



MINUTES

PLANNING & DEVELOPMENT COMMITTEE THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, NOVEMBER 3, 2008
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 Carmen Corbasson (Ward 1) (Chair)
 - Councillor Pat Mullin (Ward 2)
 - Councillor Frank Dale (Ward 4)
 - Councillor Eve Adams (Ward 5)
 - Councillor Carolyn Parrish (Ward 6)
 - Councillor Nando Iannicca (Ward 7)
 - Councillor Katie Mahoney (Ward 8) (afternoon session)
 - Councillor Pat Saito (Ward 9) (afternoon session)
 - Councillor Sue McFadden (Ward 10)
 - Councillor George Carlson (Ward 11)
 - Mayor Hazel McCallion (evening session)
- MEMBERS ABSENT:**
- Councillor Maja Prentice (Ward 3)
 - Councillor Katie Mahoney (Ward 8) (other municipal business - evening session)
 - Councillor Pat Saito (Ward 9) (other municipal business - evening session)
 - Mayor Hazel McCallion (other municipal business - afternoon session)

Contact: Debbie Sheffield, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 3795 / Fax 905-615-4181
E-Mail: debbie.sheffield@mississauga.ca

STAFF PRESENT: Mr. E. Sajecki, Commissioner of Planning & Building
Ms. M. Ball, Director, Development & Design
Ms. L. Pavan, Manager, Development Team North
Mr. R. Poitras, Manager, Development Team South
Mr. J. Calvert, Director, Policy Planning
Ms. A. Dietrich, Manager, Research & Special Projects
Ms. P. Mikicich, Planner, Policy Planning
Ms. E. Irvine, Planner, Policy Planning
Ms. M. Bracken, Planner, Policy Planning
Ms. T. Kerr, Planner, Policy Planning
Ms. S. Khan, Planner, Policy Planning
Mr. R. Hughes, Planner, Development & Design
Mr. J. Famme, Planner, Development & Design
Mr. D. Breveglieri, Planner, Development & Design
Ms. J. McAuliffe, Planner, Development & Design
Mr. O. Terminesi, Manager, Development Engineering
Mr. G. Smith, Planner, Community Services
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

INDEX - PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 3, 2008

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. ADDENDUM REPORT – Proposed Amendments to By-law 0225-2007, 7351 Bramalea Road, East side of Bramalea Road, north of Drew Road, Owner: Malkit Dhaliwal, Applicant: Malkit Dhaliwal, Bill 20, OZ 00/014, Ward 5.
2. REMOVAL OF THE "H" HOLDING SYMBOL – Removal of the "H" Holding Symbol from Zoning By-law 0225-2007, Part of Lot 7, Concession 1, W.H.S., Northwest quadrant of Highway 401 and Hurontario Street, Owner: Orlando Corporation, Applicant: Philip Stewart, Pound & Stewart Associates Limited, H-OZ 07/006, Ward 5.
3. Sustainable Living: A Growth Management Strategy for Mississauga – Mississauga Plan Review.
4. Mississauga Plan Review – Project Update and Proposed Framework
5. Natural Areas Survey – 2007 Update

INDEX - PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 3, 2008

EVENING SESSION – 7:00 P.M.

6. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications,
1261 Southdown Road, East side of Southdown Road, south of Truscott Drive, Owner:
Nasir Hamid Choudhry and Yasmin Nasir Choudhry, Applicant: Glen Schnarr and
Associates Inc., Bill 51, OZ 07/018, Ward 2.

7. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications,
3100 Cawthra Road, Southwest corner of Cawthra Road and Silver Creek Boulevard,
Owner: Febau (Canada) Limited, Applicant: David Brown Associates, Bill 20,
OZ 06/014, Ward 4.

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 3, 2008**CALL TO ORDER @ 1:30 P.M.****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Nil

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

1. ADDENDUM REPORT – Proposed Amendments to By-law 0225-2007, 7351 Bramalea Road, East side of Bramalea Road, north of Drew Road, Owner: Malkit Dhaliwal, Applicant: Malkit Dhaliwal, Bill 20, OZ 00/014, Ward 5.

Report dated October 14, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to By-law 0225-2007 under File OZ 00/014 W5, Malkit Dhaliwal, 7351 Bramalea Road, east side of Bramalea Road, north of Drew Road.

