



MISSISSAUGA

DECLARATION

Subsection 17 of the Planning Act

Applicant: The City of Mississauga

Municipality **City of Mississauga**

Our File: **OPA 48**

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 8, 2016 when By-law Number 0122-2016 was enacted and that notice as required by subsection 17 of the Planning Act was given on June 16, 2016.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

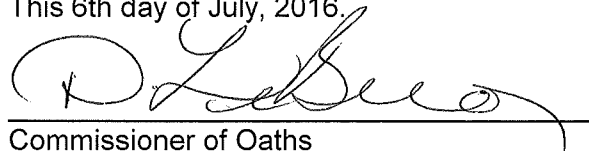
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

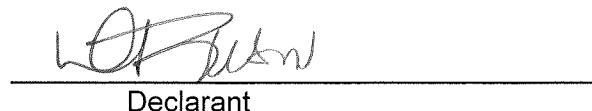
Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 6th day of July, 2016.


Commissioner of Oaths


Declarant

DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2019.



**PLANNING ACT
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
A ZONING BY-LAW BY
THE CORPORATION OF THE CITY OF MISSISSAUGA
BILL 51**

| | | |
|---------------------------------|---|---------|
| DATE OF NOTICE | June 16, 2016 | |
| OPA NUMBER | OPA 48 (By-law 0122-2016) | |
| ZONING BY-LAW NUMBER | 0123-2016 | |
| DATE PASSED BY COUNCIL | June 8, 2016 | |
| LAST DATE TO FILE APPEAL | July 5, 2016 | |
| FILE NUMBER | CD.01.THO (BL.09.THO) | Ward 10 |
| APPLICANT | The City of Mississauga | |
| PROPERTY LOCATION | Southwest corner of Thomas Street & Tenth Line West | |

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:
www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 48 is in full force and effect.

A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, **no later than the 5th day of July, 2016.**


The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

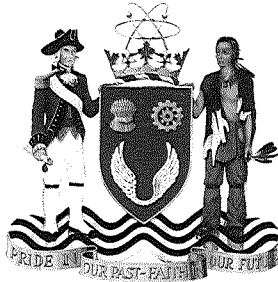
IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.


Diana Rusnov, Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 5421

Amendment No. 48
to
Mississauga Official Plan



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0122-2016

A by-law to Adopt Mississauga Official Plan Amendment No. 48

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 48, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation on the subject lands from Residential High Density to Office and the addition of a Special Site with built form policies within the Churchill Meadows Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 48 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 8 day of June, 2016.

| | | |
|---|------------|------------------------|
| APPROVED AS TO FORM City Solicitor MISSISSAUGA | | |
| <i>Heaven Singh</i> | | |
| Date | <i>May</i> | <i>30</i> 20 <i>16</i> |

Chris Forger

ACTING MAYOR

Crystal Green

CLERK

Amendment No. 48
to
Mississauga Official Plan

The following text and Map "A" attached constitutes Amendment No. 48.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Council report dated May 16, 2016 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential High Density to Office.

LOCATION

The lands affected by this Amendment are located at the southwest corner of Thomas Street and Tenth Line West. The subject lands are located in the Churchill Meadows Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The subject lands are designated Residential High Density which permits apartment dwellings.

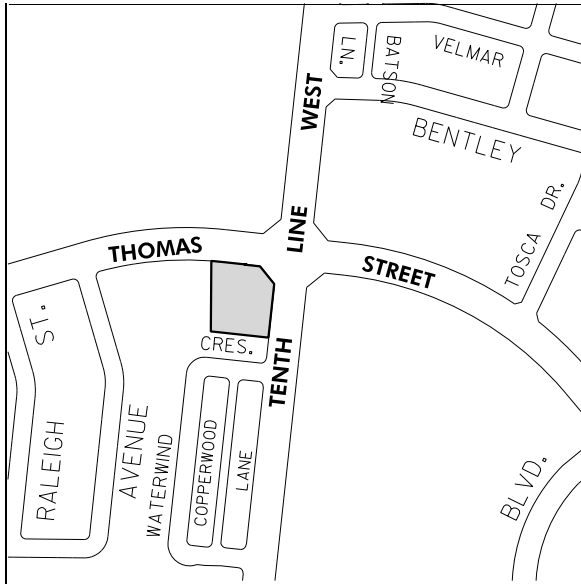
This Amendment implements Council Resolution 0271-2015 to permit office and other uses on the subject lands. This is acceptable from a planning standpoint and should be approved for the following reasons:

1. Office uses will contribute to a mixed use, walkable neighbourhood, with improved access to jobs.
2. The Office designation is compatible with the surrounding land uses including the commercial plaza to the north, the fire station to the west and the residential uses to the east, west and south.
3. The Special Site Policies are appropriate to achieve a built form that is consistent with a pedestrian friendly area.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.4.7, Special Site Policies, Churchill Meadows Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by adding the following:

16.4.7.4 Site 4



16.4.7.4.1 The lands identified as Special Site 4 are located at the southwest corner of Thomas Street and Tenth Line West.

