

Amendment No. 40

to

Mississauga Official Plan

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The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 40.

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 March 22, 2016, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to update the Sheridan Park Corporate Centre Character Area Policies to reflect the Sheridan Park Corporate Centre Draft Land Use Master Plan. New Context, Urban Design, Environmental Areas and Transportation policies have been added, and the Business Employment land use policies are updated within the Sheridan Park Corporate Centre ("Sheridan Park"). New Special Sites have been added, and new mapping recognizes additional Greenlands located within the Corporate Centre. While respecting the history of the research park, the amended policies allow a broader range of uses to encourage redevelopment to occur in Sheridan Park.

LOCATION

The lands affected by this Amendment are located north of the Queen Elizabeth Way, between Erin Mills Parkway and Winston Churchill Boulevard, and constitute the entirety of the Sheridan Park Corporate Centre Character Area, as identified in Mississauga Official Plan.

BASIS

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

The subject lands are primarily designated "Business Employment" which permits a variety of office and employment uses. Other land use designations within the Corporate Centre are "Greenlands" and "Public Open Space". A "Utility" designation is being added to the Region of Peel's Herridge Reservoir, to recognize the existing use. Sheridan Park contains significant Natural Areas including the headwaters of Sheridan Creek and large woodlots. These lands are being redesignated to "Greenlands" to recognize these areas.

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

1. The changes to the Business Employment land use designation allow a broader range of uses to create greater opportunities for redevelopment of underutilized lands in the Corporate Centre.
2. The new range of land uses will assist the City to meet the employment land objectives identified through the 2015 Municipal Comprehensive Review of Employment Lands.
3. The changes to the Greenlands mapping reflect the presence of significant natural areas and ***natural hazard lands*** associated with Sheridan Creek.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 15.5 Sheridan Park, Corporate Centres, of Mississauga Official Plan, is hereby amended by revising the site numbers on Map 15-5: Sheridan Park Corporate Centre Character Area in accordance with the changes to the Special Site Policies.
2. Sections 15.5.1 Urban Design Policies and 15.5.2 Land Use, Sheridan Park, Corporate Centres, of Mississauga Official Plan, are hereby deleted and replaced with the following:

15.5.1 Context

The Sheridan Park Corporate Centre Character Area is one of the City's four Corporate Centres. It was originally developed as a research park in the 1960's, and retains much of the characteristics of an industrial development of that era.

The objectives of the policies are to reinforce and grow Sheridan Park as a unique science and technology park; facilitate the growth and evolution of the existing businesses; encourage the development of vacant and under-utilized sites and the full occupancy of buildings; and, encourage complementary accessory uses that support businesses and provide amenities for employees.

Additional objectives of the policies are to protect and enhance the natural areas and other open spaces, and to ensure that private landscaped open spaces contribute to an interconnected green space network and an attractive setting for development. Sheridan Park also contains significant natural areas, including the headwaters of the Sheridan Creek and large woodlots.

Sheridan Creek is a 1 035 ha watershed that drains into Rattray Marsh and Lake Ontario. Rattray Marsh is designated as an Environmentally Significant Area, Provincially ***Significant Wetland*** and ***Significant Area of Natural and Scientific Interest***. It represents one of the last remaining baymouth bar coastal wetlands on the western end of Lake Ontario. There are opportunities to restore and create unique natural features that were lost when the Sheridan Creek Watershed became urbanized, without compromising the economic value of the land.

15.5.2 Urban Design Policies

Community Identity and Design

15.5.2.1 A business park within a natural setting creates the identity of Sheridan Park Corporate Centre that distinguishes it from other office parks. The campus like setting is achieved by a combination of public and private open spaces of various sizes, forms and functions. To achieve the City's urban design objectives for Sheridan Park Corporate Centre, development proposals should address the following:

- a. the appropriate balance of revitalization and intensification to ensure that public and private open spaces are prominent features;
- b. building forms that are sensitive to the existing character;
- c. the location and orientation of buildings to form clearly defined frontages and entry points facing onto public streets;
- d. a well-connected pedestrian/bicycle network that links developments to the overall City network;
- e. the layout, design and screening for parking, loading and service areas to minimize the visual impact on the public streets;
- f. the natural features will be protected from development and promoted as amenities for employees and the broader community; and
- g. a **Streetscape** Master Plan will be prepared to coordinate street tree planting and right-of-way design.

Buildings and Landscape

15.5.2.2 To achieve and enhance the campus like setting, the following design guidelines will be used to evaluate development proposals:

- a. buildings should be set back from streets to maintain generous landscaped areas in the front and to preserve vistas to the building entrances by strategically located landscape elements;
- b. main entrances will be located facing the street frontage with highly transparent windows to engage the landscape and public realm around the building;
- c. the preservation and integration of Natural Heritage Systems and their ecological functions will be achieved by minimizing alterations to the existing topography, natural drainage patterns and vegetation;
- d. landscape design should incorporate the following:
 - **stormwater best management practices;**
 - native plants with low maintenance requirements;
 - a consistent pattern of trees lining the streets to unite the elements of the open space system and refresh the green identity within Sheridan Park Corporate Centre;

- interconnecting and barrier-free pedestrian pathways, open spaces between buildings, and wayfinding features;
 - well-defined vehicular routes with proper signage;
 - accessible outdoor amenity spaces with comfortable microclimates and a proper balance of sun and shade year round provided by structural shelters and/or planting; and
 - clear visual and spatial identification of publicly accessible areas on private lands.
- e. large expanses of surface parking will be softened by landscaped islands with canopy trees;
 - f. an identifiable street edge will be encouraged on lands visible from Winston Churchill Boulevard and the Queen Elizabeth Way;
 - g. a high standard of building materials will be used for the architectural treatment of all facades; and
 - h. buildings will be oriented and designed with best practises of green architecture to provide a higher level of comfort and minimize energy consumption.

15.5.3 Environmental Areas

15.5.3.1 The City and Credit Valley Conservation will work collaboratively to develop a Master Drainage Plan for all, or portions of Sheridan Park Corporate Centre and the Sheridan Creek ***sub-watershed***, to explore opportunities to mitigate flood hazards, flood risks, erosion and/or impacts to water quality, and may identify additional lands as Greenlands. An official plan amendment would be required for the redesignation of lands as determined by the Master Plan.

15.5.4 Land Use

15.5.4.1 Business Employment

15.5.4.1.2 Notwithstanding the Business Employment policies of this Plan, lands designated Business Employment will only be used for the following uses:

- a. scientific and engineering research and development facilities, including: laboratories, pilot plants and prototype production facilities;
- b. education and training facilities and post-secondary education facilities, but excluding a public school or private school used for elementary or secondary level education and training;
- c. data processing centres;
- d. engineering and professional design services;
- e. major offices and ***secondary offices***;

- f. broadcasting, communication and information technology facilities; and
- g. commercial and manufacturing accessory uses.

15.5.4.1.3 Accessory uses will be a maximum of 15 percent of the total Gross Floor Area and limited to commercial, daycare and manufacturing activities within enclosed buildings.

15.5.4.1.4 A freestanding building with commercial uses intended to serve the employees in the Sheridan Park Corporate Centre Character Area will be permitted, the location of which is to be determined. An official plan amendment will be required for the redesignation of lands to accommodate commercial uses. **Major retail** uses will not be permitted.

15.5.4.1.5 Development will be subject to the following policies:

- a. operations must be carried out within enclosed buildings and structures; and
- b. private landowners will be encouraged to provide opportunities for active and passive forms of outdoor recreation.

15.5.5 Transportation Policies

15.5.5.1 Development along Queen Elizabeth Way may be impacted by planned improvements to the highway by the Ministry of Transportation, including a potential realignment of North Sheridan Way.

15.5.5.2 Where it is not feasible to construct a sidewalk or multi-use trail on municipal property, private/public partnerships will be promoted to create internal pedestrian and cycling connections.

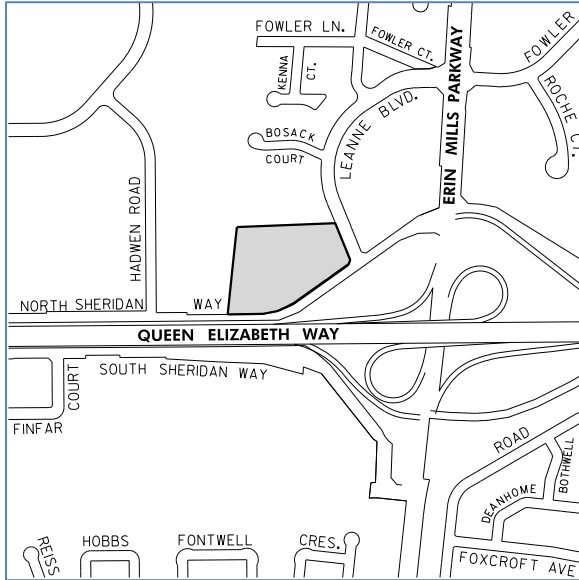
15.5.5.3 Linkages across Greenlands are encouraged to create connections within Sheridan Park Corporate Centre, with specific focus on north-south connections from Speakman Drive to the extension of Sheridan Park Drive and to transit routes.

15.5.5.4 Speakman Drive will be identified as a Secondary Cycling Route, as defined in the Cycling Master Plan.

15.5.6 Special Site Policies

There are sites within the Character Area that merit special attention and are subject to the following policies.

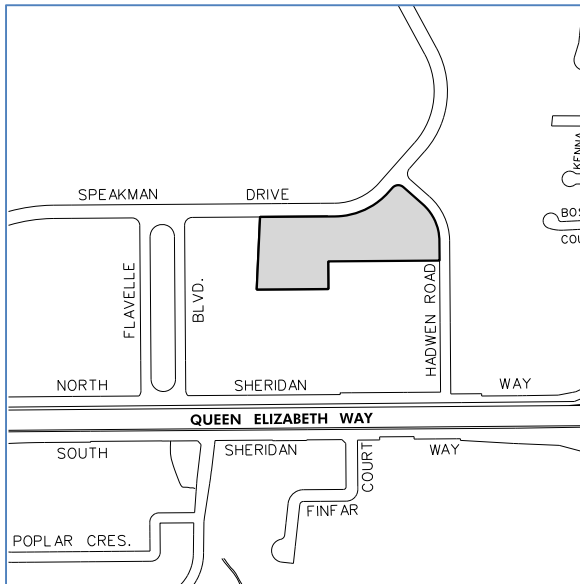
15.5.6.1 Site 1



15.5.6.1.1 The lands identified as Special Site 1 are located on the north side of North Sheridan Way, west of Erin Mills Parkway.

15.5.6.1.2 Notwithstanding the policies of this Plan, overnight accommodation will also be permitted.

15.5.6.2 Site 2



15.5.6.2.1 The lands identified as Special Site 2 are located on the south side of Speakman Drive, west of Hadwen Road and are municipally known as 2270 and 2300 Speakman Drive.

15.5.6.2.2 Notwithstanding the policies of this Plan, a private elementary and secondary school will also be permitted.

4. Section 15.5.3, Exempt Site Policies, Sheridan Park Corporate Centre Character Area of Mississauga Official Plan, is hereby renumbered to 15.5.7 and the reference to "Business Employment" in Policy 15.5.3.1.2 is deleted.
5. 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.
6. 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.
7. Schedule 3, Natural System of Mississauga Official Plan, is hereby amended by adding land to the Natural System, as shown on Map "C" of this amendment.
8. Schedule 4, Parks and Open Spaces of Mississauga Official Plan, is hereby amended by adding Public and Private Open Spaces and by changing Public and Private Open Spaces to Utilities as shown on Map "D" of this amendment.

9. 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", and "Public Open Space" to "Utility" and removing Natural Hazards 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.

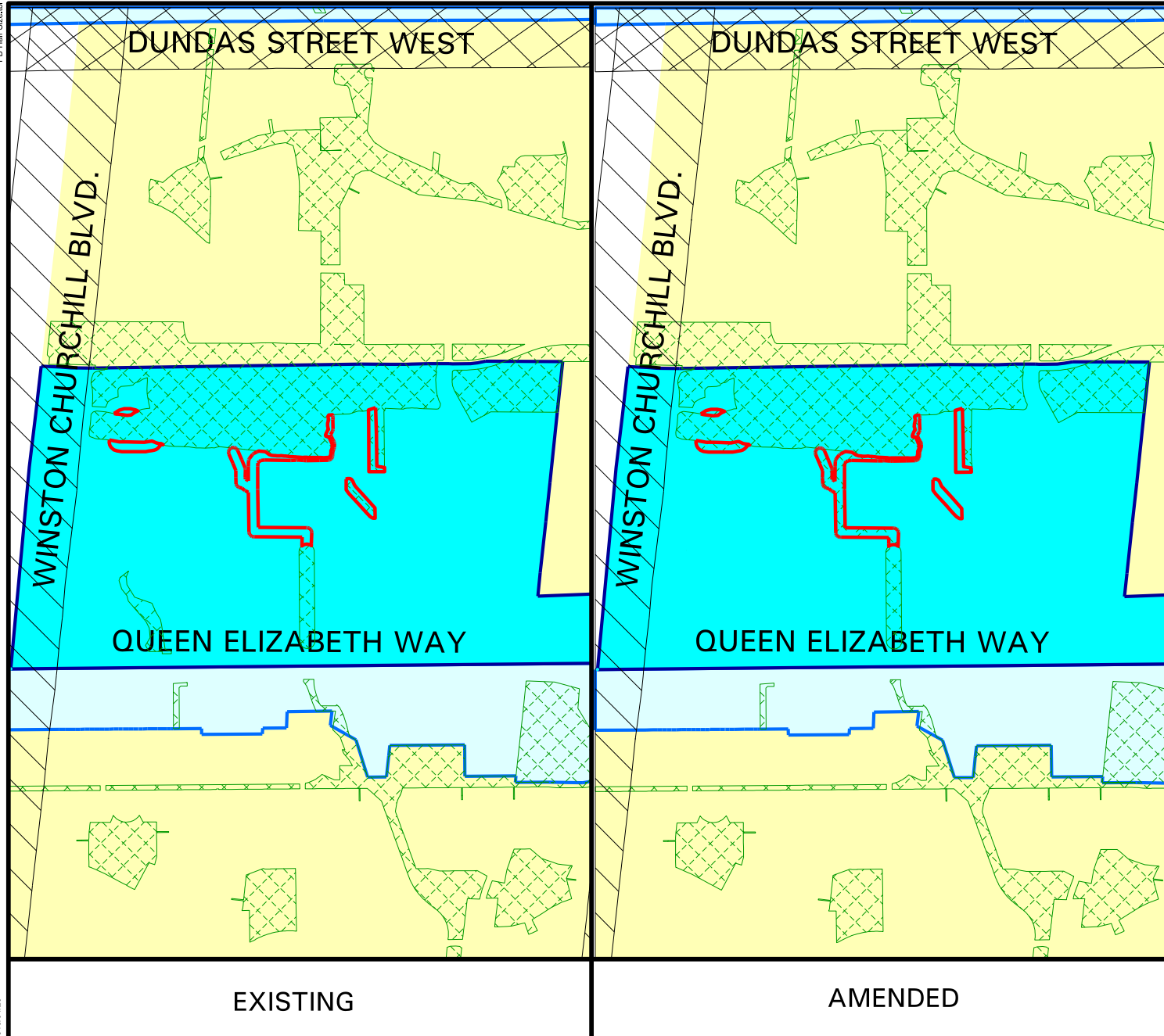
The lands will be rezoned to implement this Amendment.

