



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, NOVEMBER 19, 2012 - 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

### Members Present

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3 (Departed 8:21 p.m.)
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6 <b>(Chair)</b>
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

### Members Absent

Councillor Pat Saito	Ward 9
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Laura Wilson, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 5425 / Fax 905-615-4181  
email: [laura.wilson@mississauga.ca](mailto:laura.wilson@mississauga.ca)

STAFF PRESENT:

Mr. E. Sajecki, Commissioner, Planning and Building  
Mr. J. Calvert, Director, Policy Planning  
Ms. H. MacDonald, Director, Business Services  
Ms. M. Taggert, Legal Counsel  
Mr. D. Marcucci, Manager, Park Planning  
Mr. S. Barrett, Manager, Transportation Asset Management  
Ms. P. Mikicich, Planner  
Ms. C. Radice, Legislative Coordinator  
Ms. Stephanie Smith, Legislative Coordinator  
Ms. L. Wilson, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 19, 2012****CALL TO ORDER**

Councillor Crombie called the meeting to order at 7:00 p.m.

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Nil

**MATTERS TO BE CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended.  
File: BL.03-SIG (2012)

Nathan Dart, Pride Signs, addressed the committee with respect to Sign Variance Application 12-01809 and requested that the item be deferred to allow for further review of the application.

Councillor Tovey moved the following motion which was voted on and carried:

PDC-0065-2012

That the report dated October 30, 2012 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested seven (7) Sign Variance Applications as described in the Appendices of the report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 12-02177  
Ward 4  
Easy Health Centre  
377 Burnhamthorpe Rd. E.

To permit the following:

- (i) One (1) fascia sign not located on the exterior wall of the unit.
- (b) Sign Variance Application 12-02582  
Ward 6  
McDonald's  
1256 Eglinton Ave. W.

To permit the following:

- (i) Two (2) fascia signs on the west side elevation of the building that does not face a parking lot or driveway.
- (c) Sign Variance Application 12-00786  
Ward 8  
The Daniels Corporation  
2550 Eglinton Avenue West

To permit the following:

- (i) Fourteen (14) banner signs.
- (ii) Four (4) construction site signs with a total sign area of 211.14 sq. m (2272.69 sq. ft.).

However, the proposed signs must be removed if construction does not commence within a year and must be removed upon completion of the project.

- (d) Sign Variance Application 12-01293  
Ward 8  
Vandyk – Meadows On The Green Limited  
3170 Erin Mills Parkway

To permit the following:

- (i) Five (5) Vandyk banner signs.
- (ii) Four (4) construction site sign faces. Sign 3 with a sign area of 130.81 sq. m (1408.3 sq. ft.) and Sign 4 with a sign area of 88.44 sq. m (951.96 sq. ft.).
- (iii) Sign 1, 3, and 4 with a setback of 0 m (0 ft.) and Sign 2 with a setback of 2.3 m (7.55 sq. ft.) from the property line.
- (iv) Sign 3 with a setback of 2.04 m (6.69 ft.) and Sign 4 with a setback if 2.36 m (7.74 ft.) from the driveway entrance or exit.
- (v) Three (3) construction site signs erected along Erin Mills Parkway to have a distance less than 100 m (328.08 ft.) from each construction site sign.
- (vi) Three (3) construction site signs erected along Erin Mills Parkway to have a combined sign area of 234.86 sq. m (2528.01 sq. ft.)

However, the proposed signs must be removed if the development does not proceed within a year or when the construction of the project is completed.

- (e) Sign Variance Application 12-02217  
Ward 9  
Good Life Fitness  
6875 Meadowvale Town Centre Circle

To permit the following:

- (i) One (1) additional sign erected higher than the upper limit of the first storey of a building.

- (f) Sign Variance Application 12-01782  
Ward 10  
Pioneer Gas Station  
3015 Thomas Street

To permit the following:

- (i) A fascia sign with a copy area of 25.7% of the canopy area.

2. That the following Sign Variances **be deferred to a future Planning and Development Committee meeting to allow for further review:**

- (a) Sign Variance Application 12-01809  
Ward 1  
Creekside Crossing  
1500 Dundas Street East

To not permit the following:

- (i) Two (2) ground signs each with an area of 38.56 sq. m (415.06 sq. ft.) located approximately 135m apart.
- (ii) Two (2) ground signs each with a height of 9.14m (30.0 ft.).

