



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MAY 30, 2011

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 Jim Tovey (Ward 1)
Councillor Pat Mullin (Ward 2) (afternoon session only)
Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4)
Vacant (Ward 5)
Councillor Ron Starr (Ward 6)
Councillor Nando Iannicca (Ward 7) (**Chair**)
Councillor Katie Mahoney (Ward 8)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion (afternoon session only)

Members Absent: Councillor Pat Saito (Ward 9)

Contact: 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
(evening session)
Mr. J. Calvert, Acting Commissioner of Planning and Building
(afternoon session)
Ms. H. A. MacDonald, Director, Business Services, Planning &
Building
Mr. R. Poitras, Manager of Development & Design
Ms. M. Ball, Director, Development & Design
Mr. S. Barrett, Manager Transportation and Asset Management
Ms. A. Wilson-Peebles, Legal Counsel, Legal Services
Mr. D. Marcucci, Manager, Park Planning (evening session)
Ms. L. Pavan, Manager, Development & Design
Mr. S. Czajka, Supervisor, Information Planning
Ms. I Rostkowska, Researcher, Information Planning
Ms. B. Sliwa, Researcher, Information Planning
Ms. S. Khan, Planner, Policy Planning
Mr. H. Yeghouchian, Development & Design
Ms. K. McConkey, Office of the City Clerk (afternoon session)
Ms. C. Radice, Office of the City Clerk (evening session)
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

INDEX - PLANNING & DEVELOPMENT COMMITTEE – MAY 30, 2011**CALL TO ORDER – 1:30pm****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Mayor Hazel McCallion declared a conflict of interest in Item 4: Rezoning and Draft Plan of Subdivision Applications to permit business employment uses for three parcels of land and the extension of Derrycrest Drive and Topflight Drive (Vicksburgh Drive) at 7140 and 7260 Hurontario Street, as her son is employed by DeZen Realty Company.

MATTERS CONSIDERED**AFTERNOON SESSION – 1:30 P.M.**

1. Appeal to the Ontario Municipal Board – Committee of Adjustment Decision: C of A 'A'47/11 W5. 305 Matheson Boulevard East, south of Matheson Boulevard East, west of Kennedy Road. Owner: 2030509 Ontario Inc. – ABC Montessori School

Corporate Report dated May 10, 2011 from the Commissioner of Planning and Building with respect to the appeal filed by Legal Services in support of the appeal of the decision of the Committee of Adjustment under file 'A'47/11 W5, 2030509 Ontario Inc. – ABC Montessori School, granted on March 24, 2011, regarding the property at 305 Matheson Boulevard East.

Mr. John Keyser Q.C. of Keyser Mason Ball, representing ABC Montessori School, addressed the Committee and explained that the ABC Montessori School has been operating an elementary school at 305 Matheson Boulevard East for the past 10 years. The Region of Peel, administrators of planning issues in the year 2000, had no objection to the operation of a private school at this location. In 2006, the matter was again approved by the Committee of Adjustment for a further period of 5 years.

Mr. Keyser sought the Committee's approval for a further extension of 5 years, with a condition that the school relocates to another suitable location within a period of three years.

Responding to a question from Mayor Hazel McCallion, Mr. Keyser advised that ABC Montessori School has two smaller locations outside of Mississauga, and the school is currently looking for a suitable alternate location large enough to accommodate the 80 students and teachers.

Mayor McCallion suggested that the City seek an extension for a further period of 5 years with a condition that the school updates Council on its efforts to seek alternative location.

Mayor McCallion advised the Committee that Council has received a letter from the Greater Toronto Airports Authority expressing support for the City's appeal to the OMB to continue to permit the operation of a private school at 305 Matheson Boulevard East.

Councillor Starr commented on the many vacant buildings in Matheson Boulevard and expressed concerns about seeing another vacant building at 305 Matheson Boulevard East if an extension of time was not granted to ABC Montessori School to continue operations at the said location.

Mayor Hazel McCallion moved the following amendment motion which was voted on and carried.

PDC-0024-2011

1. That the Report dated May 10, 2011, from the Commissioner of Planning and Building regarding the appeal of the decision of the Committee of Adjustment under file 'A' 47/11 W5, filed by Legal Services, be received and the appeal be continued.
2. That Legal Services, together with other appropriate City staff, be directed to make a joint submission to the Ontario Municipal Board with 2030509 Ontario Inc. - ABC Montessori School to request that the variance granted on March 24, 2011, regarding the property at 305 Matheson Boulevard East be approved subject to the following conditions:
 - (a) that the variance shall be valid for a temporary period of 5 years from the date of the Ontario Municipal Board's order; and
 - (b) that no further extensions to permit the operation shall be granted.
3. That the correspondence dated May 27, 2011 from the Director, Airport Planning, Greater Toronto Airports Authority expressing support for the City of Mississauga Planning and Building Department's appeal to the Ontario Municipal Board (OMB) regarding the Committee of Adjustment decision to continue to permit the operation of a private school on the property located at 305 Matheson Boulevard East in Mississauga, be received.

