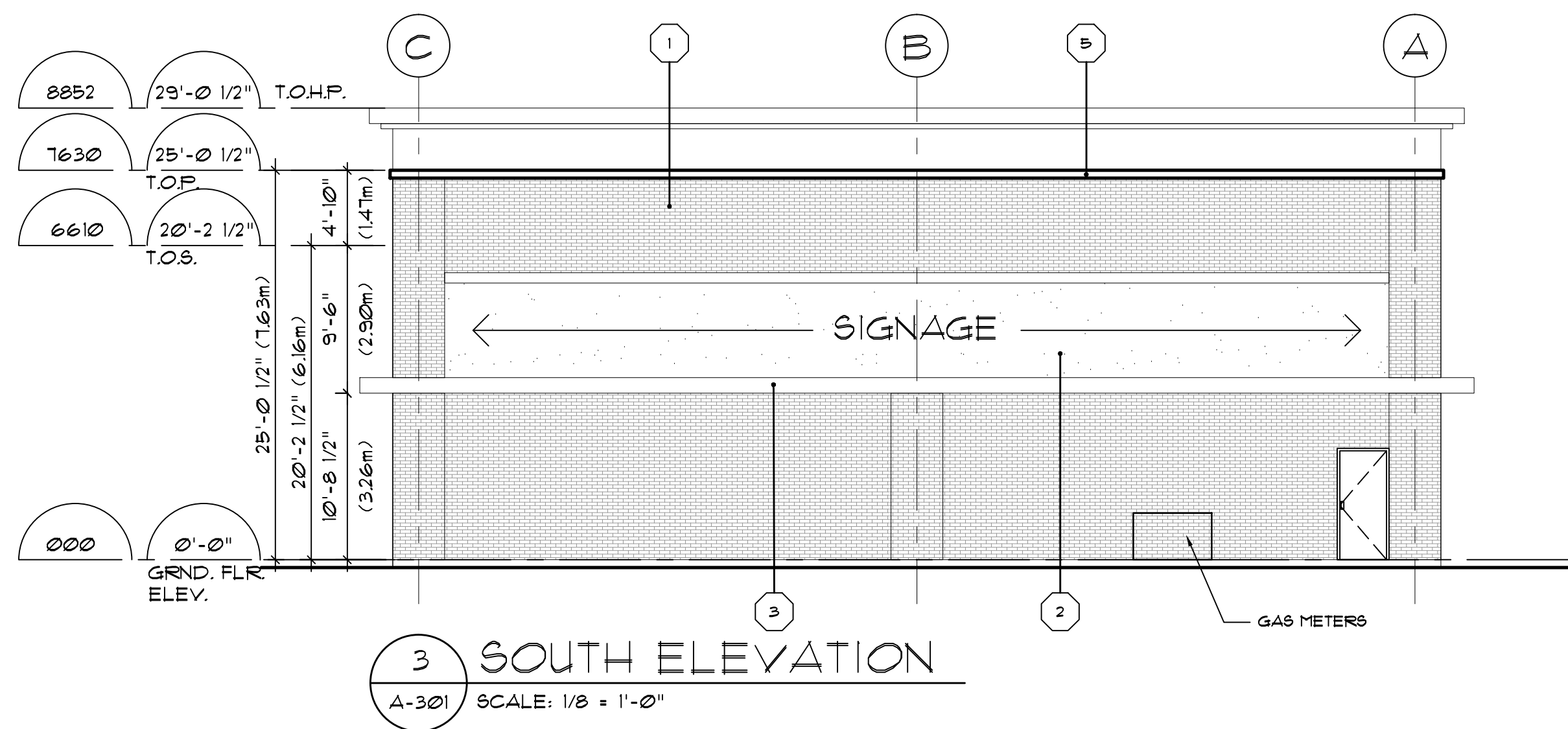
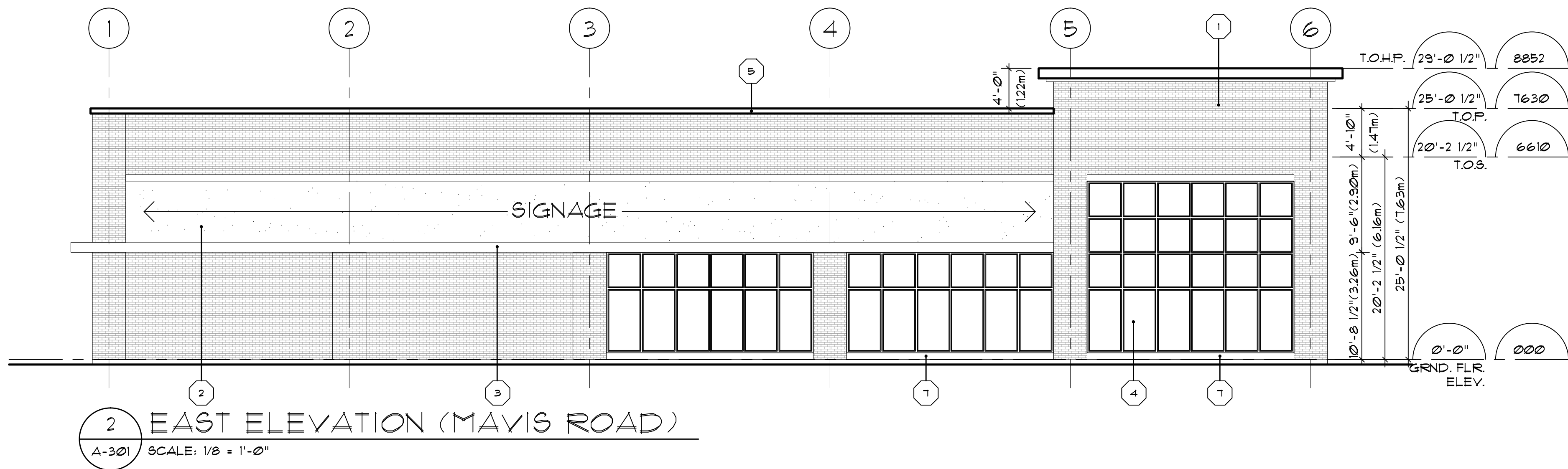
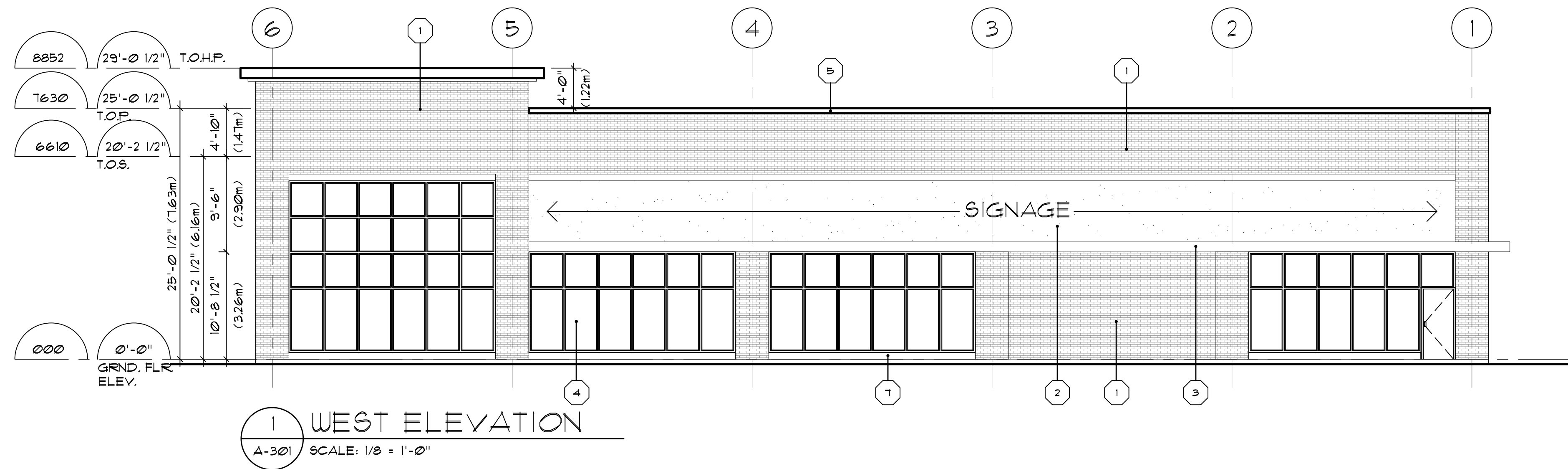
PROPOSED
COMMERCIAL
DEVELOPMENT

MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME

ELEVATIONS - BLDG 'C'

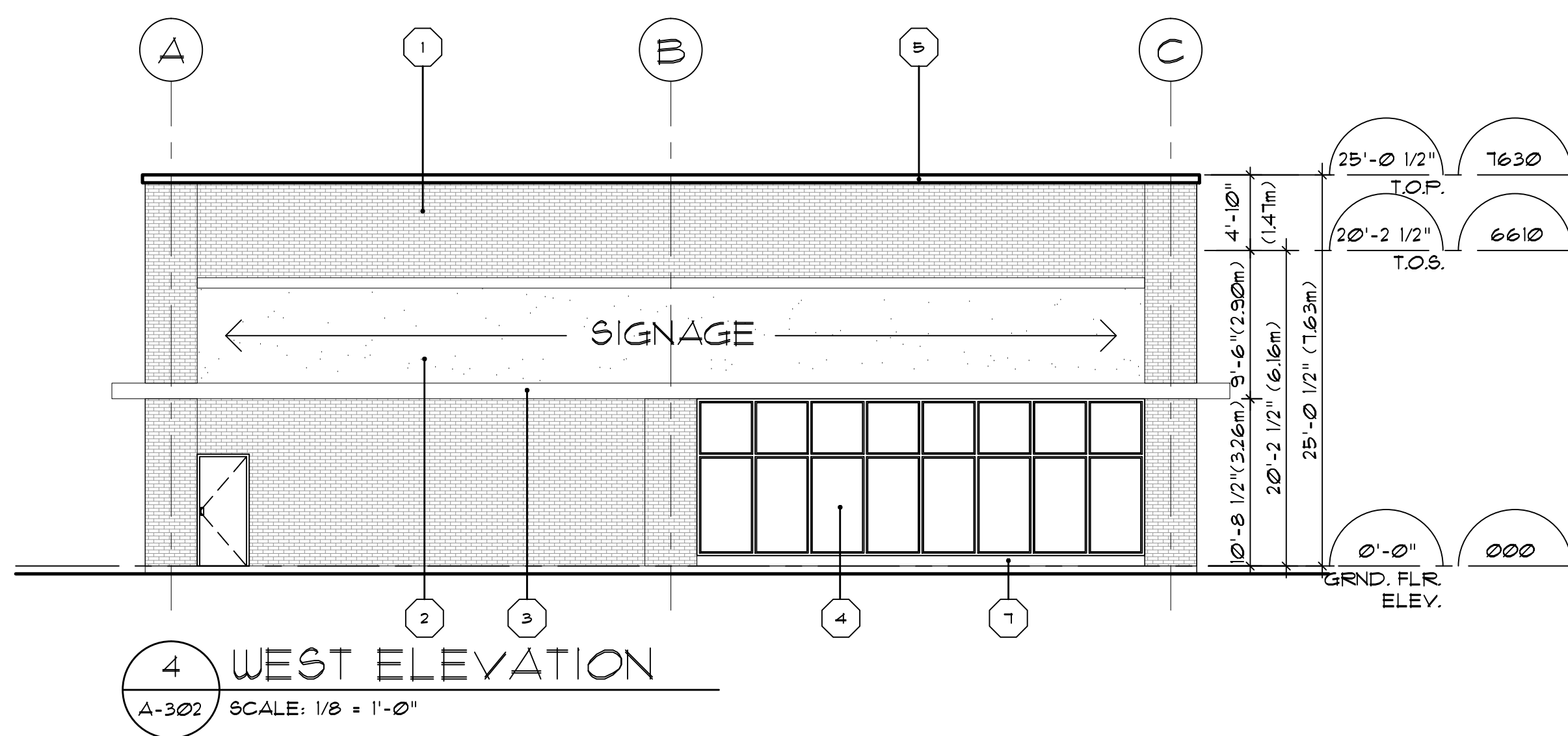
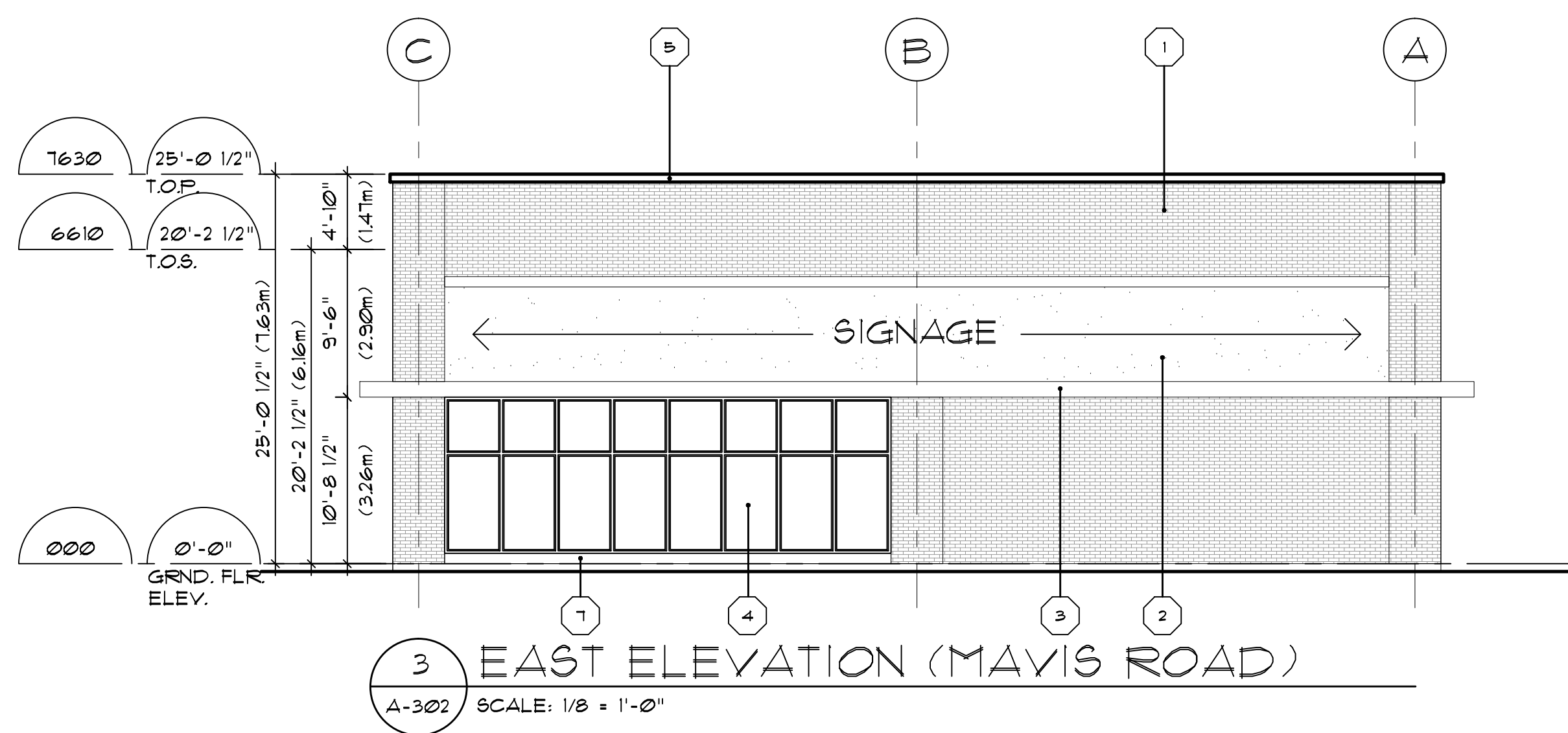
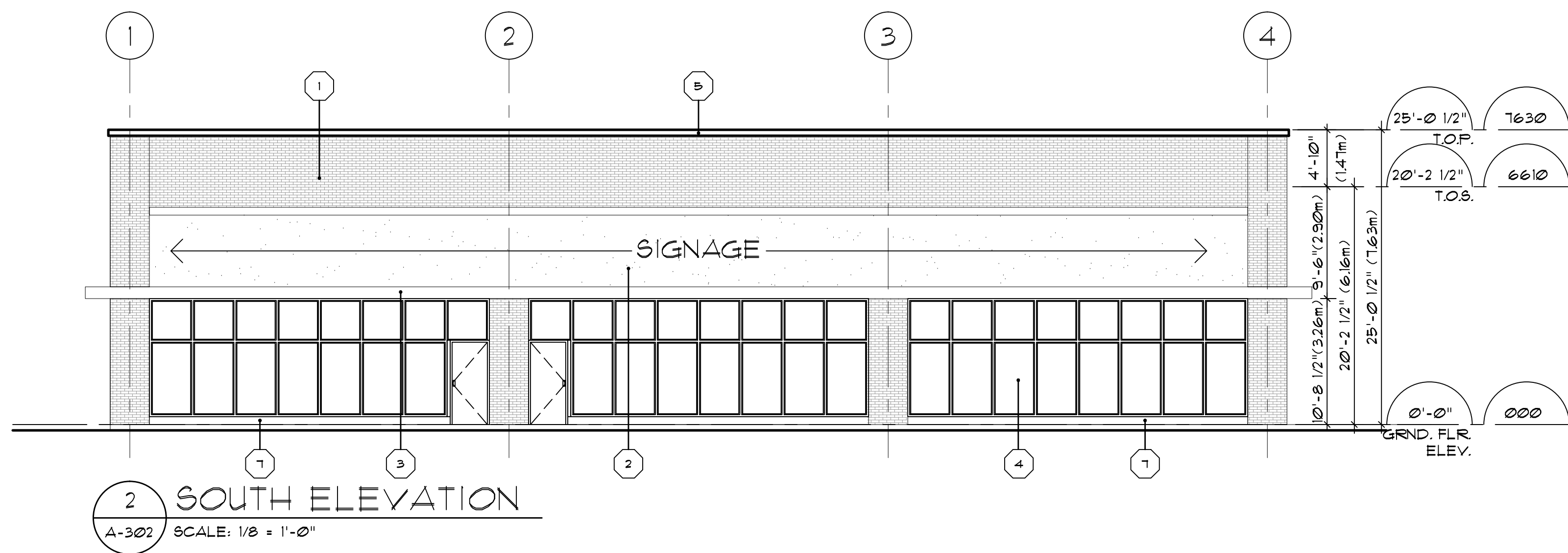
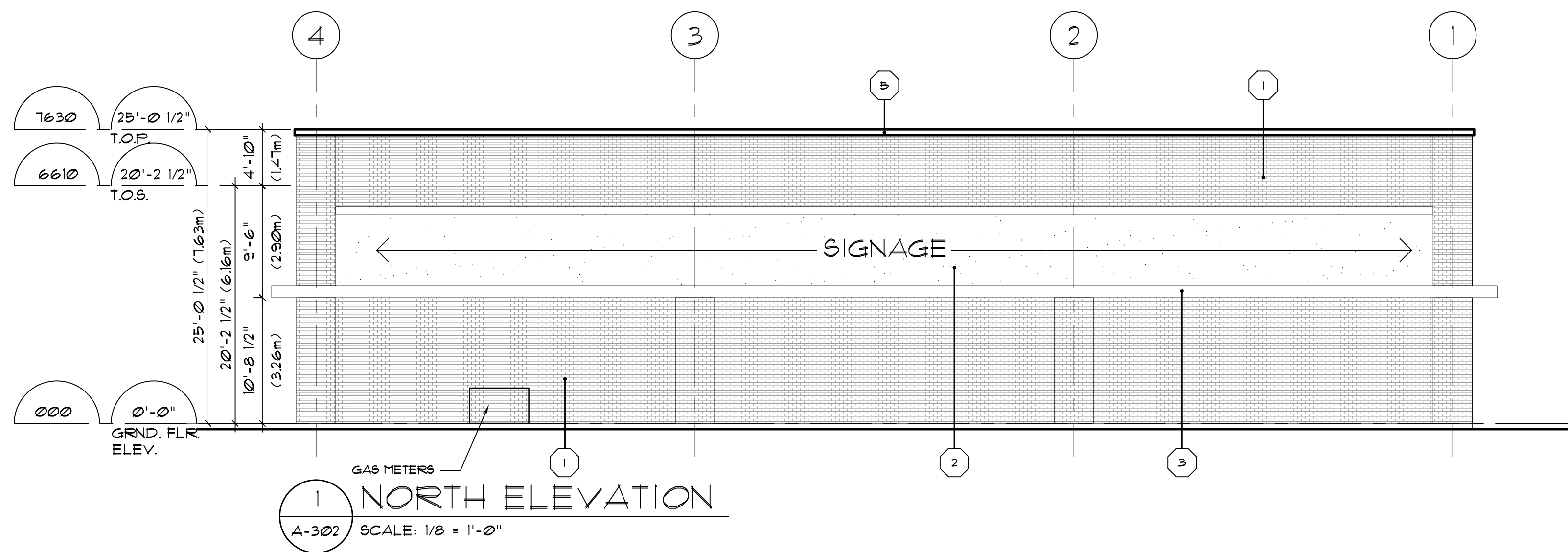
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DRAWN BY DWL/JRA	SHEET NO. A-301	
CHKD BY RDG	10/08/07 - Mavis & Bristol (Lower 1/2) Reprints/23 Drawings/231 Architectural/001/053	



