



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: G-Force Urban Planners

Municipality: City of Mississauga

Our File: OPA 72

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on February 21, 2018 when By-law Number 0032-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on March 1, 2018.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 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 21st day of March, 2018.

Commissioner of Oaths

Alexander John Steigle Davies, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires March 2, 2021.

Declarant

Sacha Smith, Manager & Deputy Clerk



MISSISSAUGA

NOTICE OF PASSING AN OFFICIAL PLAN AMENDMENT
Subsection 17(24) of the Planning Act

File Number: OPA 72
Municipality: City of Mississauga
Subject Lands: South of Derry Road West and east of McLaughlin Road
Date of Decision: February 21, 2018
Date of Notice: March 1, 2018
Last Date of Appeal: March 20, 2018

A decision was made on the date noted above to approve Official Plan Amendment Number 72 to the Mississauga Official Plan for the City of Mississauga as adopted by By-law 0032-2018.

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to change the land use designation for a portion of the subject lands from Business Employment to Greenlands, and to add a special site policy to permit accessory uses in the Business Employment designation within the Meadowvale Village Neighbourhood Character Area. A copy of By-Law 0032-2018 adopting this Amendment is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
(2) set out the reasons for the request for the appeal, and
(3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
(4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

If you wish to appeal, a copy of an appeal form is available from the OMB website at www.omb.gov.ca

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga 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 made 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 plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from Mila Yeung of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5299.

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

Amendment No. 72

to

Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 72

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*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 authorized the Regional Municipality of Peel ("Region" or "Regional"), 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 has advised that, with regard to Amendment No. 72, 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 from Business Employment to Greenlands within the Meadowvale Village 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. 72 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2018.

Signed _____

MAYOR

Signed _____

CLERK

Amendment No. 72
to
Mississauga Official Plan

The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 72.

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 Planning and Building Department report dated November 10, 2017, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation for a portion of the subject lands from Business Employment to Greenlands, and to add a special site policy to permit accessory uses in the Business Employment designation within the Meadowvale Village Neighbourhood Character Area.

LOCATION

The lands affected by this Amendment are located south of Derry Road West and east of McLaughlin Road. The subject lands are located in the Meadowvale Village Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Business Employment within the Meadowvale Village Neighbourhood Character Area which permits banquet hall, conference centre, financial institution, funeral establishment, manufacturing, restaurants, secondary office, self storage facility and warehousing, distributing and wholesaling.

An Official Plan amendment is required to permit accessory uses on the subject lands and to amend the relevant schedules to reflect the dedication of valley lands to the City for the protection of Fletcher's Creek.

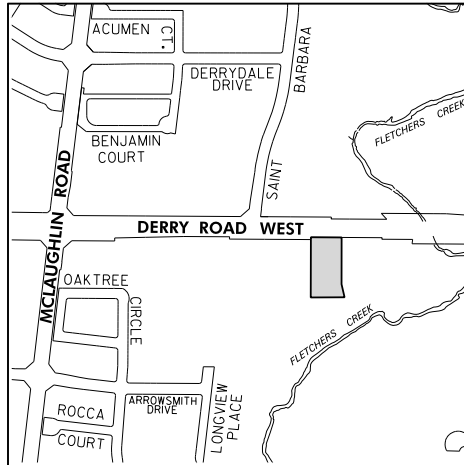
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed uses are compatible with the surrounding land uses, which are in transition and are planned for future employment areas.
2. The development has been designed in a manner that provides an appropriate built form with setbacks and layout that are compatible with surrounding land uses.
3. The Natural Heritage System will be enlarged and protected through the dedication of lands 10.0 m (32.8 ft.) from the Natural Area Survey (NAS) limit.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.17, Meadowvale Village, of Mississauga Official Plan, is hereby amended by adding Special Site 13 on Map 16-17: Meadowvale Village Neighbourhood Character Area, in accordance with the Special Site Policies.
2. Section 16.17.5, Special Site Policies, Meadowvale Village Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.17.5.13 Site 13



16.17.5.13.1 The lands identified as Special Site 13 are located on the south side of Derry Road West, east of McLaughlin Road.

16.17.5.13.2 Notwithstanding the policies of this Plan, only the following uses are permitted:

- a. banquet hall;
 - b. conference centre;
 - c. financial institution;
 - d. funeral establishment;
 - e. manufacturing;
 - f. restaurant;
 - g. **secondary office**;
 - h. self storage facility;
 - i. warehousing, distributing and wholesaling; and,
 - j. accessory uses.
3. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "A" of this Amendment.
 4. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "B" of this Amendment.

5. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adding lands to the Natural System, as shown on Map "C" of this Amendment.
6. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to Parks and Open Spaces, as shown on Map "D" of this Amendment.
7. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Business Employment to Greenlands, as shown on Map "E" 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 January 10, 2018.

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.



DERRY ROAD WEST

DERRY ROAD WEST

FLETCHERS CREEK

FLETCHERS CREEK

EXISTING

AMENDED

LEGEND

GREEN SYSTEM

 Green System

CITY STRUCTURE

 Downtown

 Major Node

 Community Node

 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

CORRIDORS

 Corridor

 Intensification Corridor

 AREA OF AMENDMENT

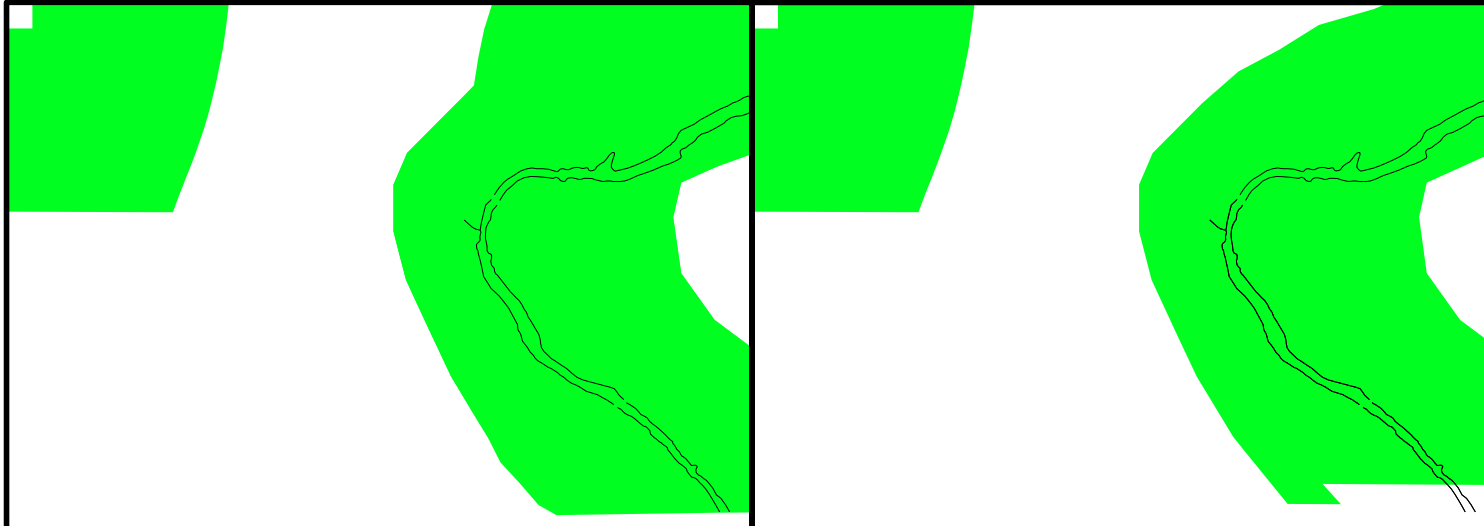
Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

