



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 15, 2009

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)
Councillor Pat Mullin (Ward 2) (Chair)
Councillor Maja Prentice (Ward 3)
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)
Councillor Pat Saito (Ward 9)
Councillor George Carlson (Ward 11)

Members Absent: Councillor Sue McFadden (Ward 10)
Mayor Hazel McCallion

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk
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STAFF PRESENT: Mr. E. R. Sajecki, Commissioner of Planning and Building
Ms. I. Sulz-McDowell, Manager, Planning Services Centre
Ms. M. Ball, Director, Development & Design
Ms. L. Pavan, Manager, Development Team North
Mr. R. Poitras, Manager, Development Team South
Mr. J. Famme, Planner, Development & Design
Mr. D. Breveglieri, Planner, Development & Design
Mr. B. Phillips, Planner, Development & Design
Mr. J. Hardcastle, Planner, Development & Design
Mr. S. Barrett, Manager, Transportation Asset Management T&W
Ms. K. Dedman, Manager of Development Engineering T&W
Mr. D. Marcucci, Manager, Planning & Heritage Community Services
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk
Ms. E. Eichenbaum, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JUNE 15, 2009

CALL TO ORDER – 1:33 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - NIL

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P. M.

1. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications, Parts of Lots 13 and 14, Concession 10, formerly in the Township of Trafalgar, County of Halton, City of Mississauga, north of St. Lawrence and Hudson Railway between Ninth Line and Tenth Line West, Owner: ProLogis (Meadowvale) Canada and Erin Mills Development Corporation, Applicant: MMM Group Limited, OZ 08/018 W9 and T-M08006 W9, Bill 51

Councillor Pat Mullin called this public meeting to order at approximately 1:33 p.m. and read the recommendation from the Corporate Report.

Diana Santo, on behalf of ProLogis (Meadowvale) Canada and Erin Mills Development Corporation, provided a brief presentation of the proposed development. She explained that the subject lands are located north of the proposed Argentia Road extension in the Meadowvale Business Park District. The lands front on both Ninth Line and Tenth Line West and are mostly vacant. Ms. Santo advised that the Ministry of Municipal Affairs and Housing is in favour of the proposed extension of Argentia Road. The development proposes multi-tenant, large warehouse style facilities. She expressed gratitude toward City staff and indicated that they have been working together to resolve concerns.

The following individuals were in the audience and spoke to the matter:

Henry Allie, resident

Henry Allie, resident and adjoining landowner to the north of the proposed Argentia Road extension, fronting on Ninth Line. Mr. Allie reiterated his concerns set out in his letter dated June 11, 2009. In addition, Mr. Allie expressed concern that trees are being removed on the site. Councillor Saito spoke to the clearing of trees on the lands and to the existing trees located near Mr. Allie's property line. With respect to the well water concern, Councillor Saito advised of the Region's requirements for independent studies of

well water systems adjacent to developments. Councillor Saito advised of the conditions for approval with respect to construction traffic and road maintenance.

Subsequently, Councillor Saito outlined the concerns of Frank and Theresa Hustler dated set out in their letter dated February 24, 2009 and requested that staff be cognizant of their concerns through the site plan process.

Councillor Pat Saito moved the following recommendation which was voted upon and carried:

PDC-0056-2009

- 1. That the Report dated May 26, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/018 W9 to change the Zoning from "D" (Development), "D-8" (Development Exception), to "E2" (Employment), "G1" (Greenbelt) and to retain the "PB1" (Parkway Belt) Zoning, and a Draft Plan of Subdivision under file T-M08006 W9, to permit industrial lots, stormwater management ponds, a drainage channel and the westerly extension of Argentia Road, ProLogis (Meadowvale) Canada and Erin Mills Development Corporation, Parts of Lots 13 and 14, Concession 10, formerly in the Township of Trafalgar, County of Halton, City of Mississauga, north of St. Lawrence and Hudson Railway between Ninth Line and Tenth Line West, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.*
- 2. That correspondence from: Henry and Judy Allie dated June 11, 2009; and Frank and Theresa Hustler dated February 24, 2009, expressing concerns for the development applications under file OZ 08/018 W9, be received.*

This public meeting closed at approximately 1:54 p.m.

Amended (Councillor Pat Saito)
OZ 08/018 W9

2. ADDENDUM – Planning Applications Fees and Charges Review

In response to an inquiry from Councillor Eve Adams to staff with respect to maximum fees and sliding scale fee formula implementation dates, discussion ensued with respect to the possibility of accelerating such aspects of the Planning Applications Fees and Charges By-law. Committee felt that the way the by-law was worded encouraged developers to hold-off on their applications until September 2009 when the application fees may be lower due to the phasing of the aforementioned fees.