16.4.7.4.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. Buildings on this site will have a built form located close to the street edge to achieve an urban character with a pedestrian friendly environment;
 - b. Parking facilities will be designed in a manner that is compatible with the mainstreet character of the area and will incorporate measures such as landscape space, planters or tree grates, or other elements which reinforce the urban street wall; and
 - c. Building height will be a maximum of four storeys.
2. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from High Density Residential to Office, as shown on Map "A" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

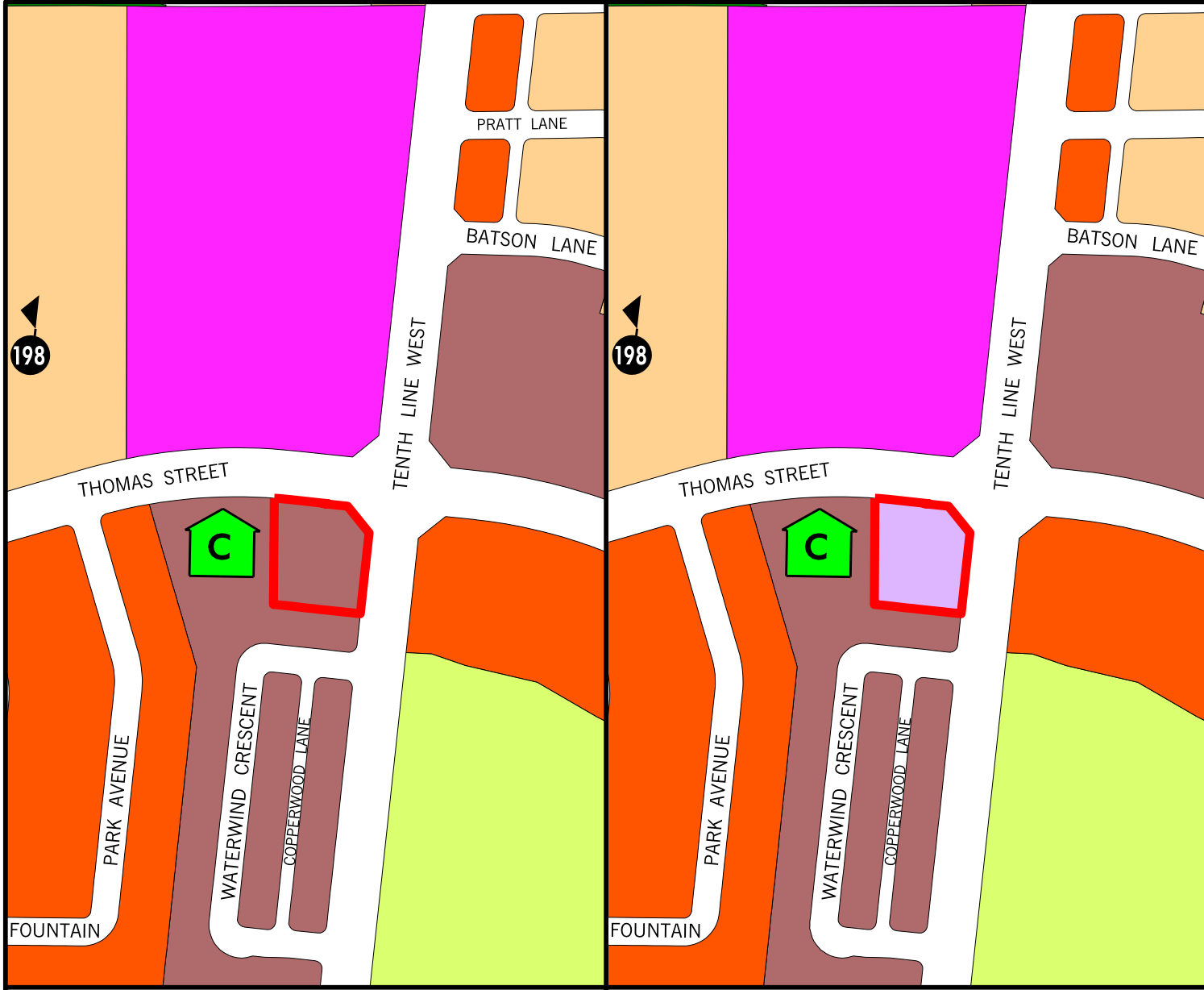
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 11, 2016.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- Civic Centre (City Hall)
- 1996 NEP/2000 NEF Composite Noise Contours
- City Centre Transit Terminal
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Corporate Centre
- Major Node
- Employment Area
- Community Node
- Special Purpose Area
- Neighbourhood

AREA OF AMENDMENT

FROM:
 RESIDENTIAL HIGH DENSITY

TO:
 OFFICE



MAP 'A'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on April 11, 2016 in connection with this proposed Amendment.

No residents expressed interest in this application.

City of Mississauga
Corporate Report



| | |
|---|---|
| <p>Date: May 16, 2016</p> <p>To: Mayor and Members of Council</p> | <p>Originator's files: CD.21.THO W10</p> |
| <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p> | <p>Meeting date: 2016/06/08</p> |

Subject

RECOMMENDATION REPORT (WARD 10)

Applications to amend the Official Plan and Zoning By-law to permit office, medical office, financial institution, and/or commercial school on a City-owned property that has been declared surplus

3600 Thomas Street, southwest corner of Thomas Street and Tenth Line West

Applicant: City of Mississauga

File: CD.21.THO W10

Recommendation

1. That the application to amend Mississauga Official Plan from **Residential High Density to Office - Special Site** be approved.
2. That the application to change the Zoning from **RA2 - 28 (Residential High Density)** to **O - Exception (Office)** to permit office, medical office, financial institution and/or commercial school in accordance with the proposed zoning standards described in Appendix 2, be approved.
3. 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

- At the public meeting, no residents expressed interest in this proposal.
- Staff are satisfied with the proposed changes to the Official Plan policies and Zoning By-law provisions and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on April 11, 2016, at which time a Planning and Building Department Information Report (Appendix 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0024-2016 as follows:

“That the Report dated March 22, 2016 from the Commissioner of Planning and Building regarding the proposal by the City of Mississauga to permit office uses, medical office, financial institution, and/or commercial school on the subject property under File CD.21.THO W10, 3600 Thomas Street, southwest corner of Thomas Street and Tenth Line West, be received for information.”

