



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 28, 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 Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5) – (arr: 9:45 p.m.)
Councillor Carolyn Parrish (Ward 6)
Councillor Katie Mahoney (Ward 8) **(Chair)**
Councillor Pat Saito (Ward 9)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3)
Councillor Nando Iannicca (Ward 7)

John Britto, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 3795 / Fax 905-615-4181
E-Mail: john.britto@mississauga.ca

STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building
Mr. M. Powell, Commissioner, Transportation and Works
Mr. J. Calvert, Director of Policy Planning
Mr. J. Lohuis, Director of Recreation and Parks
Ms. L. Pavan, Manager, Development Team North
Mr. R. Poitras, Manager, Development Team South
Ms. M. Cassin, Manager, Zoning By-law Review Team
Ms. K. Dedman, Manager of Development Engineering T&W
Ms. A. Dietrich, Manager City Wide Planning
Mr. M. Minkowski, Legal Counsel, Litigation
Mr. G. Smith, Team Leader, Park Assets Planning
Mr. D. Bryan, Supervisor Sign Unit
Mr. J. Famme, Development Planner, Planning and Building
Mr. M. Karowich, Urban Designer, Planning and Building
Mr. B. Phillips, Development Planner, Planning and Building
Mr. J. Hardcastle, Development Planner, Planning and Building
Mr. R. Miller, Planner, Planning and Building
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk
Ms. A. LaRosa, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JUNE 28, 2010

CALL TO ORDER : 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Councillor Eve Adams declared a conflict of interest in Item 6 – Report on Comments – Draft Mississauga Official Plan as her husband works on drive through policies.

MATTERS CONSIDERED

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

1. **SIGN VARIANCE APPLICATIONS – Sign By-law 0054-2002, as amended**

Corporate Report dated June 8, 2010 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

Councillor Sue McFadden moved deferral of item 1(g) to the next meeting.

Councillor Carmen Corbasson moved the following motion with amendment to 1(g). The motion was voted on and carried.

PDC-0034-2010

That the Report dated June 8, 2010 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eight (8) Sign Variance Applications described in Appendices 1 to 8 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 10-00873, Ward 4 - Square One Shopping Centre, 100 City Centre Dr.

To permit the following:

(i) Three (3) ground signs not located on the property where the business is located.

(ii) Four (4) ground signs with a height of 12.19m (40 ft.).

(b) Sign Variance Application 09-06769.VAR, Ward 5 – La Capitale Financial Group, 7150 Derrycrest Dr.

To permit the following:

(i) One (1) fascia sign located on the third storey of the north elevation with a sign area of 2.04% of the building face on which it is located.

(ii) One (1) fascia sign located on the third storey of the east elevation with a sign area of 2.33% of the building face on which the sign is located.

(c) Sign Variance Application 10-1167, Ward 5 - Investors Group / TATA, 5750 Explorer Drive

To permit the following:

(i) Two (2) fascia signs located between the limits of the top floor and parapet located on the south elevation with a total sign area equal to 0.04% of the building face, in addition to the existing fascia sign on the north elevation.

(d) Sign Variance Application 10-00327, Ward 5 - Petro Canada, 5555 Kennedy Rd.

To permit the following:

(i) One (1) directional sign with a sign area of 0.75 sq. m. (8.16 sq. ft.) and a height of 1.69 m (5.54 ft.).

(e) Sign Variance Application 09-06137.VAR, Ward 7 - Trillium Health Centre, 15 Bronte College Court

To permit the following:

(i) One (1) additional ground sign fronting Hurontario St.

(ii) One (1) ground sign with a sign area of 5.9m² (64 ft²) and a height of 3.04m (10 ft).

(iii) Two (2) fascia signs not located on the units occupied by the businesses. Both signs are located on the east elevation advertising Druxy's and Queensway Orthotics.

(f) Sign Variance Application 09-06841, Ward 8 - Walkers Fish Market , 2575 Dundas St. W.

To permit the following:

(i) Two (2) roof signs located on the south and west elevations.

The granted variances are subject to compliance with other provisions of the Sign By-law.

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

(a) Sign Variance Application 09-07063, Ward 5 - BizTech Institute, 5170 Dixie Rd.

To permit the following:

(i) Two (2) fascia signs located on the second storey of the building.

(b) Sign Variance Application 09-06747, Ward 10 – EcoMedia, Third Party Advertising, 5602-5606 Tenth Line West

To permit the following:

(i) Three (3) horizontal litter/recycling stations indicated in Appendix 7 of the Report.

(ii) Four (4) vertical litter/recycling stations indicated in Appendix 7 of the Report

3. That the following Sign Variances **be deferred**:

(a) Sign Variance Application 09-06747, Ward 10 - EcoMedia , Third Party Advertising, 5602-5606 Tenth Line West

To permit the following:

(i) Nine (9) horizontal litter/recycling stations indicated in Appendix 7 of the Report

BL.03-SIG (2010)

APPROVED / AMENDED (Councillor Carmen Corbasson / Councillor Sue McFadden)

Please note that recommendation PDC-0034-2010 was amended by Council on July 7, 2010 (see Committee Reports section of Council Minutes).