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

INTERPRETATION

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

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



LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

Corridor

Intensification Corridor

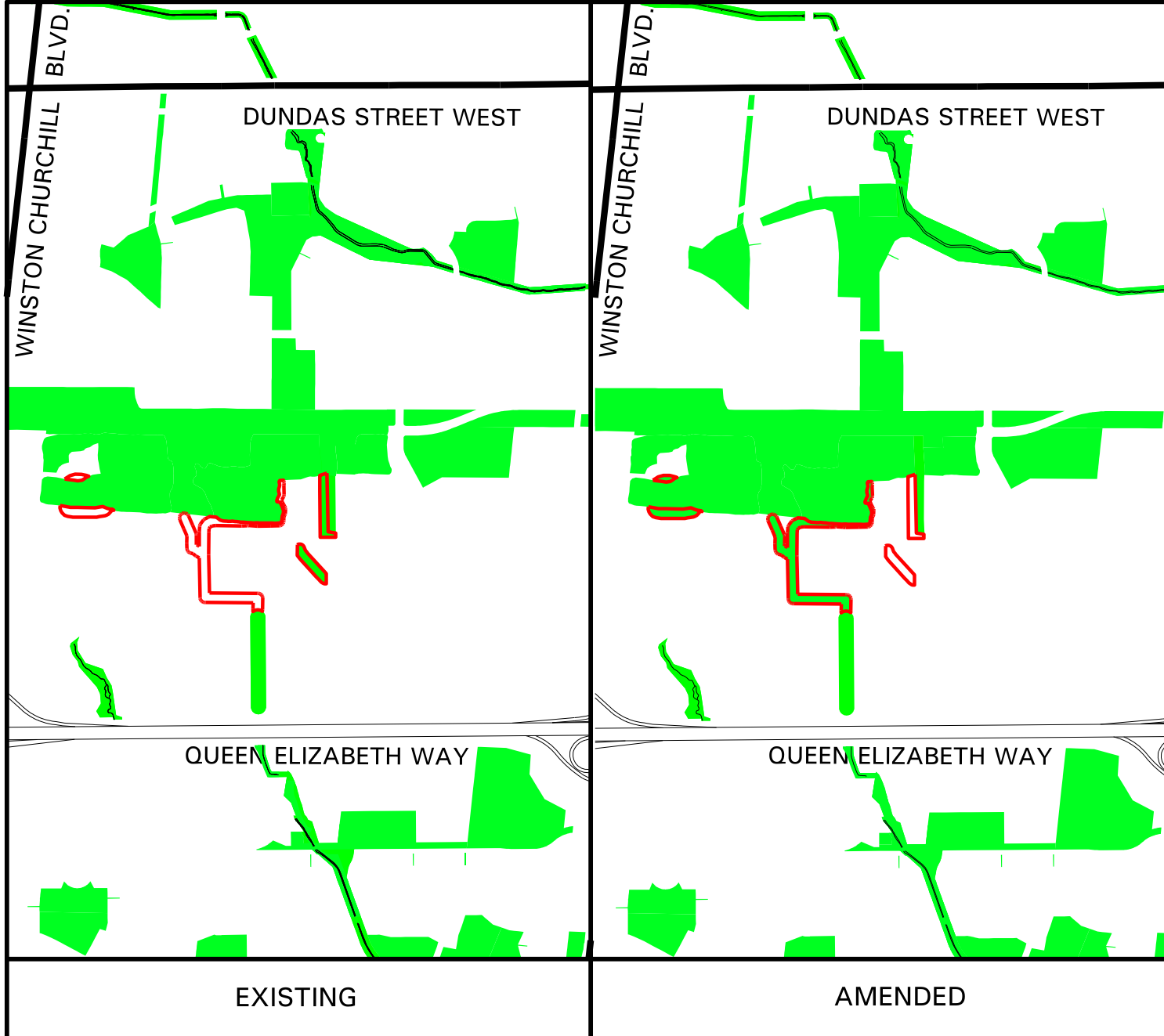
Note:

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

MISSISSAUGA

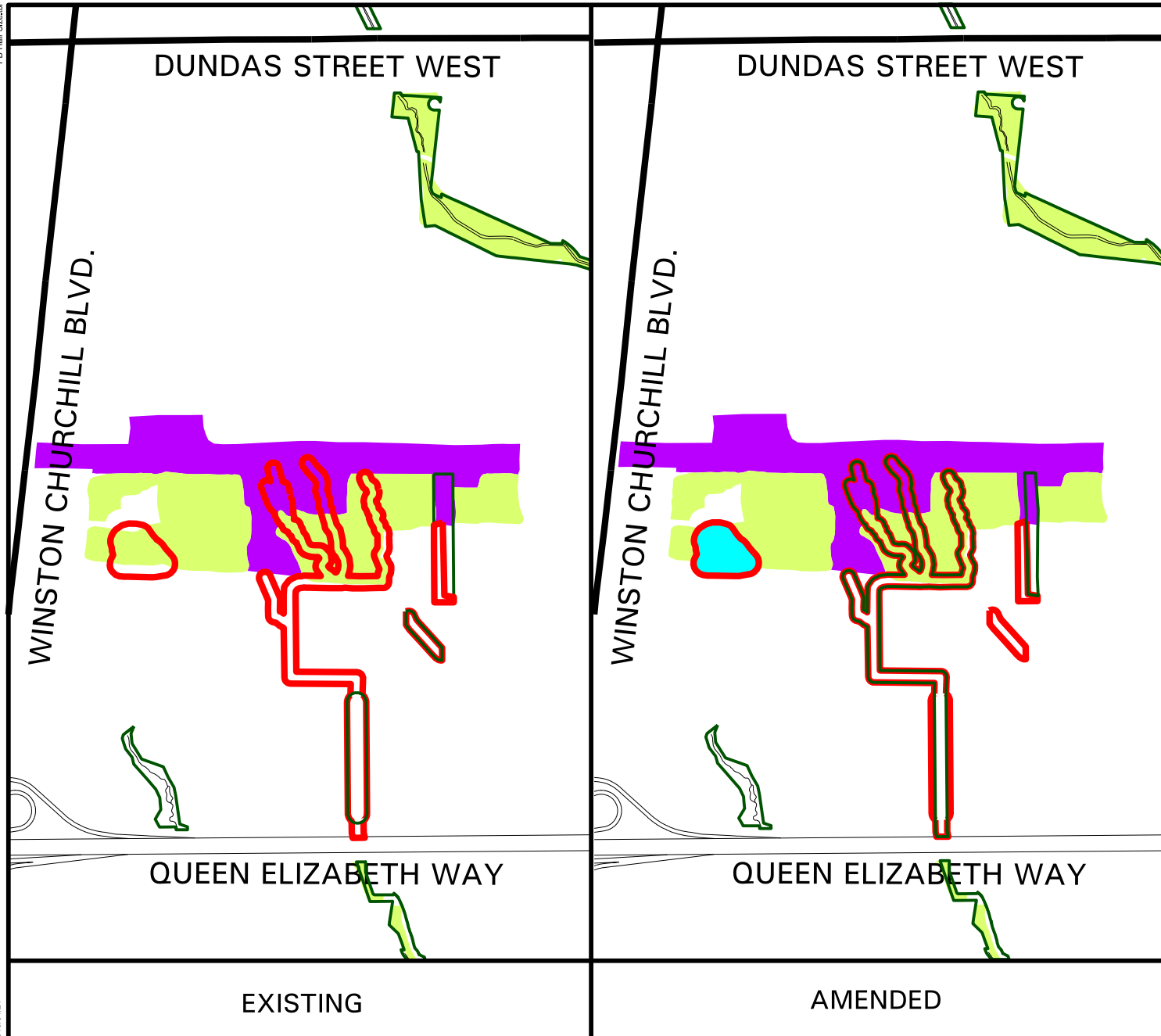


Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



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





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

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.

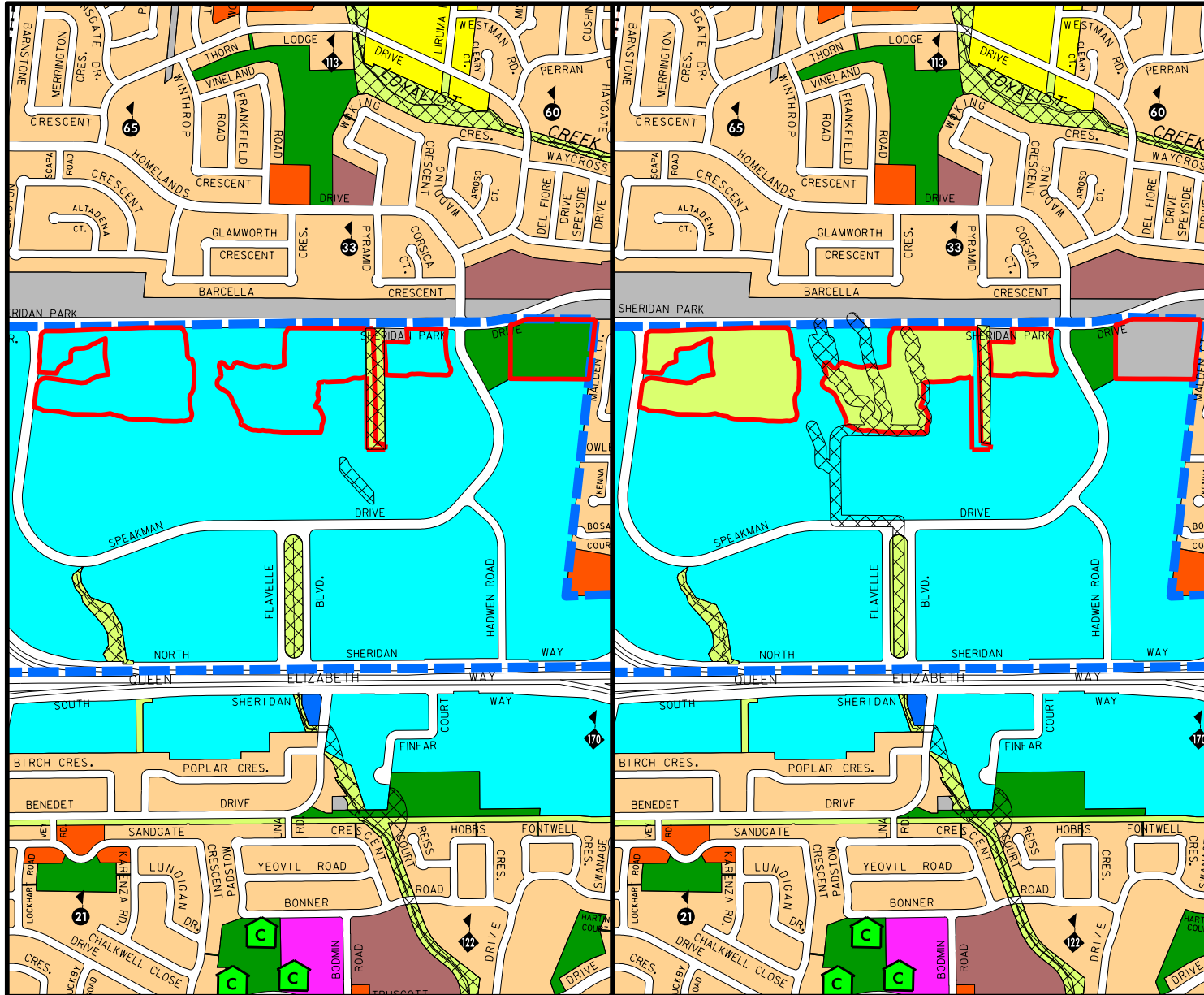


MAP 'C'

Part of Schedule 3
Natural System
of Mississauga Official Plan







EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

CITY STRUCTURE

Elements

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

AREA OF AMENDMENT

FROM:

- | |
|---------------------|
| BUSINESS EMPLOYMENT |
| PUBLIC OPEN SPACE |

TO:

- | |
|------------|
| GREENLANDS |
| UTILITY |



MAP 'E'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within the Sheridan Park Corporate Centre and the Sheridan Homelands Residents Association were invited to attend a Public Meeting of the Planning and Development Committee held on June 22, 2015 in connection with this proposed Amendment.

The President of the Sheridan Park Association spoke with respect to the positive collaboration between the City and the Association on the Master Plan project. Representatives for three landowners in the Corporate Centre also spoke at the Public Meeting, one to request that high schools be permitted in the Park, one to request that manufacturing remain a permitted use, and one to request that the Park be treated more like City Centre, and allow residential uses.

City of Mississauga Corporate Report



Date: March 22, 2016

To: Chair and Members of Planning and Development Committee

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

Originator's file:
CD.05.SHE W2

Meeting date:
2016/04/11

Subject

2ND RECOMMENDATION REPORT

Proposed revisions to the Sheridan Park Corporate Centre policies to permit an Education Campus at 2270 and 2300 Speakman Drive, Muslim Association of Canada
File: CD.05.SHE W2

Recommendation

That the Report dated March 22, 2016, from the Commissioner of Planning and Building regarding requested revisions to the proposed Official Plan policies for the Sheridan Park Corporate Centre to allow an Education Campus on lands located at 2270 and 2300 Speakman Drive, be adopted in accordance with the following:

1. That in accordance with Council Resolution 0253-2015 dated October 28, 2015, the amending documents to implement the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre be brought to the next available Council meeting for adoption.

Report Highlights

- On October 28, 2015, Council approved the staff report containing recommendations for updated land use policies and zoning regulations for Sheridan Park Corporate Centre;
- At its meeting on January 20, 2016, Council directed staff to meet with the Muslim Association of Canada (MAC) on their request for an Education Campus in Sheridan Park Corporate Centre and report back to Planning and Development Committee with next steps;
- MAC has provided staff with documentation in support of their request for an Education Campus in Sheridan Park;
- It is not appropriate to deal with a site specific development proposal through the Sheridan Park Land Use Master Plan process;

- Staff recommends that the policies and zoning regulations contained in the staff report at the October 28, 2015 Council meeting be brought forward for final implementation.

Background

The proposed amendments to Mississauga Official Plan (MOP) and the Zoning By-law for the Sheridan Park Corporate Centre (Sheridan Park) were before Planning and Development Committee (PDC) at its meeting on October 26, 2015 (see Appendix 1, Planning and Building Department Recommendation Report). The amendments were recommended for approval by PDC and subsequently adopted by Council on October 28, 2015 (Resolution 0253-2015).

Prior to the final implementing documents being brought before Council, representatives from MAC-OGS (Muslim Association of Canada - Olive Grove School) made a deputation at the January 20, 2016 Council meeting. They requested that the proposed land use policies also be revised to permit an Education Campus on their properties at 2270 and 2300 Speakman Drive. The Education Campus would be constructed in 3 stages: the continuation and expansion of the existing private elementary school at 2300 Speakman Drive (Stage 1); a private secondary school (Stage 2) and private post-secondary facility (Stage 3) at 2270 Speakman Drive (see Appendix 2, MAC Master Concept Plan).

At the January 20, 2016 Council meeting, three other deputations were made with regard to this matter. Two were by landowners, and one by a representative from the Sheridan Park Association. Their comments are summarized as follows:

- The increase in employees at the SNC-Lavalin facility on the north side of Speakman Drive will exacerbate the traffic concerns with respect to student drop off and pick up at the school and some parents using SNC-Lavalin's parking lot;
- The expansion of the private school does not meet the objectives of the revised Sheridan Park Corporate Centre land use policies.

Council directed staff to meet with MAC with respect to their request and to report back to Planning and Development Committee on the next steps.

A meeting was held on February 1, 2016 with MAC representatives. Subsequently, they submitted a letter confirming that the documentation provided to Council for the January 20, 2016 meeting comprised their submission in support of the Education Campus and the requested revisions to the Sheridan Park policies.

Comments

COMMUNITY COMMENTS

Other than the above noted concerns that were expressed through the deputations made at the Council meeting on January 20, 2016, no other comments have been received regarding this proposal.

PLANNING COMMENTS

Origin of School Site

The original private school use at 2300 Speakman Drive (Cedar Grove Private School) was established through a consent application approved by the Committee of Adjustment in December 2000 to create a new lot. A proposal for a private elementary school use was deemed to comply with the zoning by-law regulations in effect for the lands at the time. The Sheridan Park Association (SPA) and two landowners expressed opposition to the school. To address these concerns and to ensure no additional elementary or secondary schools could be established in Sheridan Park, the policies and zoning regulations for the Park were revised in 2002 while allowing the existing private school to continue. Site Plan approval for the school was issued on February 3, 2003.

Land Use Master Plan, Urban Strategies, December 2014

One of the objectives of the study was to reinforce and grow Sheridan Park as a unique science and technology business park. The intent was not to fundamentally alter the long term vision of the Park, but rather to update the policies with respect to uses that complement traditional science and technology facilities. One of the conclusions of the Study, which remains unchanged from the previous policy regime, is that elementary and secondary level education not be permitted in Sheridan Park. These uses may cause compatibility issues with other businesses located in the Park, as they are sensitive land uses. Sensitive land uses require separation from certain types of businesses, which may preclude expansion of existing facilities or the introduction of new science and technology businesses to carry on research. This is consistent with MOP Policy 5.3.6.8 which discourages non-residential uses that are intended to serve residential communities, such as places of religious assembly and schools, from locating in employment areas. The recommended land use policies in the Land Use Master Plan completed by Urban Strategies were reflected in the proposed policies for Sheridan Park.

