



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, SEPTEMBER 20, 2010

AFTERNOON SESSION – 1.30 P.M.

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)
Councillor Maja Prentice (Ward 3) (arrived 1:39 pm)
Councillor Frank Dale (Ward 4) (afternoon session only)
Councillor Eve Adams (Ward 5) (afternoon session only)
Councillor Carolyn Parrish (Ward 6) (evening session only)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9) **(Chair)**
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion (evening session only)

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, 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. 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
Ms. M. Cassin, Planner, Policy Planning
Ms. E. Irvine, Planner, Planning and Building
Ms. P. Mikicich, Planner, Planning and Building
Mr. R. Miller, Planner, Planning and Building
Ms. K. Crouse, Planner, Planning and Building
Mr. F. Marzo, Policy Planner, Planning and Building
Mr. D. Breveglieri, Development Planner, Planning and Building
Mr. J. Hardcastle, Development 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 – SEPTEMBER 20, 2010

CALL TO ORDER : 1:30 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Councillor Eve Adams declared a conflict of interest in Item 5 – Revised Report on Outstanding Matters – Draft Mississauga Official Plan and Item 6 – Official Plan Transition Process, as her husband works for an industry association which is lobbying for a number of issues on the subject matter.

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

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

Corporate Report dated August 17, 2010 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

Councillor Katie Mahoney moved the following motion which was voted on and carried.

PDC-0040-2010

That the Report dated August 17, 2010 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 to the Report, be adopted in accordance with the following:

That the following Sign Variance **be granted**:

(a) Sign Variance Application 10-01409

Ward 5

Holiday Inn Express

5585 Ambler Drive

To permit the following:

(i) One (1) ground sign located in the rear yard of a lot in an industrial zone located adjacent to a Provincial Highway (Highway 401).

BL.03-SIG (2010)

APPROVED (Councillor Katie Mahoney)

2. Response to Peel Poverty Action Group “Asks”

Corporate Report dated August 31, 2010 from the Commissioner of Planning and Building with respect to Response to Peel Poverty Action Group “Asks”.

Mrs. Edna Toft addressed the Committee seeking information on election donation campaigns. The Chair, Councillor Pat Saito informed Mrs. Toft that the Planning & Development Committee is dealing with the planning issues raised in the PPAG “Asks”.

Councillor Katie Mahoney moved the following motion which was voted on and carried.

PDC-0041-2010

That the report titled *Response to Peel Poverty Action Group “Asks”*, dated August 31, 2010, from the Commissioner of Planning and Building, be received for information.

CD.06.AFF

RECEIVED (Councillor Katie Mahoney)

3. Assessing Planning Tools for Mississauga – Recommendations Report

Corporate Report dated August 31, 2010 from the Commissioner of Planning and Building with respect to Assessing Planning Tools for Mississauga – Recommendations Report.

Councillor Pat Mullin expressed concerns with regard to increased density and intensification.

Responding to a question from Councillor Carmen Corbasson, Paulina Mikicich, Planner stated that the report identifies good planning as the key issue, and additional policies can be applied to assist in processing development applications.

Responding to the Chair, Councillor Pat Saito’s request, Ed Sajecki, Commissioner of Planning and Building stated that the new policies will provide clarity on the general application of Community Improvement Plans (CIP), Bonus Zoning, and Community Infrastructure Impact Studies (CIIS) in the City.

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

PDC-0042-2010

1. That a public meeting be held to consider proposed revisions to the Draft Mississauga Official Plan policies pertaining to Community Improvement Plans and Bonus Zoning as outlined in the report titled *“Assessing Planning Tools for Mississauga – Recommendations Report”* dated August 31, 2010 from the Commissioner of Planning and Building;
2. That Corporate Policies be prepared to clarify the protocol for the implementation of Community Improvement Plans and Bonus Zoning as outlined in the consultant report

titled “Assessing Planning Tools for Mississauga” dated July 2010 prepared by GHK International (Canada) Ltd., and N. Barry Lyon Consultants;

3. That staff report to the Planning and Development Committee on the application of Community Infrastructure Impact Studies following the completion of a community infrastructure needs assessment pilot project for the Downtown.