2. Information Status Report. City Centre Development Application Status Report. 2 City Centre Drive, Part of Block 16, Registered Plan 43M-1010, South side of Rathburn Road West, west of City Centre Drive. Owner/Applicant: OMERS Realty Management Corporation/, 156 Square One Limited. (File: HOZ 10/001 W4)

Corporate Report dated June 8, 2010 from the Commissioner of Planning and Building with respect to Information Status Report. City Centre Development Application Status Report. 2 City Centre Drive, Part of Block 16, Registered Plan 43M-1010, South side of Rathburn Road West, west of City Centre Drive. Owner/Applicant: OMERS Realty Management Corporation/, 156 Square One Limited. (File: HOZ 10/001 W4).

Councillor Frank Dale stated that this is part of a new process where Council has an opportunity to review proposed developments prior to the removal of the “H” Holding Symbol. Councillor Dale further stated that this development will bring to the city core a whole foods supermarket, a potential restaurant and additional retail within a multi-tenanted residential building.

Responding to a question from Mayor McCallion with regard to how this development would fit into the new Mississauga Plan, Mr. Ed Sajecki, Commissioner of Planning and Building stated that it is proposed to open up the frontage along Rathburn Road in order to create a

more animated space. Operational issues with regard to location of loading and unloading spaces are being reviewed.

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

PDC-0035-2010

That the Report dated June 8, 2010, from the Commissioner of Planning and Building, outlining the details of the development proposed for 2 City Centre Drive, Block 16, Registered Plan 43M-1010, by OMERS Realty Management Corporation/156 Square One Limited, be received for information.

HOZ 10/001 W4

APPROVED (Councillor Frank Dale)

3. Green Development Strategy Recommendations (File: EC.19.GRE)

Corporate Report dated June 8, 2010 from the Commissioner of Planning and Building with respect to the Green Development Strategy Recommendations (File: EC.19.GRE).

Councillor George Carlson moved the following motion which was voted on and carried.

PDC-0036-2010

1. That the City of Mississauga Green Development Strategy Phase 3 Report (Executive Summary prepared by Halsall Associates Limited), attached as Appendix 1 to the report from the Commissioner of Planning and Building titled "Green Development Strategy Recommendations", dated June 8, 2010, be received for information;
2. That a Green Development Task Force be established to implement the proposed "Made in Mississauga" Strategy prepared by Halsall Associates Limited, over the next five years;
3. That the third-party green rating system, certified LEED - NC Silver, be adopted to guide new private developments; and
4. That the Stage One Green Development Standards attached as Appendix 2 to the report from the Commissioner of Planning and Building titled "Green Development Strategy Recommendations", dated June 8, 2010, be adopted as the benchmark, to affect new private developments.

EC.19.GRE

APPROVED (Councillor George Carlson)

4. PUBLIC MEETING - Rezoning and Draft Plan of Subdivision Applications. To permit 11 detached dwellings on a common element condominium private road, at 4583, 4589 and 4601 Mississauga Road. East side of Mississauga Road, south of Eglinton Avenue West. Owner:

Glenstream Developments Inc. and Allan Fox. Applicant: Glen Schnarr and Associates Inc. (File: OZ 09/004 W8 and T-M09002 W8). Bill 51

Councillor Katie Mahoney called this public meeting to order at approximately 7:10 p.m. and read the staff recommendation.

There were no individuals in the audience who expressed interest in the subject matter other than the applicant.

Mr. Glen Broll of Glen Schnarr and Associates Inc., representing Glenstream Developments Inc. and Allan Fox, owners of 4583, 4589 and 4601 Mississauga Road addressed Committee and gave an overview of the application. Mr. Broll explained the current use of the site, which is currently occupied by three detached dwellings and is part of the Credit River Valley system. Mr. Broll further explained the surrounding uses: to the south by detached dwellings and a private park; to the west by detached dwellings fronting on to Mississauga Road; and to the north by an existing place of religious assembly.

Mr. Broll noted that this application has evolved over a number of years and is ongoing, looking for suitable land uses. The subject lands are approximately 2.76 acres, and the nett developable area, after the lands below the top of the bank are granted to the conservation authority, is a little less than 2.0 acres. It is proposed to have a condominium road, off Mississauga Road, terminating into a cul-de-sac, with lots on either side.

Mr. Broll explained that from a planning perspective, the lands are designated as Low Density 1, within the central Erin Mills district and green belt, permitting development of low density units to a maximum of 17 units per hectare – the current proposal is a little under 14 units per hectare. Mr. Broll further explained that individual purchasers will own their own unit and share a common element, which is the roadway and parking area. Explaining the concept plan, Mr. Broll stated that it is proposed to maintain a certain heritage element in the proposed new development.

Responding to Councillor Katie Mahoney's question with regard to building elevation drawings, Mr. Broll stated that building elevation drawings will be provided in time for the supplementary report.

Councillor Mahoney inquired whether protection measures were in place to address the issue of encroachment on to the green belt by abutting properties.

Mr. Glen Broll confirmed that, in accordance with City Policy, a 1.5 metre black chain link fence will be located on the mutual property line between private and public lands, offset by 15 cms. ensuring that the fence is on private lands. Mr. Broll further confirmed that one of the conditions of the Purchase and Sale Agreement is that the fence will be maintained by private home owners.

Councillor Carmen Corbasson moved the following motion which was voted on and carried.