An "Exempt Site policy" was included in the proposed planning documents for the site at 2300 Speakman Drive. This policy would permit the existing private school to continue but encourage that over time it be redeveloped for other **Business Employment** uses. The land use designation for the site at 2270 Speakman Drive is proposed to remain the same, but would allow additional **Business Employment** uses. Elementary and secondary schools are not one of the additional uses but post-secondary education facilities are proposed as one of the additional permitted **Business Employment** uses.

MAC Proposal

The proposal for an Education Campus requires a revision to the proposed land use policies for Sheridan Park, specifically:

- Delete the phrase "but excluding a public school or private school used for elementary or secondary level education and training" in Section 15.5.4.1.2 (b);
- Delete Section 15.5.7.2 (Exempt Site 2) pertaining to 2300 Speakman Drive, and;
- Add a new Section 15.5.6.2 (Special Site 2) for both properties that will permit an Education Campus, and include a definition for this use.

Documentation submitted by MAC in support of the proposal notes that the private elementary and secondary schools meet two of the objectives of the Land Use Master Plan by reinforcing and growing Sheridan Park as a unique science and technology business park, and facilitating growth of existing businesses. It also notes that they contribute to the broader range of uses permitted in the **Business Employment** designation, as included in the Basis section of the draft Official Plan Amendment (OPA).

The reference to reinforcing and growing Sheridan Park as a unique science and technology park and facilitating the growth and evolution of existing businesses in the Context section of the draft OPA was not intended to include elementary and secondary schools as these are not included in the list of permitted uses. The broader range of uses that is referenced in the Basis section of the draft OPA relates to expanded office permissions, as well as businesses such as professional design services, broadcasting, communication and information technology uses, which are included in the **Business Employment** land use designation.

The proposal, as presented to Council on January 20, 2016, does not adequately take into account the existing context and does not meet the intent and vision of the Land Use Master Plan prepared by Urban Strategies, the proposed land use policies for Sheridan Park or many of the general land use policies in MOP.

Finally, the review of Character Area policies for Sheridan Park through the Land Use Master Plan is not the forum to address site specific development proposals. A specific proposal such as this one is more appropriately dealt with through the development application approval process, wherein detailed studies, including Traffic Impact, Parking and Noise studies, concept plans and other relevant information, is required to be submitted and reviewed by City Departments and external agencies. Input from surrounding businesses and the community would also be taken into consideration in evaluating the application prior to making a recommendation on its merits to Planning and Development Committee and Council.

Financial Impact

Not applicable.

Conclusion

A review of the MAC proposal to amend the proposed Sheridan Park land use policies to allow an expansion to the elementary school and a proposed high school on the property to the east, against the Official Plan policies and the recommendations contained in the Sheridan Park Land Use Master Plan has been completed. It has been determined that requesting consideration for revisions to the Sheridan Park policies to permit an Education Campus on these properties is not consistent with the conclusions of the Land Use Master Plan or Mississauga Official Plan.

In addition, site specific land use changes are more appropriately addressed through the submission and evaluation of a development application through the Planning and Building Department, and not as an adjunct to a Character Area land use review. This process would allow for a full technical review of the issues. Therefore, the planning documents for Sheridan Park Corporate Centre that were before Council in October 2015 should not be amended and can be brought to a future Council meeting for final approval.

Attachments

Appendix 1: Planning and Building Department Recommendation Report

Appendix 2: MAC Master Concept Plan



Edward R. Sajecki,
Commissioner of Planning and Building

Prepared by: Lisa Christie, Zoning By-law Planner

City of Mississauga Corporate Report



<p>Date: October 2, 2015</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Originator's file: CD.05-SHE</p> <hr/> <p>Meeting date: 2015/10/26</p>
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Subject

Recommendation Report (Ward 2)

Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre

Recommendation

That the Report dated October 2, 2015 from the Commissioner of Planning and Building titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre" be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, revisions to the proposed Zoning By-law amendments are being recommended, 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 amendments is hereby waived.
2. That the proposed amendments to Mississauga Official Plan to revise the existing Sheridan Park Corporate Centre Character Area policies be approved in accordance with Appendix 5 of this report.
3. That the proposed amendments to Zoning By-law 0225-2007 to revise the existing zoning regulations for lands in the Sheridan Park Corporate Centre be approved in accordance with Appendix 7 of this report.

Report Highlights

- A public meeting was held on June 22, 2015 to hear comments regarding the proposed amendments to Mississauga Official Plan (MOP) and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre;
- The proposed amendments include changes to the Sheridan Park Corporate Centre Character Area policies by updating the Urban Design policies, introducing new Land Use, Transportation and Environment policies, including new Special and Exempt sites, and to modify the **E2-5 (Employment - Exception)** zone to permit increased density and a

Planning and Development Committee

2015/10/02

2

Originator's file: CD.05-SHE

broader range of uses in the Corporate Centre;

- Revisions to the Zoning By-law provisions are recommended in response to comments from Credit Valley Conservation for lands that are part of the Sheridan Creek watershed and that are included in the City's Natural Area Survey;
- Responses are provided to written and verbal comments received; and,
- The recommendation is to approve the proposed amendments as revised, and to forward the implementing documents to Council for adoption.

Background

In March, 2015, the draft Land Use Master Plan for Sheridan Park Corporate Centre (Master Plan) was circulated to landowners and agencies for comments. A Public Meeting was held on June 22, 2015, at which time a Planning and Building Department Information Report (Appendix 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0043-2015 which was adopted by Council and is attached as Appendix 2.

The purpose of this report is to provide a summary of the comments received from both the circulation of the draft Master Plan and the comments received with respect to the policy and zoning direction that was presented at the Public Meeting, the response to each, and to identify the changes that have been made to the proposed land use policies (Appendix 4) and zoning regulations (Appendix 6). In addition, draft Official Plan and Zoning By-law amendment documents have been prepared and are attached as Appendices 5 and 7.

Comments

See Appendix 1 - Public Meeting/Information Report prepared by the Planning and Building Department.

LANDOWNER COMMENTS

In addition to the comments noted in the Information Report, additional comments were received at, and following, the Public Meeting. All of the comments on the draft Land Use Master Plan, and on the policy and zoning direction contained in the Information Report, are summarized in Appendix 3.

OTHER COMMENTS

Other comments were received that are not applicable in land use planning documents, but can be explored through other processes. Transit improvements, tax-based incentives, reduction in Development Charges, a dedicated bus to/from Clarkson GO Station and programs to encourage the connectivity of businesses within the Park were included in the correspondence.

At the Public Meeting, the President of the Sheridan Park Association (SPA) spoke on behalf of the SPA with respect to the collaboration between the City and the SPA on this project. He noted that the initial landowner interviews and staff attendance at SPA meetings were a positive means of ensuring input from the local businesses and maintaining regular updates on the project.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Credit Valley Conservation (CVC)

Further to their comments dated March 27, 2015, CVC has provided the City with updated Natural Hazard Lands mapping specific to Sheridan Park and the Sheridan Creek watershed. These are areas that have potential for flooding and/or are regulated by the CVC. This new information is incorporated on MOP Schedules 1, 1a, 3, 4 and 10. Schedule "A" of the Zoning By-law Amendment has also been updated to incorporate the **G1 (Greenbelt – Natural Hazards)** zone for the Hazard Lands.

City Transportation and Works Department (T&W)

In comments updated on September 10, 2015, T&W advised that the Transportation Policies as included in the draft Mississauga Official Plan Amendment are acceptable.

City Economic Development Office (EDO)

In comments received on August 25, 2015, EDO advised that they support the updated policies and zoning regulations. The only remaining concern following the Public Meeting in June was in relation to the exclusion of manufacturing as an accessory use. The proposed policies and permitted uses have been revised to include this permission.

PLANNING COMMENTS

Official Plan

Proposed policy changes were included as Appendix I-4 to the Information Report (see Appendix 1). Updates to these proposed changes are outlined in Appendix 4, and have been incorporated in the draft Official Plan Amendment attached to this Report as Appendix 5. A new Context Section is added, which includes wording from CVC comments to emphasize the importance of the natural areas within the Park. A new Environmental Areas section has also been added, which retitles the formerly proposed Greenlands section, and addresses the need for a Master Drainage Plan. Lands identified as Significant Natural Areas (ecologically significant) in the City's Natural Areas Survey are shown as **Greenlands** designation, and include Natural Hazard Lands (flood prone) mapping from CVC.

All other sections have been renumbered, and the Urban Design policies were streamlined to remove repetition from Section 9 - Build a Desirable Urban Form in Mississauga Official Plan. The "Buildings and Spaces" subsection has been renamed to "Buildings and Landscape" and minor changes with respect to terminology and green architecture were added to this section.

The remainder of the proposed sections have been renumbered accordingly, but the policy direction with respect to Business Employment and Transportation policies has not been substantially amended.

The revised policies continue to reflect and implement the objectives and strategies of the draft Land Use Master Plan prepared for the City in December 2014. To reinforce and grow Sheridan Park as a unique science and technology business park, the science and technology and engineering uses are further complemented by uses such as general offices and post-secondary education facilities. This allows flexibility for redevelopment within the Park, and should facilitate the growth and evolution of existing businesses, as well as encourage the development of vacant properties.

Accessory commercial uses continue to be permitted, and a policy has been added which considers that one site in the Park may be appropriate for small scale commercial uses to provide further employee amenities.

The revised policies will also protect and enhance the natural areas in the Park by identifying and designating ecologically significant lands known as Significant Natural Areas as **Greenlands** where they are designated **Business Employment**. Also, the policies are encouraging linkages across private property to promote active transportation for employees and local residents. The modernization of the policies reflects the step toward opening up the Park for more land uses, while retaining the original intent of the importance of research and development in the City of Mississauga and maintaining the campus-like character of the Park.

Zoning By-law

Comments were received from Economic Development and the landowner of 2333 North Sheridan Way with respect to manufacturing as a permitted use in Sheridan Park (see Appendix 3 for comments). In response, the **E2-5 (Employment - Exception)** zone has been updated to include permission for the existing manufacturing businesses and their permitted outdoor storage, as well as adding manufacturing as an accessory use to the permitted uses to a maximum of 15% of the gross floor area.

Day care uses were also added as an accessory use to the **E2-5 (Employment - Exception)** zone provided they are not more than 15% of the Gross Floor Area of the building as they could be viewed as providing a convenience for workers to have child care services.

As noted above with respect to environmentally significant lands in the vicinity of Sheridan Creek, and the requirements of Mississauga Official Plan Amendment No. 27 to include all environmentally significant lands as **Greenlands**, the zoning for lands identified as flood prone and ecologically significant will be zoned **G1 (Greenbelt - Natural Hazards)** and **G2 (Greenbelt - Natural Features)**. The remaining "Bodycote" lands in the vicinity of Sheridan Creek will be zoned **H-E2-5 (Employment - Exception with Holding Provision)**, until the Environmental Impact Study is completed. If the EIS identifies lands that should be included or removed from the Greenbelt areas, additional amendments will be brought forward to adjust the mapping.

Lands proposed to be rezoned **G1 (Greenbelt - Natural Hazards)** will no longer be subject to the Greenbelt Overlay, and it will be removed from the zoning map. These changes to the Zoning By-law ensure that the zone categories proposed for Sheridan Park are in conformity with the revised land use designations.

Financial Impact

Not applicable.

Conclusion

In accordance with subsection 34 (17) of the *Planning Act*, Council is given the authority to determine if further public notice is required. Since the proposed revisions with respect to the proposed land use policies and zoning regulations that were before Planning and Development Committee on June 22, 2015 are considered to be minor, it is recommended that no further public notice be required regarding these proposed changes.

The proposed Official Plan and Zoning By-law Amendments, as revised, should be approved for the following reasons:

1. The proposed amendments to Mississauga Official Plan - Sheridan Park Corporate Centre policies and to Zoning By-law 0225-2007, as amended, meet the overall intent, goals, objectives and policies of Mississauga Official Plan and will help direct the type and form of future development for the Corporate Centre.
2. The proposed amendments implement the Objectives and Strategies of the draft Land Use Master Plan that was prepared for the City in December 2014, and incorporate most of the proposed Official Plan and Zoning By-law amendments contained in that document.
3. The proposed new Environmental Areas, Business Employment and Transportation policies are appropriate to ensure that the natural areas of the Corporate Centre are protected, while providing a policy framework for existing and future businesses to grow and/or relocate to the Sheridan Park Corporate Centre.
4. The revised **E2-5 and E2-101 (Employment - Exceptions)** zoning standards are appropriate as they bring the zoning regulations into conformity with the updated land use policies.

Attachments

Appendix 1: Information Report

Appendix 2: Recommendation PDC-0043-2015

Appendix 3: Landowner Comments

Appendix 4: Recommended Mississauga Official Plan Amendments

Planning and Development Committee

2015/10/02

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Originator's file: CD.05-SHE

Appendix 5: Draft Mississauga Official Plan Amendment No. 40

Appendix 6: Recommended Zoning By-law Amendments

Appendix 7: Draft Amendment to Zoning By-law 0225-2007



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lisa Christie, Zoning By-law Planner



Corporate Report

PDC JUN 22 2015

Clerk's Files

Originator's

Files CD.05-SHE W2

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Official Plan and
Zoning By-law 0225-2007: Sheridan Park Corporate Centre**

Public Meeting/Information Report **Ward 2**

- RECOMMENDATION:**
1. That the Report dated June 2, 2015, from the Commissioner of Planning and Building titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Sheridan Park Corporate Centre", be received for information.
 2. That staff report back to Planning and Development Committee on any submissions made with respect to the June 2, 2015 report.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for the public meeting of June 22, 2015 to report on comments received from the circulation of the Draft Land Use Master Plan in March 2015, and to hear any additional comments from the community;
- The outcome of this project will be new Sheridan Park Corporate Centre Character Area policies and implementing Zoning By-law;
- Community concerns identified to date include individual land owners within the Park wanting to protect their current land uses; less focus on science and technology, greater permission for office uses, greater restrictions on manufacturing and,

permission to expand uses not aligned with the conclusions of the draft Master Plan;

- Prior to the next report, matters to be addressed include adding policies to address active transportation; identifying opportunities to enhance the green space in the Park; property requirements for the Ministry of Transportation to expand the Queen Elizabeth Way; and resolving the opposing views of landowners with respect to future land uses.

BACKGROUND:

At its meeting on February 2, 2015, Planning and Development Committee considered a report titled "Sheridan Park Corporate Centre -- Draft Land Use Master Plan". The report was received for information and Planning staff was given direction to circulate the Draft Land Use Master Plan to City Departments, external agencies, affected landowners and the Sheridan Homelands Residents Association for review and comment. Recommendation PDC 0009-2015 was adopted by Council on February 11, 2015 and is attached as Appendix I-1.

Both the Corporate Report, which provides background information on the Master Plan project, and the Sheridan Park Corporate Centre Draft Land Use Master Plan, are available on-line at: <http://www.mississauga.ca/portal/residents/sheridanparkmasterplan>

The purpose of this Report is to provide a summary of the comments received from the circulation of the Draft Land Use Master Plan ("Master Plan"), and to present a summary of proposed Official Plan and Zoning By-law amendments for Sheridan Park Corporate Centre at a public meeting of Planning and Development Committee for further discussion and comment. Based on any additional comments received, Planning and Building staff will prepare draft Official Plan and Zoning By-law amendments for approval.

COMMENTS:

From the circulation of the Master Plan, which included over 60 landowners within the Park, comments were received from 5 landowners, the Transportation and Works Department and 3 external agencies. No comments were received from the

neighbouring Sheridan Homelands Residents Association or any further comments from the Sheridan Park Association.

The 5 landowners that commented on the Master Plan had varying opinions with respect to the recommendations in that document. Points of consensus include:

- the Master Plan is a positive step to revitalize and promote the Park;
- flexibility is needed in the policies and zoning to attract complementary and supportive land uses;
- permitting office as a principle use;
- increasing the Floor Space Index from 0.4 to 0.6;
- balance increased density with maintaining the character of the Park;
- reinforcing the science and technology component of the Park;
- the need to facilitate growth and for existing businesses to evolve; and
- protect and enhance the natural areas in the Park, including consideration of private landscaped areas.