RECOMMENDATION:

That the Report dated October 14, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to By-law 0225-2007 under File OZ 00/014 W5, Malkit Dhaliwal, 7351 Bramalea Road, east side of Bramalea Road, north of Drew Road, be adopted in accordance with the following:

1. That the application to change the Zoning from "D" (Development) to "E2" (Employment) and "G1" (Greenbelt) to permit industrial employment and greenbelt uses, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Councillor Carmen Corbasson confirmed that there were no persons in the audience, other than the applicant, with respect to the subject matter.

Councillor Eve Adams made a verbal motion to approve the recommendation as outlined in the Corporate Report dated October 14, 2008 from the Commissioner of Planning and Building with respect to the Proposed Amendments to By-law 0225-2007, 7351 Bramalea Road, which was voted on and carried.

APPROVED

Recommendation PDC-0073-2008 (Councillor Eve Adams)

OZ 00/014 W5

2. REMOVAL OF THE "H" HOLDING SYMBOL – Removal of the "H" Holding Symbol from Zoning By-law 0225-2007, Part of Lot 7, Concession 1, W.H.S., Northwest quadrant of Highway 401 and Hurontario Street, Owner: Orlando Corporation, Applicant: Philip Stewart, Pound & Stewart Associates Limited, H-OZ 07/006, Ward 5.

Report dated October 14, 2008, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 07/006 W5, Orlando Corporation, Part of Lot 7, Concession 1, W.H.S., northwest quadrant of Highway 401 and Hurontario Street.

RECOMMENDATION:

That the Report dated October 14, 2008, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 07/006 W5, Orlando Corporation, Part of Lot 7, Concession 1, W.H.S., northwest quadrant of Highway 401 and Hurontario Street, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

Councillor Carmen Corbasson confirmed that there were no persons in the audience with an interest in the subject matter.

A verbal motion by Councillor Eve Adams to approve the recommendation as outlined in the Corporate Report dated October 14, 2008 from the Commissioner of Planning and Building with respect to the Removal of the "H" Holding Symbol from Zoning By-law

0225-2007, Part of Lot 7, Concession 1, W.H.S., northwest quadrant of Highway 401 and Hurontario Street, was voted on and carried.

APPROVED

Recommendation PDC-0074-2008 (Councillor Eve Adams)

H-OZ 07/006 W5

3. Sustainable Living: A Growth Management Strategy for Mississauga – Mississauga Plan Review

Report titled “*Sustainable Living: A Growth Management Strategy for Mississauga - Mississauga Plan Review*” dated October 14, 2008 from the Commissioner of Planning and Building.

RECOMMENDATION:

That the report titled “*Sustainable Living: A Growth Management Strategy for Mississauga - Mississauga Plan Review*” dated October 14, 2008 from the Commissioner of Planning and Building be endorsed as the basis for the preparation of the new Official Plan and circulated for comment.

John Calvert, Director, Policy Planning addressed Committee and advised that the intention of the two Corporate Reports being considered as Items 3 and 4, is to set the stage for the second phase of development and future growth of Mississauga.

Mr. Calvert introduced Paulina Mikicich, Planner and Angela Dietrich, Project Chair as staff members associated with the in-house team working on the new Official Plan. He also introduced the consultants involved on the project as Jennifer Keesmaat, Antonio Gomez-Palacio, both of Office for Urbanism, and Pamela Sweet of FoTenn Consultants in Ottawa.

Mr. Calvert noted the interim residential intensification policy adopted a few years ago and stated that the Growth Management Strategy is the final solution for intensification and growth within the City. The tight timeframes associated with the new Official Plan were noted, with a presentation to Council by June 2009. Mr. Calvert explained that the Growth Management Strategy report is the basis for the new Official Plan, and allows for growth allocated in the Growth Plan to 2031 and beyond. He noted alignment with the Growth Plan, draft Strategic Plan and draft Metrolinx Plan. Mr. Calvert advised that the presentation was vetted by a technical advisory committee, steering committee (comprised of all Directors), departmental leadership teams and at the Leadership Team

off-site meeting. He noted that discussions are ongoing with the Region and Conservation Authority. As emphasized by Mr. Calvert, the intention is not to duplicate the visioning exercise of the BC21 Team. However, some form of public consultation with respect to the Official Plan will take place. He noted that a website has been established for the Official Plan review.

