



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 11, 2007

**AFTERNOON SESSION – CANCELLED
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)
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) (Chair)
Mayor Hazel McCallion

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

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INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 11, 2007

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

1. Sign By-law 0054-2002, as amended, Sign Variance Applications
2. PUBLIC MEETING - Amendment 63 to Mississauga Plan, Draft Southdown District Policies, March 2007
3. PUBLIC MEETING - Rezoning Application to permit two business, professional and administrative office buildings, excluding medical and real estate offices, 1361 and 1371 Hurontario Street, east side of Hurontario Street, north of Mineola Road East, Owner: Bassem & Mabelle Aboumrad, Applicant: Dirk Blyleven, Beacon Planning Services, Bill 20, OZ 06/023, Ward 1
4. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 3 detached dwellings, and 22 townhouse dwellings under standard condominium tenure, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Radial Investments Limited, Applicant: M. Yarranton, KLM Planning Partners Inc., Bill 20, OZ 06/032, Ward 3

5. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, Part of Lot 1, Registrar’s Compiled Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, Owner: Joan Dottori, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/003, Ward 10

6. PUBLIC MEETING – Official Plan Amendment and Rezoning to permit retail and service commercial uses, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and the future extension of Thomas Street, Owner: 695658 Ontario Limited, Applicant: Freeman Planning Solutions, Bill 51, OZ 07/002, Ward 10

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – JUNE 11, 2007

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DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – CANCELLED

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

Report dated May 22, 2007 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended, Sign Variance Applications

RECOMMENDATION:

That the Report dated May 22, 2007, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eight (8) Sign Variance Applications described in Appendices 1 to 8 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 07-04331
Ward 9
Christian Labour Association of Canada
2335 Argentia Road

To permit the following:

- (i) A setback of 1.25 m (4.10 ft) to a driveway entrance or exit.
- (b) Sign Variance Application 07-04633
Ward 9
Sunset Grill
3021 Argentia Road

To permit the following:

- (i) One (1) fascia sign on the rear elevation of the building which does not face a parking lot or a driveway.
- (c) Sign Variance Application 07-04425
Ward 9
Rogers
3021 Argentia Road

To permit the following:

- (i) One (1) fascia sign on the rear elevation of the building which does not face a parking lot or a driveway.
- (d) Sign Variance Application 07-04581
Ward 9
Extreme Pita
3021 Argentia Road

To permit the following:

- (i) One (1) fascia sign on the rear elevation of the building which does not face a parking lot or a driveway.
- (e) Sign Variance Application 07-04383
Ward 9
South St. Burger Co.
3021 Argentia Road

To permit the following:

- (i) One (1) fascia sign on the rear elevation of the building which does not face a parking lot or a driveway.

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

- (a) Sign Variance Application 07-04547
Ward 1
Pizza-Pizza
707 Lakeshore Road East

To permit the following:

- (i) One (1) fascia sign with an overall height of 7.46 m (24.5 ft) and a sign area of 9.30 sq. m. (100.80 sq. ft.).

- (b) Sign Variance Application 07-07534
Ward 4
BDO
1 City Centre Drive

To permit the following:

- (i) A fifth fascia sign located between the limits of the top floor and the parapet/roof level.

- (c) Sign Variance Application 07-04119
Ward 7
CAP REIT
2465 Hurontario Street

To permit the following:

- (i) A ground sign with a sign area of 2.7 sq. m. (29.07 sq. ft.).
- (ii) A ground sign displaying the address of the property and rental information.

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2. PUBLIC MEETING – Amendment 63 to Mississauga Plan, Draft Southdown District Policies, March 2007

Report dated May 22, 2007 from the Commissioner of Planning and Building with respect to Amendment 63 to Mississauga Plan, Draft Southdown District Policies, March 2007.