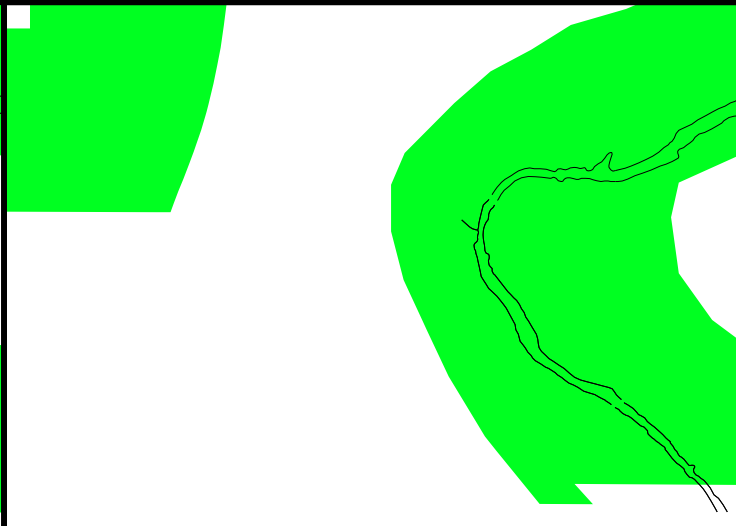


MAP 'A'
Part of
Schedule 1-Urban System
of Mississauga Official Plan

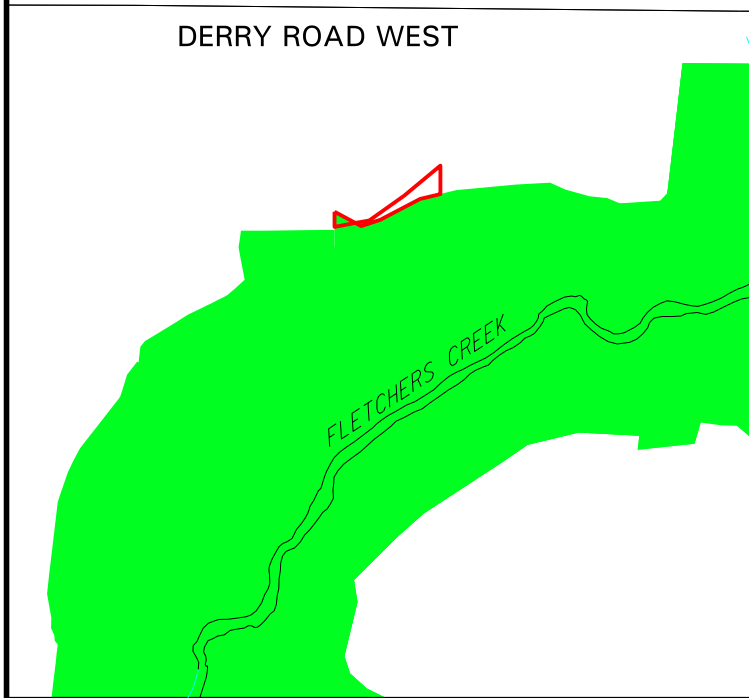




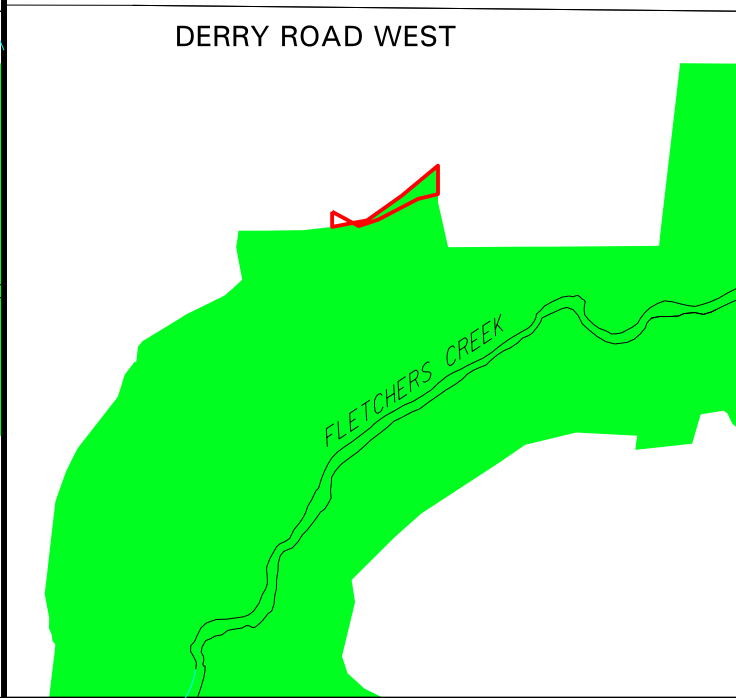
DERRY ROAD WEST



DERRY ROAD WEST




EXISTING



AMENDED

LEGEND:

 AREA OF AMENDMENT

Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'

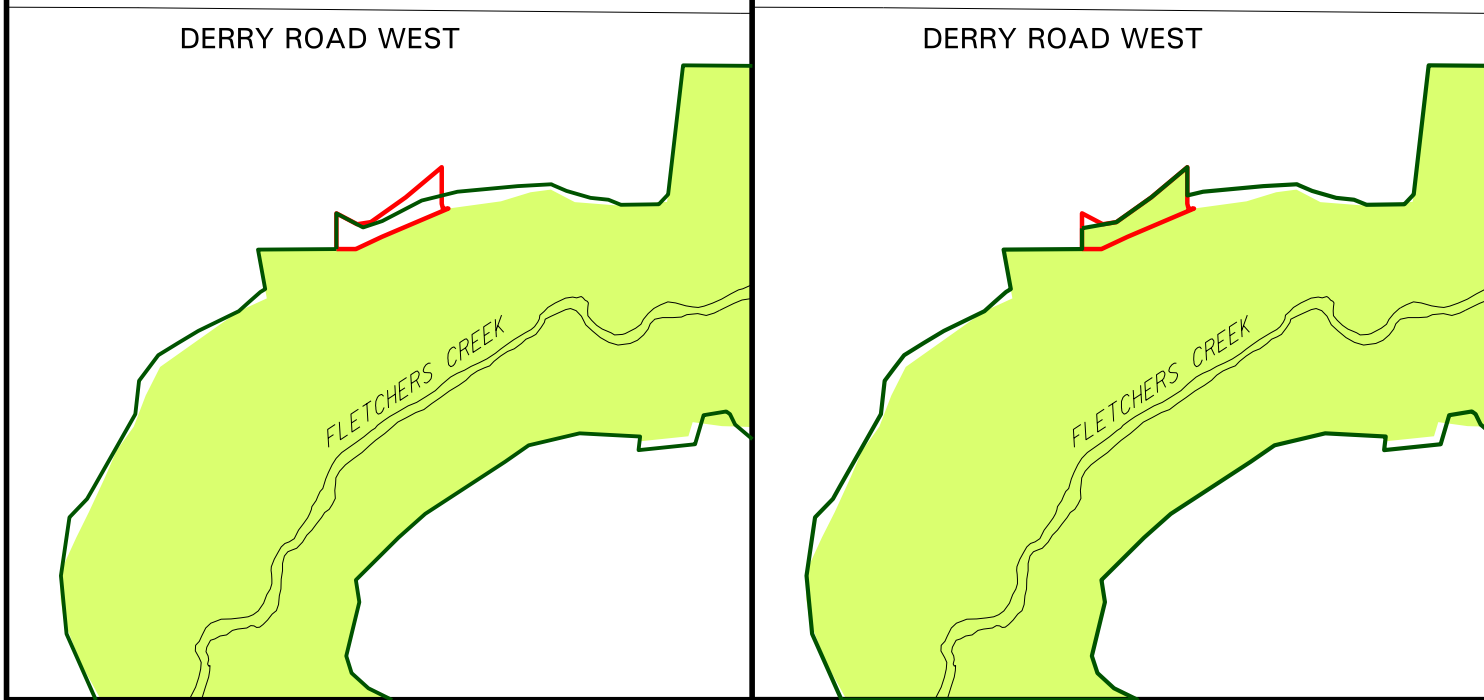
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan





DERRY ROAD WEST

DERRY ROAD WEST



EXISTING

AMENDED

LEGEND

- Natural Heritage System:**
- Significant Natural Areas and Natural Green Spaces
 - Special Management Areas
 - Linkages
 - Residential Woodlands
 - Provincially Significant Wetlands
 - Other Wetlands
 - Areas of Natural and Scientific Interest Provincial Significance
 - Areas of Natural and Scientific Interest Regional Significance

- Natural Hazards:**
- Natural Hazards
 - Two Zone Floodplain Regulations
 - Special Policy Area Floodplain
 - AREA OF AMENDMENT

- Notes:**
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

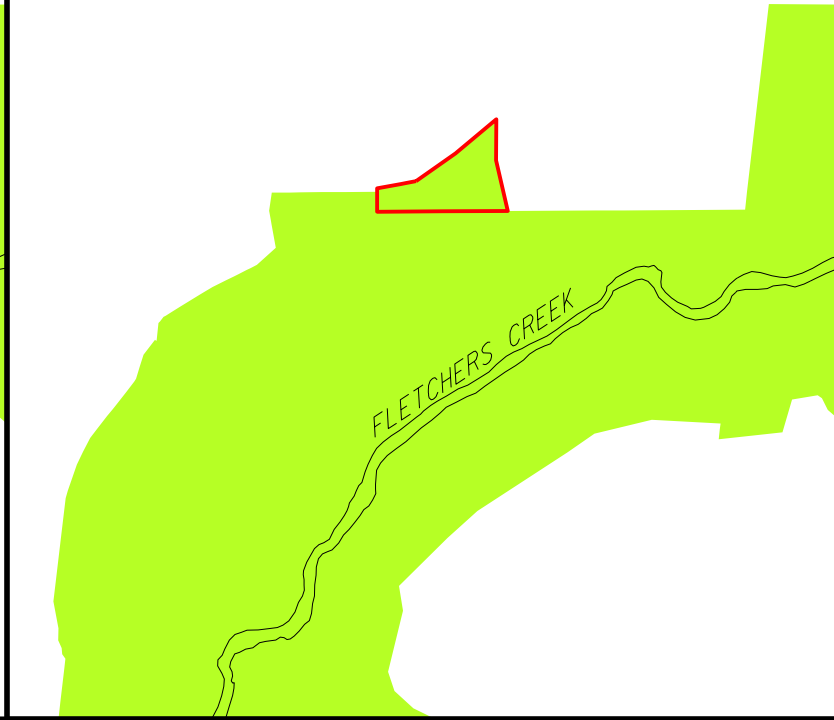
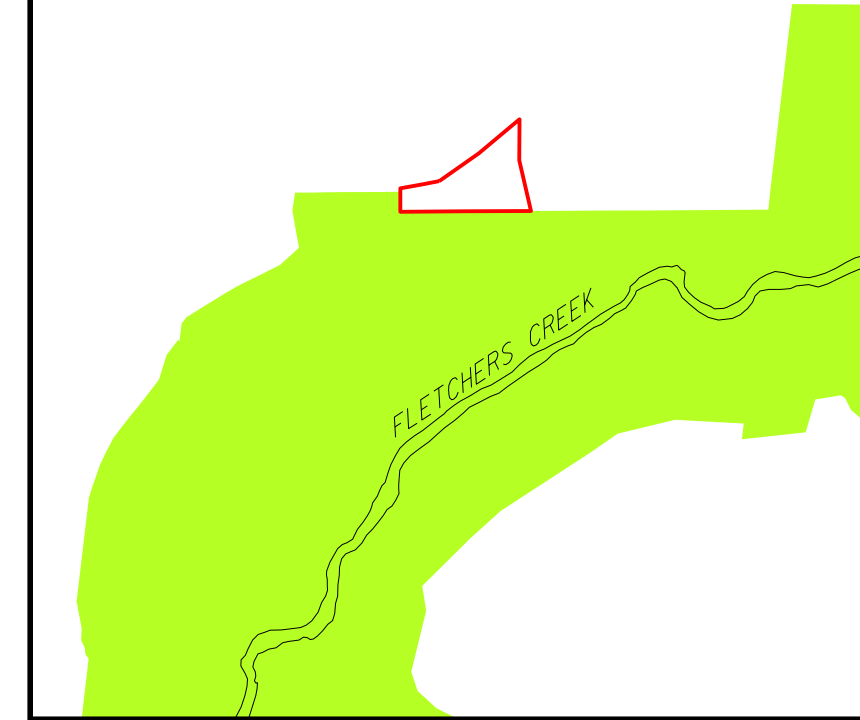


