



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, FEBRUARY 17, 2009

**AFTERNOON SESSION – Cancelled
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 Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5)
Councillor Carolyn Parrish (Ward 6) (Chair)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3)
Councillor Pat Saito (Ward 9)

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5423/ Fax 905-615-4181
E-Mail: Jessica.Reid@mississauga.ca

STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building
Ms. M. Ball, Director, Development & Design
Mr. J. Calvert, Director, Policy Planning
Ms. A. Dietrich, Manager, Policy Planning
Mr. P. Stewart, Policy Planner, Policy Planning
Ms. K. Phuong, Policy Planner of Community Planning, Policy
Planning
Ms. L. Pavan, Manager, Development Team North
Mr. J. Famme, Planner, Development & Design
Mr. R. Hughes, Planner, Development & Design
Mr. D. Lipnicky, Traffic Planning Coordinator T&W
Mr. S. Barrett, Manager, Transportation Asset Management
Mr. D. Marcucci, Manager, Planning & Heritage
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

INDEX - PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 17, 2009

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. Lakeview and Port Credit Local Advisory Panels – Terms of Reference
3. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications, Part of Lot 10, Concession 2, W.H.S., Northeast corner of Second Line West and Silverthorn Mill Avenue, Owner: 2096553 Ontario Inc. (Hush Homes), Applicant: John D. Rogers & Associates Inc., Bill 51, OZ 08/012 and T-M08005 Ward 11.
4. PUBLIC MEETING – 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., Bill 51, OZ 07/008 and T-M07003 Ward 11.

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 17, 2009

CALL TO ORDER – 7:03 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

AFTERNOON SESSION – Cancelled

EVENING SESSION – 7:00 P.M.

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

Report dated January 27, 2009 from the Commissioner of Planning and Building with respect to Sign-By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications.

RECOMMENDATION:

That the Report dated January 27, 2009 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 08-03059
Ward 1
The Pump House Grille Co.
42 Lakeshore Road East

To permit the following:

- (i) A total sign area equal to 23% of the south building face.
- (ii) Four (4) signs located on the second storey of the building provided the third party advertising be removed.

- (iii) One (1) sign located on the first storey of the building that projects 106.68 centimetres (3.5 ft) from the building wall.

Five (5) signs located on the second storey of the building that project 68.58 centimetres (2.25 ft) from the building wall.

One (1) sign located on the second storey of the building that projects 294.64 centimetres (9.6 ft) from the building wall.

- (b) Sign Variance Application 08-03283
Ward 8
Rogers Plus
2116 Burnhamthorpe Road West

To permit the following:

- (i) One (1) fascia sign located on the side of a building approximately 85 m (278.87 ft) from a residential use.

2. That the following Sign Variance **not be granted**:

- (a) Sign Variance Application 08-03059
Ward 1
Pump House Grille Co.
42 Lakeshore Road East

To permit the following:

- (i) Two (2) signs located on the second storey of the east building elevation.

- (b) Sign Variance Application 08-01136
Ward 5
Starbucks Coffee
5067 Dixie Road

To permit the following:

One (1) pre-menu board for a commercial undertaking at a service station.

In respect of item 2.(b) Sign Variance Application 08-01136, Councillor Eve Adams advised that the applicant is Canadian Tire and Starbucks is the tenant. The applicant realized that the application is not in conformity with the *Building Code Act* and they would like the opportunity to review the application. Councillor Adams moved a motion that item 2.(b) Sign Variance Application 08-01136 be referred to staff. The motion was voted upon and carried.

In respect of item 2.(a) Sign Variance Application 08-03059, Councillor Carmen Corbasson explained that a sign variance is not required as there is no advertising on the proposed sign.

Councillor Corbasson moved a verbal motion to approve the staff recommendations as amended. The motion was voted upon and carried.

AMENDED/REFERRED

See Recommendation PDC-0020-2009 (Councillor Carmen Corbasson)
BL.03.SIG (2009)

2. Lakeview and Port Credit Local Advisory Panels – Terms of Reference

Report dated January 27, 2009 from the Commissioner of Planning and Building with respect to the "*Lakeview and Port Credit Local Advisory Panels – Terms of Reference*".

RECOMMENDATION:

1. That the report titled "*Lakeview and Port Credit Local Advisory Panels – Terms of Reference*", dated January 27, 2009 from the Commissioner of Planning and Building, be received for information.
2. That the Planning and Building Department proceed with the selection of panel members for the Lakeview and Port Credit Local Advisory Panels, in accordance with the Terms of Reference contained in the report titled, "*Lakeview and Port Credit Local Advisory Panels – Terms of Reference*" dated January 27, 2009 from the Commissioner of Planning and Building.

