

Issued February 27, 2012  
Revised March 19, 2012



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, FEBRUARY 13, 2012 – 7:00PM**

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

<http://www.mississauga.ca>

Present:	Mayor Hazel McCallion	
	Councillor Pat Mullin	Ward 2 (Departed 9:25 p.m.)
	Councillor Chris Fonseca	Ward 3
	Councillor Frank Dale	Ward 4 <b>(Chair)</b>
	Councillor Bonnie Crombie	Ward 5
	Councillor Ron Starr	Ward 6
	Councillor Nando Iannicca	Ward 7
	Councillor Katie Mahoney	Ward 8
	Councillor Pat Saito	Ward 9
	Councillor Sue McFadden	Ward 10
	Councillor George Carlson	Ward 11
Absent:	Councillor Jim Tovey	Ward 1

Laura Wilson, Legislative Coordinator, Office of the City Clerk  
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STAFF PRESENT:

Mr. E. Sajecki, Commissioner of Planning and Building  
Ms. W. Alexander, Director, Infrastructure and Planning  
Ms. Marilyn Ball, Director, Development and Design  
Mr. G. Smith, Team Leader, Park Assets Planning  
Ms. D. Rusnov, Manager Development Central  
Mr. D. Morita, Manager Development Engineering  
Mr. S. Barrett, Manager, Transportation and Asset Management  
Ms. A. Wilson - Peebles, Legal Counsel, Municipal  
Mr. J. Hardcastle, Planner  
Mr. R. Hughes, Planner  
Mr. H. Lynch, Planner  
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk  
Ms. L. Wilson, Legislative Coordinator, Office of the City Clerk

## **PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 13, 2012**

### **CALL TO ORDER:**

7:00 P.M.

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

Councillor Pat Mullin, Ward 2, declared a conflict with respect to item number 5, Official Plan Amendment and Rezoning Applications to permit an eleven-storey retirement building, a one-storey commercial building, a maximum of 54 townhouse units, to recognize the existing fitness club and medical building, and to reduce the width of the North Service Road Right-of-Way to 20 m (65.6 ft.) 2021-2041 Cliff Road Part of Block 13, Registered Plan B-27 Northeast corner of North Service Road and Cliff Road. Owner: Gemini Urban Design (Cliff) Corp. Applicant: J. Levac, Weston Consulting Group Inc. Bill 20 (Ward 7), indicating that she is a member of the Health Club that is located in the plaza.

### **MATTERS CONSIDERED**

1. **PUBLIC MEETING**  
**Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Lakeshore Road West – Clarkson Village Study**  
**Bill 51 (Ward 2)**

Councillor Frank Dale, Ward 4, Chair, called this public meeting to order at 7:01 p.m.

John Hardcastle, Planner, made a deputation with respect to the Lakeshore Road West – Clarkson Village Study. He outlined the location of the subject lands. He spoke to built form, height and setbacks of the proposed development. He also spoke to the concept street scape plans and presented a conceptual cross section street scape. Mr. Hardcastle outlined the long term Access Management Plan and stipulated how traffic is intended to flow. He specified that the management of vehicular and pedestrian access would require both short term and long term plans.

Mr. Hardcastle outlined the next steps including receiving input from the public, revising proposed amendments as necessary, presenting the revised proposal to the Planning and Development Committee (the Committee), preparation of design guidelines and a master street scape plan and finally, the implementation plan.

Boyd Upper, resident, Lorne Park, outlined his activities in the community, including his involvement with the development of the Clarkson Village. Mr. Upper noted concern with respect to the lack of public meetings regarding the proposed development in the past years. He outlined the original plan conceptualized for Clarkson Village and expressed concern that the plan had changed greatly. Mr. Upper raised a question regarding what a study with community input means if a developer can request zoning changes causing the plan to change drastically. He also noted concern with respect to zoning and what future development might bring to the area.

Mr. Upper noted that residents require the opportunity to review the plan again because after seven years, the plan is not where the community would like it to be. He suggested that a definition of what the Clarkson Village is intended to be should be created and further suggested that definitive plans be created which developers could look at and use as a template for their development plans to ensure that they are appropriate for the community. He noted concern with the public being presented with one plan and then the plan drastically evolving with little public input.

Collin McAlpine (ph), 49 -1200 Walden Circle, addressed the Committee and noted his objection to the Public Notice being available only one week prior to the public meeting. He noted that he felt that the web link on the Public Notice did not provide enough information. Mr. McAlpine also raised an objection to the length of the two hundred and ninety (290) page Corporate Report regarding the Clarkson Village Study. He suggested that considering the length of the Corporate Report, the public had not been given sufficient time to review it and requested that in light of this, all discussion and voting be suspended until residents have time to thoroughly review the Corporate Report.

Councillor Frank Dale requested that staff verify the process and Mr. Hardcastle outlined the public engagement process that had taken place and stipulated that changes to the new Mississauga Official Plan had delayed the distribution of the report. Madam Mayor spoke to the matter and noted that the recommendation in the Corporate Report is not to adopt the plan but to receive the report. She further noted that following the receipt of the report and prior to any plan being adopted, there would be time for the residents to review the report and offer input.

Mr. McAlpine asked for clarification with respect to timelines and asked if there would be enough time for the public to provide input. Mr. Hardcastle noted that staff were waiting on the Ontario Municipal Board (OMB) to deal with the new Official Plan and that the Planning Department cannot come back to the Planning and Development Committee until the OMB has dealt with the plan. He further noted that the time lines could be highly variable.

Councillor Pat Mullin, Ward 2, assured residents that there will be time for the public to review the reports and stipulated that the plan will not go forward for some time. She confirmed that the Phase Two Report is the report that the public will comment on and noted that there are documents that the public can review, other than the two hundred and ninety (290) page Report which highlight the information in the Corporate Report. Mr. Hardcastle noted that he would make the documents available to the resident.

