



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, SEPTEMBER 20, 2011**

**AFTERNOON SESSION – CANCELLED  
EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present: Councillor Jim Tovey (Ward 1)  
Councillor Chris Fonseca (Ward 3) (**Chair**)  
Councillor Frank Dale (Ward 4)  
Councillor Nando Iannicca (Ward 7)  
Councillor Katie Mahoney (Ward 8)  
Councillor Pat Saito (Ward 9) (left at 7:05pm and returned at 7:20pm)  
Mayor Hazel McCallion

Members Absent: Councillor Pat Mullin (Ward 2)  
V A C A N T (Ward 5)  
Councillor Ron Starr (Ward 6)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)

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STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building  
Ms. M. Ball, Director, Development & Design  
Mr. S. Barrett, Manager Transportation and Asset Management  
Mr. R. Poitras, Manager of Development & Design  
Mr. D. Marcucci, Manager Park Planning  
Mr. D. Morita, Manager Development Engineering  
Ms. K. Yerxa, Deputy City Solicitor  
Mr. D. Breveglieri, Planning and Building  
Mr. J. Hardcastle, Planning and Building  
Ms. K. McKonkey, Office of the City Clerk  
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

**PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 20, 2011**

**EVENING SESSION**

**CALL TO ORDER : 7:00 P.M.**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended

Corporate Report dated August 30, 2011 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-0046-2011

That the Report dated August 30, 2011, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested nine (9) Sign Variance Applications described in Appendix 1-9 of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

(a) Sign Variance Application 10-02253 - Ward 4

Daniels CCW Corporation - Chicago Condominium, 4175 Confederation Parkway  
To permit the following:

- (i) One (1) fascia sign that projects 2.13 m (7.0 ft) out from the exterior wall of the building.

(b) Sign Variance Application 11-03823 - Ward 5

Hilroy MWV, 7381 Bramalea Road  
To permit the following:

- (i) One (1) proposed ground sign with a setback of 0m (0 ft.) from the property line fronting Bramalea Road.

(c) Sign Variance Application 10-02097 - Ward 5

Kuehne+Nagel, 55 Standish Court  
To permit the following:

- (i) Two (2) fascia signs located on the structure enclosing the mechanical equipment on the portion of the building which is 5 storeys in height.

- (d) Sign Variance Application 10-2131 - Ward 5  
Kuehne+Nagel, 55 Standish Court  
To permit the following:  
(i) Two (2) fascia signs located on the north elevation of a parking garage.
- (e) Sign Variance Application 11-03836 - Ward 6  
Subway, 5979 Terry Fox Way  
To permit the following:  
(i) Increase the sign face area of two (2) existing ground signs to 16.48 sq. m. (177.44 sq. ft.) per sign face.
- (f) Sign Variance Application 11-03922 - Ward 8  
Lifetime Athletic, 3055 Pepper Mill Court  
To permit the following:  
(i) One (1) fascia sign erected above the roofline and located on a building canopy.  
(ii) Nineteen (19) illuminated fascia signs located on the top floor of the building.
- (g) Sign Variance Application 11-05036 - Ward 8  
Lifetime Athletic, 4250 Winston Churchill Blvd.  
To permit the following:  
(i) One (1) ground sign located on the adjacent property to the business advertised.  
Subject to the inclusion of the municipal address on the sign and the removal of the existing billboard sign from the property.
- (h) Sign Variance Application 11-04333 - Ward 10  
Viva Retirement Communities, 5575 Bonnie St.  
To permit the following:  
(i) Two (2) ground signs that include the name of the development.
- (i) Sign Variance Application 11-04605 - Ward 10  
Viva Retirement Communities, 5575 Bonnie St.  
To permit the following:  
(i) One (1) banner sign located on the east elevation of the building.  
On the condition that the banner sign is only to remain for a period of one year (until September 2012).

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

File: BL.03-SIG (2011)

APPROVED (Councillor Katie Mahoney)

2. PUBLIC MEETING. Information Report –Rezoning and Draft Plan of Subdivision Applications to permit 13 detached dwellings on a common element condominium private road at 1551, 1559, 1569 Cormack Crescent and 1556 Marionville Drive, east of Dixie Road, south of the Queen Elizabeth Way. Owner: Sedona Lifestyles (Rometown) Inc. Applicant: Brutto Consulting.

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

Mr. Claudio Brutto of Brutto Consulting, representing Sedona Lifestyles Development reviewed the subject application and described the surrounding land uses. Mr. Brutto advised that to the north of the subject land is the Star Academy Private School, to the south and east by detached dwellings and to the west by detached dwellings and the Dixie Outlet Mall across Dixie Road.

