



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JANUARY 8, 2007**

**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) (Chair)

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)

Councillor Sue McFadden (Ward 10)

Councillor George Carlson (Ward 11)

Mayor Hazel McCallion

Contact: Shalini Alleluia, Committee Coordinator, Office of the City Clerk

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**INDEX - PLANNING & DEVELOPMENT COMMITTEE – JANUARY 8, 2007**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 PM**

1. PUBLIC MEETING - Rezoning Application to permit business employment uses, including offices, Part of Lot 11, Concession 1, W.H.S., Northwest corner of Hurontario Street and Derry Road West, Owner: P. Gabriele & Sons Limited, Applicant: Christopher Gabriele, Bill 20, OZ 06/016 W5, Ward 5
2. Delegation of Planning Responsibilities by the Region of Peel -Pursuant to the Growth Plan for the Greater Golden Horseshoe
3. Mississauga Plan - Five Year Review

## **INDEX - PLANNING & DEVELOPMENT COMMITTEE JANUARY 8, 2007**

### **EVENING SESSION – 7:00 PM**

4. **PUBLIC MEETING** - Official Plan Amendment and Rezoning Applications To permit a five-storey business, professional and administrative office building in addition to the existing hotel, 2125-2145 North Sheridan Way, north side of North Sheridan Way, west of Erin Mills Parkway Owner: Nor-Sham Developments Inc. Applicant: Ted Davidson (Consultants) Inc. Bill 20 OZ 06/012 W2, Ward 2
5. **PUBLIC MEETING** - Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit detached dwellings, semi-detached dwellings, street townhouses, apartment dwellings and a park block Part of Lot 21, Concession 2 N.D.S., south west quadrant of Eglinton Avenue West and Mavis Road, Owner: Southlawn Developments Inc., Applicant: PMG Planning Consultants, Bill 20, OZ 05/023 W6, Ward 6
6. **PUBLIC MEETING** - Rezoning Application to permit 30 common element condominium townhouses utilizing a shared driveway access with the adjacent commercial centre and a reduced commercial parking standard, 1100 and 1110 Dundas Street West and 2590 Glengarry Road, southwest corner of Dundas Street West and Glengarry Road, Owner: Antonio Dos Santos, Applicant: PMG Planning Consultants, Bill 20, OZ05/38 W7 Ward 7
7. **SUPPLEMENTARY REPORT** - Official Plan Amendment and Rezoning Application to permit 20 Street Townhouses, 1549-1579 Eglinton Avenue West (Barbertown Road extension), north side of Eglinton Avenue West, west of Creditview Road, Owner: Moldenhauer Developments, Applicant: Planning & Engineering Initiatives Ltd. (PEIL), Bill 20, OPA/OZ 04/038 W6, Ward 6.
8. **SUPPLEMENTARY REPORT** - Rezoning Application to permit additional apartment building development, 1355 Silver Spear Road, West side of Dixie Road, south of Burnhamthorpe Road East, Owner: CAP REIT Apartments Incorporated, Applicant: Northgrave Architects, Bill 20, OZ 02/002 W3, Ward 3

### **ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – JANUARY 8, 2007**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 PM**

1. PUBLIC MEETING - Rezoning Application to permit business employment uses, including offices, Part of Lot 11, Concession 1, W.H.S., northwest corner of Hurontario Street and Derry Road West, Owner: P. Gabriele & Sons Limited, Applicant: Christopher Gabriele, Bill 20, OZ 06/016 W5, Ward 5

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to Rezoning Application to permit business employment uses, including offices, Part of Lot 11, Concession 1, W.H.S., northwest corner of Hurontario Street and Derry Road West, Owner: P. Gabriele & Sons Limited, Applicant: Christopher Gabriele, Bill 20, OZ 06/016 W5, Ward 5

**RECOMMENDATION:**

That the Report dated December 12, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from “A” (Agriculture) to “RCL1-Special Section” (Restricted Commercial) to permit business employment uses, including offices under file OZ 06/016 W5, P. Gabriele & Sons Limited, Part of Lot 11, Concession 1, W.H.S., northwest corner of Hurontario Street and Derry Road West, be received for information.

OZ 06/016 W5

2. Delegation of Planning Responsibilities by the Region of Peel -Pursuant to the Growth Plan for the Greater Golden Horseshoe

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to the delegation of Planning Responsibilities by the Region of Peel -Pursuant to the Growth Plan for the Greater Golden Horseshoe.

