



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JANUARY 12, 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) (Chair)
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, Legislative Coordinator, Office of the City Clerk
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INDEX - PLANNING & DEVELOPMENT COMMITTEE – JANUARY 12, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. City Initiated Removal of the "H" Holding Symbol from Zoning By-law 225-2007
3634 and 3638 Cawthra Road, west side of Cawthra Road, south of Burnhamthorpe Road
East, Aly Elsharkaway, OZ 02/052 W4, Ward 4
2. City Centre Development Application – Status Report, west side of Confederation
Parkway, north of Burnhamthorpe Road West, Owner/Applicant: AMACON
Development (City Centre) Corp. Bill 51, H-OZ 06/008 W4, Ward 4
3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 40 Lakeshore Road East,
Northwest corner of Lakeshore Road East and Stavebank Road, Owner: 2127557 Ontario
Inc., Applicant: W.E. Oughtred and Associates Inc. FA.31 08/002 W1 (Ward 1)
4. 2008 Growth Forecasts – Mississauga Plan Review
5. Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in
Gateway District
6. Peel Region Official Plan Review – Update
7. Appeal to the Ontario Municipal Board, Committee of Adjustment Decision, Minor
Variance Application 'A' 403/08 W11, Christine Murphy, 11 Barry Avenue, south of
Thomas Street, west of Queen Street South, (Ward 11)

INDEX - PLANNING & DEVELOPMENT COMMITTEE – JANUARY 12, 2009

EVENING SESSION – 7:00 P.M.

8. **PUBLIC MEETING** - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants and to permit a maximum of 22% of the gross floor area for accessory retail uses, 3050 Confederation Parkway, west side of Confederation Parkway, north of Dundas Street West, Owner: Ole Miss Place Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W7 (Ward 7)

9. **PUBLIC MEETING** - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants, 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)

10. **PUBLIC MEETING** - Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007 to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, 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)

11. **PUBLIC MEETING** - Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit a multi-use residential, commercial and office development, in conjunction with parkland uses, northwest quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51, OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5 (Ward 5)

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – JANUARY 12, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. City Initiated Removal of the "H" Holding Symbol from Zoning By-law 225-2007 3634 and 3638 Cawthra Road, west side of Cawthra Road, south of Burnhamthorpe Road East, Aly Elsharkaway, OZ 02/052 W4, Ward 4

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to City Initiated Removal of the "H" Holding Symbol from Zoning By-law 225-2007, 3634 and 3638 Cawthra Road, west side of Cawthra Road, south of Burnhamthorpe Road East, Aly Elsharkaway, OZ 02/052 W4, Ward 4

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol, under file OZ 02/052 W4, Aly Elsharkaway, 3634 and 3638 Cawthra Road be adopted and that the Planning and Building Department bring forward the necessary by-law for Council's passage.

RECOMMEND APPROVAL

OZ 02/052 W4

2. City Centre Development Application – Status Report, west side of Confederation Parkway, north of Burnhamthorpe Road West, Owner/Applicant: AMACON Development (City Centre) Corp. Bill 51, H-OZ 06/008 W4, Ward 4

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Status Report - City Centre Development Application west side of Confederation Parkway, north of Burnhamthorpe Road West, Owner/Applicant: AMACON Development (City Centre) Corp. Bill 51, H-OZ 06/008 W4, Ward 4

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building, outlining the details of the development proposed for Part of Lot 19, Concession 2, N.D.S., by AMACON Development (City Centre) Corp., be received for information.

RECOMMEND RECEIPT

H- OZ 06/008 W4

3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 40 Lakeshore Road East, Northwest corner of Lakeshore Road East and Stavebank Road, Owner: 2127557 Ontario Inc., Applicant: W.E. Oughtred and Associates Inc. FA.31 08/002 W1 (Ward 1)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Payment-in-Lieu of Off-Street Parking (PIL) Application, 40 Lakeshore Road East, Northwest corner of Lakeshore Road East and Stavebank Road, Owner: 2127557 Ontario Inc., Applicant: W.E. Oughtred and Associates Inc. FA.31 08/002 W1 (Ward 1)

RECOMMENDATION:

That the Report dated December 9, 2008 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/002 W1, 2127557 Ontario Inc., 40 Lakeshore Road East, northwest corner of Lakeshore Road East and Stavebank Road, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$43,080.00 be approved as the amount for the payment in lieu of eight (8) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the 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 2127557 Ontario Inc. for the expansion of the existing restaurant into the abutting unit and for a 19.7 m² (212.1 sq. ft.) addition at the rear of the building.
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 08/002 W1

4. 2008 Growth Forecasts – Mississauga Plan Review

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to 2008 Growth Forecasts – Mississauga Plan Review

RECOMMENDATION:

1. That the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled “*2008 Growth Forecasts – Mississauga Plan Review*” dated December 9, 2008 from the Commissioner of Planning and Building, be adopted.
2. That the Region of Peel be requested to amend the Regional Official Plan to reflect the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled “*2008 Growth Forecasts – Mississauga Plan Review*” dated December 9, 2008 from the Commissioner of Planning and Building.
3. That the report titled “*2008 Growth Forecasts – Mississauga Plan Review*” dated December 9, 2008 from the Commissioner of Planning and Building, be circulated for information to the City of Brampton, Town of Caledon and Region of Peel, by the City Clerk.

