



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, APRIL 14, 2008**

**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

MEMBERS PRESENT: Councillor Carmen Corbasson (Ward 1)  
Councillor Frank Dale (Ward 4) (Chair)  
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 Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)

MEMBERS ABSENT: Mayor Hazel McCallion  
Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)

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

STAFF PRESENT: Mr. E. Sajecki, Commissioner of Planning & Building  
Ms. M. Ball, Director, Development & Design  
Mr. J. Calvert, Director, Policy Planning  
Mr. C. Rouse, Acting Manager, Development Team Central  
Mr. R. Poitras, Manager, Development Team South  
Ms. S. Laughlin, Planner, Development & Design  
Ms. K. Collins, Planner, Development & Design  
Ms. A. Dietrich, Manager, Research & Special Projects  
Ms. B. Sliwa, Researcher, Policy Planning  
Mr. O. Termini, Manager, Development Engineering  
Mr. D. Marcucci, Manager, Planning & Heritage  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – APRIL 14, 2008**

**CALL TO ORDER**

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

**MATTERS CONSIDERED**

**AFTERNOON SESSION – CANCELLED**

**EVENING SESSION – 7:00 P.M.**

1. Sign Variance Applications, Sign By-law 0054-2002, as amended
2. 2008 Vacant Employment Lands
3. Amendment to Site Plan Control By-law 0293-2006, as amended - Committee of Adjustment Decision – 1 Wesley Crescent, Dana Bach, 'B' 001/08 Ward 1.
4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications – 38, 40 and 44 Main Street, Gova Enterprises Inc. (Wellings Planning Consultants Inc.), Bill 51, OZ 07/012 Ward 11.

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – APRIL 14, 2008****CALL TO ORDER @ 7:00 P.M.****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS CONSIDERED****AFTERNOON SESSION – CANCELLED****EVENING SESSION – 7:00 P.M.**1. **Sign Variance Applications, Sign By-law 0054-2002, as amended**

Report dated March 25, 2008 from the Commissioner of Planning and Building with respect to Sign Variance Applications, Sign By-law 0054-2002, as amended.

**RECOMMENDATION:**

That the Report dated March 25, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications described in Appendices 1 to 4 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 07-08365  
Ward 4  
TD Canada Trust  
100 City Centre Drive

To permit the following:

- (i) A fascia sign erected higher than the upper limit of the first storey.
- (ii) One (1) fascia sign not located on the unit occupied by the business.

- (b) Sign Variance Application 08-00476  
Ward 5  
Energy Savings Group  
80 Courtney Park Drive West

To permit the following:

- (i) One (1) fascia sign supported by the roof or structure of the building.

- (c) Sign Variance Application 08-00255  
Ward 5  
Four Points by Sheraton  
6090 Dixie Road

To permit the following:

- (i) Two (2) fascia signs located between the limits of the top floor and roof level, each having a sign area equal to 4.11% (17.2 sq. m. (185 sq. ft.)) of the building face.
- (ii) One (1) fascia sign not located between the limits of the top floor and parapet or roof level.

- (d) Sign Variance Application 08-00425  
Ward 9  
Jacox Harley Davidson  
2815 Argentia Road

To permit the following:

- (i) One (1) fascia sign attached to the curtain wall adjacent to the loading area.

A verbal motion by Councillor Nando Iannicca to approve the recommendation in the Corporate Report dated March 25, 2008 from the Commissioner of Planning and Building was voted on and carried.

APPROVED

Recommendation PDC-0025-2008 (Councillor Nando Iannicca)

BL.03-SIG (2008)

2. 2008 Vacant Employment Lands

Report dated March 25, 2008 from the Commissioner of Planning and Building with respect to 2008 Vacant Employment Lands.

RECOMMENDATION:

That the report titled "*2008 Vacant Employment Lands*" dated March 25, 2008, from the Commissioner of Planning and Building be received for information.

