



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 25, 2007

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) (Chair)
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

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INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 25, 2007

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. **PUBLIC MEETING** - Rezoning Application to permit an off site shared parking arrangement for Club 108, 1325 Eglinton Avenue East and 5120-5130 Dixie Road, Northwest quadrant of Dixie Road and Eglinton Avenue East, Owner: Dixie Eglinton Construction Ltd., Applicant: Kentridge Johnston Limited, Bill 51, OZ 07/004 W5, Ward 5

2. **PUBLIC MEETING** - Official Plan Amendment and Rezoning Applications to permit industrial, office, retail and service commercial uses, including a Wal-Mart Super Centre, Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S., Southwest quadrant of Hurontario Street and Derry Road West, Owner: Derry-Ten Limited, Applicant: Wood Bull LLP, Bill 20, OZ 03/025 W5, Ward 5

3. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 385 Prince of Wales Drive, East side of Confederation Parkway, North of the proposed extension of Prince of Wales Drive, Daniels CCW Corporation, (Chicago Tower), Bill 20, H-OZ 06/004 W4, Ward 4

4. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 223 Webb Drive, North side of Webb Drive, East of Duke of York Boulevard, Solstice Two Limited (ONYX Building), Bill 20, H-OZ 06/007 W7, Ward 7

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5. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 208 Enfield Place, East side of Enfield Place, North of Matthews Gate, 1077022 Ontario Inc. (Conservatory Wide Suites), Bill 20, H-OZ 03/005 W7, Ward 7
6. Draft Regional Official Plan Amendment - West Side of Highway 10, Mayfield West Study Area - Regional File ROP 07 001
7. 2006 Building Permit Report
8. 2007 Housing Matters

EVENING SESSION – 7:00 P.M.

9. **SUPPLEMENTARY REPORT** - Official Plan Amendment and Rezoning application to permit a drug store and associated retail and service commercial uses, 2249 Derry Road West, Northwest corner of Derry Road West and Terragar Boulevard, Owner: Bremont Homes Inc. (Basilico Investments Ltd.), Applicant: Deanlee Management Inc., Bill 20, OZ 04/035 W10, Ward 10

10. **SUPPLEMENTARY REPORT** - 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

11. **SUPPLEMENTARY REPORT** - Official Plan Amendment and Rezoning Applications to permit a 22 storey, 214 unit condominium apartment building with commercial uses at street level and a 7 storey, 150 unit seniors' apartment building, 15 Hurontario Street, North of Lakeshore Road East and east of Hurontario Street, Owner: F.S. Port Credit Limited, Applicant: John D. Rogers and Associates Inc., Bill 20, OZ 05/024 W1, Ward 1

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – JUNE 25, 2007

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1. PUBLIC MEETING - Rezoning Application to permit an off site shared parking arrangement for Club 108, 1325 Eglinton Avenue East and 5120-5130 Dixie Road, Northwest quadrant of Dixie Road and Eglinton Avenue East, Owner: Dixie Eglinton Construction Ltd., Applicant: Kentridge Johnston Limited, Bill 51, OZ 07/004 W5, Ward 5

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to a Rezoning Application to permit an off site shared parking arrangement for Club 108, 1325 Eglinton Avenue East and 5120-5130 Dixie Road, Northwest quadrant of Dixie Road and Eglinton Avenue East, Owner: Dixie Eglinton Construction Ltd., Applicant: Kentridge Johnston Limited, Bill 51, OZ 07/004 W5, Ward 5

RECOMMENDATION:

That the Report dated June 5, 2007, from the Commissioner of Planning and Building regarding the application to amend the “MC-1435” (Mixed Industrial and Commercial) and “MC-1614” (Mixed Industrial and Commercial) zoning to permit a shared parking arrangement for Club 108 under file OZ 07/004 W5, Dixie Eglinton Construction Ltd., 1325 Eglinton Avenue East and 5120-5130 Dixie Road, be received for information.

OZ 07/004 W5

2. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications to permit industrial, office, retail and service commercial uses, including a Wal-Mart Super Centre, Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S., Southwest quadrant of Hurontario Street and Derry Road West, Owner: Derry-Ten Limited, Applicant: Wood Bull LLP, Bill 20, OZ 03/025 W5, Ward 5

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to an Official Plan Amendment and Rezoning Applications to permit industrial, office, retail and service commercial uses, including a Wal-Mart Super Centre, Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S., Southwest quadrant of Hurontario Street and Derry Road West, Owner: Derry-Ten Limited, Applicant: Wood Bull LLP, Bill 20, OZ 03/025 W5, Ward 5

RECOMMENDATION:

That the Report dated June 5, 2007, from the Commissioner of Planning and Building regarding the applications to amend the "Business Employment" designation of the City Plan and Mississauga Plan Policies for the Gateway District by adding a Special Site to permit an expanded range of retail and service commercial uses, and to change the Zoning from "RCL1-2432" (Restricted Commercial) and "A" (Agricultural) to "DC-Special Section" (District Commercial) and "RCL1-Special Section" (Restricted Commercial) to permit the development of the lands for industrial, office, retail and service commercial uses, under file OZ 03/025 W5, Derry-Ten Limited, Block 1, Plan 43M-1447 and Part of Lots 9 and 10, Concession 1, W.H.S., be received for information.

