



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MARCH 30, 2009

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)
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) (Chair)
Councillor Pat Saito (Ward 9)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk

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INDEX - PLANNING & DEVELOPMENT COMMITTEE – MARCH 30, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
2. Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended, regarding Portable Signs
3. 2008 Growth Forecasts – Supplementary Report
4. Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe
5. Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies

INDEX - PLANNING & DEVELOPMENT COMMITTEE – MARCH 30, 2009

EVENING SESSION – 7:00 P.M.

6. PUBLIC MEETING – Draft Plan of Subdivision, to permit 27 detached dwelling lots on a public road, north side of Eglinton Avenue West, east of Erin Mills Parkway, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08004 W11, Ward 11

7. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units, 2021 – 2041 Cliff Road, Northeast corner of North Service Road and Cliff Road, Owner: Gemini Urban Design (Cliff) Corp., Applicant: Jim Levac, Korsiak and Company Ltd., Bill 20, OZ 06/019 W7, Ward 7

8. PUBLIC MEETING – Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007, 20 Central Parkway West, West side of Hurontario Street, south side of Central Parkway West, Owner: 2135707 Ontario Inc. (Healthcorp Group Services Inc.), Applicant: John D. Rogers and Associates Inc., Bill 51, BL.09.COM W7, Ward 7

9. SUPPLEMENTARY REPORT - Rezoning and Draft Plan of Subdivision Applications to permit five detached dwellings, Part of Lot 10, Plan A-24, East of Wilcox Road, north of Rathburn Road East, Owner: Dan-Con Developments Ltd., Applicant: Larkin and Associates, Bill 51, OZ 07/005 W4 and T-M07002 W4, Ward 4

10. SUPPLEMENTARY REPORT –Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 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-3, Ward 3

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11. SUPPLEMENTARY REPORT - Proposed Official Plan Amendment and Rezoning Applications to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M-1237, Southwest corner of Eglinton Avenue West and Creditview Road, Owner: Winton Equities Inc. Applicant: Glen Schnarr & Associates Inc. Bill 51, BL.09-COM W6, Ward 6

12. SUPPLEMENTARY REPORT – Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 1151 Dundas Street West, Northwest corner of Dundas Street West and Erindale Station Road, Owner: Paula Dale Ltd., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6, Ward 6

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – MARCH 30, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

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

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Sign-By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications.

RECOMMENDATION:

That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-03165
Ward 1
6385273 Canada Inc.
1440 Hurontario Street

To permit the following:

- (i) An illuminated sign with an area of 0.97 sq. m. (10.44 sq. ft.).
- (ii) One (1) ground sign setback 0.4m (1.3 ft.) from the property line and 2.37m (7.78 ft.) from a driveway entrance/exit.

- (b) Sign Variance Application 09-03681
Ward 8
Amica Mature Lifestyles Inc.
4620 Kimbermount Ave.

To permit the following:

- (i) Three (3) ground signs.

- (c) Sign Variance Application 08-03527
Ward 11
Direct Mazda
2290 Battleford Road

To permit the following:

- (i) Two (2) fascia signs located on a performance wall.

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

- (a) Sign Variance Application 08-01253
Ward 7
Cracovia Square Medical Dental
160 Dundas Street East

To permit the following:

- (i) Six (6) fascia signs located on the second storey of the building.

- (b) Sign Variance Application 08-03315
Ward 7
Centre City Medical
3085 Hurontario St., Unit 204

To permit the following:

- (i) Two (2) signs located on the side of the building (south elevation) that is not a building façade.
(ii) Three (3) fascia signs installed on the second storey of the office building.

2. Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended, regarding Portable Signs

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Proposed Amendments to the Mississauga Sign-By-law 0054-2002, as amended, regarding Portable Signs.

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building entitled "Proposed Amendments to Mississauga Sign By-law 0054-2002", as amended, regarding Portable Signs, be adopted in accordance with the following:

1. Amend the Sign By-law to include the following Subsection 23(10);

Notwithstanding Subsection (8)(e) of this section, portable signs may have:

- i. a maximum of two horizontal lines of coloured copy, each with a maximum height of 30 cm (11.8 inches) or;
 - ii. one horizontal line of coloured copy with a maximum height of 60 cm. (23.6 inches).
2. Amend Section 23 of the Sign By-law to change the maximum number of days a portable sign can be displayed and the time between issuance of permits from twenty-one (21) days to fourteen (14) days.

