



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 23, 2008
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) (Chair)
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Contact: Debbie Sheffield, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 3795 / Fax 905-615-4181
E-Mail: debbie.sheffield@mississauga.ca

INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 23, 2008

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. **ADDENDUM SUPPLEMENTARY REPORT** – Official Plan Amendment and Rezoning Applications, 943 & 985 Southdown Road, O, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West & O, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, South side of Lakeshore Road West, east of Southdown Road, Owner: Gemini Urban Design Corp., Applicant: Jim Levac, Korsiak & Company Ltd., Bill 20, OZ 06/015 and OZ 06/020 Ward 2.
2. Overview of Form Based Codes
3. Introduction of Information Status Report Requirement - City Centre Lands
4. **PUBLIC MEETING** – Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, City of Mississauga, Bill 51, BL.09-COM, Wards 1–11.
5. Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report – Mississauga Plan Review
6. Employment Land Review Study – Mississauga Plan Review

INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 23, 2008

EVENING SESSION – 7:00 P.M.

7. **REPORT ON COMMENTS** - Amendment 63 to Mississauga Plan – Southdown District Policies, CD.03.SOU, Ward 2
8. **PUBLIC MEETING** – Southdown District Policies – Implementing Zoning By-laws, CD.03.SOU, Ward 2
9. **PUBLIC MEETING** – Rezoning and Draft Plan of Subdivision Applications, 2167 Gordon Drive, Southwest of The Queensway and Hurontario Street, Owner: Ann-Marie Janoscik, Applicant: Michael Wortel, John D. Rogers & Associates, Bill 51, OZ 06/011 and T-M06002, Ward 7.
10. **PUBLIC MEETING** – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications, Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, Southwest quadrant of Eglinton Avenue West and Confederation Parkway, Owner: Partacc Mississauga Developments Inc.(by Agreement of Purchase and Sale), Applicant: Lethbridge and Lawson Inc., Bill 51, OZ 08/005 and T-M08001, Ward 4.
11. **PUBLIC MEETING** – Rezoning Application, 7090 Benjamin Court (Block 105, Plan 43M-1758), East side of McLaughlin Road, north of Derry Road West, Owner: Cabot Trail Estates Ltd., Applicant: PMG Planning Consultants, Bill 51, OZ 08/004, Ward 11.
12. **PUBLIC MEETING** – Rezoning Application, 1505 Hurontario Street, East side of Hurontario Street, north of Pinewood Trail, Owner: Kieran Concannon, Applicant: Wilson Salter, Team Three, Bill 20, OZ 06/010, Ward 1.
13. **SUPPLEMENTARY REPORT** – Rezoning Application, 1361 and 1371 Hurontario Street, East side of Hurontario Street, north of Mineola Road East, Owner: Bassem & Mabelle Aboumrad, Applicant: Greg Dell and Associates, Bill 20, OZ 06/023, Ward 1.

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – JUNE 23, 2008**CALL TO ORDER****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS TO BE CONSIDERED****AFTERNOON SESSION – 1:30 P.M.**

1. ADDENDUM SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West & 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, South side of Lakeshore Road West, east of Southdown Road, Owner: Gemini Urban Design Corp., Applicant: Jim Levac, Korsiak & Company Ltd., Bill 20, OZ 06/015 and OZ 06/020 Ward 2.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the applications under Files OZ 06/015 W2 and OZ 06/020 W2, Gemini Urban Design Corp., 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West, 0, 2003, 2012, 2015, 2021 & 2028 -2038 Lushes Avenue, south side of Lakeshore Road West, east of Southdown Road.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building recommending that an "H" Holding symbol be added to the previous approval of the applications under Files OZ 06/015 W2 and OZ 06/020 W2, Gemini Urban Design Corp., 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West, 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, south side of Lakeshore Road West, east of Southdown Road, 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 Council Resolution 0311-2007 be rescinded and replaced with the following:
- i) That the applications to amend Mississauga Plan from "Residential Medium Density I" and "Greenbelt" to "Residential Medium Density I – Special Site" and "Greenbelt" to permit street townhouse dwellings, townhouse dwellings and detached dwellings and to recognize floodplain lands, be approved subject to the following condition:
 - (a) A maximum of two detached dwellings shall be permitted on lands designated "Residential Medium Density I – Special Site".
 - ii) That the Zoning of the subject lands be changed from "D-1" (Development) and "G1" (Greenbelt) to "H-RM6-Exception" (Townhouse Dwellings on a CEC – Private Road with Holding Symbol), "H-RM5-Exception" (Street Townhouse Dwellings with Holding Symbol) and "G1" (Greenbelt) and "B" (Buffer) to permit 78 townhouse dwellings and 2 detached dwellings all under common element condominium tenure, 10 freehold street townhouse dwellings and to recognize floodplain lands, be approved in accordance with the zoning standards outlined in Appendix S-3 attached to the Report dated November 19, 2007 from the Commissioner of Planning and Building on the subject applications and subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Dufferin-Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board not apply to the subject lands;