Mr. Calvert requested that Committee endorse the Growth Management Strategy as the basis of urban structure for the Official Plan, and its circulation for comments. He also requested that Committee endorse the proposed format and structure for the Official Plan and the transfer of money from the reserve fund into this year's Budget, in order to move forward with an RFP and the hiring of a consultant.

Paulina Mikicich, Planner addressed Committee and made a presentation with respect to *Sustainable Living: A Growth Management Strategy for Mississauga – Mississauga Plan Review*. She described the strategy as a long term growth management and land use plan that is consistent with the Provincial Policy Statement and draft Strategic Plan. She outlined the reasons for the Growth Management Strategy as responding to changing land development pressures (intensification versus greenfield); supporting City-building; promoting fiscal sustainability; protecting what is valued; and implementing the initiatives of the draft Strategic Plan. Ms. Mikicich discussed how Mississauga should plan for growth by building complete communities, protecting and enhancing the environment, creating an efficient urban structure and maintaining a strong economy.

Ms. Mikicich continued by explaining the City Structure Concept as illustrated in Appendix 2 of the Corporate Report. She discussed various elements such as the Urban Growth Centres, Major Nodes and Stable (residential) Neighbourhoods. The four proposed Corporate Centres were noted as the Airport Corporate Centre, Gateway, Meadowvale Business Park and Sheridan Research Park. Ms. Mikicich stated that Employment Areas contain a diversity of employment uses which are proposed to be protected and preserved to promote a healthy economy. Special Purpose Centres, i.e. the Airport and U of T, were mentioned with a focus on improved transit access. Ms. Mikicich discussed Urban Corridors as major connectors and important elements within the public realm. Intensification Corridors with a high capacity for development and redevelopment, as well as target areas for higher order transit were mentioned. An overlay of the draft Regional Transportation Plan (Metrolinx) was displayed showing a close alignment to the City's Structure Concept. Future intensification opportunities were noted along the BRT and Lakeshore East Corridor.

In conclusion, Ms. Mikicich stated that the Growth Management Strategy achieves the capacity to accommodate growth in Mississauga by 2031 and beyond, sets out the policy foundation for directing growth to a series of nodes, centres and corridors, and

implements the vision of the draft Strategic Plan. She added that the Strategy clearly outlines where growth is desired and where it is not desired and facilitates the evaluation of development proposals while providing clarity on intensification objectives. She noted that next steps would be to circulate the Strategy and incorporate principles into the draft Official Plan.

Councillor Pat Mullin expressed her desire for quick receipt and implementation of comments. She felt that a great deal of what is being considered has already been dealt with through intensification plans conducted, and that the Growth Management Strategy should be endorsed promptly as a result. Councillor Mullin stated that some development applications do not support any value to communities and can be expensive to defend at the Ontario Municipal Board. She emphasized the importance of moving forward with development that is sustainable and encouraging green initiatives. She inquired about the City's status as it relates to the Growth Plan and population projections. Councillor Mullin asked for clarification with respect to the difference between the Region's and the City's review.

In response to Councillor Mullin's inquiries, Angela Dietrich, Manager, Research and Special Projects advised that 70,000 to 100,000 residents will have to be accommodated and 50,000 to 80,000 jobs, and that the Strategy proposed can adequately deal with these numbers. She also noted that the new growth forecast will be forthcoming. Ms. Dietrich stated it is unknown at this time what the Region will allocate to the City, but was positive about the City's position outside of some minor tweaking. She noted, with respect to green initiatives, that the Strategy being presented establishes a solid framework with references made to protecting natural areas. However, a follow-up will be required with detailed studies on nodes and corridors. She commented that other Official Plan policies will enforce the 'Living Green' concept.

Councillor Mullin inquired about the Growth Management Strategy and its ability to provide the necessary tools in evaluating development applications. Ed Sajecki, Commissioner of Planning and Building advised that new information and documents are always utilized when evaluating development proposals. He noted that currently corporate reports integrate comments on green initiatives. Mr. Sajecki stated that the Growth Management Strategy, the Official Plan and draft Strategic Plan provide major pieces of documentation to be utilized, with a priority placed on transportation initiatives, which adequately positions us going forward.

