



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, APRIL 19, 2010

**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 Present: Councillor Carmen Corbasson (Ward 1)
 Councillor Pat Mullin (Ward 2) **(Chair)**
 Councillor Frank Dale (Ward 4)
 Councillor Eve Adams (Ward 5)
 Councillor Nando Iannicca (Ward 7)
 Councillor Katie Mahoney (Ward 8)
 Councillor Pat Saito (Ward 9)
 Councillor George Carlson (Ward 11)
 Mayor Hazel McCallion

Members Absent: Councillor Maja Prentice (Ward 3)
 Councillor Carolyn Parrish (Ward 6)
 Councillor Sue McFadden (Ward 10)

John Britto, Legislative Coordinator, Office of the City Clerk
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STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building
Mr. M. Powell, Commissioner of Transportation and Works
Mr. J. Calvert, Director, Policy Planning
Ms. M. Ball, Director, Development and Design
Ms. L. Pavan, Manager, Development Team North
Ms. K. Dedman, Manager of Development Engineering T&W
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. E. Pallotta, Development Planner, Planning and Building
Mr. R. Hughes, Development Planner, Planning and Building
Mr. A McNeill, Development Planner, Planning and Building
Mr. H. Lynch, Development Planner, Planning and Building
Mr. D. Bryan, Supervisor, Sign Unit, Planning and Building
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE –APRIL 6, 2010

CALL TO ORDER : 7:05 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:05 P.M.

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

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

PDC-0014-2010

That the Report dated March 30, 2010, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Applications described in Appendices 1 to 2 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 09-04211
Ward 7
Khan Khokhar & Associates
3024 Hurontario Street
To permit the following:
 - (i) Two (2) fascia signs located on the second storey of the building.
 - (b) Sign Variance Application 10-00165
Ward 11
Bank of Montreal
7050 Saint Barbara Boulevard
To permit the following:
 - (i) One (1) fascia sign (sign E) attached to a wall which does not form part of a building.
 - (ii) One (1) sign (sign A) located on the west elevation which projects above the roof of the building.

BL.03-SIG (2010)

APPROVED (Councillor Nando Iannicca)

2. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications. To permit the redevelopment of the existing gas bar, Mr. Lube and Country Style Restaurant with a gas bar including an accessory convenience store take-out restaurant with a drive-through, a motor vehicle service station and a motor vehicle car wash. 630 and 632 Burnhamthorpe Road West, Southeast corner of Burnhamthorpe Road West and Mavis Road, Owner: Imperial Oil Ltd., Applicant: Greg Dell and Associates, Bill 51

Councillor Pat Mullin called this public meeting to order at approximately 7:06 p.m. and read the recommendation from the staff report.

There were no persons in the audience who wished to speak on this matter.

Councillor Nando Iannicca explained that the subject application involves the refurbishing of an existing gas station on the corner of Mavis Road and Burnhamthorpe Road. Several meetings have been held with staff and the proponent.

Councillor Nando Iannicca moved the following amendment which was voted on and carried.

PDC-0015-2010

That the Report dated March 30, 2010, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "General Commercial" to "Motor Vehicle Commercial" and to change the Zoning from "C5" (Motor Vehicle Commercial) and "C3" (General Commercial) to "C5 - Exception" (Motor Vehicle Commercial) to permit a gas bar including an accessory convenience store take-out restaurant with a drive-through, a motor vehicle service station and a motor vehicle car wash under file OZ 09/015 W7, Imperial Oil Ltd., 630 & 632 Burnhamthorpe Road West, be received for information and that notwithstanding planning protocol, the supplementary report be brought directly to a future Council meeting.

OZ 09/015 W7

AMMENDED (Councillor Nando Iannicca)

This Public Meeting was adjourned at 7:09 p.m.