File: 'A' 47/11 W5

APPROVED: (Mayor Hazel McCallion)

2. 2010 Employment Profile Report, 2011 Vacant Lands Report, and Mississauga Residential Multiple Unit Directory

Corporate Report dated May 10, 2011 from the Commissioner of Planning and Building regarding 2010 Employment Profile Report, 2011 Vacant Lands Report, and Mississauga Residential Multiple Unit Directory.

Mr. J. Calvert, Acting Commissioner of Planning and Building briefly explained the contents of the three reports with respect to the subject matter.

Mr. S. Czajka, Supervisor, Information Planning gave a brief presentation on the subject matter and demonstrated the versatility of the City's online property system. Mr. Czajka explained how the system can identify and display detailed information about a particular site. Mr. Czajka further advised that this system can be used in the site selection process by companies and organizations to make decisions on vacant lands in the City.

Presenting an overview of the 2010 Employment Profile, Mr. Czajka advised that the purpose of this report is to track and report on the location, size and type of each business in order to determine whether the City is meeting the goals of the Strategic Plan. The system can also be used for economic development strategies, monitor official plan policies, forecast growth and determine service needs, as well to attract and retain businesses in the City.

Mr. Czajka provided an overview of the Mississauga Residential Multiple Unit Directory, which is used to track and report on the location, size and type of developments in order to monitor official plan policies, ensure that housing needs are being met, develop planning policies, forecast growth and help determine service needs. This system displays detailed attributes of a selected site.

Mr. Czajka informed the Committee that all the information presented is available on the City's website: www.mississauga.ca/data.

Responding to a question from Councillor Pat Mullin with regard to excess land designated Residential, Mr. J. Calvert, Acting Commissioner of Planning and Building advised that most of the vacant land is in the employment areas. Mr. Calvert further advised that the new Growth Plan and the Planning Act have taken a very strong position on preserving employment lands.

Mayor Hazel McCallion commented on the increasing density in residential areas as compared to that in commercial areas. Technology is having a major impact on the need to reduce staff numbers in the workplace

Responding to a question from Mayor Hazel McCallion, Mr. J. Calvert, Acting Commissioner of Planning and Building advised that studies will be conducted to investigate if redesignation is required. The New Mississauga Official Plan (MOP) provides for community impact studies which will determine the development of community nodes in the City.

Responding to a further question from Mayor Hazel McCallion, Ms. M. Ball, Director of Development and Design advised that the City is facing issues with regard to the collection of capital funds when adding to developed sites or secondary units.

Mr. J. Calvert, Acting Commissioner of Planning and Building advised the Committee that the new MOP contains policies for refusing development applications due to lack of required infrastructure.

Responding to concerns expressed by Mayor Hazel McCallion with regard to a refused application being appealed at the OMB, Ms. M. Ball, Director of Development and Design advised that the key is to have the right framework in the policy that sets out requirements that need to be met prior to applying for development.

Responding to a question from Mayor McCallion, Mr. J. Calvert, Acting Commissioner of Planning and Building advised that the policies in the new MOP determine the framework for staff to set the required conditions.

Responding to a question from Councillor George Carlson, Mr. J. Calvert, Acting Commissioner of Planning and Building advised that the Growth Plan provides for a five year review of current employment lands and future trends.

Councillor Jim Tovey commented on the protection of employment lands in the City.

Responding to a question from Councillor Jim Tovey with regard to Section 37 bonus provisions, Mr. J. Calvert, Acting Commissioner of Planning and Building advised that staff is in the midst of stage two of a planning tool study that will consider bonussing and community improvement plans. Staff is currently working on details of the community improvement plans that will identify incentives available for the City.

Responding to a question from Councillor Chris Fonseca with regard to how businesses in the City of Mississauga have survived through the recent economic crisis, Mr. J. Calvert, Acting Commissioner of Planning and Building advised that no such studies have been conducted by staff.

Ms. S. Amring, Manager Economic Development advised the Committee that the Economic Development Office is currently working, in collaboration with Policy Planning, on the Economic Development Strategy to develop policies that will guide staff for the future.

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

PDC-0025-2011

That the reports titled “2010 Employment Profile”, “2011 Vacant Lands”, and “Mississauga Residential Multiple Unit Directory” dated May 10, 2011, from the Commissioner of Planning and Building, be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto Mississauga.
File: CD.15.EMP

APPROVED (Councillor Katie Mahoney)

3. Boyne Survey Secondary Plan – Proposed Official Plan Amendment – Town of Milton

Corporate Report dated May 10, 2011 from the Commissioner of Planning and Building regarding the Boyne Survey Secondary Plan – Proposed Official Plan Amendment of the Town of Milton.