Issues with the recommendations in the Master Plan include:

- do not provide percentage caps for Floor Space Index in the policies; they should be included only in the Zoning By-law;
- change the Exempt Site policy for 2333 North Sheridan Way to a Special Site policy;
- do not change any current site specific land use permissions;
- do not prohibit overnight accommodation;
- do not require science and technology uses as a component of an office building;
- allow freestanding restaurant, fitness facility and other employee amenities;
- restrict light industrial and manufacturing uses; suggest that Airport Corporate Centre be used as a guide;
- do not increase the minimum lot frontage requirement;
- do not add either maximum lot coverage or landscaped area requirements;

- do not amend the land use designation at 0 Sheridan Park Drive ("Bodycote" lands) until an ongoing Environmental Impact Study is completed; and
- allow elementary and secondary schools.

Other issues raised that require further consideration include requests for:

- a dedicated bus service to the Clarkson GO station;
- tax based incentive programs to attract new development; and
- reduced Development Charges.

Issues raised by the landowners and any further comments received at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

Agency comments are summarized in Appendix I-2.

Current Sheridan Park Corporate Centre Character Area policies are attached as Appendix I-3. Current Zoning By-law regulations for Sheridan Park are summarized in Section 2.1.6 of the Master Plan.

Based on the recommendations contained in the Master Plan, the City's Strategic Plan, Official Plan policies and the feedback received to date, there are a number of amendments proposed to Mississauga Official Plan and the Zoning By-law.

Appendices I-4 and I-5 contain a summary of the proposed revised policy framework and zoning by-law amendments for the Sheridan Park Corporate Centre Character Area. The key policy changes include:

- delete the restriction for offices only associated with science and technology uses;
- add major office and secondary office uses;
- add post-secondary education facility;
- add an Exempt Site policy for the existing elementary school;

- add a policy to permit freestanding restaurant uses, fitness facility and other employee amenities on a site central to the Park; and
- include Greenlands and Transportation policies to recognize environmentally significant land and how it can support linkages for active transportation.

The key proposed zoning changes include:

- the creation of one zone (E2-5, as revised) for most lands designated Business Employment, to create consistency in the land uses across the Park;
- permission for a broader range of uses that are complementary to a science and technology park, such as universities and colleges, offices, pilot plants and prototype production facilities;
- remove permission for manufacturing from the E2-6 and E2-7 zones and replace with pilot plants and prototype production facilities in the revised E2-5 zone (see above);
- allow overnight accommodation only where it currently exists in the Park;
- increase the floor space index (FSI) to 0.6 where a science and technology related use is part of the building, in lieu of the recommended 67% cap of office space unrelated to science and technology uses, as this is difficult to administer through a zoning by-law regulation;
- increase the minimum lot frontage to 60 m (197 ft.) to reflect the existing lot pattern; and
- increase the front and exterior side yards and landscape requirements to maintain the character of the Park.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Following the Public Meeting, a Recommendation Report will be prepared for consideration by the Planning and Development Committee, which will address comments received from any external agency and City department, landowners, the public and the Committee and, where necessary, recommend modifications to

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Planning and Development Committee

- 6 -

June 2, 2015

the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre.

ATTACHMENTS:

- Appendix I-1: PDC Recommendation 0009-2015
- Appendix I-2: Agency Comments
- Appendix I-3: Current Sheridan Park Corporate Centre Character Area Policies
- Appendix I-4: Summary of Proposed Mississauga Official Plan Amendments
- Appendix I-5: Summary of Proposed Zoning By-law Amendments



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Planner



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Sheridan Park Corporate Centre

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Planning and Development Committee Recommendation

- PDC-0009-2015
- "1. That the report titled "Sheridan Park Corporate Centre – Draft Land Use Master Plan" dated January 13, 2015, from the Commissioner of Planning and Building, be received for information.
 2. That the "Sheridan Park Corporate Centre – Draft Land Use Master Plan" by Urban Strategies Inc., dated December 2014 and attached as Appendix I-1 to this report, be circulated to City Departments, external agencies, affected landowners and the Sheridan Homelands Residents Association for review and comment.
 3. That the letter dated January 30, 2015 from Richard E. Perrier, President, Sheridan Park Association, be received."

Sheridan Park Corporate Centre

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Agency Comments

The following is a summary of comments from agencies and departments regarding the Draft Land Use Master Plan.

Agency / Comment Date	Comment
Ministry of Transportation (MTO) (March 30, 2015)	<ul style="list-style-type: none"> • MTO has no objections to proposed policy updates; • The Queen Elizabeth Way is to be widened from Winston Churchill to Flavelle Boulevard as part of the Preliminary Design and Environmental Assessment work for HOV lanes from Trafalgar Road to Winston Churchill Boulevard. This will require the shift of North Sheridan Way to the north; • Approximately 17 m (56 ft.) will be needed in the future for work from Flavelle Boulevard to Erin Mills Parkway; and • The minimum setback for all required site works will be 14 m (46 ft.) for site development adjacent to MTO lands.
Region of Peel (April 16, 2015)	<ul style="list-style-type: none"> • Add policies to the Character Area Policies to address opportunities to increase the share of trips using active transportation; • Set long terms goals for the creation of public/private pathway systems to improve site interconnectivity and link to residential lands to the north and commercial lands to the east and west; • Identify Transportation Demand Management initiatives to achieve changes in the modal split; and • Regional Official Plan policies are no longer under appeal (Section 2.1.3).
Credit Valley Conservation (March 27, 2015)	<ul style="list-style-type: none"> • Highlight the importance of the study area to natural heritage protection and water management on a Provincial, Regional and City scale; • Encourage that further study of natural areas is required; • Objective is to ensure that private landscaped areas contribute to an interconnected green space network; • Supports the update of MOP schedules 1, 1a, 3, 4 and 10 to reflect CVC Regulation limits, and investigate further the boundaries of natural heritage features/areas;

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> • Greenbelt Overlay to be used to highlight "Future Green Network"; • Removal of proposed "H" holding provision in the Zoning By-law should be contingent on receipt of appropriate stormwater and natural area studies; • Supports a proposed Headwaters and Natural Areas Strategy, including impact from proposed completion of Sheridan Park Drive; • Promote "Sustainable Neighbourhood Retrofit Action Plans" and "Partners in Project Green" as part of the overall promotion of the Park.
City Transportation and Works Department (March 27, 2015)	<ul style="list-style-type: none"> • Identify MiWay Transit Routes 45, 71 and 31; • Strongly supports the extension of Sheridan Park Drive to improve existing traffic circulation, add alternate access and complete the collector road network - within the City's 10-year Capital Plan; • Include multi-use trail on the north and south sides of Sheridan Park Drive; • Policies noted with respect to the <i>Environmental Protection Act</i> and Environmental Site Assessment for all future development applications; • Promote active transportation by providing a north/south multi-use trail to improve pedestrian and cyclist connections in the Park; • Active transportation facilities will be achieved through integration with facilities on private property; • Encourage companies to become members of Mississauga's Smart Commute Network.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Economic Development - Community Services - Enersource Hydro Mississauga - Hydro One - Trans Northern Pipelines - Enbridge Gas Distribution Inc. - Bell Canada

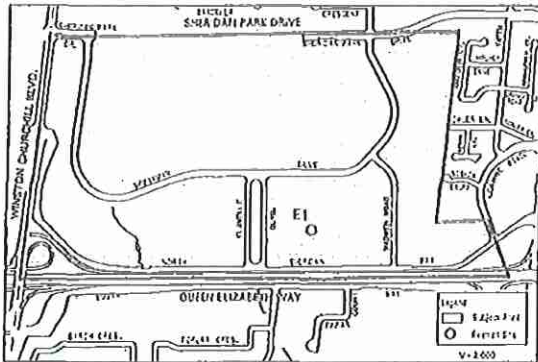
Sheridan Park Corporate Centre

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Agency / Comment Date	Comment
	<ul style="list-style-type: none">- Rogers Cable- Canada Post- Trillium Health Partners- Go Transit (Metrolinx)- Town of Oakville- Region of Halton

Current Sheridan Park Corporate Centre Character Area Policies

15.5 Sheridan Park



Map 15-5: Sheridan Park Corporate Centre Character Area

15.5.1 Urban Design Policies

15.5.1.1 The campus setting development is characterized by a highly developed landscape plan to enhance the building design and siting. Landscaping is an important architectural element of the overall development, thus requiring buildings to be sited on large lots with generous setbacks from streetlines to maximize landscaping opportunities. The integration of buildings through public pathways and open spaces will further strengthen this development image. Towards the achievement of City urban design objectives, development proposals should address the following:

- a. the enhancement of views to existing visually important natural and built features;
- b. the development of building forms which are sensitive to the existing character of the Character Area;
- c. the maintenance and enhancement of visual and physical links to the City at large, ensuring integration of the Character Area into its broader context;
- d. avoiding reverse frontage lots which contribute negatively to the system of public streets; and
- e. loading and service areas which are not located adjacent to streets and are not exposed to public areas.

Community Identity and Design

15.5.1.2 The campus setting development image will be reinforced through appropriate standards for the siting of buildings, building heights, parking and loading spaces, site access, lighting, signage, screening and landscaping. These will be established during the rezoning and site plan approval process and should include enhanced opportunities for natural surveillance, natural access control and territorial reinforcement of the site. Special care will be exercised in the determination of lot size and building coverage in order to attain an acceptable and compatible appearance of development and ensure the preservation and integration of existing natural features and their ecological functions.

Buildings and Spaces

15.5.1.3 To achieve and enhance the campus setting development image, the following design guidelines will be used to evaluate the design aspects of development proposals:

- a. buildings and structures will be sited and designed with generous setbacks from streetlines to maximize open space/landscaped areas. Vistas to the buildings may be created through the strategic location of landscape features;
- b. building designs are characterized by ceremonial approach features with well defined front entrances, for example a row of trees and turning circle for passenger drop-off;
- c. the preservation and integration of natural features such as woodlands into future development, is a priority; alterations to the existing topography, natural drainage system, and vegetation are to be minimized;
- d. landscaping and planting for a campus setting should incorporate the following:
 - water features, for example fountains, ponds;
 - ceremonial planting schemes;

- tree planting to define the street edge;
 - interconnecting pathways and open spaces between buildings for public and/or semi-private use;
 - define pedestrian and vehicular routes, and accent entrance ways;
 - provide year round shelter and enhancement to outdoor pedestrian areas;
 - provide summer shade and protection from winter winds; and
 - create clear visual and spatial distinction between publicly accessible and private open space; and
- e. the design of parking and service areas will be integrated with the landscape plan for the site with planting and berms to screen parking from the street. Large expanses of surface parking are to be softened by landscaped islands;
- f. visual and functional relationships between individual buildings and groups of buildings, the promotion of an open space system within the business park, and the relationship of buildings to adjacent streets will be important considerations in evaluating satisfactory design;
- g. the creation of an identifiable street edge will be encouraged on lands adjacent to, and visible from Winston Churchill Boulevard; and
- h. a high standard of building design should have regard for context, level of detail, modulation of façade and consistency of design content.
- laboratories, pilot plants and prototype production facilities;
- b. education and training facilities, but excluding a public school or private school used for elementary or secondary level education and training;
- c. data processing centres;
- d. engineering services;
- e. offices associated with science and technology uses;
- f. hotels; and
- g. accessory commercial uses, namely, conference facilities, fitness facilities, banks and restaurants within buildings provided they do not exceed 15% of the overall floor space.
- 15.5.2.2 Notwithstanding the above, a private school used for elementary and secondary level education and training is permitted on the lands described as Part 2 on Reference Plan 43R-25302 at 2300 Speakman Drive.
- 15.5.2.3 Development will be subject to the following policies:
- a. uses will not exceed a *floor space index (FSI)* of 0.40;
- b. operations must be carried out within enclosed buildings and structures; and
- c. private landowners will be encouraged to provide opportunities for active and passive forms of outdoor recreation.

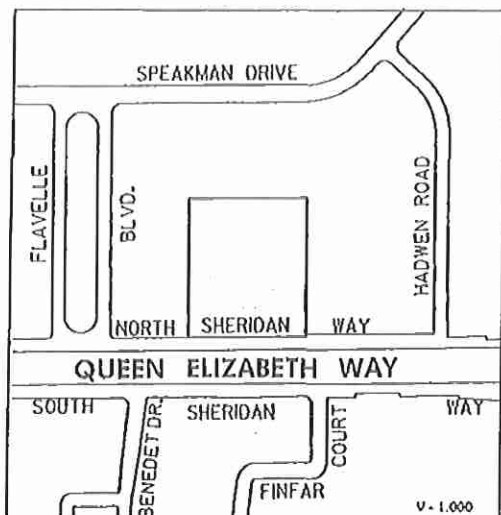
15.5.2 Land Use

15.5.2.1 Notwithstanding the Business Employment policies of this Plan, lands designated Business Employment will only be used for the following uses:

- a. facilities involved with scientific and engineering research and development, including:

15.5.3 Exempt Site Policies

15.5.3.1 Site 1



15.5.3.1.1 The lands identified as Exempt Site 1 are located on the north side of North Sheridan Way, east of Flavelle Boulevard and west of Hadwen Road and are municipally known as 2333 North Sheridan Way.

15.5.3.1.2 Notwithstanding the Business Employment Policies of this Plan, the following additional uses will be permitted;

- a. industrial uses within enclosed buildings including manufacturing, warehousing, distributing and wholesaling;
- b. office and accessory uses within industrial buildings or in separate buildings within a complex of associated industrial buildings; and
- c. limited outdoor storage areas accessory to an existing permitted use provided they are screened from public view.

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Summary of Proposed Mississauga Official Plan Amendments

15.5 Introduction and Objectives

- Add introductory paragraphs to describe the objectives of the Character Area policies: reinforcing Sheridan Park as a unique science and technology business park; facilitating growth of existing businesses; encouraging development of vacant and under-utilized sites in the Park; encouraging complementary uses that support businesses and provide amenities for employees in the Park; protecting and enhancing the natural areas and open spaces in the Park; and ensuring private landscaped open spaces contribute to an interconnected green space network.

15.5.1 Urban Design Policies

- Most Urban Design policies remain relevant;
- Campus like setting is still desirable, while permitting increased development densities;
- Community Identity and Design (Section 15.5.1.2) is further refined through proposed amendments to the Zoning By-law (front and side yard regulations, for example);
- In Section 15.5.1.3, Buildings and Spaces, update policies as follows:
 - a) delete "generous setbacks" as the proposed zoning regulations require 12.5 m (41 ft.) front yard setbacks;
 - b) delete reference to a ceremonial approach and drop off area and define front entrances by landscaped front yards (see proposed zoning regulations for revised regulations with respect to landscaped front yards, front yard setbacks and lot frontage);
 - d) remove reference to "ceremonial planting schemes" and replace with policies encouraging low impact development and best stormwater management practices, also update policies with respect to promoting public/private pedestrian connections;
 - h) remove "consistency of design content" from building design section.

15.5.2 - Land Use**15.5.2.1 Greenlands**

- Add Greenlands designation to the Land Use Map and include policies to recognize environmentally significant properties;
- Identify and designate all sites subject to Provincial, Regional and municipal natural heritage system and stormwater policies as Greenlands (subject to completion of EIS for 0 Sheridan Park Drive – "Bodycote" lands);
- Show expansion of the City's Natural Heritage System on Schedules 3 and 10;
- Incorporate sustainable stormwater management policies and Low Impact Development policies to ensure future development does not degrade the natural areas or contribute to downstream flooding – note the importance of the campus like setting (significant amount of permeable surfaces) to achieve sustainable future development in the Park;

Sheridan Park Corporate Centre

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- Note the importance of public acquisition of all environmentally significant/sensitive lands;
- Support linkages across private property to connect park users on off-street trails - specific focus on North Sheridan Way, Flavelle Boulevard and Hadwen Road to connect to Speakman Drive and transit routes;
- Undertake a Streetscape Master Plan to coordinate street tree planting to link the Park and soften the wide streets;
- Manage green spaces in connection with Region and CVC and promote as an amenity for employees and local residents;
- Identify the need for a stormwater management facility and future public access to the Sheridan Creek headwaters through a Headwaters and Natural Area Strategy.