Councillor Eve Adams moved the following recommendation which was voted upon and carried:

PDC-0057-2009

That the Report dated May 26, 2009, from the Commissioner of Planning and Building entitled "Addendum-Planning Applications Fees and Charges Review", be received for

information and that staff prepare an amendment to By-law 0057-2009, a By-law to establish fees for the processing of applications under the Planning Act, to implement immediately certain maximum fees and a sliding scale fee formula.

Received / Direction (Councillor Eve Adams)
CD.21.DEV

The afternoon session of this meeting recessed at approximately 2:03 p.m., and was scheduled to reconvene for its evening session at 7:00 p.m.

EVENING SESSION – 7:00 P.M.

Committee reconvene for the evening session of its meeting at approximately 7:02 p.m.

3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1430 Hurontario Street, west side of Hurontario Street, south of Indian Valley Trail, Owner: Kris and Beata Kratiuk, Applicant: Greg Dell and Associates, OZ 07/021 W1, Bill 51

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

Greg Dell, of Greg Dell and Associates gave a brief presentation of the proposal for residential and office uses within a converted detached dwelling on the site. The site is located within the Mineola District on the west side of Hurontario Street, south of Indian Valley Trail. A detached dwelling exists on the site that is being used as a residence and a small financial services office.

Councillor Carmen Corbasson questioned the parking requirements and what is proposed and it was noted that the proposal exceeds the City's requirements.

M. Chopra, resident, reiterated his concerns set out in his letter dated June 5, 2009. Councillor Corbasson explained the rezoning process and Mr. Chopra requested that Councillor Corbasson forward his letter to enforcement staff.

Councillor Carmen Corbasson moved the following recommendation which was voted upon and carried:

PDC-0058-2009

1. *That the Report dated May 26, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I – Special Site 2" to "Residential Low Density I – Special Site 2, as amended" and to change the Zoning from "R2-5" (Detached Dwelling) to*

"R2-Exception" (Office and Residential), to permit residential and office uses, excluding medical and real estate offices, within a converted detached dwelling under file OZ 07/021 W1, Kris and Beata Kratiuk, 1430 Hurontario Street, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

2. *That correspondence from M. Chopra dated June 5, 2009 with respect to applications under file OZ 07/021 W1, be received.*

This public meeting closed at approximately 7:13 p.m.

Amended (Councillor Carmen Corbasson)

OZ 07/021 W1

4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1439, 1451 Lakeshore Road East and 1013, 1017 Deta Road, northeast corner of Lakeshore Road East and Deta Road, Owner and Applicant: Queenscorp (Lakeshore) Inc., OZ 09/001 W1, Bill 51

Councillor Pat Mullin called this public meeting to order at approximately 7:13 p.m. and read the recommendation from the Corporate Report.

Councillor Carmen Corbasson indicated that a community meeting was held on May 12, 2009 and the individuals present at this public meeting indicated that a presentation of the proposal was unnecessary.

The subject property is located in the Lakeview District at the northeast corner of Lakeshore Road East and Deta Road. The southern portion of the subject lands is part of a linear commercial area which runs along Lakeshore Road East; whereas the northern portion of the lands that front onto Deta Road is an integral part of a residential neighbourhood, comprised of detached dwellings to the north and northwest. There are three apartment buildings located to the northeast of the subject lands which range in height from 12 to 20 stories. The lands are currently vacant.

The following individuals were in the audience and spoke to the matter:

Jim Judge

Brent Date

Jim Judge, resident, expressed support for the consideration that the Applicant has given to the concerns of the community. However, Mr. Judge expressed concern for the proposed shortage of parking spaces. He felt it was a significant amount and sought assurance that this would be resolved.

Brent Date, resident, expressed concern for the proposed parking shortage which he felt was a significant shortage. As well, Mr. Date expressed concern for the overlook from his property.

Councillor Carmen Corbasson acknowledged Queenscorp representative Mark Bozo's efforts with respect to this proposal. She expressed concern for the proposed parking shortage, although, she indicated that she had not reviewed the parking justification report. Staff gave assurance that the parking shortage will be addressed through the site plan process. Councillor Corbasson requested that staff work with Mr. Date with respect to the buffer as it relates to the overlook from his property.

Councillor Carmen Corbasson moved the following recommendation which was voted upon and carried:

PDC-0059-2009

That the Report dated May 26, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - Low Density I" and "Motor Vehicle Commercial" to "Main street Commercial - Special Site" and to change the Zoning from "R3" (Detached Dwellings) and "C5" (Motor Vehicle Commercial) to "C4 - Exception" (Main street Commercial), to permit 47 stacked townhouse units, including 5 live/work units under file OZ 09/001 W1, Queenscorp (Lakeshore) Inc., 1439, 1451 Lakeshore Road East and 1013, 1017 Deta Road, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

This public meeting closed at approximately 7:25 p.m.