Mayor Hazel McCallion commented on the growth in Milton and its major impact on the transportation infrastructure in the City of Mississauga.

Responding to a question from Mayor McCallion with regard to registering the City’s concerns on the imbalance between commercial and residential growth, Mr. J. Calvert, Acting Commissioner of Planning and Building advised that it would be advisable to phase future development in relation to planned transportation improvements. The City could

request the Town of Milton to consider phasing future development relative to the provision of appropriate infrastructure. Mr. Calvert further advised that transportation improvements have been planned, it is only a matter of when these improvements will actually happen.

Mr. S. Barrett, Manager Transportation Asset Management commented on the planned widening of the highway network, the GO rail service on the Milton line and the Highway 407 West Transit way.

Mayor McCallion recommended that staff prepare a report indicating the City's concerns with development that will cause major congestion in Mississauga.

Councillor Sue McFadden expressed concerns regarding traffic congestion in Ward 10 and sought clarification on whether annexation of properties is being considered for the widening of Ninth Line to accommodate the increase in incoming traffic.

Councillor Jim Tovey expressed concerns that the report does not address water and sewage infrastructure, and sought comments from the City and the Region of Peel on these issues.

Councillor Ron Starr commented on discussions at the Region of Peel regarding the expansion of the East-West corridor, and suggested that the Mayor write to the appropriate levels of government, expressing the City's concerns with regard to traffic congestion in the City.

Councillor Katie Mahoney commented on employment and development opportunities in the Milton and Halton areas, along with traffic coming towards the City of Mississauga.

Mayor Hazel McCallion moved the following amendment motion which was voted on and carried.

PDC-0026-2011

That the report titled "Boyne Survey Secondary Plan – Proposed Official Plan Amendment – Town of Milton" dated May 10, 2011 from the Commissioner of Planning and Building be referred back to staff for further review and to be brought back to Council with further information.

File: CD.17.MIL

APPROVED (Mayor Hazel McCallion)

Committee adjourned at approximately 3:00 p.m.

EVENING SESSION – 7:00 P.M.

Committee reconvened for the evening session of this Planning and Development Committee meeting at approximately 7:00 p.m.

4. PUBLIC MEETING: Information Report – Rezoning and Draft Plan of Subdivision Applications to permit business employment uses for three parcels of land and the extension of Derrycrest Drive and Topflight Drive (Vicksburgh Drive) at 7140 and 7260 Hurontario Street, south of Highway 407, west of Hurontario Street. Owner: 678604 Ontario Inc. and 1105239 Ontario Inc. (DeZen Industrial Phase I). Applicant: Lethbridge & Lawson Inc.

Mayor Hazel McCallion declared a conflict of interest in this item as her son works for DeZen Construction.

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

PDC-0027-2011

That the Report dated May 10, 2011, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "D" (Development) to "E2-Exception" (Employment) and to approve a Draft Plan of Subdivision to permit business employment uses for three parcels of land and the continuation of Derrycrest Drive and Topflight Drive (Vicksburgh Drive) under files OZ 10/007 W5 and T-M11001 W5, 678604 Ontario Inc. and 1105239 Ontario Inc. (DeZen Industrial Phase I), 7140 and 7260 Hurontario Street, be received, and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.

File: OZ 10/007 W5 and T-M11001 W5

AMENDED (Councillor Frank Dale)

5. PUBLIC MEETING: Information Report – Rezoning Application to permit a two storey office and medical office building at 306 Queen Street, west side of Queen Street South, south of Princess Street. Owner: Frank Gusic. Applicant: Zelinka Priamo Ltd.

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

Mr. Jonathan Roger of Zelinka Priamo Ltd, acting as agent for Frank Gusic, reviewed the subject application. Mr. Roger advised that the owner is proposing to demolish the existing single storey detached dwelling and replace it with a two storey medical office and office building of approximately 484 m² (5200 sq. ft.). The proposed development will include twenty-one (21) parking spaces at the rear of the building.

Referring to Appendix I-6 in the staff report, Mr. Roger advised that the proposed building is of a high architectural quality and is consistent with the design and scale of development currently found in Streetsville. Mr. Roger further advised that, as noted in the staff report, the application is in conformity with the land use designation and no Official Plan

Amendment is necessary. The proposal requires a zoning by-law amendment from the existing “R3” (Detached Dwellings) to add a site specific “R3-Exception”, to permit a medical office and other office uses as additional permitted uses.

