



# AGENDA

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MARCH 19, 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)  
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, Committee Coordinator, Office of the City Clerk  
905-615-3200 ext. 5471 / Fax 905-615-4181  
E-Mail: [Shalini.Alleluia@mississauga.ca](mailto:Shalini.Alleluia@mississauga.ca)

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – MARCH 19, 2007**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 PM**

1. Sign Variance Applications - Sign By-law 0054-2002, as amended
  
2. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 2170 Stanfield Road, west side of Stanfield Road, south of Queensway East, Owner: DeOliveira Holdings Inc., Applicant: Carol-Anne Munroe, Sorenson Gravely Lowes Planning Associates, H-OZ 06/005 W1, Ward 1
  
3. 2007 Vacant Employment Lands
  
4. 2006 Employment Profile

**EVENING SESSION – 7:00 P.M.**

5. PUBLIC MEETING - Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre
  
6. SUPPLEMENTARY REPORT - Rezoning Application to permit an expanded range of commercial uses including a restaurant (The Keg), 650 Matheson Boulevard West, east of Mavis Road, Owner: Orlando Corporation (Formerly owned by Home Depot Holdings Inc.), Applicant: Michael Goldberg, Goldberg Group, Bill 20, oz 05/041W5, Ward 5

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – MARCH 19, 2007**

**CALL TO ORDER**

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

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 PM**

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

Report dated February 27, 2007 from the Commissioner of Planning and Building with respect to Sign Variance Applications - Sign By-law 0054-2002, as amended.

**RECOMMENDATIONS:**

That the Report dated February 27, 2007, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications described in Appendix 1 to 4 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 07-03844  
Ward 3  
Westminster United Church  
4094 Tomken Rd.

To permit the following:

- (i) A ground sign setback 0.42 m from a street line.

- (b) Sign Variance Application 06-03485  
Ward 7  
EllisDon  
89 Queensway West

To permit the following:

- (i) One fascia sign on the south elevation with an area equal to 3.88% of the building elevation.
  - (ii) One fascia sign on the east elevation with an area equal to 2.1% of the building elevation.
- (c) Sign Variance Application 06-00775  
Ward 11  
Rexall Pharma Plus  
6085 Creditview Road

To permit the following:

- (i) One double faced fascia sign located on a roof structure.

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

- (a) Sign Variance Application 07-03881  
Ward 1  
Mentor College  
40 Forest Avenue

To permit the following:

- (i) Two electronic fascia signs located on the south and west elevations of the building.
- (ii) A total sign area of existing and proposed fascia signs equal to 7.45 sq. m

RECOMMEND APPROVAL

BL.03.Sign(2007)

2. Removal of the "H" Holding Symbol from Zoning By-law 5500, as amended, 2170 Stanfield Road, west side of Stanfield Road, south of Queensway East, Owner: DeOliveira Holdings Inc., Applicant: Carol-Anne Munroe, Sorenson Gravely Lowes Planning Associates, H-OZ 06/005 W1, Ward 1

Report dated February 27, 2007 from the Commissioner of Planning and Building with respect to the Removal of the "H" Holding Symbol from Zoning By-law 5500, as amended, 2170 Stanfield Road, west side of Stanfield Road, south of Queensway East, Owner: DeOliveira Holdings Inc., Applicant: Carol-Anne Munroe, Sorenson Gravely Lowes Planning Associates, H-OZ 06/005 W1, Ward 1

RECOMMENDATION:

That the Report dated February 27, 2007, from the Commissioner of Planning and Building recommending that the Removal of the "H" Holding Symbol application be approved, under file H-OZ 06/005 W1, DeOliveira Holdings Inc., 2170 Stanfield Road, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

RECOMMEND APPROVAL

H-OZ 06/005 W1

3. 2007 Vacant Employment Lands

Report dated February 27, 2007 from the Commissioner of Planning and Building with respect to 2007 Vacant Employment Lands

RECOMMENDATION:

That the report titled "*2007 Vacant Employment Lands*" dated February 27, 2007, from the Commissioner of Planning and Building be received for information.

RECOMMEND RECEIPT

CD.15.Employment (2007)

4. 2006 Employment Profile

Report dated February 27, 2007 from the Commissioner of Planning and Building with respect to 2006 Employment Profile

RECOMMENDATION:

That the report titled “*2006 Employment Profile*” dated February 27, 2007, from the Commissioner of Planning and Building be received for information and circulated to the Mississauga Board of Trade, the Urban Development Institute (Peel Chapter), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto at Mississauga.

RECOMMEND RECEIPT

CD.15.Employment (2006)

**EVENING SESSION – 7:00 P.M.**5. PUBLIC MEETING - Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre

Report dated February 27, 2007 from the Commissioner of Planning and Building with respect to Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre

**RECOMMENDATION:**

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on March 19, 2007 to consider the report titled *“Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre - PUBLIC MEETING”* dated February 27, 2007 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 *“Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre - PUBLIC MEETING”*.

CD.06.Res

6. SUPPLEMENTARY REPORT - Rezoning Application to permit an expanded range of commercial uses including a restaurant (The Keg), 650 Matheson Boulevard West, east of Mavis Road, Owner: Orlando Corporation (Formerly owned by Home Depot Holdings Inc.), Applicant: Michael Goldberg, Goldberg Group, Bill 20, oz 05/041W5, Ward 5

Report dated February 27, 2007 from the Commissioner of Planning and Building with respect to a Rezoning Application to permit an expanded range of commercial uses including a restaurant (The Keg), 650 Matheson Boulevard West, east of Mavis Road, Owner: Orlando Corporation (Formerly owned by Home Depot Holdings Inc.), Applicant: Michael Goldberg, Goldberg Group, Bill 20, oz 05/041W5, Ward 5



RECOMMENDATION:

That the Report dated February 27, 2007, from the Commissioner of Planning and Building recommending approval of the application under File OZ 05/041 W5, Orlando Corporation, 650 Matheson Boulevard West, north side of Matheson Boulevard West, east of Mavis 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 section 34(17) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from “MC-1779” (Manufacturing Commercial) to “DC-Special Section” (District Commercial) to permit an expanded range of commercial uses in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:
  - (a) That the Development Agreement include a clause requiring the owner to register on title of the abutting westerly lands a reservation of 25 parking spaces to meet the minimum parking requirements under the zoning by-law for the subject lands;
  - (b) That the implementing zoning by-law provide for up to 25 parking spaces to be accommodated on the abutting westerly lands zoned “DC-2683” (District Commercial);
  - (c) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the 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 “C3-29” (General Commercial) to “C3-Exception” (General Commercial) subject to conditions contained in Recommendation 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 05/041 W5

**ADJOURNMENT**