Councillor Frank Dale noted his support for the term "Uptown" used to describe the Hurontario and Eglinton Urban Growth Centre (UGC). He expressed concerns with respect to what is proposed for this UGC, how existing development applications will be addressed, and what safeguards are in place to ensure conformity. He made reference to

the lands located east of the plaza at Hurontario and Eglinton known as the "Elia" lands which were zoned high density by the Ontario Municipal Board. Councillor Dale expressed concern with respect to traffic congestion in City Centre particularly with the opening of Confederation Parkway and the BRT which is not yet in place, and he suggested phasing in development.

Ed Sajecki clarified that the Strategy can be used to set the context, however, existing zoning allows the individual rights to proceed with a building permit. He agreed that phasing of development is important with respect to infrastructure and felt most development would take place post 2031 once transportation is in place.

Councillor Eve Adams made an inquiry on how far north the major node at Hurontario and Eglinton would extend. She felt favourably towards the name "Uptown" but suggested that prior to formalizing a name for the area, community input should be considered along with names of historical significance.

Angela Dietrich responded to Councillor Adams' inquiry and advised that the boundaries of the node have not changed, but consideration will be given to boundaries as part of the exercise with the community. Ed Sajecki added that both Councillors Adams and Dale had spoken with him with respect to naming of the community, which he felt was an excellent idea in creating identity.

Councillor Carmen Corbasson thought the report was excellent and should remove a lot of ambiguity that currently exists. She inquired about the type of feedback that staff were seeking and about the public engagement process.

Angela Dietrich advised that the document will be circulated for comments. She noted that formal comments will be incorporated into the Official Plan process. John Calvert stated that the *Planning Act* requires a formal public consultation be held and that prescribed bodies/stakeholders be included in the process. He noted that public consultation will not be extensive and offered to hold individual Ward meetings if desired by Council. Ed Sajecki advised that staff will deal with any areas the Councillors deem to be 'hot spots' if required.

Councillor Pat Mullin made a verbal motion to approve the recommendation as outlined in the Corporate Report dated October 14, 2008 from the Commissioner of Planning and

Building with respect to *Sustainable Living: A Growth Management Strategy for Mississauga – Mississauga Plan Review*, which was voted on and carried.

APPROVED

Recommendation PDC-0075-2008 (Councillor Pat Mullin)

CD.03.MIS

4. Mississauga Plan Review – Project Update and Proposed Framework

Report titled “*Mississauga Plan Review – Project Update and Proposed Framework*” dated October 14, 2008 from the Commissioner of Planning and Building.

RECOMMENDATION:

1. That the framework proposed in the report titled “*Mississauga Plan Review – Project Update and Proposed Framework*” dated October 14, 2008 from the Commissioner of Planning and Building, be endorsed as the basis for the preparation of the new Official Plan.
2. That a transfer of \$100,000 from the Planning Process Update Reserve to undertake the public engagement for the Mississauga Plan Review, be approved and that the required by-laws and operating budget adjustments for the 2008 Operating Budget, be approved.

Jennifer Keesmaat, Planner with Office for Urbanism addressed Committee and made a presentation with respect to the Mississauga Official Plan, which she described in relation to a new vision for the City. She explained that the Official Plan framework establishes the context, our understanding of the City, a future vision, priorities, a regulatory structure and a process for implementation. She described the approach as strategic in communicating the City's priorities over the next 10-25 years.

Ms. Keesmaat discussed the Official Plan as it relates to the Provincial Policy Statement, Places to Grow, the Growth Plan, Mississauga Strategic Plan and the Regional Transportation Plan. She noted alignment and consistency with the Region's Official Plan which is currently under review. Ms. Keesmaat described the Official Plan review process and the development of the draft Official Plan framework, which is currently at the cross-departmental consultation stage.

Ms. Keesmaat continued by describing the structure of the new Official Plan with a series of sections, i.e. The Vision, Directions, Primary Land Use Designations, Secondary Land Use Designations and Zoning By-laws. She explained the use of primary and secondary land use designations with respect to character and mix of uses. Eleven primary land use designations were identified along with their relationship to secondary land use designations.

The past use of District Plans and the importance of history and geography, which served well with greenfield development, was discussed. Ms. Keesmaat stressed that a new approach is needed with infill development. She described the implementation of Area Plans which are based on different considerations. She advised that the District Plan content is reorganized to reflect that the City is now being planned as an integrated whole opposed to a series of parts, and content has been shifted to areas where it makes the most sense in order to simplify the overall plan and make it readable.

