



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 26, 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 Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3) (Chair)
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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INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 26, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – 1:30 P.M.

1. Sign By-law 0054-2002, as amended - Sign Variance Applications
2. Payment-in-Lieu of Off-Street Parking (PIL) Application, 6 Helene Street North, North of Lakeshore Road East, west of Hurontario Street, Owner: Noelle Spaziani, Applicant: Michael Spaziani Architect Inc., Ward 1
3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 1673 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North, Owner: Nemitssa Holdings Limited, Applicant: David Brown, David Brown and Associates, Ward 2
4. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 3515 and 3525 Kariya Drive, West side of Hurontario Street, south of Elm Drive West, Owner: Amacon Development (Hurontario) Corp., Applicant: Amacon Development (Hurontario) Corp., Bill 20, H-OZ 05/002 W7, Ward 7
5. Site Plan Control By-law Update - City of Mississauga
6. Bram West Secondary Plan – Proposed Official Plan Amendments – City of Brampton
7. Public Health and Urban Form

INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 26, 2006
(AFTERNOON SESSION – Continued)

8. Proposed Interim Residential Intensification Policies

9. 2005 Building Permit Report

10. 2006 Housing Matters

11. Terms of Reference – Review of Special Site 2 Policies – Mineola District

The above report is the result of a recommendation from the Planning and Development Committee meeting of June 12, 2006. This report will be made available closer to the meeting date.

INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 26, 2006

EVENING SESSION – 7:00 P.M.

12. **PUBLIC MEETING** - Official Plan Amendment and Rezoning Applications to permit six street townhouses, 264 Hillcrest Avenue, south side of Hillcrest Avenue, west of Parkerhill Road, Owner: Royal Vista Homes (Hillcrest) Limited, Applicant: Humphries Planning Group, Bill 20, OZ 05/045 W7, Ward 7

13. **PUBLIC MEETING** - Rezoning and Draft Plan of Subdivision Applications to permit six detached dwellings on a new public road, 6316 Tenth Line West, Part of Lot 7, Concession 10 and Part of Block 157, Registered Plan 43M-750, West side of Tenth Line West, north of Switzer Gate, Owner: 2076695 Ontario Inc. (M. Riaz), Applicant: Flato Design and Management, Bill 20, OZ 05/046 W9 (T-M05011 W9), Ward 9

14. **PUBLIC MEETING** - Official Plan Amendment and Rezoning Applications to permit a Wal Mart 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

15. **PUBLIC MEETING** - Official Plan Amendment and Rezoning Applications to permit a 22 storey, 220 unit condominium apartment building with commercial uses at street level, a 16 storey, 150 unit seniors' apartment building, privately operated multi-use community space and to allow uses associated with the Lions Park redevelopment, 15 Hurontario Street and adjacent Lions Park, North of Lakeshore Road East and east of Hurontario Street, Owner: F. S. Port Credit Limited, Applicant: John D. Rogers and Associates Inc., Bill 20, OZ 05/024 W1, Ward 1

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – JUNE 26, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – 1:30 P.M.

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

Report dated June 6, 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 June 6, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendix 1 to 6 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 05-08459
Ward 4
Sushi One Restaurant
670 Eglinton Ave. W.

To permit the following:

- (i) One fascia sign located on the east elevation of the building.

- (b) Sign Variance Application 06-00545
Ward 2
Woodchester Investments Limited
2458 Dundas St. W.

To permit the following:

- (i) One multi-tenant fascia sign installed on the north elevation.

- (c) Sign Variance Application 06-00742
Ward 9
Chuck E Cheese
2945 Argentia Rd.

To permit the following:

- (i) Two fascia signs installed on the east elevation.
- (ii) Two fascia signs installed on the west elevation.

- (d) Sign Variance Application 06-00697
Ward 5
Airport Corporate Centre
1685 and 1705 Tech Avenue

To permit the following:

- (i) Two ground signs fronting Tech Avenue.
- (ii) The ground signs referenced in (i) to be located 0.3m setback from the street line.