Madam Mayor sought clarification with respect to Mr. McAlpine's involvement with the planning process. He noted that he moved into the area in 1999 and noted that he had not been following the process and information in depth because he had been relying on other groups to relay the information.

Glen Broll, Glen Schnarr and Associates, Planning Consultants for Stonebrook Properties and Rio Cann addressed the Committee. Mr. Broll noted that his clients would like the opportunity to review the report and would like further discussion to take place with respect to the plan. Councillor Dale noted that there would be time for Mr. Broll's clients to review and address the report.

Councillor Mullin addressed the Committee and the public and noted that she did not know of a study that had taken so much time. She outlined those involved in the study and noted the opportunities that the public had to review it. She noted that the study was meant to look at where Clarkson Village would like to be and that the goal of the study was to look at the core of the Village. Councillor Mullin stipulated that the definition of the Clarkson Village core needed to be addressed. She spoke to the proposed density and stipulated that six (6) storey buildings are inappropriate and that three (3) storey buildings would be more appropriate for the area. She spoke to underground parking and noted that there should be no above ground parking. Councillor Mullin stipulated that one of the biggest challenges to the development is Lakeshore Road because it is a multi lane speedway, lined with driveways and noted that she would propose a number of amendments to the plan.

Councillor Mullin raised concerns with respect to inconsistencies in the Corporate Report and suggested that the report be received and that the plan be reviewed again. She drew the Committee's attention to page one twenty three (123) of the Corporate Report and raised concern with Clarkson Village being identified in the report as an intensification area, noting that this was not the case.

Councillor Pat Mullin, Ward 2, moved the following motion, which was voted on and carried.

PDC-0010-2012

1. That the report titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Lakeshore Road West – Clarkson Village Study," dated January 24, 2012 from the Commissioner of Planning and Building be received for information.
2. That staff report back to Planning and Development Committee on any submissions made with respect to the January 24, 2012 report.
3. Moved receipt of the correspondences received.

File: CD.04.CLA

APPROVED – (Councillor P. Mullin)

This public meeting closed at 7:49 p.m.

2. SUPPLEMENTARY REPORT AND PUBLIC MEETING  
Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications -  
To permit townhouse, apartment, office and retail commercial, and parkland  
development 5044-5096 Hurontario Street Part of Lot 1, Concession 1, W.H.S.  
Northwest quadrant of Hurontario Street and Eglinton Avenue West  
Owner: Pinnacle International (Ontario) Limited  
Applicant: Phillip Levine, IBI Group, **Bill 51** (Ward 5)  
File: OZ 07/025 W5 and T-M07006 W5

Councillor Frank Dale called this public meeting to order at 7:49 p.m.

Rob Hughes, Planner, outlined the Supplementary Report. He noted the location of the site and detailed the subject lands. He outlined the background of the application and noted the concerns that had been raised during phase one of the proposal and the revisions that were made to the plan as a result of these concerns. Mr. Hughes stipulated that City of Mississauga staff were proposing that the plan be adopted and noted that the plan had been established in the Official Plan as an objective of the Hurontario Street Node. He noted that the existing and future road network could accommodate the anticipated traffic. He also noted that the development is consistent with and compatible with the surrounding land uses and that staff were recommending a cap of the amount of units. Mr. Hughes outlined the benefits of the plan which included a large park with neighbourhood and valley connections, well designed urban build form consistent and appropriate for the Hurontario Street area context and noted that the plan supports the installation of the Light Rail Transit (LRT) system. Mr. Hughes stipulated that the plan included an interconnected street network and noted that the proposed street network would help with the flow of traffic. He noted that the proposal supports a balanced mixture of uses with office and retail space, it provided a opportunity for additional public art and he specified that Pinnacle International (Ontario) Limited has committed to provide funds for public art. Mr. Hughes specified that development would be phased over time to allow for infrastructure improvements to be more closely aligned with build out and noted that the phasing plan would be brought to Council and would be established to the satisfaction of staff and Council. He specified that the townhouses would be constructed first followed by the apartment towers.

Councillor Frank Dale, Chair, invited the Ward Councillor to speak to the matter.

Councillor Bonnie Crombie, Ward 5, noted that she expects the development to proceed responsibly. She noted that the development is keeping with zoning intent and Official Plan and indicated that the developer had made many accommodations in keeping with Council and staff requests. She outlined the accommodations made by the developer and how concerns from the public, staff and Council had been addressed. She spoke to traffic and noted that City staff had ensured that infrastructure could meet the demands of the development. She noted that there had been very few objections to the plan and that the plan supported the development of City of Mississauga and that the density supports growth.

Councillor Crombie sought confirmation regarding whether or not the development and surrounding area could be adequately serviced. Mr. Hughes noted that the application was circulated to all technical agencies and they had expressed that hard and soft services would be supported. He further noted that the Region of Peel had expressed concern regarding wastewater and water management and had requested that a holding symbol be placed on the high-density lands until certain accommodations could be made, including the twinning of a water main on Hurontario Street. However, Mr. Hughes further noted that the Region of Peel had subsequently altered their opinion as outlined in the Addendum Report and recommended that these matters could be dealt with through the development agreement. Mr. Hughes stipulated that the water matter would be dealt with in time and the developer understood that they cannot build unless expectations are met.

