



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MARCH 2, 2009**

**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)  
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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**INDEX - PLANNING & DEVELOPMENT COMMITTEE – MARCH 2, 2009**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

1. SUPPLEMENTARY REPORT - Proposed Zoning By-law Amendments – Definitions of Lodging House and Lodging Unit, CD.06.HOU.
  
2. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 5400 Creditview Road, West side of Creditview Road, south of Bristol Road and north of Carolyn Road, Owner: 1761887 Ontario Inc., Applicant: Weston Consulting Group Inc., Bill 51, OZ 08/011 Ward 6.
  
3. PUBLIC MEETING – Rezoning Application, 2290 Britannia Road West and 5960 Turney Drive, Southwest corner of Britannia Road West and Turney Drive, Owner: 1774496 Ontario Limited, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 08/017 Ward 11.

**ADJOURNMENT**

PLANNING & DEVELOPMENT COMMITTEE – MARCH 2, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – Cancelled

EVENING SESSION – 7:00 P.M.

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

Report dated February 10, 2009 from the Commissioner of Planning and Building with respect to the 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 - Supplementary Report ” dated February 10, 2009 from the Commissioner of Planning and Building be adopted in accordance with the following:

1. That Section 1.2, Definitions, of Zoning By-law 0225-2007 be amended to include the following definitions:

“**Lodging House**” means a dwelling unit containing more than three (3) **lodging units** each designed or intended for the lodging of persons in return for remuneration. A **lodging house** shall only be permitted in a **detached dwelling** and no **lodging unit** shall be contained in a **basement**. A maximum of four (4) **lodging units** shall be permitted within a **lodging house** and each **lodging unit** shall be occupied by a maximum of one (1) person. A maximum of 40% of the **Gross Floor Area – Residential** of a **Lodging House** shall contain **Lodging Units**.

“**Lodging Unit**” means a room designed or intended to contain accommodation for sleeping. A lodging unit may contain sanitary facilities but shall not contain equipment or appliances for storing, cooking, or heating food, and shall not contain

equipment or appliances for washing clothes or washing dishes.

2. That Section 1.1.13 Zoning Certificate of Zoning By-law 0225-2007 be amended to read:

“The use of land, **buildings** or **structures** for a **lodging house**, or industrial, commercial, public or institutional purposes within the Planning Area, shall not be changed without having first applied for and obtained a Zoning Certificate from the Zoning Administrator.”

3. That proposals for a lodging house require the approval of a rezoning application by City Council subject to the following:

- the site should be located in proximity to transit facilities and a minimum of 400 m (1,312 ft.) from another lodging house;
- as a standard, the provision of 0.5 parking spaces per lodging unit (rounded up) except where the lodging house is not located within 500 m (1,640 ft.) of a bus stop, in which case parking will be supplied at the rate of one (1) space per lodging unit;
- the lodging house must be a detached building;
- an amendment to the site plan control by-law to require the approval of a site development plan; and
- compliance with the provisions of the zoning by-law and the zone regulations of the zone it is proposed to be located.

CD.06.HOU

2. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 5400 Creditview Road, West side of Creditview Road, south of Bristol Road and north of Carolyn Road, Owner: 1761887 Ontario Inc., Applicant: Weston Consulting Group Inc., Bill 51, OZ 08/011 Ward 6.

Report dated February 10, 2009 from the Commissioner of Planning and Building with respect to the application under file OZ 08/011 W6 to amend the Official Plan from "Residential – Low Density I" to "Residential – Low Density I – Special Site" and to change the Zoning of By-law 0225-2007 from "R3" (Detached Dwelling) to "R3-Exception" (Detached Dwelling) to permit a medical office within the existing building with a maximum of two medical practitioners and a maximum of four additional staff, 1761887 Ontario Inc., 5400 Creditview Road.

RECOMMENDATION:

That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/011 W6 to amend the Official Plan from "Residential – Low Density I" to "Residential – Low Density I – Special Site" and to change the Zoning of By-law 0225-2007 from "R3" (Detached Dwelling) to "R3-Exception" (Detached Dwelling) to permit a medical office within the existing building with a maximum of two medical practitioners and a maximum of four additional staff, 1761887 Ontario Inc., 5400 Creditview Road, be received for information.

OZ 08/011 W6

3. PUBLIC MEETING – Rezoning Application, 2290 Britannia Road West and 5960 Turney Drive, Southwest corner of Britannia Road West and Turney Drive, Owner: 1774496 Ontario Limited, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 08/017 Ward 11.

Report dated February 10, 2009 from the Commissioner of Planning and Building regarding the application under file OZ 08/017 W11 to change the Zoning of By-law 0225-2007 from "D-1" (Development) to "RM4-Exception" (Townhouse Dwellings) to permit 37 standard condominium townhouse dwellings, 1774496 Ontario Limited, 2290 Britannia Road West and 5960 Turney Drive.

RECOMMENDATION:

That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/017 W11 to change the Zoning of By-law 0225-2007 from "D-1" (Development) to "RM4-Exception" (Townhouse Dwellings) to permit 37 standard condominium townhouse dwellings, 1774496 Ontario Limited, 2290 Britannia Road West and 5960 Turney Drive, be received for information.

OZ 08/017 W11

**ADJOURNMENT**