PDC-0037-2010

That the Report dated June 8, 2010, from the Commissioner of Planning and Building regarding the application under file OZ 09/004 W8 to change the Zoning from "R1" (Detached Dwellings - Typical Lots) and "G1" (Greenbelt - Natural Hazards) to "R16 - Exception" (Detached Dwellings on a CEC - Private Road), "G1" (Greenbelt - Natural Hazards) and "G2-1" (Greenbelt - Natural Features) and a Draft Plan of Subdivision under file T-M09002 W8 to permit 11 detached dwellings on a common element condominium private road, Glenstream Developments Inc. and Allan Fox, 4583, 4589 and 4601 Mississauga Road, east side of Mississauga Road, south of Eglinton Avenue West, be received for information, and notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
OZ 09/004 W8 and T-M09002 W8
AMENDED (Councillor Carmen Corbasson)

This public meeting closed at approximately 7:30 p.m.

5. Supplementary Report: Official Plan Amendment and Rezoning Applications. To permit 80 standard condominium townhouse dwellings and two detached dwellings at 1125, 1135, 1153, 1157 and 1161 Haig Boulevard, east side of Haig Boulevard, north of Lakeshore Road East. Owner: Weldan Properties (Haig) Inc., Applicant: Glen Schnarr and Associates Inc. (File: OZ 07/019 W1) **Bill 51**

Councillor Katie Mahoney called this public meeting to order at approximately 7:30 p.m. and read the staff recommendation.

John Hardcastle, Development Planner, Development and Design Division, Planning and Building Department gave an overview of the application. He explained that the subject property is located on the east side of Haig Boulevard, north of Lakeshore Road East, directly north of the Canadian National Railway (CNR) tracks. With regard to the neighbourhood context of the subject site, John Hardcastle stated that the property is in a stable residential community characterized by detached dwellings on very deep lots with minimum 15 meters (49.2 ft.) frontages. The site is currently occupied by two detached dwellings and is well treed. The Lakeview Golf Course, which is a City owned facility and heritage designated property, abuts the subject lands to the east.

John Hardcastle informed that the proposal includes a change in land use for the majority of the site from Residential Low Density 1 to Residential Medium Density 1. The portion of the land owned by the City of Mississauga, which is presently part of the Lakeview Golf Course, is proposed to be changed from Public Open Space to Residential Medium Density 1. The two existing detached dwellings at 1161 and 1157 Haig Boulevard are proposed to be retained as Residential Low Density 1 for the first 150 ft. of the property immediately abutting Haig Boulevard. The remainder of these properties are to be redesignated as Residential Medium Density 1 and used for townhouse development. Lands to the rear of the

property presently owned by Weldan Properties (Haig) Inc. ranging in depth from 82 ft to 131 ft are to be designated from Residential Low Density 1 to Public Open Space and conveyed to the City in partial fulfillment of Parkland Dedication requirements.

John Hardcastle stated that the applications were received on October 1, 2007 and deemed complete for the purposes of review on October 22, 2007. The applications have been revised on four (4) separate occasions, including; July 15, 2008, March 16, 2009, April 23, 2009 and October 22, 2009. The last amendment included the incorporation of three additional properties to the north at 1153, 1157 and 1161 Haig Boulevard.

John Hardcastle informed the Committee that three community meetings have been held by the Ward Councillor, generally following the major amendments to the applications, on September 30, 2008; June 4, 2009 and January 20, 2010. The applications were appealed to the Ontario Municipal Board (OMB) in letters dated March 18, 2010 and April 21, 2010.

Using a power point presentation, John Hardcastle explained the revised concept plan which is the subject of the current applications. He further stated that only sample elevations have been provided by the applicant. The Planning and Building Department has reviewed and evaluated the materials submitted by the applicant in support of the applications and the appeals in the context of relevant Provincial policies, including: Bill 51, the Growth Plan, the Provincial Policy Statement, local policies including Mississauga Plan and the Region of Peel Official Plan and Zoning By-law 0225-2007.

John Hardcastle stated that the development as proposed, based on the applicant's revised concept plan, does not support the overall intent, goals and objective of the Mississauga Plan; it has not been demonstrated that the proposed zoning standards are appropriate to accommodate the requested uses based on the lack of details necessary to evaluate the requested standards; the proposed development is considered premature as flood reduction measures have not been satisfactorily addressed, including required mitigation, which could have significant impacts on other aspects of site design and servicing; the applicant has not satisfactorily addressed public safety concerns as identified in the Provincial Policy Statement; and numerous outstanding technical concerns have not been addressed.

Mayor McCallion expressed concerns as to how this application could be reviewed and evaluated when it lacks the required reports and documentation. The Mayor also inquired whether the City needs to inform the OMB of its inability to evaluate the application due to these constraints, prior to the OMB setting a hearing date.

Michal Minkowski, Legal Counsel stated that as part of the hearing process, the OMB will hear evidence from the City as to the outstanding material required to satisfactorily review and evaluate the application. As hearing dates have not been scheduled by the OMB, it is not known what exactly will be required of the OMB at this point in time.

Mayor McCallion inquired as to whether the City could advise the OMB not to schedule a hearing as the applicant has not complied with the City requirements. The Mayor stated that

according to new legislation, any new data submitted on matters before the OMB will be returned to the respective municipality to be dealt with appropriately.

