

DATE: May 28, 2002

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Report on Comments - Draft Mississauga Plan**
PUBLIC MEETING DATE: June 17, 2002

ORIGIN: Planning and Building Department

BACKGROUND: On May 22, 2002, City Council considered the report titled "Report on Comments - Draft Mississauga Plan" dated April 23, 2002 from the Commissioner of Planning and Building (see Exhibit 1) and adopted recommendation PDC 0064-2002, attached as Exhibit 2, which directed that a public meeting be held at the Planning and Development Committee.

The second part of the recommendation, which contains a motion prohibiting automotive service commercial uses at certain locations and permitting only automotive service commercial uses at other locations, was also referred to the public meeting of Planning and Development Committee on June 17, 2002.

COMMENTS: A comprehensive review of City Plan has been completed to fulfill the requirements of the *Planning Act*; provide an updated City Plan based on recent research and review; and incorporate proposed changes to the office and retail and service commercial policies. A public display was held on February 5th, 6th, and 7th, 2002 in the

Great Hall, Civic Centre. Subsequently, meetings were held with Regional staff and Mississauga Departments which had identified concerns during the public review process.

Attached as Exhibit 1 is the Report on Comments on the Draft Mississauga Plan, dated April, 2002. The comments are organized in the order that the policies or schedules to which they pertain appear in the Draft Mississauga Plan. For each comment received, there is a brief explanation followed by a response or recommendation, if required. The recommendations do not include editorial changes such as typographical or grammatical errors, minor matters of style or organization, minor cartographic revisions, or minor rewording that does not alter the intent of a policy.

Subsequent to the preparation of that report an additional comment was received from Mr. Tim McCabe, Green Scheels Pidgeon Limited, Planning Consultants, on behalf of Centre 10 Developments Limited, owners of land at 2150 Hurontario Street, located on the west side of Hurontario Street, south of Bronte College Court. Mr. McCabe notes that the lands were rezoned to "RCL1-2095" in 1994 by By-law 525-94 to permit an office commercial building at a maximum gross floor area of 2 020 m² (21,743 ft²), which equates to a permitted Floor Space Index of about 1.0. They have not been able to proceed with construction because they are unable to secure an acceptable storm sewer outlet.

At the time the lands were rezoned, the Cooksville Munden Park Secondary Plan permitted offices on these lands in excess of 0.5 F.S.I., subject to certain requirements. The Draft Mississauga Plan designates the subject and surrounding lands as "Office", which permits offices at a maximum F.S.I. of 0.5. Consequently, Mr. McCabe has requested that the subject lands be identified with a special site policy to permit a maximum F.S.I of 1.0.

The subject lands were designated "Other Office Commercial", which permits offices at a maximum F.S.I. of 0.5 by Amendment 3 to City

Plan, the Cooksville District Policies, which came into effect August 11, 1998. Given that the existing Official Plan currently in effect permits a maximum density of F.S.I. 0.5, the Draft Mississauga Plan approval process is not the appropriate process for amending it. Further, since the lands are zoned to permit office commercial building to a permitted Floor Space Index of about 1.0, development can still proceed under the existing zoning for a 2 020 m² (21,743 ft²) office building. No action is recommended.

Upon further review, reference is made in Draft Mississauga Plan to a list of automotive service commercial uses (gas bars, automobile service stations, car washes, car dealerships, rental agencies, establishments for minor automobile repairs, and commercial uses of a convenience nature, including an accessory take out restaurant, in conjunction with fuel dispensing and automotive service uses). To capture all forms of these uses, it is recommended that references to these uses in Mississauga Plan be replaced with the term "motor vehicle service commercial uses" and that a definition for the term be added to the glossary.

CONCLUSION:

The recommended changes to the Draft Mississauga Plan are in response to comments received and, subject to approval, will be incorporated into Mississauga Plan. The revised Mississauga Plan will be submitted to City Council for adoption, and submitted to the Region of Peel for approval.

RECOMMENDATION:

That Mississauga Plan be adopted in accordance with the recommendations in the report titled "Report on Comments - Draft Mississauga Plan" dated May 28, 2002 from the Commissioner of Planning and Building and submitted to the Region of Peel for approval, subject to the following:

- a) That Mississauga Plan be amended by deleting, where appropriate to the context, references to gas bars, automobile service stations, car washes, car dealerships and rental agencies and establishments for minor automobile repairs and replacing them with "motor vehicle service commercial uses".
- b) That Mississauga Plan be amended by adding to the Glossary the following definition :

"Motor Vehicle Service Commercial Uses means gas bars, service stations, motor vehicle washes, motor vehicle dealerships, rental agencies, establishments for minor motor vehicle repairs and commercial uses of a convenience nature, including an accessory take out restaurant, in conjunction with other motor vehicle service commercial uses" .

Original Signed By: _____

Thomas S. Mokrzycki

Commissioner of Planning and Building