CD.02.COM

APPROVED (Councillor Nando Iannicca)

4. Review of the Provincial Policy Statement 2005

Corporate Report dated August 31, 2010 from the Commissioner of Planning and Building with respect to Review of the Provincial Policy Statement 2005.

The Chair, Councillor Pat Saito stated that the Planning & Development Committee endorses the comments and concerns raised by staff regarding the Provincial Policy Statement and that these be forwarded to the Ministry of Municipal Affairs and Housing.

Councillor Pat Mullin moved the following motion which was voted on and carried.

PDC-0043-2010

That the report titled “Review of the Provincial Policy Statement 2005” dated August 31, 2010, from the Commissioner of Planning and Building, be received and forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing.

LA.07.PRO

RECEIVED (Councillor Pat Mullin)

5. Revised Report on Outstanding Matters – Draft Mississauga Official Plan

Councillor Eve Adams declared a conflict of interest in this item as her husband works on drive through policies. Councillor Adams vacated the Chamber prior to discussion on the item and was not present when a vote was taken on this item.

Corporate Report dated September 7, 2010 from the Commissioner of Planning and Building with respect to Revised Report on Outstanding Matters – Draft Mississauga Official Plan.

The following persons who were in the audience addressed the Committee:

Brian Holtham, Director, Credit Reserve Association

Jim Danahy, Co-President, Town of Port Credit Association

Sue Shanly, MIRANET Clean Air Subcommittee

Dorothy Tomiuk, MIRANET Spokesperson

Bruce Thom, Planner, EMBEE Properties Limited

Mr. Brian Holtham addressed the Committee on Built Form and Floor Space Index (FSI).

Responding to a question from Councillor Carmen Corbasson, Mr. Holtham stated that it would be beneficial if a presentation on Built Form and FSI was organized for the benefit of MIRANET members.

Responding to a clarification sought by Councillor Maja Prentice regarding the map on Page 5-33 of the staff report, (submission dated June 28, 2010 from Gagnon & Law), Angela Dietrich, Manager City Wide Planning stated that the error, if any, would be corrected.

Councillor Prentice sought further clarification from staff regarding concerns raised by Gagnon & Law in their submission dated June 28, 2010. Angela Dietrich, Manager City Wide Planning stated that submissions relating to specific development applications will be processed through the normal development applications process.

Responding to clarifications sought by Councillor Prentice regarding concerns raised by Goodmans LLP, Barristers and Solicitors, in their submission dated July 5, 2010, Angela Dietrich, Manager City Wide Planning stated that minor changes to some of the policies relating to built form will provide some flexibility to existing situations. Ms. Dietrich further explained that the particular site need to be reviewed as part of the development application process.

Councillor Pat Mullin suggested the following amendment to the recommendation on Page 5-6 of the staff report to read as follows:

“Mississauga recommends the Ministry of the Environment take action to deal with outdated existing regulatory standards, the cumulative effects of emissions, and background pollutant concentrations prior to approving applications for Certificates of Approval.”

The Chair, Councillor Pat Saito directed that staff prepare appropriate recommendation for passage at Council on Wednesday, September 29, 2010.

Referring to page 2 of the submission dated August 16, 2010 from EMBEE Properties Limited, the Chair, Councillor Pat Saito requested that adult entertainment as a permitted use – 15.4.2 be deleted.

Councillor George Carlson supported the above recommendation by Councillor Saito.

Angela Dietrich, Manager City Wide Planning requested that staff be given additional time to review this as part of the house keeping by-laws that will be brought forward for Council approval.

Responding to a request from Councillor Frank Dale with regard to the submission dated June 30, 2010 from Goodmans LLP, on behalf of WalMart Canada Inc., Ms. Dietrich stated that similar to Rockwood Mall, the issue of height can be dealt with through the Local Area Plan.

