



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, OCTOBER 1, 2007
AFTERNOON SESSION - CANCELLED
EVENING SESSION – 7:00 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) (Chair)
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

Contact: Shalini Alleluia, Committee Coordinator, Office of the City Clerk

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INDEX - PLANNING & DEVELOPMENT COMMITTEE – OCTOBER 1, 2007

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 – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 56 townhouses on a private road under common element condominium tenure, 4390 Mississauga Road, West side of Mississauga Road, south of Badminton Drive, Owner: Allison and Walter Dicks, Applicant: Dunpar Developments Inc., Bill 20 - Official Plan Amendment and Rezoning, Bill 51 - Draft Plan of Subdivision, OZ 06/017 W8 (T-M07004 W8), Ward 8
2. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a convenience commercial centre, 2185 Erin Mills Parkway, Northeast corner of Erin Mills Parkway and Fowler Drive, Owner: Bowood Properties (2006) Inc. by Agreement of Purchase and Sale, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/010 W8, Ward 8
3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a Official Plan Amendment and Rezoning Applications to permit a gas bar, convenience retail store and accessory restaurant with patio, 3680 Hurontario Street, Southwest corner of Burnhamthorpe Road West and Hurontario Street, Owner: Erdan Construction Company Limited (leased to Petro-Canada), Applicant: Greg Dell, Greg Dell and Associates, Bill 20, OZ 06/024 W7, Ward 7
4. Sign Variance Applications - Sign By-law 0054-2002, as amended
5. City Initiated Amendments to Mississauga Plan - Requirements for Complete Applications Resulting From Amendments to the Planning Act (Bill 51), City of Mississauga - Request for a Public Meeting

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – OCTOBER 1, 2007

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Report dated September 11, 2007 from the Commissioner of Planning and Building with respect to a Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 56 townhouses on a private road under common element condominium tenure, 4390 Mississauga Road, West side of Mississauga Road, south of Badminton Drive, Owner: Allison and Walter Dicks, Applicant: Dunpar Developments Inc., Bill 20 - Official Plan Amendment and Rezoning, Bill 51 - Draft Plan of Subdivision, OZ 06/017 W8 (T-M07004 W8), Ward 8

RECOMMENDATION:

That the Report dated September 11, 2007, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from “Residential - Low Density I” to “Residential – Medium Density I” with a Special Site Policy, to change the Zoning from “RS” (Detached Dwellings) to “RM5-Special Section” (Townhouse Dwellings) and a Draft Plan of Subdivision, to permit 56 townhouse dwellings under common element condominium tenure, under Files OZ 06/017 W8 and T-M07004 W8, Dunpar Developments Inc., 4390 Mississauga Road, be received for information.

OZ 06/017 W8 (T-M07004 W8)

2. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a convenience commercial centre, 2185 Erin Mills Parkway, Northeast corner of Erin Mills Parkway and Fowler Drive, Owner: Bowood Properties (2006) Inc. by Agreement of Purchase and Sale, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/010 W8, Ward 8

Report dated September 11, 2007 from the Commissioner of Planning and Building regarding an Official Plan Amendment and Rezoning Applications to permit a convenience commercial centre, 2185 Erin Mills Parkway, Northeast corner of Erin Mills Parkway and Fowler Drive, Owner: Bowood Properties (2006) Inc. by Agreement of Purchase and Sale, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/010 W8, Ward 8

RECOMMENDATION:

That the Report dated September 11, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from “Motor Vehicle Commercial” to “Convenience Commercial” and to change the Zoning from “C5-3” (Motor Vehicle Commercial) to “C1-Exception” (Convenience Commercial) to permit convenience commercial uses under file OZ 07/010 W8, Bowood Properties by Agreement of Purchase and Sale, 2185 Erin Mills Parkway, be received for information.

