

City of Mississauga
Additional Agenda



Council

Date

October 28, 2015

Time

9:00 a.m.

Location

Council Chamber, 2nd Floor Civic Centre
300 City Centre Drive, Mississauga, ON L5B3C1

6. DEPUTATIONS

- (e) Ontario Municipal Board of Appeal – Official Plan Amendment No. 9 (Clarkson Village Area)

Cameron McCuaig, resident will speak about the Clarkson Village Study and the previous council's decision to amend the study, along with current OMB matters.

Closed Session Item (i)

9. PRESENTATION OF COMMITTEE REPORTS

- (b) Planning and Development Committee Report 13-2015 dated October 26, 2015.

Motion

14. MOTIONS

- (a) To approve recommendations from the following Committee Reports:
- (ii) Recommendations PDC-0059-2015 to PDC-0067-2015 inclusive contained in the Planning and Building Report 13-2015 dated October 26, 2015.
- (g) To approve Recommendations PDC-0021-2015 and PDC-0022-2015 and Recommendations GC-0219-2015 to 0269-2015 inclusive contained in the General Committee Report 7-2015 (Housekeeping).

15. INTRODUCTION AND CONSIDERATION OF BY-LAWS

- B-8 A by-law to establish certain lands as part of the municipal highway system Registered Plan 43R-17654 (in the vicinity of Eglinton Avenue West and Creditview Road) (Ward 6).
- B-9 A by-law to amend By-law Number 0225-2007, as amended changing from "H-OS2-9" to "OS2-9" and "H-G1-11" to "G1-11" CD.21.FRO Owner/Applicant: City of Mississauga (Ward 1).

PDC-0062-2015/October 26, 2015

18. CLOSED SESSION

- (a) Pursuant to the *Municipal Act*, Section 239 (2)
- (ii) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Verbal Update - OMB hearing regarding the appeal by 7838794 Canada Inc. (c/o Carterra Private Equities Inc.) at 2700 Aquitaine Avenue, City of Mississauga, Ward 9**

REPORT 13 – 2015



TO: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its thirteenth report of 2015 from its meeting held on October 26, 2015, and recommends:

PDC-0059-2015

That the Report dated October 2, 2015, from the Commissioner of Planning and Building regarding the application by Leonard Regina, Joan Pighin and Michelle Regina to permit Business Employment uses under File OZ 15/001 W5, at 6900 Dixie Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.
File: OZ 15/001 W5

PDC-0060-2015

That the report dated October 2, 2015, from the Commissioner of Planning and Building regarding the application by 388 Hazelhurst Road LP to permit additional industrial uses under File OZ 15/004 W2, at 388 Hazelhurst Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.
File: OZ 15/004 W2

PDC-0061-2015

That the report dated October 2, 2015 from the Commissioner of Planning and Building regarding the applications by Gordon Woods Development Limited to permit two apartment buildings (32 and 25 storeys) consisting of 545 units with retail commercial uses at grade, and 49 back to back townhouse units within four blocks under file OZ 12/003 W7, at 2114, 2124 and 2130 Hurontario Street and 2095-2143 Grange Drive, be received for information.
File: OZ 12/003 W7

PDC-0062-2015

That the Report dated October 2, 2015, from the Commissioner of Planning and Building recommending approval of the removal of the H holding symbol application, under File CD.21.FRO, City of Mississauga, Marina Park (P-112), 15 Front Street South, east side of Front Street South, south of Lakeshore Road West, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.
File: CD.21.FRO

PDC-0063-2015

That the Report dated October 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/016 W1, High Benson Holdings Inc., 266-294 Lakeshore Road West, 125-143 High Street West and 5-7 Benson Avenue, be adopted, as amended, in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan from Residential Low Density II, Mixed Use, Mixed Use – Special Site 28 and Mixed Use – Special Site 38 to Mixed Use – Special Site to permit retirement dwelling units, apartment dwelling units, townhouses and street level commercial uses consistent with the provisions outlined in Appendix 1 (I-9) be approved.
3. That the application to change the Zoning from RM7 (Detached, Semi-Detached, Duplex and Triplex Dwellings), C4 (Mainstreet Commercial) and C4-17 (Mainstreet Commercial) to H-C4-Exception (Mainstreet Commercial with Holding Provision) to permit retirement dwelling units, apartment dwelling units, townhouses and street level commercial uses in accordance with the proposed revised zoning standards described in Appendix 6 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (b) 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 the Dufferin-Peel Catholic District School Boards not apply to the subject lands.
4. That the "H" Holding Provision is to be removed from the H-C4-Exception (Mainstreet Commercial with Holding Provision) zoning applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated October 2, 2015, from the Commissioner of Planning and Building, have been satisfactorily addressed.
5. In the event these applications are approved by Council and that a further amendment to remove the "H" Holding Symbol be applied for, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the Planning Act and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a report outlining the recommended community benefits upon conclusion of the discussions.
6. 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.
7. That as an additional condition for the "H" holding provision to be removed, the developer must provide funding to the satisfaction of the City for the installation of traffic signal lights and associated infrastructure at the intersection of Benson Avenue and Lakeshore Road West
8. That the letter dated October 26, 2015 from Arlene Beaumont, W.E. Oughtred & Associates be received.

PDC-0064-2015

That the report titled, "Conservation Authorities Act Review" from the Commissioner of Planning and Building dated October 2, 2015 be forwarded by the City Clerk to the Ministry of Natural Resources and Forestry, Region of Peel, City of Brampton, Town of Caledon, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation Authority.

File: LA.07.CON

PDC-0065-2015

1. That the report entitled "Port Credit GO Station Southeast Area Master Plan Study", dated October 2, 2015 from the Commissioner of Planning and Building, be endorsed; and
2. That planning staff be directed to prepare an Official Plan Amendment to Mississauga Official Plan and the Port Credit Local Area Plan that implements the Port Credit GO Station Southeast Area Master Plan Study.
3. That realty services staff be directed to initiate the process of declaring the City owned closed Queen Street East road allowance lands surplus for the purposes of negotiating the transfer of these lands to Metrolinx in support of the redevelopment of the Port Credit GO station southeast parking lot.
4. That the Planning and Building Department advise Metrolinx of City Council's request that staff be formally included in the review of redevelopment proposals for the Port Credit GO station southeast parking lot.
5. That the Planning and Building Department advise Metrolinx of City Council's request that a smaller parking structure be considered at the Port Credit GO Station in order to promote active transportation and transit usage.

File: CD.04-POR

PDC-0066-2015

That in accordance with Council Procedure By-law 0139-2013, the Planning and Development Committee continue its Meeting past 11:00 p.m.

PDC-0067-2015

That the Report dated October 2, 2015 from the Commissioner of Planning and Building titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre" be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, revisions to the proposed Zoning By-law amendments are being recommended, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendments is hereby waived.
2. That the proposed amendments to Mississauga Official Plan to revise the existing Sheridan Park Corporate Centre Character Area policies be approved in accordance with Appendix 5 of this report.

3. That the proposed amendments to Zoning By-law O225-2007 to revise the existing zoning regulations for lands in the Sheridan Park Corporate Centre be approved in accordance with Appendix 7 of this report.
4. That the following correspondence be received:
 - (a) Letter dated October 26, 2015 from Abdullatif Bakbak, Muslim Association of Canada;
 - (b) Letter dated October 26, 2015 from Michael Gagnon, Gagnon & Law Urban Planners Ltd.
 - (c) Letter dated October 26, 2015 from Ryan Guetter and Josh Berry, Weston Consulting

File: CD.04-SHE