Mr. Jim Danahy addressed the Committee on issues relating to parking standards that undermine some of the proposed changes to the Mississauga Official Plan. Mr. Danahy sought clarification on whether the Official Plan will supersede the Parking Standards.

Ms. Angela Dietrich, Manager City Wide Planning stated that a Parking Office has been established in the Transportation and Works Department to review parking related issues till such time a parking authority is established.

Responding to a clarification sought by Mr. Jim Danahy on the reasons for not setting up a parking authority, the Chair, Councillor Pat Saito stated that a response could be provided at the public meeting of the Planning & Development Committee later in the evening, when a representative of the Transportation and Works Department would be available.

Supporting the earlier recommendation by Councillor Pat Mullin regarding air quality, Ms. Sue Shanly sought clarification on what else Council could do in this regard.

Ms. Angela Dietrich, Manager City Wide Planning stated that this matter would need to be dealt with at the provincial level.

Mr. John Calvert, Director Policy Planning stated that this is a matter that will be dealt with by the Ministry of the Environment at the time of issuing Certificates of Approval.

Councillor Pat Mullin supported Mr. John Calvert's response and further stated that Council is aware of the existing regulatory standards, and hence the resolution that will be passed at the next Council meeting requesting the Ministry of the Environment to take action to deal with the same.

Ms. Dorothy Tomiuk addressed the Committee seeking clarifications on when the new Official Plan would come into effect, and also how new development applications will be processed during the transition period.

Mr. John Calvert, Director Policy Planning explained the three stages in the transition period. Mr. Calvert further stated that Appendix 1 of Agenda Item 6 – Official Plan Transition Process contains a table that summarizes the management of applications to amend the official plan during the transition from the existing Official Plan to the new Mississauga Official Plan.

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

PDC-0044-2010

1. That the Draft Mississauga Official Plan be revised in accordance with the report titled "Revised Report on Outstanding Matters – Draft Mississauga Official Plan" dated September 7, 2010, from the Commissioner of Planning and Building.

2. That the following comments received, subsequent to the June 28, 2010 meeting of the Planning and Development Committee, be received:
- (i) Letter dated June 30, 2010 from Roslyn Houser, Goodmans, on behalf of Wal-Mart Canada Inc.;
 - (ii) Letter dated July 5, 2010 from Roslyn Houser, Goodmans, on behalf of Rockwood Mall Ltd.;
 - (iii) Letter dated July 6, 2010 from Roslyn Houser, Goodmans, on behalf of Wal-Mart Canada Inc.;
 - (iv) Letter dated July 6, 2010 from Philip Stewart, Pound and Stewart, on behalf of Orlando Corporation;
 - (v) Letter dated July 7, 2010 from Lynda Townsend, Townsend and Associates, on behalf of Solmar Development Corporation;
 - (vi) Letter dated August 16, 2010 from Bruce Thom, Planner, EMBEE Properties Limited; and
 - (vii) Letter dated September 16, 2010 from Bruce Thom, Planner, EMBEE Properties Limited.

CD.03.MIS

AMENDED (Councillor Nando Iannicca)

6. Official Plan Transition Process

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

Corporate Report dated August 31, 2010 from the Commissioner of Planning and Building with respect to Official Plan Transition Process.

Councillor Katie Mahoney moved the following motion which was voted on and carried.

PDC-0045-2010

That the report titled "Official Plan Transition Process" dated August 31, 2010 from the Commissioner of Planning and Building, be received for information.

CD.03.MIS

RECEIVED: (Councillor Katie Mahoney)

Committee recessed at approximately 2:25 p.m.

EVENING SESSION – 7:00 P.M.**Committee reconvened at approximately 7:00 p.m.**7. Cooksville District Area Specific Review – Directions Report

Corporate Report dated August 31, 2010 from the Commissioner of Planning and Building with respect to Cooksville District Area Specific Review – Directions Report.

Councillor Nando Iannicca spoke about density in the downtown core and Cooksville district area.

The following persons who were in the audience addressed the Committee:

Marta Vodinelic
Mr. Roger C

Marta Vodinelic addressed the Committee regarding intensification, infill development and land use patterns.