Councillor Crombie requested information regarding how traffic will be managed with the increase in population. Steve Barrett, Manager, Transportation and Asset Management, noted that the development is significant and the applicant provided a comprehensive transportation impact study. He noted that the City of Mississauga had also hired a Transportation and Planning Consultant to conduct a traffic impact study and stipulated that both studies had provided a similar outcome concluding that the increase in traffic could be managed by the current infrastructure and by proposed enhancements. Mr. Barrett noted that during construction there would be disruptions but that plans would be put in place to mitigate these issues. Discussion ensued with respect to the construction of the LRT. Mr. Barrett noted that completion of the entire LRT from downtown Brampton to Port Credit would take approximately three years.

Councillor Crombie sought information with respect to public art and asked if there was commitment from Pinnacle International (Ontario) Limited to provide further funding. Mr. Hughes noted that Pinnacle International (Ontario) Limited had committed one hundred and fifty thousand dollars (\$150 000.00) in phase one for public art and further stipulated that there is a protocol to acquire additional funds for phase two and that the City of Mississauga would be using that protocol to acquire funding.



Councillor Crombie sought clarification regarding parkland development and asked what assurances were in place to ensure that the parkland would not be developed. Mr. Hughes noted that the City of Mississauga would be acquiring the parkland in advance of any permits being released. It was noted that the parkland could potentially be used for storm water management. Geoff Smith, Team Leader, Park Assets Planning, confirmed that the parkland would be acquired by the City of Mississauga upon the registration of the plan should the plan be approved and the lands would be designated Open Space and Greenbelt to further ensure that they would be used as public parkland in the future. Mr. Smith then clarified that determining which uses would be appropriate for the park blocks would occur following registration of the plan and further noted that the Community Services Department would work with the community to determine the types of storm water facilities that would be required to retain the natural areas.

Diane Dijonaro (ph), resident, 5334 Heritage Hills Boulevard, addressed the Committee and noted that her main concern is with respect to the impact construction would have on traffic. She also asked if Cooksville Creek Public School and Fairwind Middle School would have the opportunity to use the parkland and if the trees on the west side be replaced. Ms. Dijonaro also asked if the public would be able to review the plan before it is adopted.

Mr. Smith noted that the parkland area adjacent to the school would be available for school children and that it was envisioned as a trail connection that would extend between Hurontario Street and park blocks to the west. He noted that a pedestrian bridge was anticipated across Cooksville Creek that would connect to the larger park and greenbelt blocks on the west side. He further stipulated that should the application be approved, the park blocks would be fixed in configuration and size and that staff would work with the community to determine the nature of the various facilities and the extent of the re-planting and enhancements of the natural areas. Mr. Smith clarified that the parkland would offer a combination of passive and active recreation facilities. Councillor Frank Dale noted that residents could work with the Ward Councillor to establish appropriate facilities.

Mr. Barrett addressed the resident's concern regarding traffic and noted that construction of the LRT would take place block by block, and would not impact the entire roadway at once. He further noted that there would be a series of comprehensive construction plans to deal with the construction. He noted that the key to mitigating traffic interruptions was to protect residential roads and school areas. He stipulated that the City of Mississauga had a plan to keep the roads clean and assured the residents that the Transportation and Works Department would ensure that regulations are complied with. Councillor Crombie asked if there was a timeline for construction and Mr. Barrett noted that it was premature to have a timeline at this stage in the development process. Councillor Crombie asked if there was a timeline for construction on the subject lands and Mr. Hughes noted that the sales centre for phase one was to open in February 2012 and that construction could begin in 2013. He noted that the town homes would be constructed in phase two and then the developer would begin construction of the higher density residential buildings. He noted that it would take approximately two (2) years to complete construction of one apartment tower. Mr. Hughes also noted that phasing would be worked out in the development agreement and noted that it was possible that phasing would be conducted in two (2) year increments. Mr. Barrett confirmed that creating a comprehensive traffic plan to mitigate traffic disruptions throughout construction would be critical.

Ms. Dijonaro asked if there was any proposed development on northeast corner of Eglinton Avenue and Hurontario Street. Mr. Hughes outlined development applications that had been brought forward with respect to lands in the area but noted he knew of no applications for the lands on the northeast corner of Eglinton Avenue and Hurontario Street. Councillor Crombie asked if there was the potential to have construction taking place on the east and west side at the same time and Mr. Hughes confirmed that it was a possibility but that staff would review construction timelines to ensure that traffic congestion was mitigated.

Roger Coop (ph), resident, Sherobee Road, raised concerns with respect to the impact of the intensification on the Creek and noted his hope that City staff are carefully considering the retention of water for all areas along the creek. He sought clarification regarding how water flow will be supported and managed.

Wendy Alexander, Director, Transportation and Infrastructure Planning noted that staff had looked at storm water requirements for the development and all intensification areas along the corridor. She noted that staff would ensure that storm water is properly accommodated given the existing concerns with the Creek. She stipulated that upon completion of the initial phases of the Cooksville Creek Engineering Review, staff would develop a master plan for the Cooksville Creek and would consider how additional storage can be accommodated along the Creek. She noted that public input for the plan would be sought. Ms. Alexander further noted that staff would specifically look at what role the development would play with respect to storage requirements on the Creek. Mr. Cooper asked if Credit Valley Conservation (CVC) had made comment with respect to the plan. Mr. Hughes noted that they had approved of the plan and had supported the initiatives undertaken by developer with respect to storm water management.

Madam Mayor noted that a pond in the park could be a possibility, as the Creek cannot manage any further storm water. Councillor Dale suggested that the area could be a candidate for cells underneath the ground similar to Park 317 which help mitigate wastewater management concerns. Councillor Nando Iannicca, Ward 7, noted that removing the development on the west side of the Creek had helped address the issue of wastewater management as the land would serve as an overland flow route and would absorb water.