The requested variances for increased sign height and increased sign area are excessive and would set a precedent for other business along Dundas Street East. The requested variances are not within the intent of the Sign By-law.

2. Draft Provincial Policy Statement.  
File: LA.07.PRO

Councillor Mullin asked if the term “employment lands” utilized in the Draft Provincial Policy Statement had been clarified and Heather MacDonald, Director, Business services noted that staff were waiting on clarification from the Province. Councillor Mullin also raised a concern that the liability of climate change was not identified. She also inquired as to whether or not staff were comfortable with the wording of the draft policy and Ms. MacDonald noted that in some instances stronger language was required and in other instances staff were satisfied.

Madam Mayor raised concern that the report did not cover the financial impact and requested that this information be forwarded to the Province. Ed Sajecki, Commissioner, Planning and Building Department, noted that this information could be included in the covering letter.

Councillor Tovey sought clarification regarding intelligent power. Ms. MacDonald noted that staff were looking for more information regarding energy conservation and new technology in the Draft Provincial Policy Statement. Councillor Tovey raised a concern that there was no mention of district energy and suggested that this be included.

Councillor Fonseca asked if statistical information regarding chronic health care issues and the impact of these issues could be included in the report. Mr. Sajecki noted that this information could be included in the covering letter.

PDC-0066-2012

1. That the report titled “*Draft Provincial Policy Statement*”, dated October 30, 2012 from the Commissioner of Planning and Building, be received and forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing.
2. That the email and attachment dated November 2, 2010 from Kathy Stranks, Corporate Secretariat, CAO’s Office, Toronto and Region Conservation be received.

LA.07.PRO

3. Proposed Amendments to Mississauga Official Plan (2011) and Zoning By-law 0225-2007 respecting Crematoriums – Report on Comments  
File: CD.02.CRE

Paulina Mikicich, Planner, addressed the committee with respect to the Proposed Amendments to Mississauga Official Plan (2011) and Zoning By-law 0225-2007 respecting Crematoriums – Report on Comments and outlined the background, history and purpose of the proposed amendments, the existing crematorium regulations, the proposed revisions to the policies and the Official Plan Amendments. Ms. Mikicich further outlined the areas where crematoriums would be permitted and the proposed Zoning By-law Amendments. She also noted that the proposed regulations would provide more opportunity to establish

crematoriums, that they address land use conflicts, sensitive land uses and identify appropriate locations for crematoriums.

Councillor Crombie noted that the proposed amendments were acceptable.

Glen Broll, Glen Schnarr and Associates, representing Benasasia Funeral Home addressed the committee and raised the following concerns with respect to the proposed amendments:

- Concerns with respect to land use analysis and setbacks.
- Concern that the current application submitted by Benasasia Funeral home had not been considered.
- Concern that the peer review had not been considered in the report.
- Concern that he had not been contacted by staff for a meeting regarding the report.

Mr. Broll requested that the item be deferred to allow for further review and requested that if the proposed amendments were approved, the site on Derry Road be exempt.

Councillor Crombie noted that the report dealt with the overall policy and that individual applications could not be considered in the policy review. Madam Mayor spoke to the issue of setbacks noting that it was not unusual for the committee to set back an operation such as a crematorium from residential areas. John Calvert, Director, Policy Planning, noted that those who had wanted to meet with staff to discuss the policy changes had contacted the Planning and Building Department and that Mr. Broll had been contacted for a meeting. Mr. Calvert also noted that the Planning and Building Department had not wanted to mix individual applications with the policy amendments and that individual applications could not be used to set City of Mississauga policy. Madam Mayor confirmed that staff had separated the application and the policy amendments.

John Keyser, Keyser Mason Ball LLP, representing St. John's Dixie Anglican Church addressed the committee and noted that St. John's Dixie Anglican Church had applied to build a third retort, which was being completed. He also noted that due to the demand for cremation, it would be important to allow St. John's Dixie Anglican Church to expand their crematorium operation in the future. Mr. Keyser requested that his Memorandum dated November 19, 2012 be received.