- 1) BRICK - RED
- 2) EIFS - BEIGE
- 3) CANOPY - CLEAR ANODIZED ALUMINUM
- 4) STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5) CORNICE - CLEAR ANODIZED
- 6) CAPS - CLEAR ANODIZED
- 7) SILLS - PRECAST CONCRETE

NOTE:

ALL ROOF TOP UNITS
SCREENED BY PARAPETS
(LOCATION PER TENANTS
LAYOUT)

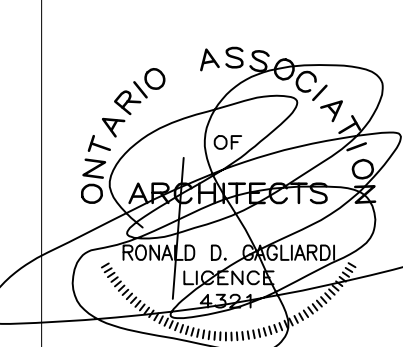


1	OCT. 5,11	RE-ISSUED FOR SPA	RDO
6	SEPT.22,11	GENERAL REVISIONS	DWJ
5	SEP.12,11	GENERAL REVISIONS	DWJ
4	SEP.24,10	ISSUED FOR SPA	RDO
3	SEP.20,10	GENERAL REVISIONS	DWJ
2	AUG.30,10	GENERAL REVISIONS	DWJ
1	AUG.24,10	GENERAL REVISIONS	RA
NO.	DATE	REVISIONS	BY

DRAWING ISSUE

DATE	PARTICULARS	BY
SEPT.24.18	Issued for Design Approval	
	Issued for Site Plan Approval	RDG
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	

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PROJECT

PROPOSED COMMERCIAL DEVELOPMENT

MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME

ELEVATIONS - BLDG 'D'

SCALE 3" = 1'-0"	DATE OF Dwg. OCT. 5/2011	PROJECT NO. 08071
DRAWN BY JWL/RA	SHEET NO. A-302	
CHECKED BY JOG	W/08071 - Mavis & Bristol (Loves)/2. Reports/25 Drawings/33. Accounting/2011	

EXTERIOR MATERIALS
AND FINISHES:

- 1 BRICK - RED
- 2 EIFS - BEIGE
- 3 CANOPY - CLEAR ANODIZED ALUMINUM
- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

NOTE:

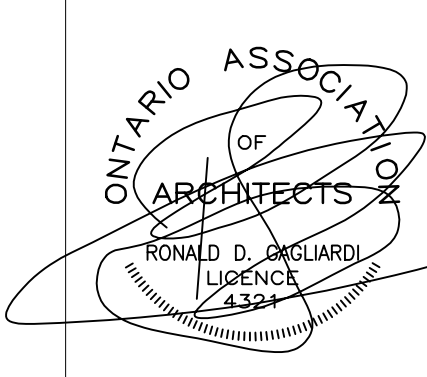
ALL ROOF TOP UNITS
SCREENED BY PARAPETS
(LOCATION PER TENANTS
LAYOUT)

NO.	DATE	REVISIONS	BY
1	OCT. 5/11	RE-ISSUED FOR SFA	RDG
2	SEPT. 22/11	GENERAL REVISIONS	DUL
3	SEPT. 12/11	GENERAL REVISIONS	DUL
4	SEP. 24/10	ISSUED FOR SFA	RDG
3	SEP. 20/10	GENERAL REVISIONS	DUL
2	AUG. 30/10	GENERAL REVISIONS	DUL
1	AUG. 24/10	GENERAL REVISIONS	RA
NO.	DATE	REVISIONS	BY

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
SEPT. 24/10	Issued for Site Plan Approval	RDG
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	

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PROJECT

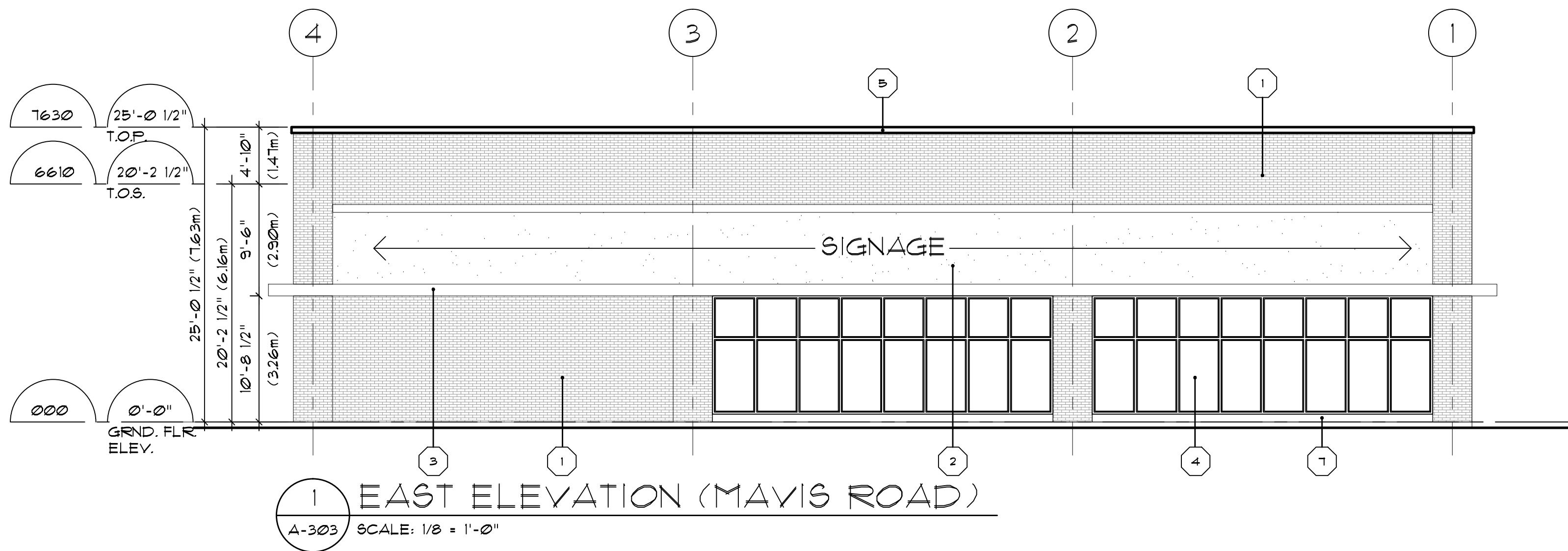
PROPOSED
COMMERCIAL
DEVELOPMENT

MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

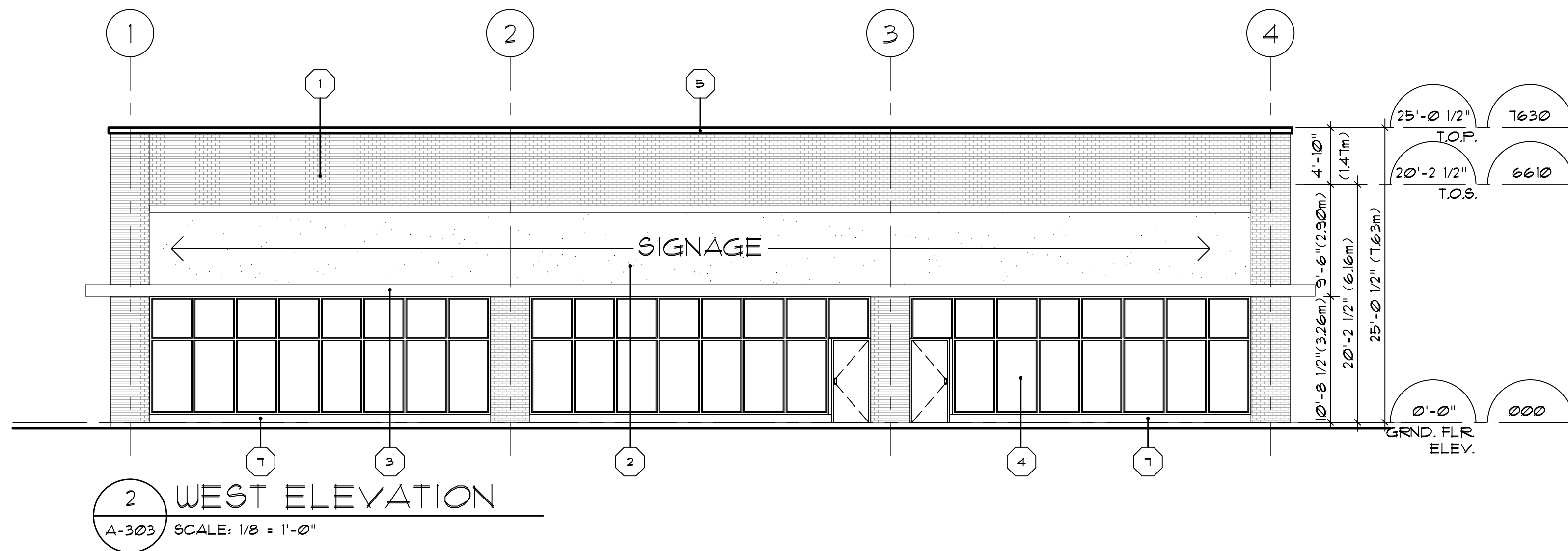
DRAWING NAME

ELEVATIONS - BLDG 'E'