Mr. Brutto advised that the subject rezoning application was submitted in August 2009 and included the proposed development of 13 townhouses and 5 detached dwellings. In July 2010, the application was amended to include 17 detached dwellings on a common element condominium road. The current application, which was submitted in June 2011, has been further amended in April 2011 and includes the reinstatement of 1556 Marionville Drive with a proposal supporting the creation of the proposed 13 lots on a common element condominium road.

Mr. Brutto advised that Cormack Drive being the service road of Dixie Road, access to the subject site has been an issue and a challenge. Mr. Brutto further advised that the original application was made two years ago to introduce an access along Cormack Crescent, to facilitate the concerns of the community on Marionville Drive, however, the MTO did not support the proposal for an access to the subject lands on Cormack Crescent. In view of this, the applicant has had to look for an alternative access to the subject site. Mr. Brutto advised the Committee that the Environmental Assessment on the subject lands is likely to occur in 2012.

Mr. Brutto advised that one of the critical issues was the interface of the lots on Rometown Drive, which are substantially large 60, 70 and 80 feet single family dwellings.

Mr. Brutto advised that the applicant has submitted a Heritage Impact Statement (HIS) for the property at 1559 Cormack Crescent which recommends protection of the house and stable under the Ontario Heritage Act through Designation as a condition of Council approval.

The following residents who were present in the chamber addressed the Committee:  
Mr. Don Champagne, Vice President, Homeowners Association for Orchard Heights.  
Mr. Gary Smith  
Mr. Lawrence Pinkney  
Mr. Dudley Briggs  
Ms. Debra Moy  
Mr. John Dormo

Mr. Austin Abbott  
Mr. Mark Machinek  
Mr. Hank Musel

Don Champagne, Vice President of the Homeowners Association for Orchard Heights advised the Committee that, considering that the proposed application being deemed complete in July 2011, there was insufficient time for the local community to express their views on the proposed development application before the public meeting scheduled to be held on September 20, 2011.

Mr. Gary Smith, resident, addressed the Committee expressing concerns regarding the size of the proposed lots relative to the existing lots. Mr. Smith also expressed concerns regarding the preservation of existing neighbourhood character and compatibility with the surrounding features, landscape and intended character of the area. Mr. Smith further expressed concerns regarding the precedent setting potential that more of this kind of development could occur within the Orchard Heights community. Mr. Smith also expressed concerns regarding the inadequacy of the number of visitor parking spaces proposed and the resultant increase of vehicle parking on adjacent streets.

Responding to a question from Councillor Pat Saito regarding how the proposal fits into the designation and existing zoning, Mr. David Breveglieri, Development Planner advised that the subject land is in a "Residential Low Density I" zone, which permits detached, semi-detached and duplex dwellings. Mr. Breveglieri further confirmed that the smallest lot is approximately 45' frontage and the largest is approximately 65'.

Responding to a question from Mayor Hazel McCallion regarding the status of the Dixie Road Interchange and its effect on the proposed development, Mr. Steve Barrett, Manager of Transportation Asset Management advised that the MTO has indicated the commencement of an Environmental Assessment Study in 2012. Mr. Barrett further advised that the MTO will have to provide an approval for this proposed development to proceed further.

Councillor Nando Iannicca commented on the size of the access to the subject property.

Mr. Lawrence Pinkney, resident, addressed the Committee expressing concerns regarding the concept plan, synonymous of a private enclave, providing a precedent for future similar enclaves that would culminate into the balkanization of a homogenous neighbourhood.

Responding to a question from Councillor Pat Saito, Mr. Pinkney advised that at the last community meeting with the developers, residents were informed of the potential for the proposed development to be gated. Mr. Pinkney further expressed concerns of the proposed houses being within a private area.

Responding to a further question from Councillor Pat regarding why this was a condominium and not a regular roadway with a cul-de-sac with the proposed 13 dwellings on it, Mr. Claudio Brutto of Brutto Consulting, advised the Committee that because of the nature of the subject

lands, it would not be possible to have the required depth of the lots on either side of a municipal road.

Mr. Brutto further advised that the proposed development will provide pedestrian access through the proposed development, which will enable access to the Dixie Outlet Mall and Dixie Road. Mr. Brutto also advised the Committee that the MTO has indicated to the developers that \$250 million has been earmarked for the Dixie Road Interchange.

Mr. Dudley Briggs, resident, addressed the Committee expressing concerns regarding the width of the common element condominium road, handling of garbage pick-up and snow removal, access for emergency vehicles, parking in the adjacent streets of Marionville Drive, Rometown Drive and Glenwatson Drive. Mr. Briggs also expressed concerns regarding the impact on future developments in the area, by the Hanlan Feedermain and the reduction of the width of Dixie Road.