OZ 03/025 W5

3. Removal of the "H" Holding Symbol from Zoning By-law 5500, as amended, 385 Prince of Wales Drive, East side of Confederation Parkway, North of the proposed extension of Prince of Wales Drive, Daniels CCW Corporation, (Chicago Tower), Bill 20, H-OZ 06/004 W4, Ward 4

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to Removal of the "H" Holding Symbol from Zoning By-law 5500, as amended, 385 Prince of Wales Drive, East side of Confederation Parkway, North of the proposed extension of Prince of Wales Drive, Daniels CCW Corporation, (Chicago Tower), Bill 20, H-OZ 06/004 W4, Ward 4

RECOMMENDATION:

1. That the Report dated June 5, 2007, from the Commissioner of Planning and Building recommending the removal of the “H” Holding Symbol from By-law 5500, for the lands located on the east side of Confederation Parkway, north of Prince of Wales Drive, 385 Prince of Wales Drive, be adopted.
2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage subject to an executed Development Agreement.

RECOMMEND APPROVAL

H-OZ 06/004 W4

4. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 223 Webb Drive, North side of Webb Drive, East of Duke of York Boulevard, Solstice Two Limited (ONYX Building), Bill 20, H-OZ 06/007 W7, Ward 7

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 223 Webb Drive, North side of Webb Drive, East of Duke of York Boulevard, Solstice Two Limited (ONYX Building), Bill 20, H-OZ 06/007 W7, Ward 7

RECOMMENDATION:

1. That the Report dated June 5, 2007, from the Commissioner of Planning and Building recommending the removal of the “H” Holding Symbol from By-law 5500, for the lands located at 223 Webb Drive, on the north side of Webb Drive, east of Duke of York Boulevard, be adopted.
2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage subject to an executed Development Agreement.

RECOMMEND APPROVAL

H-OZ 06/007 W7

5. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 208 Enfield Place, East side of Enfield Place, North of Matthews Gate, 1077022 Ontario Inc. (Conservatory Wide Suites), Bill 20, H-OZ 03/005 W7, Ward 7

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, 208 Enfield Place, East side of Enfield Place, North of Matthews Gate, 1077022 Ontario Inc. (Conservatory Wide Suites), Bill 20, H-OZ 03/005 W7, Ward 7

RECOMMENDATION:

1. That the Report dated June 5, 2007, from the Commissioner of Planning and Building recommending the removal of the “H” Holding Symbol from By-law 5500, for the lands located at 208 Enfield Place, on the east side of Enfield Place, north of Matthews Gate, be adopted.
2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage subject to an executed Development Agreement.

RECOMMEND APPROVAL

H-OZ 03/005 W7

6. Draft Regional Official Plan Amendment - West Side of Highway 10, Mayfield West Study Area - Regional File ROP 07 001

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to Draft Regional Official Plan Amendment - West Side of Highway 10, Mayfield West Study Area - Regional File ROP 07 001

RECOMMENDATION:

That the report titled “Draft Regional Official Plan Amendment - West Side of Highway 10, Mayfield West Study Area - Regional File ROP 07001” dated June 5, 2007 from the Commissioner of Planning and Building be received for information and forwarded, by the City Clerk, to the Region of Peel, City of Brampton and Town of Caledon.

CD.01.Region

7. 2006 Building Permit Report

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to 2006 Building Permit Report

RECOMMENDATION:

That the report titled *2006 Building Permit Report*, dated June 5, 2007 from the Commissioner of Planning and Building, be received for information.

CD.15.DAT

8. 2007 Housing Matters

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to 2007 Housing Matters

RECOMMENDATION:

That the report titled *2007 Housing Matters*, dated June 5, 2007 from the Commissioner of Planning and Building, be received for information.

PR.06.Housing

EVENING SESSION – 7:00 P.M.

9. SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning application to permit a drug store and associated retail and service commercial uses, 2249 Derry Road West, Northwest corner of Derry Road West and Terragar Boulevard, Owner: Bremont Homes Inc. (Basilico Investments Ltd.), Applicant: Deanlee Management Inc., Bill 20, OZ 04/035 W10, Ward 10

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to an Official Plan Amendment and Rezoning application to permit a drug store and associated retail and service commercial uses, 2249 Derry Road West, Northwest corner of Derry Road West and Terragar Boulevard, Owner: Bremont Homes Inc. (Basilico Investments Ltd.), Applicant: Deanlee Management Inc., Bill 20, OZ 04/035 W10, Ward 10

RECOMMENDATION:

That the Report dated June 5, 2007, from the Commissioner of Planning and Building recommending refusal of the applications under File OZ 04/035 W10, Bremont Homes Inc. (Basilico Investments Ltd), 2249 Derry Road West, northwest corner of Derry Road West and Terragar Boulevard, be adopted in accordance with the following:

1. That the application to amend the Official Plan from “Residential – Medium Density II” to “General Commercial” be refused.
2. That the application to change the Zoning By-law from “A” (Agricultural) to “DC – Special Section” (District Commercial) be refused.

