



Corporate Report

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DATE: January 29, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 19, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to By-law 0225-2007 for
1549-1579 Eglinton Avenue West (Barbertown Road extension)
North side of Eglinton Avenue West, west of Creditview Road
Owner: Moldenhauer Developments
Applicant: Planning & Engineering Initiatives Ltd. (PEIL)
Bill 20**

Addendum Report

Ward 6

RECOMMENDATION: That the Report dated January 29, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to Zoning By-law 0225-2007, under file OZ 04/038 W6, 1549-1579 Eglinton Avenue West, Moldenhauer Developments, be adopted.

BACKGROUND: On June 20, 2007 City Council passed By-law 0225-2007, a new Zoning By-law for the City of Mississauga. As a result of the Ontario Municipal Board (OMB) decision issued on September 10, 2007, it is now in force except for Site Specific appeals to portions of the new Zoning By-law. This site is not impacted by the appeals.

On January 8, 2007, Planning and Development Committee considered a Supplementary Report for the proposed Official Plan Amendment and Rezoning of the subject lands to permit 20 street townhouses and approved staff recommendations for changes to the Official Plan and Zoning By-law. On January 17, 2007 Council adopted the staff recommendations and on January 9, 2008 Official Plan Amendment No. 74 with respect to this application came into effect.

Full notice was given to the public with respect to the proposed amendments to By-law 5500, as amended, in advance of the January 8, 2007 Public Meeting. However, a new notice has been sent specifically advising of the proposed changes to By-law 0225-2007.

COMMENTS:

The purpose of this report is to inform the public, Planning and Development Committee, and City Council that this application is no longer being considered under By-law 5500, and will be subject to By-law 0225-2007. In order to implement the direction of Council regarding OZ 04/038 W6, By-law 0225-2007 will have to be amended to change the zoning of the subject lands from "R1" (Residential Detached Dwelling), "R4-14" (Residential Detached Dwelling – Exception 14), "G1" (Greenbelt), and "G2" (Greenbelt) to "RM5-47" (Street Townhouse – Exception 47) and "G2" (Greenbelt). This is an administrative matter and there has been no change to the previous proposal for 20 street townhouse units.

FINANCIAL IMPACT:

Not applicable.

CONCLUSION:

This report has provided the public the opportunity to provide comments on these amendments to By-law 0225-2007, in accordance with the requirements of the *Planning Act*.

ATTACHMENTS:

Appendix A-1 – Draft By-law to amend By-law 0225-2007

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council of a local municipality may pass a Zoning By-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4-11.2.47	Exception RM5-47	Map #38W	By-law
In a RM5-47 zone the permitted uses and applicable regulations shall be as specified for a RM5 zone except that the following uses/regulations shall apply:			
Regulations			
4.11.2.47.1	The provisions contained in Sentence 3.1.1.2.1 of this By-law shall not apply		
4.11.2.47.2	Minimum lot area - interior lot		155 m ²
4.11.2.47.3	Minimum lot frontage - interior lot		6.0 m
4.11.2.47.4	Minimum front yard		3.2 m
4.11.2.47.5	Minimum front yard - front garage face		2.2 m
4.11.2.47.6	Minimum interior side yard - unattached side		1.3 m
4.11.2.47.7	Maximum height		13.0 m
4.11.2.47.8	Maximum gross floor area - residential		295 m ²
4.11.2.47.9	"Gross Floor Area - Residential" means the sum of the areas of each storey of a building above established grade measured from the exterior of outside walls but shall not include any part of the building used for motor vehicle parking.		