Michal Minkowski informed that such a situation would arise only if a hearing was scheduled and convened by the OMB and if there was outstanding material required at that time, the City could request the OMB to stop the hearing and send the matter back. He further stated that if the applicant insists that the OMB schedule a hearing, City staff will appear before the OMB with material that is currently available.

Councillor Carmen Corbasson requested the applicant to indicate to the Committee on how they intend to proceed further on the matter. Councillor Corbasson further stated that the application cannot be evaluated based on seven major studies that are outstanding and ten substantive issues that have not been addressed. Councillor Corbasson advised the Committee that the applicant was informed that, if the appeal to the OMB was withdrawn, Council was willing to work with the applicant and the community to come up with an alternative plan that would be supported by staff and Council.

Gerald Swinkin of Blake, Cassels & Graydon LLP, Solicitor for the applicant stated that the applicant has submitted the full range of reports that are required to support this development application. He further stated that there have been extensive dealings with Credit Valley Conservation (CVC) and City staff to address issues of potential flooding and grading, the relationship with the Golf Course and functional servicing of the site. Mr. Swinkin stated that the applicant has taken this matter to the OMB only because of the absence of communication that has allowed the issues to remain unresolved and a final approval settled. Mr. Swinkin stated that the applicant and their agencies are willing to work with City staff to resolve any outstanding issues.

Responding to Mayor McCallion's question, Mr. Swinkin stated that, if the hearing is estimated to be more than four days, it is OMB policy to convene a pre-hearing conference, in order to identify parties and issues, and speak to the scheduling of the hearing. Any fundamental flaw identified that would either interfere with or impede the scheduling of the hearing, would be appropriately dealt with at that point in time by the OMB. It is not uncommon for the OMB to manage files through a series of pre-hearing conferences with a view to resolving issues.

Referring to the last paragraph on Page 5-2 of the staff report, Mr. Swinkin stated that staff have concluded that the subject lands could reasonably be developed for townhouse dwellings. Further, referring to the fourth paragraph on Page 5-13 of the staff report, Mr. Swinkin stated that staff were of the opinion that the proposed land use changes would not adversely impact the ability of the City to achieve the overall intent, goals, objectives and policies of Mississauga Plan. Staff however is of the view that the applicant has not supplied sufficient information for the management of water drainage. He stated that the applicant has the consent of CNR to reconstruct the culvert on to the rail line that will accommodate water flows in to Serson Creek and eliminate flooding issues.

Responding to Councillor Carmen Corbasson's question on the date the applicant had appealed to the OMB, Mr. Swinkin stated that the appeal was filed in March 2010.

Councillor Corbasson stated that the updated noise study, preliminary grading plan and engineering worksheet, geomorphology assessment and the architectural elevations were submitted on June 25, 2010.

Mr. Glen Broll of Glen Schnarr & Associates Inc. stated that the supporting materials have not been satisfactory and have not answered the questions that have been asked. The conservation authority has been asking for detailed technical studies that respond to and address the up and downstream impacts associated with the proposed culvert works, which have not yet been provided. Mr. Broll further stated that he was not sure whether the conservation authority has had sufficient time to assess the studies submitted on June 25, 2010. Also, the golf course interface study, even though submitted two years ago, have not addressed the Terms of Reference for the preparation of such a report, and have not yet addressed the concerns with regard to the level of impact the golf course would have on the properties.

Councillor Corbasson stated that, even though three community meetings were held prior to the revised applications being submitted, the community's concerns have not been addressed. Councillor Corbasson further stated that neither staff, nor the community or Council has had the time to evaluate the application in an appropriate manner. She expressed concerns that the outstanding material is very substantive, especially flooding issues, the interface as it relates to Haig Boulevard, which is a very stable street characterized with single family dwellings, the acoustical wall on the berm, which could be subject to graffiti and other modes of vandalism, etc. Councillor Corbasson expressed concerns with regard to the acoustical wall that is needed to be constructed on top of the berm. Councillor Corbasson referred to a similar acoustical wall that was used in the Mattamy colony and its effect on the Ward 1 community. To the south, the wall is in Ward 2, and the sound reflection has created great hardship on the quality of life.

Councillor Corbasson suggested that the applicant reconsider their appeal to the OMB with a view to working cooperatively with the City in arriving at a suitable resolution of the outstanding issues.

The following residents were in the audience and spoke to the matter:

Rea Santaguida
Rob Gollanek
Krystyna Curtis
Jim Judge, President, Lakeview Ratepayers Association
Mike Kvasni
Danny Zykolan

Ms. Rea Santaguida, resident addressed the Committee expressing concerns with regard to

the significant increase in traffic in recent years on Haig Boulevard, and future increase in traffic due to the proposed development.

Mr. Rob Gollanek, resident addressed the Committee expressing concerns with the increase in the size of the proposed revised development applications, density, streetscape, architectural design, high acoustic wall and grading. Mr. Gollanek stated that the community would like to see that the development follow the guiding principles of the Mississauga Plan such as appropriate transition in built form and a compatible density that respects the existing built context, community character and streetscape design, thus achieving and nurturing the historic village of Lakeview.