- (d) That CPD Recommendation 121-91, as approved by Council Resolution 160-91 pertaining to the requirement of 3.25 parking spaces per dwelling unit for all dwellings on lots with frontage less than 12.0 m (39.4 ft.) shall not apply, and that a parking requirement of two parking spaces shall apply for the units fronting on Lushes Avenue.

- iii) That notwithstanding Council Recommendation PDC-0036-2007, which requires that the landowner enter into a Memorandum of Agreement with the City with respect to the construction of a pedestrian bridge across Sheridan Creek, that the details relating to the construction of the pedestrian bridge be dealt with by way of a Servicing Agreement.

- iv) That the City contribute toward the cost of construction of the pedestrian bridge across Sheridan Creek by including appropriate funding in the 2009 budget.

- v) That the "H" Holding symbol is to be removed from the "H-RM5-49" (Street Townhouse Dwellings with Holding Symbol) and "H-RM6-10" (Townhouse Dwellings on a CEC – Private Road with Holding Symbol) zone categories applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in Appendix A-2 of the Report dated June 3, 2008, from the Commissioner of Planning and Building, have been satisfactorily addressed.

- vi) That the decision of Council for approval of the rezoning applications be considered null and void, and new development applications be required unless a zoning by-law is passed within 18 months of the Council decision.

OZ 06/015 W2

OZ 06/020 W2

2. Overview of Form Based Codes

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to Overview of Form Based Codes.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building entitled *Overview of Form Based Codes*, be received as information and that staff continue to provide further updates related to considerations for implementing Form Based Codes in conjunction with the District Policy Review studies underway for Port Credit and Lakeview and any future District Policy Reviews.

RECOMMEND RECEIPT

CD.01-FOR

3. Introduction of Information Status Report Requirement - City Centre Lands

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the introduction of an Information Status Report requirement prior to the removal of the "H" holding symbol for all lands within City Centre

RECOMMENDATION:

1. That the Report dated June 3, 2008, from the Commissioner of Planning and Building, recommending the introduction of an Information Status Report requirement prior to the removal of the "H" holding symbol for all lands within City Centre, be received for information.
2. That prior to approval of an application to remove the "H" holding symbol for all lands located within City Centre, the Planning and Building Department prepare an Information Status Report for consideration by Planning and Development Committee and Council, outlining the details of development proposals.

RECOMMEND RECEIPT

CD.OZ-HOZ

4. PUBLIC MEETING – Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, City of Mississauga, Bill 51, BL.09-COM, Wards 1–11.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to proposed housekeeping amendments to Zoning By-law 0225-2007, and proposed Official Plan Amendment 87.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, and proposed Official Plan Amendment 87, be received for information.

BL.09-COM

5. Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report – Mississauga Plan Review

Report dated June 12, 2008 from the Commissioner of Planning and Building with respect to the Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report – Mississauga Plan Review.