Henry Wong (ph), resident, 5030 Fairwind Drive, raised a concern with respect to parking and asked if City of Mississauga staff are satisfied that underground and at grade surface parking would accommodate the residential and retail space so that street parking would not be required as it would cause congestion in the community.

Mr. Hughes noted that a parking study had been filed by the Applicant and that the Applicant had asked for a reduction in parking standards on the basis that the development was a higher density urban development and therefore the parking spaces traditionally required in a suburban situation are not necessary. He noted that residents would rely on transit and working in the vicinity. He further noted that staff had reviewed the parking study and found the conclusion satisfactory and agreed to the reduction. Mr. Hughes stipulated that there was limited space for at grade parking and therefore much of the parking would likely be underground. He further stipulated that in some locations on street parking would be provided as it supports the retail development. Mr. Wong noted that he felt that parking lots better serve retail services rather than street parking. He further noted that the cost of underestimating parking is greater than overestimating the required number of parking spaces and requested that his thoughts be considered.

Kevin Sherwin, resident, Chantenay Drive, noted that another option beyond containment of water was management through lead certification which would include the retention of rainwater and ground water on site for irrigation, and recycling grey water and rainwater into sewage systems. He encouraged the City of Mississauga to look at these options. Mr. Hughes noted that the City of Mississauga had a Green Development Strategy and that applicants must demonstrate how development would comply with green development provisions. He further noted that the City of Mississauga would look at some of the initiatives raised by resident.

Gregory Dell, 75 Bristol Road, on behalf of Imperial Oil and with respect to 5008 Hurontario Street addressed the Committee. He noted the Company was giving notice to reserve the right to object once the Company had reviewed the proposal in detail specifically but not limited to traffic, future road design and walkway connections and their impact. He referred to a concern with respect to the previous re-zoning on phase one noting that Imperial Oil was involved in a recent DARK (ph) meeting with the City of Mississauga to re-develop this site. Mr. Dell specified that the existing site was on septic systems and noted that the site required an upgrade similar to that completed at Mavis Road and Burnhamthorpe Road. He noted surprise that the City of Mississauga had acquired land from Pinnacle International (Ontario) Limited that is Imperial Oil's land in a reference plan that impacts Imperial Oil property on a future road connection. He noted that not only does the road connection have an impact in the opinion of Imperial Oil but it was also where the Company's existing exit is for the service station and truck delivery and it is within a short distance of Hurontario Street along the north side of Eglinton Avenue. He further noted that this is a large concern for the Company and that he does not believe that the traffic has been thoroughly examined in regards to Imperial Oil's access. Mr. Dell then asked staff to tell him exactly the by-law report that looked at the consideration to further develop a road abutting Imperial Oil's property directly to the west.

Mr. Hughes referred to the map and specified for the Committee where Imperial Oil's lands were located and where the road was located. He noted that the road was a portion of land that was reported on and acquired through phase one. He noted that as part of the analysis that was taken at the time, the City of Mississauga had asked Pinnacle International (Ontario) Limited to demonstrate that the lands could be developed in the future for uses which are complimentary of the surrounding or abutting intention. Mr. Hughes noted that Pinnacle International (Ontario) Limited had complied with this and that the Transportation and Works Department looks to locate land or locate future roads in situations where they are of benefit both land owners. Mr. Hughes noted that with this in mind, the City of Mississauga was accepting of the location of this road. He further noted that ultimately it had been approved through the Ontario Municipal Board (OMB). Mr. Dell noted that it was unfortunate that Imperial Oil had not been asked to participate in the process and noted that when the development started in phase one it was amended numerous times and that to date the road network in question does not show up on the sign and only in the final report from the OMB. Mr. Dell asked why Imperial Oil had not been asked what the Company's intentions were with respect to the lands.

Mr. Dell then noted for the Committee that it is an Official Plan amendment that would be required and noted that this land is zoned and is specified in the Official Plan as motor vehicle commercial and that it is ESSO's intention to remain there.

Councillor Dale asked if any other residents wished to address the Committee. He then sought clarification with respect to concerns regarding infrastructure, particularly as it related to water. He noted that in the Report there is to be a holding symbol but that there was discussion regarding making it a condition and establishing a time period rather than the holding symbol and asked for clarification on this point. Mr. Hughes noted that the Region of Peel had originally requested through the recommendation as captured in the standard report that all lands designated residential high density be placed with the holding symbol pending the completion of the twinned water main. He noted that this was of concern to Pinnacle International (Ontario) Limited and noted that additional meetings had taken place to review other opportunities which would accomplish the same arrangement while avoiding the holding symbol. Mr. Hughes further noted that it was possible to deal with the matter through the development agreement by inserting clauses that indicate that no development could take place until the water main has been twinned and the date set for that is June 2014 and Pinnacle International (Ontario) Limited had accepted that approach. This matter can be addressed through the development process.

Councillor Dale asked for clarification regarding how the phasing ties in with the construction of the LRT. Mr. Hughes noted that City of Mississauga staff recommended a holding symbol apply to those buildings which directly front onto Hurontario Street because the City of Mississauga has undertaken an Environmental Assessment to determine the requirements for the installation of the LRT along Hurontario Street. He noted that there could be land implications and therefore the City of Mississauga is looking to ensure that the City has the required land available principally for station opportunities and further noted that an LRT station is proposed for this intersection and if the requirements for the station have not been determined by 2018, the City of Mississauga would not object to the removal of the holding symbol.

Councillor Dale noted that the development would increase traffic and that traffic would be further disrupted with during the construction of the LRT and that this would have to be managed.

Councillor Ron Starr, Ward 6, asked if there was sufficient road allowance or if it had been already been taken from the ESSO station. Mr. Hughes noted that he was unsure of how much land would be required from the ESSO lands and noted that this would be reviewed through the process.