15.5.2.2 - Business Employment

- Add post-secondary education facility to Section 15.5.2.1(b);
- Add professional design services to engineering services to Section 15.5.2.1 (d);
- Delete restriction for offices only associated with science and technology facility from Section 15.5.2.1(e);
- Add secondary office and major office uses;
- Add broadcasting, communication and information technology uses;
- Retain accessory commercial uses in Section 15.5.2.1(g);
- Change reference to bank to financial institution in Section 15.5.2.1(g);
- Add a policy to permit freestanding restaurant uses, fitness facility and other employee amenities on one site central to the Park;
- Delete Section 15.5.2.2 (private school site at 2300 Speakman Drive) and add a new Exempt Site 2 (see below);
- Delete FSI from Section 15.5.2.3(a) as it is more appropriate in the Zoning By-law.

15.5.3 - Transportation Policies (new Section, former 15.5.3 to be renumbered)

- Future Ministry of Transportation land requirements may impact the alignment of North Sheridan Way, which will also impact existing landscaping and other features adjacent to that road;
- Show the completion of Sheridan Park Drive on land use schedules;
- Use the completion of Sheridan Park Drive to demonstrate innovative "green" road engineering methods to preserve the Special Management Area that it traverses;
- Include policies to promote Transportation Demand Management, active transportation by utilizing linkages through the Greenlands;
- Promote public/private partnerships to create pedestrian/cycling linkages where it is not feasible to construct municipal sidewalks or a multi-use trail;
- Support construction of Long Term Cycling Routes through the Park, and amend Schedule 7 to show future connections.

Sheridan Park Corporate Centre

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15.5.4 - Special Site Policies (new)

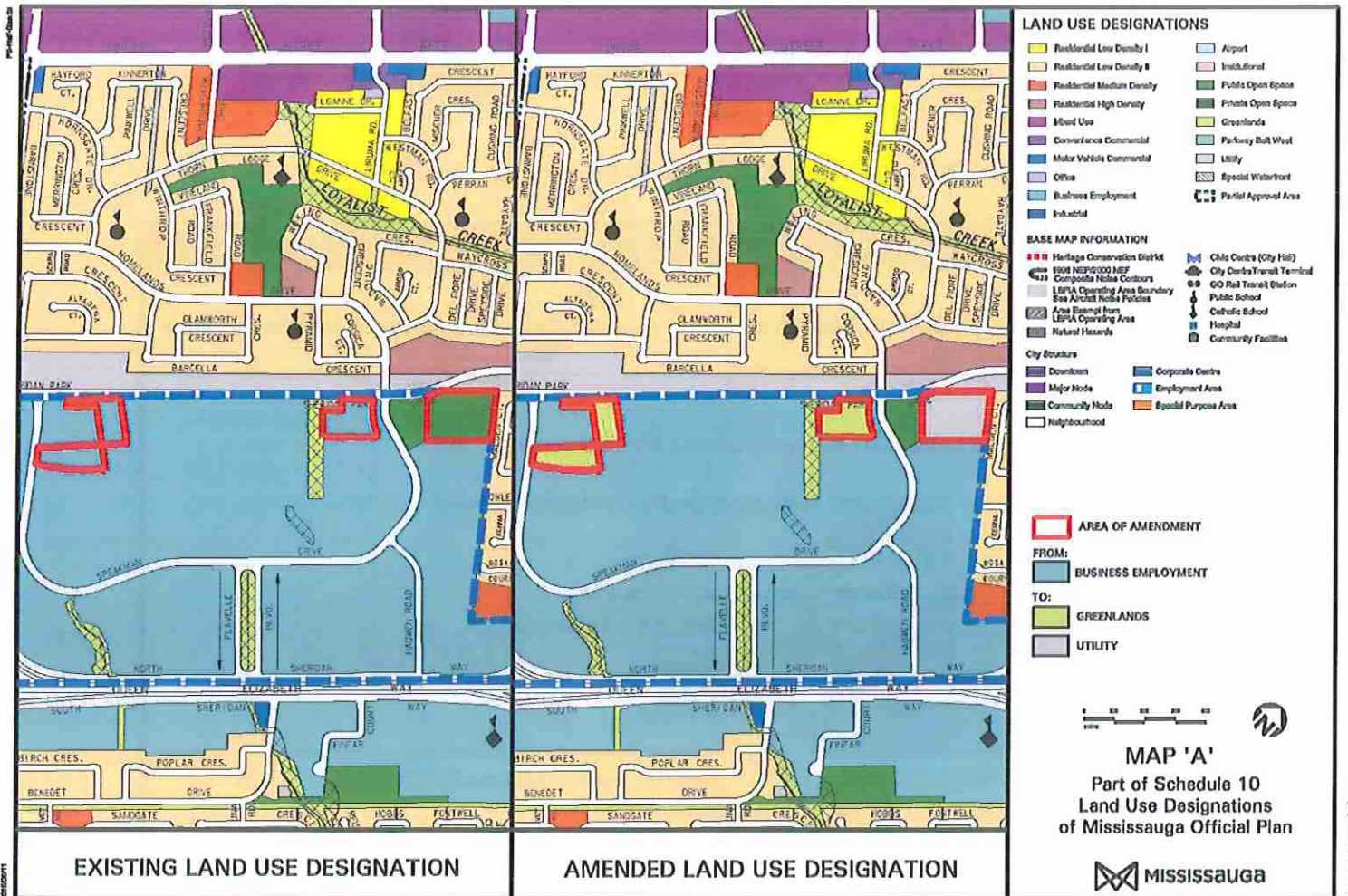
- **Add Special Site 1** to recognize the existing overnight accommodation developments at the southeast quadrant of the Park, and continue to permit other uses as proposed for the Business Employment land use designation, as appropriate for the site's location adjacent to residential dwellings.
- **Add Special Site 2** for 0 Sheridan Park Drive ("Bodycote" lands) to recognize that the land use designation boundaries (Employment and Greenlands), cannot be determined until the ongoing EIS is complete.

15.5.5 - Exempt Site Policies (formerly 15.5.3)

- **Retain Exempt Site 1** – 2333 North Sheridan Way – refine policies as per Ontario Municipal Board settlement with landowner; site to stay exempt as traditional employment uses such as warehousing, distributing, wholesaling and outdoor storage are not part of the long term vision for the Park as a science, technology and engineering hub.
- **Add Exempt Site 2** – 2300 Speakman Drive – elementary and secondary schools are not part of the long term vision for the Park as a critical part of the City's employment base; (also see draft Municipal Comprehensive Review).
- **Add Exempt Site 3** – 2185 North Sheridan Way – manufacturing as a primary use of a building is not part of the long term vision for Sheridan Park.

Mapping Changes

- **Schedules 1, 1a and 3** – amend to reflect CVC Regulatory Areas, Regional Core Greenlands, Natural Area Survey, results of on-going EIS, watercourse expansion areas.
- **Schedule 4** – amend as necessary to identify Public and Private Open Spaces.
- **Schedule 7** – amend to show new cycling routes that link Sheridan Park to other existing or proposed cycling routes
- **Schedule 10** – amend to identify the Utility and Greenlands sites.



Sheridan Park Corporate Centre

File: CD.05-SHE W2

Summary of Proposed Zoning By-law Amendments

Revised definition of Science and Technology Facility:

Science and Technology Facility means a **building, structure** or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, **pilot plants, prototype production facilities**, computer and information technology development, including hardware and software, data processing services and engineering and professional design services.

Replace current E2-5, E2-6, E2-7 and E2-31 zones with new E2-5 zone, as follows:

8.2.3.5	Exception: E2-5	Map # 18	By-law
In an E2-5 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.5.1	Lands zoned E2-5 shall only be used for the following:		
	<ul style="list-style-type: none">(1) Science and technology facility within an enclosed building(2) Education and Training Facility(3) Broadcasting/Communication Facility(4) Information and communications technology(5) Office(6) Pilot Plant(7) Prototype Production Facility(8) University/College		
8.2.3.5.2	Maximum percentage of total gross floor area - non-residential that may be used for a banquet hall/conference centre/convention centre, fitness centre, financial institution, restaurant and take-out restaurant provided that such uses are located within, and form an integral part of, the building used for one (1) or more of the uses in Sentence 8.2.3.5.1 of this Exception		15%
Regulations			
8.2.3.5.3	Minimum lot area		0.8 ha
8.2.3.5.4	Minimum lot frontage		60 m
8.2.3.5.5	Maximum floor space index - non-residential for all uses		0.6

Sheridan Park Corporate Centre

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8.2.3.5	Exception E2-5	Map # 18	By-law
8.2.3.5.6	Maximum floor space index - non-residential for office		0.4
8.2.3.5.7	Minimum front yard		12.5 m
8.2.3.5.8	Minimum exterior side yard		12.5 m
8.2.3.5.9	Minimum landscape buffer		4.5 m
8.2.3.5.10	Maximum lot coverage		40%
8.2.3.5.11	Minimum landscaped open space area - front yard		50%
Holding Provision			
- details for removal to be finalized upon further discussion with property owner/consultant			

8.2.3.101	Exception E2-101	Map #18	By-law 0248-2009
In an E2-101 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.101.1	Lands zoned E2-101 shall only be used for the following:		
	<ul style="list-style-type: none">(1) Office(2) Broadcasting/Communication Facility(3) Science and Technology Facility(4) Restaurant(5) Take-out Restaurant(6) Commercial School(7) Financial Institution(8) Banquet Hall/Conference Centre/Convention Centre(9) Overnight Accommodation(10) Active Recreational Use(11) Recreational Establishment(12) Private Club(13) Parking Lot(14) University/College(15) Courier/Messenger Service(16) Education and Training Facility		
Regulations			
8.2.3.101.2	The provision contained in Subsection 8.1.4 of this By-law shall not apply		

Sheridan Park Corporate Centre

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8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009
8.2.3.101.3	For the purposes of this By-law, all lands zoned E2-101 shall be consider one (1) lot		
8.2.3.101.4	Maximum total floor space index - non-residential used for office and overnight accommodation		0.7
8.2.3.101.5	Minimum landscaped area		30% of the lot area
8.2.3.101.6	The lot line abutting North Sheridan Way shall be deemed to be the front lot line		
8.2.3.101.7	Maximum height		5 storeys
8.2.3.101.8	Minimum depth of a landscaped buffer measured from a lot line that abuts a Residential Zone		4.5 m

Other Mapping Changes:

E2-5 to H-E2-5 (0 Sheridan Park Drive "Bodycote lands")

E2-5 to G1 (2400 Flavelle Boulevard - drainage ditch)

OS2 to U (Region of Peel Herridge reservoir)

Note:

Schedule "A" - illustrates proposed zoning changes

Appendix "B" - hatched areas represent proposed text only changes to existing zones.

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Sheridan Park Corporate Centre

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Recommendation PDC-0043-2015

1. That the Report dated June 2, 2015, from the Commissioner of Planning and Building titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Sheridan Park Corporate Centre", be received for information.
2. That staff report back to Planning and Development Committee on any submissions made with respect to the June 2, 2015 report.
3. That the following correspondence be received:
 - (a) Letter March 27, 2015 from Ryan Guetter, Vice President, Weston Consulting;
 - (b) Letter dated June 17, 2015, from Brian Parker, Gowling Lafleur Henderson LLP;
 - (c) Letter dated June 22, 2015 from Ken Szekely, Astra Capital Properties Inc.

Landowner Comments

Respondent	Comment	Staff Response/Action
1 Multiple landowners and the Sheridan Park Association	Support for the proposed increase in Floor Space Index (FSI) from 0.4 to 0.6.	The increased FSI is contingent upon maintaining a science and technology component on the site, in keeping with the recommendations of the Master Plan.
2 F. Theiss, Hatch - 2599, 2725 & 2800 Speakman Drive	Continue to permit overnight accommodation throughout the Sheridan Park Corporate Centre.	Allowing overnight accommodation throughout the Park will not necessarily address the concerns with respect to type/quality of accommodation, and does not mean that the location will reduce automobile travel within the Park. Overnight accommodation will continue to be permitted in the eastern end of the Park through a new Special Site policy and revised exception zone. There is a vacant site in this area should market conditions warrant additional construction.
3 F. Theiss, Hatch - 2599, 2725 & 2800 Speakman Drive; D. Shipp, Slate Properties - 2251, 2285 & 2599 Speakman Drive and 2655 & 2699 North Sheridan Way; J. Keyser representing Conor Pacific Development Inc. - 2240 Speakman Drive	Do not restrict office gross floor area and/or require science and technology uses/Rezone to "E2" (Employment) zone.	The conclusions of the Master Plan state that it is important to maintain the original character of the Sheridan Research Park, and to support science, technology and engineering as core uses. To complement these uses, and recognize the changing nature of research, other uses such as communication and information technology are added as permitted uses to the Park.
4 F. Theiss, Hatch - 2599, 2725 & 2800 Speakman Drive; D. Shipp, Slate Properties - 2251, 2285 & 2599 Speakman Drive and 2655 & 2699 North Sheridan Way	Allow freestanding commercial services/Do not allow large concentrations of stand-alone retail and large format retail.	One site in the Park will be considered for redesignation for commercial uses only. It will also be subject to a rezoning application to ensure appropriate location, size and uses are properly assessed.

Sheridan Park Corporate Centre

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Landowner Comments

Respondent	Comment	Staff Response/Action
5 J. Keyser representing Conor Pacific Development Inc. - 2240 Speakman Drive	Allow residential uses in Sheridan Park Corporate Centre.	Residential uses are not permitted in Corporate Centres. These Character Areas are for employment uses only, as supported by the recent Municipal Comprehensive Review. To the immediate north of Sheridan Park Corporate Centre is the Sheridan Neighbourhood Character Area, which consists of a mix of dwelling types and tenures, accessible to all current and potential employees in the Park.
6 F. Theiss, Hatch - 2599, 2725 & 2800 Speakman Drive	Zoning regulations to increase the minimum lot frontage, and add an amount for lot coverage and landscaped open space are not necessary.	The conclusions of the Master Plan state that the campus like setting is important to many current Sheridan Park tenants and owners. There is currently a regulation for minimum lot size in the Park, so adding a minimum frontage complements that regulation and ensures that land severances do not result in the Park being subdivided into small parcels. The maximum coverage and landscaped open space regulations (front yards) also contribute to the goal of maintaining a campus like setting.
7 D. Shipp, Slate Properties - 2251, 2285 & 2599 Speakman Drive and 2655 & 2699 North Sheridan Way	Restrict new industrial/light industrial/manufacturing uses and when heavy industrial uses vacate, the site should conform to the new Policies.	Two businesses in the Park are primarily manufacturing, and one is an Exempt site, which permits the use to continue but encourages redevelopment of the property to uses in alignment with the new policies. It is recommended in the Master Plan that manufacturing, as an accessory use, continue to be permitted to allow businesses to grow and develop without having to relocate from the Park. This is reflected in an amendment to the proposed zoning regulations and is supported by the Economic Development Office. Existing manufacturing is also added to the list of permitted uses under the amended E2-5 (Employment Exception) zone.

Landowner Comments

Respondent	Comment	Staff Response/Action
8 R. Guetter, Weston Consulting representing 2333 NSW Inc. - 2333 North Sheridan Way	Do not restrict expansion policies for currently exempted site AND leave the exempted site in the new Policy document./Create a site specific policy instead of an exempt policy./Do not remove any currently permitted uses.	As noted in the comments received from the planning consultant, the Exempt Site policies for 2333 North Sheridan Way were the result of an Ontario Municipal Board settlement, therefore no policy changes are proposed for this site. With respect to zoning permissions, some of the uses in the former E2-6 and E2-7 (Employment Exception) zones have been removed to bring the zoning into conformity with Mississauga Official Plan. It is recommended in the Master Plan that typical E2 (Employment) zone uses such as warehousing, distribution facilities, self-storage facilities, and animal boarding establishments no longer be permitted in order that future development/redevelopment be compatible with the remainder of the Park. However, manufacturing as an accessory use has been added to the proposed zoning regulations, as has permission for existing manufacturing and the outdoor storage associated with those existing uses throughout the Park.
9 K. Szekeley, Astra Capital Properties Inc. - 2213 North Sheridan Way	Do not remove any currently permitted uses at 2213 North Sheridan Way and create an Exempt site policy to recognize a future redevelopment scheme.	See above with respect to the zoning permissions in Sheridan Park Corporate Centre. With respect to creating an Exempt Site policy, a site will not be pre-designated or pre-zoned for an unspecified project. Should a development application be submitted to the City, it will be reviewed on its merit and amendments to Mississauga Official Plan and the Zoning By-law will be considered through the development approval process at that time.

