



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JANUARY 31, 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)
- Councillor Pat Mullin (Ward 2) **(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)

Members Absent:

- Councillor Eve Adams (Ward 5)
- Mayor Hazel McCallion

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. Minkowski, Legal Counsel, Litigation
Ms. M. Ball, Director, Development and Design
Mr. R. Poitras, Manager, Development and Design
Mr. S. Barrett, Manager Transportation and Asset Management
Ms. K. Dedman, Manager Development Engineering
Mr. D. Breveglieri, Development Planner
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JANUARY 31, 2011

CALL TO ORDER : 7:05 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

EVENING SESSION – 7:05 P.M.

1. PUBLIC MEETING. Payment-in-Lieu of Off-Street Parking (PIL) Application – 1744 Lakeshore Road West. South side of Lakeshore Road West, east of Clarkson Road South. Owner: Caldin Enterprises Inc. Applicant: Action Planning Consultants, **Bill 51** (Ward 2)

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

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

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

PDC-0004-2011

That the Report dated January 11, 2011 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 09/003 W2, Caldin Enterprises Inc., 1744 Lakeshore Road West, south side of Lakeshore Road West, east of Clarkson Road South, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$14,008.00 be approved as the amount for the payment in lieu of four (4) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Caldin Enterprises Inc. for a proposed expansion to the existing restaurant.

3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

FA.31 09/003W2

APPROVED: (Councillor Pat Saito)

This Public Meeting was adjourned at approximately 7:07 p.m.

2. PUBLIC MEETING. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit retail, medical office and financial institution uses at 305, 315, 321, 333 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** (Ward 1)

Councillor Pat Mullin called this public meeting to order at approximately 7:07p.m. and read the staff recommendation.

Mr. David Breveglieri, Development Planner in the Planning and Building Department provided an overview of the application and explained the site and neighbourhood context of the subject lands. He stated that the development proposal associated with the applications is for the construction of a bank on the east side of Pine Ave South. The bank is proposed to be located at 315 Lakeshore Road West and 3 Pine Avenue South, and will form part of the development in order to accommodate the required parking, landscaping and buffers. The building currently under construction at 333 Lakeshore Road West was granted a variance in September 2010 to allow for the commencement of construction, while providing a limited amount of parking on-site, with the remainder of the parking to be provided off-site at 315 Lakeshore Road. It is the intention of this application to incorporate 7 Maple Avenue South into the development so that the required amount of parking, landscaping and buffering can be provided for the medical office building. Without the inclusion of 7 Maple Avenue South, the building cannot be used for medical office uses because of the parking requirement.

It is the intent of this application to redesignate the entire property to Mainstreet Retail Commercial. It should be noted that the Mainstreet Retail Commercial Designation recommends a minimum of two storeys and a maximum of three storeys. However this is only a recommendation and is not a policy requirement, therefore this particular aspect of the application does not warrant an official plan amendment.

In terms of community involvement, Mr. Breveglieri advised that the first community meeting was held in April 2009, which was primarily for the Shoppers Drug Mart. A second community meeting was held in May 2010, with the three rate payers' associations of the area, with the Mayor and then Ward Councillor in attendance. Subsequently, a community

meeting was held, followed by the formal public meeting in September 2010. One more community meeting was held in January 2011. Concerns raised at these public meetings included excessive parking requirements, building character, height, site layout and preservation of the residential neighbourhood.

Mr. Breveglieri advised that the most current concept plan, which includes lay-by parking spaces along Lakeshore Road; the introduction of a dedicated left turn lane from Maple Ave South onto Lakeshore Road; the right out exit on to Maple Avenue between the CIBC building and the heritage building has been straightened to 90 degrees, in order to address concerns raised at the public meetings; however there are certain safety concerns, specifically with encouraging that the right out exit be used as an entrance if it were 90 degrees. Another issue raised at the community meeting was the location of the access point on Maple Avenue South and it was suggested to bring it closer to Lakeshore Road. Staff is of the opinion that this could compromise the benefits of having a dedicated left turn lane. With the reduction of the parking requirement and a shared parking formula, the total parking requirement will be 129 parking spaces for the entire site..

Mr. Breveglieri reviewed the elevations of the medical office building currently under construction, and also of the CIBC building. He also reviewed the renderings supplied by the applicant, which were presented at the public meeting.

Mr. Breveglieri advised that on reviewing and evaluating the material submitted in support of the application, staff is of the opinion that the proposed land uses are in keeping with the intended commercial activity along Lakeshore Road, and the integration of the two residential lots will not impact the neighbourhood character.

In conclusion, staff recommends that the proposed official plan amendment and rezoning applications be approved in accordance with the recommendations contained in the supplementary report.

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

Mr. S. Quentin

Mr. C. Mackie

Mr. J. Danahy

Mr. M. Simmonds

Ms. D. Tomiuk

Mr. S. Quentin, resident addressed the Committee expressing concerns with regard to the conversion of the residential component into a parking lot and the entrance being moved further into the residential zone. He suggested moving the entrance closer to Lakeshore Road with increased landscaping as a buffer.

Responding to a question from Councillor Pat Mullin, Mr. S. Barrett, Manager Transportation Asset Management stated that moving the access further north would impact on queuing and stacking of traffic. It would probably also have negative impacts on the left

turn lane on to Lakeshore Road that would be constructed for the benefit of the residents.

