



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, APRIL 14, 2009**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

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

<http://www.mississauga.ca>

Members Present: Councillor Carmen Corbasson (Ward 1)  
Councillor Pat Mullin (Ward 2)  
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 Sue McFadden (Ward 10) (Chair)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

Members Absent: Councillor Pat Saito (Ward 9)

Contact: Shalini Alleluia, Legislative Coordinator, Office of the City Clerk  
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E-Mail: [shalini.alleluia@mississauga.ca](mailto:shalini.alleluia@mississauga.ca)

STAFF PRESENT: Mr. E. R. Sajecki, Commissioner of Planning and Building  
Ms. A. Dietrich, Manager, Policy Planning  
Ms. L. Pavan, Manager, Development Team North  
Ms. S. Tanabe, Manager, Community Planning  
Mr. R. Hughes, Planner, Development & Design  
Mr. S. Barrett, Manager, Transportation & Works  
Mr. D. Marcucci, Manager, Community Services  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. S. Alleluia, Legislative Coordinator, Office of the City Clerk  
Ms. E. Eichenbaum, Legislative Coordinator, Office of the City Clerk

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**CALL TO ORDER – 7:00 P.M.**

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

**MATTERS CONSIDERED**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

1. 2008 Employment Profile - Report.
2. 2009 Vacant Employment Lands - Report.
3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 290 Derry Road West, south side of Derry Road West, east of McLaughlin Road, Owner: 1706201 Ontario Inc. Applicant: Greg Dell and Associates, Bill 51, OZ 08/013 W11.

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – APRIL 14, 2009**

**CALL TO ORDER – 7: 00 P.M.**

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

**MATTERS CONSIDERED**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

1. **2008 Employment Profile - Report**

Report dated March 24, 2009, from the Commissioner of Planning and Building with respect to the comprehensive employment survey conducted by the City of Mississauga in 2008.

**RECOMMENDATION:**

That the report titled "2008 Employment Profile" dated March 24, 2009, from the Commissioner of Planning and Building be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto Mississauga.

Mayor Hazel McCallion advised that she was pleased to read recent comments made in the Toronto Star newspaper with respect to job creation in the GTA/905 area. She particularly referenced how well Mississauga had done in bringing new companies to Mississauga, thereby bringing in about new 1200 jobs. She extended her thanks to the Economic Development Division who work diligently with companies who wish to locate here. Mayor McCallion advised that she was pleased to hear that Cancer Care was establishing their offices in Mississauga.

Susan Tanabe, Manager, explained the Corporate Report and using a power point presentation, she provided highlights of the report including data received from the employment surveys they conducted. She explained the employment results by Planning Districts as well as the concentrations of employment in Meadowvale and in the northern section of Mississauga .

Mayor McCallion noted that she was very impressed with the findings in the report, particularly that 90% of the employment in Mississauga was fulltime employment and that the number of fulltime jobs had increased even though there was a drop in the part-time jobs. The Mayor enquired how the Mississauga figures compared with other areas. Further, she also pointed out that the City of Mississauga was very diversified in its employment types which included transportation related companies due to its proximity to the airport, pharmaceutical companies, headquarters for banking and insurance facilities, to name a few and hence the impact of this current economy was not as severe in an overall way as it has been experience by cities who have the automotive industry as their primary employment.

Ed Sajecki supported the compliments made by the Mayor adding that the next set of employment figures could be higher because more office development is expected in 2009.

Councillor Eve Adams advised that she too was impressed to see the employment figures, particularly in Ward 5. Also, she requested that the maps be updated to show the Confederation Parkway connection.

Also, Councillor Adams requested that staff look at connections to the proposed BRT and the Cooksville GO Station as employees in some of the Corporate Centres find transportation and suitable connections a major challenge.

A verbal motion by Councillor Maja Prentice to approve the recommendation in the staff report was voted on and carried.

APPROVED

Recommendation PDC-0038-2009 (Councillor Maja Prentice)

CD.15.EMP (2008)

2. 2009 Vacant Employment Lands - Report

Report dated March 24, 2009, from the Commissioner of Planning and Building with respect to the vacant employment lands study conducted by the City of Mississauga.

RECOMMENDATION:

That the report titled "2009 Vacant Employment Lands" dated March 24, 2009, from the Commissioner of Planning and Building be received for information.

A verbal motion by Councillor Carmen Corbasson to receive the above staff report was voted on and carried.

RECEIVED

Recommendation PDC-0039-2009 (Councillor Carmen Corbasson)  
CD.15.EMP (2008)

3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a hotel and accessory commercial uses, 290 Derry Road West, south side of Derry Road West, east of McLaughlin Road, Owner: 1706201 Ontario Inc., Applicant: Greg Dell and Associates, Bill 51, OZ 08/013 W11.

Report dated March 24, 2009, from the Commissioner of Planning and Building regarding Official Plan Amendment and Rezoning Applications under file OZ 08/013 W11, in Ward 11.

