



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JUNE 9, 2008**

**AFTERNOON SESSION – 1:30 P.M.**

**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)

Councillor Frank Dale (Ward 4)

Councillor Eve Adams (Ward 5)

Councillor Carolyn Parrish (Ward 6) (Chair)

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 – JUNE 9, 2008**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 P.M.**

1. Mississauga Office Strategy Study – Mississauga Plan Review
2. PUBLIC MEETING – Upper Hurontario Street Corridor – Implementing Zoning, CD.04.HUR, Ward 5

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 9, 2008**

**EVENING SESSION – 7:00 P.M.**

3. PUBLIC MEETING – Rezoning Application, 2325 Hurontario Street, East side of Hurontario Street, north of Queensway East, Owner: 578646 Ontario Ltd., Applicant: Queentario Plaza, Bill 51, BL.09-COM, Ward 7.
4. PUBLIC MEETING – Rezoning Application, 3945 Doug Leavens Boulevard, Northeast corner of Doug Leavens Boulevard and Ninth Line, Owner: Second Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.
5. PUBLIC MEETING – Rezoning Application, 3221 Derry Road West, Northwest corner of Derry Road West and Tenth Line West, Owner: Fourth Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.
6. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1195, 1197 & 1203 Lorne Park Road, East side of Lorne Park Road, north of Queen Victoria Avenue, Owner: Casaco Developments Inc., Applicant: Korsiak and Company Ltd., Bill 51, OZ 07/020 Ward 2.
7. SUPPLEMENTARY ADDENDUM REPORT – Official Plan Amendment and Rezoning Applications, 1315 Bough Beeches Boulevard, Northeast corner of Dixie Road and Rathburn Road East, Owner: 1315 Bough Beeches Boulevard Limited/Stanford Homes, Applicant: Anne McCauley, Bill 20, OZ 05/019 Ward 3.

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – JUNE 9, 2008****CALL TO ORDER****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS TO BE CONSIDERED****AFTERNOON SESSION – 1:30 P.M.**1. Mississauga Office Strategy Study – Mississauga Plan Review

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to Mississauga Office Strategy Study – Mississauga Plan Review.

**RECOMMENDATION:**

That the report titled “*Mississauga Office Strategy Study- Mississauga Plan Review,*” dated May 20, 2008, be circulated for comment.

**RECOMMEND APPROVAL**

CA.01.OFF

2. PUBLIC MEETING - Upper Hurontario Street Corridor – Implementing Zoning

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to the Upper Hurontario Street Corridor – Implementing Zoning.

**RECOMMENDATION:**

That the report titled "Upper Hurontario Street Corridor – Implementing Zoning" dated May 20, 2008 from the Commissioner of Planning and Building, be received for information.

**RECOMMEND RECEIPT**

CD.04.HUR W5

**EVENING SESSION – 7:00 P.M.**

3. PUBLIC MEETING - Rezoning Application, 2325 Hurontario Street, East side of Hurontario Street, north of Queensway East, Owner: 578646 Ontario Ltd., Applicant: Queentario Plaza, Bill 51, BL.09-COM, Ward 7.

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "C1-15" (Convenience Commercial - Exception) to "C1-15" (Convenience Commercial - Exception amended) in By-law 0225-2007, to permit a reduced parking rate previously permitted under By-law 5500, under file BL.09-COM W7, 2325 Hurontario Street.

**RECOMMENDATION:**

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1-15" (Convenience Commercial - Exception) to "C1-15" (Convenience Commercial - Exception amended) in By-law 0225-2007, to permit a reduced parking rate previously permitted under By-law 5500, under file BL.09-COM W7, 2325 Hurontario Street, be received for information.

BL.09-COM W7

4. PUBLIC MEETING – Rezoning Application, 3945 Doug Leavens Boulevard, Northeast corner of Doug Leavens Boulevard and Ninth Line, Owner: Second Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "C1" (Convenience Commercial) to "C1-Exception" (Convenience Commercial) 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 W10, 3945 Doug Leavens Boulevard.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1" (Convenience Commercial) to "C1-Exception" (Convenience Commercial) 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 W10, 3945 Doug Leavens Boulevard be received for information.

