



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, DECEMBER 5, 2006**

**AFTERNOON SESSION – 1:30 P.M.**

**EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1  
<http://www.mississauga.ca>

### Members

Councillor Carmen Corbasson (Ward 1)  
Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7)  
Councillor Katie Mahoney (Ward 8)  
Councillor Pat Saito (Ward 9) (Chair)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

Contact: Shalini Alleluia, Committee Coordinator, Office of the City Clerk  
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**INDEX - PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 5, 2006**

**CALL TO ORDER**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 PM**

1. PUBLIC MEETING –Rezoning application to permit a place of religious assembly, private school, day care, commercial school and business employment uses at 6630 Turner Valley Road (south/west corner of Argentia Road and Turner Valley Road)  
Owner: Meadowvale First Baptist Church, Applicant: Glen Schnarr and Associates Inc.  
Bill 20, OZ 06/005 W9, Ward 9
2. Amendments to the *Planning Act* Processing Fees By-law
3. Official Plan Amendment 40 – Upper Hurontario Street Corridor  
Review of Land Uses and Urban Design Guidelines – Report on Comments
4. Appeals to Amendment 49 to the Mississauga Plan - Streetsville District Policies
5. Proposed Amendments to Special Site 2 – Mineola District Policies of Mississauga Plan

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 5, 2006**

**EVENING SESSION – 7:00 PM**

6. PUBLIC MEETING - Draft Plan of Subdivision Application for 41 Detached Dwellings fronting on a new public road (Block 26, Plan 43M-1607) south side of Erin Centre Blvd., west of Tenth Line West, Owner/ Applicant: The Erin Mills Development Corporation, Bill 20, T-M06004 W10, Ward 10
  
7. ADDENDUM 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
  
8. SUPPLEMENTARY REPORT – Rezoning Application to permit a medical therapy office at 1484 Hurontario Street (north/west corner of Hurontario Street and Indian Valley Trail), Owner: Natalia Zimochod Applicant: Greg Dell and Associates, Bill 20, OZ 05/025 W1 Ward 1
  
9. SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning Applications to permit a WalMart store with an accessory automobile repair garage and to expand the area to which retail and service commercial uses apply, 800 Matheson Boulevard, West of Mavis Road between Plymouth Drive and Matheson Boulevard West, Owners: Orlando Corporation, Applicant: Goldberg Group, Bill 20, OZ 05/013 W6, Ward 6

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 5, 2006**

**CALL TO ORDER**

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**AFTERNOON SESSION – 1:30 PM**

1. PUBLIC MEETING – Rezoning application to permit a place of religious assembly, private school, day care, commercial school and business employment uses at 6630 Turner Valley Road (south/west corner of Argentia Road and Turner Valley Road) Owner: Meadowvale First Baptist Church, Applicant: Glen Schnarr and Associates Inc. Bill 20, OZ 06/005 W9, Ward 9

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to a Rezoning application to permit a place of religious assembly, private school, day care, commercial school and business employment uses at 6630 Turner Valley Road (south/west corner of Argentia Road and Turner Valley Road) Owner: Meadowvale First Baptist Church, Applicant: Glen Schnarr and Associates Inc. Bill 20, OZ 06/005 W9, Ward 9

**RECOMMENDATION**

That the Report dated November 14, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from "M1" (Industrial) to "M1" – Special Section" (Industrial) to permit the existing community uses to continue on a permanent basis including a place of religious assembly, private school, day care, commercial school and business employment uses under file OZ 06/005 W9, Meadowvale First Baptist Church, 6630 Turner Valley Road, be received for information.

OZ 06/005 W9

2. Amendments to the *Planning Act* Processing Fees By-law

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to Amendments to the Planning Act Processing Fees By-law.

RECOMMENDATION

That a by-law to establish and require payment of various fees and charges under the authority of the *Planning Act* and to repeal by-law 0414-2005, as amended by By-law Number 0492-2005, be enacted incorporating recommended revisions as outlined in Appendices 1 and 2 attached to the Report dated November 14, 2006 from the Commissioner of Planning and Building entitled “*Planning Act* Processing Fees By-law”.

RECOMMEND APPROVAL

FA.11

CD.21.DEV

3. Official Plan Amendment 40 – Upper Hurontario Street Corridor  
Review of Land Uses and Urban Design Guidelines – Report on Comments

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to Official Plan Amendment 40 – Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines – Report on Comments

RECOMMENDATION

That the following recommendations of the report titled “Official Plan Amendment 40 - Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines - Report on Comments” dated November 14, 2006 from the Commissioner of Planning and Building be adopted:

- a) that the proposed policy 4.15.4.1.3 in Section 7 of OPA 40 be amended to read as follows:

“Notwithstanding Section 4.15.4.1, existing single-storey financial institutions, free-standing restaurants and drive-throughs, which are not substantially screened from Hurontario Street by a building, will be permitted as they exist on the day these policies come into effect provided, however, that the reconstruction or alteration of these uses may be permitted if the proposal results in a visual or functional improvement of the site which achieves the intent and policies of the Gateway District Policies.”