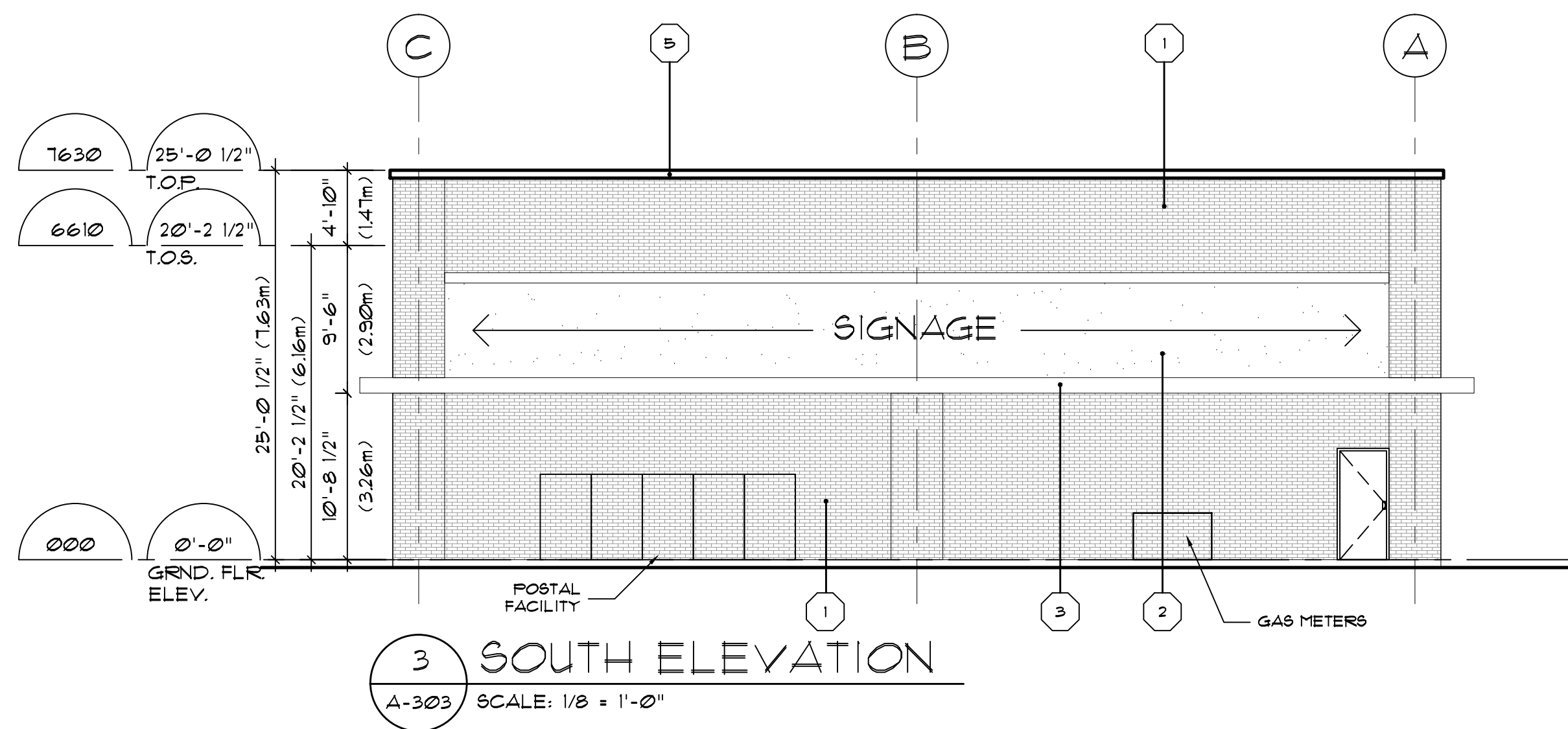
SCALE 1/8" = 1'-0"	DATE OF DUG. OCT. 5/2011	PROJECT NO. 08071
DRAWN BY DUL/JRA	SHEET NO. A-303	
CHKD BY RDG	W:\08071 - Mavis & Bristol (Lower) 1/2 Reports\23 Drawings\23.1 Architectural\08071-03.dwg	



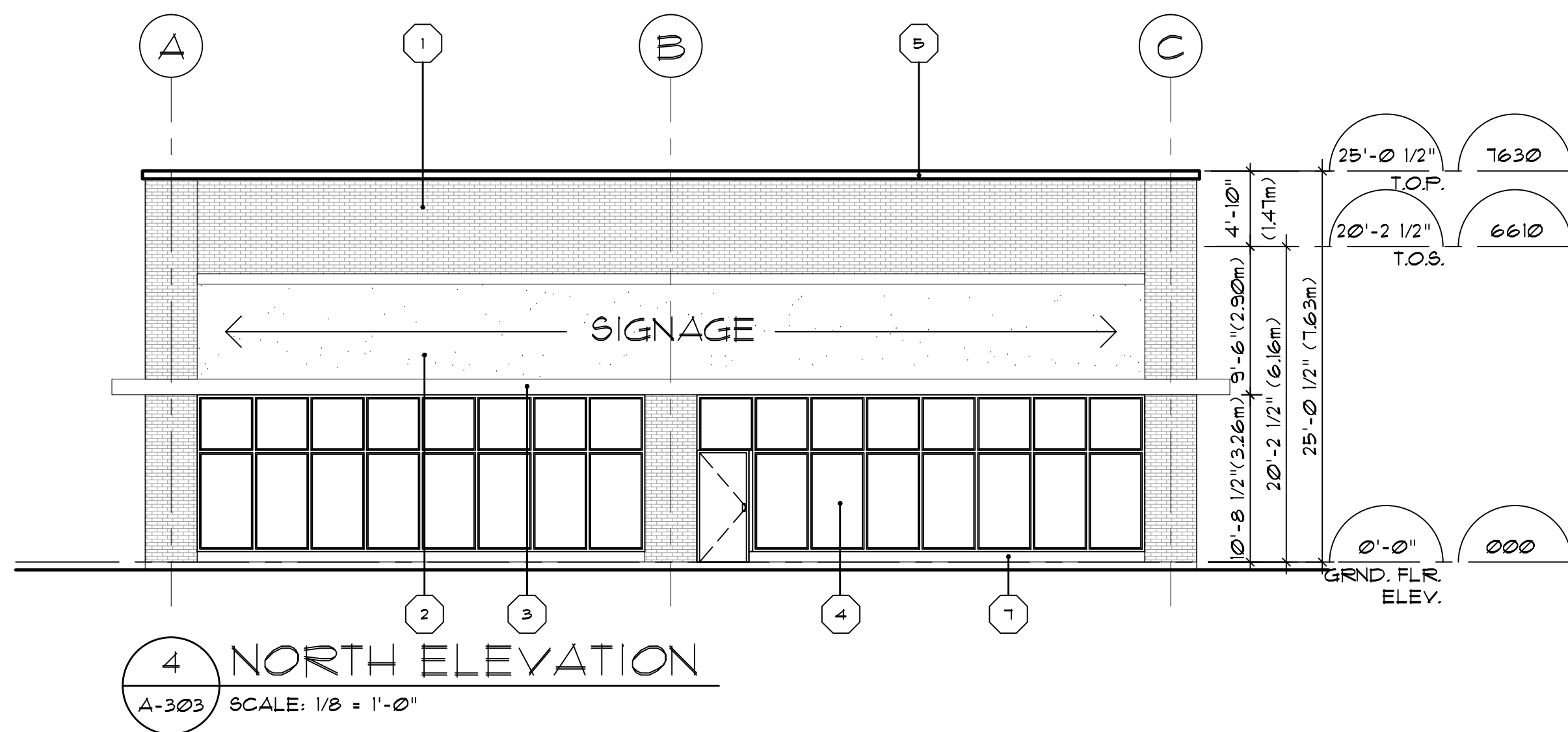
1 EAST ELEVATION (MAVIS ROAD)
A-303 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-303 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A-303 SCALE: 1/8" = 1'-0"



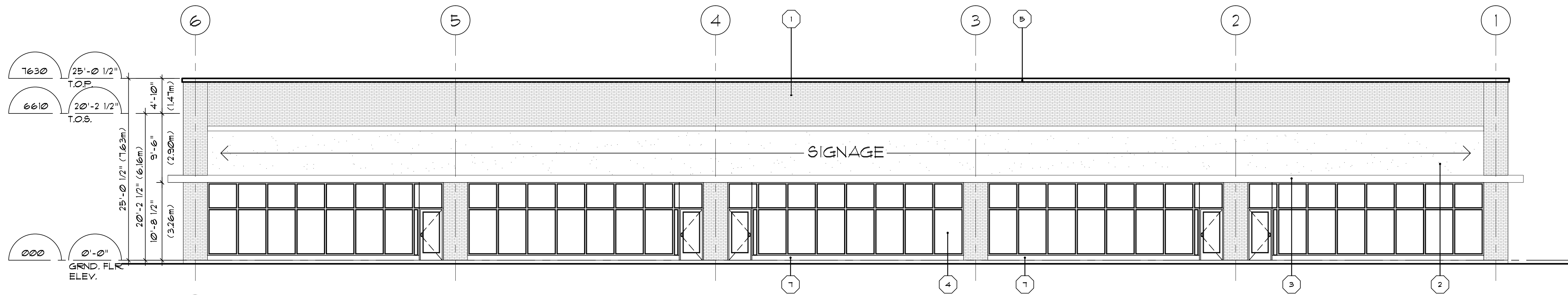
4 NORTH ELEVATION
A-303 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS
AND FINISHES:

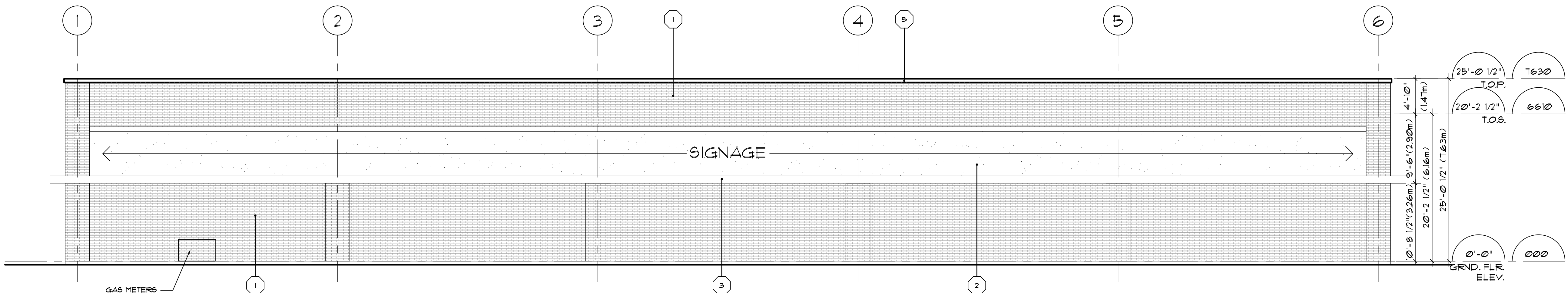
- 1 BRICK - RED
- 2 EIFS - BEIGE
- 3 CANOPY - CLEAR ANODIZED ALUMINUM
- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

NOTE:

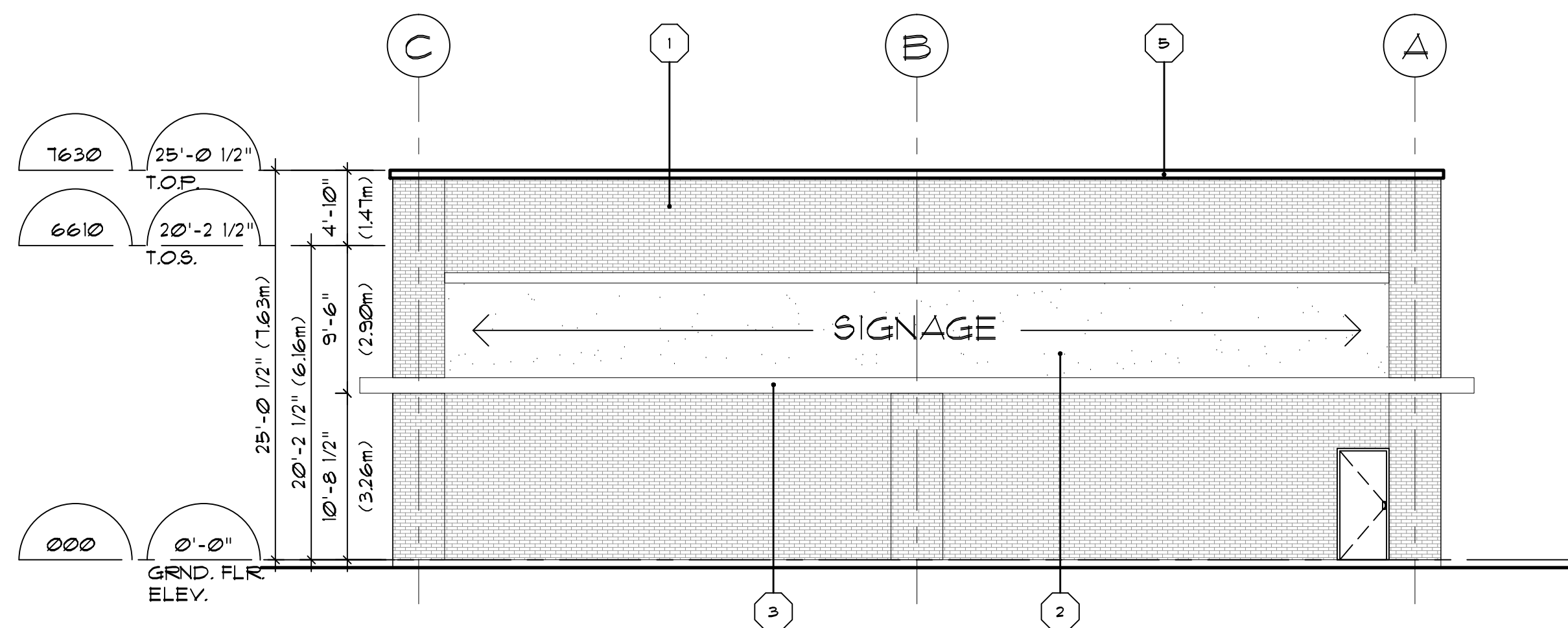
ALL ROOF TOP UNITS
SCREENED BY PARAPETS
(LOCATION PER TENANTS
LAYOUT)



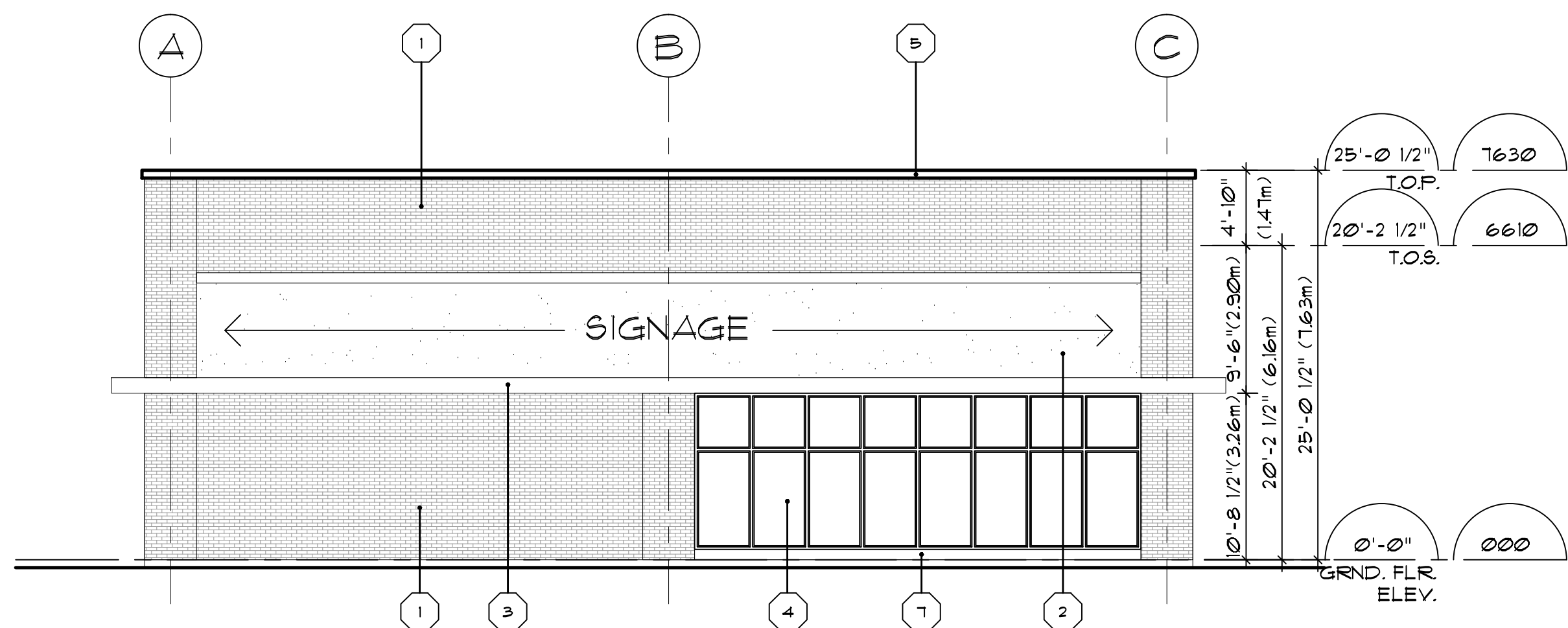
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A-304 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A-304 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A-304 SCALE: 1/8" = 1'-0"

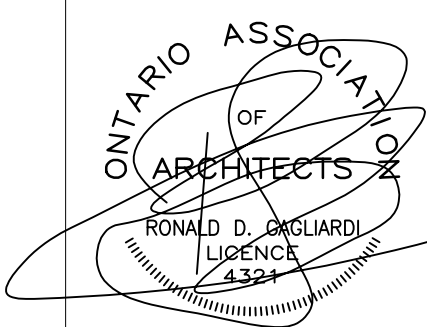


4 EAST ELEVATION (MAVIS ROAD)
A-304 SCALE: 1/8" = 1'-0"

DRAWING ISSUE

DATE	PARTICULARS	BY
SEPT24/02	Issued for Design Approval	RDG
SEPT22/11	Issued for Site Plan Approval	RDG
SEPT24/10	Issued for Pricing and Budgeting	
SEPT24/10	Issued for Building Permit	
SEPT24/10	Issued for Tendering	
AUG30/10	Issued for Construction	
AUG24/10	Issued for Record Set of Docs.	