This Recommendation was amended by Council on April 27, 2016 to include the notwithstanding protocol, that a Supplementary Report be brought directly to a future Council meeting.

Comments

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

COMMUNITY COMMENTS

No community concerns were identified at the public meeting.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department (T&W)

Comments updated May 5, 2016, advise that the conditions and warning clauses that were originally intended to be included within a Development Agreement and registered on title, will now be incorporated into the Purchase and Sale process and/or addressed through the Site Plan approval process. Conditions requested by the Transportation and Works Department pertain to noise, storm water management, snow removal and a Transportation Study, among other items. These conditions and warning clauses will be incorporated into an information package to be provided to potential purchasers as a part of the Purchase and Sale Agreement. Some conditions will also be addressed in detail through the Site Plan approval process.

PLANNING COMMENTS

As discussed at the public meeting, staff confirm that the size of the subject property is 0.35 ha (0.86 ac) not 0.79 ha (1.95 ac) as originally included in the Information Report.

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe
The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario. All planning decisions are required to be consistent with these policies.

The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and the support of public transit.

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to “identify the appropriate type and scale of development in intensification areas”. It states that intensification areas will be planned and designed to “achieve an appropriate transition of built form to adjacent areas”. The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga’s Official Plan.

The proposed development adequately considers the existing context as referenced in the Official Plan section below.

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- *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?*
- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?*

As noted in Appendix 1, the lands are located within the Churchill Meadows Neighbourhood Character Area within Precinct 1 and are designated **Residential High Density**.

In order to implement Council Resolution 0271-2015 to rezone the property to permit office uses, an amendment to the Mississauga Official Plan Policies for the Churchill Meadows Character Area is required.

Planning staff have undertaken an evaluation of the criteria against this City-initiated development proposal. The approval of this amendment will not adversely impact the overall goals and objectives of Mississauga Official Plan.

The subject property is located in the Churchill Meadows Neighbourhood Character Area within Precinct 1. The lands surrounding the intersection of Thomas Street and Tenth Line West form a community focal point consisting of a retail commercial facility and residential high density

development. This form of development allows for an acceptable transition from conventional dwellings to mixed uses. The proposed Special Site policies will ensure that the built form will be close to the street edge with a maximum height of four storeys. The proposed uses will be subject to similar setbacks, landscaping and urban design considerations as outlined in the existing special site policies. The proposed uses are compatible with the surrounding land uses including the commercial plaza to the north, the fire station to the west and the medium density residential uses to the east, west and south. In addition, the office and other related uses will contribute towards a mixed use, walkable neighbourhood while promoting local employment opportunities and potential medical services.

Zoning

The proposed **O - Exception (Office - Exception)** zone is appropriate to accommodate the office use. Appendix 2 contains the site specific zoning provisions for the development. The proposed provisions will ensure that the development will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval.

Financial Impact

When the property is developed, development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met prior to development.

Conclusion

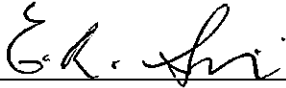
The proposed City-initiated Official Plan Amendment and Rezoning applications are required in order to implement Council Resolution 0271-2015 to permit office uses on the subject property. The proposed Official Plan Amendment and Rezoning applications are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed uses are compatible with the surrounding land uses and the site specific policies will maintain an appropriate built form relationship to the surrounding community.
2. The proposed official plan provisions and zoning standards are appropriate to accommodate the requested uses.

Attachments

Appendix 1: Information Report

Appendix 2: Revised Proposed Zoning Standards



Edward R. Sajecki

Commissioner of Planning and Building

Prepared by: Lauren Eramo-Russo, Development Planner

City of Mississauga
Corporate Report

PDC APR 11 2016



MISSISSAUGA

| | |
|--|---|
| <p>Date: March 22, 2016</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p> | <p>Originator's file: CD.21.THO.W10</p> <hr/> <p>Meeting date: 2016/04/11</p> |
|--|---|

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 10)

To revise the official plan and zoning By-law to permit office uses, medical office, financial institution, and/or commercial school on a City-owned property that has been declared surplus, 3600 Thomas Street, southwest corner of Thomas Street and Tenth Line West

Applicant: City of Mississauga

File: CD.21.THO.W10

Recommendation

That the Report dated March 22, 2016 from the Commissioner of Planning and Building regarding the proposal by the City of Mississauga to permit office uses, medical office, financial institution, and/or commercial school on the subject property under File CD.21.THO W10, 3600 Thomas Street, southwest corner of Thomas Street and Tenth Line West, be received for information.

Report Highlights

- The City-owned property was declared surplus by Council on July 3, 2013;
- Council adopted a Resolution on November 25, 2015 directing the Planning and Building Department to rezone the surplus property to office;
- In order to implement Council's direction and to ensure that the proposed zoning conforms to the Official Plan, staff propose an official plan amendment to redesignate the property from Residential High Density to Office Special Site.

Background

The 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.

4.2 - 2

Planning and Development Committee

2016/03/22

2

Originator's file: CD.21,THO W10

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

| Size and Use | |
|-----------------|--|
| Frontage: | 65.84 m (216.01 ft.) |
| Depth: | 123.25 m (404.36 ft.) |
| Gross Lot Area: | 0.79 ha (1.95 ac.) |
| Existing Uses: | The subject property is currently vacant |

This City property is located in the Churchill Meadows Neighbourhood Character Area and is surrounded by a mix of residential, institutional and commercial uses.