Landowner Comments

Respondent	Comment	Staff Response/Action
10 S. Sharafeldin, Muslim Association of Canada and A. Bakbak, Olive Grove School - 2270 and 2300 Speakman Drive	Identify these properties as exempt sites to permit elementary and secondary schools, and do not restrict expansion of/conversion to these uses.	Elementary and secondary schools are not part of the long term vision for Sheridan Park Corporate Centre. The conclusions of the Master Plan recommend that 2300 Speakman Drive be identified as an Exempt site to continue to permit the elementary school use, but that over time it be replaced with Business Employment uses. It is further recommended that the existing Exception Zone be replaced to permit the amended E2-5 (Employment Exception) uses.
11 T. Taus, Kidszone Childcare Centre - 2275 Speakman Drive	Legalize the existing daycare through the amendments to the Zoning By-law.	The existing daycare was originally approved by the Committee of Adjustment in 2003 on a temporary basis. All extensions to the timelines, and expansions to the business, have occurred through variance applications. To make this use permanent, planning applications for an Official Plan Amendment and a rezoning are the more appropriate processes for a change in land use.
12 B. Parker, Gowling Lafleur Henderson representing Bodycote Canada Property Inc. - O Sheridan Park Drive (the "Bodycote" holdings) (continued on next page)	Do not show any of the property as Greenlands; support a Special Site for the lands; no land use/zone/mapping changes until an Environmental Impact Study (EIS) is completed as the boundaries of the City's Natural Areas System and Natural Heritage System were questioned.	Section 6.3.26 of Mississauga Official Plan states "Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation." Therefore, any lands within Sheridan Park Corporate Centre that meet this criteria must be redesignated to Greenlands and zoned G2 (Greenbelt - Natural Features). The balance of the property will remain Business Employment with an H-E2-5 (Employment Exception with Holding Provision) zone until the ongoing EIS is completed.

Landowner Comments

Respondent	Comment	Staff Response/Action
	<p>Add the "Potential Character Street" that was identified in a 2012 draft version of the Master Plan.</p>	<p>When the EIS is complete and deemed satisfactory to the City and CVC, the policies of Section 6.3.10 will apply. It states "The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study." The designation boundaries can be refined, possibly without amendment to the Plan. The extent of the E2-5 (Employment Exception) zone will be adjusted and the removal of the "H" holding provision will also be addressed at that time.</p> <p>The Natural Hazard Lands mapping was updated by CVC, and is shown on Schedules 1, 1a, 3, 4 and 10 in the official plan amendment, and will be zoned G1 (Greenbelt – Natural Hazards) consistent with CVC comments on the Master Plan. A Greenbelt Overlay will also be added to the zoning maps for the portions of the Natural Hazards lands that overlap with the H-E2-5 and E2-5 (Employment Exception and Employment Exception with Holding Provision) zones. The additional natural hazard lands are associated with Sheridan Creek, and are located primarily on the "Bodycote" property.</p> <p>The "Potential Character Street" was removed from subsequent versions of the Master Plan and is no longer contemplated as an addition to the road network.</p>

Sheridan Park Corporate Centre

File: CD.05-SHE W2

Proposed and Final Recommended Amendments to Mississauga Official Plan

Proposed Policy Change	Final Change
<p>15.5 Introduction and Objectives</p> <ul style="list-style-type: none"> • Add introductory paragraphs to describe the objectives of the Character Area policies reinforcing Sheridan Park as a unique science and technology business park; facilitating growth of existing businesses; encouraging development of vacant and under-utilized sites in the Park; encouraging complementary uses that support businesses and provide amenities for employees in the Park; protecting and enhancing the natural areas and open spaces in the Park; and ensuring private landscaped open spaces contribute to an interconnected green space network. 	<ul style="list-style-type: none"> • Rename Section 15.5.1 to Context to more accurately describe the intent of the information in this Section. • Include the following wording from CVC comments (March 27, 2015) to further clarify the importance of Sheridan Creek: <p>"Sheridan Creek is a 1 035 ha (2,557 ac.) watershed that drains into Rattray Marsh and Lake Ontario. Rattray Marsh is designated as an Environmentally Significant Area, Provincially Significant Wetland and Area of Natural and Scientific Interest. It represents one of the last remaining baymouth bar coastal wetlands on the western end of Lake Ontario.</p> <p>There are opportunities to restore and create unique natural features that were lost when the Sheridan Creek Watershed became urbanized, without compromising the economic value of the land."</p>
<p>15.5.1 Urban Design Policies</p> <ul style="list-style-type: none"> • Most Urban Design policies remain relevant; • Campus like setting is still desirable, while permitting increased development densities; • Community Identity and Design (Section 15.5.1.2) is further refined through proposed amendments to the Zoning By-law (front and side yard regulations, for example); • In Section 15.5.1.3, Buildings and Spaces, update policies as follows: <ul style="list-style-type: none"> a) delete "generous setbacks" as the proposed zoning regulations require 12.5 m (41 ft.) front yard setbacks; b) delete reference to a ceremonial approach and drop off area and define front entrances by landscaped front yards (see proposed zoning regulations for revised regulations with respect to landscaped front yards, front yard setbacks 	<ul style="list-style-type: none"> • Renumber Section to 15.5.2. • Streamline Urban Design Policies (Sections 15.5.2.1 and 15.5.2.2) to remove policies that have a similar intent to those in Section 9 - Build a Desirable Urban Form. • Move reference to Streetscape Master Plan to this Section.

Sheridan Park Corporate Centre

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Proposed Policy Change	Final Change
<p>and lot frontage);</p> <p>d) remove reference to "ceremonial planting schemes" and replace with policies encouraging low impact development and best stormwater management practices, also update policies with respect to promoting public/private pedestrian connections;</p> <p>h) remove "consistency of design content" from building design section.</p>	
15.5.2 - Land Use	
<p>15.5.2.1 Greenlands</p> <ul style="list-style-type: none"> • Add Greenlands designation to the Land Use Map and include policies to recognize environmentally significant properties; • Identify and designate all sites subject to Provincial, Regional and municipal natural heritage system and stormwater policies as Greenlands (subject to completion of EIS for 0 Sheridan Park Drive – "Bodycote" lands); • Show expansion of the City's Natural Heritage System on Schedules 3 and 10; • Incorporate sustainable stormwater management policies and Low Impact Development policies to ensure future development does not degrade the natural areas or contribute to downstream flooding – note the importance of the campus like setting (significant amount of permeable surfaces) to achieve sustainable future development in the Park; • Note the importance of public acquisition of all environmentally significant/sensitive lands; • Support linkages across private property to connect park users on off-street trails - specific focus on North Sheridan Way, Flavelle Boulevard and Hadwen Road to connect to Speakman Drive and transit routes; • Undertake a Streetscape Master Plan to coordinate street tree planting to link the Park and soften the wide streets; 	<ul style="list-style-type: none"> • Replace with 15.5.3 - Environmental Areas. • Redesignate lands from Business Employment to Greenlands on Schedule 10 to reflect Natural Heritage policies (see Mapping Changes). • New policy deemed unnecessary as parent Official Plan policies address these matters. • Expansion of the Natural Heritage System must also be shown on Schedules 1, 1a and 4 (see Mapping Changes). • New policy deemed unnecessary as parent Official Plan policies address these matters. • New policy deemed unnecessary as parent Official Plan policies address these matters. • Move to Section 15.5.5 Transportation, but no change to policy intent/content. • Move to Section 15.5.2 Urban Design.

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Proposed Policy Change	Final Change
<ul style="list-style-type: none"> • Manage green spaces in connection with Region and CVC and promote as an amenity for employees and local residents; • Identify the need for a stormwater management facility and future public access to the Sheridan Creek headwaters through a Headwaters and Natural Area Strategy. 	<ul style="list-style-type: none"> • Recently approved MOPA No. 27, which updated the Living Green section of the Plan, addresses these issues in Sections 6.2.2, 6.2.5 and 6.2.12. • Move to 15.5.3 Environmental Areas and renamed to Master Drainage Plan.
<p>15.5.2.2 - Business Employment</p> <ul style="list-style-type: none"> • Add post-secondary education facility to Section 15.5.2.1(b); • Add professional design services to engineering services to Section 15.5.2.1(d); • Delete restriction for offices only associated with science and technology facility from Section 15.5.2.1(e); • Add secondary office and major office uses; • Add broadcasting, communication and information technology uses; • Retain accessory commercial uses in Section 15.5.2.1(g); • Change reference to bank to financial institution in Section 15.5.2.1(g); • Add a policy to permit freestanding restaurant uses, fitness facility and other employee amenities on one site central to the Park; • Delete Section 15.5.2.2 (private school site at 2300 Speakman Drive) and add a new Exempt Site 2 (see below); • Delete FSI from Section 15.5.2.3(a) as it is more appropriate in the Zoning By-law. 	<ul style="list-style-type: none"> • Renumber to 15.5.4. • No change from Public Meeting. • No change from Public Meeting. • No change from Public Meeting. • No change from Public Meeting. • No change from Public Meeting. • Add daycare and manufacturing as accessory uses to a maximum of 15% of the gross floor area. • No change from Public Meeting. • No change from Public Meeting. • No change from Public Meeting. • No change from Public Meeting. • No change from Public Meeting.
<p>15.5.3 - Transportation Policies (new Section, former 15.5.3 to be renumbered)</p> <ul style="list-style-type: none"> • Future Ministry of Transportation land requirements may impact the alignment of North Sheridan Way, which will also impact existing landscaping and other features adjacent to that road; • Show the completion of Sheridan Park Drive on land use schedules; 	<ul style="list-style-type: none"> • Renumber to 15.5.5. • No change from Public Meeting. • New policy deemed unnecessary, road is shown on Schedules 5 and 8 in the

Sheridan Park Corporate Centre

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Proposed Policy Change	Final Change
<ul style="list-style-type: none"> • Use the completion of Sheridan Park Drive to demonstrate innovative "green" road engineering methods to preserve the Special Management Area that it traverses; • Include policies to promote Transportation Demand Management, active transportation by utilizing linkages through the Greenlands; • Promote public/private partnerships to create pedestrian/cycling linkages where it is not feasible to construct municipal sidewalks or a multi-use trail; • Support construction of Long Term Cycling Routes through the Park, and amend Schedule 7 to show future connections. 	<p>Official Plan.</p> <ul style="list-style-type: none"> • New policy deemed unnecessary as the Environmental Assessment for road construction will consider the environmental issues. • New policy deemed unnecessary as parent Official Plan policies address these matters. • No change from Public Meeting. • Remove reference to amending Schedule 7, but add policy to identify Speakman Drive as part of the Proposed Secondary Cycling Route Network in the Cycling Master Plan.
<p>15.5.4 - Special Site Policies (new)</p>	
<ul style="list-style-type: none"> • Add Special Site 1 to recognize the existing overnight accommodation developments at the southeast quadrant of the Park, and continue to permit other uses as proposed for the Business Employment land use designation, as appropriate for the site's location adjacent to residential dwellings. 	<ul style="list-style-type: none"> • No change from Public Meeting.
<ul style="list-style-type: none"> • Add Special Site 2 for 0 Sheridan Park Drive ("Bodycote" lands) to recognize that the land use designation boundaries (Employment and Greenlands), cannot be determined until the ongoing EIS is complete. 	<ul style="list-style-type: none"> • Special Site deemed unnecessary, changes are being made to the Schedules in the Plan to reflect Greenlands and Natural Heritage Areas.
<p>15.5.5 - Exempt Site Policies (formerly 15.5.3)</p>	
<ul style="list-style-type: none"> • Retain Exempt Site 1 – 2333 North Sheridan Way – refine policies as per Ontario Municipal Board settlement with landowner; site to stay exempt as traditional employment uses such as warehousing, distributing, wholesaling and outdoor storage are not part of the long term vision for the Park as a science, technology and engineering hub. 	<ul style="list-style-type: none"> • No change from Public Meeting.

Sheridan Park Corporate Centre

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Proposed Policy Change	Final Change
<ul style="list-style-type: none"> • Add Exempt Site 2 – 2300 Speakman Drive – elementary and secondary schools are not part of the long term vision for the Park as a critical part of the City's employment base. 	<ul style="list-style-type: none"> • No change from Public Meeting.
<ul style="list-style-type: none"> • Add Exempt Site 3 – 2185 North Sheridan Way – manufacturing as a primary use of a building is not part of the long term vision for Sheridan Park. 	<ul style="list-style-type: none"> • Exempt site deemed unnecessary as future development of the site will be subject to new policies and zoning regulations.
Mapping Changes	
<ul style="list-style-type: none"> • Schedules 1, 1a and 3 – amend to reflect CVC Regulatory Areas, Regional Core Greenlands, Natural Area Survey, results of on-going EIS, watercourse expansion areas. 	<ul style="list-style-type: none"> • Amend Schedules 1, 1a and 3 to reflect CVC, Natural Hazard lands and Natural Area Survey (NAS) information.
<ul style="list-style-type: none"> • Schedule 4 – amend as necessary to identify Public and Private Open Spaces. 	<ul style="list-style-type: none"> • Update Schedule 4 to show Greenlands designations for the NAS areas and the utility designation for the Herridge Water Reservoir.
<ul style="list-style-type: none"> • Schedule 7 – amend to show new cycling routes that link Sheridan Park to other existing or proposed cycling routes. 	<ul style="list-style-type: none"> • No change to Schedule 7 (amendments will be made to the Cycling Master Plan).
<ul style="list-style-type: none"> • Schedule 10 – amend to identify the Utility and Greenlands sites. 	<ul style="list-style-type: none"> • Also add all changes to Greenlands in Schedules 1, 1a, 3 and 4, including the most current natural hazard lands mapping from Credit Valley Conservation (note that this mapping is considered base information and will be updated through amendment to Schedules 1, 1a and 3 and does not require an amendment to Mississauga Official Plan).

Amendment No. 40
to
Mississauga Official Plan
for the
City of Mississauga Planning Area

DRAFT

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 40

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

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

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

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 40, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 40 to Mississauga Official Plan, specifically the Sheridan Park Corporate Centre Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this _____ day of _____, 2015.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 40

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 40.

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 June 2, 2015, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to update the Sheridan Park Corporate Centre Character Area Policies to reflect the Sheridan Park Corporate Centre Draft Land Use Master Plan. New Context, Urban Design, Environmental Areas and Transportation policies have been added, and to update the Business Employment land use policies within the Sheridan Park Corporate Centre ("Sheridan Park"). New Special and Exempt Sites have been added, and new mapping recognizes additional Greenlands located within the Corporate Centre. While respecting the history of the research park, the amended policies allow a broader range of uses to encourage redevelopment to occur in Sheridan Park.

LOCATION

The lands affected by this Amendment are located north of the Queen Elizabeth Way, between Erin Mills Parkway and Winston Churchill Boulevard, and constitute the entirety of the Sheridan Park Corporate Centre Character Area, as identified in Mississauga Official Plan.

BASIS

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

The subject lands are primarily designated "Business Employment" which permits a variety of office and employment uses. Other land use designations within the Corporate Centre are "Greenlands" and "Public Open Space". A "Utility" designation is being added to the Region of Peel's Herridge Reservoir, to recognize the existing use. Sheridan Park contains significant Natural Areas including the headwaters of Sheridan Creek and large woodlots. These lands are being redesignated to "Greenlands" to recognize these areas.

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

1. The changes to the Business Employment land use designation allow a broader range of uses to create greater opportunities for redevelopment of underutilized lands in the Corporate Centre.
2. The new range of land uses will assist the City to meet the employment goals identified in the 2015 Municipal Comprehensive Review.
3. The changes to the Greenlands mapping reflect the presence of significant natural areas and *natural hazard lands* associated with Sheridan Creek.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 15.5 Sheridan Park is hereby amended by revising the site numbers on Map 15-5: Sheridan Park Corporate Centre Character Area in accordance with the changes to the Special and Exempt Site Policies.
2. Section 15.5.1 Urban Design Policies and 15.5.2 Land Use are hereby deleted and replaced with the following:

15.5.1 Context

The Sheridan Park Corporate Centre Character Area is one of the City's four Corporate Centres. It was originally developed as a research park in the 1960's, and retains much of the characteristics of an industrial development of that era.

The objectives of the policies are to reinforce and grow Sheridan Park as a unique science and technology park; facilitate the growth and evolution of the existing businesses; encourage the development of vacant and under-utilized sites and the full occupancy of buildings; and, encourage complementary accessory uses that support businesses and provide amenities for employees.