Ms. Krystyna Curtis, resident addressed the Committee expressing concerns with regard to the historic Lakeview Golf Course, the CVC designated flood plain, increased water flow resulting in flooding down the Serson Creek, impacts on the natural habitat and the unique characteristics of the local community.

Jim Judge, President of the Lakeview Ratepayers Association addressed the Committee and expressed the Association's objection to the development applications for the following reasons: environmental impact on the well being of Lakeview, inability to protect the sky view, the mature urban forest or the use of permeable surfaces to mitigate the impact of water flow on the proposed site, lack of public transit on Haig Boulevard, negative impacts on the green values of the Lakeview community and the increased density which is likely to create a community within a community.

Mayor McCallion inquired of staff whether consideration has been given to purchase the portion of the Lakeview Golf Course next to hole seven in order to protect it. Mr. David Marcucci, Manager Park Planning stated that through this proposal, a parkland dedication is being recommended to act as a buffer to the existing golf course.

Mayor McCallion further inquired from staff as to how much land would be considered adequate for a buffer. Mr. Marcucci stated that this has not yet been ascertained. Mayor McCallion was of the opinion that this needs to be determined before this application proceeds any further in order to protect the golf course.

Councillor Corbasson stated that one of the studies that have not been satisfactorily addressed is the one with regard to the amount of land required to create a buffer, and staff have requested for a new study to address this issue.

Mr. Judge requested the Chair to inquire from the applicant if attempts have been made to acquire additional property to the north of the proposed development to expand further.

Mr. Broll stated that the applicant has had discussions with property owners to the north of the current proposed development lands.

Mr. Mike Kvasni, resident addressed the Committee and expressed concerns with regard to

water retention on the golf course.

Mayor McCallion stated that the City can't refuse a development application. It is for staff to work together with the developer and the community to resolve issues in an appropriate manner in the best interest of the City and the community.

Mr. Danny Zykolan, resident addressed the Committee expressing concerns about prospective future development that is likely to occur subsequent to the current application under consideration.

Councillor Corbasson thanked the Lakeview community for their patience and endurance through this application process. She further reiterated the City's offer to the applicant to withdraw their appeal to the OMB.

Councillor Carmen Corbasson moved the following motion which was voted on and carried.

PDC-0038-2010

That the Report dated June 8, 2010, from the Commissioner of Planning and Building regarding applications under File OZ 07/019 W1, Weldan Properties (Haig) Inc., 1125, 1135, 1153, 1157 and 1161 Haig Boulevard, east side of Haig Boulevard, north of Lakeshore Road East, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential - Low Density I" and "Public Open Space" to "Residential - Medium Density I" and "Public Open Space" to permit 80 standard condominium townhouse dwellings and two detached dwellings, **be refused**.
2. That the application to change the Zoning from "R3" (Detached Dwellings - Typical Lots) and "OS2 - 1" (City Park) to "RM4" (Townhouse Dwellings), "R5 - Exception" (Detached Dwellings - Typical Lots) and "OS2 - 1" (City Park) to permit 80 standard condominium townhouse dwellings and two detached dwellings in accordance with the proposed zoning standards described in the Zoning Section of this report, **be refused**.
3. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants 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 June 8, 2010.
4. 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.
5. That the following correspondence with regard to applications under File OZ 07/019 W1, Weldan Properties (Haig) Inc., 1125, 1135, 1153, 1157 and 1161 Haig Boulevard, east side of Haig Boulevard, north of Lakeshore Road East, be received:

- (i) Email dated January 28, 2010 from Len and Jean Kwint.
- (ii) Email dated February 4, 2010 from Stuart Henderson.
- (iii) Letter dated February 10, 2010 from Domenic and Rea Santaguida
- (iv) Email dated February 21, 2010 from Seema Singh.
- (v) Email dated February 21, 2010 from Trevor R. Nope
- (vi) Email dated June 9, 2010 from Frank Culmone
- (vii) Joint Email dated June 27, 2010 from Henry and Halina Zima; Walter and Aniela Rafacz; Kazimierz and Irena Niepomnik; and Margaret Roberts.
- (viii) Fax dated June 28, 2010 from Ken Fouracre

OZ 07/019 W1

AMENDED (Councillor Carmen Corbasson)

This public meeting closed at approximately 8:55 p.m.

The above recommendation was amended at Council on July 7, 2010 to include reasons for refusal (see Resolutions section of Council Minutes).

6. Report on Comments – Draft Mississauga Official Plan

Councillor Eve Adams declared a conflict of interest in this item as her husband works on drive through policies.

Mr. John Calvert, Director Policy Planning provided a brief overview of the Draft Mississauga Official Plan which will set the stage for development within the City of Mississauga for the next twenty years, primarily infill, redevelopment and intensification. Mr. Calvert further informed that the Draft Mississauga Official Plan is in conformity with the Strategic Plan, and forms the document that will implement the land use components and elements of the Strategic Plan. This plan builds on Amendment 95 which was adopted by Council in 2009, which brought the current Official Plan in conformity with the growth plan.

Ms. Angela Dietrich, Manager City Wide Planning informed the Committee that the subject report presents the reviews of comments received from the community, recommends revisions, and adoption of the Official Plan.

