

**DATE:** April 27 , 2004

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Edward R. Sajecki, Commissioner of Planning and Building

**SUBJECT:** **Motor Vehicle Rental Facility in City Centre - Proposed Official Plan and Zoning By-law Amendments**

**MEETING DATE: May 17, 2004**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** On September 10, 2003, the Planning and Building Department forwarded a report to City Council recommending appealing a Committee of Adjustment decision under file 'A' 593/03, York London Holdings Ltd.

City Council adopted the following recommendations:

1. That Legal Services prepare the appropriate Notice of Appeal to the Ontario Municipal Board regarding the decision of the Committee of Adjustment under file 'A' 593/03, York London Holdings Ltd., granted on August 14, 2003 regarding the property known as 3660 Hurontario Street, located on the northwest corner of Matthews Gate and Hurontario Street.
2. That the City Solicitor, together with other appropriate City staff, attend the Ontario Municipal Board hearing in support of the appeal of the decision of the Committee of Adjustment under file 'A' 593/03.

As part of the housekeeping review of Mississauga Plan, Planning and Building and Transportation and Works staff concluded that motor vehicle rental facilities would be an appropriate use in both the "Retail Core Commercial" and "Mixed Use" policies of the City Centre subject to certain conditions. This was based on the fact that the use is compatible in a major downtown and that such uses currently exist without problems to date.

In view of this proposed change to the City Centre District Policies and in response to the upcoming OMB hearing, City Council on December 17, 2003 adopted the following Resolution 0306-2003:

*That the City Solicitor be directed to seek an adjournment of the OMB hearing of an appeal from the Committee of Adjustment decision regarding OMB File No. PL030942;*

*And that staff report back in respect of the official plan policies for City Centre regarding motor vehicle rental operations.*

The appeal was adjourned.

**COMMENTS:**

The application to the Committee of Adjustment was to permit a motor vehicle rental facility on the ground floor of an existing office building at 3660 Hurontario Street.

The subject site (as shown on Exhibits I-1, I-2, I-3 and I-4) is designated "Mixed Use" in the City Centre District Policies of Mississauga Plan and zoned "H-CC2".

The rationale for appealing the decision was that it did not conform with Mississauga Plan. In addition, there was no planning rationale to demonstrate that the parking deficiency created by the use would not jeopardize the operation of any present or future use of the office building.

It was originally intended to include the proposed amendment to the City Centre District Policies as part of the housekeeping review of Mississauga Plan. That report, however, is not going to proceed until later this year and, therefore, it was decided to deal with this matter in a separate report.

It is proposed to amend the City Centre District Policies to permit a motor vehicle rental facility in the "Retail Core Commercial" and "Mixed Use" designations.

In addition, it is proposed to amend the "CCI" and "CC2" zoning categories to permit motor vehicle rental facilities subject to the following conditions:

- 1) Parking of motor vehicles to be rented must be surplus parking above and beyond what is required by Zoning By-law 5500;
- 2) There shall be no on-site repair or cleaning of rental vehicles permitted;
- 3) There shall be no cube vans being offered for rental or stored;
- 4) Appropriate landscaping to screen vehicles parked at grade.

A new definition should also be added to Section 2 of Zoning By-law 5500 for Motor Vehicle Rental Facility as follows:

*Motor Vehicle Rental Facility - means a building or structure or part thereof, or area, for the rental or leasing of new or used motor vehicles, other than cubed vans, motorized construction equipment, farm equipment, truck bodies, truck tractors or tractor trailers.*

Notwithstanding Section 2 (88) of By-law 5500, for the purposes of the "CC1" zone, a "public garage" is to be defined as the

following:

*"PUBLIC GARAGE"*

*means a parking station or a parking lot or a building or place where motor vehicles are hired or kept or used for hire or where such vehicles or gasoline or propane or oil are stored or kept for sale, and a building or place used as a motor vehicle repair shop, but does not include a gas bar;*

**CONCLUSION:**

It is recommended that a public meeting be held at Planning and Development Committee in accordance with the *Planning Act* to obtain comments from landowners and residents with respect to permitting a motor vehicle rental facility in the "Mixed Use" and "Retail Core Commercial" designations in the City Centre District Policies and the "CC1" and "CC2" zones subject to certain conditions.

**RECOMMENDATION:**

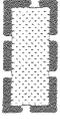
That a public meeting be held at the Planning and Development Committee to consider the proposed Official Plan and Zoning By-law amendments as outlined in the report titled "Motor Vehicle Rental Facility in City Centre - Proposed Official Plan and Zoning By-law Amendments" dated April 27, 2004 from the Commissioner of Planning and Building.

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Edward R. Sajecki  
Commissioner of Planning and Building



LEGEND:



SITE LOCATION  
3660 HURONTARIO STREET

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



SUBJECT:

YORK LONDON HOLDINGS LTD.

FILE NO:

OZ A59303 W7

DWG. NO:

A59303R

SCALE:

1:2500

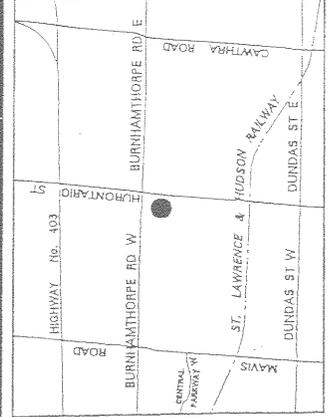
DATE:

2003 08 29

DRAWN BY:

W. FINLAY

EXHIBIT I-2



MISSISSAUGA  
Planning and Building



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H-CC2

BURNHAMTHORPE RD E

RM7D5-274

RM7D5-1040  
APARTMENTS

KANEFF CRES

RM7D5-1118  
APTS.

RM7D5-1043  
APTS.

RM7D5-1042  
APARTMENTS

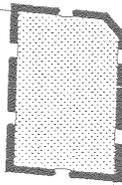
RM7D5-1044  
APARTMENTS

ELM DRIVE

HURONTARIO STREET

SERVICE STATION

H-CC2  
CITY CENTRE  
MIXED USE



MATTHEWS GATE

H-CC2  
CITY CENTRE  
MIXED USE

CC2  
CITY CENTRE  
MIXED USE

BURNHAMTHORPE ROAD WEST

SUSSEX GATE

H-CC2  
CITY CENTRE  
MIXED USE

ENFIELD PLACE

H-CC2  
CITY CENTRE  
MIXED USE

ENFIELD PLACE

ENFIELD PLACE

RM7D5-2452  
APARTMENTS

H-CC2  
APARTMENTS

ELM DRIVE

LEGEND:



SITE LOCATION  
3660 HURONTARIO STREET

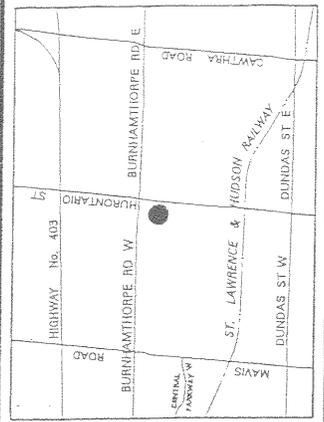


DATE OF AERIAL PHOTO: APRIL 2002

SUBJECT: YORK LONDON HOLDINGS LTD.

FILE NO:	OZ A59303 W7
DWG. NO:	A59303A
SCALE:	1:2500
DATE:	2003 08 29
DRAWN BY:	W. FINLAY

EXHIBIT I-3



MISSISSAUGA  
Planning and Building



GENERAL CONTEXT MAP

EXHIBIT I-4  
OZ A59303 W7

