



# AGENDA

---

## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MAY 4, 2009**

**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)  
Councillor Nando Iannicca (Ward 7)  
Councillor Katie Mahoney (Ward 8)  
Councillor Pat Saito (Ward 9) (Chair)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

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

905-615-3200 ext. 5423 / Fax 905-615-4181

E-Mail: [jessica.reid@mississauga.ca](mailto:jessica.reid@mississauga.ca)

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – MAY 4, 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. Payment-in-Lieu of Off-Street Parking (PIL) Application – 167 Lakeshore Road West, SPC Sports Performance Centres (Mississauga) Ltd. (David Brown Associates), FA.31 08/004 W1, Ward 1
3. Natural Areas Survey 2008 Update
4. Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management

## **INDEX - PLANNING & DEVELOPMENT COMMITTEE – MAY 4, 2009**

### **EVENING SESSION – 7:00 P.M.**

5. **PUBLIC MEETING** – Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe
  
6. **PUBLIC MEETING** – Rezoning Application to permit nine standard condominium townhouse dwellings, 2385 Truscott Drive, northeast corner of Truscott Drive and Bodmin Road, Owner: 1197140 Ontario Ltd., Applicant: Sernas Associates, Bill 51, OZ 08/010 W2, Ward 2
  
7. **SUPPLEMENTARY REPORT** – Official Plan Amendment and Rezoning Applications to permit a neighbourhood commercial plaza with retail and service commercial uses, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and Thomas Street, Owner: 695658 Ontario Limited, Applicant: Freeman Planning Solutions, Bill 51, OZ 07/002 W10, Ward 10

### **ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – MAY 4, 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 April 14, 2009 from the Commissioner of Planning and Building with respect to Sign-By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application.

RECOMMENDATION:

That the Report dated April 14, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances be granted:

- (a) Sign Variance Application 09-03841  
Ward 9  
Orlando Corporation  
7330 Mississauga Road

To permit the following:

- (i) Two (2) ground signs fronting Mississauga Road.
- (ii) Two (2) ground signs fronting Mississauga Road not displaying the municipal address.

BL.03.SIG (2009)

2. Payment-in-Lieu of Off-Street Parking (PIL) Application – 167 Lakeshore Road West, SPC Sports Performance Centres (Mississauga) Ltd. (David Brown Associates), FA.31 08/004 W1, Ward 1

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/004 W1, SPC Sports Performance Centres (Mississauga) Ltd., 167 Lakeshore Road West, Ward 1.

RECOMMENDATION:

That the Report dated April 14, 2009 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/004 W1, SPC Sports Performance Centres (Mississauga) Ltd., 167 Lakeshore Road West, southeast corner of Lakeshore Road West and Mississauga Road South, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$17,232.00 be approved as the amount for the payment-in-lieu of two (2) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for payment of the full amount owing in a single lump sum payment.
2. That City Council enact a by-law under Section 40 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 1559427 Ontario Inc. and SPC Sports Performance Centres (Mississauga) Ltd. for a sports medicine clinic.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

RECOMMEND APPROVAL

FA.31 08/004 W1

3. Natural Areas Survey 2008 Update

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to the Natural Areas Survey 2008 update.

RECOMMENDATION:

1. That the report titled "Natural Areas Survey 2008 Update, dated April 14, 2009, from the Commissioner of Planning and Building be received for information.
2. That the report titled "Natural Areas Survey 2008 Update", dated April 14, 2009, from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Region of Peel, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation.

RECOMMEND RECEIPT

EC.10.ENV (2008)

4. Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management

RECOMMENDATION:

1. That the proposed Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management, attached as Appendix 1, be supported subject to the modifications identified and detailed in Appendix 2 of the report titled “Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management” dated April 14, 2009 from the Commissioner of Planning and Building.
2. That the report titled “Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management”, dated April 14, 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.**5. **PUBLIC MEETING – Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe**

Report dated April 14, 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:**

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on May 4, 2009 to consider the report titled "Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe – PUBLIC MEETING" dated April 14, 2009 from the Commissioner of Planning and Building, be received.
2. That Planning and Building Department staff report back on the submissions made with respect to "Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe – PUBLIC MEETING".

CD.03.MIS

6. **PUBLIC MEETING – Rezoning Application to permit nine standard condominium townhouse dwellings, 2385 Truscott Drive, northeast corner of Truscott Drive and Bodmin Road, Owner: 1197140 Ontario Ltd., Applicant: Sernas Associates, Bill 51, OZ 08/010 W2, Ward 2**

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Rezoning Application to permit nine standard condominium townhouse dwellings, 2385 Truscott Drive, northeast corner of Truscott Drive and Bodmin Road, Owner: 1197140 Ontario Ltd., Applicant: Sernas Associates, Bill 51, OZ 08/010 W2, Ward 2.

**RECOMMENDATION:**

That the Report dated April 14, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "RM4 – Exception" (Townhouse Dwellings), to permit nine standard condominium townhouse dwellings under file OZ 08/010 W2, 1197140 Ontario Ltd., 2385 Truscott Drive, be received for information.

OZ 08/010 W2

7. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit a neighbourhood commercial plaza with retail and service commercial uses, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and Thomas Street, Owner: 695658 Ontario Limited, Applicant: Freeman Planning Solutions, Bill 51, OZ 07/002 W10, Ward 10

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Applications to permit a neighbourhood commercial plaza with retail and service commercial uses, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and Thomas Street, Owner: 695658 Ontario Limited, Applicant: Freeman Planning Solutions, Bill 51, OZ 07/002 W10, Ward 10.

RECOMMENDATION:

That the Report dated April 14, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 07/002 W10, 695658 Ontario Limited, 5530 Winston Churchill Boulevard, 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 amend Mississauga Plan from "Convenience Commercial" to "General Commercial" to permit retail and service commercial uses be approved.
3. That the application to change the Zoning from "D" (Development) to "C2 - Exception" (Neighbourhood Commercial) to permit retail and service commercial uses in accordance with the proposed zoning standards described in the staff report, be approved subject to the following condition:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
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 07/002 W10

ADJOURNMENT