MAP 'C'
 Part of Schedule 3
 Natural System
 of Mississauga Official Plan



DERRY ROAD WEST






DERRY ROAD WEST



EXISTING

AMENDED

LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

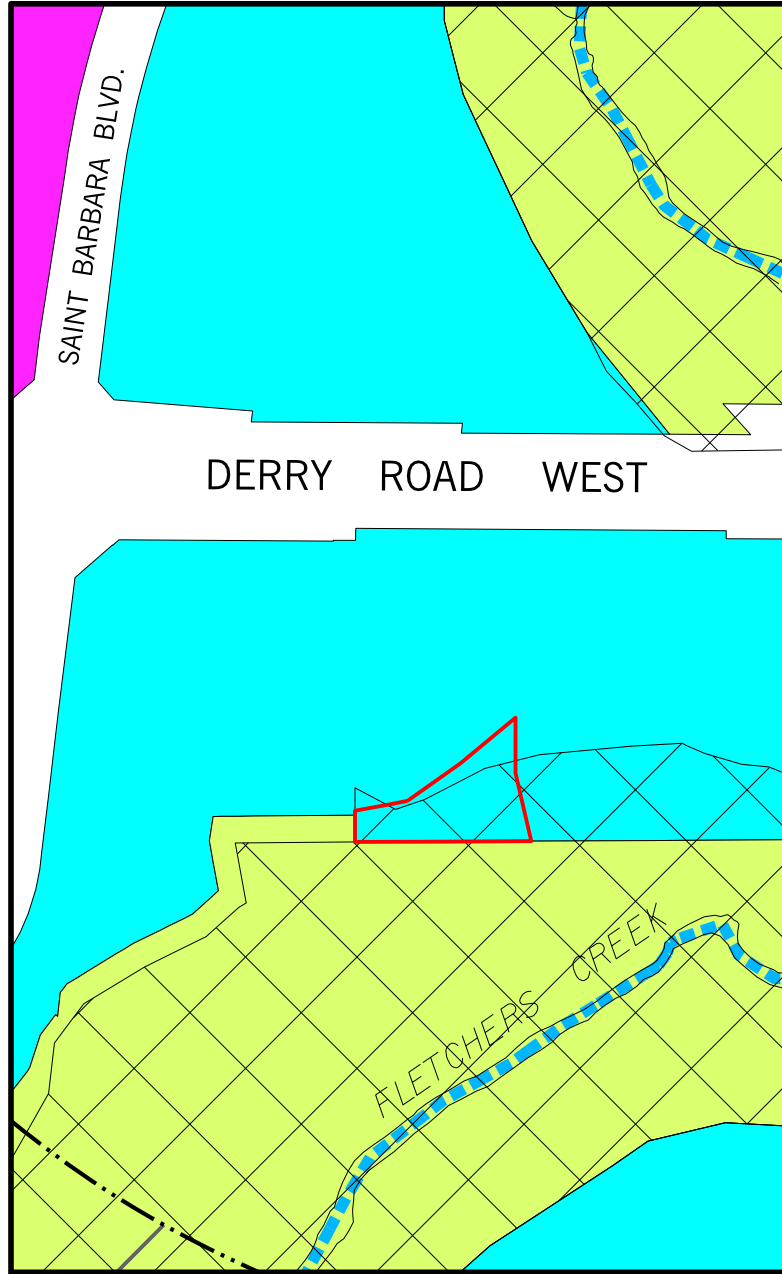
Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

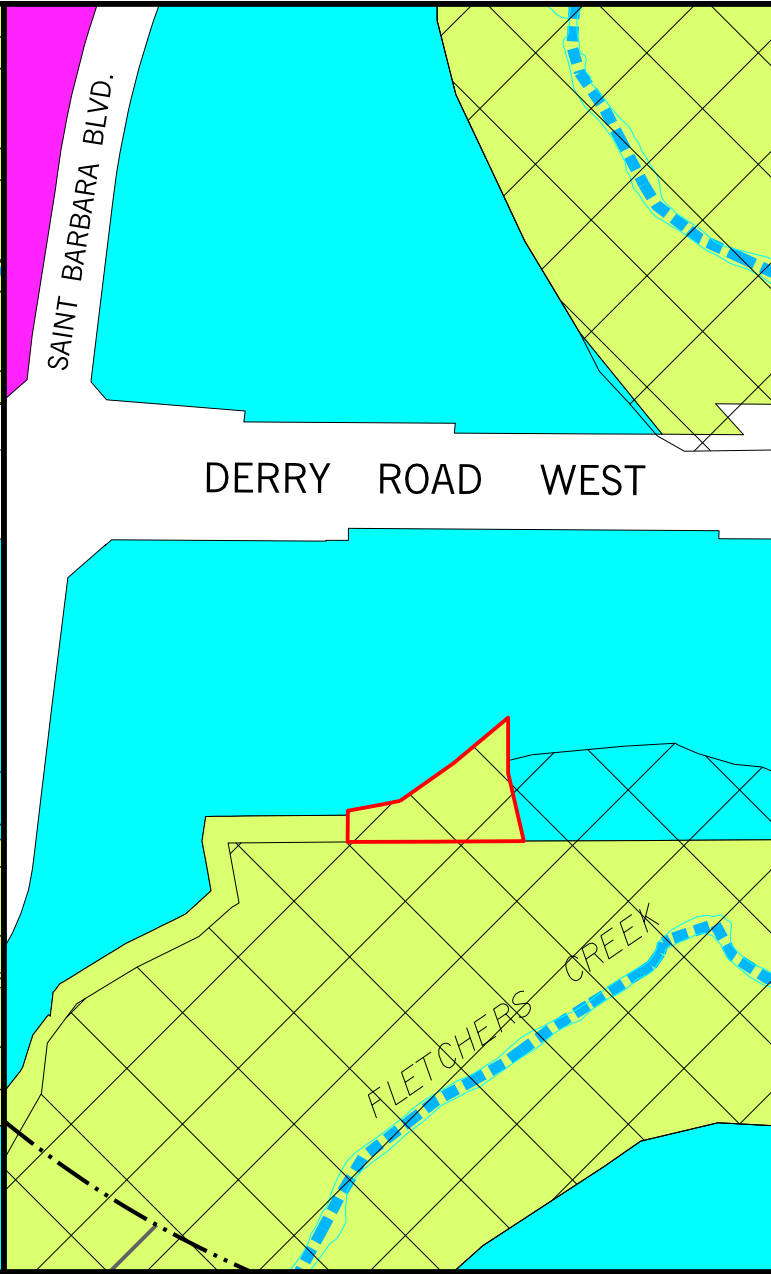


MAP 'D'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

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

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

- AREA OF AMENDMENT
- FROM:
- BUSINESS EMPLOYMENT
- TO:
- GREENLANDS



MAP 'E'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



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 June 26, 2017 in connection with this proposed Amendment.

No comments or issues were raised by the public at the Public Meeting of the Planning and Development Committee.

City of Mississauga
Corporate Report



Date: November 10, 2017

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
 OZ 13/019 W 11

Meeting date:
 2017/12/04

Subject

RECOMMENDATION REPORT (WARD 11)

Application to permit two office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments

270 Derry Road West, south side of Derry Road West, east of McLaughlin Road

Owner: Aujla Investments Inc.

File: OZ 13/019 W11

Recommendation

1. That notwithstanding that subsequent to the public meeting changes to the application 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*, any further notice regarding the proposed amendment is hereby waived.
2. That a City-initiated amendment to the Mississauga Official Plan from **Business Employment** to **Business Employment-Special Site** and **Greenlands** to permit accessory uses on the lands designated **Business Employment** and to protect the natural features within the proposed **Greenlands** be approved.
3. That the application under File OZ 13/019 W11, Aujla Investments Inc., 270 Derry Road West to change the zoning to **E2-Exception (Employment-Exception)** to permit two office buildings with accessory uses and **G1 (Greenlands-Natural Hazards)** to protect natural and hazard areas be approved subject to the conditions referenced in the staff report dated November 10, 2017 from the Commissioner of Planning and Building.
4. That the applicant agrees to satisfy all the requirements of the City and any other external 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.

6. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the minimum number of parking spaces and minimum rear yard setback shall remain the same.

Report Highlights

- No comments were received from the public
- A site plan application has been submitted for this development, matters such as architectural elements, landscaping, detailed grading, storm water management and on-site circulation will be addressed through the site plan application process
- Staff are satisfied with the proposal and find it to be acceptable from a planning standpoint, and recommend that the application and City-initiated official plan amendment be approved

Background

A public meeting was held by the Planning and Development Committee on June 26, 2017 at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0039-2017 was then adopted by Council on July 5, 2017.

