



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MAY 29, 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) (Chair)  
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 9)  
Mayor Hazel McCallion

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**INDEX - PLANNING & DEVELOPMENT COMMITTEE – MAY 29, 2006**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED:**

**AFTERNOON SESSION – CANCELLED**

**EVENING SESSION – 7:00 P.M.**

1. Proposed Amendment to the Residential Low Density II Land Use Policies – Applewood District Policies of Mississauga Plan
2. Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines - Report on Comments
3. Sign By-law 0054-2002, as amended - Sign Variance Applications
4. PUBLIC MEETING - Official Plan Amendment and Rezoning to permit a dental office as a temporary use prior to redevelopment of the lands for two detached dwellings, 255 Queensway West, north side of Queensway West, west of Confederation Parkway, Owner: R. Benitez, C. Benitez and M. Parra, Applicant: M. Architecture Inc., Bill 20, OZ 05/022 W7, Ward 7
5. SUPPLEMENTARY REPORT - Rezoning and Payment-in-lieu of Off-Street Parking (PIL) Applications to permit retail and service commercial uses including a restaurant and outdoor patio, 707 Lakeshore Road East, Northeast corner of Lakeshore Road East and Cawthra Road, Owner: 656731 Ontario Ltd., Applicant: David Brown and Associates, Bill 20, OZ 03/029 W1 and FA.31.05/001 W1, Ward 1

6. SUPPLEMENTARY REPORT – Rezoning and Draft Plan of Subdivision Applications to permit 46 semi-detached dwellings and 1 detached dwelling, 3669 Tomken Road, Part of Lot 8, Concession 1, N.D.S. and Block A, Plan 800, East side of Tomken Road, south of Burnhamthorpe Road East, Owner: Weldon Properties Tomken Inc., Applicant: Glen Broll, Glen Schnaar & Associates Inc., Bill 20, OZ 05/007 W3 and T-M05005 W3, Ward 3

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – MAY 29, 2006**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED:**

**AFTERNOON SESSION – CANCELLED**

**EVENING SESSION – 7:00 P.M.**

1. Proposed Amendment to the Residential Low Density II Land Use Policies – Applewood District Policies of Mississauga Plan

Report dated May 29, 2006 from the Commissioner of Planning and Building with respect to a Proposed Amendment to the Residential Low Density II Land Use Policies – Applewood District Policies of Mississauga Plan.

**RECOMMENDATION:**

That a public meeting be held at the Planning and Development Committee to consider the following recommendation as outlined in the report titled “Proposed Amendment to the Residential Low Density II Land Use Policies – Applewood District Policies of Mississauga Plan” dated May 9, 2006 from the Commissioner of Planning and Building:

“That Section 4.3.4.1.2, Residential Low Density II, Land Use, Mississauga Plan Policies for the Applewood District be amended to read as follows: The Residential low Density II designation permits detached, semi-detached, and duplex dwellings at a density range of 18 - 30 units per net residential hectare (7.3 - 12.1 units per net residential acre).”

**RECOMMEND APPROVAL**

CD.03.Applewood

2. Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines - Report on Comments

Report dated May 9, 2006 from the Commissioner of Planning and Building with respect to the Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines - Report on Comments.

RECOMMENDATION:

That the following recommendations of the report titled “Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines - Report on Comments” dated May 9, 2006 from the Commissioner of Planning and Building be adopted:

- a) That Section 3.5, Commercial, in Mississauga Plan and all other relevant references to “Commercial” be replaced by “Retail Commercial”;
- b) That the “Amended Gateway District Policies” and the “Urban Design Policies - Gateway District” contained in Appendices 1 and 2, respectively of the report titled “Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines” dated July 12, 2005 (Appendix 1 of this report) be adopted as amended by the recommendations contained in Appendix 2 of this report titled “Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines - Report on Comments”.
- c) That the Zoning By-law for lands in the Upper Hurontario Street Corridor be amended in accordance with the land use policies and urban design vision with respect to land use, building height and building mass as contained in the report titled “Upper Hurontario Street Corridor – Review of Land Uses and Urban Design Guidelines - Report on Comments” dated May 9, 2006 from the Commissioner of Planning and Building.

RECOMMEND APPROVAL

CD.04.Hurontario

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

Report dated May 9, 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 9, 2006 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested Sign Variance Applications described in Appendix 1 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 05-08482  
     Ward 5  
     Holiday Inn  
     100 Britannia Road East

To permit one ground sign located within the sight triangle.

RECOMMEND APPROVAL

Bl.03.Sig (2006)

4. PUBLIC MEETING - Official Plan Amendment and Rezoning to permit a dental office as a temporary use prior to redevelopment of the lands for two detached dwellings, 255 Queensway West, north side of Queensway West, west of Confederation Parkway, Owner: R. Benitez, C. Benitez and M. Parra, Applicant: M. Architecture Inc., Bill 20, OZ 05/022 W7, Ward 7

Report dated May 9, 2006 from the Commissioner of Planning and Building with respect to an Official Plan Amendment and Rezoning to permit a dental office as a temporary use prior to redevelopment of the lands for two detached dwellings, 255 Queensway West, north side of Queensway West, west of Confederation Parkway, Owner: R. Benitez, C. Benitez and M. Parra, Applicant: M. Architecture Inc., Bill 20, OZ 05/022 W7, Ward 7.

