



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, APRIL 28, 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 PRESENT: Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3) (Chair)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7)  
Councillor Pat Saito (Ward 9)  
Councillor George Carlson (Ward 11)

MEMBERS ABSENT: Mayor Hazel McCallion (other Municipal Business)  
Councillor Carmen Corbasson (Ward 1)  
Councillor Katie Mahoney (Ward 8)  
Councillor Sue McFadden (Ward 10)

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: Ms. M. Ball, Director, Development & Design  
Mr. R. Miller, Manager, Long Range Planning  
Ms. M. Bracken, Planner, Long Range Planning  
Ms. D. Rusnov, Manager, Development Team West  
Mr. J. Famme, Planner, Development & Design  
Mr. D. Bryan, Supervisor Sign Unit  
Mr. S. Barrett, Manager, Transportation Asset Management  
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 28, 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. Growing the Greenbelt – Consultation 2008
3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications – Lot 3, Registered Plan C-24, Northeast Corner of Harborn Road and Grange Drive, Berkley Developments (Korsiak & Company), Bill 20, OZ 06/030 W7.
4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications – 40 Harborn Road & 29 Premium Way, Southwest Corner of Harborn Road and Premium Way, Berkley Developments (Korsiak & Company), Bill 20, OZ 06/031 W7.

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – APRIL 28, 2008****CALL TO ORDER @ 7:00 p.m.****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Councillor Nando Iannicca declared a conflict of interest, per his memorandum dated April 28, 2008 addressed to the Planning and Development Committee with respect to Item # 3 and Item # 4, file numbers OZ 06/030 W7 and OZ 06/031 W7 respectively.

**MATTERS CONSIDERED****AFTERNOON SESSION – CANCELLED****EVENING SESSION – 7:00 P.M.**

1. Sign Variance Applications, Sign By-law 0054-2002, as amended

Report dated April 8, 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 April 8, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 07-08010  
Ward 5  
Laura  
5935 Mavis Road

To permit the following:

- (i) One (1) fascia sign not located on the unit occupied by the business.
- (b) Sign Variance Application 08-00403  
Ward 5  
Softmoc  
5885 Rodeo Drive

To permit the following:

- (i) One (1) fascia sign not located on the unit occupied by the business.
- (c) Sign Variance Application 08-00119  
Ward 8  
Nine Clouds  
2273 Dundas Street West

To permit the following:

- (i) Three (3) fascia signs having a total area of 21.66% (25.8 sq. m (278 sq.ft.)) of the building façade on which the signs are located.

A verbal motion by Councillor Eve Adams to approve the recommendation in the Corporate Report dated April 8, 2008 from the Commissioner of Planning and Building was voted on and carried.

APPROVED

Recommendation PDC-0029-2008 (Councillor Eve Adams)

BL.03-SIG (2008)

2. Growing the Greenbelt – Consultation 2008

Report dated April 14, 2008 from the Commissioner of Planning and Building with respect to Growing the Greenbelt – Consultation 2008.

RECOMMENDATION:

That the report titled "Growing the Greenbelt – Consultation 2008" dated April 14, 2008 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing, the Region of Peel, the City of Brampton and the Town of Caledon.

A verbal motion by Councillor Nando Iannicca to approve the recommendation in the Corporate Report dated April 14, 2008 from the Commissioner of Planning and Building was voted on and carried.

APPROVED

Recommendation PDC-0030-2008 (Councillor Nando Iannicca)

LA.07.BIL

Councillor Nando Iannicca, having previously declared a conflict of interest pertaining to Item # 3 and Item # 4, left the meeting at approximately 7:05 p.m.

3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications – Lot 3, Registered Plan C-24, Northeast Corner of Harborn Road and Grange Drive, Berkley Developments (Korsiak & Company)

Report dated April 8, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications – Lot 3, Registered Plan C-24, Northeast Corner of Harborn Road and Grange Drive.

RECOMMENDATION:

That the Report dated April 8, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan (Cooksville District) from "Residential - Low Density I, Special Site 11" to "Residential - Medium Density I, Special Site 11", as amended, and to change the Zoning from "R1-47" (Detached Dwelling – Exception R1-47) to "RM5-Exception" (Street Townhouse – Exception Zone) to permit eight street townhouse units under file OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be received for information.

