



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 30, 2007

AFTERNOON SESSION – CANCELLED
EVENING SESSION - 6:30 P.M. (Note change in time)

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)
Councillor Katie Mahoney (Ward 8) (Chair)
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

INDEX - PLANNING & DEVELOPMENT COMMITTEE – APRIL 30, 2007

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 6:30 P.M.

1. Sign Variance Applications - Sign By-law 0054-2002, as amended
2. SUPPLEMENTARY REPORT – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit detached dwellings, and townhouse dwellings under standard condominium tenure, 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Dunpar - Developments Inc., Applicant: Dunpar Developments Inc. (T. Giancos), Bill 20, OZ 05/042 W3 (T-M05010 W3), Ward 3
3. Draft Southdown District Policies
4. PUBLIC MEETING - Proposed Amendments to Mississauga Plan – Additional Comments
5. New Zoning By-law – City of Mississauga – Supplementary Report on Comments
6. ADDENDUM REPORT - Site Plan Control By-law - Consistency with Mississauga Zoning By-law
7. Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended

PLANNING & DEVELOPMENT COMMITTEE – APRIL 30, 2007

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 6:30 P.M.

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

Report dated April 10, 2007 from the Commissioner of Planning and Building with respect to Sign Variance Applications - Sign By-law 0054-2002, as amended

RECOMMENDATION:

That the Report dated April 10, 2007 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested nine (9) Sign Variance Applications described in Appendices 1 to 9 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 07-04016
Ward 4
HT Physiotherapy
640 Eglinton Ave. W.

To permit the following:

- (i) One fascia sign located on the second storey of the building and not located on the unit occupied by the business.

- (b) Sign Variance Application 07-03891
Ward 6
Alliance Travel and Tours
808 Britannia Rd. W.

To permit the following:

- (i) One fascia sign located above the upper limits of the first storey.

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

- (a) Sign Variance Application 06-02970
Ward 7
Sussex Centre - West 50
50 Burnhamthorpe Rd. W.

To permit the following:

- (i) One fascia sign located above the upper limits of the first storey.

- (b) Sign Variance Application 06-01193
Ward 7
Amacon - Eve
3504 Hurontario St.

To permit the following for a period of one year:

- (i) Two construction site signs setback 1.5 m and 2.0 m from the property lines.
- (ii) Two construction site signs located 25 m apart along the same street line.
- (iii) Two construction site signs on a property that is occupied.

- (c) Sign Variance Application 06-03663
Ward 7
Amacon - Elle
3504 Hurontario St.

To permit the following for a period of one year:

- (i) One construction sign setback 1.5 m from a property line.
- (ii) Three construction signs located on the same street line less than 100 m apart.
- (iii) Three construction site signs with a combined area of 66.89 sq. m.
- (iv) Three construction signs on a property that is occupied.

(d) Sign Variance Application 07-04265

Ward 8

Erin Mills Auto Centre

2365 Motorway Blvd.

To permit the following:

- (i) One ground sign on the municipal median.
- (ii) Two groups of sixteen flags located fronting Dundas St. W.

(e) Sign Variance Application 03-07079

Ward 9

Premier Fitness

6460 Millcreek Dr.

To permit the following:

- (i) One ground sign with an overall height of 7.63 m and an area of 18.33 sq. m.
- (ii) One fascia sign projecting 1.52 m from the building.

(f) Sign Variance Application 07-03958

Ward 10

Daniels Corporation – Classical Reflections

5124 Winston Churchill Blvd.

To permit the following:

- (i) One construction sign not located on the site being constructed.

(g) Sign Variance Application 07-03990

Ward 5

Petro Canada

7300 Dixie Rd.

To permit the following:

- (i) Three directional signs with an area of 1.53 sq. m. and an overall height of 1.52 m.

BL.03.Sign (2007)

2. SUPPLEMENTARY REPORT – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit detached dwellings, and townhouse dwellings under standard condominium tenure, 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Dunpar Developments Inc., Applicant: Dunpar Developments Inc. (T. Giancos), Bill 20, OZ 05/042 W3 (T-M05010 W3), Ward 3

Report dated April 10, 2007 from the Commissioner of Planning and Building with respect to an Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit detached dwellings, and townhouse dwellings under standard condominium tenure, 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, South side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Dunpar Developments Inc., Applicant: Dunpar Developments Inc. (T. Giancos), Bill 20, OZ 05/042 W3 (T-M05010 W3), Ward 3

RECOMMENDATION:

That the Report dated April 10, 2007, from the Commissioner of Planning and Building recommending refusal of the Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications under Files OZ 05/042 W3 and T-M05010 W3, Dunpar Developments Inc., 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, south side of Burnhamthorpe Road East, west of Ponytrail Drive, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from “Residential - Low Density I” to “Residential - Low Density I” and “Residential - Medium Density I - Special Site” to permit detached dwellings and townhouse dwellings be refused;
2. That the application to change the Zoning from “R3” (Detached Residential) to “R4(12)-Special Section” (Detached Residential) and “RM5-Special Section” (Multiple Residential) to permit detached dwellings and townhouse dwellings be refused;

3. That the Draft Plan of Subdivision under file T-M05010 W3 be refused;
4. That City Council endorse the road configuration and development form as identified in Appendix S-7, Alternative Conceptual Design, attached to the staff report;
5. That City Council direct Legal Services and representatives from the appropriate City Departments to attend the Ontario Municipal Board hearing and any related prehearing conferences and to retain expert witnesses, if necessary, to oppose Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications filed by Dunpar Developments Inc.;
6. That City Council provide the Planning and Building Department with the authority to instruct Legal Services staff on any modifications deemed necessary, where required, through the Ontario Municipal Board hearing process.

OZ 05/042 W3 (T-M05010 W3)

3. Draft Southdown District Policies

Report dated April 10, 2007 from the Commissioner of Planning and Building with respect to the Draft Southdown District Policies

RECOMMENDATION:

That a public meeting be held by the Planning and Development Committee to consider the Draft Southdown District Policies attached, under separate cover, to the report titled "*Draft Southdown District Policies*" dated April 10, 2007, from the Commissioner of Planning and Building and further, that the Draft Southdown District Policies be placed on public display and circulated to City Departments, agencies and stakeholders for review and comment.

RECOMMEND APPROVAL

CD.03.Southdown (2007)

4. PUBLIC MEETING - Proposed Amendments to Mississauga Plan – Additional Comments

Report dated April 10, 2007 from the Commissioner of Planning and Building with respect to Proposed Amendments to Mississauga Plan – Additional Comments

RECOMMENDATION:

That the report titled “Proposed Amendments to Mississauga Plan - Additional Comments” dated April 10, 2007 from the Commissioner of Planning and Building recommending approval of the amendments to the Official Plan (Mississauga Plan) including the recommendations of the reports titled “Proposed Amendments to Mississauga Plan – Further Comments” dated August 29, 2006, “Proposed Amendments to Mississauga Plan - Report on Comments” dated March 14, 2006, “Proposed Amendments to Mississauga Plan - Supplementary Report” dated December 13, 2005 and “Proposed Amendments to Mississauga Plan” dated December 14, 2004, all from the Commissioner of Planning and Building, be adopted.

CD.03.Mississauga

5. New Zoning By-law – City of Mississauga – Supplementary Report on Comments

Report dated April 10, 2007 from the Commissioner of Planning and Building with respect to the New Zoning By-law – City of Mississauga – Supplementary Report on Comments

RECOMMENDATION:

That the Report dated April 10, 2007, from the Commissioner of Planning and Building recommending approval of the new Zoning By-law and repeal of existing Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville), and 1965-36 (Town of Oakville), be adopted.

BL.09.Com

6. ADDENDUM REPORT - Site Plan Control By-law - Consistency with Mississauga Zoning By-law, City of Mississauga

Report dated April 10, 2007 from the Commissioner of Planning and Building with respect to Site Plan Control By-law - Consistency with Mississauga Zoning By-law, City of Mississauga

RECOMMENDATION:

1. That the report dated April 10, 2007, from the Commissioner of Planning and Building recommending approval of an amending by-law to the Site Plan Control By-law, be adopted; and,
2. That the amending by-law to the Site Plan Control By-law, attached in draft form as Appendix II to the report from the Commissioner of Planning and Building dated April 10, 2007, only be enacted following the passage of the new Mississauga Zoning By-law by City Council.

RECOMMEND APPROVAL

CD.21.Site

7. Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended

Report dated August 29, 2006 from the Commissioner of Planning and Building with respect to Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended

RECOMMENDATION:

That Mississauga Sign By-law 0054-2002, as amended, be amended to achieve consistency with Mississauga's proposed new zoning by-law and to correct existing minor typographical errors as described in Appendix 1 of the report dated August 29, 2006 from the Commissioner of Planning and Building.

RECOMMEND APPROVAL

CA.24.Por

ADJOURNMENT