RECOMMENDATION:

That the Report dated May 9, 2006, from the Commissioner of Planning and Building, regarding the application to amend the Official Plan to add a new “Special Site Policy” in the Cooksville District Policies of Mississauga Plan to permit a dental office as a temporary use for a period of up to 10 years prior to the redevelopment of the lands for two detached dwellings and to change the Zoning from “R2” (Residential) to a “R4-Special Section” (Residential) to permit a dental office as a temporary use and to permit two future detached dwellings under file OZ 05/022 W7, R. Benitez, C. Benitez and M. Parra, 255 Queensway West, be received for information.

OZ 05/022 W7

5. SUPPLEMENTARY REPORT - Rezoning and Payment-in-lieu of Off-Street Parking (PIL) Applications to permit retail and service commercial uses including a restaurant and outdoor patio, 707 Lakeshore Road East, Northeast corner of Lakeshore Road East and Cawthra Road, Owner: 656731 Ontario Ltd., Applicant: David Brown and Associates, Bill 20, OZ 03/029 W1 and FA.31.05/001 W1, Ward 1

Report dated May 9, 2006 from the Commissioner of Planning and Building with respect to Rezoning and Payment-in-lieu of Off-Street Parking (PIL) Applications to permit retail and service commercial uses including a restaurant and outdoor patio, 707 Lakeshore Road East, Northeast corner of Lakeshore Road East and Cawthra Road, Owner: 656731 Ontario Ltd., Applicant: David Brown and Associates, Bill 20, OZ 03/029 W1 and FA.31.05/001 W1, Ward 1.

RECOMMENDATION:

That the Report dated May 9, 2006, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 03/029 W1 and FA.31.05/001 W1, 656731 Ontario Ltd., 707 Lakeshore Road East, northeast corner of Lakeshore Road East and Cawthra Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application has 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 change the Zoning from "AC" (Automotive Commercial) to "DC-Special Section" (District Commercial) to permit retail and service commercial uses, including a restaurant and outdoor patio be approved in accordance with the proposed site specific development standards, as outlined in the Zoning section of this report and subject to the following conditions:
  - (a) That the Payment-in-Lieu of Off-Street Parking (PIL) application be approved and the applicant enter into the requisite PIL agreement;
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (c) 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.
3. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new draft Zoning By-law be amended from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial) subject to the conditions contained in recommendation 2.
4. That the Payment-in-Lieu of Off-Street Parking (PIL) application be approved in accordance with the following:
  - (a) That the sum of \$40,160.00 be approved as the amount for the payment-in-lieu of eight (8) 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;



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- (b) 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 656731 Ontario Ltd. associated with the conversion of the subject lands to restaurant use for the property located at 707 Lakeshore Road East;
- (c) 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 the 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.
5. That a Lakeview PIL reserve account be established to accommodate the subject application and any future PIL approvals within the Lakeview Planning District.

OZ 03/029 W1 and FA.31.05/001 W1

6. SUPPLEMENTARY REPORT – Rezoning and Draft Plan of Subdivision Applications to permit 46 semi-detached dwellings and 1 detached dwelling, 3669 Tomken Road, Part of Lot 8, Concession 1, N.D.S. and Block A, Plan 800, East side of Tomken Road, south of Burnhamthorpe Road East, Owner: Weldan Properties Tomken Inc., Applicant: Glen Broll, Glen Schnaar & Associates Inc., Bill 20, OZ 05/007 W3 and T-M05005 W3, Ward 3

Report dated May 9, 2006, from the Commissioner of Planning and Building with respect to Rezoning and Draft Plan of Subdivision Applications to permit 46 semi-detached dwellings and 1 detached dwelling, 3669 Tomken Road, Part of Lot 8, Concession 1, N.D.S. and Block A, Plan 800, East side of Tomken Road, south of Burnhamthorpe Road East, Owner: Weldan Properties Tomken Inc., Applicant: Glen Broll, Glen Schnaar & Associates Inc., Bill 20, OZ 05/007 W3 and T-M05005 W3, Ward 3.

RECOMMENDATION:

That the Report dated May 9, 2006, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 05/007 W3 and T-M05005 W3, Weldan Properties Tomken Inc., 3669 Tomken Road, Part of Lot 8, Concession 1, N.D.S. and Block A, Plan 800, east side of Tomken Road, south of Burnhamthorpe Road East, 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 amendments are hereby waived.
2. That the application to change the Zoning from "R4" (Detached Residential) and "RM1" (Semi-detached Residential) to "R5" (Detached Residential) and "RGM2-Special Section" (Residential Semi-detached Garage Control Zone) to permit one detached dwelling and 46 semi-detached dwellings in accordance with the proposed zoning standards described in the Supplementary Report, be approved subject to the following conditions:
  - (a) That the plan of subdivision be draft approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
  - (d) That in accordance with CPD Recommendation 121-91, as approved by Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development.

- (e) For those situations where a split drainage scheme is incorporated into the design of each lot, the minimum side yard on one side may be 0.9 m (3 ft.), provided that a minimum separation of 2.4 m (8 ft.) is maintained between dwellings on the opposite side.
3. That in the event the draft comprehensive zoning by-law is passed prior to the adoption of an amending zoning by-law to By-law 5500 for the subject lands, that a site specific by-law be brought forward which will have the effect of rezoning the subject lands from "R3" (Detached Dwellings-Typical Lots) and "RM1" (Semi-detached Dwellings) to "R5-Special Section" (Detached Dwellings-Typical Lots) and "RM2-Special Section" (Semi-detached Dwellings), subject to the provisions as outlined in Recommendation Number Two.
  4. That the Plan of Subdivision under file T-M05005 W3, be recommended for approval subject to the conditions of draft plan approval identified in Appendix S-5 from the Commissioner of Planning and Building, and those from any other agency.
  5. 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 36 months of the Council decision.

OZ 05/007 W3

T-M05005 W3

## **ADJOURNMENT**