Responding to questions from Councillor George Carlson, Mr. Roger advised that details of landscaping and fencing will be determined through the site plan approval process. Mr. Roger further advised that the 21 parking spaces represent the minimum required based on the Gross Floor Area (GFA) calculations. Regarding subdued lighting, Mr. Roger advised that lighting concerns can be addressed at the time of site plan approval by considering downcast lighting to mitigate light shining into neighboring properties.

Councillor Carlson inquired as to whether there was opportunity to increase the green area in the proposed development.

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

Mr. Robert Small – representing the Board of Directors, Princess Mews
Mr. Deven Shah
Ms. Kelly Armitage
Mr. Nathan Basaliko
Ms. Leslie Mann
Mr. Rob Ralston

Mr. Robert Small addressed the Committee on behalf of the Board of Directors of Princess Mews. and expressed concerns regarding the development of commercial property in a residential neighbourhood, change to the neighbourhood character, loss of green space, privacy and security, significant loss to property values, additional traffic, increase in noise and the adverse impact on the safety, health and well being of children in the community. Mr. Small advised the Committee that the Board of Directors of Princess Mews does not support the rezoning and commercial development of 306 Queen Street South.

Councillor Chris Fonseca inquired as to whether other options for such developments have been identified in the Streetsville commercial zones.

Mr. Deven Shah expressed concerns regarding loss of green space, safety and security, increased traffic and loss to property values.

Ms. Kelly Armitage expressed concerns regarding the loss of green space, privacy, safety and security, and the pollution that will be generated by the increase in traffic.

Responding to a question from Councillor Ron Starr, Ms. Armitage advised that she received notification of this proposed development only a couple of weeks ago. Ms. Armitage further informed that she was aware that the subject lands were designated for detached dwellings, but was not aware that the subject lands would be designated for commercial development.

Councillor Ron Starr inquired as to whether any community meetings were held with regard to the proposed development of the subject lands.

Responding to a question from Councillor Ron Starr, Mr. Jonathan Roger informed that the applicant and their agents would be happy to meet with residents to discuss potential issues with the proposed development.

The Chair, Councillor Nando Iannicca informed the Committee that the purpose of this report is to provide preliminary information on the application and to seek comments from the community.

Mr. Nathan Basiliko expressed concerns regarding light from the parking area shining into his backyard. Mr. Basiliko also expressed concerns regarding the additional traffic that will be generated by the proposed development.

Ms. Leslie Mann expressed concerns with regard to the scale of the proposed development.

Mr. Rob Ralston expressed concerns regarding the scale, character and architectural component of the proposed development. Mr. Ralston also expressed safety and security concerns, and the shadowing of his property that will be caused by the proposed development.

Councillor George Carlson suggested that the applicant meet with the community to discuss the various issues raised at this public meeting.

Councillor Katie Mahoney moved receipt of the correspondence and petition submitted with regard to the subject application.

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

PDC-0028-2011

1. That the Report dated May 10, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Detached Dwellings) to "R3-Exception" (Detached Dwellings) to permit a two storey office and medical office building under file OZ 10/013 W11, Frank Gusic, 306 Queen Street South, be received for information.
2. That the correspondence dated May 28, 2011 from S. Fornazar expressing concerns with respect to the proposed professional buildings in the historical town of Streetsville, be received.
3. That the petition dated May 27, 2011 from The Board of Directors, Princess Mews on behalf of the residents of Princess Mews protesting the change in rezoning of 306 Queen Street South, be received and referred to the Planning and Building Department.

File: OZ 10/013 W11

APPROVED: (Councillor George Carlson)

6. PUBLIC MEETING: Information Report – Rezoning Application to permit a temporary extension of outdoor storage of refrigeration trailers at 46 William Street, west side of William Street, south of James Street. Owner: City of Mississauga. Applicant: Quickchill Draught Refrigeration (Joe Ponzio).

Councillor Nando Iannicca called this public meeting to order at approximately 7:50 p.m. and read the staff recommendation.

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

PDC-0029-2011

1. That the Report dated May 10, 2011, from the Commissioner of Planning and Building regarding the application to change the zoning from "D-12" (Development) to "D-Exception" (Development) in By-law 0225-2007, to permit a temporary extension of outdoor storage of refrigeration trailers, under file OZ 11/003 W11, Quickchill Draught Refrigeration (Joe Ponzo), 46 William Street, 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 May 11, 2011 from Lawrence Watt expressing concerns with respect to the application to change the zoning from "D-12" (Development) to "D-Exception" (Development) in By-law 0225-2007, to permit a temporary extension of outdoor storage of refrigeration trailers, under file OZ 11/003 W11, Quickchill Draught Refrigeration (Joe Ponzo), 46 William Street, be received.

File: OZ 11/003 W11

APPROVED: (Councillor George Carlson)

ADJOURNMENT – 7:55pm