By way of a Powerpoint presentation, Ms. Dietrich highlighted the introduction of new urban structures and policies directing growth at appropriate locations within the City to reflect the urban hierarchy sensitive to its context, resulting in the creation of complete communities. The Draft Plan also signals a very different approach to transportation, focusing on a wider range of transportation options. Urban design policies have been reviewed, responding to the types of development pressures currently facing the City. Ms. Dietrich stated that the Plan continues to protect the City's valuable natural areas and introduces policies that will help achieve more sustainable development.

Ms. Dietrich informed the Committee that a series of Open Houses and a statutory public meeting were held during the months of April and May 2010. Feedback was received from

the community and questions were answered by staff during this public consultation process. Comments received have been included in the subject report and additional comments received have been included in the Addendum Report dated June 23, 2010 from the Commissioner of Planning and Building. Staff is expecting to receive more comments during the summer, which will be reviewed and recommendations will be brought forward to the Committee in September 2010.

Ms. Dietrich highlighted key feedback received from MIRANET at the March 4, 2010 facilitated session, which are also reflected in some of the written comments received from MIRANET. Specific matters relating to process and implementation strategies, such as the urban design panel and the development application review committee are process matters outside the scope of the official Plan. Other matters raised were: water front development, the creation of an economic development corporation, incentives and bonuses, a new parking strategy and how to deal with other City initiatives such as the cycling strategy and the Downtown21 Plan.

Feedback received from the community indicated that the decision making process is open and transparent, and that the community has the opportunity to participate in the process early on, when there is still an opportunity to impact the outcome. Community groups want to work with staff in a positive and constructive manner, rather than opposing proposals that are in an advanced stage of the approval process.

With regard to the open area planning program, Ms. Dietrich stated that staff will be prioritizing areas that have been identified in the Official Plan as intensification areas, in addition to initiatives such as the Hurontario Main Street corridor study and the Downtown21 study. Staff is currently working on local plans for Cooksville, Port Credit and Lakeview, and in 2011 staff will begin plans for Malton and the Dundas Street corridor.

Ms. Dietrich stated that during the course of the Draft Plan process, a number of development applications have been approved by Council and should be incorporated into the new Plan. Staff has received a few site specific comments pertaining to active development proposals requesting that the new plan be modified to reflect these development proposals. These applications should go through the standard planning process and the new plan should be revised to reflect what is approved by Council. Decisions on development applications can be incorporated into the new plan as a modification when the plan is with the Region of Peel.

Ms. Dietrich informed the Committee that once Council adopts the new Mississauga Official Plan, there will be a transition period between the old and the new official plan that will need to be carefully managed. Staff is proposing to bring forward a report in the fall outlining how development applications will be managed during the transition period.

Ms. Dietrich stated that staff recommends that the Draft Mississauga Official Plan be revised in accordance with the report titled "Report on Comments – Draft Mississauga Official Plan" dated June 8, 2010 and the report titled "*Addendum Report on Comments – Draft*

Mississauga Official Plan” dated June 23, 2010. Changes to the draft plan document will be made during the summer and the final document along with the implementing by-law will be brought to the Committee for adoption in September. The Draft Mississauga Official Plan will then be forwarded to the Region of Peel for review. The Region may approve, modify or refuse to approve all or parts of the Plan. The Region’s role is to ensure that the Plan conforms to all Provincial legislation and the Regional Official Plan.

Ms. Dietrich emphasized that the City still has the opportunity to modify the Plan while it is with the Region for approval. However, all modifications that change the intent of the Plan will need to go through the normal planning process, including full opportunity for the community to participate and provide comments.

Ms. Dietrich stated, for the record, the following changes to recommendations 46 and 60 of the report dated June 8, 2010 from the Commissioner of Planning and Building.

Recommendation 46: 7.1.15 to be replaced by:

In reviewing development applications Mississauga may require area-wide or site specific multi-modal transportation studies to identify the necessary transportation improvements to minimize conflicts between transportation and the land use and to ensure that developments not precede road, transit, cycling and pedestrian improvements. Transportation studies may be required to consider all modes of transportation including auto traffic, truck traffic, transit, walking and cycling.

Ms. Dietrich stated that the change being asked for is to replace the “will be required” to *may be required* to give transportation staff the opportunity to judge whether a transportation study is required and also to ensure that it deals with multi-modal transportation issues.

Recommendation 60 be changed to read as follows:

*Main Street / approximately 90 meters east of Wyndham Street / Credit River
Mississauga Road 30 meters.*

In response to Councillor Carmen Corbasson’s concerns with regard to staff’s reluctance to include Floor Space Index (FSI) in the Draft Mississauga Official Plan, Ms. Dietrich stated that FSI was developed in the Greenfield scenario which worked well there. Staff is of the opinion that the zoning by-law is the appropriate document to include FSI. The new comprehensive zoning by-law ensures there is no development capacity added to the higher density sites. These applications would have to go through the normal re-zoning process if additional density is required.

Ms. Dietrich further stated that the new urban design policies provide staff with the appropriate tools to deal with how buildings will be situated on a site and how they transition to surrounding land uses.

Responding to a question from Councillor Corbasson with regard to the official plans of other municipalities, Ms. Dietrich stated that other municipalities included FSI in the zoning by-law rather than in the official plan.