3. Downtown21 Master Plan, April 2010

Andrew McNeill, Landscape Architect from the Planning and Building Department and Ian Lockwood, Consultant, Gladyn Jackson gave a brief overview of the Master Plan and stated that since the Draft Master Plan was last presented to the Planning and Development Committee in July 2009, staff have worked with landowners and relevant stakeholders to refine and test the feasibility of the Downtown21 Master Plan. Ian further stated that, acknowledging that further technical studies are required, staff is confident with the overall vision that has emerged from the study.

Andrew McNeill advised that staff will provide quarterly updates on the progress of the Master Plan

Councillor Dale stated that the Downtown21 Master Plan is a blueprint for the future of Downtown Mississauga. He further stated that the main street district portrays how city centers have been traditionally developed, and what is paramount in making this vision a reality is the creation of more streets to make the City Core more people and pedestrian friendly, as well as to make it a vibrant downtown Mississauga. The road network, transportation corridors, and the transit system which is scheduled to be completed by 2012, contribute to the successful development of the City Centre. Studies are underway for the feasibility of a light rail transit system along Hurontario Street. Unlike the downtown centers throughout North America, residential development in downtown Mississauga contributes significantly to the vibrancy of the city centre. The Mayor and Members of Council would like to see more office development in the city core to complement residential development. A huge potential exists for development around Square One, the largest shopping centre in Ontario and the second largest in Canada. Councillor Dale stated that the support of land owners, Council, staff and the community will benefit in making the vision of a vibrant downtown Mississauga, a reality.

Responding to a question from Councillor Nando Iannicca, Andrew McNeill advised that, as a first step, staff propose to work with land owners over the next couple of months, and report back to Planning and Development Committee in the early fall with a Business Plan outlining some of the key steps with regard to the main street district. Overall, staff proposes to achieve implementation of the Downtown21 Master Plan within the next 10-15 years.

Councillor Iannicca expressed concerns about the time frame of 10-15 years. He stated that, historically when cities evolve in this manner, waiting for the private sector involves waiting for a long time. Referring to investing in a Parking Strategy and the Burnhamthorpe Road transit corridor, Councillor Iannicca stated that Council and the City has to take a proactive role in being the catalyst to bring the high order items into play, sooner rather than later.

Martin Powell, Commissioner of Transportation and Works, informed that road improvement work is in progress on Burnhamthorpe Road, Square One Drive, Duke of York Drive and the Sheridan College property.

Mayor McCallion stated that Council has been trying for a long time to develop the City's downtown core. The major challenge is the ownership of land in the city core. Mayor McCallion mentioned examples of the YMCA, Living Arts Centre and the Hershey's Centre which posed major challenges in acquiring the land from the owners. The City had planned to have a pedestrian-centered city core however plans to connect all buildings in the city core, either overhead or underground, did not materialize due to opposition from landowners.

Mayor McCallion stated that a major accomplishment was the implementation of the transit facility in the city core. Mayor McCallion further informed that, along with Councillor Frank Dale, she met with Transportation and Works Department on the issue of eliminating traffic congestion on Rathburn Road. The key to developing the city core is the Transportation Plan – a mixed model of transit, bicycles and cars.

Mayor McCallion stated that for the successful implementation of the Downtown21 Master Plan, all applications for future developments should be thoroughly analyzed, based on the Downtown21 Master Plan, and exceptions, if any, should be justified and properly documented. In the past, development applications did not incorporate the essence of the previous plan.

Councillor George Carlson complimented the two local Ward Councillors, city staff and community volunteers for their efforts in putting together the Downtown21 Master Plan.

Councillor Frank Dale concurred with Mayor McCallion's comments on the challenges faced by the City with regard to ownership of land within the city core.

Mayor McCallion commented and congratulated staff for including a storm water pond in the city core.

Ed Sajecki, Commissioner of Planning and Building commended staff on the work put in to developing the Downtown21 Master Plan.