With regard to the landscaping, Mr. Breveglieri advised that staff will be reviewing the landscape plans as part of the site plan approval process.

Councillor Jim Tovey suggested that Mr. Quentin's boundary fence issue should be addressed as part of the review of the proposed landscape plans.

Councillor Tovey further noted that this is a good example for good district policies to be put in place to address landscaping issues.

Mr. C. Mackie, addressed the Committee on behalf of the executive of the Cranberry Cove Port Credit Ratepayers Association, one of the three parties that submitted a joint statement outlining opposition to the rezoning of the residential properties to commercial, and suggesting that each of the three properties be considered separately.

Mr. Mackie stated that no discussions were held apart from the community meetings organized by the local Ward Councillor on January 11, 2011. The outstanding issues that remain unresolved include: the exit to Lakeshore road, the isolation of the heritage property, parking requirements and the design of the bank building. The right-only exit from the CIBC building to Lakeshore Road is considered an unnecessary risk to pedestrians, cyclists and others using the sidewalk.

Mr. Mackie suggested that the heritage gatehouse building should either be adapted into the CIBC design or provided with some space for landscaping and street furniture such as benches. He further advised that provision for parking remains an issue for both the CIBC site and the Shoppers Drug Mart and medical/retail building site. He suggested that it is premature to rezone residential properties for commercial use, until the outcome of the parking study for Port Credit is available. Mr. Mackie suggested that further negotiations between the three local ratepayers associations, the principals of Lighttower Commercial Inc. and CIBC could resolve the outstanding issues. Mr. Mackie requested that the proposed rezoning applications be not granted.

Councillor Tovey advised that he met with CIBC on January 28, 2011. He was of the opinion that the bank section of the proposed development be split from the existing application, which would allow the proponent to proceed with the development of the medical office building.

Mr. Mackie advised that the ratepayers' associations have no objection to the development of the medical retail building and hope that this part of the development will be completed successfully.

Responding to a question from Councillor Pat Mullin, Mr. Ed Sajeki, Commissioner of Planning and Building advised that work being undertaken by BA Consulting on the Port Credit Parking is targeted to go to the Lakeview and Port Credit Advisory Panels in April

2011.

Councillor Tovey advised that it has been decided to make Port Credit as a pilot project for a cultural node. A meeting in this connection was held with staff and stakeholders in Port Credit. It is anticipated that a by-law for a cultural node will be brought forward to Council in the summer of 2011.

Mr. J. Danahy, Co-president of the Town of Port Credit Association addressed the Committee and presented remarks jointly prepared with the Cranberry Cove Port Credit Ratepayers Association. He inquired as to whether an agreement was received from the applicant to split the application.

Responding to a question from Councillor Pat Mullin on the implications of splitting the applications, Ms. M. Ball, Director of Development and Design clarified that the Ward Councillor suggests that this matter be referred back to staff to prepare a suitable recommendation to Council seeking approval of the application as it applies to the western half of the proposed development. This would provide time for the Ward Councillor, the proponent and the community to work together to deal with the eastern portion of the proposed development and outstanding issues relating to this part of the development, and also time for Council to deal with the CIBC issue and the agreement that is currently in place with the CIBC.

Mr. Glen Broll of Glen Schnarr & Associates Inc. advised that applicant is in agreement that the application be dealt with under separate recommendations for the eastern and western parts of the subject lands.

Mr. Danahy advised that the Town of Port Credit Association supports the rezoning for the Maple Avenue portion of the subject lands.

Mr. M. Simmons, resident addressed the Committee expressing concerns with regard to the landscaping and buffer issues between 3 and 5 Pine Avenue South.

Councillor Pat Mullin advised that the local Ward Councillor review the need for additional landscaping to address this issue.

Responding to a question from Ms. D. Tomiuk, Mr. Ray Poitras, Manager Development advised that a conditional building permit for the year 2011 was issued to the applicant to enable construction work to commence on the medical retail building.

Responding to a further question from Ms. Tomiuk, Ms. Bell advised that staff will have to re-evaluate the two applications separately for the eastern and western portions of the subject lands, without the CIBC lands included in the proposed development. Staff will need to confirm, as part of the recommendation, whether the two residential properties will be required to be rezoned to provide for the parking requirements for the subject site.

Councillor Ron Starr expressed support to splitting the application and suggested that the community and staff work with CIBC to resolve outstanding issues relating to the CIBC parcel of the lands.

Mr. Ed Sajecki, Commissioner of Planning and Building advised that considering the time that would be required to re-evaluate the two applications separately, staff will endeavour to prepare a suitable recommendation either for the February 9, 2011 Council meeting or a subsequent meeting of Council.

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

PDC-0005-2011

That a motion be brought forward, for consideration at a future Council meeting, based on the outcome of discussions held at the Planning and Development Committee meeting of January 31, 2011, on the matter relating to Official Plan Amendment and Rezoning Applications to permit retail, medical office and financial institution uses at 305, 315, 321, 333 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.

OZ 09/002 W1

APPROVED: (Councillor Jim Tovey)

This public meeting closed at approximately 8:05 p.m.

ADJOURNMENT – 8:05 P.M.