- (e) Sign Variance Application 06-00698
Ward 5
Airport Corporate Centre
1660 and 1680 Tech Avenue

To permit the following:

- (i) Two ground signs fronting Tech Avenue.
- (ii) The ground signs referenced in (i) to be located 0.3m setback from the street line.

- (f) Sign Variance Application 06-00794
Ward 8
Credit Valley Hospital
2200 Eglinton Ave. West

To permit the following:

- (i) One fascia sign on the east elevation.

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

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

- (a) Sign Variance Application 05-08459
Ward 4
Sushi One Restaurant
670 Eglinton Ave. W

To permit the following:

- (i) One fascia sign located above the upper limits of the first storey of the north elevation.

BL.03.Sign (2006)

- 2. Payment-in-Lieu of Off-Street Parking (PIL) Application, 6 Helene Street North, North of Lakeshore Road East, west of Hurontario Street, Owner: Noelle Spaziani, Applicant: Michael Spaziani Architect Inc., Ward 1

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Payment-in-Lieu of Off-Street Parking (PIL) Application, 6 Helene Street North, North of Lakeshore Road East, west of Hurontario Street, Owner: Noelle Spaziani, Applicant: Michael Spaziani Architect Inc., Ward 1

RECOMMENDATION:

That the Report dated June 6, 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 06/001 W1, Noelle Spaziani, 6 Helene Street North, north of Lakeshore Road East, west of Hurontario Street, be adopted in accordance with the following for “Lump Sum” agreements:

1. That the sum of \$3,750.00 be approved as the amount for the payment-in-lieu of two (2) 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 PIL agreement with Noelle Spaziani for the expansion of the professional office within the existing building.
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 06/001 W1

3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 1673 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North, Owner: Nemitssa Holdings Limited, Applicant: David Brown, David Brown and Associates, Ward 2

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Payment-in-Lieu of Off-Street Parking (PIL) Application, 1673 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North, Owner: Nemitssa Holdings Limited, Applicant: David Brown, David Brown and Associates, Ward 2

RECOMMENDATION:

That the Report dated June 6, 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 05/006 W2, Nemitssa Holdings Limited, 1673 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 \$11,280.00 be approved as the amount for the payment in lieu of two (2) 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 PIL agreement with Nemitssa Holdings Limited for the expansion of a real estate office.
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 05/006 W2

4. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 3515 and 3525 Kariya Drive, West side of Hurontario Street, south of Elm Drive West, Owner: Amacon Development (Hurontario) Corp., Applicant: Amacon Development (Hurontario) Corp., Bill 20, H-OZ 05/002 W7, Ward 7

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 3515 and 3525 Kariya Drive, West side of Hurontario Street, south of Elm Drive West, Owner: Amacon Development (Hurontario) Corp., Applicant: Amacon Development (Hurontario) Corp., Bill 20, H-OZ 05/002 W7, Ward 7

RECOMMENDATION:

1. That the Report dated June 6, 2006, from the Commissioner of Planning and Building, recommending the removal of the “H” Holding Symbol from By-law 5500, for the lands located on the west side of Hurontario Street, south of Elm Street West, 3515 and 3525 Kariya Drive, under File H-OZ 05/002 W7, Amacon Development (Hurontario) Corp., be adopted.
2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council’s passage subject to the following:
 - a) the execution of a Development Agreement between the City and the applicant;
 - b) the execution of a Servicing Agreement for Municipal Works Only between the City, the Region and the applicant for the extension of Kariya Drive and installation of all related municipal services;
 - c) receipt from the applicant of written authorization for the City to exercise the option to purchase from The Peel District School Board Parts 2, 6, 7 and 8 on 43R-29874 required for the extension of Kariya Drive in accordance with the terms of the Option, Access and Road Construction Agreement between the applicant, the City and The Peel District School Board; and,
 - d) receipt of written consent from The Peel District School Board for the applicant to commence and undertake the extension of Kariya Drive on the school board lands prior to closing of the option to purchase.
3. That upon receipt of the written authorization from the applicant referred to in Paragraph 2 (c) above, City staff be directed to exercise the option to purchase and cash all securities posted by the applicant for the payment of the purchase price and closing costs under the Option, Access and Road Construction Agreement for the purchase of Parts 2, 6, 7 and 8 on 43R-29874 from The Peel District School Board for the southerly extension of Kariya Drive.