Approved (Councillor Carmen Corbasson)
OZ 09/001 W1

5. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1745, 1765 and 1775 Thorny-Brae Place, southeast corner of Mississauga Road and Eglinton Avenue West, Owner: Berkley Developments, Applicant: Korsiak and Company Ltd., OZ 08/002 W8, Bill 51

Councillor Pat Mullin called this public meeting to order at approximately 7:25 p.m. and read the recommendation from the Corporate Report.

Jim Levac, on behalf of the Owner, Berkley Developments, explained the context of the lands which is comprised of 5.2 acres of which 3 acres are developable table land. The remaining lands are greenbelt hazard lands which will ultimately be conveyed to the City. The west portion of the site is currently occupied by two detached dwellings, while the remainder is vacant and part of the Credit River valley system. Mr. Levac explained that there are low density detached dwellings located on all three corners of the intersection of Mississauga Road and Eglinton Avenue West.

Mr. Levac explained that an original proposal was filed with the City in January, 2008 and staff requested that the proposal be presented to the Mississauga Urban Design Panel for comments prior to a community meeting. Mr. Levac explained some of the concerns expressed by the Mississauga Urban Design Panel and the resulting revisions to the proposal.

Mr. Levac described the current proposal through concept plans depicting 251 apartment dwellings in two 8-storey and one 4-storey condominium apartment buildings. He explained the reduction of Floor Space Index and density. Subsequently, Mr. Levac commented that they are aware of the residents concerns and felt that the current proposal is a reasonable compromise.

In response to Councillor Katie Mahoney, Mr. Levac advised that they made a site-specific appeal to the Ontario Municipal Board of Official Plan Amendment 58, interim residential intensification policies.

In response to Councilor Mahoney's inquiry, Mr. Levac confirmed that adjacent landowners have not been approached for acquiring their lands.

In response to Councillor Mahoney's enquiry, Marilyn Ball, Director of Development and Design, explained that the Mississauga Urban Design Panel is an advisory panel looking at design aspects of development applications, their compatibility within the existing community and will identify matters with the design to be accommodated. Land use opinions are not within their mandate.

Subsequently, Councillor Mahoney indicated that this development impacts Wards 6, 11 and 8 and that the community does not support this proposal, she commented that it is an inappropriate application for this site.

Councillor Pat Mullin commented on the community meetings held by Councillor Mahoney on April 21, 2008 and Councillor Carlson on May 7, 2009 and the overwhelming consensus that this proposal is inappropriate.

Councillor Carolyn Parrish commented that she attended the community meetings held by the Councillors and reflected on the concerns expressed by the residents.

The following individuals were in the audience and spoke to the matter:

Ben Mattiuzzo	Axel Vogt
Dave Fasano	Mark Poole
Brian Bancroft	Gul Nawaz
Kamal Chhabra	Davor Grabovac
Bogdan Milicevic	Francis Fernandes
Doug Cranston	Sameh Kamel

Ben Mattiuzzo, resident, expressed concern for the compatibility with the existing community and for traffic on Mississauga Road.

Dave Fasano, resident, expressed concern for the increased traffic on Mississauga Road, privacy of his property and decrease of his home value.

Brian Bancroft, resident, requested clarification regarding an access road for Eglinton Avenue West from the site. He noted that the applicant's presentation mentioned access onto Eglinton Avenue West. However, the drawing he obtained did not include such access. Ben Phillips, Development Planner, confirmed that access onto Eglinton Avenue West is proposed. Mr. Bancroft also expressed concern for the master concept plan and the impact on existing buildings on adjacent lands.

Kamal Chhabra, resident, expressed concern for wildlife and views along the existing trail emphasizing efforts to preserve and protect the trail. Mr. Chhabra explained that he chose to purchase a home in this area because there were no high rise buildings and the existing local zoning did not permit such a development. He also expressed concern for the decrease of value of his property.

Bogdan Milicevic, resident of Thorny-Brae Place, indicated that he was not approached by the developer with an offer to purchase his property which is located adjacent to the site. He expressed concern for the decrease in value of his property.

Doug Cranston, resident, expressed concern for traffic on Eglinton Avenue West and traffic flow to and from other local roads. He noted the other developments in the area which he felt would generate more traffic on the local roads as well.

Axel Vogt, resident, commented that excavating on the subject site could distress the banks and bridge along the Credit River to the east of the property. Mr. Phillips advised that a geotechnical study and a slope stability analysis were submitted and addendums have been requested. He also noted that the Credit Valley Conservation Authority is involved with the matter.

Mark Poole, resident, commented that the development is inconsistent with the existing community and the single-family detached residential in the immediate area.