The surrounding land uses are:

- North: Commercial plaza including free standing restaurants and retail uses
- East: Townhouse homes
- South: Townhouse homes
- West: Fire station to the immediate west and townhouse homes further west

Information regarding the history of the site is found in Appendix 1.

DETAILS OF THE PROPOSAL

This proposal to redesignate and rezone the property to permit office uses was circulated on December 22, 2015. There is no specific development proposal at this time. Additional information is provided in Appendices 1 to 8.

LAND USE CONTROLS

The subject lands are located within the Churchill Meadows Character Area and are designated Residential High Density. The proposed O-Office zone does not conform with the Residential High Density land use designation. An official plan amendment is required to change the designation from Residential High Density to Office-Special Site to allow for office uses.

The proposal is to also change the property zoning from RA2-28 (Residential High Density) to Office-Exception (O) to permit an office, medical office, financial institution, and/or commercial school in accordance with the proposed zone standards contained within Appendix 8.

Detailed information regarding the official plan and zoning is found in Appendices 7 and 8.

WHAT DID THE COMMUNITY SAY?

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

Planning and Development Committee

2016/03/22

3

Originator's file: CD.21.THO W10

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 5. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained?
- Is the proposal compatible with the character of the area?
- Are the proposed zoning standards appropriate?
- Have all of the technical requirements and studies related to the project been submitted and found to be acceptable?

OTHER INFORMATION

The applicant has submitted the following information in support of the application:

- An Environmental Site Screening and Questionnaire and Declaration
- Survey
- Phase One Environmental Assessment
- Record of Site Condition

DEVELOPMENT REQUIREMENTS

There are engineering matters including: traffic impacts, site access, storm water management, environmental assessment and stationary noise impacts to the adjacent residential land uses. A Development Agreement will be prepared to ensure appropriate warning clauses address the above-noted matters.

Financial Impact

When the property is developed, development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met prior to development.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this proposal after the public meeting has been held and the issues have been resolved.

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of the Churchill Meadows Character Area Land Use Map
- Appendix 4: Existing Land Use and Proposed Zoning Map
- Appendix 5: Agency Comments
- Appendix 6: Council Resolution 0271-2015 to rezone the property

Planning and Development Committee

2016/03/22

4

Originator's file: CD.21.THO W10

Appendix 7: Summary of Existing and Proposed Mississauga Official Plan Policies and
Relevant Mississauga Official Plan Policies

Appendix 8: Summary of Existing and Proposed Zoning Provisions

Appendix 9: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

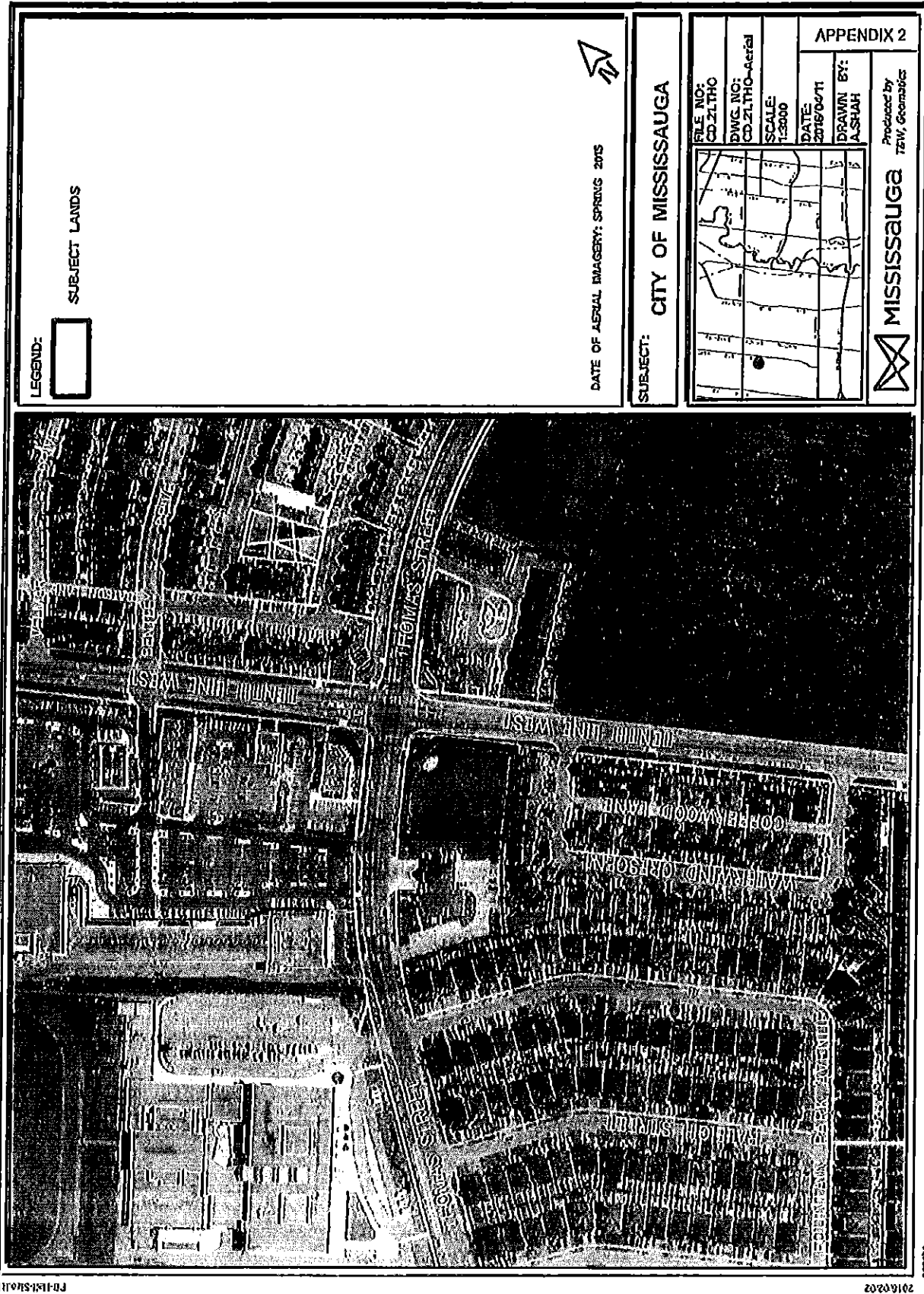
Prepared by: Lauren Eramo-Russo, Planner