Additional objectives of the policies are to protect and enhance the natural areas and other open spaces, and to ensure that private landscaped open spaces contribute to an interconnected green space network and an attractive setting for development. Sheridan Park also contains significant natural areas, including the headwaters of the Sheridan Creek and large woodlots.

Sheridan Creek is a 1 035 ha watershed that drains into Rattray Marsh and Lake Ontario. Rattray Marsh is designated as an Environmentally Significant Area, Provincially *Significant Wetland* and *Significant Area of Natural and Scientific Interest*. It represents one of the last remaining baymouth bar coastal wetlands on the western end of Lake Ontario. There are opportunities to restore and create unique natural features that were lost when the Sheridan Creek Watershed became urbanized, without compromising the economic value of the land.

15.5.2 Urban Design Policies

Community Identity and Design

15.5.2.1 A business park within a natural setting creates the identity of Sheridan Park Corporate Centre that distinguishes it from other office parks. The campus like setting is achieved by a combination of public and private open spaces of various sizes, forms and functions. To achieve the City's urban design objectives for Sheridan Park Corporate Centre, development proposals should address the following:

- a. the appropriate balance of revitalization and intensification to ensure that public and private open spaces are prominent features;

- b. building forms that are sensitive to the existing character;
- c. the location and orientation of buildings to form clearly defined frontages and entry points facing onto public streets;
- d. a well-connected pedestrian/bicycle network that links developments to the overall City network;
- e. the layout, design and screening for parking, loading and service areas to minimize the visual impact on the public streets;
- f. the natural features will be protected from development and promoted as amenities for employees and the broader community; and
- g. a *Streetscape* Master Plan will be prepared to coordinate street tree planting and right-of-way design.

Buildings and Landscape

15.5.2.2 To achieve and enhance the campus like setting, the following design guidelines will be used to evaluate development proposals:

- a. buildings should be set back from streets to maintain generous landscaped areas in the front and to preserve vistas to the building entrances by strategically located landscape elements;
- b. main entrances will be located facing the street frontage with highly transparent windows to engage the landscape and public realm around the building;
- c. the preservation and integration of Natural Heritage Systems and their ecological functions will be achieved by minimizing alterations to the existing topography, natural drainage patterns and vegetation;
- d. landscape design should incorporate the following:
 - *stormwater best management practices*;
 - native plants with low maintenance requirements;
 - a consistent pattern of trees lining the streets to unite the elements of the open space system and refresh the green identity within Sheridan Park Corporate Centre;
 - interconnecting and barrier-free pedestrian pathways, open spaces between buildings, and wayfinding features;
 - well-defined vehicular routes with proper signage;

- accessible outdoor amenity spaces with comfortable microclimates and a proper balance of sun and shade year round provided by structural shelters and/or planting; and
 - clear visual and spatial identification of publicly accessible areas on private lands.
- e. large expanses of surface parking will be softened by landscaped islands with canopy trees;
 - f. an identifiable street edge will be encouraged on lands visible from Winston Churchill Boulevard and the Queen Elizabeth Way;
 - g. a high standard of building materials will be used for the architectural treatment of all facades;
 - h. buildings will be oriented and designed with best practises of green architecture to provide a higher level of comfort and minimize energy consumption.

15.5.3 Environmental Areas

15.5.3.1 The City and Credit Valley Conservation will work collaboratively to develop a Master Drainage Plan for all, or portions of Sheridan Park Corporate Centre and the Sheridan Creek *sub-watershed*, to explore opportunities to mitigate flood hazards, flood risks, erosion and/or impacts to water quality, and may identify additional lands as Greenlands. An official plan amendment would be required for the redesignation of lands as determined by the Master Plan.

15.5.4 Land Use

15.5.4.1 Business Employment

15.5.4.1.2 Notwithstanding the Business Employment policies of this Plan, lands designated Business Employment will only be used for the following uses:

- a. scientific and engineering research and development facilities, including: laboratories, pilot plants and prototype production facilities;
- b. education and training facilities and post-secondary education facilities, but excluding a public school or private school used for elementary or secondary level education and training;
- c. data processing centres;
- d. engineering and professional design services;
- e. major offices and *secondary offices*;
- f. broadcasting, communication and information technology facilities; and
- g. commercial and manufacturing accessory uses.

15.5.4.1.3 Accessory uses will be a maximum of 15 percent of the total Gross Floor Area and limited to commercial, daycare and manufacturing activities within enclosed buildings.

15.5.4.1.4 A freestanding building with commercial uses intended to serve the employees in the Sheridan Park Corporate Centre Character Area will be permitted, the location of which is to be determined. An official plan amendment will be required for the redesignation of lands to accommodate commercial uses. *Major retail* uses will not be permitted.

15.5.4.1.5 Development will be subject to the following policies:

- a. operations must be carried out within enclosed buildings and structures; and
- b. private landowners will be encouraged to provide opportunities for active and passive forms of outdoor recreation.

15.5.5 Transportation Policies

15.5.5.1 Development along Queen Elizabeth Way may be impacted by planned improvements to the highway by the Ministry of Transportation, including a potential realignment of North Sheridan Way.

15.5.5.2 Where it is not feasible to construct a sidewalk or multi-use trail on municipal property, private/public partnerships will be promoted to create internal pedestrian and cycling connections.

15.5.5.3 Support linkages across Greenlands to create connections within Sheridan Park Corporate Centre, with specific focus on north-south connections from Speakman Drive to the extension of Sheridan Park Drive and to transit routes.

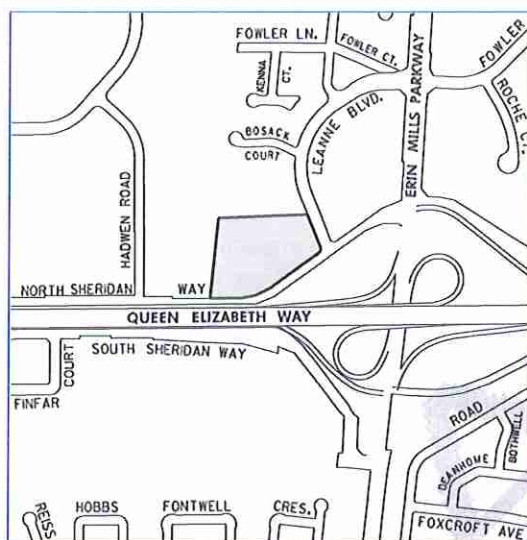
15.5.5.4 Speakman Drive will be identified as a Secondary Cycling Route, as defined in the Cycling Master Plan.

3. Add Section 15.5.6, Special Site Policies, Sheridan Park Corporate Centre Character Area of Mississauga Official Plan, as follows:

15.5.6 Special Site Policies

There are sites within the Character Area that merit special attention and are subject to the following policies.

15.5.6.1 Site 1



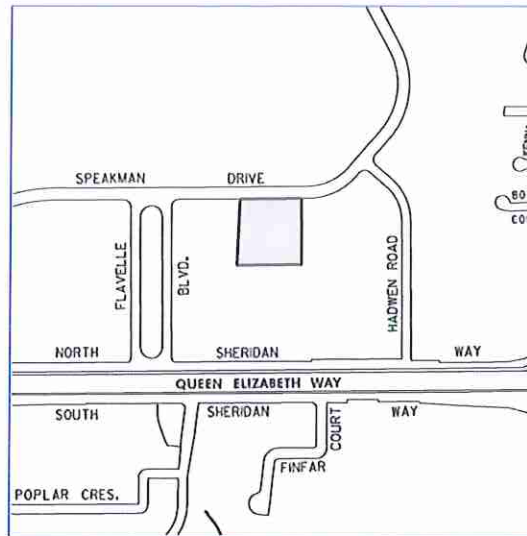
15.5.6.1.1 The lands identified as Special Site 1 are located on the north side of North Sheridan Way, west of Erin Mills Parkway.

15.5.6.1.2 Notwithstanding the policies of this Plan, overnight accommodation will also be permitted.

4. Section 15.5.3, Exempt Site Policies, Sheridan Park Corporate Centre Character Area of Mississauga Official Plan, is hereby renumbered to 15.5.7 and the reference to "Business Employment" in Policy 15.5.3.1.2 is deleted.

5. Section 15.5.7, Exempt Site Policies, Sheridan Park Corporate Centre Character Area of Mississauga Official Plan, is hereby amended by adding the following:

15.5.7.2 Site 2



15.5.7.2.1 The land identified as Exempt Site 2 is located on the south side of Speakman Drive, east of Flavelle Boulevard and is municipally known as 2300 Speakman Drive.

15.5.7.2.2 Notwithstanding the policies of this Plan, the existing private school is permitted, but is encouraged to be redeveloped for other permitted uses.

6. 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.
7. 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.
8. Schedule 3, Natural System of Mississauga Official Plan, is hereby amended by adding land to the Natural System, as shown on Map "C" of this amendment.
9. Schedule 4, Parks and Open Spaces of Mississauga Official Plan, is hereby amended by adding Public and Private Open Spaces and by changing Public and Private Open Spaces to Utilities as shown on Map "D" of this amendment.
10. 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", and "Public Open Space" to "Utility" and removing Natural Hazards 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, and thereafter forms part of the Mississauga Official Plan.

The lands will be rezoned to implement this Amendment.

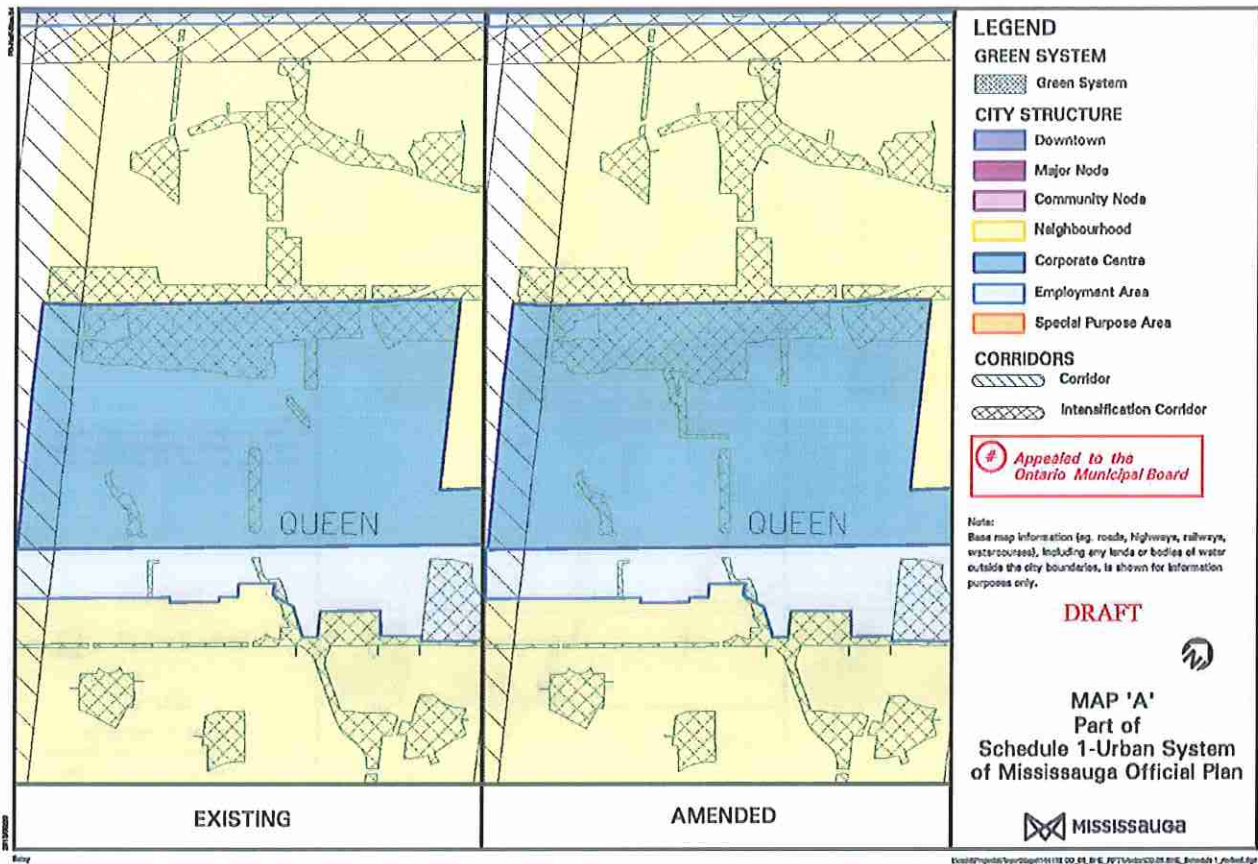
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 11, 2015.

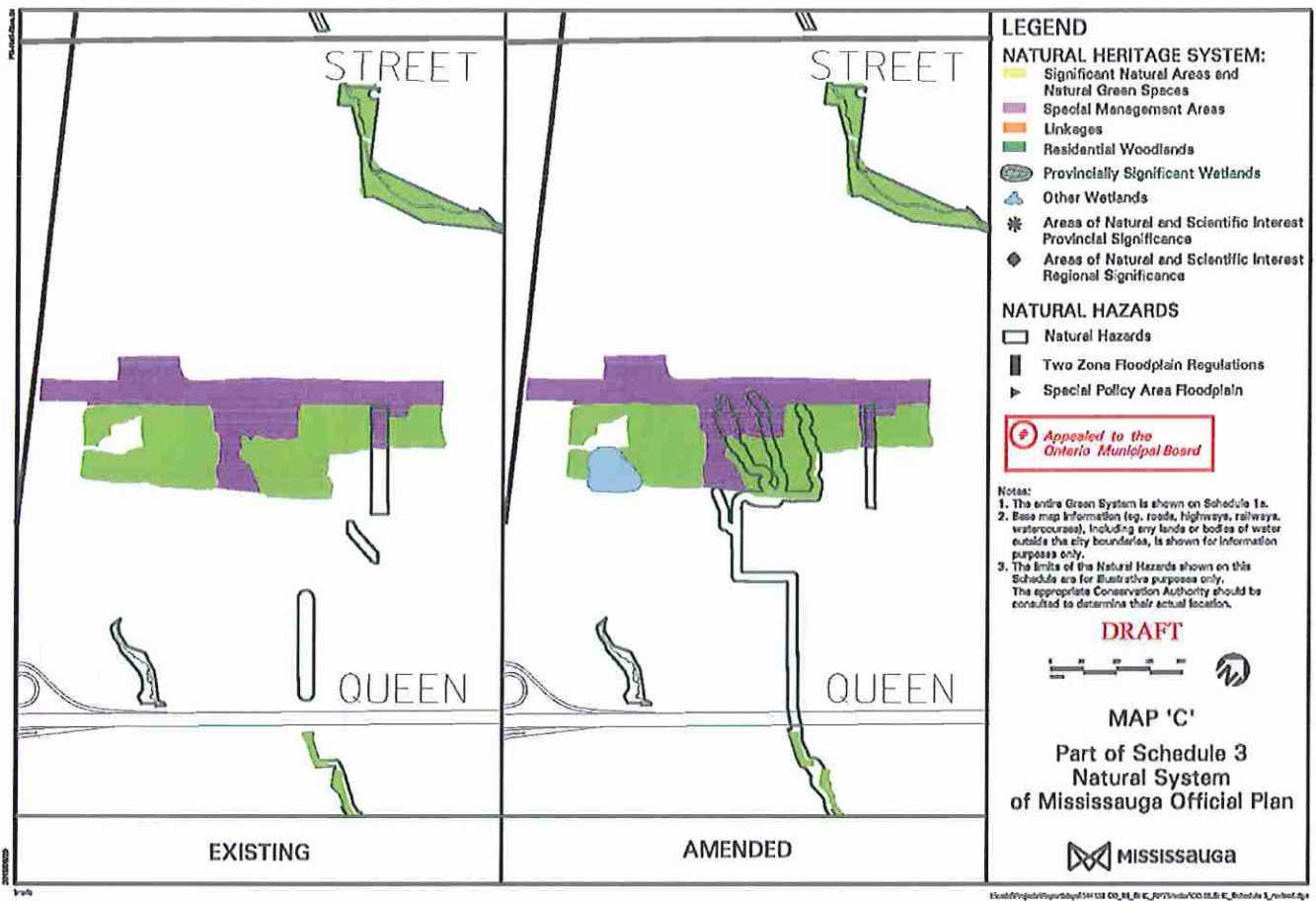
INTERPRETATION

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.