Karen Crouse, Planner explained the public consultation process and that the community will have the opportunity to provide input at public meetings. She further explained that infill development is not being prohibited in Cooksville area, however it is suggested that infill development should be in keeping with the existing local area character. This complies with the Growth Plan and the PPS.

Mr. Roger C addressed the Committee regarding the intensification of existing shopping plazas, the need for buildings and condominium apartments and single family dwellings becoming businesses.

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

PDC-0046-2010

1. That the report titled "*Cooksville District Area Specific Review - Directions Report*", dated August 31, 2010 from the Commissioner of Planning and Building, be received for information.
2. That staff prepare revised Special Site Policies for Area 1 and new policies for Area 2 as identified in the "*Cooksville District Area Specific Review – Directions Report*" dated August 31, 2010 from the Commissioner of Planning and Building and commence the statutory public consultation process.

CD.03.COO

RECEIVED/DIRECTION: (Councillor Nando Iannicca)

8. PUBLIC MEETING

Information Report and Addendum Report. Official Plan Amendment and Rezoning Applications to permit retail, medical office and financial institution uses at 0, 305 and 321 Lakeshore Road West, 3 Pine Avenue South and 7 Maple Avenue South. South side of Lakeshore Road West, on both the west and east sides of Pine Avenue South. Owner: Pelican (Lakeshore) Commercial Inc. and Lighttower Commercial Inc. Applicant: Glen Schnarr and Associates Inc. Bill 51

Councillor Pat Saito called this public meeting to order at approximately 7:17 p.m. and read the recommendation in the staff report.

Planning Consultant Glen Broll of Glen Schnarr & Associates Inc. representing Pelican (Lakeshore) Commercial Inc. and Lighttower Commercial Inc., reviewed the subject application explaining that the application has been considered through various forms of development plans that have been submitted to the Planning and Building Department of Council. He explained that many comments have been informally addressed at the September 1, 2010 community meeting, as well the subject matter was discussed by the Committee of Adjustment on September 16, 2010.

Mr. Schnarr explained the location of the subject lands and outlined the surrounding uses. He explained that the front portion of the subject lands is zoned C4 – Mainstreet Commercial, which matches the Official Plan (OP) designation. The subject land was occupied by the former Briarwood Chevrolet Oldsmobile Limited car dealership prior to it being acquired by the current owner. Mr. Schnarr mentioned that it is hopeful the parking deficiencies have been mitigated by the urban design component of the proposal.

Through a PowerPoint presentation, Mr. Schnarr gave a general overview of the nomenclature of the commercial and residential component of the proposal, and how, if approved, this would function as one mainstreet commercial property. Mr. Schnarr explained the proposed landscape plan. The proposal on the west for a 2 storey medical office consists of 6,000 sq.ft. on the main floor and 6,000 sq.ft. on the upper floor.

The urban design component proposes to have buildings up to the street edge, both on Maple Avenue and Lakeshore Road in order to provide an urban environment. Mr. Schnarr explained that a CIBC branch is proposed on the east block, consisting of 5,000 sq.ft. on the main floor with a basement of approximately 1,600 sq.ft. He further explained that subsequent to discussions with the CIBC, there has been an agreement to move the basement area up to the second floor. This means that there will not be a full 2 storey building for the CIBC, thus fulfilling an objective to accommodate a key CIBC client. An option has been presented for a rough-in second floor. Approximately 5,000 sq.ft. of the main floor housing the CIBC will have a complete ceiling, the upper level will only be partially occupied. There will be no physical access to the unoccupied upper level area, which will have steel beams in place with no poured concrete floor, creating no actual floor space. If, in future a need arises

to lease this space, the user will have the ability to determine where elements could be included in this space and a full second storey created at that time.

Mr. Schnarr explained that, subsequent to Council's decision to proceed with the heritage designation of the Hill Gatehouse/Dudgeon Cottage at 305 Lakeshore Road West, the proposed concept plan has been revised to illustrate the retention of this building. It is proposed to have a 'right turn exit only' to allow the best opportunity for east bound vehicles exiting the site along Lakeshore Road West.