City of Mississauga

Appendix 1
File: CD.21.THO W10**Site History**

- November 14, 2012 - Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated Residential High Density in the Churchill Meadows Character Area.
- July 3, 2013 - The easterly portion of the property was declared surplus and approved for disposal by Council.
- February 4, 2015 - A report from the Community Services Department is presented to General Committee recommending that the "H" Holding Symbol be removed from the property prior to its sale.
- May 5, 2015 - A report from Planning and Building Department is received by Planning and Development Committee, which recommends that the "H" Holding Symbol be lifted on the easterly portion of the subject property. The By-law is approved by Council on May 14, 2015.
- November 25, 2015 - Resolution 0271-2015 is passed by Council directing staff to rezone the property to allow for an office use (Appendix 6).

4.2 - 6



2016/02/02

LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2015



SUBJECT: CITY OF MISSISSAUGA

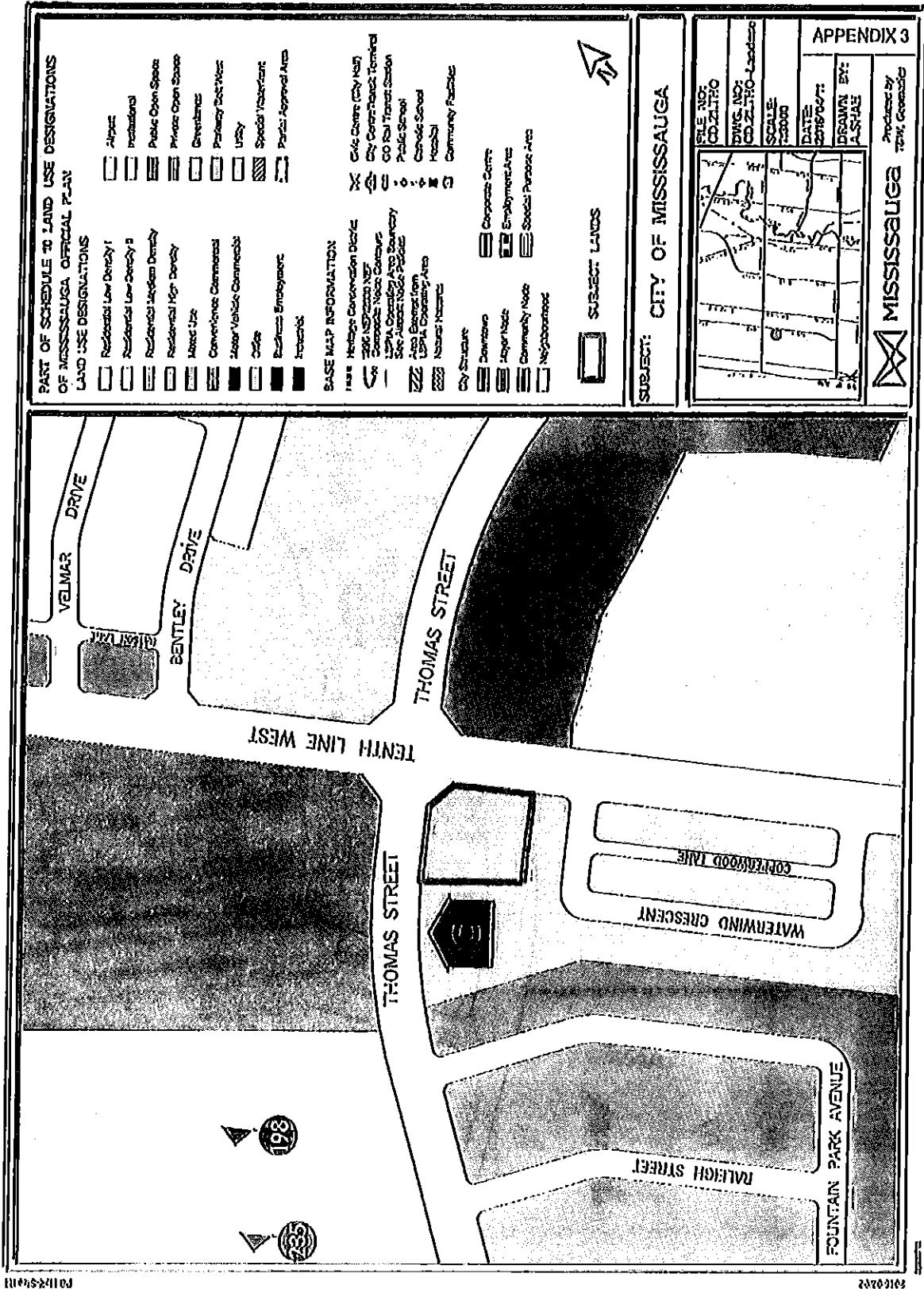
| | | | |
|-----------------------------|--|-------------------------------|---------------------|
| FILE NO: CD-21THO | | APPENDIX 2 | |
| DWG. NO: CD-21THO-Aerial | | DATE: 2016/06/11 | DRAWN BY: A-SHAH |
| SCALE: 1:5000 | | Produced by TRW, Geomatics | |