Councillor Bonnie Crombie, Ward 5, moved the following motion, which was voted on and carried.

Councillor Crombie moved the following motion, which was voted on and carried.

PDC-0011-2012

That the Report dated January 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/025 W5 and T-M07006 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.

2. That the application to amend Mississauga Plan from "Residential - Low Density II", "Residential - Medium Density I", "Residential - High Density II" and "Public Open Space" to "Residential - Medium Density I", "Residential - High Density II - Special Site", "Public Open Space" and "Greenbelt" to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouse dwellings and parkland, be approved.
3. That the application to change the Zoning from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "H-RA5-Exception" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards) " to permit apartments with ground related commercial and office uses, townhouses dwellings, and parkland in accordance with the proposed zoning standards, be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan."
4. That the Plan of Subdivision under file T-M07006 W5, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated January 24, 2012, from the Commissioner of Planning and Building.
5. 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 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential - Low Density II", "Residential - Medium Density", "Residential - High Density" and "Public Open Space" to "Residential - Medium Density", "Residential - High Density - Special Site", "Public Open Space" and "Greenbelt".
7. That the email dated January 21, 2012, from Mike Micallef be received.

File: OZ 07/025 W5 and T-M07006 W5  
APPROVED – (Councillor B. Crombie)

This public meeting closed at 8:54 p.m.

3. PUBLIC MEETING

Information Report - Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications - To permit 104 townhouse dwellings on a CEC private road, 5881 Creditview Road East side of Creditview Road, south of Britannia Road.

Owner/Applicant: National Homes (Creditview Inc)

**Bill 51** (Ward 6)

Councillor Frank Dale called this public meeting to order at approximately 8:55 p.m.

Pino Trentadue, the Applicant, made a deputation to with respect to the development application. He outlined the subject lands including the location and size and the proposed development. Mr. Trentadue further noted that National Homes will continue to research and incorporate green initiatives.

Councillor Ron Starr, Ward 6, spoke to the matter and noted his desire to move ahead with the development application.

Councillor Pat Mullin, Ward 2 asked where the site allowed for landscaping opportunities and asked if the plan allowed for sufficient landscaping. The Applicant noted that landscaping would be exceeded by thirty four (34) percent and further stipulated that the developer intends to maintain the existing trees and replace those that are removed. Councillor Mullin also asked if the only connectivity to the park other than the access from Creditview Road was through the development and the applicant confirmed that this was the case.

Madam Mayor sought clarification with respect to the issue of Tot Lots. The Applicant noted that future buyers could have their own amenities area in the backyard, which could be fenced off and felt that the playground in Garcia Park would be sufficient. Madam Mayor noted that she questioned this due to the number of townhouses and the number of children using the park. Councillor Starr noted that this issue had been raised and it had been suggested that the Developer make a financial contribution to upgrade Garcia Park.



Samir Butt (ph), resident, 1303 Garcia Street, expressed concern with respect to congestion in the area and noted that he felt the lot was not large enough to accommodate the number of homes. He also expressed concern with respect to the many variances had been requested to accommodate the number of homes. He also expressed concern with respect to the Peel District School Board not being able to accommodate the number of students and raised his concern with respect to the use of portables to accommodate the increase. Mr. Butt also noted that residents would not object to semi detached homes being built on the subject lands but raised concern with respect to the height of the homes being proposed noting that the height would negatively impact the privacy of residents in the area. Councillor Dale noted that these concerns would be considered.

Ishmail Marugaden (ph), resident, 1413 Weir Chase and noted that his main concern was with respect to the security of his children and raised a concern with respect to the type of neighbourhood that would be created. He further noted that the height of the proposed development would negatively impact privacy and raised concern with respect to shadowing. Mr. Marugaden also raised concerns with respect to parking. He noted that resident's felt that parking on the development site would be inadequate causing people to park on the side street resulting in further congestion. He also noted that the development would increase traffic congestion, which causes concern for residents. Mr. Marugaden sought clarification with respect to the zoning change from semi detached homes to town homes.

Councillor Dale noted that these concerns would be taken into consideration.

Councillor Pat Saito, Ward 9, sought clarification with respect to grading and the Applicant noted that the grade is relatively flat and that the three (3) storey homes would be approximately seven (7) to eight (8) feet higher than the surrounding homes. He further noted that the maximum allowable height is ten point seven meters (10.7 m) meters and that the development is at nine point seven meters (9.7 m) and the Applicant is not looking for an additional height exemption. Councillor Saito asked if the Applicant had considered decreasing the height of the homes abutting the current development to the south. Discussion ensued with respect to setbacks and the Applicant stipulated that they had looked at different alternatives and noted that one elevation attempts to decrease roofline. The Applicant further noted that in order to achieve the square footage required to make the homes marketable, the town homes needed to be three (3) storeys. Councillor Saito noted that to mitigate concerns regarding height, reducing the number of units could open up vistas. The Applicant noted ways in which homes backing onto existing development would be upgraded. Discussion ensued with respect to trees on the property and the Applicant noted that they would attempt to keep all of the trees but if this is not possible, the trees would be replaced.

Councillor P. Mullin, Ward 2, departed at 9:25 p.m.

Councillor Sue McFadden, Ward 10, sought clarification with respect to the installation of a traffic light from the subject lands onto Creditview Road. The Applicant noted that a traffic study had been completed but that the Applicant had not received comment with respect to the possibility of installing a traffic signal. Councillor McFadden raised a concern with respect to parking and noted that the amount of visitor parking is something that should be reviewed.

Councillor Starr noted that the points raised would be addressed with the developer.