Mr. Schnarr explained that the proposed development requires 150 on site parking spaces, and the plan shows 130 parking spaces. The applicant has provided a parking justification and rationale report which shows an ability to reduce the parking requirement from 150 to illustrate that 130 parking spaces is sufficient to accommodate the proposed development. He further mentioned that staff has recommended to provide lay-by parking on Lakeshore Road West in front of the medical office building, Shoppers Drug Mart and CIBC, which would not be counted as part of the Parking By-law requirements.

Mr. Schnarr explained the access and exit routes to and from the subject site for Lakeshore Road West, Maple Avenue South and Pine Avenue South. Mr. Schnarr also explained the architectural renderings of the various elevations of the proposed development depicting the existing heritage building, the proposed CIBC, the existing Shoppers Drug Mart and the medical office buildings. He also mentioned some technical elements identified by the Planning and Building Department which, if approved, will need to be reassessed within a site-specific by-law.

Councillor Carmen Corbasson explained that Shoppers Drug Mart did not have to go through the process of an Official Plan Amendment or Rezoning.

Acceding to a request from Councillor Corbasson, David Breveglieri, Development Planner explained that since the report was written, the revised conceptual plans, specifically pertaining to the lands surrounding the CIBC, were presented at the September 1, 2010 community meeting. The landscape buffer at the rear of the CIBC building, which was previously 1.34 meters, has now been increased to 3.02 meters and the landscape buffer on the east side, abutting the Imperial Oil lands, which was previously 3.25 meters, has now been reduced to 1.5 meters. He further stated that should the Imperial Oil lands be developed in the future, presumably for Mainstreet Commercial purposes, that landscape buffer requirement would be 0 meters.

Responding to a question from Councillor Corbasson regarding how the heritage designated Dudgeon Cottage would be interfaced with the proposed development, Glen Broll stated that it is proposed to maintain the existing structure, which is currently occupied by an office, in its current location. CIBC has indicated to the applicant that they are not interested in incorporating the heritage building into their building. It is proposed to remove the existing driveway and maintain landscaping around the existing building.

In response to a question from Councillor Corbasson, Mr. Steve Barrett, Manager Transportation Asset Management stated that there are no issues with the 'right turn exit only' on to Lakeshore Road West, provided it is maintained as a right turn exit only. The applicant will be asked to provide securities, to be held by the City for a couple of years after occupancy. If the access becomes more than a 'right turn exit only', the securities will be used to construct a centre median.

Responding to a request from Councillor Corbasson with regard to reviewing parking standards for the City, Mr. Ray Poitras, Manager Development Team South explained that staff in the Policy Division indicate that B.A. Consulting have been retained with specific terms of reference to only look at the strategy for public parking. A report will be coming to Council in 2011 with recommendations from the consultant pertaining to parking standards.

Councillor Corbasson requested Planning and Building staff to amend the Terms of Reference for the parking study to include reviewing applicable parking standards.

Responding to a question from Councillor Corbasson, Mr. Glen Broll explained that with regard to parking in the mainstreet area, there has been a reduction from most wards in parking. Retail in most of Mississauga is 5.4 spaces per 100 sq.m. In mainstreet commercial, it is 4.0 per 100 sq.m. With respect to the medical office building, it is 6.5 spaces per 100 sq.m. and for a bank, it is 5.5 spaces per 100 sq.m. Mr. Broll further stated that it is proposed to start construction of the medical office building as soon as possible. With respect to CIBC, the applicant would prefer not to wait until the parking study is completed. Comparing Shoppers Drug Marts and banks in urban Toronto areas, Mr. Broll stated that those areas are serviced by public transit, but there are areas that do require parking.

Councillor Corbasson reiterated that lay-by parking would be a better option to address the shortfall in parking for the subject proposed development.