Brian Spratley of Morguard Investments Limited addressed the Committee and stated that Morguard supports the Downtown21 Master Plan which will enhance Mississauga's competitiveness and reputation. He expressed concerns some of the physical aspects illustrated in the Master Plan e.g., Street A pattern which restricts access to sites and new developments on existing parking areas. Mr. Spratley further expressed concerns with regard to the orientation of the Hurontario Street Light Rail Transit as it impacts on the lands owned by Morguard Investments Limited. He suggested that an LRT station on the corner of Hurontario Street and Robert Speck Parkway would be a better option, which will service the office buildings on the east and west sides of Robert Speck Parkway.

Mayor McCallion noted that Council's Transportation and Works Department and the Planning and Building Department are currently working on transportation issues within the city core.

Mr. John Filipetti, Vice President, Development, Oxford Properties representing owners of Square One and Mississauga Executive Centre, addressed the Committee on the office strategy and suggested that the economic strategy needs to be on an equal footing with the Downtown21 Master Plan. Mr. Filipetti further stated that there is a great opportunity for the City and land owners to benefit collectively from executing the Plan.

Councillor Frank Dale moved the following amendment which was voted on and carried.

PDC-0016-2010

1. That the “Downtown21 Master Plan – Creating an Urban Place in the Heart of Mississauga”, attached under separate cover to the report titled “Downtown21 Master Plan, April 2010”, dated April 1, 2010 from the Commissioner of Planning and Building, be received for information, and that staff be directed as follows:
 - (a) Continue working with downtown landowners on the implementation of the Downtown21 Master Plan; and
 - (b) Report back to Planning and Development Committee on a quarterly basis with progress updates.
2. That correspondence dated April 15, 2010 from Stephen Taylor, President and Chief Operating Officer, Morguard Investments Limited, be received.

CD.21-DOW

AMMENDED (Councillor Frank Dale)

4. ADDENDUM SUPPLEMENTAY REPORT - Official Plan Amendment and Rezoning Applications, to permit two apartment towers, Part of Lot 1, Concession 1, W.H.S., Northwest Quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Phillip Levine, IBI Group, Bill 51

Rob Hughes, Planner in the Design and Development Division of the Planning and Building Department gave a brief overview of the subject application. Mr. Hughes explained the location of the lands on the northwest quadrant of Hurontario and Eglinton Streets. He further explained the various land uses and densities of the surrounding lands. He explained that the proposal is for two 25 and 28 storeys apartment buildings. A supplementary report was presented to the Planning and Development Committee in November 2009 recommending approval of the application. At that time the Committee refused the application. However, Council in early December 2009, referred the matter back to the Planning and Development Committee in order to address a series of issues.

The applicant appealed the subject matter to the Ontario Municipal Board (OMB) in December 2009, and a pre-hearing date has been set by the OMB for May 11, 2010.

Mr. Hughes stated that staff continues to support the applications, and the seven issues raised have been identified and addressed in the report dated March 30, 2010 from the Commissioner of Planning and Building.

Mr. Hughes drew the Committee’s attention to the issue relating to the FSI proposed for the development. He stated that the actual gross density for Phase 1 of the proposed development is 3.69. There is a series of allowable deductions that was not calculated by the applicant, and they are now reporting that the gross density is 3.02. The net permitted in the Official Plan is 2.9.

Mr. Hughes further stated that portions of the 0.64 hectares of park land, which is part of the proposed Phase 1 development, are within the flood plain.

Councillor Eve Adams stated that this application has been considerably amended since it was last presented to the Committee in 2009 – major changes being no road connection between Salishan Circle and Nishga Court. Councillor Adams further stated that this application allows for a massive amount of park lands that, as a public space, will benefit the community.

Councillor Adams supported the revised application with an amendment to not permit future road connections between Salishan Circle and Nishga Court.

Responding to a question from Mayor McCallion, Mr. Rob Hughes stated that no precedent will be set. He further noted that a number of issues, as part of Phase 2 of the development, are yet to be resolved – traffic being a major issue. No approvals have been granted for Phase 2 of the proposed development

Responding to a request from Councillor Nando Iannicca, the applicant confirmed that they were satisfied with the proposed amendment regarding no future road connections between Salishan Circle and Nishga Court.