RECOMMENDATION:

1. That the report titled “*Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report - Mississauga Plan Review*” dated June 12, 2008, from the Commissioner of Planning and Building, be circulated to City Centre stakeholders for comment.
2. That a Parking Strategy for Mississauga City Centre be finalized based on the *Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report* and comments received from the Planning and Development Committee and City Centre stakeholders.
3. That matters regarding the implementation of paid parking be referred to the Office of the City Manager and the Leadership Team for review and that a report outlining these matters be prepared and brought to a future meeting of the General Committee.
4. That a transfer of \$95,000 from the Planning Process Update Reserve to retain a consultant to undertake the Port Credit and Lakeview Parking Strategies, be approved and that the required by-laws and operating budget adjustments for the 2008 Operating Budget, be approved.

CD.07.MIS

6. Employment Land Review Study – Mississauga Plan Review

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to “*Employment Land Review Study - Mississauga Plan Review*”.

RECOMMENDATION:

That the report titled “*Employment Land Review Study - Mississauga Plan Review*”, from the Commissioner of Planning and Building, dated June 3, 2008, be circulated for comment.

CD.15.EMP

EVENING SESSION – 7:00 P.M.7. **REPORT ON COMMENTS - Amendment 63 to Mississauga Plan – Southdown District Policies, CD.03.SOU, Ward 2**

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies.

RECOMMENDATION:

1. That the report titled “Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies” dated June 3, 2008 from the Commissioner of Planning and Building, be adopted.
2. That Section 4.31, Southdown District Policies of Mississauga Plan, as amended, be deleted and replaced by Amendment 63, Section 4.31, Southdown District Policies, 2008 May (attached as Appendix 2 to the report titled “Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies”, dated June 3, 2008 from the Commissioner of Planning and Building).
3. That the Zoning By-law for the lands in the Southdown Planning District be amended, where necessary, to conform with Amendment 63 to Mississauga Plan, Southdown District Policies.

RECOMMEND APPROVAL

CD.03.SOU

8. **PUBLIC MEETING – Southdown District Policies – Implementing Zoning By-laws, CD.03.SOU, Ward 2**

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to Southdown District Policies - Implementing Zoning By-laws.

RECOMMENDATION:

That the report titled "Southdown District Policies - Implementing Zoning By-laws" dated June 3, 2008 from the Commissioner of Planning and Building, be received for information.

CD.03.SOU

9. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications, 2167 Gordon Drive, Southwest of The Queensway and Hurontario Street, Owner: Ann-Marie Janoscik, Applicant: Michael Wortel, John D. Rogers & Associates, Bill 51, OZ 06/011 and T-M06002, Ward 7.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "R1-7" (Residential Low Density – Exception 7) to "R16-Exception" (Detached Dwellings on a CEC – Private Road) and "G2-1" and "G1" (Greenbelt) in By-law 0225-2007, to permit five detached dwellings on a private condominium road under files OZ 06/011 W7 and T-M06002 W7, Ann-Marie Janoscik, 2167 Gordon Drive.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Residential Low Density – Exception 7) to "R16-Exception" (Detached Dwellings on a CEC – Private Road) and "G2-1" and "G1" (Greenbelt) in By-law 0225-2007, to permit five detached dwellings on a private condominium road under files OZ 06/011 W7 and T-M06002 W7, Ann-Marie Janoscik, 2167 Gordon Drive, be received for information.

OZ 06/011 W7

T-M06002 W7

10. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications, Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, Southwest quadrant of Eglinton Avenue West and Confederation Parkway, Owner: Partacc Mississauga Developments Inc.(by Agreement of Purchase and Sale), Applicant: Lethbridge and Lawson Inc., Bill 51, OZ 08/005 and T-M08001, Ward 4.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application under file OZ 08/005 W4 to amend the Official Plan from "Residential Low Density II" and "Residential Medium Density I" to "Residential Low Density II" and "Public Open Space", to delete a minor collector road by changing the proposed road network and to change the Zoning from "R4" (Detached Dwellings), "R4-20" (Detached Dwellings), "R5" (Detached Dwellings) and "RM4-1" (Townhouse Dwellings and Street Townhouse Dwellings) to "R5-Exception" (Detached Dwellings), "RM2 - Exception" (Semi-Detached Dwellings) and "OS1" (Community Park) zones in By-law 0225-2007 and a Draft Plan of Subdivision under file T-M08001 W4 to accommodate 31 detached dwellings, 270 semi-detached dwellings and a community park block, Partacc

