



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, DECEMBER 1, 2008**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> 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) (Chair)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7)  
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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**INDEX - PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 1, 2008**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

1. PUBLIC MEETING - Proposed Zoning By-law Amendments – Definitions of Lodging House and Lodging Unit
2. Mississauga Urban Growth Centre Boundary
3. REMOVAL OF THE "H" HOLDING SYMBOL from Zoning By-law 0225-2007 - 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West and 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, South side of Lakeshore Road West and east of Southdown Road, Owner: Gemini Urban Design Corp., Applicant: Jim Levac, Korsiak & Company Ltd., Bill 51, H-OZ 08/002 W2.
4. PUBLIC MEETING – Rezoning Application, 4100-4120 Dixie Road, West side of Dixie Road, south of Rathburn Road East, Owner: Rockwest Property Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W3.
5. ADDENDUM REPORT – Proposed Amendments to By-law 0225-2007, 1355 Silver Spear Road, West side of Dixie Road, south of Burnhamthorpe Road East, Owner: CAP REIT Apartments Incorporated, Applicant: Northgrave Architects, Bill 20, OZ 02/002 W3.
6. PUBLIC MEETING – Draft Plan of Subdivision Application, Block 84, Registered Plan 43M-1087, Southeast of Winston Churchill Boulevard and Duncairn Drive, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08003 W9.

7. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, Lot 3, Registered Plan C-24, Northeast corner of Harborn Road and Grange Drive, Owner: Berkley Developments, Applicant: Korsiak & Company, Bill 20, OZ 06/030 W7.
  
8. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, 40 Harborn Road & 29 Premium Way, Southwest corner of Harborn Road and Premium Way, Owner: Berkley Developments, Applicant: Korsiak & Company, Bill 20, OZ 06/031 W7.

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 1, 2008****CALL TO ORDER****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS TO BE CONSIDERED****EVENING SESSION – 7:00 P.M.**

1. Proposed Zoning By-law Amendments – Definitions of Lodging House and Lodging Unit

Report dated November 11, 2008 from the Commissioner of Planning and Building titled “Proposed Zoning By-law Amendments - Definitions of Lodging House and Lodging Unit”.

**RECOMMENDATION:**

That the report titled “Proposed Zoning By-law Amendments - Definitions of Lodging House and Lodging Unit” dated November 11, 2008 from the Commissioner of Planning and Building be received for information.

CD.06.HOU

2. Mississauga Urban Growth Centre Boundary

Report dated November 11, 2008, from the Commissioner of Planning and Building titled “*Mississauga Urban Growth Centre Boundary*”.

**RECOMMENDATION:**

That the report titled “*Mississauga Urban Growth Centre Boundary*” dated November 11, 2008, from the Commissioner of Planning and Building, be received for information.

CD.03.MIS

3. REMOVAL OF THE "H" HOLDING SYMBOL from Zoning By-law 0225-2007 - 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West and 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, South side of Lakeshore Road West and east of Southdown Road, Owner: Gemini Urban Design Corp., Applicant: Jim Levac, Korsiak & Company Ltd., Bill 51, H-OZ 08/002 W2.

Report dated November 11, 2008, from the Commissioner of Planning and Building recommending approval of the Removal of the "H" Holding Symbol application, under file H-OZ 08/002 W2, Gemini Urban Design Corp., 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West, and 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue.

RECOMMENDATION:

That the Report dated November 11, 2008, from the Commissioner of Planning and Building recommending approval of the Removal of the "H" Holding Symbol application, under file H-OZ 08/002 W2, Gemini Urban Design Corp., 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West, and 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

H-OZ 08/002 W2

4. PUBLIC MEETING – Rezoning Application, 4100-4120 Dixie Road, West side of Dixie Road, south of Rathburn Road East, Owner: Rockwest Property Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W3.

Report dated November 11, 2008 from the Commissioner of Planning and Building regarding the application to change the zoning from "C1-2", (Convenience Commercial - Exception) to "C1-2" amended (Convenience Commercial - Exception, amended) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500, under file BL.09-COM W3, Rockwest Property Inc., 4100 - 4120 Dixie Road.

RECOMMENDATION:

That the Report dated November 11, 2008 from the Commissioner of Planning and Building regarding the application to change the zoning from "C1-2", (Convenience Commercial - Exception) to "C1-2" amended (Convenience Commercial - Exception,

amended) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500, under file BL.09-COM W3, Rockwest Property Inc., 4100 - 4120 Dixie Road, be received for information.

BL.09-COM W3

5. ADDENDUM REPORT – Proposed Amendments to By-law 0225-2007, 1355 Silver Spear Road, West side of Dixie Road, south of Burnhamthorpe Road East, Owner: CAP REIT Apartments Incorporated, Applicant: Northgrave Architects, Bill 20, OZ 02/002 W3.

Report dated November 11, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to By-law 0225-2007 under File OZ 02/002 W3, CAP REIT Apartments Incorporated, 1355 Silver Spear Road, west side of Dixie Road, south of Burnhamthorpe Road East.

