

ADDITIONAL SUBMISSIONS RECEIVED - DRAFT MISSISSAUGA PLAN

No.	Deputant/Respondent	Issue	Comment	Recommendation
1	Letter dated June 17, 2002. Goodmans LLP (Mark Noskiewicz) for OMERS Realty Management Corp.	City has gone too far in collapsing its commercial hierarchy, and failed to explicitly reference possible impact on existing or planned commercial facilities for large scale commercial proposals.	<p>The proposed two Commercial designations respond to trends in retailing, eliminates duplication, reduces confusion among current designations and is business friendly.</p> <p>Direction has been established by City Council that market feasibility and impact studies will not be required; the OMB does not support interference with healthy market competition.</p>	No further action recommended.
		Proposed elimination of prohibition of department store and supermarket uses at Mavis Road and Britannia Road West - Heartland Town Centre (East Credit District).	The approach in dealing with the re-designation of existing commercial sites to "General Commercial" was to recognize recent OMB or City Council decisions pertaining to specific development applications. Upon further review, and to be consistent with this approach, the prohibition of department store and food supermarket uses at Mavis Road and Britannia Road West should be retained as part of the special sites in East Credit District Policies.	<p>That the Draft Mississauga Plan be amended by adding to Special Sites 4, 5 and 6, Special Site Policies, East Credit District the following:</p> <p>4.11.6.5 Site 4</p> <p>d. department store and food supermarket uses will not be permitted.</p> <p>4.11.6.6 Site 5</p> <p>c. department store and food supermarket uses will not be permitted.</p> <p>4.11.6.7 Site 6</p> <p>c. department store and food supermarket uses will not be permitted.</p>

No.	Deputant/Respondent	Issue	Comment	Recommendation
2	Councillor Pat Saito	Resident's objections to additional commercial uses (automotive service commercial).	Subject to City Council Resolution. The proposed City Council Resolution will eliminate all the sites Councillor Saito identifies in her memo.	No further action recommended.
3	Letter dated June 14, 2002. Canadian National Railway Properties Inc.	Requests additional policies be added to Section 3.14.9.2, Transportation, Rail, Rail Noise, Safety, and Vibration - to address relationship between residential development and CN's Malport Rail Yard.	The Malport Rail Yard is immediately adjacent to existing Business Employment uses. The proposed policies, however, would place restrictions on the existing residential development, east of Airport Road, south of the Municipal boundary. It is felt that policies in Section 3.14.9.2 are appropriate to address rail noise and vibration.	No further action recommended.
4	Letter dated June 12, 2002. Planning & Engineering Initiatives Ltd. for TDL Group Ltd. (Tim Horton)	Convenience Restaurants with drive-thru should not be prohibited in Mainstreet Commercial.	Basis for Mainstreet Commercial designation is to encourage pedestrian-oriented retailing and street-related urban form. Drive-thru restaurants are not supportive of this objective.	No further action recommended.
		Objects to City Council Resolution PDC 0064-2002 proposing to prohibit automotive service commercial uses at certain locations and permit only automotive service commercial uses at other locations.	Subject to City Council Resolution.	No further action recommended.
		Section 3.15.2.8, Urban Design, Context - objects to noise mitigation at the source i.e. drive-thru restaurants.	This concern is addressed in Section 3.12.4.8, Stationary Noise Sources, Environmental Issues, Environment.	No further action recommended.
		Section 3.15, Urban Design - unspecified concerns.	No comment unless specified.	No further action recommended.

No.	Deputant/Respondent	Issue	Comment	Recommendation
		Wants consultation with staff and the Quick-Service Restaurants (QSR) industry before City Council makes a decision.	PDC referral of report back to staff addresses this issue.	No further action recommended.
5	Letter dated June 17, 2002. First Pro Shopping Centres for WC/401 Developments Ltd.	Remove future Commuter Rail Station (GO) symbol on Meadowvale Business Park District Land Use Map.	The Transportation and Works Department states that until a new alternative site has been selected for the GO station, it is premature to remove it from its proposed location as identified on the Meadowvale Business Park District Land Use Map. Ultimately, the decision for a new GO station site will be determined by GO Transit.	No further action recommended.
6	Letter dated June 17, 2002. Pound & Stewart Services for Orlando Corp.	Add Urban Design flexibility statement to the Node Policies and Gateway District Policies.	This concern is addressed in Section 3.15.1.3, Introduction, Urban Design.	No further action recommended.
Objects to Urban Design Study requirement for Nodes.		The requirement for an Urban Design Study is appropriate for important locations, such as, City Centre, Nodes and major intersections.	No further action recommended.	
Retain existing policy from City Plan - Section 4.7.5.1.a, Urban Design, Buildings and Spaces.		This policy is redundant.	No further action recommended.	
Retain existing policy from City Plan that accessory retail be permitted as free-standing in the Nodes.		There is no prohibition on free-standing accessory retail development in Nodes.	No further action recommended.	
Alleges conflict between District Policies and General Policies - retain existing policy from City Plan - Section 7.2.3, Implementation, Districts Subject to Readopted District Plans.		Given the format of the Draft Mississauga Plan, this policy is inappropriate.	No further action recommended.	