Responding to another question from Councillor Corbasson with regard to Policy 5.4.3 requirements for an arborist's report, Ms. Marianne Cassin, Manager Zoning By-law Review Team stated that according to the existing by-law an arborist's report is a mandatory requirement. Ms. Cassin further stated that a revised policy should give staff the flexibility to review the requirement for an arborist's report on a case-by-case basis

Councillor Corbasson stated that Policy 5.4.3 should be replaced with a provision for a mandatory requirement of an arborist's report, and if no trees are involved in the development proposal, staff should be given the flexibility to decide whether an arborist's report should be provided by the applicant.

Ms. Angela Dietrich stated that staff could draft appropriate recommendation for Council's consideration to amend Policy 5.4.3.

Councillor Corbasson suggested that, when reviewing the tree permits by-law, staff consider the possibility of implementing a requirement for an arborist's report for all trees within a 6 meter boundary of the development property and adjacent properties.

Mr. Ed Sajecki, Commissioner of Planning and Building stated that this could be a direction to staff for consideration during the site plan approval process.

Responding to a question from Councillor Corbasson, Ms. Cassin stated that the new Draft Mississauga Official Plan addresses the Mineola lands as part of the urban forest – a new classification that recognizes all trees within the City.

Responding to a question from Mayor Hazel McCallion, Mr. Sajecki confirmed that the revised Official Plan is very clear on where development should occur.

With regard to transportation policies, Mayor McCallion expressed concerns with the proposed replacement of the term "will be required" with "may be required". The Mayor stated that additional development is causing a strain on the existing transportation infrastructure, and was of the opinion that if the "will be required" is retained, staff will have the flexibility to decide whether the requirement can be waived, depending on the nature and scale of the development.

Mayor McCallion sought clarification with regard to a statement regarding addressing both the existing and draft official plans. Ms. Angela Dietrich stated that this is to cover development proposals received during the transition period when the draft official plan is awaiting approval by the Region of Peel. This will ensure that applications address the requirements of the existing official plan and also those in the proposed revised official plan. Staff will bring forward a report in the fall outlining appropriate processes to be followed for

development applications received during the transition period.

Responding to a question from Mayor McCallion with regard to intensification in the various nodes, Ms. Dietrich stated that there are ten existing community nodes, eight of which have defined boundaries. Two new community nodes have been identified in the revised official plan, boundaries of which have been delineated.

Commenting on the inclusion of a storm water management plan in the revised official plan, Mayor McCallion inquired whether any permeable paving has been used on pathways that were built under the stimulus program. John Lohuis, Director Recreation & Parks stated that pavements through the parks are not permeable. Permeable paving will be used in the larger parking lots in the parks. The Mayor inquired whether permeable paving could also be used for the pathways. Mr. Lohuis stated that storm water is adequately captured by the swales system which is similar to what is captured by a permeable surface.

Responding to a clarification sought by Mayor McCallion on the content of the green energy act, Ms. Dietrich stated that staff recognizes the existing green energy act, which provides direction on how to deal with power plants and all green energy operations. Staff is not suggesting introducing new policies in the new official plan to deal with matters that are covered under the green energy act.

Councillor Frank Dale inquired whether transportation policies within the revised official plan provide for adequate transportation prior to any future major growth in the City. Mr. Martin Powell, Commissioner of Transportation and Works informed that the revised Official Plan provides for integrated and balanced land use and transportation, and high density development is being encouraged where plans are in place for high order transit. Traffic impact studies are done when development applications are received to assess what transportation improvements, if any, are required.

Mr. Ed Sajecki, Commissioner of Planning and Building spoke to Sections 4.1.8 and 4.1.9 of the Official Plan, which relate to transportation policies.

Responding to a question from Councillor Frank Dale whether storm water management is identified in the revised Official Plan, Mr. John Calvert, Director Policy Planning stated that policies in the official plan address storm water management throughout the City.

In response to Councillor Pat Saito's question on the intensification of community nodes, Ms. Angela Dietrich stated that intensification capacity would be determined by the local area plans. Councillor Saito requested staff to provide her with existing intensification numbers within community and regional nodes in Ward 9.

Councillor Saito commended staff for including Sections 8.4.3.1 and 8.4.3.2 relating to accessible design principles consistent with the Mississauga Accessibility Design Handbook.

Councillor Eve Adams, at this point in the meeting, declared a conflict of interest in this item

as her husband works for an organization that deals with drive-through policies.

The following persons who were at the meeting addressed the Committee:

Bruce Thom

Jeff Boyd

Victor Labreche

Mike Douglas

Jim Danahy

Brian Holtham

Sue Shanly

Andrew Gassmann

Dorothy Tomiuk

Dr. Geoff Edwards

Mr. Bruce Thom stated that EMBEE Properties have a number of outstanding issues that they intend to work through with City staff.

Mr. Jeff Boyd, Lowe's Companies Canada ULC expressed concerns with regard to the Draft Official Plan's treatment of 'Retail' as a use, and the policies related to conversion of employment/industrial lands, directly relating to the lack of opportunities for a business like Lowe's to locate in the City of Mississauga. Mr. Boyd sought the Committee's indulgence to defer adoption of the Draft Official Plan in order to enable staff to review the concerns of Lowe's and consider modification to the policies that will create opportunities for Lowe's and other new and desirable businesses to fit into the City of Mississauga.

