



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 27, 2006

AFTERNOON SESSION – 1:30 P.M.

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 C. Corbasson
Councillor P. Mullin
Councillor M. Prentice
Councillor F. Dale
Councillor E. Adams (Chair)
Councillor G. Carlson
Councillor N. Iannicca
Councillor K. Mahoney
Councillor P. Saito
Mayor H. McCallion

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INDEX - PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 27, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – 1:30 P.M.

1. **PUBLIC MEETING** - The Effects of Bill 124 and Municipal Services
2. Sign By-law 0054-2002, as amended - Sign Variance Applications
3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 1715 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North, Owner: Michael Morra Investments Co. Ltd., Applicant: David Brown, David Brown Associates
4. Bill 51, Planning and Conservation Land Statute Amendment Act, 2005
5. “Economic Influences on Population Growth and Housing Demand in the Greater Golden Horseshoe” - Neptis Foundation Report

INDEX - PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 27, 2006

EVENING SESSION – 7:00 P.M.

6. PUBLIC MEETING - Rezoning Application to permit a motor vehicle dealership and accessory uses, and retail and service commercial uses, 1186 Dundas Street West, Southwest corner of Dundas Street West and Old Carriage Road, Owner: I Lease Inc., Applicant: David Brown Associates, Bill 20, OZ 04/023 W7, Ward 7
7. Power Generating Facilities – Report on Comments
8. PUBLIC MEETING - Rezoning Application to permit retail commercial uses such as a retail warehouse club store, a department store, a garden centre, personal service shops, restaurants and/or retail stores, 3110 - 3140 Argentia Road, Part of Lot 13, Concession 11, Reference Plan 43R-25620, Southeast corner of Argentia Road and Tenth Line West, Owner/Applicant: W.C.-401 Developments Limited, Bill 20, OZ 05/040 W9, Ward 9
9. PUBLIC MEETING - 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
10. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit two 18 storey condominium tenure apartment buildings containing 418 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

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 27, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – 1:30 P.M.

1. **PUBLIC MEETING - The Effects of Bill 124 and Municipal Services**

Report dated February 13, 2006 from the Commissioner of Transportation & Works with respect to the Effects of Bill 124 and Municipal Services.

RECOMMENDATION:

That a by-law be enacted to ensure that no lands shall be used and no buildings or structures shall be erected or used which will result in the creation of a new or additional residential unit until the Commissioner of Transportation and Works has confirmed that municipal services are available in accordance with the City of Mississauga's minimum standards.

BL.08.Bui

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

Report dated February 7, 2006 from the Commissioner of Planning and Building with respect to the Sign By-law 0054-2002, as amended - Sign Variance Applications.

RECOMMENDATIONS:

That the Report dated February 7, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested Sign Variance Applications described in Appendices 1 to 4 of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 05-08335 (Appendix 1-1)
Ward 4
Amacon Development (Hurontario) Corporation
(Eden Park)
465 Burnhamthorpe Road West

To permit three (3) construction site signs which are not located on project property and located on the same street line with spacings of 19.5 m (63.98 ft.) and 20.5 m (67.26 ft.) respectively;

- (b) Sign Variance Application 05-8554 (Appendix 2-1)
Ward 6
Mississauga Carmel Mandarin Alliance Church
5725 Terry Fox Way

To permit a ground sign with a 1.1 m (3.61 ft.) setback from the street line;

- (c) Sign Variance Application 05-04901 (Appendix 3-1)
Ward 7
Amacon Development (Hurontario) Corporation
(Eden Park)
3530 Omeath Court

To permit one (1) construction site sign with a 0 m (0 ft.) setback from the property line and a 0.61 m (2 ft.) setback from the driveway entrance;

The granted variances are subject to compliance with other provisions of the Sign By-law.

2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 05-08459 (Appendix 4-1)
 Ward 4
 Sushi One Restaurant
 670 Eglinton Avenue West

To permit the following:

- (i) One (1) facia sign located on the side (east) elevation of the building on a unit of another tenant in the plaza.
- (ii) One (1) facia sign located above the upper limits of the first storey on the rear (north) elevation of the building.

BL.03.SIG (2006)

3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 1715 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North, Owner: Michael Morra Investments Co. Ltd., Applicant: David Brown, David Brown Associates

Report dated February 7, 2006 from the Commissioner of Planning & Building with respect to Payment-in-Lieu of Off-Street Parking (PIL) Application, 1715 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North, Owner: Michael Morra Investments Co. Ltd., Applicant: David Brown, David Brown Associates.

RECOMMENDATIONS:

That the Report dated February 7, 2006 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA. 31 05/002 W2, Michael Morra Investments Co. Ltd., 1715 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$8,785.00 be approved as the amount for the payment-in-lieu of seven (7) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the Payment-in-Lieu of Off-Street Parking agreement with Michael Morra Investments Co. Ltd. associated with the conversion of a portion of the basement to a private dining room and accessory office space for the existing restaurant at 1715 Lakeshore Road West.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

RECOMMEND APPROVAL

FA.31.05/002 W2

4. Bill 51, Planning and Conservation Land Statute Amendment Act, 2005

Report dated February 7, 2006 from the Commissioner of Planning & Building with respect to Bill 51, Planning and Conservation Land Statute Amendment Act, 2005.