RECOMMEND APPROVAL

BL.03.Pro

3. 2008 Growth Forecasts – Supplementary Report

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to 2008 Growth Forecasts – Supplementary Report

RECOMMENDATION:

1. That the Region of Peel be requested to amend the Regional Official Plan to provide for the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled “*2008 Growth Forecasts – Supplementary Report*” dated March 10, 2009 from the Commissioner of Planning and Building.
2. That the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled “*2008 Growth Forecasts – Supplementary Report*” dated March 10, 2009 from the Commissioner of Planning and Building, be endorsed for the purpose of service and infrastructure planning and the Development Charges Review.
3. That the report titled “*2008 Growth Forecasts – Supplementary Report*” dated March 10, 2009 from the Commissioner of Planning and Building, be circulated, by the City Clerk, for information to the City of Brampton, Town of Caledon and Region of Peel.

RECOMMEND APPROVAL

CD.03.Mis

4. Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe

RECOMMENDATION:

That Official Plan Amendment 95 be circulated for comment and an open house and statutory public meeting be held to provide members of the public and other stakeholders the opportunity to consider the proposed amendment to Mississauga Plan as outlined in

the report titled “*Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe*” dated March 10, 2009 from the Commissioner of Planning and Building.

RECOMMEND APPROVAL

CD.03.Mis

5. Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies

RECOMMENDATION:

1. That the proposed Regional Official Plan Amendment 20 (ROPA 20) - Energy and Sustainability Policies be supported subject to the modifications identified in the report and detailed in Appendix 2 of the report titled “*Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies*” dated March 10, 2009 in from the Commissioner of Planning and Building.
2. That the report titled “*Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies*” dated March 10, 2009 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Region of Peel, the City of Brampton and the Town of Caledon.

RECOMMEND APPROVAL

CD.01.Reg

EVENING SESSION – 7:00 P.M.

6. PUBLIC MEETING – Draft Plan of Subdivision, to permit 27 detached dwelling lots on a public road, Registered Plan 43M-856, north side of Eglinton Avenue West, east of Erin Mills Parkway, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08004 W11, Ward 11

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Draft Plan of Subdivision to permit 27 detached dwelling lots on a public road Block 114, Registered Plan 43M-856, North side of Eglinton Avenue West, east of Erin Mills Parkway, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08004 W11, Ward 11

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application for a draft plan of subdivision to permit 27 detached dwelling lots on a public road, under File T-M08004 W11, Erin Mills Development Corporation on behalf of the Peel District School Board, Block 114, Registered Plan 43M-856, north side of Eglinton Avenue West, east of Erin Mills Parkway, be received for information.

T-M08004

7. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units, 2021 – 2041 Cliff Road, northeast corner of North Service Road and Cliff Road, Owner: Gemini Urban Design (Cliff) Corp., Applicant: Jim Levac, Korsiak and Company Ltd., Bill 20, OZ 06/019 W7, Ward 7

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Applications to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units, 2021 – 2041 Cliff Road, northeast corner of North Service Road and Cliff Road, Owner: Gemini Urban Design (Cliff) Corp., Applicant: Jim Levac, Korsiak and Company Ltd., Bill 20, OZ 06/019 W7, Ward 7

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "General Commercial" to "Residential High Density II – Special Site" and to change the Zoning of By-law 0225-2007 from "C2" (Neighbourhood Commercial) to "C2 – Exception" (Neighbourhood Commercial) and "RA5 - Exception" (Residential Apartments), to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units under file OZ 06/019 W7, Gemini Urban Design (Cliff) Corp., 2021 - 2041 Cliff Road, be received for information.

OZ 06/019 W7

8. PUBLIC MEETING – Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007, 20 Central Parkway West, west side of Hurontario Street, south side of Central Parkway West, Owner: 2135707 Ontario Inc. (Healthcorp Group Services Inc.), Applicant: John D. Rogers and Associates Inc., Bill 51, BL.09.COM W7, Ward 7

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to a Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007, 20 Central Parkway West, West side of Hurontario Street, south side of Central Parkway West, Owner: 2135707 Ontario Inc. (Healthcorp Group Services Inc.), Applicant: John D. Rogers and Associates Inc., Bill 51, BL.09.COM W7, Ward 7

RECOMMENDATION:

That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding the applications to amend Mississauga Plan Fairview District Policies, Special Site 4, to permit a maximum Floor Space Index (FSI) of 3.75 and to change the Zoning from "RA3-20" (Apartment Dwellings - Exception) to "RA3-20", amended (Apartment Dwellings - Exception, amended) in By-law 0225-2007, to permit a maximum Floor Space Index (FSI) of 3.75 in recognition of the maximum gross floor area of 11 500 m² (123,789 sq.ft.) previously permitted under By-law 5500, to amend the parking standard for a retirement dwelling to reflect the current Zoning By-law standard and to delete the regulations for an apartment dwelling and a long-term care dwelling, under File BL.09-COM W7, 20 Central Parkway West, 2135707 Ontario Inc. (Healthcorp Group Services Inc.), be received for information.