Ron Hendrix, Assumption Cemetery and Crematorium, sought clarification as to whether or not Assumption Cemetery and Crematoriums' current operation and possible expansion would be affected by the policy amendments. He requested assurance that sensitive land use designations would not change. Mr. Calvert noted that the by-law would be written in accordance with the current definitions but that there was no guarantee that definitions would not change in the future.

Councillor Crombie made the following motion which was voted on and carried:

PDC-0067-2012

1. That the official plan and zoning amendments proposed in the report titled "Proposed Amendments to Mississauga Official Plan (2011) and Zoning By-law 0225-2007 respecting Crematoriums – Report on Comments" dated October 30, 2012 from the Commissioner of Planning and Building, be approved.
2. That the following correspondences be received:
  - a. Letters dated November, 19, 2012 and attached letters dated July 23, 2012 and May 10, 2012 from Philip Stewart, Pound and Steward Associates Ltd.
  - b. Memorandum and attachments dated November 19, 2012 from John B. Keyser, Keyser Mason Ball LLP.

FILE: CD.02.CRE

CARRIED – (Councillor Crombie)

4. PUBLIC MEETING

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

Owner: Gordon Wood Development Limited

Applicant: IBI Group, Bill 51, (Ward 7)

File: OZ 12/003 W7

Councillor Starr, Chair, called this public meeting to order at 7:50 p.m.

Mansoor Kasaroni, Design Principal at 2120 Hurontario, representing Edenshaw Developments, addressed the committee with respect to the proposal. He noted that downtown Mississauga had been identified as a centre for growth in the Growth Plan for the Greater Golden Horseshoe and that the Mississauga Official Plan identified Hurontario Street as part of the intensification corridor as it would, in future, support the Light Rail Transit System (LRT). Mr. Kasaroni specified the location of the subject lands, outlined the neighbourhood character and detailed the proposal. He also outlined the benefits of the proposal which included quality architecture and design, that the development would create a gateway to the City of Mississauga, that the proposal was pedestrian friendly and that it would support the LRT.

Councillor Iannicca noted his opposition to the proposal and raised concerns regarding the density of the project and the impact the density would have on the neighborhood and suggested locations where the proposed development would be more appropriate. He further noted that the purpose of the public meeting was to receive the Corporate Report dated October 30, 2012, from the



Commissioner of Planning and Building with respect to the proposal and comments from the public. He also specified that another Corporate Report would be presented by staff that would address the concerns raised by the public.

Sharon Giraud, President of Gordon Woods Homeowners' Association addressed the committee with respect to the proposed development and thanked neighbouring communities for their support in opposing the development. Ms. Giraud outlined the goals of the Gordon Woods Homeowner's Association which included:

- Development that was in keeping with the Official Plan and appropriate densities.
- Environmental stewardship.
- Community development.
- Neighbourhood character.
- Expertise of City staff reports.
- Protection of Special Site Status.
- Protection of wildlife and habitat and the mature tree canopy.

Ms. Giraud outlined also noted concerns with respect to the proposal which included:

- Concern with over intensification.
- Concern regarding the height and density of the proposal.
- Concern regarding the proposal's negative impact on traffic.
- Concern regarding an increase in noise.
- Concern regarding pollution.
- Concern that the development would have a negative impact on vegetation and wildlife.
- Concern that developers were redefining the neighbourhood boundaries and character for financial return.
- Concern that traffic calming measures would no longer be effective against an increase in traffic due to the development.
- Concern that the proposal was not in keeping with the area character and that the proposal was an inappropriate use of land.
- Concern regarding parking constraints.
- Concern that the LRT was being used as a justification for the development.

Ms. Giraud noted that the community encouraged development that was keeping with the current zoning for height and density and noted that it would be a benefit to have the abandoned properties appropriately developed so that these locations would be cleaned up. She further noted that the community encouraged the development of single family homes, similar to the existing development, and appropriate office and retail development.

Rusmir Mujic, Resident, Representing the Board of Directors for 2091 Hurontario Street, and raised the following concerns:

- Concerns regarding the negative impact of traffic on safety.
- Concerns regarding the impact on the access to and from Hurontario Street for residents of 2091 Hurontario Street.
- Concern that the proposed development would not have northbound access to the property and that in the event of an emergency there was only one access.
- Concerns regarding an increase in noise during and after construction of the proposed development.
- Concerns regarding the impact on quality of life for the area.
- Concern that work had taken place on the subject lands on a Sunday in contravention of a By-law.
- Concern with the lack of set back between 2091 Hurontario Street and the proposed restaurants.
- Concern with an increase in noise due to the development.
- Concern that the development is not in keeping with the character area.
- Concern with the height of the proposal.
- Concern that as the proposed development widens at the top, there could be safety issues with falling glass and debris from the proposed development.