A. Pawn (ph), resident, 3-1480 Britannia Road Unit 3, addressed the Planning and Development Committee and noted that his biggest concerns were with respect to congestion and the condition of the schools. He also noted his concern with respect to the amount of visitor parking in the complex and suggested that it should be increased. Mr. Pawn also suggested that the subject lands could be developed into parkland.

Councillor Dale asked if the application met the standard for parking. Mr. Hardcastle noted that the application would meet the residential parking rate but would have a deficit of one parking space for visitor parking.

Councillor Dale noted that the resident's concern would be considered.

Cheelak Patel (ph), resident, 1360 Weir Chase, noted his concern that the builder's needs were being favoured over those of the community. He raised concerns with respect to the height of the proposed development and with respect to traffic at Britannia Road and Creditview Road. Steve Barrett, Manager, Transportation and Asset Management, noted that a traffic study was under review and comments would be provided in the Supplementary Report. Mr. Patel raised further concerns with respect to the lack of parking and the town homes being built for revenue rather than the land being used for parkland. Councillor Dale clarified that the plan would go through the appropriate process as specified by the Planning Act and that the Planning and Development Committee would review the traffic study prior to a recommendation being adopted.

Mansoor Anwar (ph), resident, 34-5955 Creditview Road, raised concerns with respect to the lack of places of worship in the City of Mississauga.

Ishan Yu, resident, 1299 Garcia Street, raised concerns regarding parking congestion associated with Garcia Park along Garcia Road and noted that the congestion would be exacerbated by the lack of parking for visitors in the new development. Councillor Starr noted that the parking congestion associated with the park was an existing problem that could be mitigated with increased enforcement.

Madam Mayor raised a concern noting that the increase in population resulting from the proposed development would increase the pressure on facilities such as River Grove Community Centre. She also noted that she would like the developer to consider blending the proposed development with the surrounding single-family homes. The Applicant noted that the properties to the south of the subject lands are semi detached homes. Madam Mayor also raised concern with the possibility of schools and Garcia Park in the area becoming overburdened by the increase in population. She noted that the School Boards must be satisfied that they can support the increase in students before the Applicant can proceed.

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

PDC-0012-2012

1. That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding applications to amend the Official Plan from “Residential Low Density II” to “Residential Medium Density I” and to change the Zoning from “RM2” (Semi-Detached Dwellings) to “RM6-Exception” (Townhouse Dwellings on a CEC – Private Road), under file OZ 11/007 W6 and Draft Plan of Subdivision application, under T-M11004 W6, to permit 104 townhouse dwellings on a CEC private road, National Homes (Creditveiw) Inc., 5881 Creditview Road, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That the following correspondences be received:
  - (a) Email dated February 3, 2012, from Gina Manenella
  - (b) Email dated February 9, 2012, from Vince De Angelis
  - (c) Email and attachments dated February 9, 2012, from Cheryl Yetter
  - (d) Email dated February 11, 2012, from Cecilia C.
  - (e) Email dated February 13, 2012, from Mihir Shah
  - (f) Email dated February 13, 2012, from Saturnina D’sa

File: OZ 11/007 and T-M11004 W6  
RECEIVED – (Councillor R. Starr)

This public meeting closed at 9:47 p.m.

4. PUBLIC MEETING

Information Report Official Plan Amendment and Rezoning Applications - To permit six (6) retail commercial buildings, including a Lowe's Home Improvement store. 5350 Mavis Road Southwest corner of Mavis Road and Bristol Road West. Owner: Embee Properties Limited  
Applicant Lethbridge & Lawson Inc. **Bill 51** (Ward 6)  
File: OZ 10/012 W6

Councillor Frank Dale, Ward 4, Chair, called this public meeting to order at 9:47 p.m.

Jim Lethbridge, Lethbridge and Lawson Inc., Applicant, outlined the proposal. He noted that the development would be made up of six (6) buildings and stipulated where accesses to and from the site were located specifying that no access would be constructed from Heatherleigh Avenue. Mr. Lethbridge spoke to the transition and buffer with respect to the surrounding residential community and spoke to zoning requirements.

Manuela Agnello (ph), resident, Fairford Crescent, Unit 59, raised concern regarding what will be built behind her home and asked what other commercial services will be on the development site. She also noted concern regarding the noise that would result from the development and how the noise will affect her family's enjoyment of her property. The Applicant spoke to the buffer between the homes and the development. Ms. Agnello asked for consideration with respect to the space between the southerly buildings and the town homes. Councillor Dale sought clarification regarding Ms. Agnello's request and it was confirmed that she was requesting an improved setback.

Randy Skaken (ph), resident, 2461 Edenhurst Drive, raised a question with respect to storm water detention systems and water storage capabilities and asked how many parking spaces would be provided in the development parking lot.

Jeff Boyd, Lowes Canada, noted that parking studies had been conducted to optimize the parking field and stipulated that six hundred and sixty (660) parking spaces would be provided to ensure adequate parking. Mr. Boyd also addressed Mr. Skaken's question with respect to storm water management and noted that the roof of the Lowes building would be used to store storm water and stipulated that the water would be released over time.

Heather Scofield (ph), resident, 5223 Fairford Crescent, raised questions with respect to water on the parking lot and the runoff of water from the parking lot. She also raised concern with respect to the noise generated by trucks accessing the development site, light from the development disturbing residents and shadowing created by the development. Ms. Scofield further noted concern regarding existing trees on the site. She also asked for clarification regarding what type of business would be operating out of the southerly building. Ms. Scofield also raised concern with respect to one corner of the lot being cleared prior to the development application being approved. She also asked if any other stores, similar in nature, had been built in the area.

Councillor Starr noted that concerns raised with respect to the development application were being addressed and noted that the requests made would be discussed.

