



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 5, 2006

AFTERNOON SESSION – 1:30 P.M.

EVENING SESSION – 7:00 P.M.

**COUNCIL CHAMBER, PROVINCIAL COURT HOUSE
950 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ONTARIO L5C 3B4**

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) (Chair)
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 – SEPTEMBER 5, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – 1:30 P.M.

1. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit industrial, retail and service commercial uses such as department stores and retail in a big box format Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S. Southwest quadrant of Hurontario Street and Derry Road West, Derry-Ten Limited, Bill 20, OZ 03/025 W5, Ward 5

2. SUPPLEMENTARY REPORT – Rezoning Application to permit industrial uses, including a truck driving school, truck car wash and truck repair centre, 7351 Bramalea Road, East side of Bramalea Road, north of Drew Road, Owner: Malkit Dhaliwal (New Way Trucking) Applicant: Malkit Dhaliwal, Bill 20, OZ 00/014 W5, Ward 5

3. Places to Grow – Better Choices, Brighter Future – Growth Plan for the Greater Golden Horseshoe

INDEX - PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 5, 2006

EVENING SESSION – 7:00 P.M.

4. PUBLIC MEETING - Amendment 61 to Mississauga Plan - Residential Low Density II Land Use Policies - Applewood District Policies of Mississauga Plan

5. Report on Comments – Amendment 49 to Mississauga Plan – Streetsville District Policies

6. PUBLIC MEETING – Rezoning Application to permit a medical therapy office, 1484 Hurontario Street, Northwest corner of Hurontario Street and Indian Valley Trail, Owner: Natalia Zimochod, Applicant: Greg Dell and Associates, Bill 20, OZ 05/025, Ward 1

7. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit townhouse and detached dwellings under common element condominium tenure, 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Dunpar Developments Inc., Applicant: Dunpar Developments Inc., Bill 20, OZ 05/042 W3 (T-M05010 W3) Ward 3

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 5, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – 1:30 P.M.

1. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit industrial, retail and service commercial uses such as department stores and retail in a big box format Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S. Southwest quadrant of Hurontario Street and Derry Road West, Derry-Ten Limited, Bill 20, OZ 03/025 W5, Ward 5

Report dated August 15, 2006 from the Commissioner of Planning and Building with respect to an Official Plan Amendment and Rezoning Applications to permit industrial, retail and service commercial uses such as department stores and retail in a big box format Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S. Southwest quadrant of Hurontario Street and Derry Road West, Derry-Ten Limited, Bill 20, OZ 03/025 W5, Ward 5

RECOMMENDATIONS:

That the Report dated August 15, 2006, from the Commissioner of Planning and Building recommending refusal of the Official Plan Amendment and Rezoning applications under File OZ 03/025 W5, Derry-Ten Limited, Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S., southwest quadrant of Derry Road West and Hurontario Street, be adopted in accordance with the following:

1. That the applications to amend the Official Plan policies for the "Tertiary Office Centre" and "Business Employment" designations of the City Plan Policies for the Gateway District to add a Special Site to each of these policies to permit an expanded range of retail and service commercial uses and, to change the Zoning from "RCL1-2432" (Restricted Commercial) and "A" (Agricultural) to "DC-Special Section" (District Commercial) and "RCL1-Special Section" (Restricted Commercial), under file OZ 03/025 W5, Derry-Ten Limited, Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S., southwest quadrant of Hurontario Street and Derry Road West, be refused;
2. That City Council direct Legal Services and representatives from the appropriate City Departments to attend the Ontario Municipal Board hearing and any related pre-hearing conferences and to retain an expert witness, if necessary, to oppose Official Plan Amendment and Rezoning applications by Derry-Ten Limited.

OZ 03/025 W5

2. SUPPLEMENTARY REPORT – Rezoning Application to permit industrial uses, including a truck driving school, truck car wash and truck repair centre, 7351 Bramalea Road, East side of Bramalea Road, north of Drew Road, Owner: Malkit Dhaliwal (New Way Trucking) Applicant: Malkit Dhaliwal, Bill 20, OZ 00/014 W5, Ward 5

Report dated August 15, 2006 from the Commissioner of Planning and Building with respect to a Rezoning Application to permit industrial uses, including a truck driving school, truck car wash and truck repair centre, 7351 Bramalea Road, East side of Bramalea Road, north of Drew Road, Owner: Malkit Dhaliwal (New Way Trucking) Applicant: Malkit Dhaliwal, Bill 20, OZ 00/014 W5, Ward 5

RECOMMENDATIONS:

That the Report dated August 15, 2006, from the Commissioner of Planning and Building recommending approval of the application under File OZ 00/014 W5, Malkit Dhaliwal (New Way Trucking), 7351 Bramalea Road, east side of Bramalea Road, north of Drew Road, 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 the application to change the Zoning from "A" (Agricultural) to "M1-Special Section" (Industrial) and "G" (Greenbelt) to permit business employment uses in accordance with the proposed zoning standards described in the subject Supplementary Report, be approved subject to the applicant agreeing to satisfy all the requirements of the City and any other official agency concerned with the development.
3. 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 "D" (Development) to "E2" (Employment) and "G1" (Greenbelt) subject to conditions contained in Recommendation No. 2.
4. 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 00/014 W5

3. Places to Grow – Better Choices, Brighter Future – Growth Plan for the Greater Golden Horseshoe

Report dated August 15, 2006 from the Commissioner of Planning & Building with respect to Places to Grow – Better Choices, Brighter Future – Growth Plan for the Greater Golden Horseshoe

RECOMMENDATION:

That the report titled "Places To Grow - Better Choices. Brighter Future - Growth Plan for the Greater Golden Horseshoe" dated August 15, 2006 from the Commissioner of Planning and Building be received for information

RECOMMEND RECEIPT

LA.07.Pro

EVENING SESSION – 7:00 P.M.

4. PUBLIC MEETING - Amendment 61 to Mississauga Plan - Residential Low Density II Land Use Policies - Applewood District Policies of Mississauga Plan

Report dated August 15, 2006 from the Commissioner of Planning & Building with respect to Amendment 61 to Mississauga Plan - Residential Low Density II Land Use Policies - Applewood District Policies of Mississauga Plan

RECOMMENDATION:

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on September 5, 2006 to consider “Amendment 61 to Mississauga Plan - Residential Low Density II Land Use Policies - Applewood District Policies of Mississauga Plan”, be received.
2. That Planning and Building Department staff report back to City Council on the submissions made with respect to “Amendment 61 to Mississauga Plan, Residential Low Density II Land Use Policies - Applewood District Policies of Mississauga Plan”.

CD.03.Applewood

5. Report on Comments – Amendment 49 to Mississauga Plan – Streetsville District Policies

Report dated August 15, 2006 from the Commissioner of Planning & Building with respect to Report on Comments – Amendment 49 to Mississauga Plan – Streetsville District Policies

RECOMMENDATION:

1. That the report titled “Report on Comments - Amendment 49 to Mississauga Plan - Streetsville District Policies” dated August 15, 2006 from the Commissioner of Planning and Building, be adopted.

2. That Section 4.32, Streetsville District Policies of Mississauga Plan, as amended, be deleted and replaced by Amendment 49 Section 4.32, Streetsville District Policies (attached as Appendix 2 to the report titled "Report on Comments - Amendment 49 to Mississauga Plan - Streetsville District Policies").
3. That the Zoning By-law for the lands in the Streetsville Planning District be amended, where necessary, to implement Amendment 49 to Mississauga Plan, Streetsville District Policies.

CD.03.Streetsville

6. PUBLIC MEETING – Rezoning Application to permit a medical therapy office, 1484 Hurontario Street, Northwest corner of Hurontario Street and Indian Valley Trail, Owner: Natalia Zimochod, Applicant: Greg Dell and Associates, Bill 20, OZ 05/025, Ward 1

Report dated August 15, 2006 from the Commissioner of Planning & Building with respect to a Rezoning Application to permit a medical therapy office, 1484 Hurontario Street, Northwest corner of Hurontario Street and Indian Valley Trail, Owner: Natalia Zimochod, Applicant: Greg Dell and Associates, Bill 20, OZ 05/025, Ward 1

RECOMMENDATION:

That the Report dated August 15, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R2-2061" (Residential Detached) to "R2-Special Section" (Office) to permit a medical therapy office under file OZ 05/025 W1, Natalia Zimochod, 1484 Hurontario Street, be received for information.

OZ 05/025 W1

7. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit townhouse and detached dwellings under common element condominium tenure, 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Dunpar Developments Inc., Applicant: Dunpar Developments Inc., Bill 20, OZ 05/042 W3 (T-M05010 W3) Ward 3

Report dated August 15, 2006 from the Commissioner of Planning & Building with respect to an Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit townhouse and detached dwellings under common element condominium tenure, 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Dunpar Developments Inc., Applicant: Dunpar Developments Inc., Bill 20, OZ 05/042 W3 (T-M05010 W3) Ward 3

RECOMMENDATION:

That the Report dated August 15, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from “Residential - Low Density I” to “Residential - Medium Density II - Special Site” and to change the Zoning from “R3” (Detached Residential) to “RM5-Special Section” (Multiple Residential), in addition to a Draft Plan of Subdivision, to permit 100 townhouse dwellings and 11 detached dwellings under common element condominium tenure, under Files OZ 05/042 W3 and T-M05010 W3, Dunpar Developments Inc., 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, be received for information.

OZ 05/042 W3

T-M05010 W3

ADJOURNMENT