RECOMMENDATION:

That the Report dated November 11, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to By-law 0225-2007 under File OZ 02/002 W3, CAP REIT Apartments Incorporated, 1355 Silver Spear Road, west side of Dixie Road, south of Burnhamthorpe Road East, be adopted in accordance with the following:

1. That the application to change the Zoning from "RA4-42" (Apartment Dwellings) to "H-RA4-Exception" (Apartment Dwellings) to permit one additional apartment building on the subject lands be approved subject to the following condition:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. 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 02/002 W3

6. PUBLIC MEETING – Draft Plan of Subdivision Application, Block 84, Registered Plan 43M-1087, Southeast of Winston Churchill Boulevard and Duncairn Drive, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08003 W9.

Report dated November 11, 2008, from the Commissioner of Planning and Building regarding the application for a draft plan of subdivision to permit 46 detached dwelling lots and 2 public roads, under file T-M08003 W9, Peel District School Board, Block 84, Registered Plan 43M-1087.

RECOMMENDATION:

That the Report dated November 11, 2008, from the Commissioner of Planning and Building regarding the application for a draft plan of subdivision to permit 46 detached dwelling lots and 2 public roads, under file T-M08003 W9, Peel District School Board, Block 84, Registered Plan 43M-1087, be received for information.

T-M08003 W9

7. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, Lot 3, Registered Plan C-24, Northeast corner of Harborn Road and Grange Drive, Owner: Berkley Developments, Applicant: Korsiak & Company, Bill 20, OZ 06/030 W7.

Report dated November 11, 2008, from the Commissioner of Planning and Building regarding applications under File OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive.

RECOMMENDATION:

That the Report dated November 11, 2008, from the Commissioner of Planning and Building regarding applications under File OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential – Low Density I, Special Site 11" to "Residential – Low Density II, Special Site 11, as amended", be approved.

2. That the application to change the Zoning from "R1-47" (Detached Dwelling) to "RM2-Exception" (Semi-Detached Dwelling) to permit one (1) detached dwelling and six (6) linked dwellings in accordance with the proposed zoning standards described in Appendix S-6, be refused.
3. That the alternative concept proposed by the Planning and Building Department to change the Zoning from "R1-47" (Detached Dwelling) to "R5-Exception" (Detached Dwelling) and "RM5-Exception" (Townhouse Dwelling) to permit one (1) detached dwelling and six (6) townhouses in accordance with the proposed concept plan described in Appendix S-7 and the "RM5 – Exception" zoning standards described in the Alternative Proposed Zoning Section of this report, be approved.
4. That City Council direct Legal Services and representatives from the appropriate City Departments to attend any Ontario Municipal Board proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated November 11, 2008 from the Commissioner of Planning and Building regarding applications under File OZ 06/030 W7.

OZ 06/030 W7

8. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, 40 Harborn Road & 29 Premium Way, Southwest corner of Harborn Road and Premium Way, Owner: Berkley Developments, Applicant: Korsiak & Company, Bill 20, OZ 06/031 W7.

Report dated November 11, 2008 from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/031 W7, Berkley Developments, 40 Harborn Road and 29 Premium Way.

RECOMMENDATION:

That the Report dated November 11, 2008, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/031 W7, Berkley Developments, 40 Harborn Road and 29 Premium Way, southwest corner of Harborn Road and Premium Way, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential – Low Density I, Special Site 11" to "Residential – Low Density II, Special Site 11, as amended" to permit four (4) detached dwellings and seven (7) street townhouse dwellings be



approved.

2. That the application to change the Zoning from "R1-7" (Detached Dwelling) to "R5-Exception" (Detached Dwelling) and "RM5-Exception" (Street Townhouse) to permit four (4) detached dwellings and seven (7) street townhouse dwellings in accordance with the proposed zoning standards described in Appendix S-7, be approved subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (b) 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.
  - (c) That CPD Recommendation 121-91, as approved by Council Resolution 160-91, pertaining to the requirement of 3.25 parking spaces per dwelling unit for all dwellings on lots less than 12 m (39.4 ft.) of frontage shall not apply, and that a parking requirement of three parking spaces per unit shall apply with no on-street parking requirement.
3. That notwithstanding the zoning provisions within Appendix S-7, additional exceptions be applied to the "RM5-Exception" (Street Townhouse) zone to limit the maximum garage door width of 3.0 m (9.8 ft.) and the maximum driveway width to 3.75 m (12.3 ft.), with the exception of the hammerhead portion of the driveway.
4. That an "H" Holding Provision (H-R5-Exception and H-RM5-Exception) be placed on that portion of the municipally owned Premium Way right-of-way shown as part of this development proposal restricting development until an Agreement of Purchase and Sale is entered into with the City of Mississauga for the acquisition of these lands.
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 18 months of the Council decision.

OZ 06/031 W7

**ADJOURNMENT**