



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JANUARY 10, 2011

**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 Jim Tovey (Ward 1) **(Chair)**
Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Ron Starr (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
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 Eve Adams (Ward 5)

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. J. Calvert, Director of Policy Planning
Mr. J. Lohuis, Director of Recreation and Parks
Ms. L. Pavan, Manager, Development Team North
Ms. A. Dietrich, Manager City Wide Planning
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. M. Cassin, Planner, Policy Planning
Ms. I. Sulz-McDowell, Manager Planning Services Centre
Ms. M. Ball, Director, Development and Design
Mr. J. Famme, Development Planner, Planning and Building
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk
Ms. J. Lavertu, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JANUARY 10, 2011

CALL TO ORDER : 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

EVENING SESSION – 7:00 P.M.

1. **Proposed New Mississauga Official Plan – Requested Modifications**

Corporate Report dated December 14, 2010 from the Commissioner of Planning and Building with respect to the Proposed New Mississauga Official Plan – Requested Modifications.

Councillor Pat Saito moved receipt of correspondence dated January 10, 2011 from John M. Alati of Davies Howe Partners LLP.

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

PDC-0001-2011

1. That a public meeting be held to consider modifications to be requested of the Region of Peel to modify the proposed new Mississauga Official Plan as recommended in the report titled “Proposed New Mississauga Official Plan – Requested Modifications” dated December 14, 2010, from the Commissioner of Planning and Building.
2. That the correspondence dated January 10, 2011 from John M. Alati of Davies Howe Partners LLP expressing concerns with regard to proposed amendment to Section 19.3.5, Development Applications to expressly exclude market conditions as a consideration in a planning justification report for supporting a development application, be received.

CD.03.MIS

APPROVED: (Councillor Nando Iannicca)

2. **Application Fees for Temporary Use By-laws**

Corporate Report dated December 14, 2010, from the Commissioner of Planning and Building with respect to Application Fees for Temporary Use By-laws.

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

PDC-0002-2011

That the Report dated December 14, 2010, from the Commissioner of Planning and Building entitled "Application Fees for Temporary Use By-laws", recommending establishing a fee structure and rate for Temporary Use By-law applications, be adopted in accordance with the following:

1. That the following planning application fees be approved: Temporary Use By-law - \$4,500; Extension to a Temporary Use By-law - \$3,500.
2. That the necessary amending by-law to the City's *Planning Act* Fees By-law, including the fees outlined in Recommendation 1 be brought forward to the next Council meeting.

CD.21.DEV

APPROVED: (Councillor George Carlson)

3. PUBLIC MEETING Information Report. Official Plan Amendment, Rezoning and Amendment to Draft Plan of Subdivision Applications to permit 32 detached dwelling units, 132 semi-detached dwelling units and a revised park block, road network and lot layout at 5353 Terry Fox Way, southeast corner of Bristol Road West & Terry Fox Way. Owner: Embee Properties Limited. Applicant: Lethbridge & Lawson Inc.

Councillor Jim Tovey called this public meeting to order at approximately 7:05 p.m. and read the staff recommendation.

Mr. Jim Lethbridge of Lethbridge & Lawson Inc, acting as agent for Embee Properties Limited and Paradise Homes on the subject application, reviewed the subject application. Mr. Lethbridge stated that Paradise Homes, who will implement the proposed project have a long and reputable track record in the City of Mississauga and throughout the GTA and are widely known as builders of high quality homes and communities.

Reviewing the site and context of the subject application, Mr. Lethbridge stated that the subject lands are vacant and located in the south east quadrant of Bristol Road and Terry Fox Way. He stated that draft plans of the subject lands were originally approved and zoned in October 1998 and at that time included a school block for a future public education facility. Since the original draft plan approval, the Peel Board of Education has confirmed that a school block is no longer required on the subject site and is no longer budgeted for. In addition, the City's Community Services Department has revised their requirements for the park block to be added to the existing Heatherleigh Park. In response to these changes, the draft plan has been amended to remove the school block and include a proposed park block, consistent with the Community Services Park Activities program.

In describing the surrounding land uses, Mr. Lethbridge stated that to the north of the subject site along Bristol Road there are existing single family detached dwellings; to the east will be the future Heatherleigh Avenue lands which are to be dedicated as part of the subject application and the lands further east are for proposed commercial development; to the south

is the existing Heatherleigh Park, single family detached dwellings and townhouses; and on the west side of Terry Fox Way the lands are developed for a convenience commercial centre, condominium townhouses and a 9-storey apartment building.