A verbal motion by Councillor Pat Saito to approve the recommendation in the Corporate Report dated March 25, 2008 from the Commissioner of Planning and Building was voted on and carried.

RECEIVED

Recommendation PDC-0026-2008 (Councillor Pat Saito)  
CD.15.EMP (2008)

3. Amendment to Site Plan Control By-law 0293-2006, as amended - Committee of Adjustment Decision – 1 Wesley Crescent, Dana Bach

Report dated March 25, 2008 from the Commissioner of Planning and Building with respect to an Amendment to Site Plan Control By-law 0293-2006, as amended – Committee of Adjustment Decision – 1 Wesley Crescent.

RECOMMENDATION:

That the Report dated March 25, 2008, from the Commissioner of Planning and Building recommending that Council enact a by-law to amend Site Plan Control By-law 0293-2006, as amended, to include the property located at 1 Wesley Crescent, northeast corner of High Street West and Wesley Crescent, in order to fulfill a condition of provisional consent granted by the Committee of Adjustment under file 'B' 001/08 W1, Dana Bach, be adopted.

A verbal motion by Councillor Carmen Corbasson to approve the recommendation in the Corporate Report dated March 25, 2008 from the Commissioner of Planning and Building was voted on and carried.

APPROVED

Recommendation PDC-0027-2008 (Councillor Carmen Corbasson)  
'B' 001/08 W1

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4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications – 38, 40 and 44 Main Street, Gova Enterprises Inc. (Wellings Planning Consultants Inc.), OZ 07/012 W11.

Report dated March 25, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications – 38, 40 and 44 Main Street, OZ 07/012 W11.

RECOMMENDATION:

That the Report dated March 25, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential Low Density I" to "Residential Medium Density II" and "Greenbelt" and to change the Zoning from "R3" (Detached Dwellings) to "RA1 – Exception" (Retirement Dwelling) and "G1" (Greenbelt) in By-law 0225-2007, to permit a three-storey, 60 unit retirement dwelling with common amenity areas under file OZ 07/012 W11, Gova Enterprises Inc., 38, 40 and 44 Main Street, be received for information.

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

The following individuals addressed Committee regarding the proposed application:

Glenn Wellings of Wellings Planning Consultants Inc. addressed Committee on behalf of the applicant. Mr. Wellings described the subject lands as approximately 0.5 hectares with approximately 200 feet of frontage onto Main Street. He stated that the property is comprised of three separate lots located between Wyndham Street and the Credit River. The subject property, Mr. Wellings explained, is surrounded by detached dwellings and an apartment building to the West. He described the proposed development applications as an Official Plan Amendment and Rezoning to permit a seniors' dwelling at 38, 40 and 44 Main Street. The facility, Mr. Wellings advised, will consist of a common kitchen and dining area with a maximum of nine staff members present at any one time, including administration, nursing and kitchen staff.

Mr. Wellings explained that two community meetings have been held under the direction of Councillor George Carlson where concerns of residents were noted with respect to the height and scale of the proposed development. Mr. Wellings advised that as a result of these community meetings the applicant revised their submission to three storeys, a

maximum height of 13 metres and 60 units, versus the original plan which proposed four storeys and 90 units. Mr. Wellings explained that the development application was filed in May 2007 with various supporting studies, and at the open house held in October 2007 a revised proposal was presented. He stated that some Streetsville residents have shown interest in residing at the proposed facility.

Mr. Wellings explained that some planning issues with respect to the proposal continue to be addressed by the applicant and City staff with ongoing discussions on the elevation design and front yard setback. Mr. Wellings stated that the parking area has been located behind the building to restrict visibility from Main Street and 24 parking spaces will be provided which represents 0.4 spaces per unit, versus the required Zoning By-law standard of 0.5 spaces per unit. The idea he explained, behind providing reduced parking, was to offer enhanced green space. Mr. Wellings stated that a detailed traffic analysis conducted indicated there would not be significant traffic generated as a majority of the residents will not drive. He noted that the top of bank has been identified and a 5 metre buffer will be dedicated to the City for conservation purposes. Mr. Wellings advised that the applicant has been working on the acquisition of 46 Main Street (currently a single detached dwelling) but complications have arisen with respect to the owner's financial expectations. He felt the impact of the existing apartment building is far greater than the impact of the proposed development. Mr. Wellings stated that the retirement dwelling will be an asset and provide a much needed service to the community.