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the application by Aujla Investments Inc. to permit two office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments under File OZ 13/019 W11, 270 Derry Road West, be received for information.

Comments

COMMUNITY COMMENTS

No community meetings were held for the subject application. No comments were made at public meeting and no comments have been received by the Planning and Building Department.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Community Services Department – Culture Division

In comments dated October 4, 2017, Community Services stated that in the event the application is approved, the following will apply:

The applicant has agreed to dedicate the greenlands and associated buffers to the City. The dedicated lands will be zoned **G1 (Greenlands-Natural Hazards)** and become part of the Significant Natural Areas and Natural Green Spaces, to allow for long term conservation and a connection to the City-owned greenlands system and Derry West Greenbelt (P-433). Hoarding and fencing will be required along the boundary of P-433.

Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the *Planning Act* (R.S.O. 1990, c.P.13, as amended) and in accordance with City policies and by-laws.

City Transportation and Works Department

Comments updated October 19, 2017, state that in the event this application is approved by Council, prior to enactment of the zoning by-law, the applicant will be required to:

- enter into a Development Agreement with the City to construct the required storm sewer outlet, including updated grading and servicing drawings
- convey any lands and/or enter into municipal storm and access easements as required by the City

All matters pertaining to Derry Road West (i.e access, drainage requirements, reserves, widenings, etc.) shall be determined to the satisfaction of the Regional Municipality of Peel as this road is under their jurisdiction. This application will also require the approval of Credit Valley Conversation (CVC) regarding stormwater management requirements, top of bank delineation and slope stability. Site specific technical details will be further addressed through the site plan review process.

PLANNING COMMENTS

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 takes into account the existing context and does provide an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below.

Official Plan

This proposal requires amendments to the Mississauga Official Plan policies for the Meadowvale Village Neighbourhood Character Area. Amendments are required to permit two office buildings with accessory uses such as medical laboratories, small retail stores and

personal service establishments and to designate a portion of the property as Greenlands for environmental protection purposes. 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?***

Planning staff have undertaken an evaluation of the criteria against this proposed development application.

Accessory Uses are appropriate in Business Employment

The subject property is designated **Business Employment** within the Meadowvale Village Neighbourhood Character Area. While the Business Employment designation under the General Land Use Policies permits secondary office and accessory uses, the Business Employment designation within the Meadowvale Village Neighbourhood Character Area does not specifically permit accessory uses. As the majority of the proposed development is for office use with a limited amount of accessory uses, a City-initiated official plan amendment is required to create **Special Site 13** to allow accessory uses on this property as they were inadvertently excluded from the applicable section of the Official Plan. **Special Site 13** can be deleted when the City undertakes a review of the policies and a general amendment is prepared to add accessory uses to the Business Employment designation within the Meadowvale Village Neighbourhood Character Area.

Surrounding Land Uses

The site is located within a developing business employment area along the Derry Road West corridor. Although currently there are a number of non-business employment uses on the corridor adjacent to the subject property, the property is in an area of transition that is designated Business Employment in the Official Plan and planned for future employment uses. The Corridor policies related to the subject lands are outlined in Appendix 9 of the Information Report (Appendix 1), and they encourage buildings to face the street, have a minimum building height of two storeys, and be a compact and transit friendly built form that is appropriate to the context of the surrounding neighbourhood and employment area. The proposed development is appropriate in the context of the surrounding neighbourhood and is in conformity with the Corridor policies of the Official Plan.

Natural Area Protection

To the south of the subject property is Fletcher's Creek and associated floodplain lands which is designated **Greenlands** and owned by the City. Through the submission of detailed studies and a satisfactory review by Credit Valley Conservation and the City, the limits of development were identified. The hazard lands are proposed to be designated as **Greenlands** and will form part of the Significant Natural Areas and Natural Green Spaces in the official plan, to allow for their long term protection. These Greenlands will be dedicated to the City for conservation purposes and will be added to the City-owned green system and Derry West Greenbelt. The proposed **Greenlands** designation and land dedication satisfactorily address the environmental constraints of the site.

Based on the comments received from City departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The applicant has provided a Planning Justification Report in support of the application that has adequately demonstrated that the proposal represents good planning and is consistent with the intent of the Mississauga Official Plan policies.

Zoning

The proposed **E2-Exception (Employment – Exception)** zone is appropriate to accommodate the proposed office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments. The proposed **G1 (Greenlands – Natural Hazards)** zone is appropriate to ensure the protection of the natural and hazard areas associated with Fletcher's Creek. Appendix 10 of the Information Report (Appendix 1) contains a summary of the site specific zoning provisions requested by the applicant. Since the Information Report, some minor changes to the site specific zoning provisions have been identified. The application has been revised to: provide a minimum number of parking spaces; include a minimum setback to paved areas; and, delete the minimum setback of development from the long term stable slope (NAS) line.

Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application has been submitted for the proposed development under file SP 15/80 W11.

The applicant will need to address matters such as architectural elements, landscaping, detailed grading, stormwater management and on-site circulation through the site plan approval process.

Green Development Initiatives

The applicant has identified filtration beds, roof top storage, enhanced landscaping and pavers, integration of stormwater management design and LED streetlights as green development initiatives that will be incorporated into this development.

Financial Impact

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.

Conclusion

The proposed Rezoning application and City-initiated Official Plan Amendment are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed office buildings with accessory uses are consistent with the overall intent, goals and objectives of the official plan and will not destabilize the surrounding land uses in the Meadowvale Village Neighbourhood Character Area which is planned as a future employment area.
2. The proposed Greenlands designation and zone satisfactorily addresses the environmental constraints of the site and provide for the long-term protection of Fletcher's Creek.
3. The proposed official plan provisions and zoning standards, as identified, are appropriate to accommodate the requested uses.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Mila Yeung, Development Planner

City of Mississauga
Corporate Report



<p>Date: June 2, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 13/019 W11</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/06/26</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Application to permit two office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments

270 Derry Road West, south side of Derry Road West, east of McLaughlin Road

Owner: Aujla Investments Inc.

File: OZ 13/019 W11

Recommendation

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the application by Aujla Investments Inc. to permit two office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments under File OZ 13/019 W11, 270 Derry Road West, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- A City initiated amendment to Mississauga Official Plan is required to permit accessory uses on this property within the Meadowvale Village Neighbourhood Character Area
- The proposed development requires an amendment to the Zoning By-law
- No community concerns have been identified to date
- Prior to the next report, matters to be addressed include the appropriateness of the proposed zoning regulations and satisfactory resolution of technical requirements

Background

The original rezoning application (January 2014) to permit a two storey office building with limited retail space and greenland dedication was submitted by Greg Dell & Associates on behalf of the owner. A revised application was submitted by the new agent, G-Force Urban Planners, to permit two 2 storey office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments on August 19, 2015. Revised information and studies were submitted for review. Discussions have taken place with the owner and both agents regarding the proposed uses, parking, site grading, limits of development and greenlands dedication.

The revised application has been circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	60.9 m (199.9 ft.)
Depth:	119.4 m (391.7ft.)
Gross Lot Area:	0.73 ha (1.8 ac.)
Existing Uses:	Detached home

The property is located on the south side of Derry Road West, halfway between McLaughlin Road and Maritz Drive. The lands presently contain a detached home. The surrounding lands are envisioned to become an employment area, however, the lands have been slow to redevelop and currently contain a variety of land uses. The subject property slopes back from Derry Road West and a portion of the rear of the site is located within the Fletcher's Creek floodplain.

The surrounding land uses are:

North: Detached homes on lands designated for employment purposes and Derrydale Golf Course

East: Detached homes on lands designated for employment purposes

South: Fletcher's Creek and associated floodplain lands

West: Six storey hotel/convention centre that is newly built and a proposed freestanding restaurant to be built. Further west is the future Longview Place extension for detached homes and some lands designated for employment purposes

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

DETAILS OF THE PROJECT

The application is to permit two 2 storey office buildings with limited accessory uses such as medical laboratories, small retail stores and personal service establishments on the ground floor. The portion of lands that are not suitable for employment purposes due to hazards associated with the Fletcher's Creek are proposed to be dedicated to the City.

Development Proposal					
Applications submitted:	Received: November 19, 2013 Deemed complete: January 8, 2014				
Application Revised:	August 19, 2015				
Developer Owner:	Aujla Investments Inc.				
Applicant:	G-Force Urban Planners				
Height:	2 storeys Building A – 9.8 m (32.2 ft.) Building B – 9.8 m (32.2 ft.)				
Lot Coverage:	23.2%				
Floor Space Index:	0.46				
Landscaped Area:	20.4%				
Road type:	Private driveway with public easement				
Gross Floor Area:	Total: 2 532.6 m ² (27,293.1 ft ²) Office uses: 1 180.7 m ² (12,708.8 ft ²) Accessory uses: 360.6 m ² (3,880.9 ft ²)				
Parking:	<table border="0"> <tr> <td>Required</td> <td>Proposed</td> </tr> <tr> <td>81 (including 5 accessible parking spaces)</td> <td>81 (including 5 accessible parking spaces)</td> </tr> </table>	Required	Proposed	81 (including 5 accessible parking spaces)	81 (including 5 accessible parking spaces)
Required	Proposed				
81 (including 5 accessible parking spaces)	81 (including 5 accessible parking spaces)				

Additional information is provided in Appendices 1 to 10.