Ms. Debra Moy, resident, addressed the Committee expressing concerns regarding access on to Marionville Drive and also the implication of the planned Dixie Road/QEW interchange improvement on the proposed development and the properties fronting onto Cormack Crescent. Ms. Moy further expressed concerns regarding plans for the future development of lands owned by Sedona Lifestyles Inc.

Councillor Pat Saito commented on two fairly similar developments, and how policies relating to ingress/egress to and from regional and arterial roads were applied to those developments.

Ms. Moy further expressed concerns regarding the rezoning of the subject lands to R16, and suggested that the feasibility of access on to Dixie Road be investigated as an alternative.

Mr. John Dormo, resident, addressed the Committee expressing concerns about the future development of the lands adjacent to the subject property. Mr. Dormo further expressed concerns about the impact on properties fronting onto Cormack Crescent, subsequent to the future Dixie Road/QEW interchange improvements.

Councillor Katie Mahoney advised that Council is obligated, under the *Planning Act*, to process all development applications through the public consultation process even though Council may not be privy to plans of other agencies.

Mr. Dormo further suggested that Council consider restricting the number of dwellings to 13, as contained in the current subject proposal for development.

Mr. Austin Abbott, resident addressed the Committee expressing concerns about the adequacy of the number of visitor parking spaces proposed and the resultant increase of vehicle parking on adjacent streets.

Mr. Mark Machinek, resident, addressed the Committee expressing concerns regarding the size of the proposed lots and the height of the proposed dwellings relative to existing lots and

dwellings in the neighbourhood. Mr. Machinek further expressed concerns regarding the private condominium road and inadequate parking in the neighbourhood.

Responding to a question from Mr. Machinek regarding a precedent being created by the subject proposal for future potential developments, Mr. David Breveglieri, Development Planner advised that each application is processed, evaluated and assessed on its own merits.

Responding to a question from Mr. Hank Musel, resident, regarding updates on meetings between City staff and other agencies, including MTO, on the planned Dixie Road/QEW interchange improvements, Mr. Steve Barrett, Manager, Transport Asset Management advised that MTO has provided comments on the subject application, which is contained in the staff report. Mr. Barrett further advised that City staff work very closely with the MTO and local stakeholder agencies, and Council is kept informed through the relevant committee on updates received. Work similar to that of the Dixie Road/QEW interchange involves a comprehensive process and often takes a couple or more years.

Mr. Ray Poitras, Manager Development South and the Chair, Councillor Chris Fonseca advised Mr. Abbott that comments dated July 21, 2011, received from the MTO are included in Appendix I-8 of the staff report dated August 30, 2011, currently under consideration.

Mr. Steve Barrett, Manager Transport Asset Management advised that the Environment Assessment study will determine the alternative access.

Mayor Hazel McCallion advised that the staff report indicates that the MTO has indicated that they have initiated a preliminary design and Class B Environmental Assessment for the reconstruction of the QEW and Dixie Road interchange, however, the degree of impact to the proposal will not be known until a preferred design alternative has been completed.

Mr. Musel sought clarification as to why access on to Cormack Crescent is being denied for the proposed development.

Mr. Steve Barrett, Manager Transport Asset Management advised that properties fronting onto Cormack Crescent will be impacted by the planned Dixie Road/QEW interchange improvement, but businesses can continue to operate until a preferred design alternative is completed.

Councillor Pat Saito reiterated that comments received from the MTO indicate, as the site is within the MTO's permit control area, a MTO Building and Land Use Permit is required prior to commencement of construction. Councillor Saito further advised that once the applicant provides more details with respect to the subdivision, MTO will provide further comments, if warranted.

Councillor Jim Tovey commented on the community meetings held in Ward 1, along with staff from the Region of Peel and other agencies.

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

PDC-0047-2011

1. That the Report dated August 30, 2011, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "R3" (Detached Dwellings – Typical Lots) to "R16 – Exception" (Detached Dwellings on a CEC – Private Road) and a Draft Plan of Subdivision to permit 13 detached dwellings on a common element condominium private road, under files OZ 09/013 W1 and T-M11002 W1, Sedona Lifestyles (Rometown) Inc., 1551, 1559, 1569 Cormack Crescent and 1556 Marionville Drive, east of Dixie Road, south of the Queen Elizabeth Way, be received for information.
2. That the following correspondence with respect to the applications to change the Zoning from "R3" (Detached Dwellings – Typical Lots) to "R16 – Exception" (Detached Dwellings on a CEC – Private Road) and a Draft Plan of Subdivision to permit 13 detached dwellings on a common element condominium private road, under files OZ 09/013 W1 and T-M11002 W1, Sedona Lifestyles (Rometown) Inc., 1551, 1559, 1569 Cormack Crescent and 1556 Marionville Drive, east of Dixie Road, south of the Queen Elizabeth Way, be received:
  - (1) Email dated August 4, 2011 from Moy Alexander.
  - (2) Email dated August 16, 2011 from Binah Nathan.
  - (3) Email dated September 4, 2011 from Wendy Mannello.
  - (4) Statement of Concern from Gary W. Smith received by the Clerk's Office on September 20, 2011.

