



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, NOVEMBER 12, 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) (Chair)
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 – NOVEMBER 12, 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 Variance Applications - Sign By-law 0054-2002, as amended
2. Official Plan Amendment 40 - Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines – Addendum Report
3. Mississauga Urban Design Advisory Panel
4. PUBLIC MEETING - Rezoning and Draft Plan of Subdivision Applications to permit employment, general commercial and motor vehicle commercial uses, a secondary school and a stormwater management facility, Part of Lots 1, 3 & 4, Registrar's Compiled Plan 1542, South side of Eglinton Avenue West, between Ninth Line and Ridgeway Drive, Owner: Erin Mills Development Corporation, Applicant: Bousfields Inc., Pre-Bill 163, OZ 94/077 W8 Phase 3, T-M94025 W8 Phase 3, Ward 8

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 12, 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 Variance Applications - Sign By-law 0054-2002, as amended

Report dated October 23, 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 October 23, 2007 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 07-04222
Ward 4
Amacon – Parkside Village Sales Pavilion
465 Burnhamthorpe Road

To permit the following:

- (i) Five (5) fascia construction site signs on the sales pavilion and two (2) additional construction site ground signs having a combined total sign area of 230.86 sq. m. (2485 sq. ft.).

- (b) Sign Variance Application 07-06359
Ward 5
Bank of Montreal
6605 Hurontario Street

To permit the following:

- (i) Three (3) fascia signs to be located above the upper limits of the first storey of a six storey building.

- (ii) Two (2) fascia signs that project above the roof level of the building.

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

- (a) Sign Variance Application 07-06386
Ward 3
Value Village
3130 Dixie Road

To permit the following:

- (i) One (1) fascia sign located on the east elevation having a changeable message area.

RECOMMEND APPROVAL

BL.03.Sign (2007)

2. Official Plan Amendment 40 - Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines – Addendum Report

Report dated October 23, 2007 from the Commissioner of Planning and Building with respect to Official Plan Amendment 40 - Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines – Addendum Report

RECOMMENDATION:

1. That the following recommendations of the report titled “Official Plan Amendment 40 - Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines - Report on Comments” dated November 14, 2006 from the Commissioner of Planning and Building be adopted in accordance with the following:

a) that the proposed policy 4.15.4.1.3 in Section 7 of OPA 40 be amended to read as follows:

“Notwithstanding Section 4.15.4.1, existing single-storey financial institutions, free-standing restaurants and drive-throughs, which are not substantially screened from Hurontario Street by a building, will be permitted as they exist on the day these policies come into effect provided, however, that the reconstruction or alteration of these uses may be permitted if the proposal results in a visual or functional improvement of the site which achieves the intent and policies of the Gateway District Policies.”

b) that the proposed policy 4.15.5.3.b, Site 2, Special Site Policies, in Section 10 of OPA 40 be amended to read as follows:

“The reconstruction or alteration of the existing car wash at the south-east corner of Hurontario Street and Derry Road East may be permitted if the proposal results in a visual or functional improvement of the site which achieves the intent and policies of the Gateway District Policies.”

- c) that the first bullet point in the proposed policy 4.15.3.2 in Section 13 of OPA 40 be amended to read as follows:

“built-form at the corners of these intersections should have prominence, occupy a majority of the streetline and be a minimum of three (3) storeys. The reconstruction of the service stations at the south-east and south-west corners of Hurontario Street and Derry Road East/West for motor vehicle commercial purposes may be permitted if it results in an improvement of the site by meeting the spirit and intent of this Plan by providing, for example, a building which appears to have the massing, height and built-form of two-storeys.”

2. That the lands owned by Orlando Corporation and Benson and Marjorie Madill, at the north-west and south-east quadrants of Hurontario Street and Highway 401, be identified as Special Sites in Official Plan Amendment 40 to permit one row of parking between the building(s) and Hurontario Street, subject to the following:
- that a generous landscape buffer be incorporated along the streetline to screen vehicle parking areas;
 - that the building be located close to the Hurontario Street frontage;
 - that the building be designed with the main front entrance facing Hurontario Street; and
 - that a visual and functional pedestrian link be incorporated between the building entrance and the public sidewalk to encourage transit usage.

RECOMMEND APPROVAL

CD.04.Hurontario

3. Mississauga Urban Design Advisory Panel

Report dated October 23, 2007 from the Commissioner of Planning and Building with respect to the Mississauga Urban Design Advisory Panel

RECOMMENDATIONS:

1. That the Report on the Mississauga Urban Design Advisory Panel dated October 23, 2007 from the Commissioner of Planning and Building, be received for information.
2. That the Mississauga Urban Design Advisory Panel – Pilot which was formed on May 29, 2007 be continued for a period of two years in accordance with the Terms of Reference attached to this report (Appendix 1).
3. That staff report back to the Planning and Development Committee in two (2) years on the status and progress of the Mississauga Urban Design Advisory Panel Pilot.
4. That \$5,000.00 be included in the 2008 Planning and Building Department current budget to cover the yearly operating cost of the Mississauga Urban Design Advisory Panel.

RECOMMEND APPROVAL

Mg.11.Urban

4. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications to permit employment, general commercial and motor vehicle commercial uses, a secondary school and a stormwater management facility, Part of Lots 1, 3 & 4, Registrar's Compiled Plan 1542, South side of Eglinton Avenue West, between Ninth Line and Ridgeway Drive, Owner: Erin Mills Development Corporation, Applicant: Bousfields Inc., Pre-Bill 163, OZ 94/077 W8 Phase 3, T-M94025 W8 Phase 3, Ward 8

Report dated October 23, 2007 from the Commissioner of Planning and Building with respect to Rezoning and Draft Plan of Subdivision Applications to permit employment, general commercial and motor vehicle commercial uses, a secondary school and a stormwater management facility, Part of Lots 1, 3 & 4, Registrar's Compiled Plan 1542, South side of Eglinton Avenue West, between Ninth Line and Ridgeway Drive, Owner: Erin Mills Development Corporation, Applicant: Bousfields Inc., Pre-Bill 163, OZ 94/077 W8 Phase 3, T-M94025 W8 Phase 3, Ward 8

RECOMMENDATION:

That the Report dated October 23, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2 – Exception" (Employment), "C3 – Exception" (General Commercial), "C5 – Exception" (Motor Vehicle Commercial) and "G1" (Greenbelt) to permit employment, general commercial and motor vehicle commercial uses, a secondary school and a stormwater management facility under file OZ 94/025 W8 Phase 3, Erin Mills Development Corporation, Part of Lots 1, 3 and 4, Registrar's Compiled Plan 1542, south side of Eglinton Avenue West between Ninth Line and Ridgeway Drive, be received for information.

OZ 94/077 W8 Phase 3

T-M94025 W8 Phase 3

ADJOURNMENT