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www.vgaarch.net

PROJECT

**PROPOSED
COMMERCIAL
DEVELOPMENT**

MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME

ELEVATIONS - BLDG 'F'

SCALE 1/8" = 1'-0"	DATE OF DUG. OCT. 5/2011	PROJECT NO. 08071
DRAWN BY DUL/JRA	SHEET NO. A-304	
CHKD BY RDG		

Embee Properties Limited**File: OZ 10/012 W6****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (October 29, 2010)	Formal comments and specific conditions will be provided through the site plan application (SP 10/148 W6).
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (November 28, 2011)	Prior to by-law enactment, a cash contribution for street tree planting 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 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 (December 15, 2011)	<p>The Site, Utility, Grading & Drainage Plans, in addition to a Stormwater Management Report, Noise Control Feasibility Study, and a Traffic Impact & Parking Study, are currently under review. Notwithstanding the findings of these reports and drawings, additional technical details have been requested from the applicant's consultant, including a functional drawing for the required modification of the Mavis Road accesses to the development.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting, pending receipt and review of the foregoing.</p>
Bell Canada (October 13, 2010)	<p>A detailed review of the Official Plan Amendment and Zoning By-Law Amendment applications has been completed and an easement may be required to service the subject property, depending on a review of a detailed site plan application.</p> <p>Through the site plan processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.</p>

Embee Properties Limited**File: OZ 10/012 W6**

Agency / Comment Date	Comment
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 – Culture Division City Community Services Department – Fire and Emergency Services Division City Economic Development Office Canada Post Corporation Greater Toronto Airport Authority Enersource Hydro Mississauga Rogers Cable Enbridge Gas Distribution Inc.</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services Hydro One Networks Inc. Air Transport Association of Canada</p>

Embee Properties Limited

File: OZ 10/012 W6

Official Plan Policies

Current Mississauga Plan

3.17.7.1

Consideration will be given to reducing parking requirements for new development as a means of encouraging the greater use of transit, cycling and walking, subject to the following:

- a. access to transit;
- b. level of transit service;
- c. traffic generation;
- d. impact on the surrounding area.

3.17.7.4

Appropriate landscaping, buffering, and design considerations should be taken into account to ensure compatibility of parking areas with surrounding land uses.

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.

3.18.2.6

Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

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.

3.18.5.2

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

3.18.5.10

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

3.18.5.13

Loading, service and garbage storage areas should not be exposed to the street or to adjacent outdoor amenity areas. Adverse effects on adjacent properties should be minimized by the location and orientation of functions and by adequate buffering through spatial separation, berming and landscape buffering.

3.18.12.1

The design of the physical environment should apply Crime Prevention Through Environmental Design (CPTED) concepts and principles with the objective of promoting safe living and working environments.

3.18.12.3

Buildings, landscaping and site designs, will be designed to enhance personal safety on-site and on adjacent streets.

Mississauga Official Plan (2011)

11.2.6.2

Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.

11.2.6.3

Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.

5.3.5.6

Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

9.2.2.7

Development on Corridors will be encouraged to:

- a. assemble small land parcels to create efficient development parcels;
- b. face the street, except where predominant development patterns dictate otherwise;
- c. not locate parking between the building and the street;
- d. site buildings to frame the street and where non-residential uses are proposed to create a continuous street wall;
- e. provide entrances and transparent windows facing the street for non-residential uses;
- f. support transit and active transportation modes;

- g. consolidate access points and encourage shared parking, service areas and driveway entrances; and,
- h. provide concept plans that show how the site can be developed with surrounding lands.

9.5.1.12

Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged.

9.5.2.2

Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by:

- a. providing walkways that are connected to the public sidewalk, are well lit, attractive and safe;
- b. fronting walkways and sidewalks with doors and windows and having visible active uses inside;
- c. avoiding blank walls facing pedestrian areas; and
- d. providing opportunities for weather protection, including awnings and trees.

9.5.4.2

An attractive and comfortable public realm will be created through the use of landscaping, the screening of unattractive views, protection from the elements, as well as the buffering of parking, loading and storage areas.

9.5.4.6

Outdoor storage should not be located adjacent to, or visible from city boundaries, the public realm or residential lands by the use of appropriate setbacks, screening, landscaping and buffering.

9.5.6.1

Site layout, buildings and landscaping will be designed to promote natural surveillance and personal safety.

9.5.6.2

Active building frontages should be designed to face public spaces including entries and windows to ensure natural surveillance opportunities.

Embee Properties Limited

File: OZ 10/012 W6

Proposed Zoning Standards

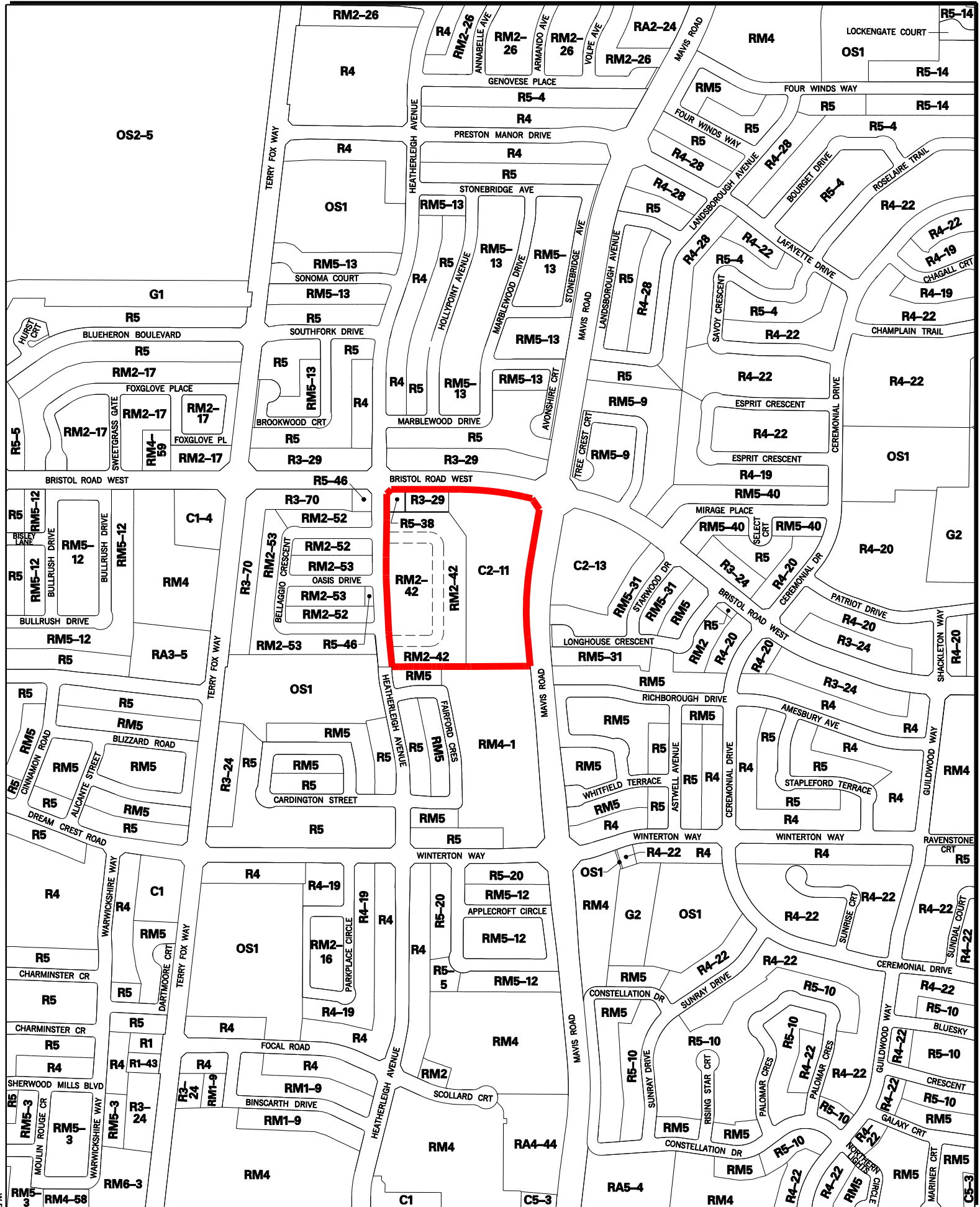
Neighbourhood Commercial

	C2 Zone	Proposed C2-Exception	C2-11 Zone (existing zoning - east portion of site)
Permitted Use	<ul style="list-style-type: none"> - retail store; - personal service; - restaurants; - office; - medical office; - veterinary and animal care; - funeral parlour; - commercial school; - recreational; - entertainment; - private club; - university/college. 	<ul style="list-style-type: none"> - <i>retail store;</i> - <i>personal service;</i> - <i>restaurants;</i> - <i>office;</i> - <i>medical office;</i> - <i>veterinary and animal care;</i> - <i>funeral parlour;</i> - <i>commercial school;</i> - <i>recreational;</i> - <i>entertainment;</i> - <i>private club;</i> - <i>university/college.</i> - <i>beverage/food preparation;</i> - <i>motor vehicle service station;</i> - <i>gas bar;</i> - <i>motor vehicle wash facility – restricted;</i> - <i>drug store;</i> - <i>garden centre;</i> - <i>outdoor patio accessory to a restaurant;</i> - <i>outdoor display and sales;</i> - <i>outdoor storage.</i> 	<ul style="list-style-type: none"> - retail store; - personal service; - restaurants; - office; - medical office; - veterinary and animal care; - funeral parlour; - commercial school; - recreational; - entertainment; - private club; - university/college. - beverage/food preparation; - motor vehicle service station; - gas bar; - motor vehicle wash facility – restricted; - drug store; - garden centre; - outdoor patio accessory to a restaurant.
Min. Front Yard	4.5 m (14.8 ft.)	<i>1.0 m (3.2 ft.)</i>	4.5 m (14.8 ft.)
Min. Exterior Side Yard	4.5 m (14.8 ft.)	<i>4.5 m (14.8 ft.) to Mavis Road</i> <i>18.0 m (59 ft.) to Heatherleigh Avenue</i>	4.5 m (14.8 ft.)
Min. Interior Side Yard abutting Residential	6.0 m (19.7 ft.)	<i>n/a</i>	6.0 m (19.7 ft.)
Min. Rear Yard abutting Residential	6.0 m (19.7 ft.)	<i>6.0 m (19.7 ft.)</i>	6.0 m (19.7 ft.)
Max. Gross Floor Area – Non-Residential	12,000 m ² (129,167 sq. ft.)	<i>17,000 m² (182,986 sq. ft.)</i>	12,000 m ² (129,167 sq. ft.)

Max. Gross Floor Area of a Retail Store Greater than 1,200 m ² (12,917 sq. ft.)		13,227 m² (142,374 sq. ft.)	
Max. Height	4 storeys	<i>4 storeys</i>	4 storeys
Min. Depth of Landscaped Buffer	4.5 m (14.8 ft.)	1.0 m (3.2 ft.) to Bristol Road West <i>4.5 m (14.8 ft.) to Mavis Road</i> 7.5 m (24.6 ft.) to Heatherleigh Ave. 6.0 m (19.7 ft.) abutting the residential lands - outdoor patio permitted within landscaped buffer	4.5 m (14.8 ft.) - outdoor patio permitted within landscaped buffer
Min. Setback of motor vehicle service station, gas bar, motor vehicle wash facility and outdoor patio to a Residential Zone	n/a	60.0 m (197 ft.)	60.0 m (197 ft.)
Number of Loading Spaces for a food store greater than 2,300 m ² (24,757 sq. ft.)			2
Number of Loading Spaces for all other uses			0
Number of Loading Spaces for a retail store greater than 1,200 m ² (12,917 sq. ft.)		2	
Number of Loading Spaces for all other uses		0	
Parking Requirement	5.4 spaces per 100 m ² (328 sq. ft.) of Gross Floor Area – Non-Residential	4.1 spaces per 100 m² (328 sq. ft.) of Gross Floor Area – Non-Residential	5.4 spaces per 100 m ² (328 sq. ft.) of Gross Floor Area – Non-Residential