An overview of the new Official Plan format and key messages were provided by Ms. Keesmaat. The next steps were noted as endorsement of the framework, preparation and circulation of the draft Official Plan (winter/spring), municipal approval of the draft Official Plan (June 2009), and approval of the Official Plan by Regional Council (2009).

Councillor Pat Mullin expressed her support for the review and enhancement of District Plans. She stated that District Plans are very watered down and she was optimistic that the new Official Plan would unfold in a positive way. She was pleased that additional time will be spent on built form as it relates to density and noted her desire to see more detail associated with the character of neighbourhoods. She noted that residents will find the presentation of the Official Plan very technical in nature and it may not be suitable for a public presentation. Residents, she advised, rely heavily on the District Plans when evaluating a development application. Councillor Mullin emphasized the need for the Southdown and Clarkson Village District Policies to come forward.

Councillor Eve Adams indicated her support with respect to daycare uses in offices within the Gateway area. She noted the inability to amend the municipal Official Plan and stated that the City is working with the Region. Ed Sajecki mentioned being caught up in the Region's review of their Official Plan.

Phil Stewart of Pound and Stewart Planning addressed Committee on behalf of Orlando Corporation and advised that his client supports day care uses. He mentioned a report to the Region which is currently being circulated.

A verbal motion by Councillor Pat Mullin to approve the recommendation as outlined in the Corporate Report dated October 14, 2008 from the Commissioner of Planning and

Building with respect to the Mississauga Plan Review – Project Update and Proposed Framework, was voted on and carried.

APPROVED

Recommendation PDC-0076-2008 (Councillor Pat Mullin)

CD.03.MIS

5. Natural Areas Survey – 2007 Update

Report titled “*Natural Areas Survey - 2007 Update*” dated October 14, 2008, from the Commissioner of Planning and Building.

RECOMMENDATION:

1. That Schedule 3: Environmental Areas, in Mississauga Plan be amended through the Mississauga Plan Review, as shown on Appendix 1 of the report titled “*Natural Areas Survey - 2007 Update*”, dated October 14, 2008, from the Commissioner of Planning and Building.
2. That the report titled “*Natural Areas Survey - 2007 Update*” dated October 14, 2008, from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Region of Peel, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation Authority.

Councillor Pat Mullin commented on the importance of the report which will enforce partnership versus duplication.

A verbal motion was made by Councillor Mullin to approve the recommendation as outlined in the Corporate Report dated October 14, 2008 from the Commissioner of Planning and Building with respect to the Natural Areas Survey – 2007 Update, which was voted on and carried.

APPROVED

Recommendation PDC-0077-2008 (Councillor Pat Mullin)

EC.10.ENV (2007)

Councillor Eve Adams moved a verbal motion to recess the meeting at approximately 3:00 p.m. which was voted on and carried.

EVENING SESSION – 7:00 P.M.

6. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1261 Southdown Road, East side of Southdown Road, south of Truscott Drive, Owner: Nasir Hamid Choudhry and Yasmin Nasir Choudhry, Applicant: Glen Schnarr and Associates Inc., Bill 51, OZ 07/018, Ward 2.

Report dated October 14, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II - Special Site" and to change the Zoning from "R3-1" (Detached Dwelling) to "R3 - Exception" (Detached Dwelling, Day Care and Office) in By-law 0225-2007, to permit day care and office uses in a proposed two storey building under file OZ 07/018 W2, Nasir Hamid Choudhry and Yasmin Nasir Choudhry, 1261 Southdown Road.

RECOMMENDATION:

That the Report dated October 14, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II - Special Site" and to change the Zoning from "R3-1" (Detached Dwelling) to "R3 - Exception" (Detached Dwelling, Day Care and Office) in By-law 0225-2007, to permit day care and office uses in a proposed two storey building under file OZ 07/018 W2, Nasir Hamid Choudhry and Yasmin Nasir Choudhry, 1261 Southdown Road, be received for information.

Councillor Carmen Corbasson called this public meeting to order at approximately 7:05 p.m. and read the above recommendation from the Corporate Report.