OZ 07/010 W8

3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a Official Plan Amendment and Rezoning Applications to permit a gas bar, convenience retail store and accessory restaurant with patio, 3680 Hurontario Street, Southwest corner of Burnhamthorpe Road West and Hurontario Street, Owner: Erdan Construction Company Limited (leased to Petro-Canada), Applicant: Greg Dell, Greg Dell and Associates, Bill 20, OZ 06/024 W7, Ward 7

Report dated September 11, 2007 from the Commissioner of Planning and Building regarding an Official Plan Amendment and Rezoning Applications to permit a Official Plan Amendment and Rezoning Applications to permit a gas bar, convenience retail store and accessory restaurant with patio, 3680 Hurontario Street, Southwest corner of Burnhamthorpe Road West and Hurontario Street, Owner: Erdan Construction Company Limited (leased to Petro-Canada), Applicant: Greg Dell, Greg Dell and Associates, Bill 20, OZ 06/024 W7, Ward 7

RECOMMENDATION:

That the Report dated September 11, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from “Mixed Use – Special Site 4” to “Mixed Use – Special Site 4, as amended” and to change the Zoning from “H-CC2-3” (Mixed Use) to “CC2-Special Section” (Mixed Use) to permit a gas bar, convenience retail store and accessory restaurant with a patio under file OZ 06/024 W7, Erdan Construction Company Limited, 3680 Hurontario Street, be received for information.

OZ 06/024 W7

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

Report dated September 11, 2007 from the Commissioner of Planning and Building with respect to Sign Variance Applications - Sign By-law 0054-2002, as amended

RECOMMENDATIONS:

That the Report dated September 11, 2007 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eight (8) Sign Variance Applications described in Appendices 1 to 8 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 07-04847
Ward 1
Aqua Systems
1730 Dundas Street East

To permit the following:

- (i) One (1) fascia sign on the north elevation of the building located above the upper limits of the first storey.
- (ii) One (1) fascia sign on the west elevation of the building located above the upper limits of the first storey.

- (b) Sign Variance Application 06-01540.VAR
Ward 2
Westpen Properties Ltd.
2695 North Sheridan Way

To permit the following:

- (i) One (1) ground sign encroaching onto a street right of way 1.2 m (4 ft.), subject to the applicant entering into an encroachment agreement with the City.

- (c) Sign Variance Application 06-01542
Ward 2
Westpen Properties Ltd.
2655 North Sheridan Way

To permit the following:

- (i) One (1) ground sign encroaching onto the street right of way 1.83 m (6 ft.), subject to the applicant entering into an encroachment agreement with the City.

- (d) Sign Variance Application 06-03106
Ward 3
Iron Chef Japanese Steakhouse
4920 Tomken Road

- (i) One (1) fascia sign installed on an exterior wall of the unit that does not contain a main entrance to the business or face a street.

- (e) Sign Variance Application 07-04970
Ward 4
Donato Salon and Spa
100 City Centre Drive

One (1) fascia sign not located on the unit occupied by the business.

- (f) Sign Variance Application 07-05200
Ward 5
Paul's Properties Corporation
80 Courtney Park Drive West
 - (i) One (1) additional ground sign adjacent to the front street line.
- (g) Sign Variance Application 07-06242
Ward 5
Investment Planning Counsel
2680 Skymark Avenue
 - (i) The sign area of the fascia sign is 2.27% of the building façade located on the structure enclosing the mechanical equipment on the roof.

2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 07-04847
Ward 1
Aqua Systems
1730 Dundas Street East

To permit the following:
 - (i) One (1) fascia sign on the east elevation of the building located above the upper limits of the first storey.
- (b) Sign Variance Application 06-00403
Ward 6
CDI College
1300 Central Parkway West

To permit the following:
 - (i) Two (2) fascia signs located on the third storey of the building.

5. City Initiated Amendments to Mississauga Plan - Requirements for Complete Applications Resulting From Amendments to the Planning Act (Bill 51), City of Mississauga - Request for a Public Meeting

Report dated September 11, 2007 from the Commissioner of Planning and Building with respect to City Initiated Amendments to Mississauga Plan - Requirements for Complete Applications Resulting From Amendments to the Planning Act (Bill 51), City of Mississauga - Request for a Public Meeting

RECOMMENDATION:

That a public meeting be held by the Planning and Development Committee to consider the draft amendments to the Development Application policies of Mississauga Plan attached to the report titled "City Initiated Amendments to Mississauga Plan – Requirements for Complete Applications" dated September 11, 2007, from the Commissioner of Planning and Building and further, that the draft amendments to Mississauga Plan be circulated to City Departments and external commenting agencies for review and comment.

RECOMMEND APPROVAL

LA.07 (Bill 51)

ADJOURNMENT