

# City of Mississauga

# Corporate Report



Date: July 3, 2020  To: Chair and Members of Planning and Development Committee	Originator's files: OZ 19/019 W5
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: July 27, 2020

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 5)**

**Rezoning application to permit a gas bar with an accessory convenience retail and service kiosk with revised performance standards including a take-out restaurant that is larger than permitted in the zoning by-law and reduced parking**

**1480 Derry Road East, southwest corner of Derry Road East and Dixie Road**

**Owner: Prabh Aulakh Ltd.**

**File: OZ 19/019 W5**

## Recommendation

That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the application by Prabh Aulakh Ltd. to permit a gas bar with an accessory convenience retail and service kiosk with revised performance standards including a take-out restaurant that is larger than permitted in the zoning by-law and reduced parking, under File OZ 19/019 W5, 1480 Derry Road East, be received for information.

## Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

## PROPOSAL

The rezoning application is required to permit a gas bar with an accessory convenience retail and service kiosk with revised performance standards including a take-out restaurant that is larger than permitted in the zoning by-law and reduced parking. The applicant is proposing to amend the zoning by-law from **D (Development)** to **C5-Exception (Motor Vehicle Commercial)** to implement this development proposal.

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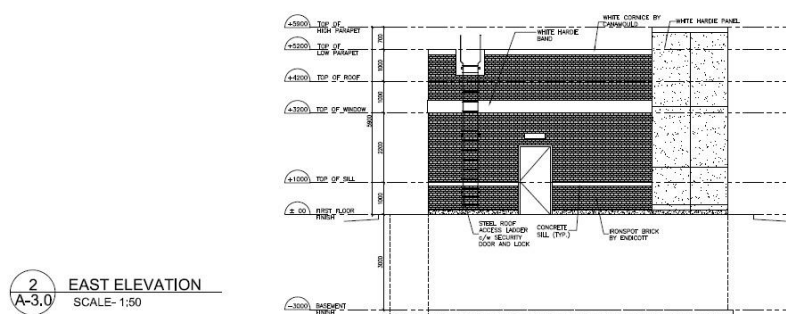
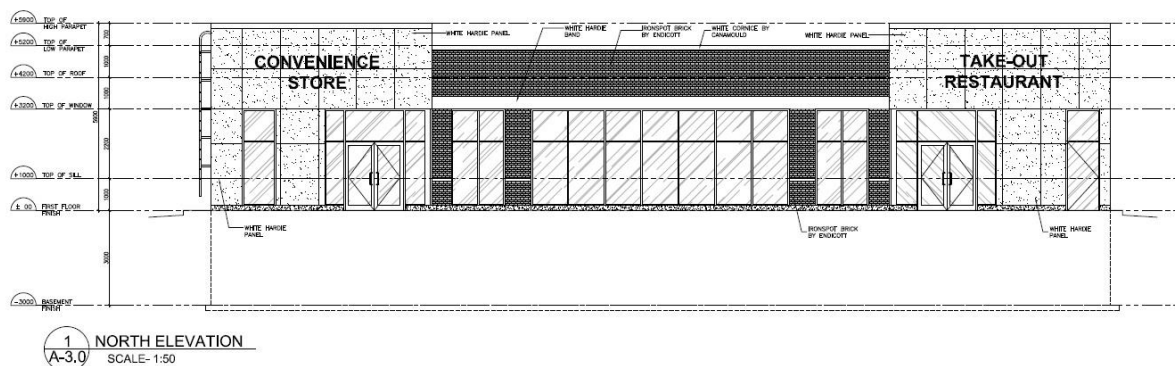
During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

## Comments

The property is located at southwest corner of Dixie Road and Derry Road East within the Northeast Employment Area (West) Character Area (Northeast Employment Area). The site is currently vacant with a temporary trailer parked along the west property line.



Aerial image of 1480 Derry Road East



Applicant's rendering of the elevations of the proposed gas bar with an accessory convenience retail and service kiosk and take-out restaurant.

## LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

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The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Agency and department comments are summarized in Appendix 1, Section 7.

### **Financial Impact**

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

### **Conclusion**

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of the proposed zoning standards, ensuring compatibility with the surrounding area and community consultation and input.

### **Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis




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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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