



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 16, 2007

AFTERNOON SESSION – 1:30 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1
<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 Carolyn Parrish (Ward 6)
Councillor Nando Iannicca (Ward 7) (Chair)
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

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CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. Partial Removal of the “H” Holding Symbol from Zoning By-law 1227, as amended 10 and 14 Front Street North, North of Lakeshore Road West, west of the Credit River
Owner: 487345 Ontario Inc. and Ronald Robinson, Applicant: Peter Chee, MiKo Urban Consulting Inc. Ward 1
2. Licensing of Vehicle Pound Facilities
3. Vehicle Pound Facilities Proposed General Zoning By-law Amendments
4. Natural Areas Survey 2006 Update
5. Draft Southdown District Policies
6. Report on Comments – Amendment 66 to Mississauga Plan – Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre

ADJOURNMENT

EVENING SESSION – CANCELLED

PLANNING & DEVELOPMENT COMMITTEE – APRIL 16, 2007

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Report dated March 27, 2007 from the Commissioner of Planning and Building with respect to the Partial Removal of the “H” Holding Symbol from Zoning By-law 1227, as amended 10 and 14 Front Street North, North of Lakeshore Road West, west of the Credit River Owner: 487345 Ontario Inc. and Ronald Robinson Applicant: Peter Chee, MiKo Urban Consulting Inc, Ward 1.

RECOMMENDATION:

That the Report dated March 27, 2007, from the Commissioner of Planning and Building recommending that the Removal of the “H” Holding Symbol application be approved to partially lift the “H” holding symbol, under file H-OZ 06/002 W1, 487345 Ontario Inc. and Ronald Robinson, 10 and 14 Front Street North, be adopted in accordance with the following:

1. That the Removal of the “H” Holding Symbol application to partially lift the “H” holding symbol be approved, permitting only the following uses: detached, duplex, triplex, double duplex, double triplex and fiveplex dwellings; and, the professional practice of a physician, dentist or drugless practitioner in a single-family detached dwelling provided it is their principal private residence;

2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage conditional upon the applicant entering into a Development Agreement to ensure that adequate services can be provided for any proposed redevelopment in the future.

RECOMMEND APPROVAL

H-OZ 06/002 W1

2. Licensing of Vehicle Pound Facilities

Report dated April 4, 2007 from the Commissioner of Transportation and Works with respect to Licensing of Vehicle Pound Facilities.

RECOMMENDATION:

That a by-law be enacted to amend By-law 0001-2006, to licence and regulate vehicle pound facilities following the necessary amendments to the Zoning By-law as enacted by Council

RECOMMEND APPROVAL

LP.21

3. Vehicle Pound Facilities Proposed General Zoning By-law Amendments

Report dated March 27, 2007 from the Commissioner of Planning and Building with respect to Vehicle Pound Facilities proposed Zoning By-law Amendments.

RECOMMENDATION:

That the Report dated March 27, 2007, from the Commissioner of Planning and Building recommending amendments to Zoning By-law 5500, as amended, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, a change to the by-law has been proposed, Council considers that the change does 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 Section 2, Definitions, be amended by adding the following:

"VEHICLE POUND FACILITY" means land, building or structures or part thereof, used for the temporary storage of impounded vehicles within a secure area which is fenced and gated or inside a building and shall include an office within a permanent building with a minimum gross floor area of 30 m² (323 sq. ft.), and may include property held under police or other government authority.

For the purposes of a "Vehicle Pound Facility", vehicle means a motor vehicle, motor assisted bicycle, trailer, farm tractor or any vehicle drawn, propelled or driven by any kind of power including muscular power.

3. That Schedule "A" to Section 22C be amended by adding a requirement for parking to be provided at the rate of 3.2 spaces per 100 m² (1 076 sq. ft.) of gross floor area for the office component of a "Vehicle Pound Facility", with a minimum of four (4) parking spaces required.
4. Section 111 be amended by adding the following:

In an "M2" zone, any person may use land or erect a building or structure for the purpose of a vehicle pound facility subject to the following:

- (a) the outdoor storage of vehicles or materials secured within the vehicle pound facility shall not be situated any closer to any street line than any portion of a building or structure;
- (b) a fence with a minimum height of 1.8 m (6 ft.) shall be provided around the perimeter of the storage area to contain the outdoor storage area, but in no event shall the fence be situated closer to any street line than any portion of the main building or structure;

- (c) a minimum 4.5 m (14.8 ft.) wide landscaped area shall be provided from any lot line abutting a public right-of-way.
5. That the zoning for Abrams Towing (1150 Eglinton Avenue) and Lyons Autobody (1020 Burnhamthorpe Road West) be amended to add a special section permitting a vehicle pound facility.
 6. That within 45 days of Council's adoption of this recommendation, the owners of existing operations zoned M2 within Zoning By-law 5500, or E3 within the New Zoning By-law, may submit information to the Planning and Building Department regarding those provisions to which they do not comply, and that staff may consider the merits of a site specific zoning by-law amendment for the existing operation.
 7. In the event that the New Zoning By-law is passed by City Council and comes into force and effect, the New Zoning By-law be amended to include the definition and the parking requirement as outlined in recommendations 2 and 3 above, and that vehicle pound facilities be permitted within the "E3" (Employment) zone, subject to the "E3" zone requirements.
 8. That the Site Plan Control By-law be amended to require that all vehicle pound facilities be subject to site plan control.

RECOMMEND APPROVAL

BL.09.VEM

4. Natural Areas Survey 2006 Update

Report dated March 27, 2007 from the Commissioner of Planning and Building with respect to the Natural Areas Survey 2006 update.

RECOMMENDATION:

That the report titled "*Natural Areas Survey 2006 Update*" dated March 27, 2007, from the Commissioner of Planning and Building, be received for information and circulated to City Departments, the Region of Peel, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation.

RECOMMEND APPROVAL

EC.10.NAT

5. Draft Southdown District Policies

Report dated March 27, 2007 from the Commissioner of Planning and Building with respect to the Draft Southdown District Policies.

RECOMMENDATION:

That a public meeting be held by the Planning and Development Committee to consider the Draft Southdown District Policies attached, under separate cover, to the report titled "*Draft Southdown District Policies*" dated March 27, 2007, from the Commissioner of Planning and Building and further, that the Draft Southdown District Policies be placed on public display and circulated to City Departments, agencies and stakeholders for review and comment.

RECOMMEND APPROVAL

CD.03.SOU

6. Report on Comments – Amendment 66 to Mississauga Plan – Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre

Report dated March 27, 2007 from the Commissioner of Planning and Building with respect to Amendment 66 to Mississauga Plan – Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre.

RECOMMENDATION:

1. That the special site policies of Mississauga Plan be amended as outlined in Appendix 1 to the report titled "Report on Comments – Amendment 66 to Mississauga Plan – Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre" dated March 27, 2007 from the Commissioner of Planning and Building.

2. That the Zoning By-law be amended, where necessary, to implement Amendment 66 to Mississauga Plan.

RECOMMEND APPROVAL

CD.06.RES

ADJOURNMENT

EVENING SESSION – CANCELLED