Peter Orphanos, Chair, Sierra Club Canada, Peel Region Group and 30 year resident of Streetsville addressed Committee with respect to the proposed development. He mentioned his involvement in the Streetsville District Policies Review and applauded Amendment 49 to Mississauga Plan which maintained the "Residential Low Density I" designation. Mr. Orphanos stated that he is not opposed to intensification in the appropriate area. However, he felt that the proposed application was not in keeping with decisions made after years of consultation with respect to the Streetsville district. Mr. Orphanos felt there were issues related to the scale of the development and he discussed current traffic concerns in the vicinity. He stated that the real 'top of bank' for the Credit River Valley is Church Street and felt that the valley area should not be subject to intensification. Mr. Orphanos concluded by stating his belief that the proposal is not in keeping with the vision and character of Streetsville.

Jack McConaghie, resident of Streetsville described the history of his family's property on Wyndham Street. He displayed an overhead projection of a topical map and described his property size, location and zoning as G1 and flood plain. Mr. McConaghie explained that previous development has been restricted and consistent with low density residential.



He stated that the applicant has been supportive and forthcoming with information in their interactions with residents. However, Mr. McConaghie concluded that development should be compatible with the surrounding area and he felt the applicant's proposal for a 60 unit institutional development will negatively impact the adjacent properties.

Louis Milo, Vice Chair, Credit River Anglers Association (CRAA) addressed Committee and described the CRAA as an active conservation group representing anglers, conservationists and the general public in matters pertaining to the Credit River. He stated that the CRAA's interest in this particular development is a result of the project's proximity to the Credit River Valley and proposal to develop below top of bank.

Mr. Milo stated that based on research conducted by his association, with GIS and flood maps from the Credit Valley Conservation, it has been determined the proposed development is below top of bank which has been identified as Church Street. He advised in the opinion of the CRAA the top of bank should be based on the junction between the flat table lands and the valley wall where the slope begins leading directly to the valley. In the case of the subject property he advised, where the valley slope is at a gentler angle, the top of bank is determined by the continuation of the contour lines that form the top of bank in other steeper valley sections. Mr. Milo stated that the CRAA is opposed to any development below top of bank in the Credit River watershed and therefore is opposed to the proposed application. He noted that the OMB has ruled in favour of protecting river valleys below top of bank.

Mr. Milo continued by stressing the importance of protecting watersheds, water quality and wildlife and noted the necessity for a river to have access to the entire valley to accommodate for significant course adjustment. He also advised that the proposed site is located at the edge of the 1954 Hurricane Hazel flood line and noted the potential risk of flooding. Mr. Milo pointed out that the proposal does not meet the residential low-density designation of the recently revised Streetsville District Plan Review and noted concern for a proposed development of this density, located on a blind curve, in a tight valley that is already congested.

Louis Milo concluded by stating the opposition of the CRAA to the proposal as it is not appropriate to have a retirement dwelling located so close to a river and advised that in the CRAA's opinion, the entire valley should be converted to green space, hazard land or conservation land.

Iris Orphanos, 30 year resident of Streetsville, addressed Committee and advised of her concerns with regard to traffic flow, safety issues and the impact of the proposed development. She stated that increased traffic will result from trucks providing services

and supplies to the retirement home along with the greater number of residents who will be living in the area. Ms. Orphanos felt that a development of this proportion should not be entertained until the existing traffic issues have been resolved in order to ensure the safety of residents and elderly people who may live in the area.