OZ 04/035 W10

10. SUPPLEMENTARY REPORT - 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 June 5, 2007 from the Commissioner of Planning and Building with respect to an 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 June 5, 2007, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/012 W2, Nor-Sham Developments Inc., 2125-2145 North Sheridan Way, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from “Business Employment – Special Site 3” to “Business Employment – Special Site 3, as amended” to permit business, professional and administrative office uses in addition to the existing hotel, be approved subject to the following:
 - (a) Lands used for hotel and office purposes will be permitted to develop to a maximum Floor Space Index of 0.7;
 - (b) The maximum height of an office building shall be 5 storeys.
2. That the application 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, be approved subject to the following conditions:
 - (a) That the implementing zoning by-law require a minimum 4.50 m (14.76 ft.) landscape buffer area along the northerly property line;
 - (b) That the implementing zoning by-law permit a maximum height of 5 storeys for an office building and a maximum gross floor area of 0.7 times the lot area for all buildings and structures;
 - (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 “E2-7” (Employment) to “E2-Exception” (Employment) subject to the 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 06/012 W2

11. SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning Applications to permit a 22 storey, 214 unit condominium apartment building with commercial uses at street level and a 7 storey, 150 unit seniors’ apartment building, 15 Hurontario Street, North of Lakeshore Road East and east of Hurontario Street, Owner: F.S. Port Credit Limited, Applicant: John D. Rogers and Associates Inc., Bill 20, OZ 05/024 W1, Ward 1

Report dated June 5, 2007 from the Commissioner of Planning and Building with respect to an Official Plan Amendment and Rezoning Applications to permit a 22 storey, 214 unit condominium apartment building with commercial uses at street level and a 7 storey, 150 unit seniors’ apartment building, 15 Hurontario Street, North of Lakeshore Road East and east of Hurontario Street, Owner: F.S. Port Credit Limited, Applicant: John D. Rogers and Associates Inc., Bill 20, OZ 05/024 W1, Ward 1

RECOMMENDATION:

That the Report dated June 5, 2007, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 05/024 W1, F.S. Port Credit Limited, 15 Hurontario Street, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan by revising the “Residential High Density I and Mainstreet Commercial – Special Site 4B” provisions be approved in conformity with the provisions outlined in Appendix S-5.

2. That the application to change the Zoning from “C1-604” (Restaurant), “H-R4” (Residential Apartments with Holding Provision) and “P” (Open Space) to “R4-Special Section” (Residential Apartments and Commercial) to permit a 22 storey, 214 unit condominium apartment building with commercial uses at street level and a 7 storey, 150 unit seniors’ apartment building be approved subject to the following conditions:
 - (a) That the permitted uses and development standards shall conform to those outlined in Appendix S-6;
 - (b) That the “R4-Special Section” (Residential Apartments and Commercial) zoning be subject to an “H” Holding Provision;
 - (c) That in accordance with the provisions of Section 36 of the *Planning Act*, the “H” Holding Provision is to be removed from the “H-R4-Special Section” (Residential Apartments and Commercial with Holding Provision) Zoning applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that the matters outlined in Appendix S-8 have been satisfactorily addressed;
 - (d) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (e) 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 and Dufferin-Peel Separate School Boards not apply to the subject lands.

3. That in accordance with the provisions of Section 37 of the *Planning Act*, an agreement between F.S. Port Credit Limited and the City shall be executed in the event that the Official Plan Amendment and Zoning By-law amendment as proposed are approved. This agreement shall be consistent with the recommendations contained within this report and the draft agreement presented in Appendix S-7.

4. 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 for this property from “D” (Development) to “H-RA5-Exception” (Apartment Dwellings and Commercial with Holding Provision) subject to the conditions contained in Recommendation 2.
5. That City Council direct Legal Services and representatives from the appropriate City Departments to attend the Ontario Municipal Board hearing and any related pre-hearing conferences and to retain expert witnesses, if necessary, to support the Official Plan Amendment and Rezoning changes recommended in this report.
6. That City Council delegate to Planning staff the authority to finalize the details of the text for the Official Plan Amendment and Zoning By-law amendment and any other applicable documents consistent with the direction set out in this Corporate Report in support of the City’s position before the Ontario Municipal Board.

OZ 05/024 W1

ADJOURNMENT