RECOMMENDATION:

1. That the recommendations of the report titled “Bill 51, *Planning and Conservation Land Statute Amendment Act, 2005*” dated February 7, 2006 from the Commissioner of Planning and Building be adopted.

2. That the report titled “Bill 51, *Planning and Conservation Land Statute Amendment Act, 2005*” dated February 7, 2006 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing, Members of Provincial Parliament, and the Association of Municipalities of Ontario.

RECOMMEND APPROVAL

LA.07.Pro

5. “Economic Influences on Population Growth and Housing Demand in the Greater Golden Horseshoe” - Neptis Foundation Report

Report dated February 7, 2006 from the Commissioner of Planning & Building with respect to “Economic Influences on Population Growth and Housing Demand in the Greater Golden Horseshoe” - Neptis Foundation Report.

RECOMMENDATION:

That the report titled “*Economic Influences on Population Growth and Housing Demand in the Greater Golden Horseshoe*” - *Neptis Foundation Report* dated February 7, 2006 from the Commissioner of Planning and Building, be received for information.

RECOMMEND RECEIPT

CD.15

EVENING SESSION – 7:00 P.M.

6. PUBLIC MEETING - Rezoning Application to permit a motor vehicle dealership and accessory uses, and retail and service commercial uses, 1186 Dundas Street West, Southwest corner of Dundas Street West and Old Carriage Road, Owner: I Lease Inc., Applicant: David Brown Associates, Bill 20, OZ 04/023 W7, Ward 7

Report dated February 7, 2006 from the Commissioner of Planning & Building with respect to a Rezoning Application to permit a motor vehicle dealership and accessory uses, and retail and service commercial uses, 1186 Dundas Street West, Southwest corner of Dundas Street West and Old Carriage Road, Owner: I Lease Inc., Applicant: David Brown Associates, Bill 20, OZ 04/023 W7, Ward 7.

RECOMMENDATION:

That the Report dated February 7, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from “AC” (Automobile Commercial) to “DC – Special Section” (District Commercial) to permit a motor vehicle dealership and accessory uses, and retail and service commercial uses under file OZ 04/023 W7, I Lease Inc., 1186 Dundas Street West, be received for information.

OZ 04/023 W7

7. Power Generating Facilities – Report on Comments

Report dated February 7, 2006 from the Commissioner of Planning & Building with respect to Power Generating Facilities – Report on Comments.

RECOMMENDATION:

1. That the report dated February 7, 2006 from the Commissioner of Planning and Building recommending approval of the amendments to the Official Plan and Zoning By-law 5500, Streetsville and Port Credit Zoning By-Laws, be adopted in accordance with the following:

- (a) That the following definitions be added to Mississauga Plan, the existing Zoning By-laws and the Draft Comprehensive Zoning By-law:

POWER GENERATING FACILITY means a building or structure used for the production of electrical power, where output is greater than 5 MW and where the method of production is limited to combined cycle, cogeneration and renewable energy.

COGENERATION means the production of heat energy and electrical or mechanical power from one fuel source in the same facility.

COGENERATION FACILITY means a building or structure or parts thereof used for the production of electrical power, where the method of production is by means of cogeneration.

COMBINED CYCLE means a generation technology in which electricity is produced from an integrated cycle comprised of one or more gas combustion turbines where steam is generated through the recovery of thermal energy in the exhaust flow of the combustion turbine(s) to power the steam turbine.

RENEWABLE ENERGY means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

- (b) That Section 3.4.1.1.n Industrial, in Mississauga Plan and all other references to “Power Generating Stations” be replaced with “Power Generating Facility”;

- (c) That Section 110 (1) of Zoning By-law 5500 be amended as follows:

“In an “M1” (Industrial) zone, any person may use land or erect or use a building or structure for the purpose of manufacturing (except for a power generating facility), or industrial undertakings that....”

- (d) That Section 111 (1) of Zoning By-law 5500 be amended as follows:

“In an “M2” (Industrial) zone, any person may use land or erect or use a building or structure for the purpose of any manufacturing (except for a power generating facility) or industrial undertakings including...”

- (e) That Section 18 (1) (b) of the Streetsville Zoning By-law be amended as follows:

“Business Uses:

A bank, financial institution or money lending agency.

Any building for manufacturing (except for a power generating facility) or warehousing purposes including....”

- (f) That Section 17 (1) (1) of the Port Credit Zoning By-law be amended as follows:

“Any manufacturing (except for a power generating facility), processing, repairing.....”

- (g) That Section 18 (1) (1) of the Port Credit Zoning By-law be amended as follows:

“Any manufacturing (except for a power generating facility), processing, repairing.....”