Responding to a question from Councillor Corbasson on the realignment of the driveway on Maple Avenue to address the issue of headlights affecting residential properties on that street, Mr. Steve Barrett, Manager Transportation Asset Management stated that he has had discussions with the applicant, but would like to have confirmation from the applicant's traffic consultant on the traffic requirements and the possible impact this might have.

Susan Tanabe, Manager Community Planning clarified that with regard to the Phase 2 Parking Strategy for Port Credit, the consultant will be commenting on the existing parking standards applicable to Port Credit. The consultant will be reviewing typical uses in mainstreet areas, and will make appropriate recommendations, based on the existing standards and future parking supply and demand. The consultant will also review transportation policies that need to be included in the Official Plan. This will not be a comprehensive study, but the consultant may make some comment which may result in reduction in parking standard for Port Credit. This is included in the Terms of Reference.

Councillor Corbasson stated that she would prefer to have strong recommendations based on sound studies, rather than mere comments. She reiterated that the existing parking strategy does not work for encouraging new businesses to the City.

Mr. Ed Sajecki, Commissioner of Planning and Building confirmed that staff will meet with council's traffic consultant and ensure that the Terms of Reference are expanded to include the request from Councillor Corbasson.

The Chair, Councillor Saito requested that this be recorded as direction to staff.

Councillor Pat Mullin sought clarification on the issue of lay-by parking. She also sought clarification on whether there would be no shortfall of 10 parking spaces if the CIBC chose to use the basement as opposed to the second storey.

Mr. Glen Broll responded that the Zoning By-law states that a bank shall provide 5.5 parking spaces per 100 sq.m. of gross floor area.

With regard to lay-by parking, the Municipal Right of Way states that if a municipality has the ability to have lay-by parking, then the client has to build it.

Mr. Steve Barrett, Manager Transportation Asset Management stated that there is a preference to have lay-by parking, although there is an impact on sight lines, which restricts the number of such parking.

The following residents who were present in the chamber addressed the Committee:

Judy Smith
Chris Mackie
Steven Quentin
Hugh Wes
Jim Danahy
Dorothy Tomiuk
Don McVee
Rod Mall

Judy Smith, resident and member of the Cranberry Cove-Port Credit Ratepayers Association, representing residents from Pine and Maple Avenues South, Ben Machree Drive and Godfrey's Lane, addressed the Committee expressing concerns regarding failure of the developer to engage the Port Credit community from the beginning; lack of a public meeting prior to any construction on the site; failure to recognize the long term implications of a piecemeal re-development. She further stated that the developer has been saddled with dated parking standards; building permits are now issued one structure at a time; variances are granted by the Committee of Adjustment.

Judy Smith stated that the Cranberry Cove-Port Credit Ratepayers Association proposed a parking solution which permitted the developer to withdraw one of the requested variances. Judy further mentioned that the Ratepayers Association strongly supports the 2-storey medical office building and encourages the City to expedite the approval process.

Judy expressed concerns that the City's current parking standards continue to be an obstacle to the successful redevelopment of the Lakeshore corridor in Port Credit. She stated that the Ratepayers Association prefers mainstreet lay-by parking as a solution.

Judy further stated that the Cranberry Cove-Port Credit Ratepayers Association expresses concerns about the impact of the rezoning of a residential property at 7 Maple Avenue South, from residential to commercial use, will have on the adjacent properties on Maple Avenue since access to Maple Avenue will move further south. The Ratepayers Association is also concerned about pedestrian safety around the Shoppers Drug Mart building. The issue of posting stop signs on the property at the right-out turn onto Lakeshore Road and at the Pine and Maple Avenue exits has not yet been addressed.

Chris Mackie, resident and member of the Cranberry Cove-Port Credit Ratepayers Association, representing residents from Pine and Maple Avenues South, Ben Machree Drive and Godfrey's Lane, addressed the Committee. Chris stated that the former site plan showed a 4.5 meter landscaped buffer separating the parking area from Maple Avenue South, now reduced to 3.0 meters, which meets the by-law requirement. He suggested that consideration be given to re-establish the width of the buffer to 4.5 meters in order to provide more landscaping, which may address noise issues and location of the traffic exit on to Maple Avenue. Chris further suggested that the City could require Pelican to plant evergreen trees and shrubs along this buffer which would provide visual screening from the car parking for the residential properties across the street.