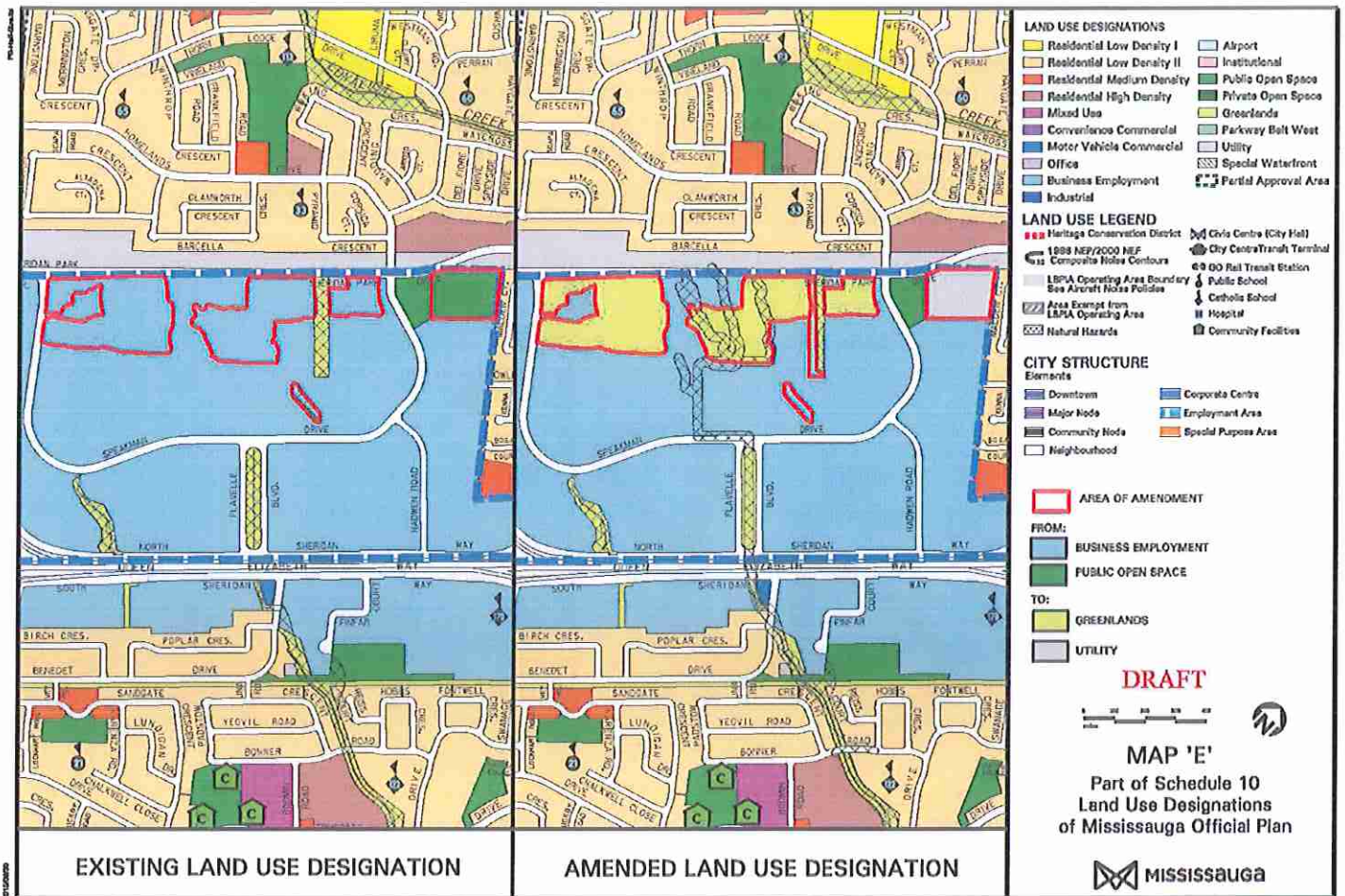
This Amendment supplements the intent and policies of Mississauga Official Plan.

<http://teamsites.mississauga.ca/sites/18/MOPA/CD.05-SHE.MOPA40.lc.September.15.2015.docx>









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APPENDIX I

PUBLIC MEETING

All property owners within the Sheridan Park Corporate Centre and the Sheridan Homelands Residents Association were invited to attend a Public Meeting of the Planning and Development Committee held on June 22, 2015 in connection with this proposed Amendment.

The President of the Sheridan Park Association spoke with respect to the positive collaboration between the City and the Association on the Master Plan project. Representatives for three landowners in the Corporate Centre also spoke at the Public Meeting, one to request that high schools be permitted in the Park, one to request that manufacturing remain a permitted use, and one to request that the Park be treated more like City Centre, and allow residential uses.

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Appendix II

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A by-law to Adopt Mississauga Official Plan Amendment No. 40

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

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

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

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 40, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The following text and Maps "A", "B", "C", "D" and "E" attached constitute Amendment No. 40 to Mississauga Official Plan, specifically the Sheridan Park Corporate Centre Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this _____ day of _____, 2015.

MAYOR

CLERK

Sheridan Park Corporate Centre

File: CD.05-SHE W2

Summary of Recommended Changes to Proposed Zoning By-law Amendments

Proposed Zoning Change	Final Change
Revised definition of Science and Technology Facility	No change from Public Meeting.
Replace current E2-5, E2-6, E2-7 and E2-31 zones with new E2-5 zone.	Add existing manufacturing to the new E2-5 zone. Add day care and manufacturing as accessory uses to the new E2-5 zone.
Proposed E2-101 zone	No change from Public Meeting.
E2-5 to H-E2-5 (0 Sheridan Park Drive "Bodycote lands")	The H-E2-5 Exception zone will only apply to the portions of 0 Sheridan Park Drive that are not identified as Natural Hazard lands or are not on the Natural Areas Survey (NAS). Natural Hazard lands will be zoned G1, and lands in the NAS will be zoned G2.
E2-5 to G1 (2400 Flavelle Boulevard - drainage ditch and portion of 0 Sheridan Park Drive)	Also remove Greenbelt Overlay.
OS2 to U (Region of Peel Herridge reservoir)	No change from Public Meeting.
Schedule "A" - illustrates proposed zoning changes	Amended as per above noted changes. Also add Greenbelt Overlay on part of the hydro corridor zoned U.
Appendix "B" - hatched areas represent proposed text only changes to existing zones.	Amended as per above noted changes.

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by amending the definition of "Science and Technology Facility" in Section 1.2 as follows:

Science and Technology Facility	means a building, structure or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, pilot plants, prototype production facilities, computer and information technology development, including hardware and software development, data processing services and engineering and professional design services.
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2. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.5 and substituting the following therefor:

8.2.3.5	Exception: E2-5	Map # 18	By-law:
In an E2-5 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.5.1	Lands zoned E2-5 shall only be used for the following:		
	(1)	Science and Technology Facility	
	(2)	Education and Training Facility	
	(3)	Broadcasting/Communication Facility	
	(4)	Office	
	(5)	Pilot Plant	
	(6)	Prototype Production Facility	
	(7)	University/College	
	(8)	Manufacturing facility legally existing on the date of passing of this By-law	

8.2.3.5	Exception: E2-5	Map # 18	By-law:
8.2.3.5.2	A banquet hall/conference centre/convention centre, fitness centre, financial institution, restaurant, take-out restaurant, day care and manufacturing provided that such uses are located within, and form an integral part of, the building used for one or more of the uses in Sentence 8.2.3.5.1 of this Exception		
Regulations			
8.2.3.5.3	Minimum lot area		0.8 ha
8.2.3.5.4	Minimum lot frontage		60.0 m
8.2.3.5.5	Maximum floor space index - non-residential for all uses		0.6
8.2.3.5.6	Maximum floor space index - non-residential for office		0.4
8.2.3.5.7	Maximum percentage gross floor area - non-residential of a building for any uses listed in Sentence 8.2.3.5.2 of this Exception		15%
8.2.3.5.8	Minimum front yard		12.5 m
8.2.3.5.9	Minimum exterior side yard		12.5 m
8.2.3.5.10	Minimum depth of a landscaped buffer measured from any lot line		4.5 m
8.2.3.5.11	Maximum lot coverage		40%
8.2.3.5.12	Minimum of 50% of the front yard shall be landscaped area		
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-5 by further amendment to Map 18 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:			
(1) delivery of an Environmental Impact Study that is satisfactory to the City Transportation and Works Department and Credit Valley Conservation.			

3. By-law Number 0225-2007, as amended, is further amended by deleting Exception Tables 8.2.3.6, 8.2.3.7 and 8.2.3.31 for the lands identified on the attached Schedule "A".

4. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.101 and substituting the following therefor:

8.2.3.101	Exception: E2-101	Map # 18	By-law:
In an E2-101 zone the applicable regulations shall be as specified for a E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.101.1	Lands zoned E2-101 shall only be used for the following:		
	<ul style="list-style-type: none">(1) Office(2) Broadcasting/Communication Facility(3) Science and Technology Facility(4) Restaurant(5) Take-out Restaurant(6) Commercial School(7) Financial Institution(8) Banquet Hall/Conference Centre/Convention Centre(9) Overnight Accommodation(10) Active Recreational Use(11) Recreational Establishment(12) Private Club(13) Parking Lot(14) University/College(15) Courier/Messenger Service(16) Education and Training Facility		
Regulations			
8.2.3.101.2	The provision contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.101.3	For the purposes of this By-law, all lands zoned E2-101 shall be consider one lot		
8.2.3.101.4	Maximum floor space index - non-residential used for office and overnight accommodation		0.7
8.2.3.101.5	Minimum landscaped area		30% of the lot area
8.2.3.101.6	The lot line abutting North Sheridan Way shall be deemed to be the front lot line		
8.2.3.101.7	Maximum height		5 storeys
8.2.3.101.8	Minimum depth of a landscaped buffer measured from a lot line that abuts a Residential Zone		4.5 m

5. The greyed-out text, identified in Items 1 to 4 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

6. Map Number 18 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E2-5" to "H-E2-5", "G1" and "G2"; "E2-6", "E2-7" and "E2-31" to "E2-5"; "E2-6" to "E2-101"; and, "OS2" to "U" the zoning of Part of Lots 31, 32, 33, 34 and 35, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-E2-5", "E2-5", "E2-101", "G1", "G2" and "U" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-E2-5", "E2-5", "E2-101", "G1", "G2" and "U" zoning indicated thereon.
7. Map Number 18 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting therefrom and adding thereto the "Greenbelt Overlay" to Part of Lot 33, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "Greenbelt Overlay" shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law.
8. This By-law shall not come into force until Mississauga Official Plan Amendment Number 40 is in full force and effect.

ENACTED and PASSED this _____ day of _____, 2015.

MAYOR

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to implement land use policies for the Sheridan Park Corporate Centre by revising and updating the existing zone categories and regulations.

This By-law amends the zoning of the properties outlined on the attached Schedule "A" from "E2-5" (Employment - Exception) to "H-E2-5" (Employment - Exception), "G1" (Greenbelt - Natural Hazards) and "G2" (Greenbelt - Natural Features), "E2-6" (Employment - Exception), "E2-7" (Employment - Exception) and "E2-31" (Employment - Exception) to "E2-5" (Employment - Exception); "E2-6" (Employment - Exception) to "E2-101" (Employment - Exception); and, "OS2" (Open Space - City Park) to "U" (Utility).

"E2-5" permits a limited range of employment uses with a Floor Space Index of 0.4 times the lot area.

"E2-6" permits a broader range of employment uses than "E2-5" with a Floor Space Index of 0.4 times the lot area.

"E2-7" permits a broader range of employment uses than "E2-5" with a Floor Space Index of 0.6 times the lot area, including office uses.

"E2-31" permits a limited range of employment uses, including a private school, with a Floor Space Index of 0.4 times the lot area.

"E2-101" permits a range of employment uses with a Floor Space Index of 0.7 for overnight accommodation and office uses.

"OS2" permits City parkland.

"E2-5" (amended) permits a broader range of land uses, maintaining a science and technology component, with a Floor Space Index ranging from 0.4 to 0.6 times the lot area, depending on the type of uses.

Upon removal of the "H" provision, "E2-5" will permit the range of uses as noted above.

"E2-101" (amended) permits a range of employment uses, but no longer includes manufacturing, warehousing or wholesaling facilities, among other employment uses, in conformity with the land use policies for Sheridan Park Corporate Centre. The Floor Space Index remains at 0.7 for overnight accommodation and office uses.

"G1" permits flood control, stormwater management, erosion management and natural heritage features and areas conservation.

"G2" permits natural protection area and natural heritage features and areas conservation.

"U" permits utility building, water treatment facility, sewage treatment facility and electric transformer and distribution facility.

The "Greenbelt Overlay" is removed from lands that are rezoned to "G1" from "E2-5" where it is currently shown on Map 18, and further is added to lands identified by Credit Valley Conservation as Natural Hazard Lands, in the hydro corridor to the north of the site.

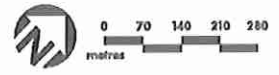
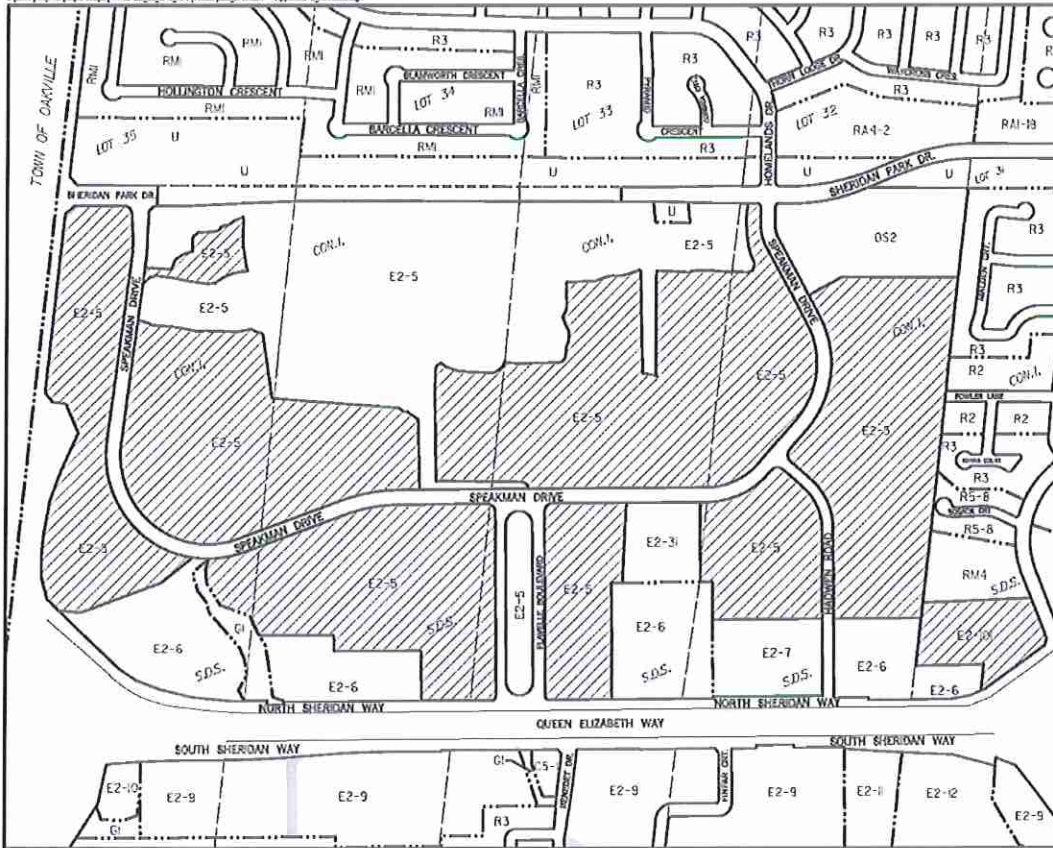
Location of Lands Affected

Portions of the Sheridan Park Corporate Centre Character Area, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Portions of the Sheridan Park Corporate Centre Character Area, in the City of Mississauga, as shown on the attached Map designated as Appendix "B".

Further information regarding this By-law may be obtained from Lisa Christie of the City Planning and Building Department at 905-615-3200 ext. 5542.

<http://teamsites.mississauga.ca/sites/18/Bylaws/CD.05.SHE.le.September.15.2015.docx>



GREENBELT OVERLAY

This is not a Plan of Survey.

CITY OF MISSISSAUGA

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THIS IS APPENDIX "B" TO
BY-LAW _____