Originator's file: OZ 13/019 W11



Image of existing conditions



Rendering of the proposed office buildings with accessory uses

LAND USE CONTROLS

The subject lands are located within the Meadowvale Village Neighbourhood Character Area and are designated **Business Employment** (Appendix 3), which permits secondary offices. Natural Hazards are identified at the rear of the property due to the adjacent Fletcher's Creek Valley. The applicant is proposing to dedicate all lands 10.0 m (32.8 ft.) from the Natural Area Survey (NAS) limit to the City to ensure protection of Fletcher's Creek. Greenlands zones are permitted in any land use designation in the Mississauga Official Plan.

Under the General Land Use policies, the Business Employment designation permits secondary offices and accessory uses. However, accessory uses are not specifically permitted under the Business Employment land use designation within the Meadowvale Village Neighbourhood Character Area. As the majority of the proposed development is for office uses with a limited amount of accessory uses, a City initiated official plan amendment is required to create a special site policy to allow accessory uses on this property as they were inadvertently excluded from the applicable section of the Official Plan. When the City undertakes a review of the policies and a general amendment is prepared to add accessory uses to the Business

Employment designation within the Meadowvale Village Neighbourhood Character Area, the special site policy could be deleted.

There are other policies in Mississauga Official Plan that are also applicable in the review of this application, which are found in Appendix 9.

A rezoning is proposed from **D (Development)** to **E2 – Exception (Employment – Exception)** to permit two office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments in accordance with the proposed zone standards contained within Appendix 10. The hazard and buffer lands are proposed to be rezoned from **D (Development)** to **G1 (Greenbelt)** to provide for their protection. The applicant has also requested a reduction to some of the required setbacks and landscaped buffers.

Detailed information regarding the official plan and zoning is in Appendices 9 and 10.

WHAT DID THE COMMUNITY SAY?

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

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the proposed zoning standards appropriate?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?
- Revisions to the grading and servicing plans
- Street trees contribution
- Dedication of greenlands

OTHER INFORMATION

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

- Planning Justification Report
- Meander Belt Analysis
- Archaeological Assessment
- Phase 1 Environmental Site Assessment (ESA)
- Survey and Reference Plan
- Elevations
- Site, Roof and Floor Plans
- Overall Concept Plan
- Parcel register and transfer easement
- Site Servicing and Grading Plans
- Stormwater Management report and revisions
- Slope Stability Analysis Report
- Traffic Impact Study and Updated Report
- Noise Feasibility Analysis
- Landscape Plan, Tree Inventory and Preservation Plan

Development Requirements

There are engineering matters including: noise, grading, servicing, stormwater management, street tree contributions and greenbelt hoarding and fencing which will require the applicant to enter into agreements with the City.

A site plan application has been submitted for review and comments under file SP 15/080 W11. Site plan approval is required prior to the development of the site.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

Conclusion

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

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Meadowvale Village Character Area Land Use Map
- Appendix 4: Existing Zoning and General Context Map
- Appendix 5: Concept Plan
- Appendix 6: Elevations Building A
- Appendix 7: Elevations Building B
- Appendix 8: Agency Comments
- Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 10: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Mila Yeung, Development Planner

Aujla Investments Inc.

File: OZ 13/019 W11

Site History

- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Meadowvale Village Neighbourhood Character Area which designated the subject property **Business Employment**
- June 20, 2007 – Zoning By-law 0225-2007 enacted and passed. The zoning for the subject property is now **D (Development)** which continues to permit uses that legally existed on the date of the passing of the by-law
- 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 Mississauga Official Plan apply. The subject lands are designated **Business Employment** in the Meadowvale Village Neighbourhood Character Area
- February 13, 2014 – The Committee of Adjustment granted provisional consent under file "B" 4/14 for the conveyance of an easement/right of way for access, landscaped buffers, sewers and grading, in favour of the proposed development at 290 Derry Road West. The conditions of consent were not fulfilled within the prescribed time period and the consent lapsed
- August 6, 2015 – The Committee of Adjustment granted provisional consent under file "B" 39/15 for the conveyance of an easement/right of way with an area of approximately 740 m² (7,965.55 ft²) for access, landscaped buffers, sewers and grading, in favour of the proposed development at 290 Derry Road West. This was needed as the original consent under File "B" 4/14 had lapsed

The Committee also approved a minor variance under file "A" 342/15 to permit the construction of private roadways, curbing, landscaping, and site access to be located on lands zoned **D (Development)** zone

48 14

LEGEND:



SUBJECT LANDS



DATE OF AERIAL IMAGERY: SPRING 2016

TITLE:

AUJLA INVESTMENTS INC.

FILE NO:

OZ 13/ 019 W11



MISSISSAUGA

Produced by
T&W, Geomatics



PART OF SCHEDULE 10 LAND USE DESIGNATIONS 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