- b) that the proposed policy 4.15.5.3.b, Site 2, Special Site Policies, in Section 10 of OPA 40 be amended to read as follows:

“The reconstruction or alteration of the existing car wash at the south-east corner of Hurontario Street and Derry Road East may be permitted if the proposal results in a visual or functional improvement of the site which achieves the intent and policies of the Gateway District Policies.”

- c) that the first bullet point in the proposed policy 4.15.3.2 in Section 13 of OPA 40 be amended to read as follows:

- “built-form at the corners of these intersections should have prominence, occupy a majority of the streetline and be a minimum of three (3) storeys. The reconstruction of the service stations at the south-east and south-west corners of Hurontario Street and Derry Road East/West for motor vehicle commercial purposes may be permitted if it results in an improvement of the site by meeting the spirit and intent of this Plan by providing, for example, a building which appears to have the massing, height and built-form of two-storeys.”

RECOMMEND APPROVAL

CD.04.HUR

4. Appeals to Amendment 49 to the Mississauga Plan - Streetsville District Policies

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to Appeals to Amendment 49 to the Mississauga Plan - Streetsville District Policies

RECOMMENDATION

That the report titled “Appeals to Amendment 49 to Mississauga Plan - Streetsville District Policies” dated November 14, 2006 from the Commissioner of Planning and Building, be received for information.

RECOMMEND RECEIPT

CD.03.STR

5. Proposed Amendments to Special Site 2 – Mineola District Policies of Mississauga Plan

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to Proposed Amendments to Special Site 2 – Mineola District Policies of Mississauga Plan

RECOMMENDATION:

That a public meeting be held at the Planning and Development Committee to consider the following recommendations in the report titled “Proposed Amendments to Special Site 2 - Mineola District Policies of Mississauga Plan” dated November 14, 2006 from the Commissioner of Planning and Building:

1. That Section 4.24.7.3, Site 2, Mineola District Policies, be amended by deleting subsections a. through e. and replacing them with the following, and renumbering subsections f. and g. as h. and i., respectively:

- “a. The following uses will also be permitted:
  - offices
  - detached dwellings in combination with office uses or home occupations
  - a maximum of four apartment units
  - a maximum of three apartment units in combination with office uses;
  - retail commercial uses will not be permitted;
- b. all buildings, including signage, whether new or modified will have a residential appearance which is compatible with the form, design, and scale of the surrounding residential area;

- c. the use must be of a nature and intensity that results in a low parking demand and does not negatively impact the function of Hurontario Street nor abutting local roads. In this regard, applicants for rezoning will be required to demonstrate through the submission of traffic and parking impact studies and business operation information, that the proposed use is suitable for its intended location;
- d. all required office related parking will be accommodated primarily within the front and side yards and with a minimal loss of vegetation. Alternative parking locations may be considered for apartments, and to address tree preservation issues, traffic safety matters or conflicts with underground utilities.

In exceptional circumstances, office parking may be considered in the rear yard provided there is no detrimental impact to the abutting residential properties. In this regard the applicant will be required to demonstrate that the following criteria have been addressed: appropriate landscaped screening of the parking area, overlook conditions and compatibility with adjacent rear yards in terms of grading, drainage, noise and lighting impacts.

- e. the Hurontario Street and side street frontages are required to be enhanced with extensive landscaping to visually screen the street. On-site surface parking areas are not permitted to dominate the streetscape and must be suitably screened with a landscaped buffer of a sufficient size and configuration to sustain plants and trees;
- f. the maximum permitted gross floor area for new or modified buildings is 190 m<sup>2</sup> (2,045 sq. ft.) plus 20% of the lot area. The maximum permitted gross floor area for a medical office or a real estate office in a new or modified building is 250 m<sup>2</sup> (2,691 sq. ft.). No building will exceed a total gross floor area of 420 m<sup>2</sup> (4, 521 sq. ft.);
- g. the maximum lot coverage will not exceed 25% of the lot area and the maximum building height will not exceed two storeys.”



2. That the proposed site development standards attached as Appendix 11 to the report titled “Proposed Amendments to Special Site 2 - Mineola District Policies of Mississauga Plan,” dated November 14, 2006 from the Commissioner of Planning and Building be applied in the review of future development proposals until such time as they are incorporated into the Zoning By-law.