MISSISSAUGA

Project/Report/Mapat/5407_CD_21_THO_Aerial/2016/06/11/CD-21-THO-Aerial.dwg

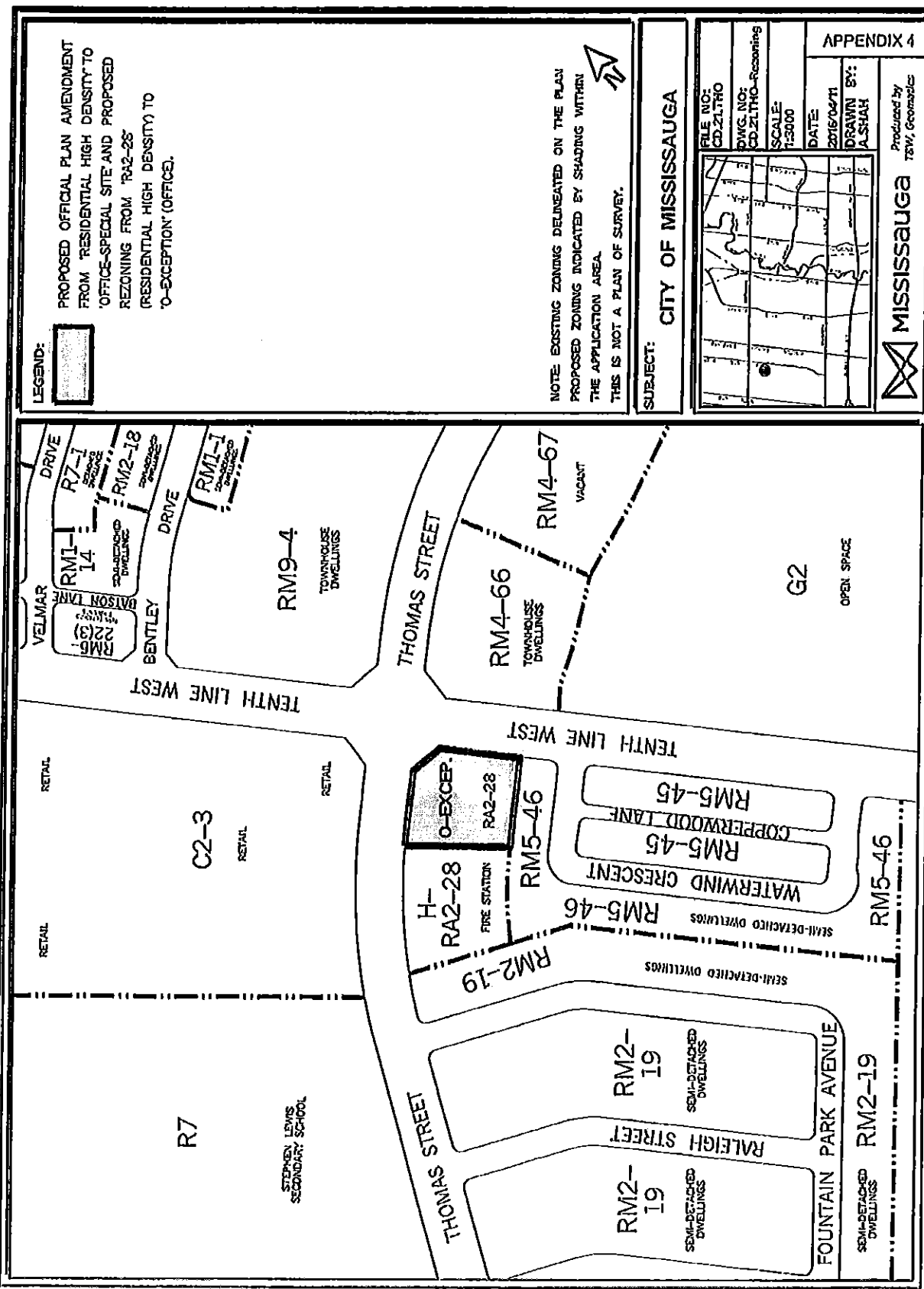
2016/02/02

4.2 - 7



Source: Projected from the Official Plan, City of Mississauga, 2016

4.2 - 8



C:\Users\jacob\Documents\16-047 CD_21_THO_RPT\Vector\16-047_21_THO_RPT_Vectors\16-047_21_THO_RPT_Vectors.dwg

2016/03/07

City of Mississauga

File: CD.21.THO W10

Agency Comments

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

| Agency / Comment Date | Comment |
|--|--|
| City Community Services Department, Park Planning (February 12, 2016) | Community Services supports the proposal and has no concerns. |
| City Community Services Department – Fire and Emergency Services Division (January 27, 2016) | Fire has reviewed the proposal from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable. |
| T&W (January 28, 2016) | T&W indicate that their interests with respect to the development of the subject site as an office building include traffic impacts, site access, storm water management, environmental assessment and stationary noise impacts to the adjacent residential land uses. In the absence of a development proposal for the lands, the above details will be addressed as conditions of the site plan approval process for the property. |
| Rogers Communication (January 13, 2016) | This agency advises that there is a buried coaxial plant in this area. In the case of any Rogers cable relocation, detailed drawings will be required at that time. |
| Other City Departments and External Agencies | The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: <ul style="list-style-type: none"> -Canada Post -Realty Services -Economic Development -Enbridge Gas -Region of Peel -MiWay Transit. |



RESOLUTION NO.: 0271-2015 Page 1 of 1

Date: November 25, 2015

Moved by: [Signature]