No.	Deputant/Respondent	Issue	Comment	Recommendation
7	Letter dated June 17, 2002. Lynda Townsend Renaud for Urban Development Institute (UDI)	Wants more time to prepare a properly researched response.	PDC referral of report back to staff addresses this issue.	No further action recommended.
8	Letter dated June 17, 2002. Planning & Engineering Initiatives Ltd. for Embee Properties Ltd. at 2470 and 2500 Hurontario Street	Wants General Commercial rather than Mainstreet Commercial designation on west side of Hurontario Street between Floradale Drive and King Street West (Cooksville District).	This location is appropriate for Mainstreet Commercial type of development/redevelopment.	No further action recommended.
9	Letter dated June 14, 2002. James Durbano for Daraban Holdings Limited	Claims he did not receive proper notice.	Notice sent to registered owner Shell Canada. Subsequently Mr. Durbano sent notice on June 14 th .	No further action recommended.
		Objects to City Council Resolution that would eliminate retail commercial uses from his site - southwest corner of Cawthra Road and Burnhamthorpe Road East (Mississauga Valleys District).	Subject to City Council Resolution.	No further action recommended.
10	Letter dated June 17, 2002. Environmentalists Plan Transportation	Objects to insufficient emphasis on transit and inadequate relationship between land use planning and transportation.	The Draft Mississauga Plan identifies the proposed transportation infrastructure for the City, including objectives for increasing transit use and improving the road network efficiency. The Transportation and Works Department have addressed the transportation related issues in an e-mail addressed to Mr. Stillich dated April 12, 2002.	No further action recommended.

No.	Deputant/Respondent	Issue	Comment	Recommendation
11	Letter dated June 17, 2002. Aird & Berlis LLP (Leo Longo) for Orlando Corporation	Objects to keeping the floor area limitations on the Heartland Town Centre at intersection of Mavis Road and Britannia Road West (East Credit and Gateway Districts).	Retaining these controls on lands in the southeast quadrant of Mavis Road and Britannia Road West is consistent with the decision of City Council.	No further action recommended.
		Maintain criteria contained in City Plan for concentration of Retail and Service Commercial development in existing centres.	Staff agrees that the Draft Mississauga Plan should be amended to include the policies in Section 5.2.3.4, Development Objectives, Retail and Service Commercial - Residential Districts and Section 5.2.4.4, Development Objectives, Retail and Service Commercial - Employment Districts, of City Plan, regarding encouraging the concentration of retail and service commercial uses in existing centres, and discouraging spread of retail and service commercial uses.	<p>That the Draft Mississauga Plan be amended by adding to Section 3.5.2, Policies, Commercial, General Policies, the following:</p> <p>3.5.2.4 Encourage the concentration of retail and service commercial development in existing centres.</p> <p>3.5.2.5 Discourage the dispersion of retail uses beyond designated retail and service commercial areas.</p>
		Section 5.3.2, Development Applications, Criteria for Site Specific Official Plan Amendments be reconsidered and, at best, limited to Employment conversion. Criteria 5.3.2.e is cited as an example of being inappropriate.	Most criteria, having been reconsidered, should be retained. However, in the case of Section 5.3.2.e, which requires a proponent to demonstrate "City or community need", this criteria could be misinterpreted to mean a requirement for commercial impact studies, which is not the intent of the Plan, and, therefore, should be deleted.	<p>That the Draft Mississauga Plan be amended by deleting Section 5.3.2.e, Development Applications, Criteria for Site Specific Official Plan Amendments.</p>