Mr. Lethbridge stated that the subject land is currently designated Residential Medium 1, which permits the proposed detached and semi-detached development. The south end of the subject lands are also designated Public Open Space, which anticipates the expansion of the existing Heatherleigh Park. The area of the proposed park expansion does not exactly correspond to that shown on the east Credit District land use map, necessitating an Official Plan Amendment.

Commenting on the proposed development, Mr. Lethbridge stated that, in order to avoid vehicles backing out onto the major collector roads, the proposed plan provides for vehicular turn abouts on the lots fronting onto Bristol Road West and onto Terry Fox Way. This safety design feature is consistent with the existing residential development on the north side of Bristol Road and to the south on Terry Fox Way. With the exception of six lots on Heatherleigh Avenue, all the proposed homes will front the adjacent street with front door access to the public sidewalk. The six flankage lots on Heatherleigh Avenue have been designed to locate the front door facing Heatherleigh Avenue with access to the adjacent public sidewalk. All proposed homes will be two-storey high and will provide a minimum of two on-site parking spaces. A third parking space is possible for the semi-detached units in the driveway without crossing the public sidewalk. Visitor parking will be provided on the local roads to meet with City standards.

Mr. Lethbridge stated that the plan of subdivision layout is efficient, compact and allows for pedestrian connections to the surrounding streets. Access to public transit is available on Bristol Road, Terry Fox Way and Mavis Road which connects to the City Centre transit terminal and GO stations.

Responding to a question from Councillor Ron Starr, Mr. Lethbridge confirmed that an application has been submitted late 2010 for the proposed retail commercial development of the vacant lands to the east of the subject site.

Responding to a question from Mayor McCallion, Mr. Lethbridge confirmed that a draft plan of subdivision was approved in October 1998 for the subject lands and the lands immediately to the east for a proposed school block, single dwelling family homes and a reduced park block to be added to the existing Heatherleigh Park.

Responding to another question from Mayor McCallion with regard to the proposed density, Ms. Marilyn Ball, Director Development & Design confirmed that the current proposed density is 13.9 units per acre, as compared to the 13.3 units per acre approved in October 1998.

Mayor McCallion expressed concerns about this vacant land being used as a garbage dump.

Councillor Sue McFadden commented on the School Accommodation Clause being introduced by the Peel District School Board, which will be an excellent addition to the purchase agreement.

Councillor, Ron Starr stated that he was very happy that this project which was started approximately sixteen years ago is finally coming to fruition.

Mr. Chirag Shah, resident sought clarification with regard to the extension of the park as indicated in the proposed revised plan, and whether the school and park will be retained as indicated by the sign displayed at the subject site.

Mr. Jim Lethbridge stated that there will be a park but no school.

Councillor Ron Starr moved the following motion which was voted on and carried.

PDC-0003-2011

1. That the Report dated December 14, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Public Open Space" to "Residential-Medium Density I", to change the Zoning from "R3-29" (Detached Dwellings), "R5-38" (Detached Dwellings), "RM2-42" (Semi-Detached Dwellings) and "OS1" (Open Space) to "R3-Exception" (Detached Dwellings), "R5-Exception" (Detached Dwellings), "RM2-Exception A" (Semi-Detached Dwellings), "RM2-Exception B" (Semi-Detached Dwellings) and "OS1" (Open Space), and to amend the Draft Plan of Subdivision to permit 32 detached dwelling units, 132 semi-detached dwelling units and a revised park block, road network and lot layout under files OZ 10/010 W6 and T-M86095 W6 Phase 2, Embee Properties Limited, 5353 Terry Fox Way, be received for information, and notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That the correspondence dated December 21, 2010 from Ilyas Rajput with regard to the proposed development of the land at 5353 Terry Fox Way, southeast corner of Terry Fox Way and Bristol Road West to permit 32 detached dwelling units, 132 semi-detached dwelling units and an addition to the existing Heatherleigh Park, be received. OZ 10/010 W6 and T-M86095 W6 Phase 2

APPROVED: (Councillor Ron Starr)

ADJOURNMENT – 7:25 P.M.