Considering that the proposed changes are not in conformity with the land designation, and expressing concerns with regard to traffic congestion in the area, Councillor Frank Dale sought assurance that any future development on these lands would be planned based on the designations permitted within the District Plan , and no higher densities would be proposed until there is a higher order of transit.

Referring to Official Plan Amendment (OPA) 95, Mr. Ed Sajecki, Commissioner of Planning and Building stated that there is a statement in OPA 95, approved by Council and the Province that speaks to making sure infrastructure is keeping pace with the levels of development.

Responding to a question from Councillor Frank Dale, Mr. Rob Hughes confirmed that the increase in density sought by the application is site-specific and permitted within the Official Plan.

Referring to page 4 of the staff report, Councillor Adams stated that all lands designated as High Density 2 on the Pinnacle lands would accommodate a Floor Space Index (FSI) of approximately 2.9. Phase 1, consisting 432 dwellings accounts for just under 25% of this total, and staff have noted, as in the previous supplementary report, that for reasons associated with impacts to existing and planned transportation infrastructure, any additional density beyond 2.9, which is currently permitted in the Official Plan, cannot be supported.

Councillor Eve Adams moved the following amendment which was voted on and carried.

PDC-0017-2010

That the Report dated March 30, 2010, from the Commissioner of Planning and Building recommending approval of the Phase One component of applications under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan from "Residential - Medium Density I", "Residential - High Density II" and "Greenbelt" to "Residential - High Density II - Special Section", "Public Open Space" and "Greenbelt" to permit two apartment buildings, be approved.
3. That the application to change the Zoning from "D" (Development) "G1" (Greenbelt) to "RA5-Exception" (Apartment Dwellings), "OS1" (City Park) and "G1" (Greenbelt) to permit the development of the lands for two apartment buildings in accordance with the proposed zoning standards described in the report, be approved subject to the following conditions:
 - (a) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
4. That City Council direct Legal Services and representatives from the appropriate City Departments to attend any Ontario Municipal Board proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated March 30, 2010.
5. That City Council provide the Planning and Building Department with the authority to instruct Legal Services staff on any modifications deemed necessary, where required, through the Ontario Municipal Board hearing process.
6. That correspondence from Cadden Ooi, resident, dated April 19, 2010, be received.

ALTERNATE (Councillor Adams)

Whereas the Commissioner of Planning and Building in an Addendum Supplementary Report dated March 30, 2010 in respect of file OZ 07/025 W5 is recommending approval of an official plan and rezoning application by Pinnacle International (Ontario) Limited for lands located at the northwest Quadrant of Hurontario Street and Eglinton Avenue West, subject to certain requirements and conditions:

AND Whereas Planning and Development Committee is prepared to support the recommendation of the Commissioner of Planning and Building, subject to the addition

of a further condition restricting road access for any subsequent phases of the Pinnacle development with existing development north of the Pinnacle lands on account of concerns over traffic conflicts which would occur on Salishan Circle and Nishga Court;

NOW THEREFORE BE IT RESOLVED THAT:

1. The recommendations set out in the report dated March 30, 2010 from the Commissioner of Planning and Building recommending approval of the Phase One component of applications under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, are adopted, with the addition of the following additional condition:
 6. Through the continued processing of the subsequent phases of the Pinnacle International (Ontario) Limited development applications, staff are directed to apply the following standard: That there shall be no vehicular connections between the west and east legs of Salishan Circle, and Nishga Court, with the future phases of the Pinnacle lands (Part of Lot 1, Concession 1, and any pedestrian and/or cycling connection where desirable.
 7. That correspondence from Cadden Ooi, resident, dated April 19, 2010 be received.

AMMENDED (Councillor Eve Adams)
OZ 07/025 W5

ADJOURNMENT – 8:55 P.M.