BL.09-COM W10

5. PUBLIC MEETING – Rezoning Application, 3221 Derry Road West, Northwest corner of Derry Road West and Tenth Line West, Owner: Fourth Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.

Report dated May 20, 2008, from the Commissioner of Planning and Building with respect to the application to change the Zoning from "C2" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial) 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 W10, 3221 Derry Road West.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C2" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial) 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 W10, 3221 Derry Road West, be received for information.

BL.09-COM W10

6. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1195, 1197 & 1203 Lorne Park Road, East side of Lorne Park Road, north of Queen Victoria Avenue, Owner: Casaco Developments Inc., Applicant: Korsiak and Company Ltd., Bill 51, OZ 07/020 Ward 2.

Report dated May 20, 2008, from the Commissioner of Planning and Building with respect to the applications to amend the Official Plan from "Residential Low Density I" to "Residential Low Density II – Special Site" and "Greenbelt" and to change the Zoning from "R2-1" (Detached Dwellings) and "D" (Development) to "RM4 – Exception" (Semi-detached and Townhouse Dwellings) and "G1" (Greenbelt) in By-law 0225-2007, to permit four (4) semi-detached condominium dwellings and five (5) townhouse condominium dwellings under file OZ 07/020 W2, Casaco Developments Inc., 1195, 1197 & 1203 Lorne Park Road.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I" to "Residential Low Density II – Special Site" and "Greenbelt" and to change the Zoning from "R2-1" (Detached Dwellings) and "D" (Development) to "RM4 – Exception" (Semi-detached and Townhouse Dwellings) and "G1" (Greenbelt) in By-law 0225-2007, to permit four (4) semi-detached condominium dwellings and five (5) townhouse condominium dwellings under file OZ 07/020 W2, Casaco Developments Inc., 1195, 1197 & 1203 Lorne Park Road, be received for information.

OZ 07/020 W2

7. SUPPLEMENTARY ADDENDUM REPORT – Official Plan Amendment and Rezoning Applications, 1315 Bough Beeches Boulevard, Northeast corner of Dixie Road and Rathburn Road East, Owner: 1315 Bough Beeches Boulevard Limited/Stanford Homes, Applicant: Anne McCauley, Bill 20, OZ 05/019 Ward 3.

Report dated May 20, 2008, from the Commissioner of Planning and Building recommending approval of the revised concept plan for applications under File OZ 05/019 W3, 1315 Bough Beeches Boulevard Limited (Stanford Homes), 1315 Bough Beeches Boulevard, northeast corner of Dixie Road and Rathburn Road East.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building recommending approval of the revised concept plan for applications under File OZ 05/019 W3, 1315 Bough Beeches Boulevard Limited (Stanford Homes), 1315 Bough Beeches Boulevard, northeast corner of Dixie Road and Rathburn 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 amendment is hereby waived.
2. That the Mississauga Plan land use designation be amended from "Residential - High Density II" to "Residential - High Density II - Special Site" to permit development at a maximum Floor Space Index of 2.53, and to include townhouse dwellings as an additional use.
3. That the lands be rezoned from "RA5-4" (Apartment Dwellings) to "RA5-Exception" (Apartment Dwellings) to permit a maximum of 395 additional apartment dwellings and 18 townhouse dwellings, in accordance with the proposed zoning standards described in the staff report (Appendix SA-1), be subject to the following conditions:
  - (a) A scoped review of the development proposal by the Mississauga Urban Design Advisory Panel, with any recommended changes noted in a subsequent report prior to consideration of an implementing zoning by-law.
  - (b) That the implementing zoning by-law incorporates a Holding Symbol which can be lifted upon the resolution of matters as noted in the staff report.
  - (c) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (d) That in accordance with Council Resolution 152-98:

"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Dufferin-Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made



between the developer/applicant and the School Board for the subject development."

"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 Peel District School Board not apply to the subject lands."

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 05/019 W3

## **ADJOURNMENT**