There were no people in the audience who expressed interest in the subject matter.

Councillor Pat Mullin stated that a presentation by the applicant was not required and that a community meeting was held on September 16, 2008. She noted a concern with respect to the architectural design of the proposed development and advised of her meeting with the applicant's representative. Councillor Mullin emphasized the importance of setting the tone for future development along the Southdown corridor and stated the proposed building will be one of prominence.

David Breveglieri, Planner confirmed staff's satisfaction with respect to the upgraded elevations submitted by the applicant.

Councillor Pat Mullin moved a verbal motion to approve the recommendation as outlined in the Corporate Report dated October 14, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications for 1261 Southdown Road, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting, which was voted on and carried.

A verbal motion was also made by Councillor Mullin to receive the letter dated October 14, 2008 from Mr. Walter H. Watt, Property Administrator, Trans-Northern Pipelines Inc. providing comments with respect to the proposed application, which was voted on and carried.

The public meeting closed at approximately 7:10 p.m.

AMENDED/RECEIVED

Recommendation PDC-0078-2008 (Councillor Pat Mullin)
OZ 07/018 W2

7. PUBLIC MEETING – Official Plan Amendment and Rezoning Application,
3100 Cawthra Road, Southwest corner of Cawthra Road and Silver Creek Boulevard,
Owner: Febau (Canada) Limited, Applicant: David Brown Associates, Bill 20, OZ
06/014, Ward 4.

Report dated October 14, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "General Commercial" and to change the zoning from "C5-3" (Motor Vehicle Commercial) to "C2 - Exception" (Neighbourhood Commercial) to permit neighbourhood commercial uses in a proposed one (1) storey building under file OZ 06/014 W4, Febau (Canada) Limited, 3100 Cawthra Road.

RECOMMENDATION:

That the Report dated October 14, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "General Commercial" and to change the zoning from "C5-3" (Motor Vehicle Commercial) to "C2 - Exception" (Neighbourhood Commercial) to permit neighbourhood commercial uses in a proposed one (1) storey building under file OZ 06/014 W4, Febau (Canada) Limited, 3100 Cawthra Road, be received for information.

Councillor Carmen Corbasson called this public meeting to order at approximately 7:10 p.m. and read the recommendation from the Corporate Report.

It was noted that there were people in the audience with an interest in the subject matter.

David Brown of David Brown Associates addressed Committee and made a presentation with respect to the subject matter. He described the subject property located at the southwest corner of Cawthra Road and Silver Creek Boulevard previously occupied by an automobile service station which has been decommissioned and remediated. The adjacent existing retail plaza abutting the subject property, he advised, is under the same ownership.

Mr. Brown provided an overview of the applications to amend the Official Plan from "Motor Vehicle Commercial" to "General Commercial" and to change the zoning from "C5-3" (Motor Vehicle Commercial) to "C2-Exception" (Neighbourhood Commercial). The exception, he explained, relates to increased setbacks of 7.5 metres to provide a view corridor to the Cherry Hill House located on the adjacent property, and the removal of the loading space requirement. Mr. Brown commented that the proposal is for a building approximately 10,000 square feet in size and tenants have not yet been secured. A concept site plan was displayed showing the location of the building and parking spaces being proposed. Access to the site from the existing commercial plaza was discussed which, as mentioned by Mr. Brown, was the original plan indicated by the existing curbs. It was noted that consideration was given to the architecture of the existing Cherry Hill House when designing the architectural feature of the proposed building.

Mr. Brown clarified that a full range of commercial uses is being proposed and a restaurant is permitted under this designation. However, he noted that a 60 metre setback to a residential zone would be required for a restaurant, which would be subject to a further public process and review.

Councillor Frank Dale thanked residents for their attendance at the community meeting held on September 18, 2008 and at this evening's meeting. He clarified that a decision was not being made at this time and tonight was an opportunity for interested parties to formally make comments. Councillor Dale pointed out that a subsequent meeting will be scheduled when a report with a recommendation will come forward. He noted resident concerns about the adjacent plaza to the subject property, which is owned by the applicant, with respect to disrepair, litter etc. Councillor Dale advised that he has made frequent visits to the site and has requested that the By-law Enforcement Division address the issues. He felt improvements have been made with respect to the concerns expressed.

