



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 12, 2006

**AFTERNOON SESSION – CANCELLED
EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

Internet Address - <http://www.mississauga.ca>

Members

Councillor Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2) (Chair)
Councillor Maja Prentice (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5)
Councillor George Carlson (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9)
Mayor Hazel McCallion

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CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

1. Sign By-law 0054-2002, as amended - Sign Variance Applications
2. PUBLIC MEETING - Rezoning Application to permit a broader range of retail uses, including recognition of uses currently operating within the existing plaza, 3643 and 3647 Dixie Road, East side of Dixie Road, south of Burnhamthorpe Road East, Owner: Orchard Garden Markets Ltd., Applicant: Hugh Thompson, Golden Path International, Bill 20, OZ 05/044 W3, Ward 3
3. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit two 18 storey residential condominium buildings containing 424 apartment units and a community park, 1075 Southdown Road and 2007 Lakeshore Road West, Northeast corner of Lakeshore Road West and Southdown Road, Owner: Stonebrook Properties Inc., Applicant: Glen Schnarr and Associates Inc., Bill 20, OZ 04/037 W2, Ward 2
4. SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning Applications to permit a wellness centre, 1489 Hurontario Street, Northeast corner of Hurontario Street and Pinewood Trail, Owner: Dupal Holdings Inc., Applicant: Glen Broll, Glen Schnarr and Associates Inc., Bill 20, OZ 05/036 W1, Ward 1

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – JUNE 12, 2006

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DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

1. Sign By-law 0054-2002, as amended - Sign Variance Applications

Report dated May 23, 2006 from the Commissioner of Planning and Building with respect to a Sign By-law 0054-2002, as amended - Sign Variance Applications.

RECOMMENDATIONS:

That the Report dated May 23, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two Sign Variance Applications described in Appendix 1 to 2 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 06-00456
Ward 2
Tim Hortons
2165 Royal Windsor Drive

To permit the following:

- (i) One menu board and one pre menu board located adjacent to the drive through lane.
 - (ii) One fascia sign located on the east elevation of the building.
- (b) Sign Variance Application 06-00574
Ward 6
Shell
1250 Eglinton Avenue West

To permit the following:

- (i) One fascia sign located on the west elevation of the Shell car wash.

BL.03.Sign (2006)

2. PUBLIC MEETING - Rezoning Application to permit a broader range of retail uses, including recognition of uses currently operating within the existing plaza, 3643 and 3647 Dixie Road, East side of Dixie Road, south of Burnhamthorpe Road East, Owner: Orchard Garden Markets Ltd., Applicant: Hugh Thompson, Golden Path International, Bill 20, OZ 05/044 W3, Ward 3

Report dated May 23, 2006 from the Commissioner of Planning & Building with respect to a Rezoning Application to permit a broader range of retail uses, including recognition of uses currently operating within the existing plaza, 3643 and 3647 Dixie Road, East side of Dixie Road, south of Burnhamthorpe Road East, Owner: Orchard Garden Markets Ltd., Applicant: Hugh Thompson, Golden Path International, Bill 20, OZ 05/044 W3, Ward 3

RECOMMENDATION:

That the Report dated May 23, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from “DC-1792” (District Commercial) to “DC-Special Section” (District Commercial) to permit a broader range of retail uses on the subject lands under file OZ 05/044 W3, Orchard Garden Markets Ltd., 3643 and 3647 Dixie Road, be received for information.

