



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 4, 2007
AFTERNOON SESSION – 1:30 P.M.
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) (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

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

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INDEX - PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 4, 2007

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. PUBLIC MEETING – Rezoning Application to permit Place of Religious Assembly with accessory uses, 7755 Tenth Line West, East side of Tenth Line West, south of Highway 401, Owner: Churchill Meadows Christian Church In Trust, Applicant: Deanlee Management Inc., Bill 20, OZ 06/006 W9, Ward 9
2. Sign Variance Applications - Sign By-law 0054-2002, as amended.
3. Urban Design Handbook for Low-rise Multiple Dwellings

EVENING SESSION – 7:00 P.M.

4. **PUBLIC MEETING** - Official Plan Amendment and Rezoning application to permit a medical clinic and three apartment units, 364 Queen Street South, West side of Queen Street South, north of Reid Drive, Owner: Think Large Inc., Applicant: John D. Rogers & Associates Inc., Bill 20, OZ 06/007 W11, Ward 11

5. **SUPPLEMENTARY REPORT** – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 3 detached dwellings, and 22 townhouse dwellings under standard condominium tenure, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Radial Investments Limited, Applicant: M. Yarranton, KLM Planning Partners Inc., Bill 20, OZ 06/032 W3, T-M06007 W3, Ward 3

6. **SUPPLEMENTARY REPORT** - Rezoning and Draft Plan of Subdivision Applications, to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey and Part of Lot 1, Registrar's Compiled Plan 1541, West side of Winston Churchill Boulevard, north of Tacc Drive, Owner: Joan Dottori, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/003 W10 (T-M07001 W10, Ward 106.

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 4, 2007

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. PUBLIC MEETING – Rezoning Application to permit Place of Religious Assembly with accessory uses, 7755 Tenth Line West, East side of Tenth Line West, south of Highway 401, Owner: Churchill Meadows Christian Church In Trust, Applicant: Deanlee Management Inc., Bill 20, OZ 06/006 W9, Ward 9

Report dated August 14, 2007 from the Commissioner of Planning and Building with respect to a Rezoning Application to permit Place of Religious Assembly with accessory uses, 7755 Tenth Line West, East side of Tenth Line West, south of Highway 401, Owner: Churchill Meadows Christian Church In Trust, Applicant: Deanlee Management Inc., Bill 20, OZ 06/006 W9, Ward 9

RECOMMENDATION:

That the Report dated August 14, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from “PB2” Parkway Belt Zone to “M1 – Special Section” (Industrial – Special Section) to permit a 2 990 m² (32,184 sq. ft.) place of religious assembly with accessory uses, as well as various employment uses under file OZ 06/006 W9, Churchill Meadows Christian Church In Trust, 7755 Tenth Line West, be received for information

OZ 06/006 W9

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

Report dated August 14, 2007 from the Commissioner of Planning and Building with respect to Sign Variance Applications - Sign By-law 0054-2002, as amended

RECOMMENDATION:

That the Report dated August 14, 2007, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Applications described in Appendices 1 to 2 to the Report, be adopted in accordance with the following:

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

Sign Variance Application 07-05323
Ward 11
Kruger Products
1900 Minnesota Court

To permit the following:

One fascia sign with an area equal to 3.4% of the building face attached to the structure enclosing the mechanical equipment on the roof of the building.

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

Sign Variance Application 07-05156
Ward 1
AyA Kitchens and Baths Ltd.
1551 Caterpillar Road

To permit the following:

- (i) Two banner signs each with an area of 83.61 sq. m. (900 sq. ft.).
- (ii) Two fascia signs located above the first storey of the building.
- (iii) The sign proposed on east elevation is not located on a building façade.

BL.03.Sign (2007)

3. Urban Design Handbook for Low-rise Multiple Dwellings

Report dated August 14, 2007 from the Commissioner of Planning and Building with respect to Urban Design Handbook for Low-rise Multiple Dwellings

RECOMMENDATION:

That the Report and accompanying Urban Design Handbook for Low-rise Multiple Dwellings dated August 14, 2007 from the Commissioner of Planning and Building, be received for information.

RECOMMEND RECEIPT

CD.06.Low

EVENING SESSION – 7:00 P.M.

4. PUBLIC MEETING - Official Plan Amendment and Rezoning application to permit a medical clinic and three apartment units, 364 Queen Street South, West side of Queen Street South, north of Reid Drive, Owner: Think Large Inc., Applicant: John D. Rogers & Associates Inc., Bill 20, OZ 06/007 W11, Ward 11

Report dated August 14, 2007 from the Commissioner of Planning and Building with respect to an Official Plan Amendment and Rezoning application to permit a medical clinic and three apartment units, 364 Queen Street South, West side of Queen Street South, north of Reid Drive, Owner: Think Large Inc., Applicant: John D. Rogers & Associates Inc., Bill 20, OZ 06/007 W11, Ward 11

RECOMMENDATION:

That the Report dated August 14, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from “Residential - Low Density I, Special Site 3” to “Residential – Medium Density II, Special Site 3, as amended” and to change the Zoning from “TR4” (Transitional Zone) to “R5 – Special Section” (Fifth Density Residential Zone - Special Section) to permit a medical office and three apartment units under file OZ 06/007 W11, Think Large Inc., 364 Queen Street South, be received for information.