Gul Nawaz, resident, commented that the development is unjustified with the existing single-family detached residential homes in the immediate area. He also expressed concern for the decrease of his property value and for the increase of traffic. He noted that the proposal is inconsistent with the existing community.

Davor Grabovac, resident of property to the west of the proposed development, commented that Mississauga Road was designated a scenic route, it is a tourist attraction, is environmentally friendly and has an urban character, and this proposal is inconsistent within the community.

Francis Fernandes, resident, sought clarification on the processing of development applications and the costs associated thereto. Councillor Pat Mullin explained the City's legislative requirements, as well as the application fees.

Sameh Kamel, resident, expressed concern for the increase of traffic and its impacts, both long-term and during construction, on pollution and the environment. Mr. Kamel commented that the proposed density is inconsistent with the existing community.

Councillor Nando Iannicca commented on the preservation of the heritage of Mississauga Road.

Councillor George Carlson thanked the residents for attending the meeting and providing feedback. He commented on the proposal indicating that it is inappropriate for the existing neighbourhood, the massing, inappropriate location, heritage areas. He commented that there have been many applications for this site, and development is inevitable, however, this proposal is inappropriate.

Councillor Katie Mahoney also commented that this application is inappropriate for this site. She commented on the heritage of Mississauga Road.

Councillor Carolyn Parrish also commented on the inappropriateness of the proposal and on the heritage of Mississauga Road.

Councillor Katie Mahoney moved the following recommendation which was voted upon and carried:

PDC-0060-2009

1. *That the Report dated May 26, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential-Low Density I", "Greenbelt" and former road allowance to "Residential-High Density II" and "Greenbelt" and to change the Zoning from "R1" (Detached Dwellings), "G1" (Greenbelt-Natural Hazards), "G2" (Greenbelt-Natural Features) and former road allowance to "RA5-Exception" (Apartment Dwellings) and "G1" (Greenbelt-Natural Hazards), to permit 251 apartment dwellings in two 8-storey and one 4-storey condominium apartment buildings under file OZ 08/002 W8, Berkley Developments, 1745, 1765, 1775 Thorny-Brae Place, be received for information.*
2. *That correspondence from: Mark Poole, resident, dated October 12, 2008; Gul Nawaz received October 21, 2008; Saeed Hariri dated May 28, 2009; Coral and George Brennauer dated June 9, 2009; and Jason and Angela Lao dated June 15, 2009, with respect to applications under file OZ 08/002 W8, be received.*

This public meeting closed at approximately 8:19 p.m.

Amended (Councillor Katie Mahoney)

OZ 08/002 W8

6. SUPPLEMENTARY REPORT - Rezoning and Draft Plan of Subdivision Applications, 6950 Second Line West, Part of Lot 10, Concession 3, W.H.S., west side of Second Line West, south of Old Derry Road, Owner: 2096553 Ontario Inc. (Hush Homes), Applicant: John D. Rogers & Associates Inc., OZ 07/008 W11 and T-M07003 W11, Bill 51

Councillor George Carlson commented that community concerns with respect to the applications had been resolved. However, there are issues such as landscaping, lighting and fencing which will be dealt with through the site plan process.

Robert Baranowski, resident indicated that his concern with respect to setbacks was resolved and expressed concern for three outstanding issues; landscaping, lighting and fencing. Mr. Baranowski indicated that he understands from the Councillor's comments that these will be dealt with through the site plan process.

Councillor Katie Mahoney moved the following recommendation which was voted upon and carried:

PDC-0061-2009

That the Report dated May 26, 2009, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/008 W11 and T-M07003 W11, 2096553 Ontario Inc. (Hush Homes), 6950 Second Line West, Part of Lot 10, Concession 3, W.H.S., West side of Second Line West, south of Old Derry Road, 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 amendment is hereby waived.*
2. *That the application to change the Zoning from "R1-32" (Detached Dwelling) and "R2-10" (Detached Dwelling) to "R16-3" (Detached Dwelling on a CEC - Private Road), "R16-4" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-6" (Greenbelt) to permit 12 Detached Dwellings on a CEC Private Road, Future Residential Blocks, Parkland, Natural Heritage Protection, Greenbelt and a Walkway in accordance with the proposed zoning standards described in the Information Report, 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) *That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant*

and the School Boards not apply to the subject lands.

- (d) *That the "R16-4" (Detached Dwelling on a CEC - Private Road) zone include an exception to require a minimum side yard setback of 3.0 m (9.8 ft.) adjacent to an "R2 10" (Detached Dwelling) zone.*
3. *That the Plan of Subdivision under file T-M07003 W11, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated May 26, 2009, from the Commissioner of Planning and Building.*
4. *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.*

Approved (Councillor George Carlson)
OZ 07/008 W11 and T-M07003 W11

ADJOURNMENT – 8:19 p.m.