OZ 06/030 W7

4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications – 40 Harborn Road and 29 Premium Way, Southwest Corner of Harborn Road and Premium Way, Berkley Developments (Korsiak & Company)

Report dated April 8, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications – 40 Harborn Road and 29 Premium Way.

RECOMMENDATION:

That the Report dated April 8, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan (Cooksville District) from "Residential - Low Density I, Special Site 11" to "Residential - Medium Density I, Special Site 11", as amended, and to change the Zoning from "R1-7" (Detached Dwelling – Exception R1-7) to "RM5-Exception" (Street Townhouse – Exception Zone) to permit 13 street townhouse units under file OZ 06/031 W7, Berkley Developments, 40 Harborn Road and 29 Premium Way, be received for information.

OZ 06/031 W7

Councillor Maja Prentice advised the audience and staff that comments would be received jointly with respect to the Public Meetings listed under Item # 3 and Item # 4, file numbers OZ 06/030 W7 and OZ 06/031 W7 respectively, due to the close relationship of the development applications.

Councillor Maja Prentice called this public meeting to order at approximately 7:05 p.m. and read the above recommendations from the Corporate Reports.

The following individuals addressed Committee regarding the proposed applications:

Jim Levac, Korsiak & Company Limited, addressed Committee on behalf of Berkley Developments, which he described as a builder of luxury townhomes and highrise condominiums. Mr. Levac stated that Berkley Developments has an existing development in the City of Mississauga just north of the Gordon Woods area. He provided an overview of the subject lands and surrounding land uses via Powerpoint presentation. The two subject properties are located diagonally and at opposite corners to one another. Mr. Levac described the subject lands as transitional in nature, consisting of commercial uses and the Gordon Woods development. He felt the proposed development will produce a pronounced entrance into the Gordon Woods neighbourhood.

Mr. Levac reviewed the existing Official Plan designations and stated that the proposal is to rezone the subject properties to permit freehold townhome units. The original proposal, he explained, was for an urban style condominium development consisting of rear lanes, with 9 units proposed on the northerly block and 12 units on the southerly block. Following the circulation of the application and receipt of comments from the City's Planning staff, Mr. Levac advised that the applicant redesigned the entire site and abandoned the condominium proposal for traditional freehold lots with 7.5 metre rear yards and front garages. The number, he advised, remains at 21 units, but the redesign allowed for the preservation of a tree and protection of its root system. He displayed the various elevations and advised that hammer head driveways are proposed on Premium Way to avoid safety issues. In response to a concern raised by a resident, Mr. Levac explained that the proposed rear lane was abandoned and a landscape buffer was created. He advised that the subject properties are located within the Urban Growth Centre and therefore, subject to the Interim Residential Intensification Policies. In conclusion, Mr. Levac stated his belief that the proposed development will result in an attractive gateway into the Gordon Woods community and asked that the staff recommendation be received with a notwithstanding Planning Protocol clause.

In response to Councillor Frank Dale's inquiry about visitor parking, Mr. Levac advised that the applicant is seeking an exception to the policy and that on-street parking is available on Grange Drive. Also, Mr. Levac stated that the applicant has been asked to develop a parking plan. Councillor Dale, who indicated his familiarity with the area, reiterated his concern with respect to visitor parking and asked that staff review this issue.

Councillor Maja Prentice confirmed with Mr. Levac that the applicant is proposing a reduction of two visitor parking spaces per unit. Mr. Levac advised that the standard is dictated by Council policy and that the double car garages proposed for some units can accommodate three parking spaces on-site.

Councillor Pat Saito asked staff to confirm the reduced parking standard used for Churchill Meadows. Marilyn Ball, Director, Development & Design Division advised that the reduction was two spaces per unit and the Council Resolution for the visitor parking standard did not apply. Councillor Saito, as a result of her experience with Churchill Meadows, cautioned with respect to the reduction of visitor parking.

John Sabiston, President of the Gordon Woods Homeowners Association addressed Committee on behalf of the Association. He began by advising that the properties have been vacant and their redevelopment is welcomed. However, he stated that the Association wants to ensure the proposed development compliments the existing

community. Mr. Sabiston felt there was confusion as to whether or not the subject properties are located within the intensification area. He referred to the map of the Urban Growth Centre, Figure 1 of Mississauga Plan, which he felt was not clear on this issue, as the Grange Drive site appears to be within the Urban Growth Centre, while the Premium Way/Harborn Road site appears to be outside of the Urban Growth Centre. However, he noted that the map indicates the boundaries are approximate and asked that future staff reports clarify this issue.