Seconded by: [Signature]

WHEREAS the easterly portion of the property at 3600 Thomas Street has been declared surplus by Council resolution GC-0450-2013 on July 3, 2013;

AND WHEREAS the recommendation to remove the "H" holding provision was approved by Council on April 15, 2015;

AND WHEREAS the property is currently zoned RA2-28;

AND WHEREAS residential development is unsuitable and undesirable on this corner property;

AND WHEREAS changing the zoning prior to placing the land for sale on the open market will:

- a) enable the City to maintain better control over community planning;
- b) give prospective purchasers insight into what kind of development is desirable; and
- c) potentially avoid costly appeals and/or unwanted development;

AND WHEREAS Mississauga's Strategic Plan states that "Mississauga will be responsible in developing connected neighbourhoods. As part of the 'Completing our Neighbourhoods' strategic pillar for change, the objective is to develop compact, mixed-use neighbourhoods that will give residents the ability to engage safely in all aspects of their everyday lives, within walking distance and easy access;"

AND WHEREAS the best use development on this property toward completing the Churchill Meadows community will be much-needed medical amenities;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Building department engage in the process of re-zoning the subject property to "O" - Office.

| |
|----------------|
| Carried |
| _____ Mayor |

City of Mississauga

File: CD.21.THO W10

**Summary of Existing and Proposed Mississauga Official Plan Policies and
Relevant Mississauga Official Plan Policies**

Mississauga Official Plan (2012) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject application.

**Current Mississauga Official Plan Designation and Policies for the Churchill Meadows
Neighbourhood Character Area**

Residential High Density which permits the following uses: apartment dwellings, accessory offices, home occupations, special needs housing, convenience commercial facilities, and townhouse dwellings will be permitted, where appropriate.

In addition, the subject property is located within Precinct #1 within Churchill Meadows. Specific Policies within this Precinct indicate that buildings located north and south of Thomas Street fronting onto Tenth Line West should have built forms located close to the street edge. In addition, parking facilities will be designed in a manner that is compatible with the mainstreet character of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements that reinforce the urban street wall.

Proposed Official Plan Amendment Provisions

In order to implement Council's direction, the lands need to be designated **Office-Special Site**. The special site policies will include built form, parking related requirements and site design to ensure buildings are located close to the street edge. In addition, the special site policies will also ensure that the proposal is consistent with the zoning By-law amendment, which includes a maximum building height of 6 storeys.

The **Office** designation permits the following uses: major office, secondary office and accessory uses.

There are other policies in Mississauga Official Plan that are also applicable in the review of this application, which are found on the following pages.

City of Mississauga

File: CD.21.THO W10

Relevant Mississauga Official Plan Policies

| | Specific Policies | General Intent |
|---|---|--|
| Section 5- Direct Growth | Section 5.3 Section 5.4 Section 5.5 | Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential Intensifications within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development. |
| Section 9- Build a Desirable Urban Form | Section 9 Section 9.1 Section 9.3 Section 9.4 Section 9.5 | Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill fits within the existing urban context and minimizes undue impacts on adjacent properties. Infill and development within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties. Development at intersections and on major streets should be of a highly attractive urban quality. |
| Section 11- General Land Use | Section 11.2.7.1 11.2.7.2 | Lands designated Office will permit major offices, secondary offices, and accessory uses. Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area. |

| | Specific Policies | General Intent |
|-------------------------------|---|---|
| Section 16- Neighbourhoods | <p>Section 16.1 Section 16.1.3 Section 16.6 Section 16.4.2 Section 16.4.2.2.1</p> | <p>The lands surrounding the Intersection of Thomas Street and Tenth Line West will form a community focus for the city through the development of a retail commercial facility and Residential High Density development. The form of development is to allow for transition of conventional dwellings to mixed uses.</p> <p>In addition, parking facilities should be provided and designed in a manner that is compatible with the mainstreet character of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements which reinforce the urban street wall.</p> |
| Section 19 - Implementation | <p>Section 19.5.1</p> | <p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • 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 are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. |