No.	Deputant/Respondent	Issue	Comment	Recommendation
12	Letter dated June 17, 2002. McCarthy Tetrault (John Dawson) for CCIL Ltd and LCIL Ltd. (Coppa Properties)	Objects to Business Employment designation on Highland Farms lands (Gateway District).	Section 4.15.5.3, Site 2, Special Site Policies, Gateway District Policies, permits the same uses as the OMB decision, a supermarket with an accessory restaurant and warehouses. The Business Employment designation, which will be the ultimate land use for the site, allows unlimited industrial and office development, among other uses, subject to the policies of the Plan.	No further action recommended.
13	Letter dated June 17, 2002. McCarthy Tetrault for WC/401 Developments Ltd.	Concern that Amendment No. 112 has not been incorporated into the Meadowvale Business Park District Policies.	Has been incorporated. See Recommendation 25, Exhibit 1, Report on Comments - Draft Mississauga Plan.	No further action recommended.
		Add additional statement to acknowledge development applications for the proposed GO Transit site would be considered on its merits in the absence of GO Transit acquiring the lands (Meadowvale Business Park District).	The Transportation and Works Department states that until a new alternative site has been selected for the GO station, it is premature to remove it from its proposed location as identified on the Meadowvale Business Park District Land Use Map. Ultimately, the decision for a new GO station site will be determined by GO Transit. Same comment as in item No. 5.	No further action recommended.
14	Letter dated June 17, 2002. Greg Dell for Canadian Petroleum Products Institute (CPPI)	Objects to City Council Resolution PDC 0064-2002.	Subject to City Council Resolution.	No further action recommended.

No.	Deputant/Respondent	Issue	Comment	Recommendation
15	Letter dated June 17, 2002. Greg Dell for Imperial Oil, Petro Canada, Sunoco and Canadian Tire	Section 3.5.1.3.2.a, Commercial, Permitted Uses, General Commercial, states "sites should be located" - retain existing policy from City Plan - Section 5.7.2.10.a, Retail and Service Commercial, Designations, Automotive Service Commercial, states "uses will be encouraged to locate".	Although the policies are similar, the proposed change provides a clearer indication of the intent of policy.	No further action recommended.
		Clarify Section 3.5.1.3.2.d, Commercial, Permitted Uses, General Commercial - maintenance of corporate identity.	The term "compatible" as it relates to this policy is defined in the glossary.	No further action recommended.
		Section 3.5.1.3.2.c, Commercial, Permitted Uses, General Commercial - could restrict timing of Automotive Service Commercial development to that of surrounding commercial development.	This policy discourages single uses at important intersections and requires integration with other commercial development. This should not restrict the timing of development as long as appropriate provisions are addressed in a concept plan.	No further action recommended.
		Section 3.5.1.3, Commercial, Permitted Uses, General Commercial - delete reference to integration of access points in concept plan - access is vital to Automotive Service Commercial development.	The co-ordination, by a concept plan of access points is critical to ensure the safe, and efficient function of intersections.	No further action recommended.
		Section 3.5.2.2, Commercial, Policies - clarify meaning - commercial development will be of a "high quality urban design".	"High quality" is used in a generic sense; the Urban Design policies in Section 3.15 and the District Policies elaborate on what this means and how it may be achieved.	No further action recommended.

No.	Deputant/Respondent	Issue	Comment	Recommendation
		Clarify Section 3.5.2.3, Commercial, Policies - may limit corporate identity.	Section 3.5.2.3 states "where commercial and residential developments are combined, these uses will be compatibly designed". This is an appropriate design policy for mixed-use development.	No further action recommended.
		Objects to deletion of Automotive Service Commercial uses from Business Employment and Industrial designations.	The deletion of Automotive Service Commercial uses in the Business Employment designation reflects the long term land use objective for this designation in order to control retail and automotive service commercial uses and to develop "pure" Business Employment areas.	No further action recommended.
16	Letter dated June 17, 2002. Goodmans LLP (Mark Noskiewicz) for Jannock Ltd.	Designate lands at northwest corner of Britannia Road West and Erin Mills Parkway as To Be Determined (Meadowvale Business Park District).	Proposed Business Employment designation reflects City's position for the OMB hearing.	No further action recommended.
		Eliminate Section 5.3.2, Development Applications, Criteria for Site Specific Official Plan Amendments.	Policies in Section 5.3.2 are City-wide and should apply to all development applications.	No further action recommended.
17	Letter dated June 17, 2002. Walker, Nott, Dragicevic Associates Ltd. for Runnymede Development Corp. Ltd.	Objects to the prohibition of transportation facilities in proposed Nodes.	Staff agree that a public transportation facility i.e. transit terminal be allowed.	<p>That the Draft Mississauga Plan be amended by adding to Section 3.10.3.5.b, Nodes, City Centre and Nodes, General Policies, the following words, to read:</p> <p>b. transportation facilities, <i>except public transportation facilities.</i></p>