Mississauga Developments Inc. (by Agreement of Purchase and Sale), Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application under file OZ 08/005 W4 to amend the Official Plan from "Residential Low Density II" and "Residential Medium Density I" to "Residential Low Density II" and "Public Open Space", to delete a minor collector road by changing the proposed road network and to change the Zoning from "R4" (Detached Dwellings), "R4-20" (Detached Dwellings), "R5" (Detached Dwellings) and "RM4-1" (Townhouse Dwellings and Street Townhouse Dwellings) to "R5-Exception" (Detached Dwellings), "RM2 - Exception" (Semi-Detached Dwellings) and "OS1" (Community Park) zones in By-law 0225-2007 and a Draft Plan of Subdivision under file T-M08001 W4 to accommodate 31 detached dwellings, 270 semi-detached dwellings and a community park block, Partacc Mississauga Developments Inc. (by Agreement of Purchase and Sale), Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, be received for information.

OZ 08/005 W4

T-M08001 W4

11. PUBLIC MEETING – Rezoning Application, 7090 Benjamin Court (Block 105, Plan 43M-1758), East side of McLaughlin Road, north of Derry Road West, Owner: Cabot Trail Estates Ltd., Applicant: PMG Planning Consultants, Bill 51, OZ 08/004, Ward 11.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning of By-law 0225-2007 from "H-RM4-40" (Townhouse Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), to permit 74 common element condominium townhouse dwellings under file OZ 08/004 W11, Cabot Trail Estates Ltd., 7090 Benjamin Court.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning of By-law 0225-2007 from "H-RM4-40" (Townhouse Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), to permit 74 common element condominium townhouse dwellings under file OZ 08/004 W11, Cabot Trail Estates Ltd., 7090 Benjamin Court, be received for information.

OZ 08/004 W11

12. PUBLIC MEETING – Rezoning Application, 1505 Hurontario Street, East side of Hurontario Street, north of Pinewood Trail, Owner: Kieran Concannon, Applicant: Wilson Salter, Team Three, Bill 20, OZ 06/010, Ward 1.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "R1-20" (Detached Dwelling or Office) to "R1-20, as amended" (Detached Dwelling, Office or Office with One Dwelling Unit) in By-law 0225-2007, to permit an increase in the maximum permitted gross floor area from 200.00 m² (2,152.85 sq. ft.) to 383.00 m² (4,122.71 sq. ft.) for office and/or residential uses under file OZ 06/010 W1, Kieran Concannon, 1505 Hurontario Street.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-20" (Detached Dwelling or Office) to "R1-20, as amended" (Detached Dwelling, Office or Office with One Dwelling Unit) in By-law 0225-2007, to permit an increase in the maximum permitted gross floor area from 200.00 m² (2,152.85 sq. ft.) to 383.00 m² (4,122.71 sq. ft.) for office and/or residential uses under file OZ 06/010 W1, Kieran Concannon, 1505 Hurontario Street, be received for information.

OZ 06/010 W1

13. SUPPLEMENTARY REPORT – Rezoning Application, 1361 and 1371 Hurontario Street, East side of Hurontario Street, north of Mineola Road East, Owner: Bassem & Mabelle Aboumrad, Applicant: Greg Dell and Associates, Bill 20, OZ 06/023, Ward 1.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application under File OZ 06/023 W1, Bassem and Mabelle Aboumrad, 1361 and 1371 Hurontario Street, east side of Hurontario Street, north of Mineola Road East.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building recommending approval of the application under File OZ 06/023 W1, Bassem and Mabelle Aboumrad, 1361 and 1371 Hurontario Street, east side of Hurontario Street, north of Mineola Road East, be adopted in accordance with the following:

1. That the application to change the Zoning from "R3-3" (Detached Dwellings) to "R3-Exception" (Office) to permit two office buildings, excluding medical and real estate offices generally in accordance with the proposed zoning standards outlined in Appendix S-5, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
- 2. 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 06/023 W1

ADJOURNMENT