GENERAL CONTEXT MAP

APPENDIX I-10

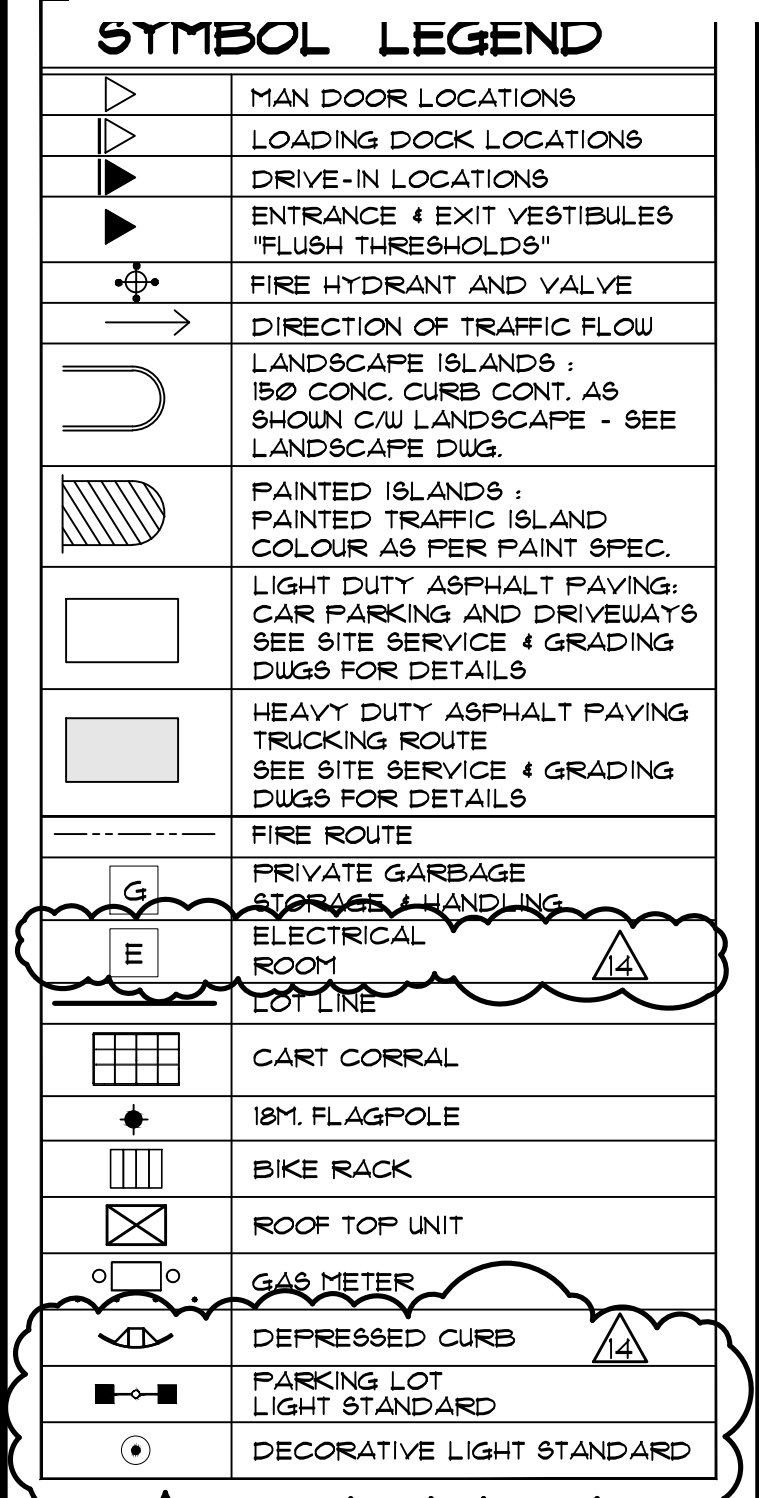


Embee Properties Limited

File: OZ 10/012 W6

Recommendation PDC-0013-2012

PDC-0013-2012 That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from “Residential – Medium Density I” and “General Retail Commercial” to “General Retail Commercial” and to change the Zoning from “R3-29” (Detached Dwellings), “R5-38” (Detached Dwellings), “RM2-42” (Semi-Detached Dwellings) and “C2-11” (Neighbourhood Commercial) to “C2-Exception” (Neighbourhood Commercial), to permit six (6) retail commercial buildings, including a Lowe’s Home Improvement store under file OZ 10/012 W6, Embee Properties Limited, 5350 Mavis Road, southwest corner of Mavis Road and Bristol Road West, be received for information.



18	AUG. 27/12	GENERAL REVISION	ROG
17	AUG. 20/12	RE-ISSUED FOR SFA	DUL
16	JULY 10/12	GENERAL REVISION	ROG
15	JULY 3/12	GENERAL REVISION	JIM
14	APR. 13/12	RE-ISSUED FOR SFA	ROG
13	APR. 5/12	GENERAL REVISION	ROG
12	MAR.29/12	GENERAL REVISION	DUL
11	OCT. 5/11	RE-ISSUED FOR SFA	ROG
10	SEPT.22/11	GENERAL REVISION	DUL
9	SEPT.22/11	GENERAL REVISION	DUL
8	SEPT. 6/11	GENERAL REVISION	DUL
7	AUG. 11/11	GENERAL REVISION	DUL
6	AUG. 4/11	GENERAL REVISION	DUL
5	MAR. 22/11	GENERAL REVISION	DUL
4	MAR. 10/11	GENERAL REVISION	DUL
3	JAN. 7/11	GENERAL REVISION	DUL
2	DEC.10/10	GENERAL REVISION	RTA
1	SEP.24/10	ISSUED FOR SFA	ROG
NO.	DATE	REVISIONS	

DRAWING ISSUE		
DATE	PARTICULARS	BY
	Issued for Design Approval	
SEP-24-10	Issued for Site Plan Approval	RDG
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
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CONSTRUCTION NORTH ASSOCIATION



ZENO ARCHITECTS
 FRANKLIN D. SCHUBERT

**VCA****VGA** Venchiarutti Gagliardi Architect Inc.

2651 John Street, Unit 1B, Markham, ON L3R 2W5
T 905-477-1065 F 905-477-1067

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PROJECT

PROPOSED

PROPOSED
COMMERCIAL

DEVELOPMENT

MAVIS ROAD 4 BRISTOL ROAD
MISSISSAUGA, ONTARIO

DRAWING NAME

SITE PLAN

SCALE	DATE OF DILG	PROJECT NO
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1:500	DWG. OCT. 5/2011	08071
RAINY	SHEET NO.	

RTA/DWL/RA

FILED BY	CITY FILE NO. SP 10 148 W6
RDG	W/08071 - Mavis 4 Bristol (Louise)? Reports 25. Dispositions 25

Architectural/SPA/Site Plan/2012/09.612

APPENDIX S-4a

[illegible]

THE UNIVERSITY OF CHICAGO

PETROFF

82 PETER STREET SUITE 100
TORONTO ONTARIO CANADA M5V 2G5
TEL. 647.777.3500 FAX. 647.777.3531

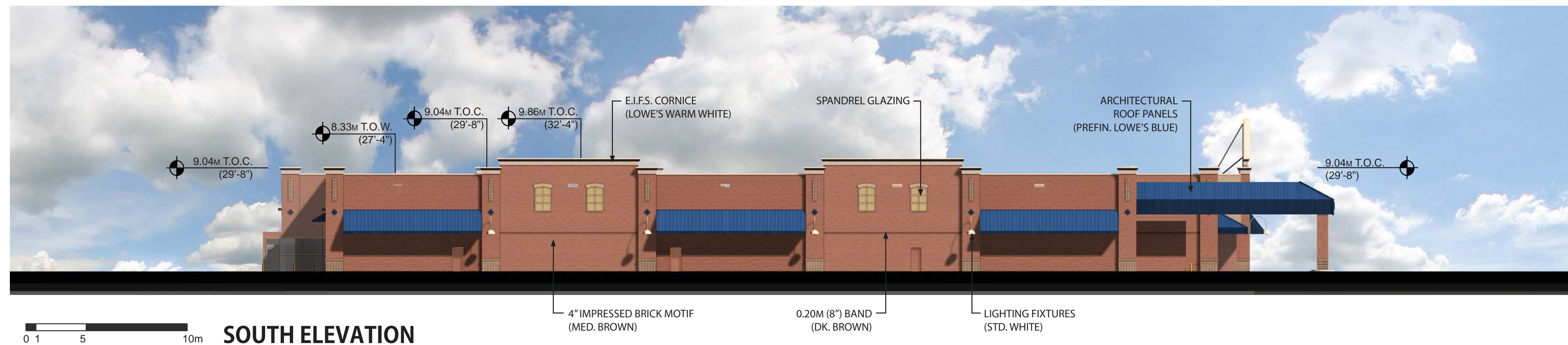
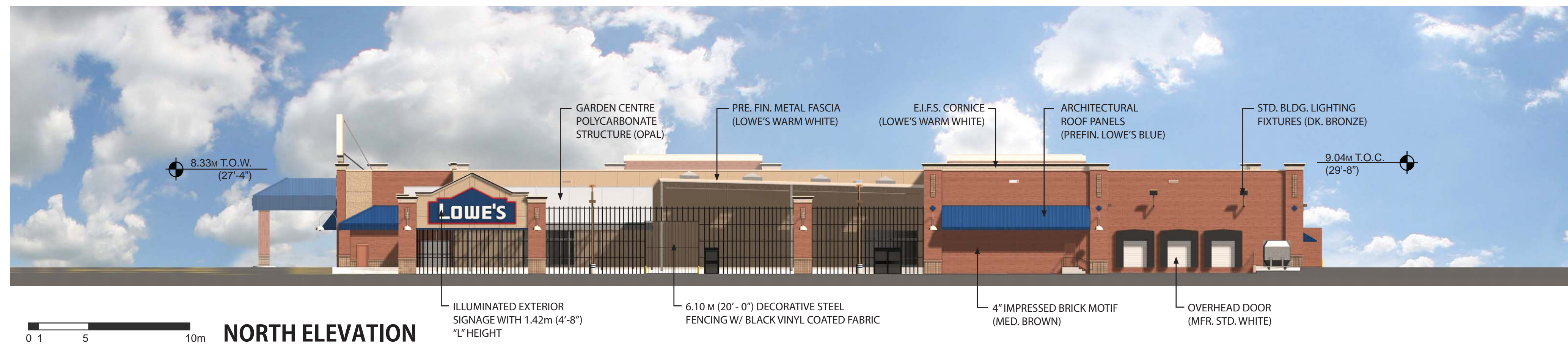
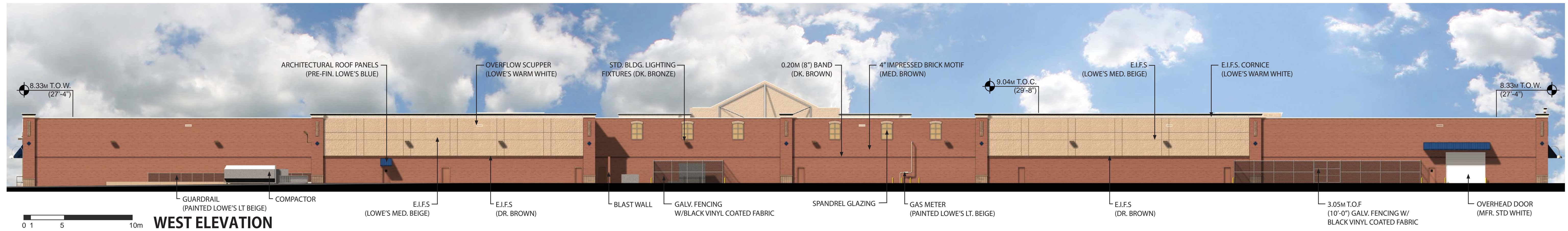
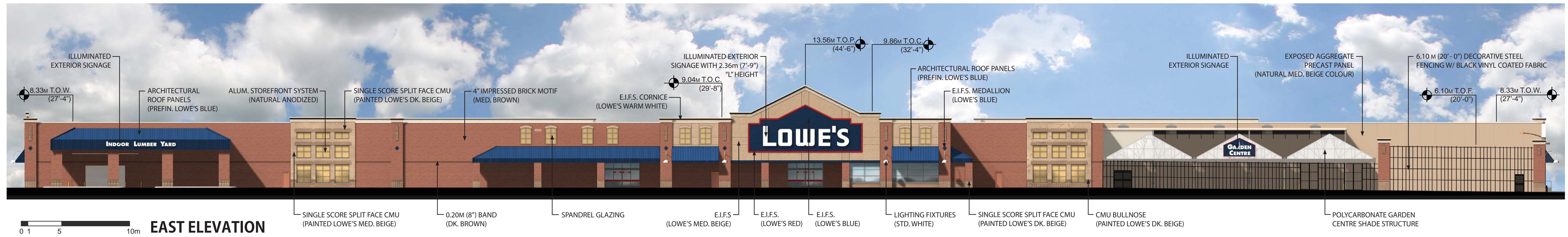
LOWE'S COMPANIES
CANADA, ULC
1605 CURTIS BRIDGE ROAD
WILKESBORO, NC 28697
6.658.4000 (V) 336.658.7736 (F)

