



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, OCTOBER 3, 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 Pat Mullin (Ward 2)
 Councillor Frank Dale (Ward 4)
 Councillor Bonnie Crombie (Ward 5) (left at 8:15pm)
 Councillor Ron Starr (Ward 6) (left at 8:15pm)
 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 (left at 7:45pm)

Members Absent: Councillor Chris Fonseca (Ward 3)

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. J. Calvert, Director, Policy Planning

Mr. D. Marcucci, Manager Park Planning

Ms. W. Alexander, Director Transportation and Infrastructure
Planning

Ms. S. Tanabe, Manager, Community Planning

Ms. K. Crouse, Community Planning

Mr. J. Blair, Transportation and Works

Mr. F. Marzo, Community Planning

Ms. A. Wilson-Peebles, Legal Counsel

Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

Ms. C. Radice, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – OCTOBER 3, 2011

EVENING SESSION

CALL TO ORDER : 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

1. PUBLIC MEETING. Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan (WARD 7)

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

Ms. Karen Crouse, Community Planner advised that the statutory consultation process commenced with the formation of two community advisory groups for the Gordon Woods area and the Queensway/Camilla Rd area. Subsequently, staff met with the two groups on two occasions each, and along with the consultants, staff prepared a directions report, which was presented to the Planning and Development Committee in September 2010.

Ms. Crouse explained that the intent of the requested amendments to the New Mississauga Official Plan, Cooksville Neighbourhood Character Area, is to expand the area subject to the Special Site 4 policies applicable to Gordon Woods to revise and enhance them; and to introduce new Special Site 7 policies for the Camilla Road area to match the Special Site 4 policies.

Using Power Point slides, Ms. Crouse detailed the lands identified by the existing Special Site 4 policies and the proposed revised boundaries to be identified as Special Site 7 lands on the east and west sides of Camilla Road between King Street East and Queensway East.

Ms. Crouse advised the Committee that the intent of the existing policies and the intent of the revised policies is essentially to preserve the existing character of the area and enhance it, considering that Gordon Woods is unique with its mature tree cover and drainage pattern. Ms. Crouse advised that future development proposals should respect the mature trees and drainage pattern of the area, and should maintain the same scale and character in the neighbourhood.

Ms. Crouse advised that it is the intent to introduce policies for the Camilla Road frontage lands, similar to the Gordon Woods area.

Ms. Crouse further advised that following the public meeting, the proposed amendments to the Cooksville Neighbourhood Character Area will be circulated to the various City Departments and external agencies, and a report will be presented to the Planning and Development Committee on comments received from these Departments and external agencies.

Ward 7 Councillor, Nando Iannicca commented on the need for a revision of the Cooksville Area plan that has not been revised in almost twenty (20) years.

Ward 2 Councillor, Pat Mullin commented on the need for tree preservation and the work that is in progress for a proposed amendment to the Tree By-law that will address tree preservation throughout the City of Mississauga, especially in areas where there is a lot of infill development.

Responding to Mayor Hazel McCallion's concerns on whether there is a need for enhanced maintenance of parks and open spaces in the City, Ms. Karen Crouse, Community Planner advised that the staff report outlines the City's annual maintenance programs for parks and open spaces, in response to comments received from the community advisory groups.

In response to Mayor McCallion's concern about tree preservation in the City, Mr. David Marcucci, Manager Park Planning advised that a report will be presented to General Committee seeking direction from Council for a review of the Tree By-law.

Ward 11 Councillor, George Carlson commended the Ward Councillor, Nando Iannicca, for his leadership and excellent work, especially in the Cooksville neighbourhood area.

The Chair, Councillor Jim Tovey congratulated Ward 7 Councillor, Nando Iannicca and Planning staff for the excellent report, with special emphasis on the discouragement of the use of standard, repeat designs.

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

Mr. John Sabiston

Mr. Andrew Gassmann, President - Cooksville Munden Homeowners Organization

Ms. Vivian Schenko

Mr. John Heuther

Ms. Shelley Byman

Mr. Eric Chatfield

Mr. Joe Fidel

Mr. John Sabiston, a member of the community advisory group suggested the following amendment to Appendix 1 (Page 2) in the staff report.

“Area 1 – Gordon Woods

Isabella Avenue be replaced with “Queensway West””

which would include the lands in the Gordon Woods area along Queensway West.

Ward 7 Councillor, Nando Iannicca agreed with Mr. Sabas' suggestion and requested staff to make the appropriate amendments.

Mr. Andrew Gassmann addressed the Committee expressing the following concerns:

- delay in presenting the proposed amendments since the completion of the directions report in August 2010;
- inconsistencies between key findings from the Cooksville Area Specific Review and the corresponding Directions Report, as well as the Proposed Policy Directions from that report;
- new policies should govern all of Cooksville and not be street-specific;
- policies should include the protection of the Woodland Nursery site.

Ms. Karen Crouse, Community Planner advised the Committee that staff has addressed the various issues raised by the community advisory groups as indicated in Appendix 4 of the staff report.

Mr. John Heuther sought clarification on whether the tree preservation requirements would apply to existing property owners or to future proposed developments. Mr. Heeder sought further clarification on what appropriate dwelling size determines the neighbourhood character.

Ms. Karen Crouse, Community Planner advised that staff assess what is most appropriate taking into consideration the development pattern in the street, the variation between existing dwellings and how lands have been redeveloped.