RECOMMENDATION:

That the Region of Peel be requested to enact a By-law to delegate to the City of Mississauga the planning responsibilities assigned by the Growth Plan for the Greater Golden Horseshoe, pursuant to Section 5.4.2.4 of the Growth Plan: growth forecasts; intensification targets and density targets for urban growth centre; density targets for designated greenfield areas and policy directions that cross municipal boundaries; and further, that the report titled “Delegation of Planning Responsibilities by the Region of Peel -Pursuant to the Growth Plan for the Greater Golden Horseshoe” dated December 12, 2006 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Region of Peel, City of Brampton and Town of Caledon

RECOMMEND APPROVAL

LA.07.Province

3. Mississauga Plan - Five Year Review

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to the Mississauga Plan – Five year review.

RECOMMENDATION:

That, in accordance with Section 26 (1) of the *Planning Act*, a special meeting of City Council, open to the public, be held to determine the need for a revision to the Official Plan as recommended in the report titled “*Mississauga Plan - Five Year Review*” dated December 12, 2006 from the Commissioner of Planning and Building.

RECOMMEND APPROVAL

CD.03.Mis

**EVENING SESSION – 7:00 P.M.**

4. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications to permit a five-storey business, professional and administrative office building in addition to the existing hotel, 2125-2145 North Sheridan Way, north side of North Sheridan Way, west of Erin Mills Parkway, Owner: Nor-Sham Developments Inc., Applicant: Ted Davidson (Consultants) Inc., Bill 20, OZ 06/012 W2, Ward 2

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Applications to permit a five-storey business, professional and administrative office building in addition to the existing hotel, 2125-2145 North Sheridan Way, north side of North Sheridan Way, west of Erin Mills Parkway, Owner: Nor-Sham Developments Inc., Applicant : Ted Davidson (Consultants) Inc., Bill 20, OZ 06/012 W2, Ward 2.

**RECOMMENDATION:**

That the Report dated December 12, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment – Special Site 3" to "Business Employment – Special Site 3, as amended" and to change the Zoning from "RCL1-793" (Restricted Commercial) to "RCL1-793, as amended" (Restricted Commercial and Office) to permit a five-storey business, professional and administrative office building in addition to the existing hotel, under file OZ 06/012 W2, Nor-sham Developments Inc., 2125-2145 North Sheridan Way, be received for information.

OZ 06/012 W2

5. PUBLIC MEETING - Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit detached dwellings, semi-detached dwellings, street townhouses, apartment dwellings and a park block Part of Lot 21, Concession 2 N.D.S., South west quadrant of Eglinton Avenue West and Mavis Road, Owner: Southlawn Developments Inc., Applicant: PMG Planning Consultants, Bill 20, OZ 05/023 W6, Ward 6

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit detached dwellings, semi-detached dwellings, street townhouses, apartment dwellings and a park block Part of Lot 21, Concession 2 N.D.S., south west quadrant of Eglinton Avenue West and Mavis Road, Owner: Southlawn Developments Inc., Applicant: PMG Planning Consultants, Bill 20, OZ 05/023 W6, Ward 6

RECOMMENDATION:

That the Report dated December 12, 2006, from the Commissioner of Planning and Building regarding the applications under file OZ 05/023 W6 to amend the Official Plan from "Residential High Density I" and "Residential Low Density II" to "Residential High Density I - Special Site", "Residential Medium Density I" and "Open Space" and to change the Zoning to permit various residential zoning categories and park as detailed in Appendix I-9, and a Draft Plan of Subdivision under file T-M05008 W6 to accommodate 50 detached dwellings, 84 semi-detached dwellings, 34 semi-detached dwellings on wide shallow lots, 20 street row dwellings on wide shallow lots, 465 apartments and a community park block, Southlawn Developments Inc., Part of Lot 21, Concession 2 N.D.S., be received for information.

OZ 05/023 W6

6. PUBLIC MEETING - Rezoning Application to permit 30 common element condominium townhouses utilizing a shared driveway access with the adjacent commercial centre and a reduced commercial parking standard 1100 and 1110 Dundas Street West and 2590 Glengarry Road, southwest corner of Dundas Street West and Glengarry Road, Owner: Antonio Dos Santos, Applicant: PMG Planning Consultants, Bill 20, OZ05/38 W7, Ward 7

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to Rezoning Application to permit 30 common element condominium townhouses utilizing a shared driveway access with the adjacent commercial centre and a reduced commercial parking standard, 1100 and 1110 Dundas Street West and 2590 Glengarry Road, southwest corner of Dundas Street West and Glengarry Road, Owner: Antonio Dos Santos, Applicant: PMG Planning Consultants, Bill 20, OZ05/38 W7, Ward 7.