No.	Deputant/Respondent	Issue	Comment	Recommendation
18	Letter dated June 17, 2002. McDonald's Restaurants of Canada Ltd.	Objects to City Council Resolution which eliminates drive-thru restaurants at a number of sites.	Subject to City Council Resolution.	No further action recommended.
		Objects to prohibition of drive-thru restaurants in Mainstreet Commercial.	Basis for Mainstreet Commercial designation is to encourage pedestrian-oriented retailing and street-related urban form. Drive-thru restaurants are not supportive of this objective. Same comment as in item No. 4.	No further action recommended.
19	At Public Meeting June 17, 2002. Tim McCabe for Centre 10 Developments Ltd. 2150 Hurontario Street	Permit FSI 1.0 as per zoning, on lands located on the west side of Hurontario Street south of Bronte College Court (Cooksville District).	Staff agrees that a subsection should be added to Section 4.8.6.9, Site 8, Special Site Policies to permit an FSI of 1.0 at 2150 Hurontario Street.	That the Draft Mississauga Plan be amended by adding to Section 4.8.6.9, Site 8, Special Site Policies, Cooksville District, the following: f. the lands identified as Area 8A, located at 2150 Hurontario Street, will be permitted to develop at a maximum Floor Space Index (FSI) of 1.0.
20	At Public Meeting June 17, 2002. Michael Bukovac for 1325 Burnhamthorpe Road East	Redesignate lands west of northwest corner of Dixie Road and Burnhamthorpe Road East for possible car wash or high density apartment building (Rathwood District).	The Draft Mississauga Plan is not the appropriate process for this type of request.	No further action recommended.
21	At Public Meeting June 17, 2002. Davis Webb (Ellen Pefhany) for Marilyn Raphaela at 1007 Mississauga Road	Objects to Special Site Policy (Site 6) in Sheridan District Policies which allows only automotive related uses at Mississauga Road and North Service Road.	No change to current status. The Draft Mississauga Plan is not the appropriate process for this type of request.	No further action recommended.

No.	Deputant/Respondent	Issue	Comment	Recommendation
22	At Public Meeting June 17, 2002. Harold Klug	Objects to the prohibition of retail commercial uses on south side of Dundas Street West between Proudfoot Street and Nanticoke Road, Special Site 1 (Erindale District).	There is no change to what is currently in effect. This policy was developed on the basis of public input during the review of the Erindale District Policies, and consequently, the Draft Mississauga Plan approval process is not the appropriate process for changing it.	No further action recommended.
23	At Public Meeting June 17, 2002. Ron Young for 845 Central Parkway West	Concern about impact of City Council Resolution on industrial site located on the north side of Central Parkway West east of Hawkestone Road designated Business Employment (Mavis-Erindale District).	Not subject to City Council Resolution.	No further action recommended.
24	At Public Meeting June 17, 2002. John Rogers & Associates Ltd (Michael Crabtree) for Shell Canada	Objects to Mainstreet Commercial designation for southeast corner of Cliff Road and Dundas Street East (Cooksville District).	Basis for Mainstreet Commercial designation is to encourage pedestrian-oriented retailing and street-related urban form. Drive-thru restaurants are not supportive of this objective. Same comment as in item No. 4.	No further action recommended.
		Requires clarification as to "new" development in the Mainstreet Commercial designation with respect to the redevelopment of an existing site.	The intention of adding the term "new" was to provide flexibility of interpretation. However, upon further consideration, "new", may provide too much flexibility, which would undermine the intent of the policies to prevent automotive commercial uses on lands designated Mainstreet Commercial.	That the Draft Mississauga Plan be amended by deleting the word "new" from Section 3.5.1.2.c, Mainstreet Commercial, Permitted Uses, Commercial.
		Objects to City Council Resolution PDC 0064-2002.	Subject to City Council Resolution.	No further action recommended.

No.	Deputant/Respondent	Issue	Comment	Recommendation
25	Letter dated June 19, 2002. Shell Canada Products	Concern regarding site at southeast corner of Cliff Road and Dundas Street East (Cooksville District).	Basis for Mainstreet Commercial designation is to encourage pedestrian-oriented retailing and street-related urban form. Drive-thru restaurants are not supportive of this objective. Same comment as in items No. 4 and 24.	No further action recommended.
		Concern regarding site at southeast corner of Eglinton Avenue East and Central Parkway West (Hurontario District).	Subject to City Council Resolution.	No further action recommended.
		Concerns with policies of Section 3.5, Commercial.	No comment unless specified.	No further action recommended.