RECOMMENDATION:

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on June 11, 2007 to consider “Amendment 63 to Mississauga Plan, Draft Southdown District Policies” dated March 2007 be received.
2. That Planning and Building Department staff report back to City Council on the submissions made with respect to “Amendment 63 to Mississauga Plan, Draft Southdown District Policies” dated March 2007.

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3. PUBLIC MEETING - Rezoning Application to permit two business, professional and administrative office buildings, excluding medical and real estate offices, 1361 and 1371 Hurontario Street, east side of Hurontario Street, north of Mineola Road East, Owner: Bassem & Mabelle Aboumrad, Applicant: Dirk Blyleven, Beacon Planning Services, Bill 20, OZ 06/023, Ward 1

Report dated May 24, 2007 from the Commissioner of Planning and Building with respect to Rezoning Application to permit two business, professional and administrative office buildings, excluding medical and real estate offices, 1361 and 1371 Hurontario Street East side of Hurontario Street, north of Mineola Road East, Owner: Bassem & Mabelle Aboumrad, Applicant: Dirk Blyleven, Beacon Planning Services, Bill 20, OZ 06/023, Ward 1.

RECOMMENDATION:

That the Report dated May 24, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3-2066" (Detached Dwellings) to "R3- Special Section" (Office) to permit two business, professional and administrative office buildings, excluding medical and real estate offices under file OZ 06/023 W1, Bassem and Mabelle Aboumrad, 1361 and 1371 Hurontario Street, be received for information.
OZ 06/023 W1

4. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 3 detached dwellings, and 22 townhouse dwellings under standard condominium tenure, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East , west of Ponytrail Drive, Owner: Radial Investments Limited, Applicant: M. Yarranton, KLM Planning Partners Inc., Bill 20, OZ 06/032, Ward 3

Report dated May 24, 2007, from the Commissioner of Planning and Building with respect to Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 3 detached dwellings, and 22 townhouse dwellings under standard condominium tenure, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East , west of Ponytrail Drive, Owner: Radial Investments Limited, Applicant: M. Yarranton, KLM Planning Partners Inc., Bill 20, OZ 06/032, Ward 3 .

RECOMMENDATION:

That the Report dated May 22, 2007, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan for a portion of the lands from "Residential - Low Density I" to "Residential - Medium Density I-Special Site" and to change the Zoning from "R3" (Detached Residential) to "R4(12)-Special Section" (Detached Residential) and "RM5-Special Section" (Multiple Residential), in addition to a Draft Plan of Subdivision, to permit 22 townhouses, and 3 detached dwellings in combination with lands to the immediate east, under file OZ 06/032 W3 and T-M06007 W3, Radial Investments Limited, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, be received for information.

OZ 06/032 W3

5. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, Part of Lot 1, Registrar's Compiled Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, Owner: Joan Dottori, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 07/003, Ward 10

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RECOMMENDATION:

That the Report dated May 24, 2007, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "A" (Agricultural) to "RM1-2347", "RM1-2355", "RM5-2369", RM5-2370" and RM7D4-Special Section" (Residential) and "O1" (Open Space) and a draft plan of subdivision to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park, and the preservation of a woodlot, under files OZ 07/003 W10 and T-M07001 W10, Joan Dottori, 5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, Part of Lot 1, Registrar's Compiled Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, be received for information.

OZ 07/003 W10

6. PUBLIC MEETING – Official Plan Amendment and Rezoning to permit retail and service commercial uses, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and the future extension of Thomas Street, Owner: 695658 Ontario Limited, Applicant: Freeman Planning Solutions, Bill 51, OZ 07/002, Ward 10

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RECOMMENDATION:

That the Report dated May 24, 2007, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from “Convenience Commercial” to “General Commercial” and to change the Zoning from “A” (Agricultural) to “DC-Special Section” to permit retail and service commercial uses under file OZ 07/002 W10, 695658 Ontario Limited, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and the future extension of Thomas Street be received for information.

OZ 07/002 W10

ADJOURNMENT