City of Mississauga

File: CD.21.THO W10

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

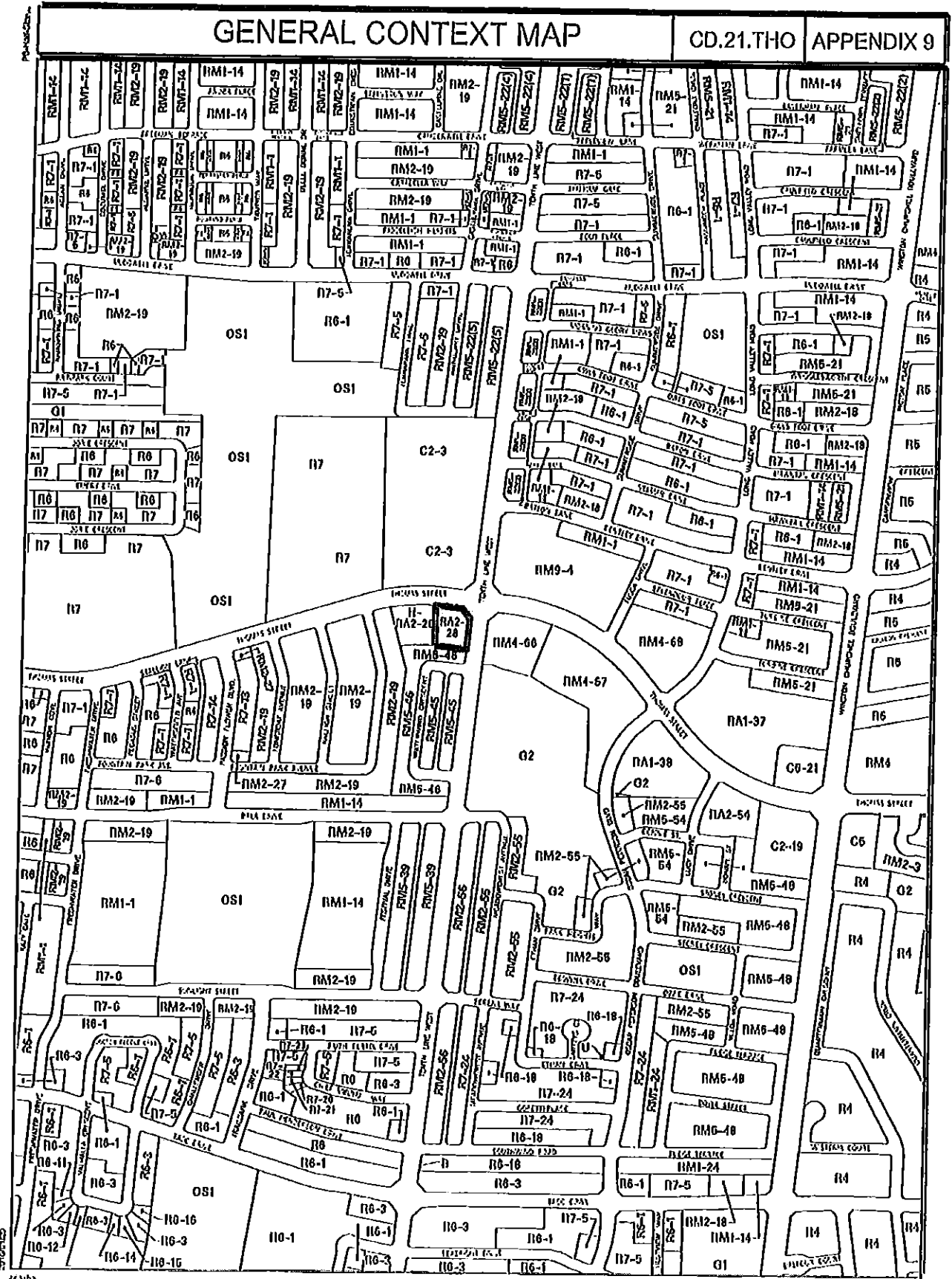
RA2-28 (High Density Residential), which permits apartment dwellings, accessory offices, home occupations, special needs housing, convenience commercial facilities, and townhouse dwellings will be permitted, where appropriate.

Proposed Zoning Standards

The lands are proposed to be zoned O-Exception (Office) to permit an Office Building in accordance with the following regulations.

Proposed Zoning Standards

| | Existing RA2-28 (High Density Residential) Zoning By-law Standards | Proposed Office Zoning By-law Standards |
|----------------------------|---|--|
| Permitted Uses | Apartment dwellings, accessory offices, home occupations, special needs housing, convenience commercial facilities, and townhouse dwellings will be permitted, where appropriate. | Financial Institution, Medical Office, Office, Commercial School |
| Accessory uses | Accessory offices for physicians, dentists, health professionals and drugless practitioners* | Medical supply and equipment store, Pharmacy, Daycare* *Accessory uses will be permitted to a maximum of 20% of the total gross floor area-non-residential of each building |
| Minimum front yard | 7.5 m (24.6 ft.) | 4.5 m (14.76 ft.) |
| Minimum exterior side yard | 7.5 m (24.6 ft.) | 7.5 m (24.6 ft.) |
| Minimum interior side yard | 7.5 m (24.6 ft.) | 7.5 m (24.6 ft.) |
| Minimum rear yard | 7.5 m (24.6 ft.) | 7.5m (24.6 ft.) |
| Maximum building height | 6 storeys | 6 storeys |
| Minimum Landscape Buffer | 4.5 m (14.76 ft.) | 4.5 m (14.76 ft.) |



Map prepared by the City of Vancouver Planning Department, 2011. All rights reserved. No part of this map may be reproduced without the prior written permission of the City of Vancouver.

City of Mississauga

File: CD.21.THO W10

Proposed Zoning Standards

The lands are proposed to be zoned **O- Exception (Office)** to permit an office building in accordance with the following regulations.

Summary of Required and Proposed Office Zoning By-law Provisions

| | Required O (Office) Zoning By-law Standards | Proposed Office Zoning By-law Standards |
|----------------------------|---|--|
| Permitted Uses | Financial Institution, Medical office, Office, Commercial School, Veterinary Clinic | Financial Institution, Medical Office, Office, Commercial School |
| Accessory uses | Medical supply and equipment store, Pharmacy, Daycare, Restaurant, Take-out Restaurant, Pharmacy, Fitness Center, Convenience Store, Personal Service Establishment, Daycare* | Medical supply and equipment store, Pharmacy, Daycare* |
| Minimum front yard | 4.5 m (14.76 ft.) | 4.5 m (14.76 ft.) |
| Minimum exterior side yard | 4.5 m (14.76 ft.) | 7.5 m (24.6 ft.) |
| Minimum interior side yard | 7.5 m (24.6 ft.) | 7.5 m (24.6 ft.) |
| Minimum rear yard | 7.5 m (24.6 ft.) | 7.5 m (24.6 ft.) |
| Minimum building height | Nil | 1 storey |
| Maximum building height | Nil | 4 storeys |
| Minimum Landscape Buffer | 4.5 m (14.76 ft.) | 4.5 m (14.76 ft.) |

*Accessory uses will be permitted to a maximum of 20% of the total **gross floor area-non-residential** of each building