Josip Milcic, resident, advised Committee that the subject property and proposed development is located directly behind his house. Mr. Milcic, who also made a written submission to Committee, wanted to make additional comments. He advised of his desire to see Streetsville maintained as a 'Village in the City' with low scale residential. Mr. Milcic described the notable difference between the three single detached dwellings that previously existed on the subject property and the proposed 60 unit retirement dwelling. He displayed overhead projections of the deer who inhabit the area and two small residential homes abutting the subject property. Mr. Milcic showed concern with respect to traffic issues and the close proximity of the proposed entrance to the retirement dwelling and Wyndham Street. He noted that ambulances usually frequent retirement establishments in addition to garbage trucks, supplier delivery trucks, visitors, residents and staff. Mr. Milcic felt the proposed development is too large for the subject property.

Allan Nosek whose parents live on Wyndham Street, addressed Committee and stated that although there is an existing apartment building in the area, it would be prudent to learn from previous mistakes and refrain from perpetuating this type of development on a beautiful site like the subject property.

Mike Wessinger, resident, addressed Committee and voiced his concern regarding the impact of the proposed development on traffic. He also indicated concern with respect to idling trucks due to delivery of supplies, garbage pick-up etc. for the proposed retirement dwelling. He stated that the construction of a privacy fence will not eliminate the noise pollution that will affect the enjoyment of his backyard. He felt that his privacy will be greatly impacted as well as the desirability of his home.

Craig Wilson, resident, advised Committee that he based his decision to purchase his home on the fact that the previous owner had applied for a severance for two 50 foot lots, and the application was denied. He felt the proposed development was not in keeping with the scale of the existing neighbourhood.

Gerry DiLeo, resident, addressed Committee in addition to his written submission, and displayed an aerial photograph showing the proximity of his property to the proposed development. Mr. DiLeo indicated that an opportunity exists to enhance the Streetsville character through redevelopment and planning errors of the past should be avoided.

James Hammond, resident, stated his concerns with regard to the existing traffic issues. He also noted the potential effect on property values as a result of the proposed height of the retirement dwelling, which will directly impact his home.

Councillor George Carlson advised the residents that the Corporate Report and recommendation are for information and receipt only. He stated that it will be difficult to find a compatible development with such an eclectic mix of uses in the area. Councillor Carlson concurred that the subject property location cannot sustain the number of units or massing being proposed by the applicant. He noted that the proposal is institutional and not compatible with the downtown core of Streetsville. Councillor Carlson directed comments to Transportation and Works staff with respect to the issue of traffic and the dangerous curve that exists which he would like to see addressed prior to any development. He urged the applicant to engage an architect who specializes in heritage to ensure a design compatible with the Streetsville area. Councillor Carlson stated that he will not support a development of the mass and scale currently proposed by the applicant.

A verbal motion made by Councillor George Carlson to approve the recommendation in the Corporate Report dated March 25, 2008 from the Commissioner of Planning and Building and to receive the correspondence from Gerry DiLeo, Josip and Vera Milcic and Mike, Amanda, Hailey and Kenna Wessinger was voted on and carried.

The public meeting closed at approximately 8:00 p.m.

RECEIVED

Recommendation PDC-0028-2008 (Councillor George Carlson)

OZ 07/012 W11

**ADJOURNMENT – 8:00 p.m.**

## REPORT 6 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

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

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'B' 001/08 W1

- PDC-0028-2008      1.      That the Report dated March 25, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential Low Density I" to "Residential Medium Density II" and "Greenbelt" and to change the Zoning from "R3" (Detached Dwellings) to "RA1 – Exception" (Retirement Dwelling) and "G1" (Greenbelt) in By-law 0225-2007, to permit a three-storey, 60 unit retirement dwelling with common amenity areas under file OZ 07/012 W11, Gova Enterprises Inc., 38, 40 and 44 Main Street, be received for information.
2.      That correspondence from Gerry DiLeo, Josip and Vera Milcic, and Mike, Amanda, Hailey and Kenna Wessinger with respect to the above noted application, be received.

OZ 07/012 W11