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

PDC-0013-2012

That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential – Medium Density I" and "General Retail Commercial" to "General Retail Commercial" and to change the Zoning from "R3-29" (Detached Dwellings), "R5-38" (Detached Dwellings), "RM2-42" (Semi-Detached Dwellings) and "C2-11" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial), to permit six (6) retail commercial buildings, including a Lowe's Home Improvement store under file OZ 10/012 W6, Embee Properties Limited, 5350 Mavis Road, southwest corner of Mavis Road and Bristol Road West, be received for information.

OZ 10/012 W6

APPROVED – (Councillor R. Starr)

File: OZ 10/012 W6

This public meeting closed at 10:14 p.m.

5. **(UNFINISHED BUSINESS) SUPPLEMENTARY REPORT**

Official Plan Amendment and Rezoning Applications – To permit an eleven-storey retirement building, a one-storey commercial building, a maximum of 54 townhouse units, to recognize the existing fitness club and medical building, and to reduce the width of the North Service Road Right-of-Way to 20 m (65.6 ft.) 2021-2041 Cliff Road Part of Block 13, Registered Plan B-27 Northeast corner of North Service Road and Cliff Road.

Owner: Gemini Urban Design (Cliff) Corp.

Applicant: J. Levac, Weston Consulting Group Inc. **Bill 20** (Ward 7)

File: OZ 06/019 W7

This report was presented to Planning and Development Committee on January 30, 2012 and deferred to the February 13, 2012 meeting date as per PDC-0008-2012.

Councillor Frank Dale, Ward 4, Chair, called this meeting to order at 10:14 p.m.

Councillor Iannicca, Ward 7, moved the staff recommendation with amendments and noted that the amendments to the recommendation related to site plan. He presented the amended recommendation and outlined the changes. Councillor Iannicca then outlined issues which required further discussion through the site plan process including the installation of a pick up and drop off in the front of senior's residence, allowing decks or patios to be built at the rear of the proposed town homes, tree planting on the north/ south perimeter between Munden Road and the development site and phasing the demolishing of existing buildings such as the commercial plaza. Additionally, residents requested five hundred thousand dollars (\$500 000.00) be provided by the developer to provide trees for the site and asked that they be allowed to see the layout of the trees as proposed on the site plan. Residents also requested that the parking requirement be consistent with the by-law throughout all phasing, and that construction access be allowed only through North Service Road. The Cliffway Focus Group had also asked that they be involved in the site plan process. Residents had also asked for a donation for improving parks in the area and the Hancock property.

Andrew Gassman, resident, addressed the Planning and Development Committee (the Committee) and outlined the original list of concerns and requests from residents. He noted that the residents had requested a reduction in the height of the retirement residence to four (4) to six (6) storeys and that the proposed development was eleven (11) storeys and although the residents conceded to the plan, they did not agree with eleven (11) storeys. He noted that the residents had requested that the parking ratios be upheld in accordance with by-law regulations and that the Planning and Development Department would uphold the four hundred and twenty (420) parking spaces for the commercial building. Mr. Gassman further noted that residents felt that fifty six (56) parking spaces for the retirement facility would be inadequate. He then spoke to the Tot Lot and noted that two hundred and seventy meters (270 m) had been proposed, which is the minimum and suggested that in lieu of increasing the size of the Tot Lot, a donation of five hundred thousand dollars (\$500 000.00) from the developer to rejuvenate parks in the area. Mr. Gassman stipulated that residents were also asking for a further five hundred thousand dollars (\$500 000.00) from the development for trees and fencing to create a significant buffer. He also noted that residents were requesting the installation of No Parking signs on neighbouring streets to minimize the noise and disruption. Mr. Gassman noted that the residents had requested that the senior's residence driveway be re-considered and further noted that this had been addressed. He also noted that the resident's had asked that the Cliffway Focus group be included in the site plan process and that this had also been addressed.

Mr. Gassman reiterated that of the eight issues that residents had asked to be addressed, the residents and developer had only agreed on the parking requirement for the commercial building being upheld, that a significant buffer of trees be implemented, the installation of No Parking signs, the reconsideration of the senior's residence driveway, and that the Cliffway Focus Group be involved in the site plan process. He then raised concerns with respect to upholding appropriate setbacks and the protection of trees. He then suggested that the Senior's Living Centre be incorporated into the proposed senior's residence, and that the proposed town homes abutting current development be reduced to two storeys to maintain privacy.

Councillor Iannicca then clarified that parking must conform to the by-law through each phase of the development. He also noted that donations could not be included as a condition of re-zoning.

Mr. Gassman asked that the developer confirm the phasing and it was confirmed that the town homes would be constructed first.

Vivian Chenko (ph), resident, 269 Pathfinder Drive, raised a question with respect to phasing and noted concern with respect to the existing commercial building being demolished while the retirement residence building was being constructed. She noted that she had understood that the commercial building would be constructed first. The Applicant, Ken Slater noted that the residential development would be constructed first, more specifically, the town homes, as there is currently no operator for the retirement residence. He noted that the commercial building must be demolished in order to execute an effective clean up and noted that once this is completed the town homes will be built. He noted that the commercial building will be re-built when there is a need and when the rest of the site is completed.

Michael Maskerin, resident, 2095 Lorelei Road, raised concerns with respect to parking and asked if there would be a two storey underground parking lot. Mr. Slater spoke to the issue and noted that parking demand would be less than parking associated with the current site and noted that as development proceeded, updated analysis would be conducted to determine the level of parking which would be appropriate. It was noted that the parking would comply with by-law standards.