RECOMMEND APPROVAL

CD.03.MIN

**EVENING SESSION – 7:00 PM**

6. PUBLIC MEETING - Draft Plan of Subdivision Application for 41 Detached Dwellings fronting on a new public road (Block 26, Plan 43M-1607) south side of Erin Centre Blvd., west of Tenth Line West, Owner/ Applicant: The Erin Mills Development Corporation, Bill 20, T-M06004 W10, Ward 10

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to a Draft Plan of Subdivision Application for 41 Detached Dwellings fronting on a new public road (Block 26, Plan 43M-1607) south side of Erin Centre Blvd., west of Tenth Line West, Owner/ Applicant: The Erin Mills Development Corporation, Bill 20, T-M06004 W10, Ward 10

**RECOMMENDATION**

That the Report dated November 14, 2006, from the Commissioner of Planning and Building regarding the application to permit forty-one (41) lots for detached dwellings fronting on a new public road under file T-M06004 W10, The Erin Mills Development Corporation: Neighbourhood 406 Phase 2A, Block 26, Plan 43M-1607, south side of Erin Centre Boulevard, west of Tenth Line West, be received for information.

T-M-06004 W10

7. ADDENDUM 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 November 14, 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

The Supplementary Report was deferred from the Planning and Development Committee meeting of June 12, 2006.

RECOMMENDATION

That the Report dated November 14, 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 notwithstanding that subsequent to the public meeting, changes to the applications 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 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 conditions:
  - (a) that a new subsection (h) be added to the 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 m<sup>2</sup> (2,540 sq. ft.).
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 A-3 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.

OZ 05/036 W1

8. SUPPLEMENTARY REPORT – Rezoning Application to permit a medical therapy office at 1484 Hurontario Street (north/west corner of Hurontario Street and Indian Valley Trail) Owner: Natalia Zimochod, Applicant: Greg Dell and Associates, Bill 20, OZ 05/025 W1 Ward 1

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to a Rezoning Application to permit a medical therapy office at 1484 Hurontario Street (north/west corner of Hurontario Street and Indian Valley Trail) Owner: Natalia Zimochod, Applicant: Greg Dell and Associates, Bill 20, OZ 05/025 W1 Ward 1

#### RECOMMENDATION

That the Report dated November 14, 2006, from the Commissioner of Planning and Building recommending refusal of the application under File OZ 05/025 W1, Natalia Zimochod, 1484 Hurontario Street, northwest corner of Hurontario Street and Indian Valley Trail, be adopted in accordance with the following:

1. That the application to change the Zoning from "R2-2061" (Residential Detached) to "R2-Special Section" (Office) to permit a medical therapy office be refused.
2. That City Council direct Legal Services and representatives from appropriate City Departments to attend any Ontario Municipal Board proceedings which may take place in connection with this application in support of the recommendations outlined in the report dated November 14, 2006.

OZ 95/025 W1

9. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit a WalMart store with an accessory automobile repair garage and to expand the area to which retail and service commercial uses apply, 800 Matheson Boulevard, West of Mavis Road between Plymouth Drive and Matheson Boulevard West, Owners: Orlando Corporation, Applicant: Goldberg Group, Bill 20, OZ 05/013 W6, Ward 6

Report dated November 14, 2006 from the Commissioner of Planning and Building with respect to an Official Plan Amendment and Rezoning Applications to permit a WalMart store with an accessory automobile repair garage and to expand the area to which retail and service commercial uses apply, 800 Matheson Boulevard, West of Mavis Road between Plymouth Drive and Matheson Boulevard West, Owners: Orlando Corporation, Applicant: Goldberg Group, Bill 20, OZ 05/013 W6, Ward 6

RECOMMENDATION:

That the Report dated November 14, 2006, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 05/013 W6, Orlando Corporation, 800 Matheson Boulevard, West of Mavis Road between Plymouth Drive and Matheson Boulevard West, be adopted in accordance with the following recommendations:

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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 "Business Employment" to "General Commercial" be approved.
3. That the application to change the Zoning from "M1-2528" and DC-2683" to "DC - Special Section" to permit a department store with an accessory automobile repair garage in addition to the retail and service commercial uses listed in Appendix S-1, be approved subject to the following conditions:

- (a) That the implementing zoning by-law include the development standards identified in Appendix S-6;
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That as part of site plan approval the applicant be required to submit upgraded building details for the east and south building elevations and include upgraded building materials and a pedestrian connection to Matheson Boulevard West to the satisfaction of the City.
  5. 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 "E2-56" (Employment) and "C3-28" (General Commercial) to "C3 - Exception" (General Commercial) subject to conditions contained in Recommendation 3.
  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 05/013 W6

**ADJOURNMENT**