RECOMMEND APPROVAL

CD.03.MIS

5. Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District

RECOMMENDATION:

That the report titled “Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District” dated December 9, 2008 from the Commissioner of Planning and Building be adopted in accordance with the following:

1. That the Region of Peel be advised that the City of Mississauga supports Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District provided that it is amended to permit only work-place related daycare facilities.

2. That the Region be requested to amend ROPA 14 to include reference to the Airport Corporate District as one of the Districts for which exemptions may be granted to permit noise sensitive uses.

RECOMMEND APPROVAL

CD.01.REG

6. Peel Region Official Plan Review – Update

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to Peel Region Official Plan Review – Update

RECOMMENDATION:

That the report titled “Peel Region Official Plan Review - Update” dated December 9, 2008 from the Commissioner of Planning and Building, be received for information.

RECOMMEND RECEIPT

CD.21.PEE

7. Appeal to the Ontario Municipal Board, Committee of Adjustment Decision, Minor Variance Application 'A' 403/08 W11, Christine Murphy, 11 Barry Avenue, south of Thomas Street, west of Queen Street South, (Ward 11)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to an Appeal to the Ontario Municipal Board, Committee of Adjustment Decision, Minor Variance Application 'A' 403/08 W11, Christine Murphy, 11 Barry Avenue, south of Thomas Street, west of Queen Street South, (Ward 11)

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the appeal filed by Legal Services by letter be continued and that Legal Services, together with other appropriate City staff attend the Ontario Municipal Board hearing in support of the appeal of the decision of the Committee of Adjustment under file 'A' 403/08, Christine Murphy, granted on November 20, 2008, regarding the property at 11 Barry Avenue.

'A' 403/08 W11

EVENING SESSION – 7:00 P.M.

8. PUBLIC MEETING - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants and to permit a maximum of 22% of the gross floor area for accessory retail uses, 3050 Confederation Parkway, west side of Confederation Parkway, north of Dundas Street West, Owner: Ole Miss Place Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W7 (Ward 7)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants and to permit a maximum of 22% of the gross floor area for accessory retail uses, 3050 Confederation Parkway, west side of Confederation Parkway, north of Dundas Street West, Owner: Ole Miss Place Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W7 (Ward 7)

RECOMMENDATION:

That the Report dated December 9, 2008 from the Commissioner of Planning and Building regarding the application to change the Zoning from "O" (Office) to "O-Exception" (Office - Exception) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone and to permit a maximum of 22% of the gross floor area for accessory retail uses, previously permitted under By-law 5500, under file BL.09-COM W7, 3050 Confederation Parkway, Ole Miss Place Inc., be received for information.

BL.09-COM W7

9. PUBLIC MEETING - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants, 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 December 9, 2008 from the Commissioner of Planning & Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants, 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 December 9, 2008 from the Commissioner of Planning and Building regarding the application to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial - Exception) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500, under file BL.09-COM W6, 1151 Dundas Street West, Paula Dale Ltd., be received for information.

BL.09-COM W6

10. PUBLIC MEETING - Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007 to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, 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)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007 to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, 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 December 9, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - High Density I, Special Site 12" to "Residential - High Density I, Special Site 12", amended, and to change the Zoning from "RA3-28" (Apartment Dwellings - Exception) to "RA3-28" (Apartment Dwellings - Exception), amended, in By-law 0225-2007, to permit a maximum floor space index (FSI) of 1.77; and to amend the Official Plan from "Public Open Space" to "Residential - High Density I, Special Site 12", amended, and to change the Zoning from "OS1" (Open Space) to "RA3-28" (Apartment Dwellings - Exception), amended, in By-law 0225-2007, to delete the Open Space block and permit a walkway to be accommodated through an easement on the RA3-28 lands, under file BL.09-COM W6, southwest corner of Eglinton Avenue West and Creditview Road, Wintor Equities Inc., be received for information.

BL.09-COM W6

11. PUBLIC MEETING - Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit a multi-use residential, commercial and office development, in conjunction with parkland uses, northwest quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51, OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5 (Ward 5)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to an Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit a multi-use residential, commercial and office development, in conjunction with parkland uses, northwest quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51, OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5 (Ward 5)

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.

OZ 07/024 W5
OZ 07/025 W5
T-M07005 W5
T-M07006 W5

ADJOURNMENT