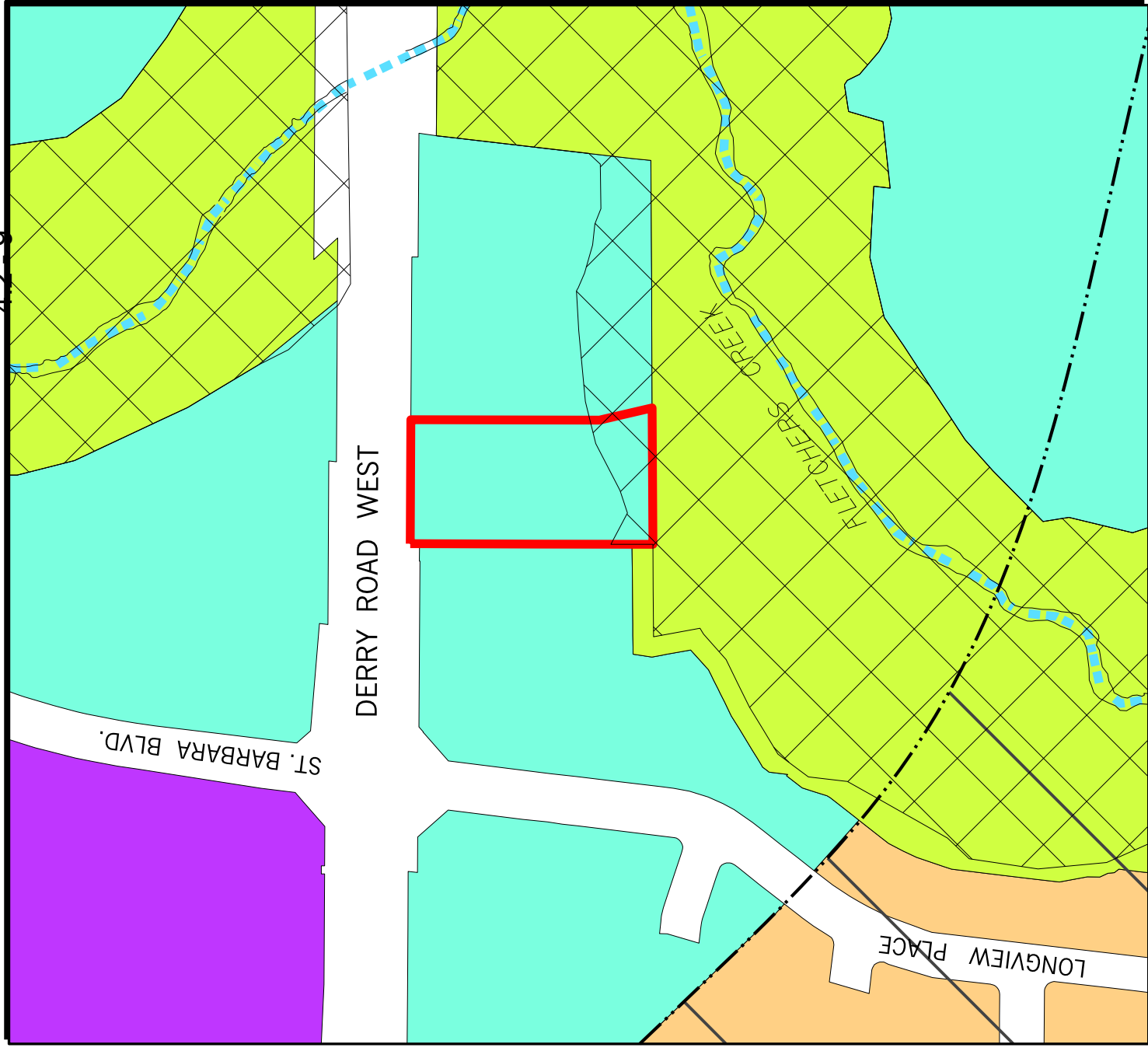
BASE MAP INFORMATION

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

City Structure

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

SUBJECT LANDS



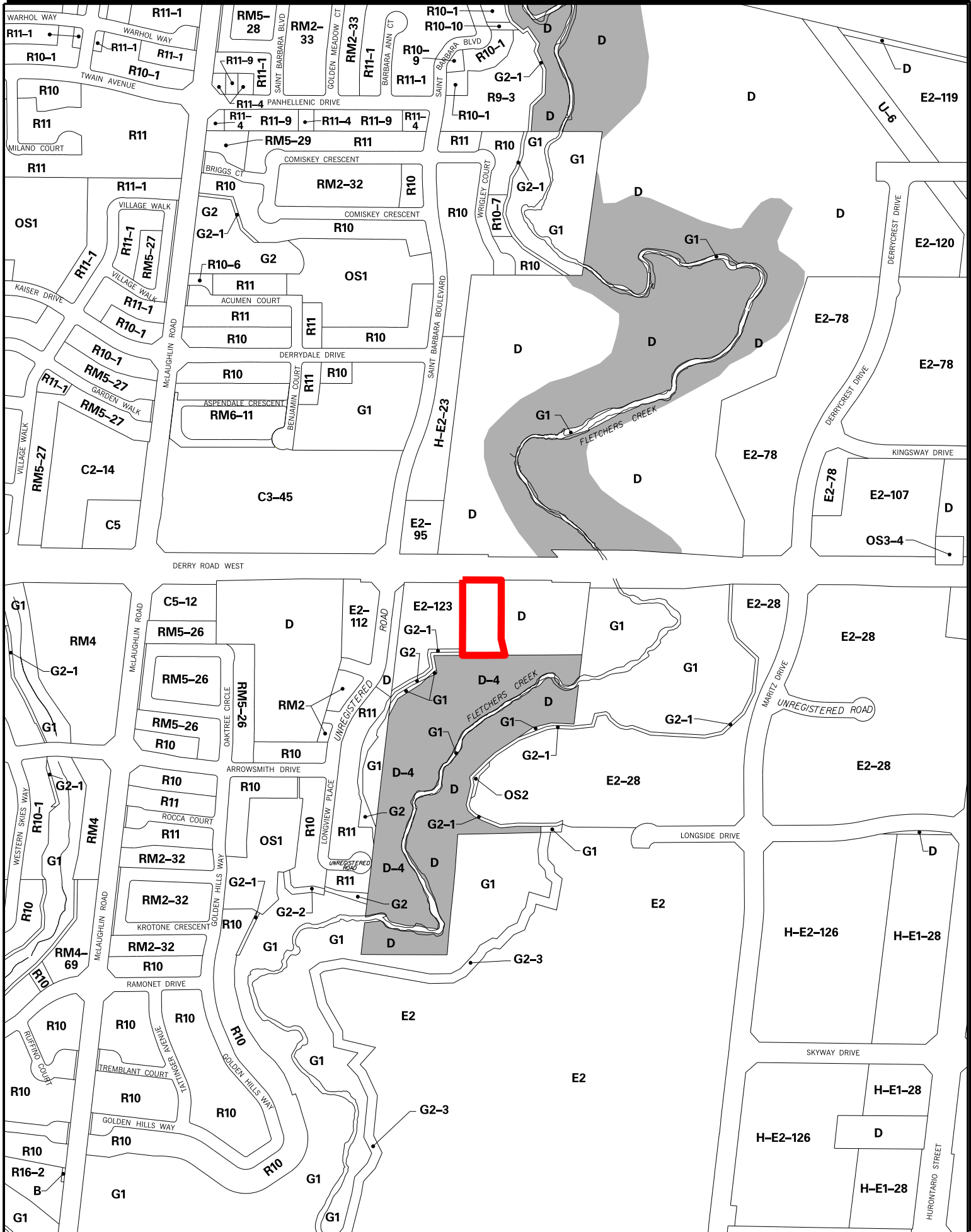
TITLE: AUJLA INVESTMENTS INC.

FILE NO: OZ 13/ 019 W11

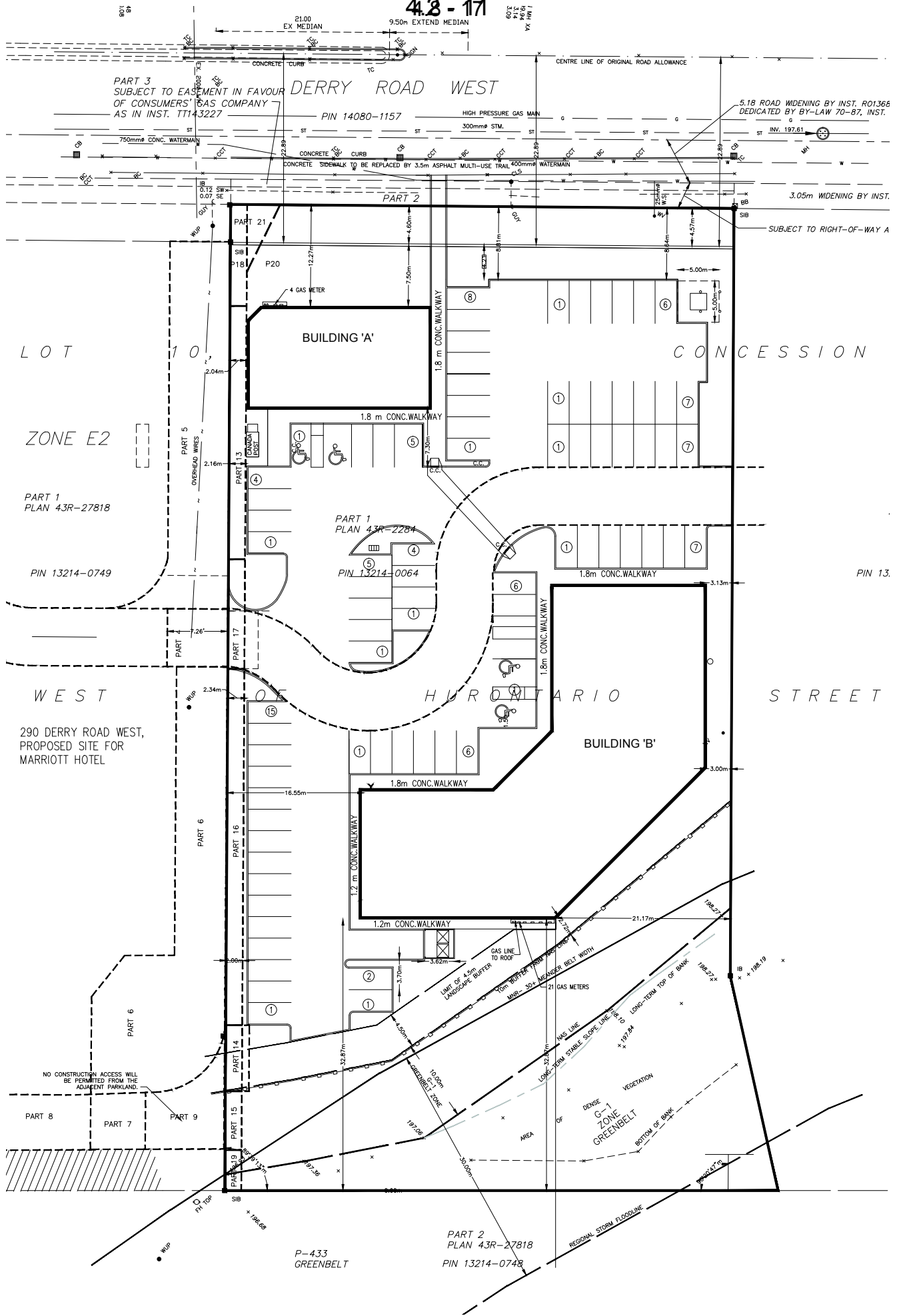


Produced by
T&W, Geomatics

Existing Zoning & General Context Map



4.3 - 17



PART 3
SUBJECT TO EASEMENT IN FAVOUR
OF CONSUMERS' GAS COMPANY
AS IN INST. TT143227

DERRY ROAD WEST

LOT 10

ZONE E2

PART 1
PLAN 43R-27818

PIN 13214-0749

BUILDING 'A'

CONCESSION

PART 1
PLAN 43R-2264

PIN 13214-0064

HURONTARIO STREET

BUILDING 'B'

WEST
290 DERRY ROAD WEST,
PROPOSED SITE FOR
MARRIOTT HOTEL

NO CONSTRUCTION ACCESS WILL
BE PERMITTED FROM THE
ADJACENT PARKLAND.