Chris Mackie expressed support for lay-by parking, especially considering the specific use of the medical office building, which could generate a high volume of vehicular traffic in and out of the subject lands.

With regard to the CIBC building, Chris Mackie stated that the Cranberry Cove-Port Credit Ratepayers Association does not support the development as currently proposed, although a commercial bank would be strongly welcomed in this neighbourhood. Chris further stated that the right-only exit on to Lakeshore Road West will be a safety hazard for pedestrians and others using the sidewalk, as motorists leaving the site will be preoccupied with looking to their left as they attempt to merge with eastbound traffic on Lakeshore Road. Chris stated that such an exit was not permitted for the Shoppers Drug Mart store and a T-intersection was constructed instead, raising the question as to why the City should allow a right-out exit at this point.

Chris Mackie stated that the Cranberry Cove-Port Credit Ratepayers Association strongly supports Mr. Michael Spaziani's conceptual site plan that depicts landscaping around the

heritage Gatehouse/Dudgeon Cottage, which could be a visually pleasing neighbour to the CIBC bank building.

Referring to section 4.5.6 – Sustainable Design and Infrastructure of the Directions Report, Chris Mackie stated that the Cranberry Cove-Port Credit Ratepayers Association would like to see innovative energy technology incorporated in the design of the CIBC building. The Ratepayers Association is disappointed that CIBC intends to use a standard off-the-shelf suburban design for this building, instead of an architecturally designed structure specific to this site. However, the Association supports the concept of a two-storey building with a second floor mezzanine in place of the basement facilities originally proposed.

Chris Mackie further stated that most stakeholders involved in discussions of the proposed subject development have shown flexibility to reach a common accord. None are completely happy with the outcome, especially those disappointed by the ugly Shoppers Drug Mart building or those who may argue that the principles of the Directions Report have been compromised, and those living beside or opposite the parking area. However, the CIBC has shown no flexibility.

Chris Mackie stated that CIBC has a corporate opportunity to design a building that encompasses the heritage cottage and enhance the neighbourhood. It could architecturally design a building reflecting Port Credit's heritage. It could provide landscaping and benches. He stated that he could only assume that the CIBC feels that it is doing the City a favour by agreeing to vacate its present site at Stavebank and Lakeshore Road and therefore can build whatever it wants at this location.

Mr. Mackie suggested that CIBC return to the negotiating table. It has been absent from discussions with Pelican since a meeting convened by the Mayor at City Hall in May 2010. He suggested that more negotiations with CIBC take place.

In conclusion, Chris Mackie stated that the Cranberry Cove-Port Credit Ratepayers Association strongly supports the medical/retail building and reluctantly supports the rezoning of 7 Maple Avenue South. The Association is not yet able to support the proposed CIBC building until improvements are made to the site plan and the building design, nor is the Association in support of the rezoning of 3 Pine Avenue South.

Responding to a request from Councillor Corbasson, Mr. Steve Barrett, Manager Transportation Asset Management stated that a T-intersection would be a safer alternative to a right-out only exit. This would provide motorists the opportunity to focus on both directions. If a T-intersection were implemented, the centre median would be a necessity immediately.

In response to a request from Councillor Corbasson with regard to the landscaping buffer, David Breveglieri, Development Planner stated that the landscape buffer requirement on the west side is 0 meters, because it is on the street side. He further stated that landscape

requirements of 4.5 meters are when abutting a residential zone. This is not reflected in the staff report as it does not compromise a zoning standard.

In response to a question from Councillor Prentice with regard to a traffic study being conducted to determine the type of traffic flow that would be expected from the proposed development, Mr. Steve Barrett, Manager Transportation Asset Management stated that there is little opportunity for infiltration or cut through traffic, other than traffic delays coming out of Pine Avenue.