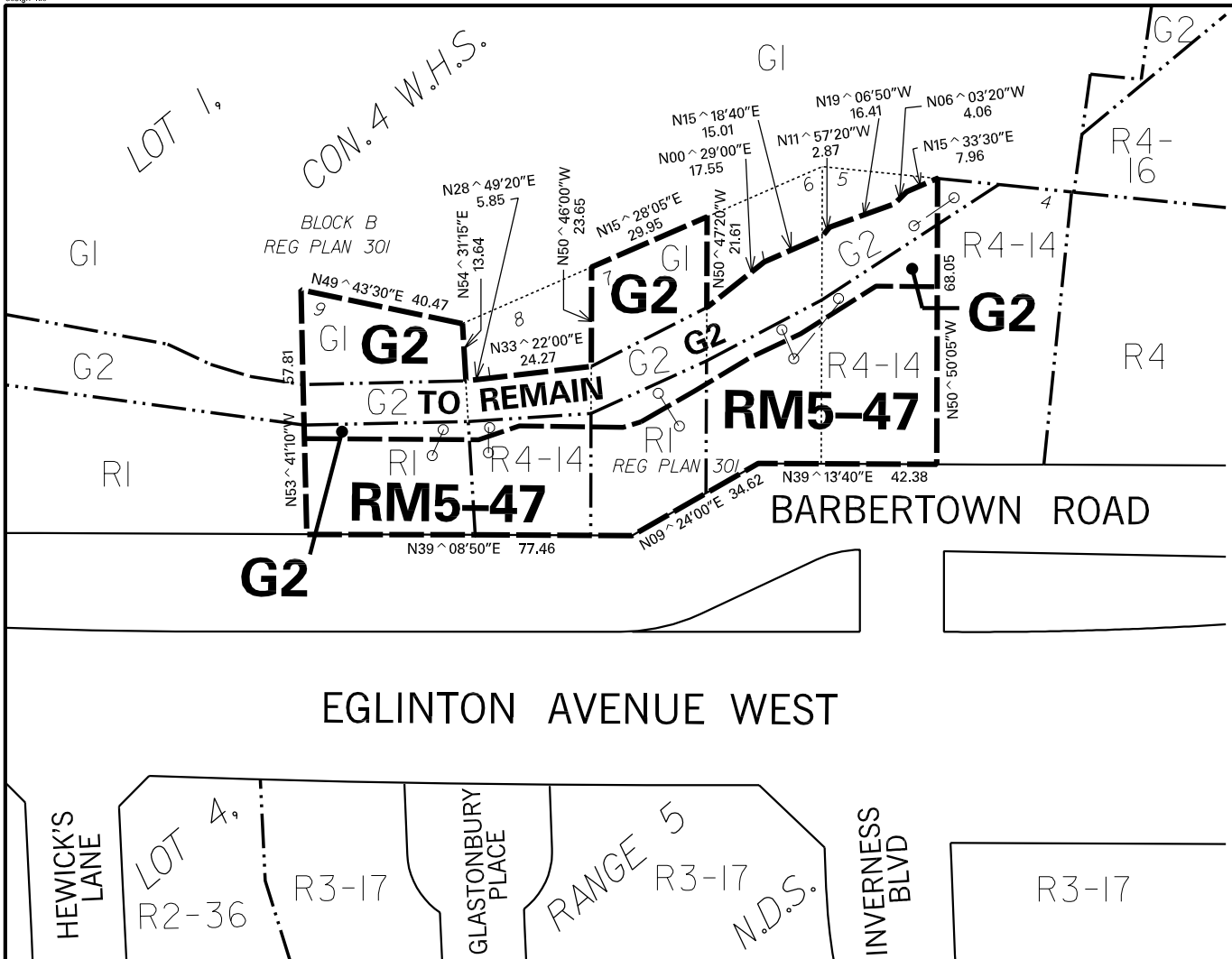
2. Map Number 38W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1", "R4-14", "G1", and "G2" to "RM5-47" and "G2", the zoning of Part of Lots 5, 6, 7, 8, and 9 Registered Plan 301, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM5-47" and "G2" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken lines with the "RM5-47" and "G2" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 74 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2008.

MAYOR

CLERK



**PART OF LOTS 5, 6, 7,
8 AND 9
REG'D PLAN 301
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL ON
_____**