Mr. Victor Labreche of Labreche Patterson & Associates Inc. expressed concerns relative to the official plan's policies on prohibiting drive-through facilities within the City.

The following persons representing MIRANET addressed the Committee on various issues on the subject matter:

Mr. Mike Douglas, President of Sheridan Homelands Ratepayers Association – the City's Vision and citizen buy-in to the Strategic Plan;

Mr. Jim Danahy, Co-President, Town of Port Credit Association – Official Plan as Implementation Manual and parking strategy;

Mr. Brian Holtham, Director, Credit Reserve Association – importance of retaining Density metrics: built form FSI;

Ms. Sue Shanly, MIRANET Clean Air Subcommittee – integrating the Air Quality Task Force recommendations, air quality and energy and power generation;

Mr. Andrew Gassmann, Co-President, Cooksville Munden Park Homeowners Association – the 'Cliffway' development – residential development close to transportation uses which

compromise air quality; and

Ms. Dorothy Tomiuk, MIRANET Spokesperson –

Dr. Geoff Edwards, resident addressed the Committee on concerns related to height definitions specific to section 2.1.2.7 in the Draft Mississauga Official Plan.

A verbal motion moved by Councillor Pat Saito that the meeting be extended beyond 11:00 pm, if required, was voted on and carried.

Mr. Andrew Gassmann, Co-President of the Cooksville Munden Park Homeowners Association addressed Committee stating that there is a need for transparency in the process for reviewing development applications.

Mr. Sajecki informed the Committee that staff will have approximately six months to review, consider and incorporate suggestions and comments received from the community on the Draft Official Plan prior to the Plan being approved by the Region and its adoption by City Council.

With regard to FSI, Mr. Sajecki stated that comments received from the community indicate that there is a need for stronger control in the Official Plan as opposed to the zoning by-law. Mr. Sajecki suggested that a statement be included in the Official Plan indicating that FSI be considered through a local area planning process.

Councillor Carmen Corbasson suggested that FSI be included in the Official Plan.

Councillor Carmen Corbasson moved the following motion which was voted on and carried.

PDC-0039-2010

1. That the Draft Mississauga Official Plan be revised in accordance with the report titled “Report on Comments – Draft Mississauga Official Plan”, dated June 8, 2010 and the report titled “*Addendum Report on Comments – Draft Mississauga Official Plan*” dated June 23, 2010 from the Commissioner of Planning and Building.
2. That a by-law to repeal Mississauga Plan and adopt the Draft Mississauga Official Plan, as revised, be enacted by City Council, and the City Clerk be authorized to forward the Draft Mississauga Official Plan to the Region of Peel for approval.
3. That Recommendation 60 contained in Appendix 3: Response to Comments Table of the report titled “Report on Comments – Draft Mississauga Official Plan” dated June 8, 2010 from the Commissioner of Planning and Building, be revised as follows:

That Table 7-2 be revised by deleting the row regarding Main Street and replacing it with:

Main St. /Queen St. S./Approximately 90 m east of Wyndham St./Mississauga/20 m.

Main St./Approximately 90 m east of Wyndham St./Credit River/Mississauga/30 m.

4. That Floor Space Index ranges be re-introduced into the Draft Mississauga Official Plan.
5. That staff bring forward for Council approval, a motion to amend Recommendation 46 contained in Appendix 3: Response to Comments Table and Policy 5.4.3 of the Draft Mississauga Official Plan.
6. That further written submissions with regard to the “Report on Comments – Draft Mississauga Official Plan”, dated June 8, 2010 and the report titled “*Addendum Report on Comments – Draft Mississauga Official Plan*”, dated June 23, 2010, from the Commissioner of Planning and Building, be received and considered:
 - (i) Letter dated June 24, 2010 from Glen Broll, Partnet, Glen Schnarr & Associates Inc.
 - (ii) Letter dated June 24, 2010 from Bruce Thom, Planner, EMBEE Properties Limited
 - (iii) Letter dated June 28, 2010 from Glenn J. Wellings, WELLINGS Planing Consultants Inc.
 - (iv) Letter dated June 28, 2010 from Victor Labreche, Senior Principal, Labreche Patterson & Associates Inc.
 - (v) Letter dated June 28, 2010 from Michael Gagnon, Managing Principal Planner, Gagnon & Law.
 - (vi) Letter dated June 28, 2010 from Robert E. Jarvis, Q.C., Barrister and Solicitor.
 - (vii) Letter dated June 28, 2010 from Michael Gagnon, Managing Principal Planner, Gagnon & Law.
 - (viii) Letter dated June 28, 2010 from Chad B. John-Baptiste, Senior Planner, Associate, Planning & Environmental Design, Baif Developments Limited.
 - (ix) Letter dated June 28, 2010 from Paul Lowes, Principal, Sorensen Gravely Lowes Planning Associates Inc.
 - (x) Letter dated June 28, 2010 from Michael Gagnon, Managing Principal Planner, Gagnon & Law.
7. That verbal and written submissions made at the Planning and Development Committee meeting held on June 28, 2010, be received and considered.

AMENDED: Councillor Carmen Corbasson/Mayor Hazel McCallion
CD.03.MIS

Please note that recommendation PDC-0039-2010 was amended by Council on July 7, 2010 (see Resolutions section of Council Minutes).

ADJOURNMENT – 11:05 P.M.