RECOMMEND APPROVAL

H-OZ 05/002 W7

5. Site Plan Control Update – City of Mississauga

Report dated June 6, 2006 from the Commissioner of Planning and Building with respect to Site Plan Control Update – City of Mississauga

RECOMMENDATION:

1. That Site Plan Control By-law 1127-85, as amended, and By-law 314-89 be repealed;
2. That a new Site Plan Control By-law be enacted in accordance with the draft By-law attached as Appendix 1 to the report from the Commissioner of Planning and Building dated June 6, 2006.

RECOMMEND APPROVAL

CD.21.Site Plan

6. Bram West Secondary Plan – Proposed Official Plan Amendments – City of Brampton

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Bram West Secondary Plan – Proposed Official Plan Amendments – City of Brampton

RECOMMENDATION:

That a copy of the report titled “Bram West Secondary Plan - Proposed Official Plan Amendments - City of Brampton” dated June 6, 2006 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the City of Brampton and Region of Peel.

RECOMMEND APPROVAL

CD.11.Bra

7. Public Health and Urban Form

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Public Health and Urban Form

RECOMMENDATION:

That the report titled "*Public Health and Urban Form*" dated June 6, 2006 from the Commissioner of Planning and Building, be received.

RECOMMEND RECEIPT

CD.06.Pub

8. Proposed Interim Residential Intensification Policies

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Proposed Interim Residential Intensification Policies

RECOMMENDATION:

That a public meeting be held at the Planning and Development Committee to consider proposed amendments to Mississauga Plan as outlined in the report titled "*Proposed Interim Residential Intensification Policies*" dated June 6, 2006 from the Commissioner of Planning and Building.

RECOMMEND APPROVAL

CD.15.RES

9. 2005 Building Permit Report

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to 2005 Building Permit Report.

RECOMMENDATION:

That the report titled *2005 Building Permit Report*, dated June 6, 2006 from the Commissioner of Planning and Building, be received for information.

RECOMMEND RECEIPT

CD.15.Data-Policy

10. 2006 Housing Matters

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to 2006 Housing Matters.

RECOMMENDATION:

That the report titled *2006 Housing Matters*, dated June 6, 2006 from the Commissioner of Planning and Building, be received for information.

RECOMMEND RECEIPT

PR.06.Housing Matters

11. Terms of Reference – Review of Special Site 2 Policies – Mineola District

The above report is the result of a recommendation from the Planning and Development Committee meeting on June 12, 2006. This report will be made available closer to the meeting date.

EVENING SESSION – 7:00 P.M.

12. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications to permit six street townhouses, 264 Hillcrest Avenue, south side of Hillcrest Avenue, west of Parkerhill Road, Owner: Royal Vista Homes (Hillcrest) Limited, Applicant: Humphries Planning Group, Bill 20, OZ 05/045 W7, Ward 7

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Official Plan Amendment and Rezoning Applications to permit six street townhouses, 264 Hillcrest Avenue, south side of Hillcrest Avenue, west of Parkerhill Road, Owner: Royal Vista Homes (Hillcrest) Limited, Applicant: Humphries Planning Group, Bill 20 OZ 05/045 W7, Ward 7

RECOMMENDATION:

That the Report dated June 6, 2006, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - Low Density I" to "Residential - Low Density II" and to change the Zoning from "R4" (Residential) to "RM5 – Special Section" (Residential) to permit six street townhouses under file OZ 05/045 W7, Royal Vista Homes (Hillcrest) Limited, 264 Hillcrest Avenue, be received for information.