RECOMMENDATION:

That the Report dated March 24, 2009, from the Commissioner of Planning and Building regarding the applications to amend the current "Business Employment - Special Site 4" Official Plan provisions applying to the lands, and to change the Zoning from "D" (Development) to "E2-Exception" (Employment), to permit a hotel and accessory commercial uses, under file OZ 08/013 W11, 1706201 Ontario Inc., 290 Derry Road West, south side of Derry Road West, east of McLaughlin Road, be received for information.

Councillor Sue McFadden called this public meeting to order at approximately 7:20 p.m. and read the recommendation from the Corporate Report.

There was one individual in the audience who indicated interest in the subject matter. Eugene Hutka, High Tech Pet Products Inc.

Greg Dell, Greg Dell & Associates, briefly explained the above development application. The subject lands were formerly a portion of the Ilija Macedonian church lands, located on the south side of Derry Road West, east of McLaughlin Road within a developing business employment area. The adjacent lands to the west are mainly residential with a narrow parcel of land designated as "Business Employment" immediately to the west. Saint Barbara Boulevard is planned to be extended southerly, however, its alignment is not known at this time. Also, Mr. Dell advised that the hotel would create about 100 new jobs.

With the use of overheads, Mr. Dell explained the development proposal for the hotel and the accessory commercial uses which would be sited on two buildings, the hotel being in the six storey building and the commercial uses in the single storey building. He advised that 188 parking spaces are required; however, they will be providing 191 spaces. Mr. Dell explained the accesses to the site i.e. right in/right out only on Derry Road with proposed accesses to the future municipal road once Saint Barbara Boulevard is extended.

Mr. Eugene Hutka, High Tech Pet Products Inc. addressed Committee to confirm that his pet boarding facility would not be affected by the proposed development. He stated that he has operated his business since 1986 and has no objection to the proposed development as long as the proposed development does not object to their boarding facility, particularly the dogs barking. He also raised the issue of cost sharing for Saint Barbara Boulevard.

In response to a question by Mayor McCallion as to how a complaint regarding the dogs barking would be handled, Ed Sajecki, Commissioner, stated that the complaint would be investigated and the Noise By-law enforced similar to such a complaint received anywhere else in the City. Mr. Dell confirmed that the applicant is required to incorporate noise mitigation measures to address the GTAA comments relating to aircraft noise and these are more stringent.

Mayor Hazel McCallion enquired if the Macedonian Church sold all their lands and was advised that the valley lands have been acquired by the City and that lease arrangements in favour of the church for future use are in place. Mr. Dell advised that there would not be any access to the park through his client's lands.

David Marcucci, Manager, Community Services Department, confirmed that the Church had entered into a 49 year lease for the use of valley lands and they will have to maintain these lands.

Councillor George Carlson requested that the applicant revisit the architectural design of the buildings to include some upgrades into the façade. He pointed out that the site was at the edge of the Meadowvale Village Community and felt that the building design was in need of additional architectural elements. The Councillor also requested assurance that the church group who previously owned the lands, were aware that they would no longer have access to the adjacent greenbelt lands that they have leased from the City. Greg Dell confirmed that this information had been conveyed to them by his client.

A verbal motion by Councillor George Carlson to receive the above Corporate Report dated March 24, 2009, from the Commissioner of Planning and Building, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting, was voted on and carried. Also, a letter from High Tech Pet Products Inc. submitted at the Planning & Development Committee meeting, addressed to the Committee of Adjustment with respect to the above development, was received.

This public meeting closed at approximately 7:35 p.m.

RECEIVED/AMENDED

Recommendation PDC-0040-2009 (Councillor George Carlson)

OZ 08/013 W11

**ADJOURNMENT – 7:35 P.M.**



## REPORT 6 – 2009

TO: THE MAYOR & MEMBERS OF COUNCIL

The Planning and Development Committee presents its sixth report of 2009 and recommends:

PDC-0038-2009

That the report titled "2008 Employment Profile" dated March 24, 2009, from the Commissioner of Planning and Building be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto Mississauga.

CD.15.EMP (2008)

PDC-0039-2009

That the report titled "2009 Vacant Employment Lands" dated March 24, 2009, from the Commissioner of Planning and Building be received for information.

CD.15.EMP (2009)

PDC-0040-2009

1. That the Report dated March 24, 2009, from the Commissioner of Planning and Building regarding the applications to amend the current "Business Employment - Special Site 4" Official Plan provisions applying to the lands, and to change the Zoning from "D" (Development) to "E2-Exception" (Employment), to permit a hotel and accessory commercial uses, under file OZ 08/013 W11, 1706201 Ontario Inc., 290 Derry Road West, south side of Derry Road West, east of McLaughlin Road, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.
2. That the correspondence from High Tech Pet Products Inc. dated April 14, 2009 regarding the applications under file OZ 08/013 W11 be received.

OZ 08/013 W11