File: OZ 09/013 W1 and T-M11002 W1  
AMENDED (Councillor Jim Tovey)

This public meeting closed at approximately 8:25 p.m.

3. PUBLIC MEETING Information Report – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 118 townhouse units and 15 live/work units on a common element condominium private road at 565 Lakeshore Road East, north side of Lakeshore Road East, west of Cawthra Road.. Owner: 2025214 Ontario Limited. Applicant: Glen Schnarr and Associates Inc.

Councillor Chris Fonseca called this public meeting to order at approximately 8:25 p.m. and read the staff recommendation.

Mr. Glen Broll of Glen Schnarr and Associates Inc, acting as agent for 2025214 Ontario Limited (Country Homes), reviewed the subject application and described the surrounding land uses, consisting of detached and semi-detached dwellings beyond the CNR Mainline to the north, commercial establishments beyond Lakeshore Road East to the south, a retail commercial plaza and high rise apartment buildings to the east, and multiple tenant industrial building Cooksville Creek to the west.

Mr. Broll further advised that the significant importance of this application is the conversion of business employment lands to residential medium density. A comprehensive employment land review study was done by the City as part of the Mississauga Plan Review to ensure conformity with the Provincial initiatives and to fulfill *Planning Act* requirements. This study identified the subject lands as being part of an area of "Managed Change Outside Existing Employment Areas" and include vacant sites that are remnant or otherwise may be constrained and unlikely to develop as employment land, and that may be suitable for other uses.

Mr. Broll advised that in the summer of 2009, floodline mapping was revised by Credit Valley Conservation (CVC) to reflect the reconstruction and upsizing of the Cooksville Creek culverts at Lakeshore Road East, and based on the revised mapping, the proposed development can achieve flood free access at the proposed signalized intersection.

Using Power Point slides, Mr. Broll explained the proposed development concept plan which, Mr. Broll advised, was presented at a community meeting organized by the Ward 1 Councillor, Jim Tovey on September 7, 2011. Mr. Broll advised that traffic issues along Lakeshore Road East raised at this community meeting have been addressed in the subject application. Mr. Broll further advised that the redevelopment of the Lakeshore Road East/Hampton Crescent intersection has been reconfigured to allow access into the commercial site as well as the residential site, and explained the proposed traffic management plan for this intersection.

Commenting on the proposed development, local Ward Councillor Jim Tovey suggested that staff investigate the appropriateness of securing public benefits under the provisions of Section 37 of the *Planning Act*.

Responding to a question from Mayor Hazel McCallion regarding the impact of the New Mississauga Official Plan (MOP) on the subject proposed development, Mr. Glen Broll advised that policies under the New MOP will have to be considered for this application when the New MOP is adopted by the Region of Plan.

There were no residents present in the audience who wished to address the Committee on the subject application.

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

PDC-0048-2011

1. That the Report dated August 30, 2011, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Business Employment" to "Residential - Medium Density I", "Mainstreet Commercial" and "Greenbelt" and to change the Zoning from "E2" (Employment) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), "C4-Exception" (Mainstreet Commercial), "B" (Buffer) and "G1" (Greenbelt - Natural Hazards) to permit 118 townhouse units and 15 live/work units on a common element condominium private road, under files OZ 03/038

W1 and T-M06006 W1, 2025214 Ontario Limited, 565 Lakeshore Road East, north side of Lakeshore Road East, west of Cawthra Road, be received for information.

2. That the correspondence dated September 19, 2011 from Zool Kassum, Bayfield Management Limited along with letter dated September 14, 2011 from M.J. Amini, Manager Trillium Inspection, Testing and Constructing Services Limited, be received.
3. That Planning and Building Department staff evaluate the appropriateness of securing public benefits under the provisions of Section 37 of the *Planning Act*, and make appropriate recommendations within the Supplementary Report.

File: OZ 03/038 W1 and T-M06006 W1

AMENDED (Councillor Jim Tovey)

This public meeting closed at approximately 8:50 p.m.

**ADJOURNMENT – 8:55P.M.**