Mr. Sabiston referred to policies that state the stability of existing neighbourhoods will be protected. He explained that the proposed development has already been detrimental to the stability of the existing neighbourhood as homes on Grange Drive are becoming tenant-occupied versus owner-occupied, and one home is now up for sale. He indicated the need to reduce the number of units and density proposed and mentioned the possibility of converting some townhouse units to semi-detached and detached dwellings to address transition issues with the existing neighbourhood. He discussed the impact on traffic and parking, at an already congested intersection. The proposal, he noted, will convert a rural cross section into an urban cross section by street widening and the replacement of ditches with curbs and gutters. In conclusion, Mr. Sabiston noted that the existing neighbourhood is classified as a residential woodlands.

Councillor Pat Mullin confirmed with Mr. Sabiston that his concern was not with the townhouses, but with the transition to the existing residential. In response to Councillor Mullin's inquiry, Jonathan Famme advised that the existing "R1-47" Zone (Detached Dwelling) permits 30 metre frontages.

Councillor Maja Prentice asked Mr. Sabiston to clarify the traffic and parking concerns raised. Mr. Sabiston described the existing traffic issue at Harborn Road and Premium Way when attempting to make a right-hand turn onto Harborn Road. He explained that traffic backs up onto Harborn Road causing issues for residents trying to exit the community and that this is typical during the morning and evening rush hours. Mr. Sabiston noted an issue with the Rabba Foods plaza with respect to traffic and overflow parking on Harborn Road and Grange Drive. He also noted that the high traffic volumes on Premium Way will impede on new residents trying to exit their homes. Councillor Prentice noted the proposal for hammer head driveways is intended to assist with access to Premium Way.

Catherine Contronia, resident, addressed Committee and advised that she has put her house up for sale for impact and to alert the community as to what can happen. She stated that the family life she has experienced over the past 25 years will be altered with

an invasion of privacy. She felt the proposed development would impact the community and is not in keeping with the uniqueness of the area.

Allan Campbell, resident, advised that the proposed development fronting onto Grange Drive and onto Premium Way will affect his property. He noted his concern for the impact on traffic and discussed the reconstruction of roads with increased widths and curbs which he felt will impact his privacy hedge. He also discussed the difference in height of the proposed 3-storey townhomes versus the existing residential. Mr. Campbell stated his support for the development of curbs surrounding his property (not for all of Gordon Woods) for maintenance reasons. He stressed the importance of reviewing the reduction in visitor parking and felt this issue should be carefully considered. Mr. Campbell stated that development has been controlled in the past with respect to height and density and asked that this development proposal undergo the same scrutiny. Mr. Campbell concluded that sufficient landscaping should be provided as well as an appropriate transition to the existing residential.

Councillor Mullin felt that valid points had been made with respect to the proposal. She asked Mr. Sabiston, President, Gordon Woods Homeowners Association if a focus group had been formed to work with the developer. Mr. Sabiston advised that a focus group has not been coordinated but indicated he would take it under advisement.

In response to Councillor Mullin's inquiry, Mr. Campbell confirmed his wishes to have a curb along the front of his property provided the road is not widened. He felt widening of the road would impact the root systems of existing trees and would escalate the current parking issues. Steve Barrett, Manager, Transportation Asset Management advised that the concern with respect to road widening was identified at the Community Meeting held last week and staff have agreed to review this matter.

Stella Anderson, resident, addressed Committee by advising of her reservations about the proposed development. She indicated concerns related to the history of Berkley Developments and the condition of the existing development site in Mississauga. She described a lawsuit involving Berkley Developments and indicated her distrust for the developer. She stated that the applicant has falsely used the name of Gordon Woods at a development called "Estate of Gordon Woods" and mentioned the unsightly condition of their site caused by litter, illegal signs and trailers of which she has photographs. Ms. Anderson noted that the physical character and massing of the proposed development is not in keeping with the existing neighbourhood, and made a point of the application for a "site specific exception zone". She indicated her desire to have the current zoning maintained and reiterated concerns with respect to traffic and parking. Ms. Anderson

stated that she has contacted her Ward Councillor and City staff with respect to the condition of the existing Berkley development site without satisfaction.