OZ 05/044 W3

3. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit two 18 storey residential condominium buildings containing 424 apartment units and a community park, 1075 Southdown Road and 2007 Lakeshore Road West, Northeast corner of Lakeshore Road West and Southdown Road, Owner: Stonebrook Properties Inc., Applicant: Glen Schnarr and Associates Inc., Bill 20, OZ 04/037 W2, Ward 2

Report dated May 23, 2006, from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Applications to permit two 18 storey residential condominium buildings containing 424 apartment units and a community park, 1075 Southdown Road and 2007 Lakeshore Road West, Northeast corner of Lakeshore Road West and Southdown Road, Owner: Stonebrook Properties Inc., Applicant: Glen Schnarr and Associates Inc., Bill 20, OZ 04/037 W2, Ward 2

RECOMMENDATION:

That the Report dated May 23, 2006, from the Commissioner of Planning and Building recommending approval of the applications under file OZ 04/037 W2, Stonebrook Properties Inc., 1075 Southdown Road and 2007 Lakeshore Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan from "Residential High Density II", "Mainstreet Commercial" and "Greenbelt" to "Residential High Density II-Special Site" and "Community Park" to permit two 18 storey residential condominium buildings containing 424 apartment units and a community park be approved.
3. That the application to change the Zoning from "H-RM7D5-2093" (Residential Apartments with Holding Provision), "AC6" (Automotive Commercial) and "G" (Greenbelt) to "H-RM7D5-Special Section" (Residential Apartments with Holding Provision) and "O1" (Open Space) to permit two 18 storey residential condominium buildings containing 424 apartment units and a community park be approved in accordance with the zoning standards outlined in Appendix S-5 attached to this report and subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
4. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new Mississauga Zoning By-law be amended from "H-RA4-23" (Residential Apartments with Holding Provision) to "H-RA4-Exception" (Residential Apartments with Holding Provision) subject to conditions contained in recommendation 3.

5. That the "H" Holding Provision is to be removed from the "H-RM7D5-Special Section" (Residential Apartments with Holding Provision) zone applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated May 23, 2006, from the Commissioner of Planning and Building, have been satisfactorily addressed.
6. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

OZ 04/037 W2

4. SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning Applications to permit a wellness centre, 1489 Hurontario Street, Northeast corner of Hurontario Street and Pinewood Trail, Owner: Dupal Holdings Inc., Applicant: Glen Broll, Glen Schnarr and Associates Inc., Bill 20, OZ 05/036 W1, Ward 1

Report dated June 1, 2006 from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Applications to permit a wellness centre, 1489 Hurontario Street, Northeast corner of Hurontario Street and Pinewood Trail, Owner: Dupal Holdings Inc., Applicant: Glen Broll, Glen Schnarr and Associates Inc., Bill 20, OZ 05/036 W1, Ward 1

RECOMMENDATIONS:

That the Report dated June 1, 2006, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 05/036 W1, Dupal Holdings Inc., 1489 Hurontario Street, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential Low Density I - Special Site 2" to "Residential Low Density I - Special Site 2 as amended" to permit a wellness centre, be approved subject to the following:
 - (a) that a new subsection (h) be added to Special Site Policy 2 of the Mineola District Policies of Mississauga Plan to permit a wellness centre at 1489 Hurontario Street with a maximum gross floor area of 236 m² (2,540 sq. ft.).

2. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
3. That the application to change the Zoning from "R1-2064" (Residential Detached) to "R1- Special Section" (Office/ Commercial) to permit a wellness centre, in addition to the currently permitted residential uses, be approved in accordance with the zoning standards outlined in Appendix S-5 to this report.
4. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new Mississauga Zoning By-law be amended from "R1-2" (Residential Infill) to "R1-Exception" (Office/Commercial) subject to conditions contained in recommendation 3.
5. That the applicant agree to satisfy all the requirements of the City and any other agency concerned with the development.
6. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
7. That the Commissioner of Planning and Building be directed to conduct a review of the Special Site 2 policies of the Mineola District which examines, among other things, the appropriateness of specific office and non-residential uses and their associated development standards and report back to the Planning and Building Committee on the results of the evaluation.
8. That a Working Committee comprised of City staff, members of the Credit Reserve Association, and Hurontario Street property owners, be established to provide assistance and feedback on the review.

OZ 05/036 W1

ADJOURNMENT