PART 8

PART 7

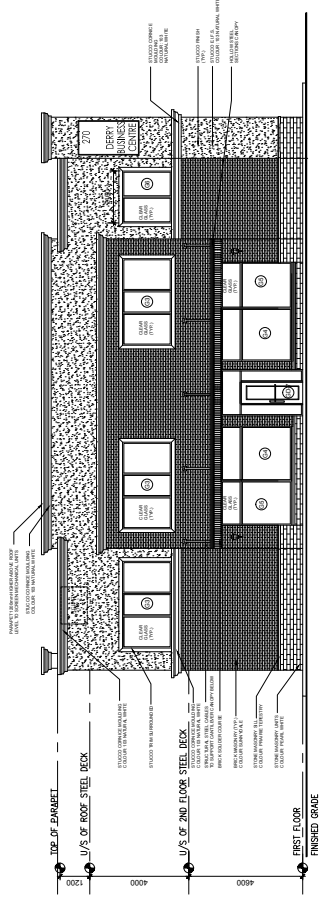
PART 9

DENSE G-1
ZONE
GREENBELT

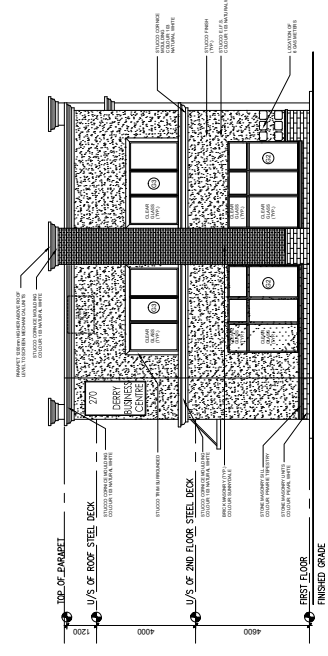
REGIONAL STORM FLOODLINE

P-433
GREENBELT

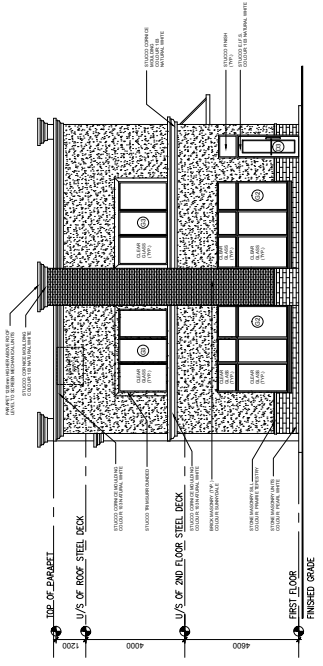
PART 2
PLAN 43R-27818
PIN 13214-0749



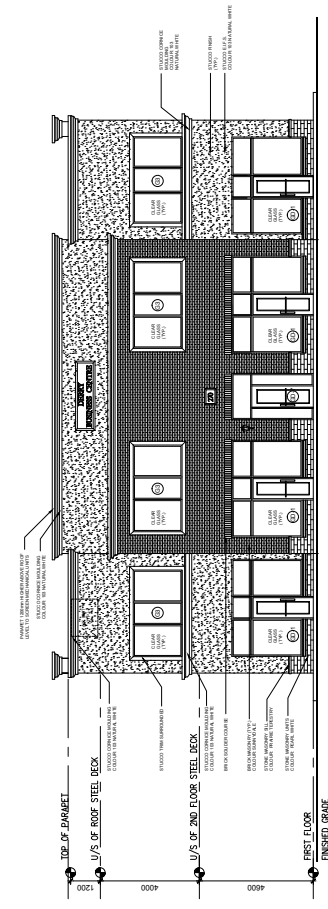
3. NORTH ELEVATION
A-3 SCALE 1:100



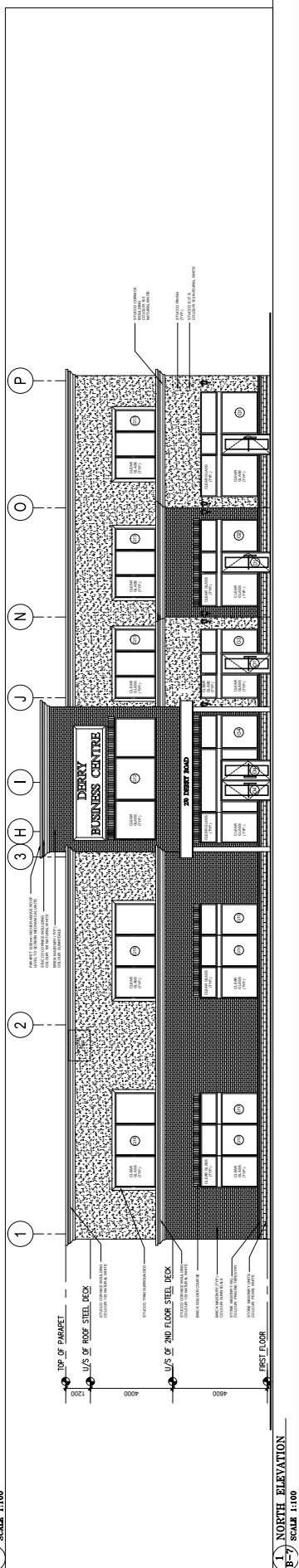
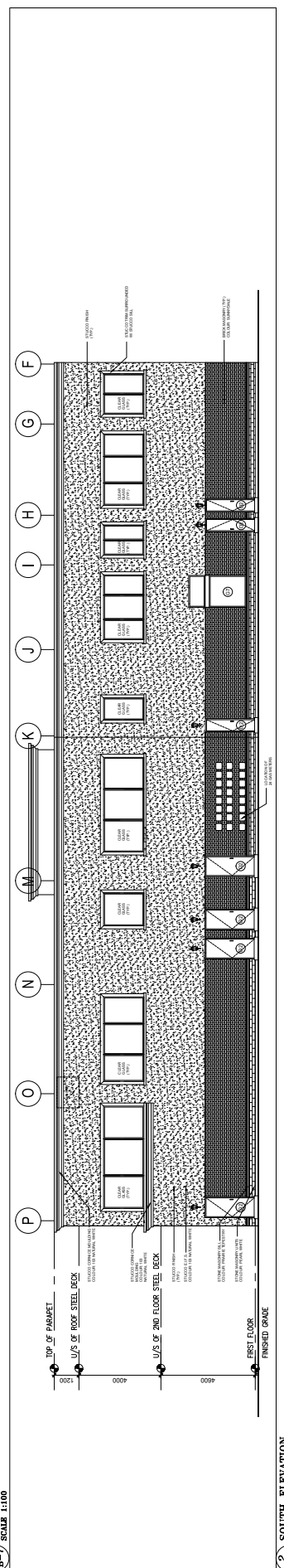
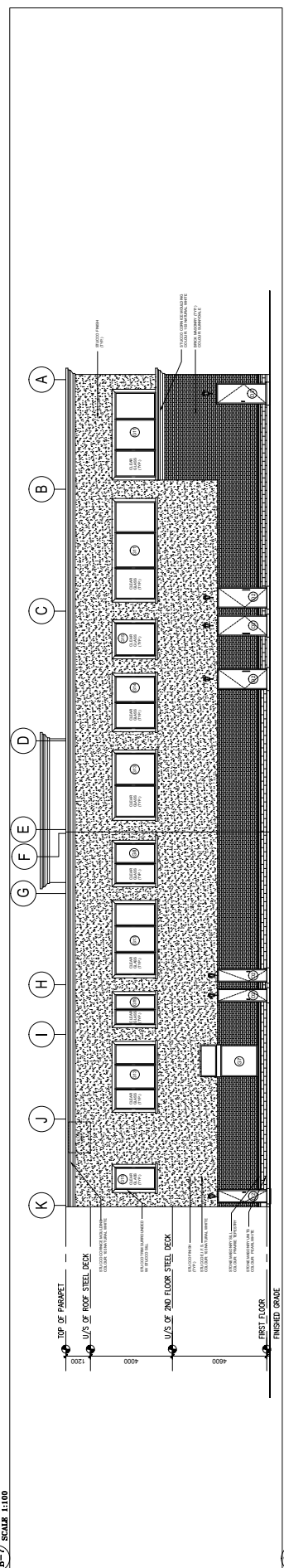
4. WEST ELEVATION
A-3 SCALE 1:100



2. EAST ELEVATION
A-3 SCALE 1:100



1. SOUTH ELEVATION
A-3 SCALE 1:100



Aujla Investments Inc.

File: OZ 13/019 W11

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 4, 2017)	The applicant is required to submit a revised Demand Table for the Region to determine the proposal's impact to the existing sanitary system. The Region will not permit direct vehicular access to Derry Road West due to the proximity of the adjacent access points to the east and west. A Public Access Easement will be required over the subject lands to facilitate future access to and from Derry Road West via the westerly lands and future Longview Place Road extension.
Credit Valley Conservation (April 11, 2017)	CVC staff advised that their interests in this rezoning application have been cleared. Outstanding comments are related to detailed design issues and will be addressed through the Site Plan approval process. Through the Site Plan approval process and prior to the issuance of a building permit, a permit under Ontario Regulation 160/06 is required from the CVC.
City Community Services Department – Park Planning Section (April 12, 2017)	Should this application be approved, hoarding and fencing will be needed along the boundary of the Derry West Greenbelt. In addition, securities will be required for greenbelt cleanup, restoration, parkland protection, hoarding, and fencing. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the <i>Planning Act</i> (R.S.O. 1990, c.P.13, as amended) and in accordance with City Policies and By-laws.
City Community Services Department – Fire and Emergency Services Division (May 2, 2017)	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p> <p>The architect is to demonstrate, through the site plan process, that the development is in compliance with both the Ontario Building Code and By-law 1036-81.</p>
City Transportation and Works Department (April 13, 2017)	The Transportation and Works Department are in receipt of a Noise Report, Phase 1, Environmental Site Assessment, Storm Water Management Report. Notwithstanding the findings of these reports, the applicant has been requested to provide additional details with respect to the required storm

Aujla Investments Inc.

File: OZ 13/019 W11

Agency / Comment Date	Comment
	<p>and access easements, as well as revisions to the grading and servicing plans.</p> <p>All matters pertaining to Derry Road West (i.e. access, drainage requirements, reserves, widenings, etc.) shall be determined to the satisfaction of Regional Municipality of Peel as this road is under their jurisdiction.</p> <p>This application will also require the approval of the CVC regarding stormwater management requirements, top of bank and slope stability.</p> <p>Upon receipt of outstanding items noted above, additional comments will be provided as part of the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Bell Canada • Canada Post • Economic Development Office • Enersource Hydro • Enbridge Gas • Fire • GTAA • Heritage • Mississauga Transit
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • City of Brampton • Rogers Cable • Realty Services

Aujla Investments Inc.

File: OZ 13/019 W11

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

Current Mississauga Official Plan Designation and Policies for the **Meadowvale Village Neighbourhood Character Area**.

The subject land is within the **Meadowvale Village Neighbourhood Character Area** and is designated as **Business Employment** which permits only banquet hall, conference centre, financial institution, funeral establishment, manufacturing, restaurants, secondary office, self storage facility and warehousing, distributing and wholesaling.

City Initiated Official Plan Amendments

The **Business Employment** designation under the General Land Use policies permits secondary offices and accessory uses. However, accessory uses are not permitted under the **Business Employment** land use designation within the **Meadowvale Village Neighbourhood Character Area**. As accessory uses are appropriate in this Character Area, a City-initiated Official Plan amendment to add a special site policy to permit this use is appropriate. A City-initiated amendment to the Mississauga Official Plan is also required to update Mississauga Official Plan schedules to reflect the greenlands dedication to the City for the protection of Fletcher's Creek.