Councillor Dale noted his support for the proposed application and explained the challenges experienced throughout the City when dealing with former service station sites and determining an appropriate use. Councillor Dale stressed the wishes of the

community to have a food store in the plaza, possibly as an anchor, that could attract other business. He felt there was a sufficient concentration of density in the area to warrant a grocery store at the subject property. Councillor Dale strongly emphasized the need to prohibit access onto Cawthra Road.

David Brown advised that the proposed development will provide the flexibility needed to attract a quality food store as desired by the community.

Ozzie Terminesi, Manager, Development Engineering acknowledged that Cawthra is a regional road, but felt confident access would not be permitted. He confirmed that access onto Silver Creek Boulevard would not pose a problem.

Councillor Dale urged residents in the audience to sign the register in order to be advised of future meetings pertaining to the proposal where a staff recommendation will be presented.

Councillor Frank Dale made a verbal motion to approve the recommendation as outlined in the Corporate Report dated October 14, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications for 3100 Cawthra Road, which was voted on and carried.

The public meeting closed at approximately 7:20 p.m.

RECEIVED

Recommendation PDC-0079-2008 (Councillor Frank Dale)

OZ 06/014 W4

ADJOURNMENT @ 7:20 p.m.

REPORT 15 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

The Planning and Development Committee presents its fifteenth report of 2008 and recommends:

PDC-0073-2008

That the Report dated October 14, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to By-law 0225-2007 under File OZ 00/014 W5, Malkit Dhaliwal, 7351 Bramalea Road, east side of Bramalea Road, north of Drew Road, be adopted in accordance with the following:

1. That the application to change the Zoning from "D" (Development) to "E2" (Employment) and "G1" (Greenbelt) to permit industrial employment and greenbelt uses, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

OZ 00/014 W5

PDC-0074-2008

That the Report dated October 14, 2008, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 07/006 W5, Orlando Corporation, Part of Lot 7, Concession 1, W.H.S., northwest quadrant of Highway 401 and Hurontario Street, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

H-OZ 07/006 W5

PDC-0075-2008

That the report titled "*Sustainable Living: A Growth Management Strategy for Mississauga - Mississauga Plan Review*" dated October 14, 2008 from the Commissioner of Planning and Building be endorsed as the basis for the preparation of the new Official Plan and circulated for comment.

CD.03.MIS

PDC-0076-2008

1. That the framework proposed in the report titled "*Mississauga Plan Review – Project Update and Proposed Framework*" dated October 14, 2008 from the Commissioner of Planning and Building, be endorsed as the basis for the preparation of the new Official Plan.
2. That a transfer of \$100,000 from the Planning Process Update Reserve to undertake the public engagement for the Mississauga Plan Review, be approved and that the required by-laws and operating budget adjustments for the 2008 Operating Budget, be approved.

CD.03.MIS

PDC-0077-2008

1. That Schedule 3: Environmental Areas, in Mississauga Plan be amended through the Mississauga Plan Review, as shown on Appendix 1 of the report titled "*Natural Areas Survey - 2007 Update*", dated October 14, 2008, from the Commissioner of Planning and Building.
2. That the report titled "*Natural Areas Survey - 2007 Update*" dated October 14, 2008, from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Region of Peel, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation Authority.

EC.10.ENV (2007)

PDC-0078-2008

1. That the Report dated October 14, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II - Special Site" and to change the Zoning from "R3-1" (Detached Dwelling) to "R3 - Exception" (Detached Dwelling, Day Care and Office) in By-law 0225-2007, to permit day care and office uses in a proposed two storey building under file OZ 07/018 W2, Nasir Hamid Choudhry and Yasmin Nasir Choudhry, 1261 Southdown Road, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.
2. To receive the letter dated October 14, 2008 from Mr. Walter H. Watt, Property Administrator, Trans-Northern Pipelines Inc. providing comments with respect to the proposed application for 1261 Southdown Road.

OZ 07/018 W2

PDC-0079-2008

That the Report dated October 14, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "General Commercial" and to change the zoning from "C5-3" (Motor Vehicle Commercial) to "C2 - Exception" (Neighbourhood Commercial) to permit neighbourhood commercial uses in a proposed one (1) storey building under file OZ 06/014 W4, Febau (Canada) Limited, 3100 Cawthra Road, be received for information.

OZ 06/014 W4