Steven Quentin, resident addressed the Committee expressing concerns with regard to rezoning of the residential property at 7 Maple Avenue South, parking deficiency, additional traffic that will be generated by the proposed development and pedestrian safety in the area.

Hugh Wes, resident addressed the Committee expressing concerns with regard to the right-out exit only and rezoning of the residential to commercial.

Jim Danahy, resident and member of the executive of the Town of Port Credit Association addressed the Committee expressing concerns with regard to the parking deficiency. He specifically commented on the inappropriateness of the CIBC building. He stated that the need for lay-by on-street parking is highly desirable in Port Credit. He suggested various locations in and around the subject development lands that could be utilized for lay-by on-street parking. Mr. Danahy further stated that traffic itself governs whether people make left hand or right hand turns, and he challenged the notion of a centre median in front of a T-intersection. Mr. Danahy expressed support for the medical office building and stated that approval should be granted for this part of the proposed development.

Dorothy Tomiuk, resident addressed the Committee expressing concerns with regard to the parking issues. She further suggested that a hold be put on the proposed CIBC building, pending several architectural, parking concerns and the right-out exit, and the rezoning of 7 Maple Avenue South. Ms. Tomiuk stated that there is a need for a Port Credit Urban Design Panel.

Don McVee, resident and representative of the Port Credit Village Residents Association addressed the Committee expressing concerns with regard to the parking requirements and the rezoning of the residential zoning to commercial.

Rod Mall, resident and representative of the Port Credit Village Residents Association addressed the Committee and endorsed the comments of Chris Mackie and Don McVee. He expressed disappointment with the non-participation of CIBC. He supported the T-intersection, but expressed concerns with the requirement of a centre median.

In response to a question from Councillor Corbasson with regard to the construction of the second floor structure of the CIBC building, Mr. Glen Broll stated that he will need to have further discussion with the owner in this regard.

Mr. Jim Danahy re-emphasized that the CIBC should have a fully functional second floor.

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

PDC-0047-2010

That the Information Report dated August 31, 2010, and the Addendum Report dated September 7, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Retail Commercial - Special Site 7" and "Residential - Low Density I" to "Mainstreet Retail Commercial" and to change the Zoning from "C4-13" (Mainstreet Commercial) and "R15" (Detached Dwellings - Port Credit) to "C4 - Exception" (Mainstreet Commercial), to permit retail, medical office and financial institution uses under file OZ 09/002 W1, Pelican (Lakeshore) Commercial Inc. and Lighttower Commercial Inc., 0, 305 and 321 Lakeshore Road West, 3 Pine Avenue South and 7 Maple Avenue South, be received for information.

OZ 09/002 W1

RECEIVED: (Councillor Carmen Corbasson)

9. Proposed Amendments to City of Mississauga Official Plan and Zoning By-law 0225-2007: Lakeshore Road West – Clarkson Village Study

Corporate Report dated August 31, 2010 from the Commissioner of Planning and Building with respect to Proposed Amendments to City of Mississauga Official Plan and Zoning By-law 0225-2007: Lakeshore Road West – Clarkson Village Study.

Councillor Pat Mullin suggested that the staff report and recommendation be discussed by the focus group to enable final recommendations going forward. Councillor Mullin expressed concerns regarding higher densities on the south side abutting single family residential areas. She however supported higher density on the north side. As well, existing higher density supporting retail in the outer part of Clarkson Village.

Councillor Pat Mullin moved the following motion which was voted on and carried.

PDC-0048-2010

That a public meeting be held by the Planning and Development Committee to consider the recommendations contained in the Phase 2 – Analysis and Recommendations Report of the Lakeshore Road West – Clarkson Village Study, dated August 2010 and as generally outlined in Appendix 2 of the report titled "Proposed Amendments to City of Mississauga Official Plan and Zoning By-law 0225-2007: Lakeshore Road West – Clarkson Village Study", dated August 31, 2010, from the Commissioner of Planning and Building.

CD.04.CLA

APPROVED: (Councillor Pat Mullin)

ADJOURNMENT – 9:00 P.M.