



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MAY 15, 2006

**AFTERNOON SESSION – 1:30 P.M.
EVENING SESSION – CANCELLED**

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)
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 1) (Chair)
Mayor Hazel McCallion

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INDEX - PLANNING & DEVELOPMENT COMMITTEE – MAY 15, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – 1:30 P.M.

EVENING SESSION – CANCELLED

1. SUPPLEMENTARY REPORT – Rezoning Application 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, Southeast corner of Argentia Road and Tenth Line West, Owner/Applicant: W.C.-401 Developments Limited, Bill 20, OZ 05/040 W9, Ward 9
2. Options for Introducing a Visitor Parking Standard for Residential Apartment Development in City Centre
3. Town of Oakville Five Year Official Plan Review

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – MAY 15, 2006

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Report dated April 25, 2006 from the Commissioner of Planning and Building with respect to a Rezoning Application 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, 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 April 25, 2006, from the Commissioner of Planning and Building regarding the application under File OZ 05/040 W9, W.C.-401 Developments Limited, 3110 – 3140 Argentia Road, southeast corner of Argentia Road and Tenth Line 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 City Council direct Legal Services and representatives from the appropriate City Departments to attend the Ontario Municipal Board (OMB) hearing respecting the applicant's appeal of certain portions of Mississauga Plan and any related prehearing conferences and to retain expert witnesses, if necessary, to support the official plan changes recommended in this report.
3. That the application to change the Zoning from "H-M1-1817" (Industrial) to "DC-Special Section" (District Commercial) to permit retail commercial uses be approved subject to the following conditions:
 - (a) That the official plan changes recommended in this report are approved through the OMB appeal process.
 - (b) That the permitted uses and standards shall conform to those outlined in Appendix S-3, with the exception that a minimum 4.5 m (14.8 ft.) wide landscape strip be provided abutting Tenth Line West and Argentia Road.
 - (c) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That a new "C3-Exception" (Commercial) zone reflecting the conditions noted in Recommendation 3 of this report be approved as an alternative zone should the City's new Zoning By-law be passed by Council prior to the resolution of the Mississauga Plan land use designation through the OMB appeal process.
5. That Planning and Building Department staff be delegated the authority to determine if any further modifications will be required in relation to both the Mississauga Plan land use designation and the Zoning By-law regarding the applicant's appeal of certain portions of Mississauga Plan to the OMB.

2. Options for Introducing a Visitor Parking Standard for Residential Apartment Development in City Centre

Report dated April 25, 2006 from the Commissioner of Planning and Building with respect to Options for Introducing a Visitor Parking Standard for Residential Apartment Development in City Centre

RECOMMENDATION:

1. That the report titled "*Options for Introducing a Visitor Parking Standard for Residential Apartment Development in City Centre*" dated April 25, 2006, from the Commissioner of Planning and Building, be circulated to all landowners, including condominium corporations within the City Centre Planning District, the Urban Development Institute (Peel Chapter) and the Greater Toronto Home Builders' Association for review and comment by June 30, 2006.
2. That a public meeting be held at the Planning and Development Committee to consider the options contained in the report titled "*Options for Introducing a Visitor Parking Standard for Residential Apartment Development in City Centre*" dated April 25, 2006, from the Commissioner of Planning and Building.

RECOMMEND APPROVAL

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3. Town of Oakville Five Year Official Plan Review

Report dated April 25, 2006 from the Commissioner of Planning and Building with respect to Town of Oakville Five Year Official Plan Review

RECOMMENDATIONS:

That the report titled "Town of Oakville Five-Year Official Plan Review" dated April 25, 2006 from the Commissioner of Planning and Building, be received.

RECOMMEND RECEIPT

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ADJOURNMENT