Lance Anderson, resident, asked Committee to evaluate this proposal carefully as he feels the Ward Councillor has not sufficiently represented the residents in this matter.

Jacqueline Gideon, resident, addressed Committee and advised that she has lived in Gordon Woods for 20 years. She felt that, as a community, development should not be opposed. However, she felt that single-detached residential homes would be more appropriate to ensure consistency with the existing area. She noted that the trees and woods should be maintained and that four or five detached homes would be more appropriate for the subject properties. Ms. Gideon reiterated concern for the impact on traffic and safety.

Councillor Pat Mullin acknowledged the concern raised by residents with respect to transition and encouraged Mr. Sabiston to form a focus group to work with the developer to address issues.

Jim Levac advised that when the application was initially filed, the applicant was not required to conduct a traffic impact study or parking analysis. The issues, he noted, were raised at the most recent Community Meeting and since that time a Traffic Engineer has been retained to complete a traffic impact study, and a parking plan will also be produced. Mr. Levac advised that if the local Councillor feels there is merit in the applicant working with a focus group, they would be pleased to participate.

Councillor Maja Prentice indicated her support for the idea of coordinating a focus group to compromise on issues raised and felt it would be very worthwhile for the President of the Gordon Woods Homeowners Association to take it under consideration.

A verbal motion made by Councillor Pat Mullin to approve the recommendations in the Corporate Reports dated April 8, 2008 from the Commissioner of Planning and Building, to receive the memorandum dated April 28, 2008 from Councillor Nando Iannicca recusing himself from discussions with respect to the above noted development application, to receive the Notice of Community Meeting from Councillor Nando Iannicca for April 22, 2008, and to receive the e-mail dated April 8, 2008 from Gloria Hall stating her opposition to the above noted development application, was voted on and carried.

The public meeting closed at approximately 8:10 p.m.

RECEIVED

Recommendations PDC-0031-2008 and PDC-0032-2008 (Councillor Pat Mullin)

OZ 06/030 W7

OZ 06/031 W7

**ADJOURNMENT – 8:10 p.m.**

## REPORT 7 - 2008

TO: THE MAYOR &amp; MEMBERS OF COUNCIL

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

PDC-0029-2008 That the Report dated April 8, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

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

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BL.03-SIG (2008)

PDC-0030-2008      That the report titled “Growing the Greenbelt – Consultation 2008” dated April 14, 2008 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing, the Region of Peel, the City of Brampton and the Town of Caledon.

LA.07.BIL

- PDC-0031-2008      1.      That the Report dated April 8, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan (Cooksville District) from "Residential - Low Density I, Special Site 11" to "Residential - Medium Density I, Special Site 11", as amended, and to change the Zoning from "R1-47" (Detached Dwelling – Exception R1-47) to "RM5-Exception" (Street Townhouse – Exception Zone) to permit eight street townhouse units under file OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be received for information.
2.      That the memorandum dated April 28, 2008 from Councillor Nando Iannicca recusing himself from discussions with respect to the above noted development application and advising of two community meetings held on March 1, 2007 and April 22, 2008, be received for information.

3. That the Notice of Community Meeting from Councillor Nando Iannicca for April 22, 2008 with respect to the above noted development application, be received for information.
4. That the e-mail dated April 8, 2008 from Gloria Hall stating her opposition to the above noted development application, be received for information.

OZ 06/030 W7

PDC-0032-2008

1. That the Report dated April 8, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan (Cooksville District) from "Residential - Low Density I, Special Site 11" to "Residential - Medium Density I, Special Site 11", as amended, and to change the Zoning from "R1-7" (Detached Dwelling – Exception R1-7) to "RM5-Exception" (Street Townhouse – Exception Zone) to permit 13 street townhouse units under file OZ 06/031 W7, Berkley Developments, 40 Harborn Road and 29 Premium Way, be received for information.
2. That the memorandum dated April 28, 2008 from Councillor Nando Iannicca recusing himself from discussions with respect to the above noted development application and advising of two community meetings held on March 1, 2007 and April 22, 2008, be received for information.
3. That the Notice of Community Meeting from Councillor Nando Iannicca for April 22, 2008 with respect to the above noted development application, be received for information.

OZ 06/031 W7