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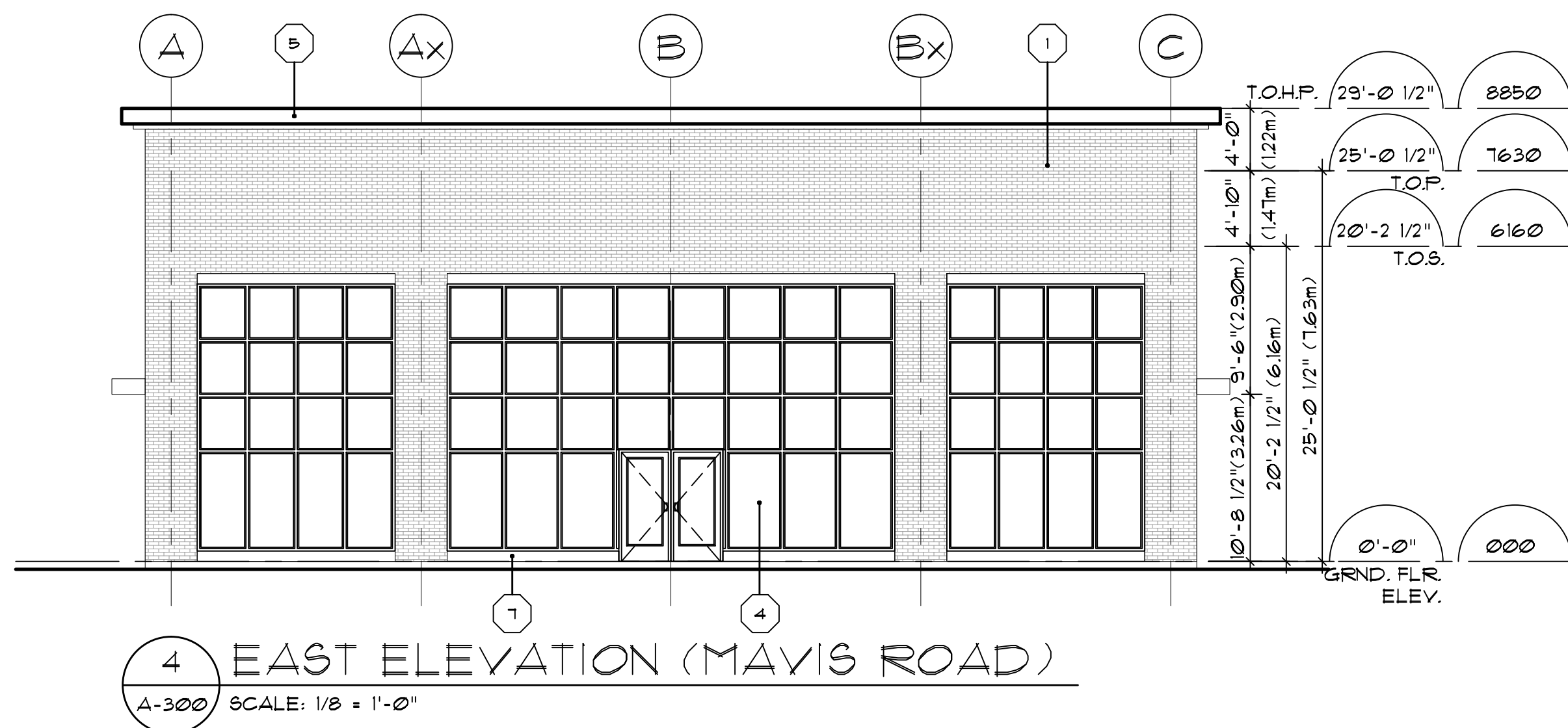
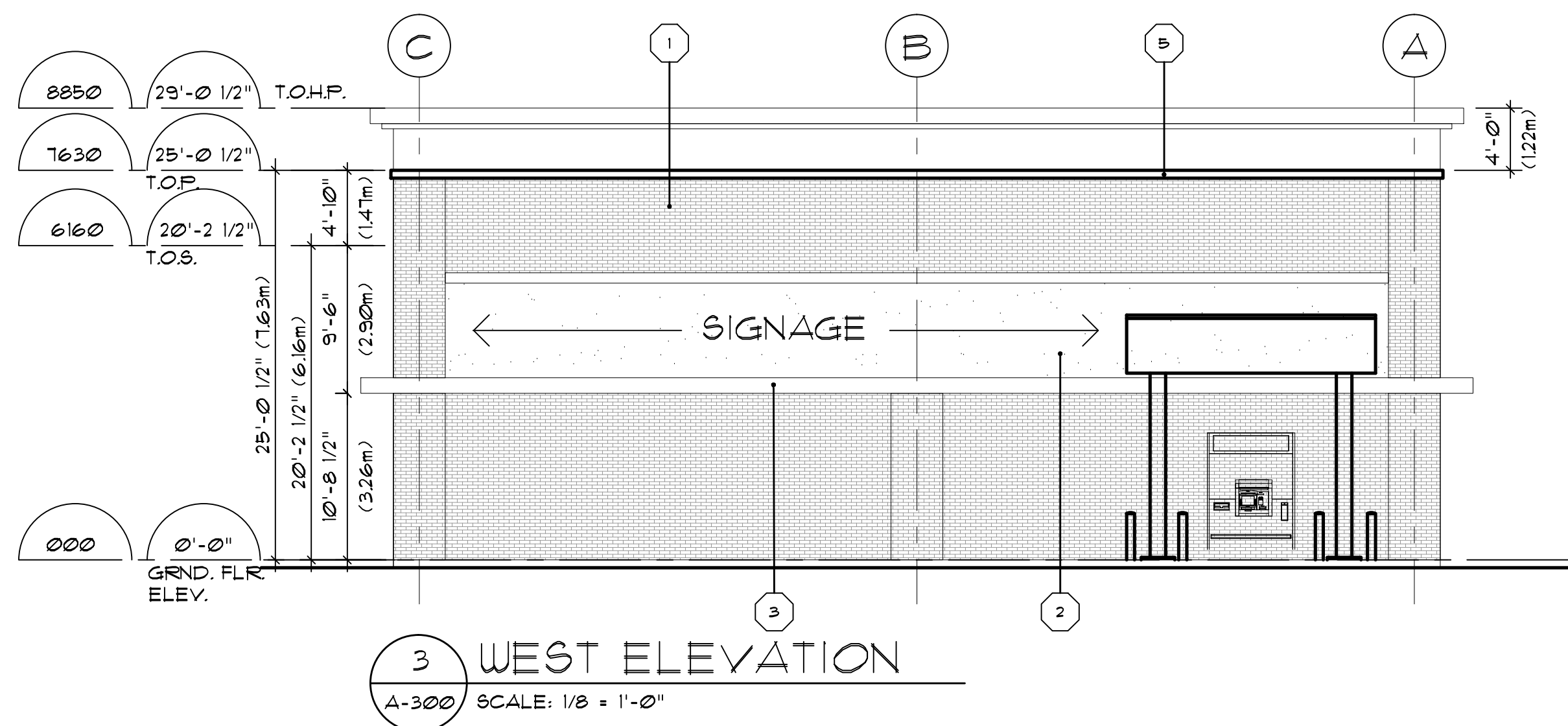
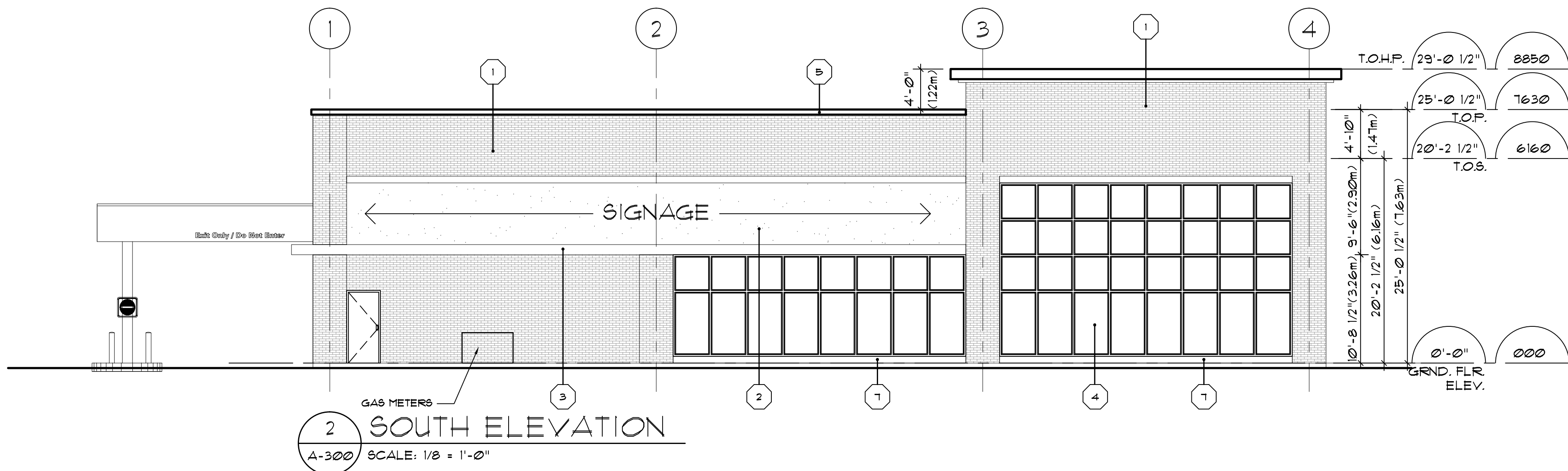
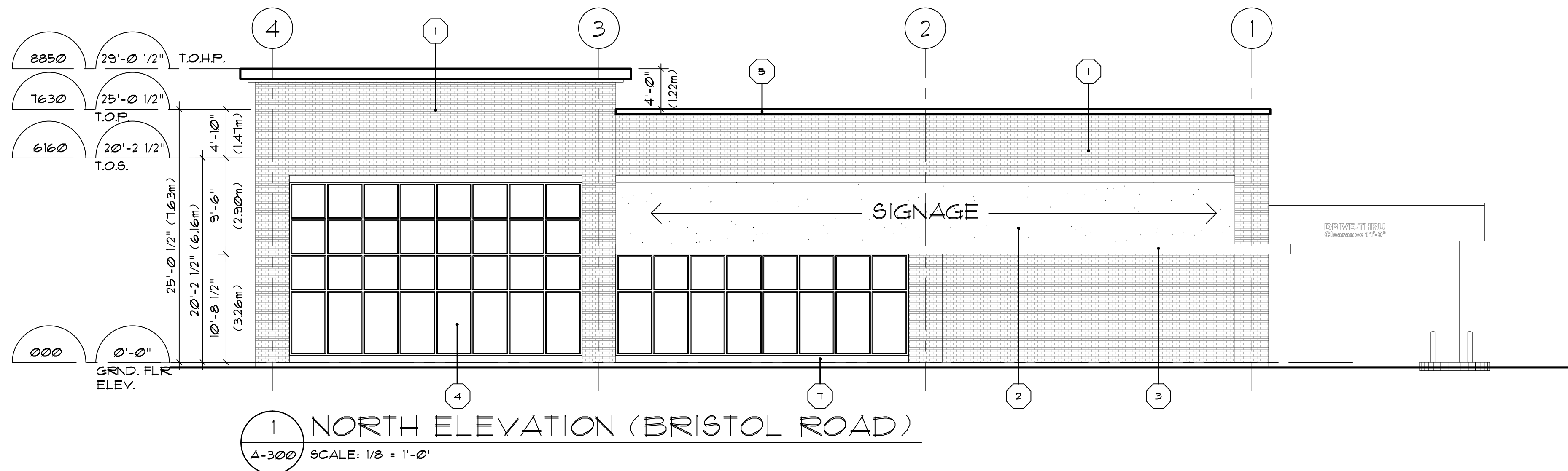
ELEVATIONS
 SCALE: 1:250
 LOWE'S OF
 CENTRAL MISSISSAUGA
 MISSISSAUGA, ONTARIO
 PROJECT NO.: 09734
 DRAWN BY: J.S.

CRITERIA
 LOAD DATE: 2010 08 01
 SUED FOR
 ENDER DATE:
 SUED FOR
 ONSTRUCTION:
 RAWING NUMBER:
SA-002
 14000411700000



FRONT PERSPECTIVE
NOT TO SCALE

NOTE:
DOOR AND WINDOW LOCATIONS, DIMENSIONS,
DETAILS AND BUILDING MATERIALS MAY VARY
DEPENDENT ON FINAL BUILDING LAYOUT, AND
ARE SHOWN FOR INFORMATION PURPOSES
ONLY.



EXTERIOR MATERIALS AND FINISHES:

- 1 BRICK - RED
- 2 EIFS - BEIGE
- 3 CANOPY - CLEAR ANODIZED ALUMINUM
- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

NOTE:

ALL ROOF TOP UNITS
SCREENED BY PARAPETS
(LOCATION PER TENANT
LAYOUT)

NO.	DATE	REVISIONS	BY
9	JUL. 11/12	GENERAL REVISIONS	DWL
8	APR. 13/12	RE-ISSUED FOR SFA	RDG
7	APR. 9/12	GENERAL REVISIONS	DWL
6	OCT. 5/11	RE-ISSUED FOR SFA	RDG
5	SEPT. 22/11	GENERAL REVISIONS	DWL
4	SEP. 12/11	GENERAL REVISIONS	DWL
3	SEP. 24/10	ISSUED FOR SFA	RDG
2	SEP. 20/10	GENERAL REVISIONS	DWL
1	AUG. 30/10	GENERAL REVISIONS	DWL
NO.	DATE	REVISIONS	BY

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DATE	PARTICULARS	BY
SEPT. 24/10	Issued for Design Approval	
	Issued for Site Plan Approval	RDG
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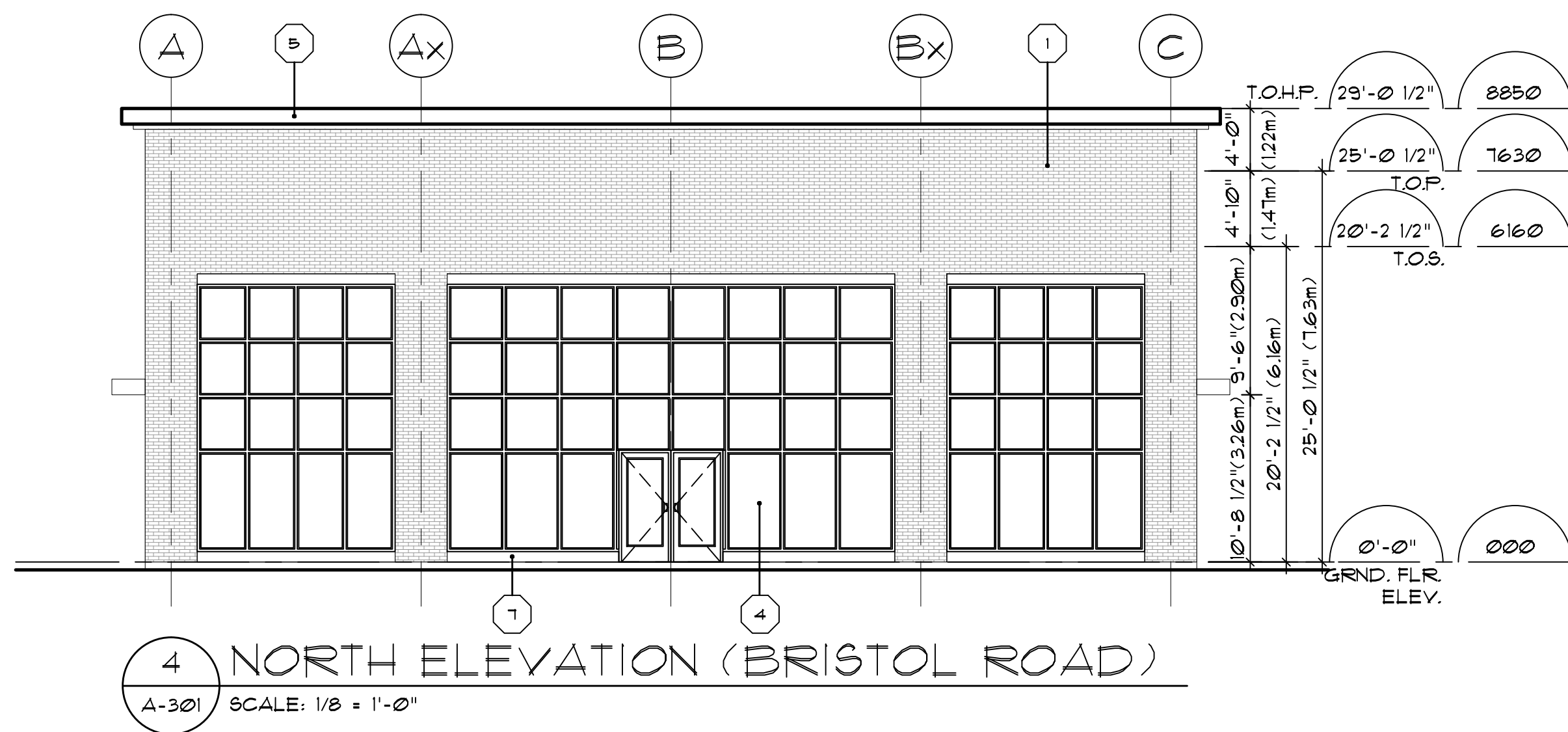
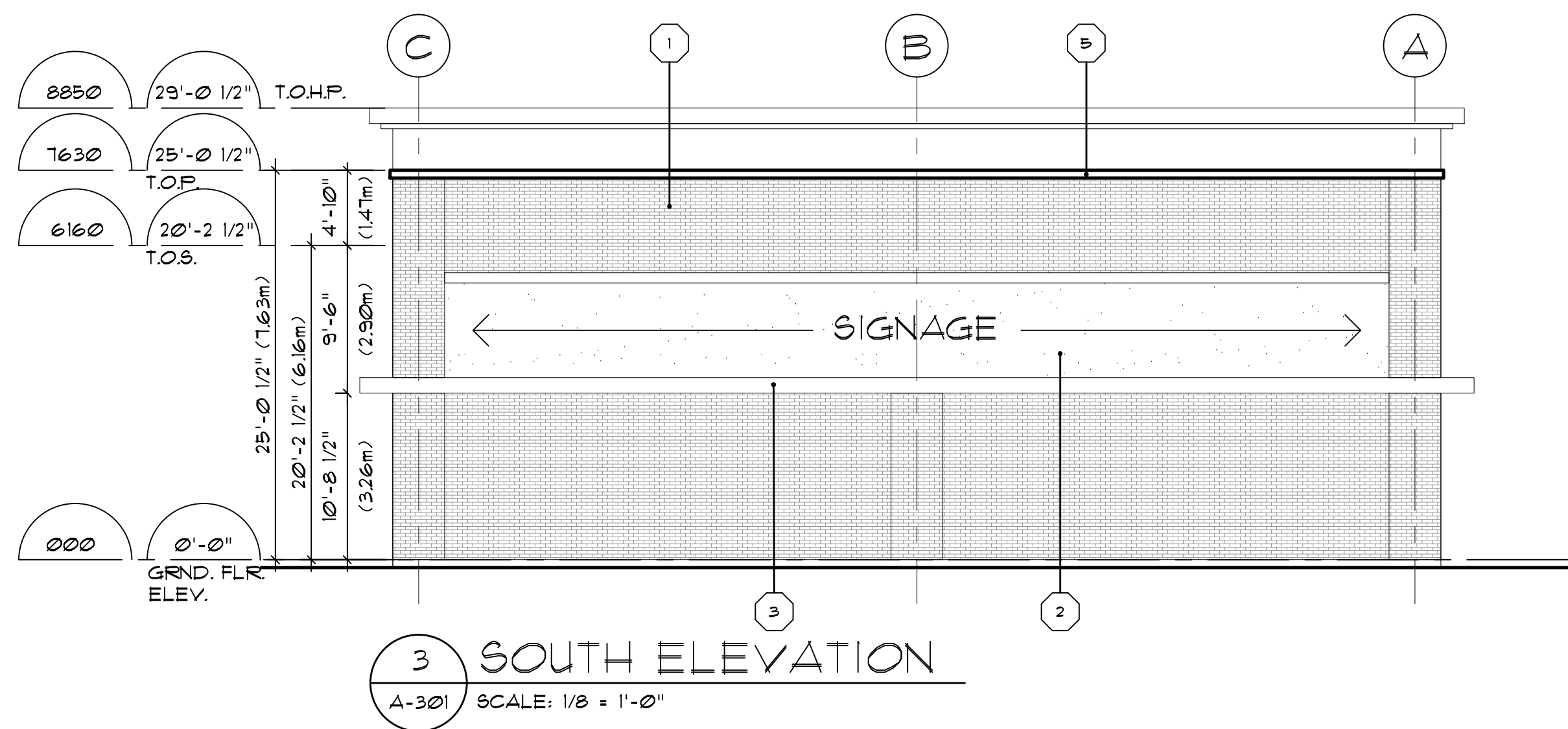
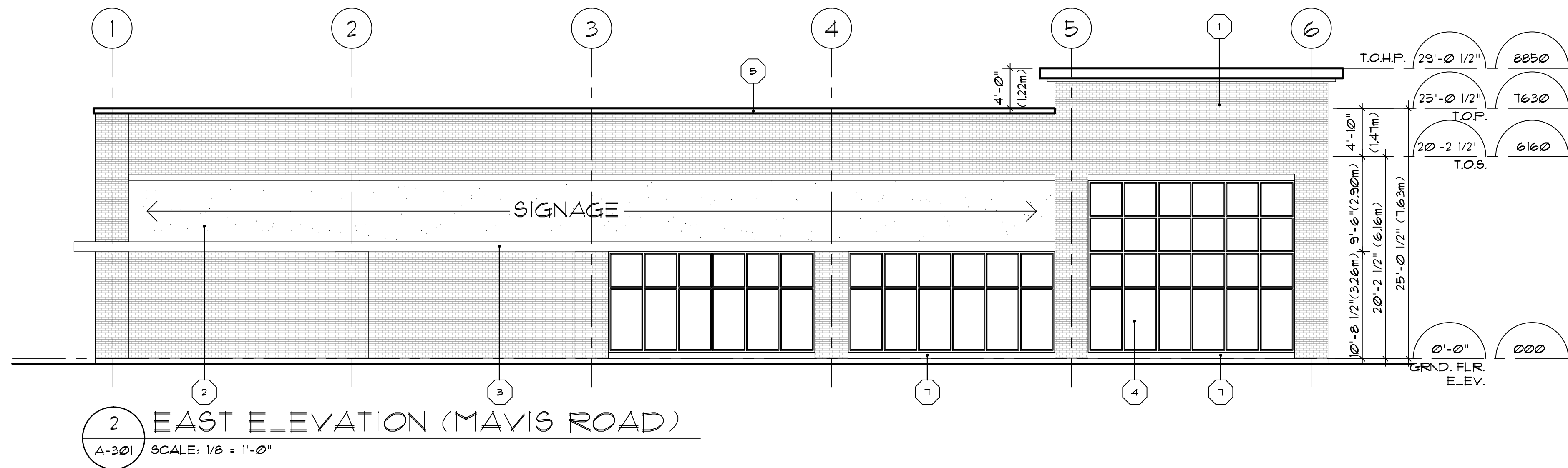
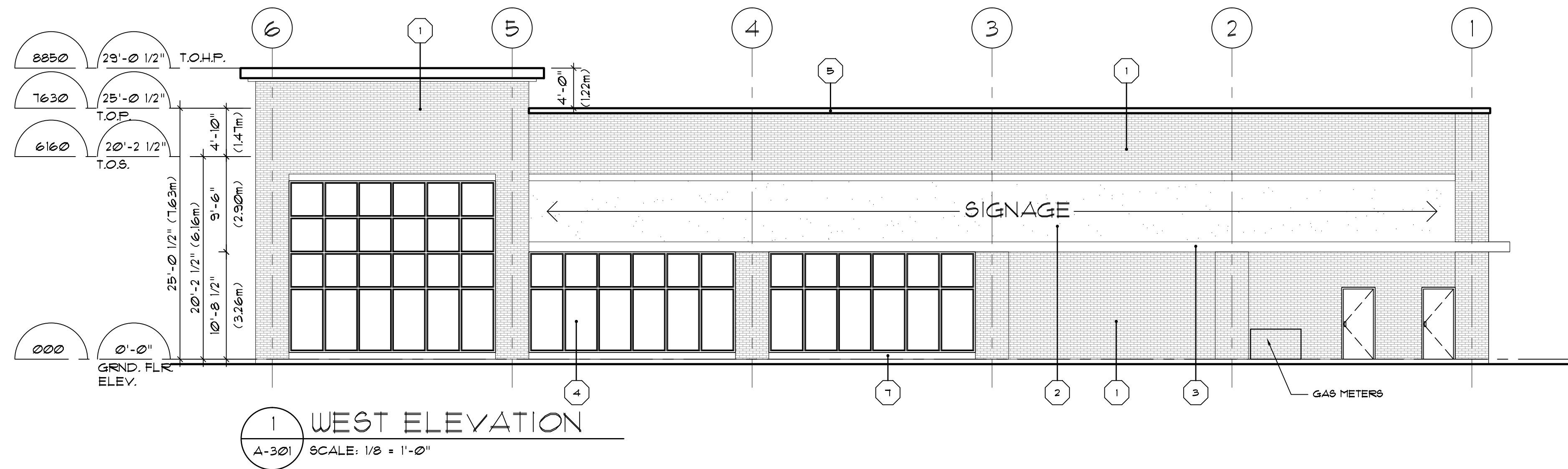