Mr. Mujic outlined the current traffic concerns in the area noting that Peel Regional Police had noted that congestion and contraventions to the Highway Traffic Act are of concern in the area.

Councillor Mullin raised concerns with respect to intensification, access, school accommodation, transition and that the development did not align with the vision as detailed in the Mississauga Official Plan.

Madam Mayor noted that intensification should be located appropriately and noted that the future installation of the LRT should not be a justification for the inappropriate placement of intensification, noting that the installation of the LRT was not funded and was in the preliminary stages. Councillor Tovey and Councillor Crombie also raised concerns with the proposed intensification. In addition, Councillor Dale raised concerns with the proposed increase in density, and noted that the density in the City of Mississauga already supports the LRT.

John McKinnon, resident, addressed the committee in opposition to the proposed development. He raised a concern with respect to an increase in traffic noting that traffic on Hurontario Street was already a concern. Mr. McKinnon further expressed concern with the lights above the interchange and suggested that a second light be installed to address the issue.

Jamie Knight, resident, addressed the committee and noted that the proposal was aesthetically pleasing and that the demands of the growth in the City of Mississauga had to be met. He also noted that developers should work with the City to determine appropriate locations for developments such as the proposed. He encouraged staff to address technical questions related to the development's impact on trees and traffic.

Fred Lower, resident, addressed the committee and stipulated that the development was thoughtful and innovative in design. He suggested that the City of Mississauga encourage innovated designs and architecture.

Allan Campbell, resident, raised a concern that developers purchase land and then force the developer's vision on the area despite the fact that there are more appropriate locations for the development. He suggested that developers should work with the City of Mississauga to determine where the best location for development is.

Brian Purdy, resident, noted that he was excited about the development and was concerned with the negative comments from the Councillors. He further noted that the proposed development was the future of Hurontario Street as the LRT was proposed for this corridor.

Vita Stripines (sp) resident, raised concerns with respect to the proposed underground parking and the negative impact this would have on the water table and the environment. She noted that the issue of groundwater disposal had not been addressed and raised a concern that trees could die from a lack of groundwater.

Wisam (sp) resident, responded to concerns raised with respect to traffic and noted that the City of Mississauga already had traffic issues and questioned if all development would be opposed due to a concern that the traffic issues would be increased. He noted that as the proposed building was aesthetically pleasing, it would help with the beautification of a gateway to Mississauga. He inquired as to what would be done about the current traffic issues.

Madam Mayor indicated that the City worked with developers to try to grow the City but that the location of development proposals had to be justifiable. She noted that the technical questions that had been raised would be dealt with in a forthcoming Corporate Report and indicated that the proposal would be appropriate in a different location noting that the intensification plan protects neighbourhoods. Madam Mayor also noted that the City of Mississauga did not have a timeline for the implementation of the LRT as they were unsure if the project would be funded and that there was an intense process that had to take place prior to implementation.

Councillor Starr, Chair, noted that the Architectural Competition Committee intended to challenge builders to bring forward the best designs and noted that the development would be appropriate in another location.

Councillor Iannicca outlined the Planning and Building process and noted that the questions and concerns raised would be addressed in the forthcoming Corporate Report. He also spoke to the correspondences received and noted that many individuals who had written in support of the proposal did not live in the vicinity of the development.

Councillor Iannicca moved the following motion which was voted on and carried:

## PDC-0068-2012

1. That the Report dated October 30, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Office – Special Site 8 (Cooksville District)" and "Residential Low Density I – Special Site 11 (Cooksville District)" to "Residential High Density II – Special Site" and to change the Zoning from "O" (Office) and "R1" (Detached Dwellings) to "RA5-Exception" (Apartment Dwellings), to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes under file OZ 12/003 W7, Gordon Woods Development Limited, 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road, be received for information.
2. That the following correspondences be received:
  - a. Email dated May 3, 2012 from John Reigota, Resident
  - b. Email dated November 13, 2012 from Paul Hofstetter, Resident
  - c. Email dated November 18, from Stella Anderson, Resident
  - d. Email dated November 19, 2012, from Michael D. Pinto and Melvin Pinto
  - e. Email dated November 19, 2012 from Carl Szpargala, Resident
  - f. Email dated November 19, 2012 from Lance Anderson, Resident
  - g. Letter dated November 19, 2012, from Wayne Helenda, Resident
  - h. Letter dated November 19, 2012, from Denis Gubert, Hurontario Office Centre
  - i. Letter dated November 13, 2012, from Mary Mattine, Resident
  - j. Letter dated November 13, 2012, from Tuyet Lang, Resident
  - k. Letter dated November 13, 2012, from Hayet Sahbani, Resident
  - l. Letter dated November 13, 2012, from Mary Ann Castro, Resident
  - m. Letter dated November 13, 2012, from Venus Tagadtad, Brampton Resident
  - n. Letter dated November 13, 2012, from Mildred Cordova, Resident
  - o. Letter dated November 13, 2012, from Erlinda Padilla, Resident
  - p. Letter dated November 13, 2012, from Fidela Calado, Resident
  - q. Letter dated November 13, 2012, from Jan Smith, Resident
  - r. Letter dated November 13, 2012, from Julieta M. Patricio, Brampton Resident
  - s. Letter dated November 13, 2012, from Consuelo Bielza, Resident
  - t. Letter dated November 13, 2012, from Barbel Le Brun, Resident
  - u. Letter dated November 13, 2012, from Athena Cabaral, Resident
  - v. Letter dated November 13, 2012, from Hala Aburashed, Resident
  - w. Letter dated November 13, 2012, from Helena Kopacka, Resident
  - x. Letter dated November 13, 2012, from Joumana L. Mustapha, Resident
  - y. Letter dated November 14, 2012, from Armond Arzoomanian, Resident
  - z. Letter dated November 14, 2012, from Tamooz Mohammad, Resident
  - aa. Letter dated November 14, 2012, from Marta Ishak, Resident
  - bb. Letter dated November 14, 2012, from Aida Medina, Resident

- cc. Letter dated November 14, 2012, from Faisal Shalil, Resident
- dd. Letter dated November 14, 2012, from Maria Codispoti, Resident
- ee. Letter dated November 14, 2012, from George Kotas, Resident
- ff. Letter dated November 14, 2012, from Stephniewski Remigiusz Janusz, Contractor in the City of Mississauga, Resident of Woodbridge
- gg. Letter dated November 14, 2012, from Mohammad Ghassa Awad, Resident
- hh. Letter dated November 14, 2012, from Nadia Shalil, Resident
- ii. Letter dated November 14, 2012, from Sherin Abdelmessih, Resident
- jj. Letter dated November 14, 2012, from Jasmine Rana, Resident
- kk. Letter dated November 15, 2012, from Amira Purdy, Resident
- ll. Letter dated November 15, 2012, from Edlira Marini, Resident
- mm. Letter dated November 15, 2012, from Eva Vallejos, Resident
- nn. Letter dated November 15, 2012, from Suzan Sarhan, Resident
- oo. Letter dated November 15, 2012, Peter Rol, Resident
- pp. Letter dated November 15, 2012, Monique Bottoni, Resident
- qq. Letter dated November 15, 2012, Nariman Hawatmeh, Resident
- rr. Letter dated November 15, 2012 from Dalia Moawad, Resident
- ss. Letter dated November 15, 2012, from Vasfiye Ramzi, Resident
- tt. Letter dated November 15, 2012, from Rima Rabba, Resident
- uu. Letter dated November 15, 2012, from Lindsay Rabba, Resident
- vv. Email and letter dated November 16, 2012, from Nyda Abourmrad, Resident
- ww. Email and letter dated November 16, 2012 from Ronald Charbon, Resident
- xx. Email dated November 16, 2012 from Daghar, Resident
- yy. Email dated November 16, 2012, from Lou-I Bou-chahine, Resident
- zz. Email dated November 16, 2012 from Kwan Mun, Resident
- aaa. Letter dated November 16, 2012 from Nabeel Sleiman, Resident
- bbb. Letter dated November 16, 2012, from Nivine Abou-Nasr, Resident
- ccc. Letter dated November 16, 2012, from Agustino Bondi, Resident
- ddd. Letter dated November 16, 2012, from Gaklin Basta, Resident
- eee. Letter dated November 16, 2012, from Nisha Saheba, Resident
- fff. Letter dated November 16, 2012, from Wajid Kahn, Resident
- ggg. Letter dated November 16, 2012, from Pierre Shehaded, Resident
- hhh. Email dated November 16. 2012 from Fern Lim, Resident
- iii. Email and attached letter dated November 17, 2012 from Scott and Colette Gillies, Residents
- jjj. Email dated November 17, 2012, from Dennis Lopes, Resident
- kkk. Email and attached letter dated November 18, 2012, from Leslie and Scott Krueger, Residents
- lll. Email dated November 18, 2012 from Rafiq Hakim, Resident
- mmm. Letter dated November 18, 2012 from Brian Purdy, Resident
- nnn. Email dated November 19, 2012 from Dianne McComb, Resident
- ooo. Email dated November 19, 2012 from Lauren Houston, Resident
- ppp. Email dated November 19, 2012 from Tania Walicht, Resident
- qqq. Email dated November 19, 2012 from Suzan Hakim, Resident
- rrr. Letter dated November 19, 2012 from Cyndi Cloutier, Resident