Ms. Chenko requested clarification with respect to the loss of commercial services noting that she had understood that some of the current vendors would be retained in the newly constructed commercial building. Mr. Slater clarified that the leases for those vendors currently operating out of the existing commercial building expire mid 2013 and that new tenants would be found for the new building. Ms. Chenko noted that the plan for the commercial building was not what was understood.

Edward Cartidge (ph), resident, 2058 Munden Road, noted concern with respect to the view he would have of the development from his backyard. Councillor Iannicca clarified that from the end of Mr. Cartidge's backyard, there will be a seven point five meter (7.5 m) buffer to the abutting property. Mr. Cartidge noted that he does not feel that the development is keeping with the characteristics of the neighbourhood.

Councillor Dale asked the audience if there were any other residents wishing to address the Committee with respect to the proposed development. Ed Sajecki, Commissioner, Planning and Building Department noted that staff required clarification with respect to the recommendation. Staff noted changes that were required to the recommendation with respect to road clearances and a change to the numbering in number eight point two (8.ii) of the recommendation.

Councillor Iannicca moved the following recommendation which was voted on and carried.



PDC-0014-2012

That the Planning Report dated January 10, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/019 W7, Gemini Urban Design Corp (Cliff) Corp., 2021-2041 Cliff Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from “General Commercial” to “Residential High Density II”, “Residential Medium Density I”, “Convenience Commercial”, to introduce a special site policy to permit an eleven-storey, 140 unit retirement building a one-storey commercial building, a maximum of 54 townhouse units, and to recognize the existing fitness club and medical building, be approved.
2. That the application to amend Schedule 5 of Mississauga Plan, Designated Right-of-Way Widths, for North Service Road between Hurontario Street and Cawthra Road from 26 m (85.3 ft.) to 20 m (65.6 ft.) be refused.
3. That Schedule 5 of Mississauga Plan, Designated Right-of-Way Widths, be amended for North Service Road between Hurontario Street and Cawthra Road from 26 m (85.3 ft.) to 22 m (72.2 ft.), provided that the applicant is able to continue to park within the required 2.0 m road widening until such time as either the City of Mississauga or the Ministry of Transportation implements roadway improvements.
4. That the application to change the Zoning from “C2” (Neighbourhood Commercial) to “H – RA4-Exception” (Residential Apartments – Exception) and “H-C2-Exception” (Neighbourhood Commercial - Exception) to permit an eleven-storey, 140 unit retirement building a one-storey commercial building, a maximum of 54 townhouse units, and to recognize the existing fitness club and medical building in accordance with the proposed zoning standards described in this report, be approved subject to the following condition:
  - (a) That the applicant agree to satisfy all the requirements of the City of Mississauga.
5. That the proposed retirement home fronting onto Cliff Road obtain front access through the incorporation of a vehicular drop-off driveway in accordance with the design depicted on Schedule S-8 of this report.
6. That all townhouse dwellings within an “H-RA4-Exception” zone have provisions allowing second floor private amenity areas/decks.

7. That the “H” Holding provision is to be removed from the whole or any part of the lands zoned “H – RA4-Exception” (Residential Apartments – Exception) and “H-C2-Exception” (Neighbourhood Commercial – Exception), by further amendment, upon satisfaction of the following requirements:
- (a) Provision of any outstanding technical studies and reports including a composite utilities plan, a functional servicing, drainage and grading plan, and a plan recommending specific storm water management and low impact development techniques to the satisfaction of the City of Mississauga and the Region of Peel;
  - (b) Delivery of correspondence from the Ministry of Transportation (MTO) indicating that satisfactory arrangements have been made with respect to MTO’s *Building and Land Use Policy* (2009) and any other regulatory matters;
  - (c) Payment of all outstanding Transportation and Works department securities to guarantee the installation of air conditioning units in accordance with the approved noise report;
  - (d) Gratuitous dedication to the City of Mississauga of a right-of-way widening along the north side of North Service Road;
  - (e) Delivery of an executed Servicing Agreement for Municipal Works Only in a form and on terms satisfactory to the City, addressing and agreeing to the installation or placement of all required municipal works, including water main, storm and sanitary sewer, traffic modifications, PUCC approval, the provision of land dedications, all required easements including the provision of required securities, fees and related provisions;
  - (f) Delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the installation or placement of all required municipal boulevard works, including the provision of required securities and to the implementation of requirements/conditions prior to Site Plan approval, warning clauses, phasing and development provisions and such other provisions the City may require in relation to the proposed development;

- (g) The City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
8. That prior to the issuance of building permits, the following requirements be met by the applicant;
- (i) Submission of a Record of Site Condition and Final Clean Up Report and letter of reliance for review and approval by the City. Any associated remediation recommended by the consultant must be completed, and;
  - (ii) For those lands where no residential uses are permitted, Condition 8(i) may be satisfied by receipt by the City of Mississauga of written confirmation from a qualified person (QP) as defined by Ont. Reg. 153/04, as amended, that the site complies with all applicable Ministry of the Environment standards, to the satisfaction of the City. Should such written confirmation not be provided to the City's sole satisfaction, 8(i) shall apply.
9. 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.
10. That City Council direct Legal Services and representatives from the appropriate City Departments to attend the Ontario Municipal Board hearings respecting the current appeals to Mississauga Plan and any related prehearing conferences and retain expert witnesses, if necessary, to support the necessary amendments to Mississauga Official Plan in order to incorporate the Official Plan changes recommended in this report in respect of the Official Plan Amendment application by Gemini Urban Design (Cliff) Corp.
11. That the email dated February 6, 2012, from Louis Desrochers be received for information.

OZ 06/019 W7

APPROVED – (Councillor N. Iannicca)

This public meeting closed at 10:54 p.m.

**ADJOURNMENT –10: 54 p.m.**  
**(Councillor Starr)**