- (h) That Mississauga Plan be amended to allow a “Cogeneration Facility” to be permitted as an accessory use on lands designated “Institutional” except for the Britannia Farm;

- (i) That all lands that are designated “Industrial” in Mississauga Plan and zoned “M1”, “M2”, “M2-297”, “M2-1678”, “M2-141”, “M2-2616” be rezoned to “M2 - Special Sections” to permit a “Power Generating Facility” in addition to their current permitted uses;

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- (j) That the former Lakeview Generating Station site be rezoned from “M1” to a “M2 – Special Section” to permit a Power Generating Facility”;
 - (k) That Section “I-1770” (Institutional) of Zoning By-law 5500 be amended to permit a “Cogeneration Facility” in addition to their current permitted uses;
 - (l) That Section “I-1301” (Institutional) of Zoning By-law 5500 be amended to permit a “Cogeneration Facility” in addition to their current permitted uses.
2. That the Planning and Building Department be directed to undertake a study of the appropriateness of permitting a “Cogeneration Facility” as an accessory use within the “Business Employment” designation, the “City Centre Planning District” and larger city owned facilities.
 3. That City Council direct staff to implement the Revised Expanded Development Conditions and Requirements (Part A of Appendix 2) contained in the report titled “Power Generating Facilities - Report on Comments” dated February 7, 2006 from the Commissioner of Planning and Building for consideration in all Requests for Proposals (RFPs) and in the evaluation of all applications for power generating facilities.
 4. That City Council direct staff to forward to the Province and the Region of Peel the Revised Expanded Development Conditions and Requirements (Part B of Appendix 2) contained in the report titled “Power Generating Facilities - Report on Comments” dated February 7, 2006 from the Commissioner of Planning and Building for consideration in all Requests for Proposals (RFPs) and in the evaluation of all applications for power generating facilities.
 5. That City Council authorize staff to retain consultants in the power generation field, on an as needed basis, to provide expert advice in the review and evaluation of all applications for power generating facilities.

6. That the report titled "Power Generating Facilities – Report on Comments" dated February 7, 2006 from the Commissioner of Planning and Building be forwarded for information, by the City Clerk, to the Ontario Power Authority, Ministry of Energy, Ministry of Environment, Ministry of Municipal Affairs and Housing, Peel District School Board, Region of Peel, City of Brampton, Region of Halton, Town of Oakville, Town of Milton, Town of Halton Hills, and the City of Toronto.

CD.09.Electric

8. PUBLIC MEETING - Rezoning Application to permit retail commercial uses such as a retail warehouse club store, a department store, a garden centre, personal service shops, restaurants and/or retail stores, 3110 - 3140 Argentia Road, Part of Lot 13, Concession 11, Reference Plan 43R-25620, Southeast corner of Argentia Road and Tenth Line West, Owner/Applicant: W.C.-401 Developments Limited, Bill 20, OZ 05/040 W9, Ward 9

Report dated February 7, 2006 from the Commissioner of Planning & Building with respect to a Rezoning Application to permit retail commercial uses such as a retail warehouse club store, a department store, a garden centre, personal service shops, restaurants and/or retail stores, 3110 - 3140 Argentia Road, Part of Lot 13, Concession 11, Reference Plan 43R-25620, Southeast corner of Argentia Road and Tenth Line West, Owner/Applicant: W.C.-401 Developments Limited, Bill 20, OZ 05/040 W9, Ward 9.

RECOMMENDATION:

That the Report dated February 7, 2006, from the Commissioner of Planning and Building, regarding the application to change the Zoning from "H-M1-1817" to "DC-Special Section" to permit retail commercial uses under file OZ 05/040 W9, W.C.-401 Developments Limited, 3110 – 3140 Argentia Road, Part of Lot 13, Concession 11, Reference Plan 43R-25620, southeast corner of Argentia Road and Tenth Line West, be received for information.

OZ 05/040 W9

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9. PUBLIC MEETING - 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 February 7, 2006 from the Commissioner of Planning & Building with respect to an 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.

RECOMMENDATION:

That the Report dated February 7, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I - Special Site 2" to "Residential Low Density I - Special Site 2 as amended" and to change the Zoning from "R1-2064" (Residential Detached) to "R1-Special Section" (Office/Commercial) to permit a wellness centre under file OZ 05/036 W1, Dupal Holdings Inc., 1489 Hurontario Street, be received for information.

OZ 05/036 W1

10. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit two 18 storey condominium tenure apartment buildings containing 418 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 February 7, 2006 from the Commissioner of Planning & Building with respect to an Official Plan Amendment and Rezoning Applications to permit two 18 storey condominium tenure apartment buildings containing 418 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 February 7, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential High Density II", "Mainstreet Commercial" and "Greenbelt" to "Residential High Density II - Special Site" and "Community Park" and to change the Zoning from "H-RM7D5-2093" (Residential Apartments with Holding Provision), "AC6" (Automotive Commercial) and "G" (Greenbelt) to "RM7D5-Special Section" (Residential Apartments) and "O1" (Open Space) to permit two 18 storey condominium tenure apartment buildings containing 418 units and a community park under file OZ 04/037 W2, Stonebrook Properties Inc., 1075 Southdown Road and 2007 Lakeshore Road West, be received for information.

OZ 04/037 W2

ADJOURNMENT