BL.09-COM W7

9. SUPPLEMENTARY REPORT - Rezoning and Draft Plan of Subdivision Applications to permit five detached dwellings, Part of Lot 10, Plan A-24, East of Wilcox Road, north of Rathburn Road East, Owner: Dan-Con Developments Ltd., Applicant: Larkin and Associates, Bill 51, OZ 07/005 W4 and T-M07002 W4, Ward 4

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Rezoning and Draft Plan of Subdivision Applications to permit five detached dwellings, Part of Lot 10, Plan A-24, East of Wilcox Road, north of Rathburn Road East Owner: Dan-Con Developments Ltd., Applicant: Larkin and Associates, Bill 51, OZ 07/005 W4 and T-M07002 W4, Ward 4

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/005 W4 and T-M07002 W4, Dan-Con Developments Ltd., Part of Lot 10, Plan A-24, be adopted in accordance with the following:

1. That the application to change the Zoning from "R3" (Detached Dwellings) to "R4-Exception" (Detached Dwellings) to permit 5 detached dwellings in accordance with the proposed zoning standards described in this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision, be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. That the Plan of Subdivision under file T-M07002 W4, be recommended for approval subject to the conditions contained in Appendix S-3, attached to the report dated March 10, 2009, from the Commissioner of Planning and Building and those from any other official agency.
3. 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 07/005 W4 and T-M07002 W4

10. SUPPLEMENTARY REPORT – Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 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-3, Ward 3

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 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-3, Ward 3

RECOMMENDATION:

That the Report dated March 10, 2009 from the Commissioner of Planning and Building recommending approval of the application under File BL.09-COM W3, Rockwest Property Inc., 4100-4120 Dixie Road, west side of Dixie Road, south of Rathburn Road East, be adopted in accordance with the following:

- (i) That the application to change the Zoning from "C1-2" (Convenience Commercial - Exception) to "C1-Exception" (Convenience Commercial - Exception) to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone as previously permitted under By-law 5500, in accordance with the proposed zoning standards described in the Information Report, be approved.

BL.09-COM-3

11. SUPPLEMENTARY REPORT - Proposed Official Plan Amendment and Rezoning Applications to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M-1237, Southwest corner of Eglinton Avenue West and Creditview Road, Owner: Winton Equities Inc. Applicant: Glen Schnarr & Associates Inc. Bill 51, BL.09-COM W6, Ward 6

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Proposed Official Plan Amendment and Rezoning Applications to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M-1237, Southwest corner of Eglinton Avenue West and Creditview Road, Owner: Wintor Equities Inc. Applicant: Glen Schnarr & Associates Inc. Bill 51, BL.09-COM W6, Ward 6

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File BL.09-COM W6, Wintor Equities Inc., Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M-1237, southwest corner of Eglinton Avenue West and Creditview Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential - High Density I, Special Site 12" to "Residential - High Density I, Special Site 12", amended, and to amend Mississauga Plan from "Public Open Space" to "Residential - High Density I, Special Site 12", amended, to permit a maximum floor space index (FSI) of 1.77 and delete the Open Space block and permit apartment dwellings, be approved.
2. That the application to change the Zoning from "RA3-28" (Apartment Dwellings - Exception) to "RA3-28", amended (Apartment Dwellings - Exception, amended) to permit a maximum floor space index (FSI) of 1.77; and to change the zoning from "OS1" (Open Space) to "RA3-28", amended (Apartment Dwellings - Exception, amended) in accordance with the proposed zoning standards described in the Information Report, be approved in principle and that the by-law be submitted to the Ontario Municipal Board for approval with respect to the outstanding appeal to By-law 0225-2007.

BL.09.-COM W6

12. SUPPLEMENTARY REPORT – Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 1151 Dundas Street West, Northwest corner of Dundas Street West and Erindale Station Road, Owner: Paula Dale Ltd., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6, Ward 6

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 1151 Dundas Street West, Northwest corner of Dundas Street West and Erindale Station Road, Owner: Paula Dale Ltd., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6, Ward 6

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the application under File BL.09-COM W6, Paula Dale Ltd., 1151 Dundas Street West, northwest corner of Dundas Street West and Erindale Station Road, be adopted in accordance with the following:

1. That the application to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial - Exception) to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone as previously permitted under By-law 5500, in accordance with the proposed zoning standards described in the Information Report, be approved.

BL.09.COM W6

ADJOURNMENT