OZ 06/007 W11

5. SUPPLEMENTARY REPORT – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 3 detached dwellings, and 22 townhouse dwellings under standard condominium tenure, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Radial Investments Limited, Applicant: M. Yarranton, KLM Planning Partners Inc., Bill 20, OZ 06/032 W3, T-M06007 W3, Ward 3

Report dated August 14, 2007 from the Commissioner of Planning and Building, with respect to Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 3 detached dwellings, and 22 townhouse dwellings under standard condominium tenure, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Radial Investments Limited, Applicant: M. Yarranton, KLM Planning Partners Inc., Bill 20, OZ 06/032 W3, T-M06007 W3, Ward 3

RECOMMENDATION:

That the Report dated August 14, 2007, from the Commissioner of Planning and Building recommending refusal of the Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications under Files OZ 06/032 W3 and T-M06007 W3, Radial Investments Limited, 1810 Burnhamthorpe Road East, south side of Burnhamthorpe Road East, west of Ponytrail Drive, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan for a portion of the lands from “Residential - Low Density I” to “Residential - Medium Density I - Special Site” to permit townhouse dwellings be refused;
2. That the application to change the Zoning from “R3” (Detached Residential) to “R4(12)-Special Section” (Detached Residential) and “RM5-Special Section” (Multiple Residential) to permit detached dwellings and townhouse dwellings be refused;
3. That the Draft Plan of Subdivision under file T-M06007 W3 be refused;
4. That City Council endorse the road configuration and development form as identified in Appendix S-3, Alternative Conceptual Design, attached to the staff report.

OZ 06/032 W3

T-M06007 W3

6. SUPPLEMENTARY REPORT - Rezoning and Draft Plan of Subdivision Applications, to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey and Part of Lot 1, Registrar's Compiled Plan 1541, West side of Winston Churchill Boulevard, north of Tacc Drive, Owner: Joan Dottori, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/003 W10 (T-M07001 W10, Ward 10

Report dated August 14, 2006 from the Commissioner of Planning and Building with respect to a Rezoning and Draft Plan of Subdivision Applications, to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey and Part of Lot 1, Registrar's Compiled Plan 1541, West side of Winston Churchill Boulevard, north of Tacc Drive, Owner: Joan Dottori, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/003 W10 (T-M07001 W10, Ward 10

RECOMMENDATION:

That the Report dated August 14, 2007, from the Commissioner of Planning and Building recommending approval of the applications under File Numbers OZ 07/003 W10 and T-M07001 W10, Joan Dottori, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, and Part of Lot 1, Registrar's Compiled Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, 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 application to change the Zoning from "A" (Agricultural) to "RM1-2347", "RM1-2355", "RM5-Special Section", "RM7D5-Special Section" (Residential) and "O1" (Open Space) to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park, and the preservation of a woodlot in accordance with the proposed zoning standards described and illustrated in Appendices S-4 and S-5, be approved subject to the following conditions:

- (a) That the draft plan of subdivision be approved.
 - (b) That the owner and applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (c) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
 - (d) That Council Resolution CPD-121-91 pertaining to requirements for 3.25 parking spaces per dwelling unit for all dwellings on lots with frontages of less than 12.0 m (39 ft.) shall not apply, and that a parking requirement of two (2) car parking spaces shall apply, based on the principles of the Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines.
 - (e) That prior to the passage of the implementing zoning by-law for the proposed high density Block 27, a detailed concept plan and elevation drawings will be submitted to the satisfaction of the City.
3. When By-law 0225-2007, the new Mississauga Zoning By-law comes into effect, it shall be amended for the subject property from “D” (Development) to “RM1-1”, “RM1-14” (Semi-Detached Dwellings), “RM5-Exception” (Street Townhouse Dwellings), “RA1-Exception” (Apartment Dwellings), “OS1” (Community Park) and “G2” (Greenbelt Natural Features) to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park, and the preservation of a woodlot in accordance with the proposed zoning standards described and illustrated in Appendices S-6 and S-7 be approved, subject to the conditions contained in recommendation 2 (a) to (e) inclusive.
4. That the Plan of Subdivision under file T-M07001 W10 illustrated in Appendix S-8, be recommended for approval subject to the conditions contained in Appendix S-9, attached to the report dated August 14, 2007, from the Commissioner of Planning and Building, and those from any other official agency.

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 36 months of the Council decision.

OZ 07/003 W10

T-M07001 W10

ADJOURNMENT