VGA
Ventrivault Design Architect Inc.
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www.vgaarch.net

PROJECT
**PROPOSED
COMMERCIAL
DEVELOPMENT**
FILE NO.: 02 / OPA 10.12
MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME
ELEVATIONS - BLDG 'B'

SCALE 1/8" = 1'-0"	DATE OF DUG. OCT. 9/2011	PROJECT NO. 08071
DRAWN BY DWL	SHEET NO. A-300	
CHKD BY RDG	CITY FILE NO. SP 10 148 W6	



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- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

NOTE:

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9	APR 9/12	RE-ISSUED FOR SFA	RDG
8	APR 9/12	GENERAL REVISIONS	DWL
7	OCT 5/11	RE-ISSUED FOR SFA	RDG
6	SEPT 22/11	GENERAL REVISIONS	DWL
5	SEP 12/11	GENERAL REVISIONS	DWL
4	SEP 24/10	ISSUED FOR SFA	RDG
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2	AUG 30/10	GENERAL REVISIONS	DWL
1	AUG 24/10	GENERAL REVISIONS	RA

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DATE	PARTICULARS	BY
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	Issued for Site Plan Approval	RDG
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PROJECT
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FILE NO.: 02 / OPA 10.12
MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME
ELEVATIONS - BLDG 'C'

SCALE	DATE OF Dwg.	PROJECT NO.
1/8" = 1'-0"	OCT. 5/2011	08071
DRAWN BY	SHEET NO.	
DWL/RA	A-301	
CHKD BY	CITY FILE NO.	
RDG	5P 10 148 W6	

EXTERIOR MATERIALS
AND FINISHES:

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- 3 CANOPY - CLEAR ANODIZED ALUMINUM
- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

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LAYOUT)

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12	AUG. 29/12	RE-ISSUED FOR SFA	RDG
11	JUL. 30/12	RE-ISSUED FOR SFA	RDG
10	JUL. 11/12	GENERAL REVISIONS	DWL
9	APR.13/12	RE-ISSUED FOR SFA	RDG
8	APR. 9/12	GENERAL REVISIONS	DWL
7	OCT. 9/11	RE-ISSUED FOR SFA	RDG
6	SEPT.22/11	GENERAL REVISIONS	DWL
5	SEP.21/11	GENERAL REVISIONS	DWL
4	SEP.24/10	ISSUED FOR SFA	RDG
3	SEP.20/10	GENERAL REVISIONS	DWL
2	AUG.30/10	GENERAL REVISIONS	DWL
1	AUG.24/10	GENERAL REVISIONS	RA

DRAWING ISSUE

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SEPT.24/10	Issued for Site Plan Approval	RDG
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
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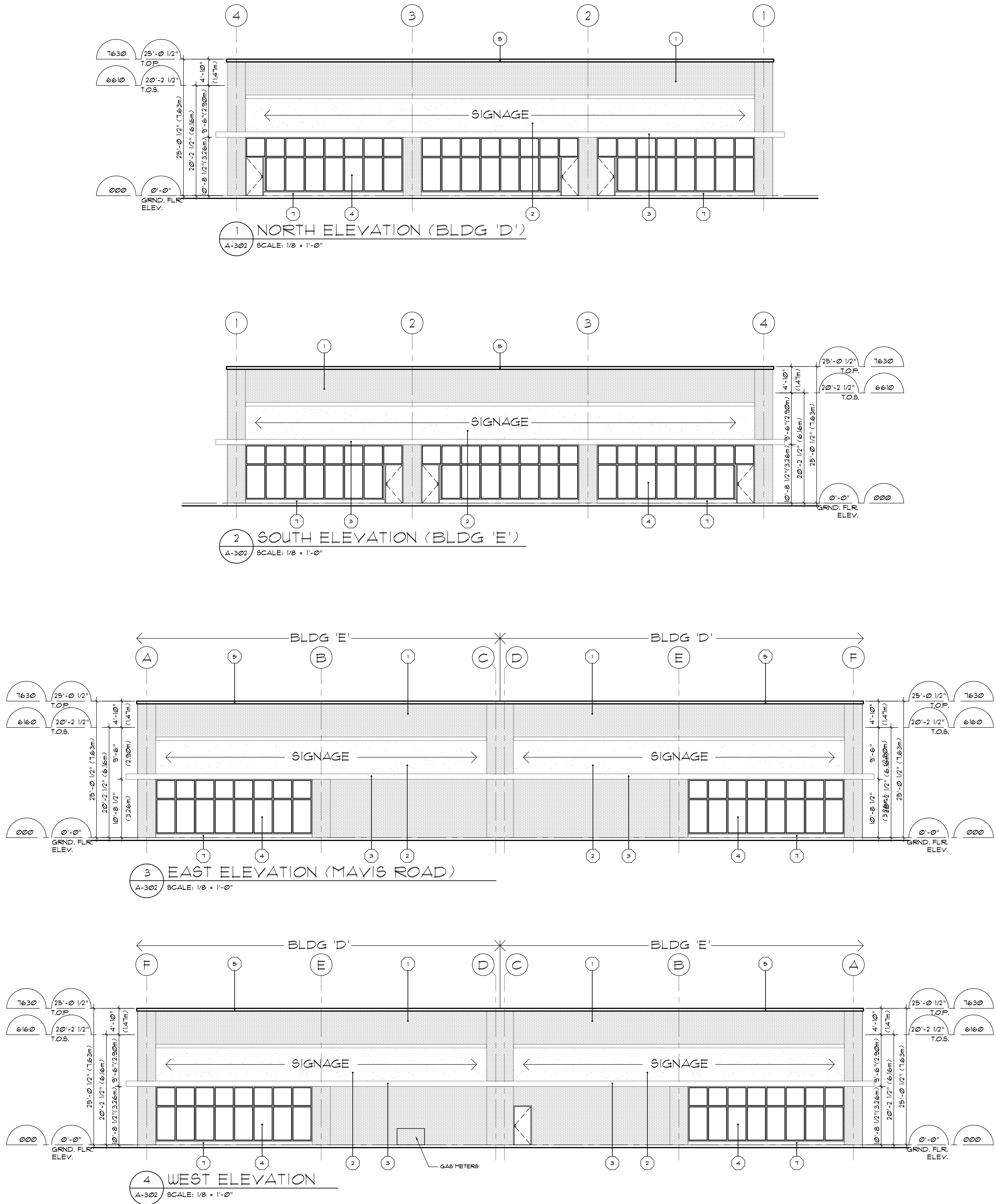