There are other policies in Mississauga Official Plan that are also applicable in the review of this application.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 4 – Vision	4.4 – Guiding Principles	<ol style="list-style-type: none"> 1. Mississauga will promote development decisions that support the sustainability of our Natural Heritage System and enhance the quality of life for our present and future generations; 2. Mississauga will protect, enhance and where possible restore distinct natural features, areas and linkages, including their ecological functions, particularly those associated with the Lake Ontario waterfront and the city’s river and valley corridor system; 4. Mississauga will maintain and promote a strong and sustainable, diversified economy that provides a range of employment opportunities for residents and attracts lasting investment to secure financial stability; 5. Mississauga will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts; 6. Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life;
	4.5 – Achieving the Guiding Principles	<p>Mississauga will value the environment by:</p> <ul style="list-style-type: none"> • promoting public and private community stewardship of the environment for present and future generations; • protecting, enhancing and restoring Mississauga’s Natural Heritage System and its functions;

	Specific Policies	General Intent
Chapter 5 – Direct Growth	5.2 – Green System	The natural environment sustains all life and is vital to the ecological, economic, social and spiritual wellbeing of the city. In an urban setting such as Mississauga, the built environment must be integrated with the natural environment in a manner that protects and enhances natural systems and provides the city’s inhabitants a multitude of opportunities to connect with nature
	5.4.4 – Corridors	Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.
	5.4.7	Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.
	5.4.8	Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through planning studies. Except along Intensification Corridors and within Major Transit Station Areas , the minimum building height requirement will not apply to Employment Areas.

	Specific Policies	General Intent
Chapter 6 – Value of the Environment	6.1.1 – Introduction	Mississauga will: a) protect, enhance, restore and expand the Natural Heritage System e) ensure land use compatibility
	6.3 – Green System	<p>Natural Hazard Lands, as shown on Schedule 3: Natural System, are generally associated with valley and watercourse corridors and the Lake Ontario shoreline. These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion. Although the significant valleylands and the valley and watercourses are included and discussed under Natural Hazard Lands, they are also Significant Natural Areas and form part of the city’s Natural Heritage System.</p>
	6.3.7	<p>Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands, will be provided to perform the following:</p> <ul style="list-style-type: none"> ● maintenance of slope stability and reduction of erosion on valley slopes; ● attenuation of stormwater runoff; ● reduction of human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs; ● protection of tree root zones to ensure survival of vegetation; ● enhanced wildlife habitat and corridors for wildlife movement;
	Natural Hazard Lands	<p>Natural Hazard Lands are generally unsafe and development and site alteration will generally not be permitted due to the naturally occurring processes of erosion and flooding associated with river and stream corridors and the Lake Ontario shoreline.</p> <p>Natural Hazard Lands and buffers will be designated Greenlands and zoned to protect life and property. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.</p>
	6.10.2.9 – Aircraft Noise	<p>Mississauga will require tenants and purchasers to be notified when the proposed development or redevelopment is located at the noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contours of 30 and above, as determined by Transport Canada. Notice is also to be provided regarding the requirement for the installation of central air conditioning.</p>

	Specific Policies	General Intent
Chapter 7 – Complete Communities	7.1.3 – Introduction	<p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <ul style="list-style-type: none"> a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking; c. encourage environments that foster incidental and recreational activity; and d. encourage land use planning practices conducive to good public health.
Chapter 8 – Create a Multi-Modal City	8.2.3 – Transit Network	The transit network will be supported by compact, pedestrian oriented, mixed land use development in nodes and where appropriate, in mobility hubs and along Corridors .

	Specific Policies	General Intent
Chapter 9 – Build Desirable Urban Form	9.1.5 – Introduction	Development on <i>Corridors</i> will be consistent with existing or planned character, seek opportunities to enhance the <i>Corridor</i> and provide appropriate transitions to neighbouring uses.
	9.2.2 – Non-Intensification Areas	Where increases in density and a variety of land uses are considered in Neighbourhoods and Employment Areas, they will be directed to <i>Corridors</i> . Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required.
	9.2.2.4	Employment Areas adjacent to residential areas, sensitive land uses and major roads will be required to meet higher standards of design and to mitigate adverse impacts on adjacent uses.
	9.2.2.6	Development on <i>Corridors</i> will be encouraged to: <ul style="list-style-type: none"> a. assemble small land parcels to create efficient development parcels; b. face the street, except where predominate 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 <i>active transportation</i> 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.
	9.5.2.1 – Site Development	High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character, respects its immediate context and creates a quality living or working environment.
	9.5.2.4	Where direct vehicular access to development is not permitted from major roads, buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from a side street, service road or rear laneways.

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File: OZ 13/019 W11

	Specific Policies	General Intent
Chapter 9 – Build Desirable Urban Form continues	9.5.2.5	Development proponents may be required to upgrade the public boulevard and contribute to the quality and character of streets and open spaces by providing: <ol style="list-style-type: none"> a. street trees and landscaping, and relocating utilities, if required;
Chapter 10 – Foster a Strong Economy	10.1.5 – Introduction 10.4.5 – Retail	Mississauga will provide for a wide range of employment activities including office and diversified employment uses. To this end Mississauga will: <ol style="list-style-type: none"> a. strive to increase office employment; b. encourage the establishment of knowledge based industries and support their growth; and c. encourage the establishment of small innovative businesses and support their growth. Retail uses outside the Downtown, Major Nodes and Community Nodes will be directed to Corridors and Major Transit Station Areas or in locations as identified in Character Area policies.
Chapter 11 – General Land Use Designations	11.2.11.1 – Business Employment 11.2.11.2 11.2.11.3 11.2.11.4 11.2.11.5	In addition to the Uses Permitted in all Designations, lands designated Business Employment will also permit the following uses: <ol style="list-style-type: none"> t. secondary office; z. accessory uses. The maximum floor space index (FSI) for secondary offices is 1.0. Permitted uses will operate mainly within enclosed buildings. Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area. All accessory uses should be on the same lot and clearly subordinate to and directly related to the functioning of the permitted use.

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File: OZ 13/019 W11

	Specific Policies	General Intent
Chapter 16 – Neighbourhoods	16.1.5.2 – Business Employment	Notwithstanding the Business Employment policies of this plan, the following will not be permitted: <ul style="list-style-type: none"> a. adult entertainment establishments; b. animal boarding establishment; c. bodyrub establishment; d. cardlock fuel dispensing; e. motor vehicle body repair facility; f. motor vehicle commercial; g. outdoor storage and display areas related to a permitted manufacturing use; h. transportation facilities i. trucking terminals; j. self storage facilities; and k. waste processing station or waste transfer stations and composting facilities;
	16.17.3.4 – Land Use	Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted: <ul style="list-style-type: none"> a. banquet hall; b. conference centre; c. financial institution; d. funeral establishment; e. manufacturing; f. restaurants; g. secondary office; h. self storage facility; and i. warehousing, distributing and wholesaling.

Aujla Investments Inc.

File: OZ 13/19 W11

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

D (Development) which permits the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan.

Proposed Zoning Standards

Zone Standards	Existing D Zoning By-law Standards	Base E2 Zoning By-law Standards	Proposed E2 – Exception Zoning By-law Standards
Permitted Uses	A building or structure legally existing on the date of passing of the By-law and the existing legal use of such building or structure.	Medical office, office, manufacturing, warehousing, waste processing, restaurants, convenience restaurants, take-out restaurants, motor vehicle services, hospitality and other uses.	Uses in conformity with the Mississauga Official Plan policies which are: Medical office, office, manufacturing facility, warehouse/distribution facility, wholesaling facility, self storage facility, restaurant, take-out restaurants, financial institution, banquet hall /conference centre /convention centre, and funeral establishment
Permitted Accessory Uses		Laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, pharmacy, motor vehicle rental facility, retail store less than 600 m ² (6,458.3 ft ²), and personal service.	Accessory uses as specified for an E2 zone
Maximum GFA of office use	N/A	N/A	2 535 m ² (27,286.5 ft ²)
Maximum GFA of Medical Office	N/A	N/A	126 m ² (1,356.3 ft ²)

Aujla Investments Inc.

File: OZ 13/19 W11

Zone Standards	Existing D Zoning By-law Standards	Base E2 Zoning By-law Standards	Proposed E2 – Exception Zoning By-law Standards
Maximum GFA of Accessory Uses	N/A	A maximum of 20% of the total gross floor area – non-residential of an office building or medical office building may be uses for accessory uses	361 m ² (3,885.8 ft ²)
Maximum GFA of Restaurant/Take-out restaurant	N/A	Not permitted	70 m ² (753.5 ft ²)
Minimum interior side yard	N/A	the greater of 10% of the frontage of lot, or 4.5 m (14.8 ft.)	easterly lot line - 3.0 m (9.8 ft.) westerly lot line - 2.0 m (6.6 ft.)
Minimum rear yard	N/A	7.5 m (24.6 ft.)	2.7 m (8.9 ft.)
Minimum depth of a landscaped buffer measured from a lot line that is a street line	N/A	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts a "Development" zone	N/A	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum setback for all buildings and structures in a non-residential zone to all lands zoned G1 or G2 base or G1 Exception Zone	5.0 m (16.4 ft.)	5.0 m (16.4 ft.)	2.72 m (8.9 ft.)
Minimum setback of development from the long term stable slope (NAS) line	N/A	N/A	10.0 m (32.8 ft.)