- sss. Letter dated November 19, 2012 from Steve daCosta Resident, One Health Clubs
- ttt. Email dated November 19, 2012 from Ed Hakim, Resident
- uuu. Email dated November 19, 2012 from Irshad Ahmed, Resident
- vvv. Email and attached letter dated November 19, 2012 from Mike and Cathy Hetherman, Residents
- www. Letter dated November 19, 2012 from Cindy F. Baluyot, Brampton Resident
- xxx. Letter dated November 19, 2012, from Barbara Beijer, Resident
- yyy. Email dated November 19, 2012, from Stefan Nicolas de Salaberry, Toronto Resident
- zzz. Email dated November 16, 2012, Doug and Lisa Irwin, Residents

File: OZ 12/003 W7

CARRIED – (Councillor Nando Iannicca)

This public meeting closed at 9:20 p.m.

5. Transportation and Phasing Controls, Hurontario Street and Eglinton Avenue Intersection Development Applications, Pinnacle International (Ontario) Limited, Summit Eglinton Inc., (Ward 5)  
File: OZ 07/025 W5 / OZ 09/011 W5

Councillor Dale raised concerns with respect to traffic congestion at the intersection of Eglinton Avenue and Hurontario Street and with the density of the proposed development. He suggested that the development be phased in after the implementation of the Light Rail Transit System (LRT) not while the LRT is under construction.

Councillor Crombie moved the following motion which was voted on and carried:

PDC-0069-2012

That the Report dated October 30, 2012, from the Commissioner of Planning and Building regarding transportation matters and phasing controls, for development applications at the intersection of Hurontario Street and Eglinton Avenue, be received for information and that future Development Agreements for development surrounding the Hurontario Street and Eglinton Avenue intersection incorporate a satisfactory Phasing Plan.

File: OZ 07/025 W5 / OZ 09/011 W5

CARRIED (Councillor Crombie)

6. ADDENDUM SUPPLEMENTARY REPORT

Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit townhouse, apartment, office and retail commercial, and parkland development, 5044 - 5096 Hurontario Street, part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West.

Owner: Pinnacle International (Ontario) Limited

Applicant: IBI Group, Bill 51, (Ward 5)

File: OZ 07/025 W5 / T-M07006 W5

Councillor Crombie moved the following motion which was voted on and carried:

PDC-0070-2012

That the Report dated October 30, 2012, from the Commissioner of Planning and Building recommending approval of minor modifications to the rezoning application under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, originally endorsed by Council on February 22, 2012, be adopted in accordance with the following:

1. That the application to change the Zoning from "D" (Development) to "RM4 – Exception" (Townhouse Dwellings) to permit the development of 100 townhouse dwellings on a portion of the subject property in accordance with the Zone standards described in this report, be approved subject to the applicant agreeing to satisfy all the requirements of the City and any other official agency concerned with the development.
2. 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

File: OZ 07/025 W5 / T-M07006 W5

CARRIED – (Councillor Crombie)

Adjournment – 9:28 p.m.  
(Councillor Crombie)