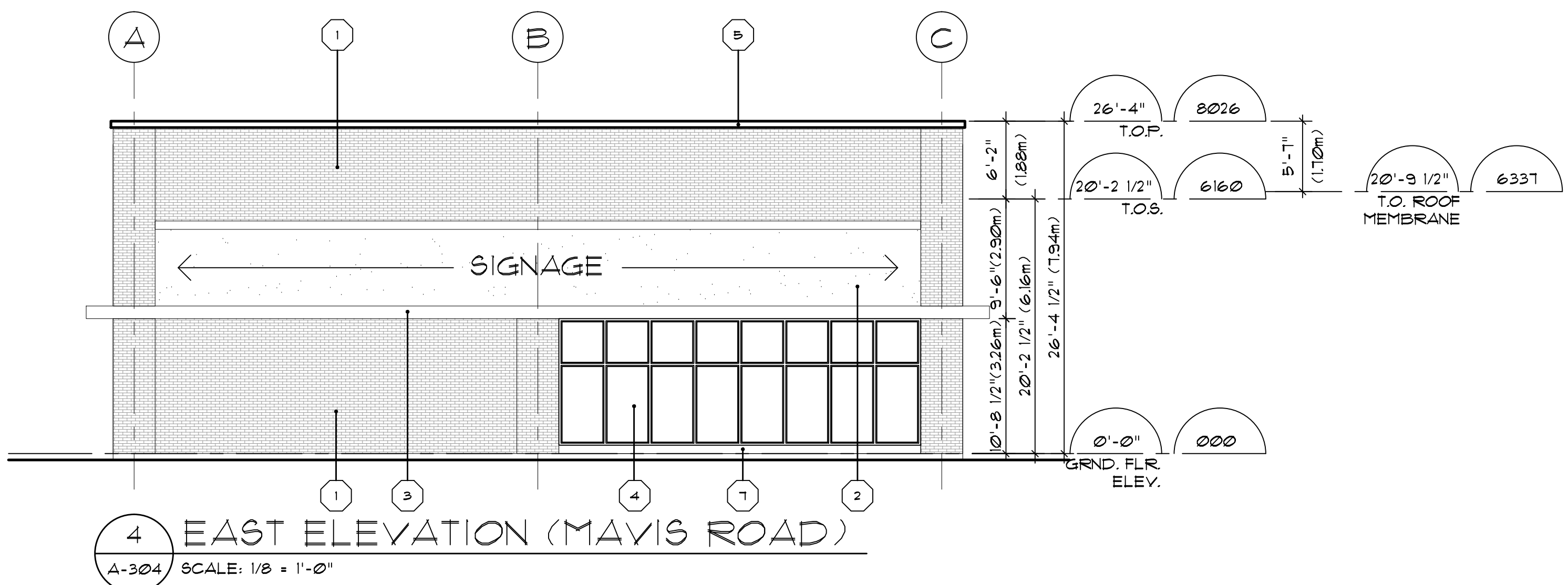
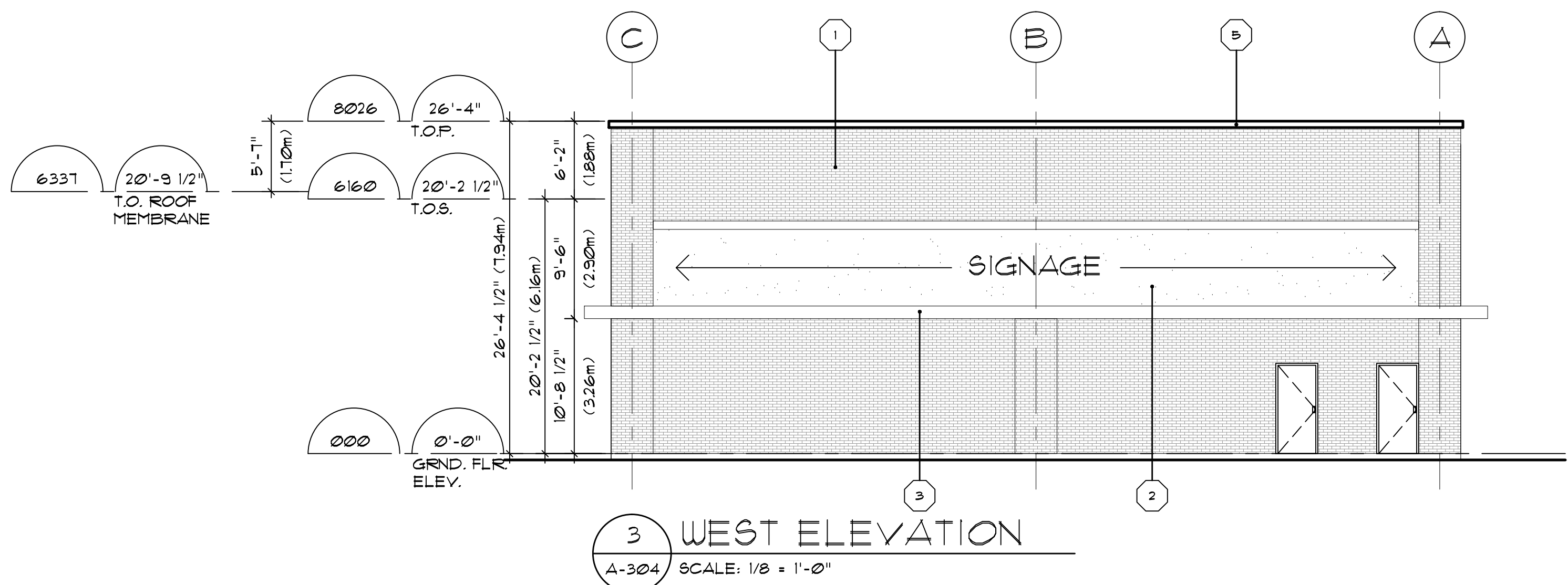
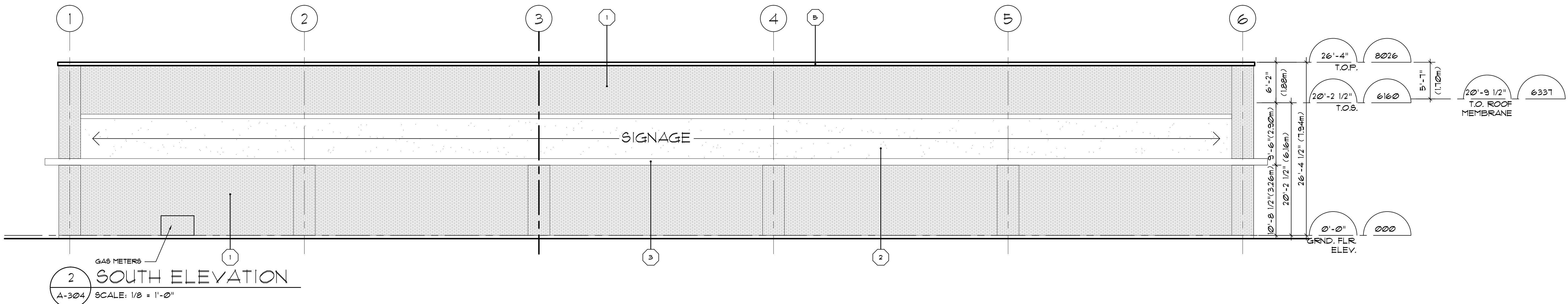
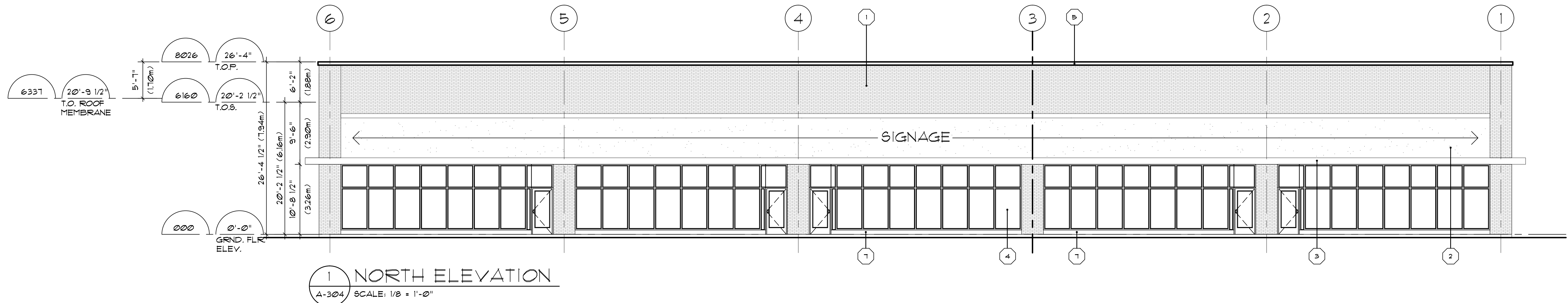
VGA
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2651 John Street, Unit 18, Markham, ON L3R 2W5
T 905-477-1065 F 905-477-1067
www.vgarch.net

PROJECT
**PROPOSED
COMMERCIAL
DEVELOPMENT**
FILE NO.: 02 / OPA 10.12
MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME
ELEVATIONS - BLDG 'D' & 'E'

SCALE 1/8" = 1'-0"	DATE OF Dwg. OCT. 9/2011	PROJECT NO. 08071
DRAWN BY DWL/RA	SHEET NO. A-302	
CHKD BY RDG	CITY FILE NO. SP 10 148 W6 Issued OCT. 10/2011 - Mavis & Bristol, Locals 1/2. Revisions 1/3 Drawings 1/2. Architectural SFA/2010 09/2012	





EXTERIOR MATERIALS AND FINISHES:

- 1 BRICK - RED
- 2 EIFS - BEIGE
- 3 CANOPY - CLEAR ANODIZED ALUMINUM
- 4 STOREFRONT - CLEAR ANODIZED ALUMINUM
- 5 CORNICE - CLEAR ANODIZED
- 6 CAPS - CLEAR ANODIZED
- 7 SILLS - PRECAST CONCRETE

NOTE:
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(LOCATION PER TENANTS
LAYOUT)

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10	JULY 11/12	GENERAL REVISIONS	DWL
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8	APR. 9/12	GENERAL REVISIONS	DWL
7	OCT. 5/11	RE-ISSUED FOR SFA	RDG
6	SEPT. 22/11	GENERAL REVISIONS	DWL
5	SEP. 12/11	GENERAL REVISIONS	DWL
4	SEP. 24/10	ISSUED FOR SFA	RDG
3	SEP. 20/10	GENERAL REVISIONS	DWL
2	AUG. 30/10	GENERAL REVISIONS	DWL
1	AUG. 24/10	GENERAL REVISIONS	RA

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	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	

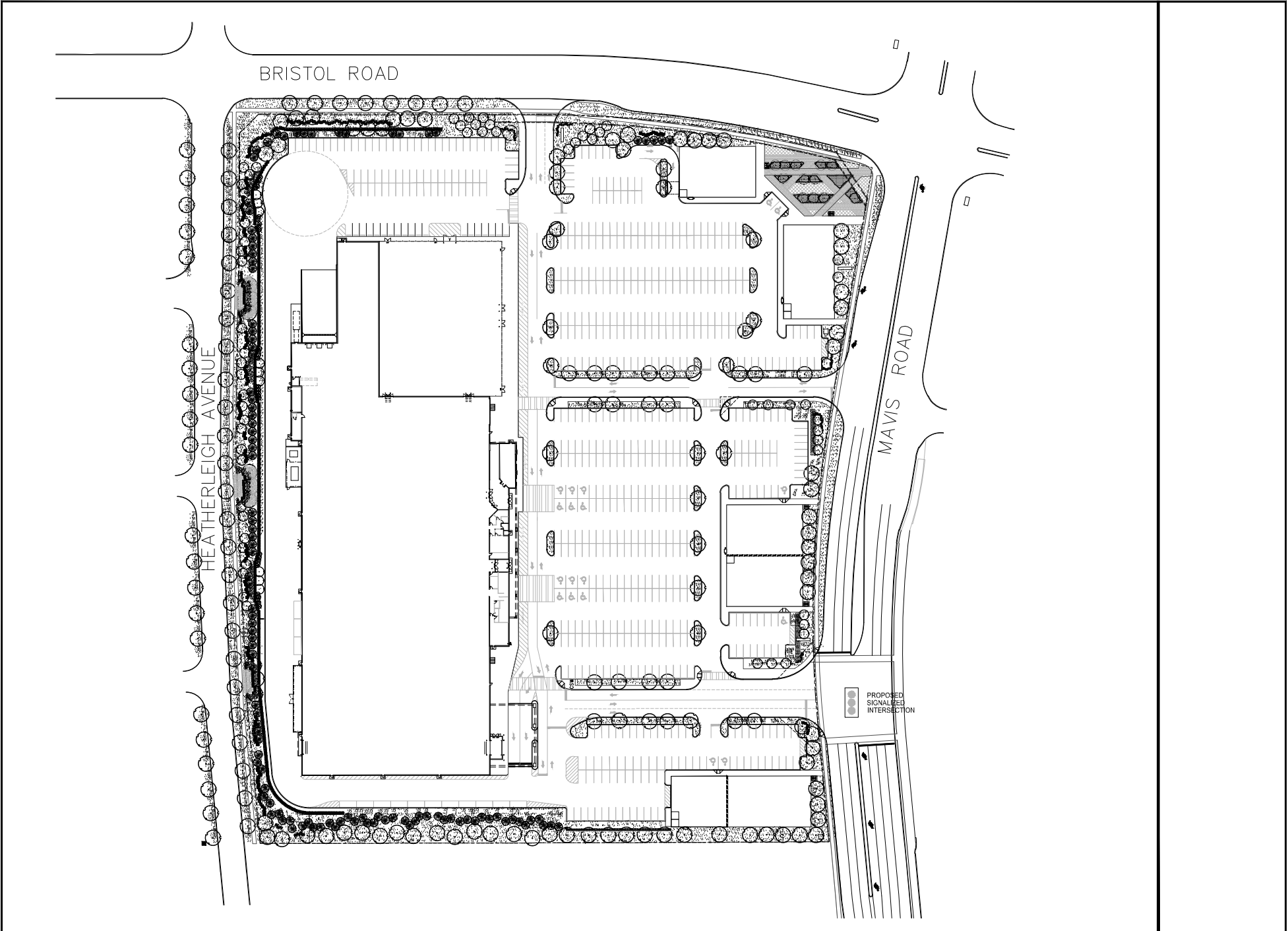
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PROJECT
**PROPOSED
COMMERCIAL
DEVELOPMENT**
FILE NO.: 02 / OPA 10.12
MAVIS & BRISTOL
MISSISSAUGA, ONTARIO

DRAWING NAME	ELEVATIONS - BLDG 'F'
SCALE	1/8" = 1'-0"
DATE OF Dwg.	OCT. 5/2011
PROJECT NO.	08071
DRAWN BY	DWL/RA
SHEET NO.	A-304
CHKD BY	RDG
CITY FILE NO.	SP 10 148 W6
DATE OF CITY REVIEW	SEP. 10/12
RESPONSE TO CITY COMMENTS	SEP. 10/12
ARCHITECTURAL SEAL	SEP. 10/12



Embee Properties Limited

File: OZ 10/012 W6

Proposed Zoning Standards

Neighbourhood Commercial

	C2 Zone	Proposed C2-Exception	C2-11 Zone (existing zoning - east portion of site)
Permitted Use	<ul style="list-style-type: none"> - retail store; - personal service; - restaurants; - office; - medical office; - veterinary and animal care; - funeral parlour; - commercial school; - recreational; - entertainment; - private club; - university/college. 	<ul style="list-style-type: none"> - <i>retail store;</i> - <i>personal service;</i> - <i>restaurants;</i> - <i>office;</i> - <i>medical office;</i> - <i>veterinary and animal care;</i> - <i>funeral parlour;</i> - <i>commercial school;</i> - <i>recreational;</i> - <i>entertainment;</i> - <i>private club;</i> - <i>university/college.</i> - <i>beverage/food preparation;</i> - <i>motor vehicle service station;</i> - <i>gas bar;</i> - <i>motor vehicle wash facility – restricted;</i> - <i>drug store;</i> - <i>garden centre;</i> - <i>outdoor patio accessory to a restaurant;</i> - <i>outdoor display and sales;</i> - <i>outdoor storage.</i> 	<ul style="list-style-type: none"> - retail store; - personal service; - restaurants; - office; - medical office; - veterinary and animal care; - funeral parlour; - commercial school; - recreational; - entertainment; - private club; - university/college. - beverage/food preparation; - motor vehicle service station; - gas bar; - motor vehicle wash facility – restricted; - drug store; - garden centre; - outdoor patio accessory to a restaurant.
Min. Front Yard	4.5 m (14.8 ft.)	<i>1.0 m (3.2 ft.) to Bristol Road West</i>	4.5 m (14.8 ft.)
Min. Exterior Side Yard	4.5 m (14.8 ft.)	<i>*3.7 m (12.1 ft.) to Mavis Road</i> <i>18.0 m (59 ft.) to Heatherleigh Avenue</i>	4.5 m (14.8 ft.)
Min. Interior Side Yard abutting Residential	6.0 m (19.7 ft.)	<i>n/a</i>	6.0 m (19.7 ft.)
Min. Rear Yard abutting Residential	6.0 m (19.7 ft.)	<i>6.0 m (19.7 ft.)</i>	6.0 m (19.7 ft.)
Max. Gross Floor Area – Non-Residential	12,000 m ² (129,167 sq. ft.)	<i>17,000 m²</i> <i>(182,986 sq. ft.)</i>	12,000 m ² (129,167 sq. ft.)

Max. Gross Floor Area of a Retail Store Greater than 1,200 m ² (12,917 sq. ft.)		13,227 m² (142,374 sq. ft.)	
Max. Height	4 storeys	<i>4 storeys</i>	4 storeys
Min. Depth of Landscaped Buffer	4.5 m (14.8 ft.)	1.0 m (3.2 ft.) to Bristol Road West *3.7 m (12.1 ft.) to Mavis Road *7.1 m (23.3 ft.) to Heatherleigh Ave. 6.0 m (19.7 ft.) abutting the residential lands - outdoor patio permitted within landscaped buffer	4.5 m (14.8 ft.) - outdoor patio permitted within landscaped buffer
Min. Setback of motor vehicle service station, gas bar, motor vehicle wash facility and outdoor patio to a Residential Zone	n/a	60.0 m (197 ft.)	60.0 m (197 ft.)
Number of Loading Spaces for a food store greater than 2,300 m ² (24,757 sq. ft.)			2
Number of Loading Spaces for all other uses			0
Number of Loading Spaces for a retail store greater than 1,200 m ² (12,917 sq. ft.)		2	
Number of Loading Spaces for all other uses		0	
Parking Requirement	5.4 spaces per 100 m ² (328 sq. ft.) of Gross Floor Area – Non-Residential	4.1 spaces per 100 m² (328 sq. ft.) of Gross Floor Area – Non-Residential	5.4 spaces per 100 m ² (328 sq. ft.) of Gross Floor Area – Non-Residential

* revised since Information Report/Public Meeting

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