Ms. Shelley Byman addressed the Committee suggesting the reinstatement of minimum lot sizes, and also seeking clarification on whether the proposed policies would prevent future common element condominium road developments.

Ms. Karen Crouse, Community Planner advised that staff would review the issue of minimum lot sizes. Ms. Crouse further advised that the New Mississauga Official Plan contains policies with respect to common element condominium roads.

Mr. Eric Chatfield addressed the Committee and sought clarification on how the proposed policies would sit within the purview of the Committee of Adjustment with respect to minor variances. Mr. Chatfield suggested the encouragement of acceleration of the review of the Tree By-law.

Ms. Karen Crouse, Community Planner advised that staff provide comments relating to applicable policies from the Official Plan for consideration by the Committee of Adjustment.

Mr. Joe Fidel addressed the Committee and expressed the following:

- focus should be given to the understorey rather than just the tree canopy in order to maintain the woodland and encourage its regeneration;

- enhanced drainage systems in order to contain ponding and flooding;
- proper enforcement of minimal impact on overshadowing and overlooking caused by new developments;
- preserve the eclectic mix in the Cooksville neighbourhood;
- proper enforcement of penalties relative to tree preservation

Ward 7 Councillor, Nando Iannicca moved the following amendment motion which was voted on and carried.

PDC-0049-2011

1. That the report titled “Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan” dated September 13, 2011 from the Commissioner of Planning and Building, be received.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the September 13, 2011 report.
3. That the following correspondence be received:
 - (1) Email dated September 12, 2011 from Jurgis and Vida Kairys
 - (2) Letter dated September 30, 2011 from Jim Levac, Senior Associate, Weston Consulting Group Inc.
 - (3) Letter dated October 1, 2011 from A. Dean Summerville
 - (4) Letter dated October 3, 2011 from Wayne A. Summerville, solicitor for Donald A. Summerville
 - (5) Letter dated October 3, 2011 from Wayne A. Summerville
 - (6) Email dated October 3, 2011 from Aimee-Rose Tupaz, Ministry of Transport, Ontario
 - (7) Letter dated October 3, 2011 from Glen Broll, Partner Glen Schnarr & Associates Inc.

File: CD.03.COO

AMENDED (Councillor Nando Iannicca)

This public meeting was adjourned at approximately 8:05pm.

2. Ninth Line Corridor Lands – Wards 8, 9 and 10 – Outline of Development Processes

Corporate Report dated September 13, 2011 from the Commissioner of Planning and Building providing an outline of a proposed development process, and establishing a planning framework to guide future development of the Ninth Line Corridor Lands – Wards 8, 9 and 10.

Ward 10 Councillor, Sue McFadden informed the Committee that the she, Ward 8 Councillor, Katie Mahoney and Ward 9 Councillor, Pat Saito have been in consultation with the various City Departments and the residents of the respective Wards 8, 9 and 10. Councillor McFadden further advised the Committee that residents of Ninth Line are cognizant of developments along Ninth Line.

Ward 9 Councillor, Pat Saito expressed concerns with respect to the three to five years time line for a land use study and was of the opinion that two years would be more reasonable.

Ms. Wendy Alexander, Director of Transportation and Infrastructure Planning advised the Committee that attempts would be made to expedite the completion of the subwatershed study within two years. Ms. Alexander further advised that staff have had discussions with the Ministry of Transportation (MTO) on the Highway 407 transportation corridor.

Councillor Saito further expressed concerns with regard to the delay in the widening of the Ninth Line, which would eventually become an important transportation corridor in easing the current traffic loads on the Tenth Line corridor.

Ms. Wendy Alexander, Director of Transportation and Infrastructure Planning advised that staff is proposing, in the 2012 budget, an Environmental Assessment (EA) for the widening of Ninth Line, north of Derry Road. Staff also propose to include in this EA the feasibility of the grade separations.

Ward 10 Councillor, Sue McFadden commented on the effects of future developments along the Ninth Line corridor on Wards 9 and 10 and the necessity to widen the Ninth Line transit corridor.

Ward 10 Councillor, Sue McFadden moved the following motion which was voted on and carried.

PDC-0050-2011

1. That City Council provide direction to staff to undertake a site specific amendment to the Town of Milton Official Plan and Zoning By-law provisions related to the Ninth Line Corridor lands which were incorporated by reference into the City of Mississauga Official Plan and Zoning By-law, to permit a community centre with sports fields on the site identified as Park 459 in Appendix 2 of the report titled *Ninth Line Corridor Lands - Wards 8, 9 and 10 - Outline of Development Processes* dated September 13, 2011 from the Commissioner of Planning and Building.
2. That City Council provide direction to staff to undertake an Official Plan amendment and rezoning review process, including a municipal comprehensive review in accordance with the Regional Official Plan Section 7.9.2.12, for the Ninth Line Corridor lands, as identified in Appendix 5 and 6 of the report titled *Ninth Line Corridor Lands - Wards 8, 9 and 10 - Outline of Development Processes*, dated September 13, 2011 from the Commissioner of Planning and Building, to establish a planning framework to guide future development.

File: CD.04.NIN (Ninth Line Corridor)

APPROVED (Councillor Sue McFadden)

Please note that an inadvertent omission in recommendation PDC-0050-2011 was corrected by Council on November 9, 2011 (see Motions section of Council Minutes).

ADJOURNMENT – 8:20P.M.