OZ 05/045 W7

13. PUBLIC MEETING - Rezoning and Draft Plan of Subdivision Applications to permit six detached dwellings on a new public road, 6316 Tenth Line West, Part of Lot 7, Concession 10 and Part of Block 157, Registered Plan 43M-750, West side of Tenth Line West, north of Switzer Gate, Owner: 2076695 Ontario Inc. (M. Riaz), Applicant: Flato Design and Management, Bill 20, OZ 05/046 W9 (T-M05011 W9), Ward 9

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Rezoning and Draft Plan of Subdivision Applications to permit six detached dwellings on a new public road, 6316 Tenth Line West, Part of Lot 7, Concession 10 and Part of Block 157, Registered Plan 43M-750, West side of Tenth Line West, north of Switzer Gate, Owner: 2076695 Ontario Inc. (M. Riaz), Applicant: Flato Design and Management, Bill 20, OZ 05/046 W9 (T-M05011 W9), Ward 9

RECOMMENDATION:

That the Report dated June 6, 2006, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "A" (Agricultural) and "RL4 - 1508" (Residential) to "RL4 - Special Section" (Residential) and a draft plan of subdivision to permit six detached dwellings under files OZ 05/046 W9 and T-M05011 W9, 2076695 Ontario Inc., 6316 Tenth Line West, be received for information.

OZ 05/046 W9 (T-M05011 W9)

14. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications to permit a Wal Mart 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 June 6, 2006 from the Commissioner of Planning & Building with respect to an Official Plan Amendment and Rezoning Applications to permit a Wal Mart 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 June 6, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment" to "General Commercial" and to change the Zoning from "M1-2528" (Industrial) and "DC-2683" to "DC - Special Section" (District Commercial) to permit retail and service commercial uses including a department store (Wal Mart) with accessory automobile repair garage under file OZ 05/013 W6, Orlando Corporation, 800 Matheson Boulevard West, be received for information.

OZ 05/013 W6

15. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications to permit a 22 storey, 220 unit condominium apartment building with commercial uses at street level, a 16 storey, 150 unit seniors' apartment building, privately operated multi-use community space and to allow uses associated with the Lions Park redevelopment, 15 Hurontario Street and adjacent Lions Park, North of Lakeshore Road East and east of Hurontario Street, Owner: F. S. Port Credit Limited, Applicant: John D. Rogers and Associates Inc., Bill 20, OZ 05/024 W1, Ward 1

Report dated June 6, 2006 from the Commissioner of Planning & Building with respect to Official Plan Amendment and Rezoning Applications to permit a 22 storey, 220 unit condominium apartment building with commercial uses at street level, a 16 storey, 150 unit seniors' apartment building, privately operated multi-use community space and to allow uses associated with the Lions Park redevelopment, 15 Hurontario Street and adjacent Lions Park, North of Lakeshore Road East and east of Hurontario Street, Owner: F. S. Port Credit Limited, Applicant: John D. Rogers and Associates Inc., Bill 20, OZ 05/024 W1, Ward 1

RECOMMENDATION:

That the Report dated June 13, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan to revise the "Residential High Density I and Main Street Commercial-Special Site 4B" provisions and to change the zoning of the F.S. Port Credit Limited lands from "C1-604" (Restaurant), "H-R4" (Residential Apartments with Holding Provision) and "P" (Open Space) to "R4-Special Section" (Residential Apartments and Commercial) to permit a 22 storey, 220 unit

condominium apartment building with commercial uses at street level; a 16 storey, 150 unit seniors' apartment building; and privately operated multi-use community space, and to amend the Official Plan from "Residential High Density I-Special Site 4B" to "Open Space – Community Park" and to change the zoning for the City-owned Lions Park at the southeast corner of Park Street East and Hurontario Street from "P" (Open Space) and "H-R4" (Residential Apartments with Holding Provisions) to "P"-Special Section (Open Space) to allow uses associated with the Lions Park redevelopment under file OZ 05/024 W1, F.S. Port Credit Limited, 15 Hurontario Street and adjacent Lions Park, be received for information.

OZ 05/024 W1

ADJOURNMENT