RECOMMENDATION:

That the Report dated December 12, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from “DC-1317” (District Commercial), “RCL1-1645” and “RCL-2193” (Restricted Commercial) to “RM5-Special Section” (Townhouses) to permit 30 common element condominium townhouses and to change the Zoning from “DC-1317” to “DC-Special Section” (District Commercial), to permit a shared driveway access between the commercial lands and the residential townhouses and to permit a reduced commercial parking standard under file OZ 05/038 W7, Antonio Dos Santos, 1100 and 1110 Dundas Street West and 2590 Glengarry Road, southwest corner of Dundas Street West and Glengarry Road, be received for information.

OZ05/38 W7

7. SUPPLEMENTARY REPORT-Official Plan Amendment and Rezoning Application To permit 20 Street Townhouses, 1549-1579 Eglinton Avenue West (Barbertown Road extension), north side of Eglinton Avenue West, west of Creditview Road, Owner: Moldenhauer Developments, Applicant: Planning & Engineering Initiatives Ltd. (PEIL), Bill 20, OPA/OZ 04/038 W6, Ward 6.

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Application to permit 20 Street Townhouses, 1549-1579 Eglinton Avenue West (Barbertown Road extension), north side of Eglinton Avenue West, west of Creditview Road, Owner: Moldenhauer Developments, Applicant: Planning & Engineering Initiatives Ltd. (PEIL), Bill 20, OPA/OZ 04/038 W6, Ward 6.

RECOMMENDATION:

That the Report dated December 12, 2006, from the Commissioner of Planning and Building recommending approval of the applications under File OPA/OZ 04/038 W6, Moldenhauer Developments, 1549-1579 Eglinton Avenue West, north side of Eglinton Avenue West (Barbertown Road) west of Creditview Road, be adopted in accordance with the following:



1. That notwithstanding that subsequent to the public meeting, changes to the application 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 “Residential – Low Density I” and “Greenbelt” to “Residential – Medium Density I” and “Greenbelt” to permit 20 street townhouses and additional greenbelt lands, be approved.
3. That the application to change the Zoning from “R4-2074” (Residential Detached – Section 2074), “A” (Agricultural), “G” (Greenbelt), “G-1908” (Greenbelt – Section 1908), and “G-2149” (Greenbelt – Section 2149) to “RM5 – Special Section” (Residential Townhouse - Special Section) and “G – Special Section” (Greenbelt – Special Section) to permit 20 street townhouses and additional greenbelt lands, be approved subject to the following conditions:
  - (a) That the implementing zoning by-law include the development standards identified in Appendix S-3b;
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the 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 School Boards not apply to the subject lands;
  - (d) That CPD Recommendation 121-91, as approved by Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development, not apply to the subject lands.

4. That an agreement of purchase and sale be entered into with the City of Mississauga for 1549 Eglinton Avenue West, prior to the passing of an Official Plan Amendment and Zoning By-law Amendment.
5. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new Mississauga Zoning By-law be amended from "R4-14" (Residential Detached Dwelling – Section 14), "R1 (Residential Detached Dwelling), and "G2" (Greenbelt) to "RM5 – Special Section" (Street Townhouse – Special Section), and "G2" (Greenbelt) subject to conditions contained in recommendation 3.
6. 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.

OPA/OZ 04/038 W6

8. SUPPLEMENTARY REPORT - Rezoning Application to permit additional apartment building development, 1355 Silver Spear Road, West side of Dixie Road, south of Burnhamthorpe Road East, Owner: CAP REIT Apartments Incorporated, Applicant: Northgrave Architects, Bill 20, OZ 02/002 W3, Ward 3

Report dated December 12, 2006 from the Commissioner of Planning and Building with respect to a Rezoning Application to permit additional apartment building development, 1355 Silver Spear Road, West side of Dixie Road, south of Burnhamthorpe Road East, Owner: CAP REIT Apartments Incorporated, Applicant: Northgrave Architects, Bill 20, OZ 02/002 W3, Ward 3

RECOMMENDATION:

That the Report dated December 12, 2006, from the Commissioner of Planning and Building recommending approval of the application under File OZ 02/002 W3, CAP REIT Apartments Incorporated, 1355 Silver Spear Road, west side of Dixie Road, south of Burnhamthorpe Road East, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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*, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from “RM7D4-242” (Multiple Residential) to “H-RM7D5-Special Section” (Multiple Residential) to permit an additional apartment building on the lands in accordance with the proposed zoning standards described in the report, be approved subject to the following conditions:
  - (a) That the implementing zoning by-law incorporate a Holding Symbol which can be lifted upon the condition that a satisfactory Site Plan has been approved by the City, addressing matters respecting the massing and conceptual design of the proposed building and its relationship with the existing building, streets and exterior areas.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
3. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new Mississauga Zoning By-law be amended from “RA4-42 (Apartment Dwellings) to “H-RA4-Special Section” (Apartment Dwellings) subject to conditions contained in Recommendation No. 2.
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 02/002 W3

**ADJOURNMENT**