Councillor Carmen Corbasson mentioned that Committee received a letter from Mr. Charles Sousa, M.P.P. indicating that he is willing to participate in the Lakeview & Port Credit Local Advisory Boards. She thanked Mr. Jim Tovey, President of the Lakeview Ratepayer's Association for his idea to set up these Boards and feels that they will enhance the community participation process.

Mr. Jim Tovey, President of the Lakeview Ratepayer's Association expressed support to Councillor Corbasson in this initiative and applauded Mr. Sousa for offering to participate. He also expressed appreciation for Mississauga's leadership in citizen involvement.

Councillor Carmen Corbasson moved a verbal motion to approve the staff recommendations as contained in the report titled "Lakeview and Port Credit Local Advisory Panels – Terms of Reference", dated January 27, 2009 from the Commissioner of Planning and Building and to receive the correspondence from Mr. Sousa for information.

AMENDED

See Recommendation PDC-0021-2009 (Councillor Carmen Corbasson)
CD.03.LAK/CD.03.POR

3. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications, Part of Lot 10, Concession 2, W.H.S., Northeast corner of Second Line West and Silverthorn Mill Avenue, Owner: 2096553 Ontario Inc. (Hush Homes), Applicant: John D. Rogers & Associates Inc., Bill 51, OZ 08/012 and T-M08005 Ward 11.

Report dated January 27, 2009 from the Commissioner of Planning and Building regarding the applications to change the Zoning of By-law 225-2007 from "R2-10" (Detached Dwellings-Typical Lots) to "R2-Exception" (Detached Dwellings-Typical Lots) and "R16-Exception" (Detached Dwellings on a CEC-Private Road), in addition to a draft plan of subdivision application, to permit 6 detached lots fronting onto a public road and 7 detached lots fronting onto a private common element condominium road, under files OZ 08/012 W11 and T-M08005 W11, 2096553 Ontario Inc., Part of Lot 10, Concession 2, W.H.S.

RECOMMENDATION:

That the Report dated January 27, 2009, from the Commissioner of Planning and Building regarding the applications to change the Zoning of By-law 225-2007 from "R2-10" (Detached Dwellings-Typical Lots) to "R2-Exception" (Detached Dwellings-Typical Lots) and "R16-Exception" (Detached Dwellings on a CEC-Private Road), in addition to a draft plan of subdivision application, to permit 6 detached lots fronting onto a public road and 7 detached lots fronting onto a private common element condominium road, under files OZ 08/012 W11 and T-M08005 W11, 2096553 Ontario Inc., Part of Lot 10, Concession 2, W.H.S., be received for information.

Councillor Carolyn Parrish called this public meeting to order at approximately 7:08 p.m. and read the recommendation from the Corporate Report.

There were people in the audience who indicated interest in the subject matter.

Michael Wortel of John D. Rogers & Associates, the applicant, gave a brief presentation of the applications. The subject property is municipally known as 6811 Second Line West.

Dawn Mineault, resident expressed concern for the proposed density, effects of the increase in traffic and infrastructure maintenance in the local area, environmental impact, and construction disturbance for local residents.

Peter Savvidis, resident, addressed Committee. He expressed concern that the development included part of his land (Block 270) and that he does not have an agreement with the developer in this regard. Mr. Wortel advised Committee that the property which Mr. Savvidis believed he owned, is owned by Tarmac Canada in trust for the City of Mississauga. Mr. Savvidis responded that he purchased Block 270 from Zancor Homes in 2005 in trust for the City of Mississauga.

Rocky Simau, resident, expressed concern for construction disturbance and infrastructure maintenance in the local area.

Steve Barrett and Mr. Wortel responded to questions from Chris Conklin, resident, regarding the proposed development.

Councillor George Carlson moved a verbal motion to receive the Corporate Report dated January 27, 2009, from the Commissioner of Planning and Building with respect to the Rezoning and Draft Plan of Subdivision Applications, 2096553 Ontario Inc. (Hush Homes), Part of Lot 10, Concession 2, W.H.S., Northeast corner of Second Line West and Silverthorn Mill Avenue, under files OZ 08/012 W11 and T-M08005 W11, for information. The motion was voted on and carried.

This public meeting closed at approximately 7:31 p.m.

RECEIVED

Recommendation PDC-0022-2009 (Councillor George Carlson)

OZ 08/012 W11/T-M08005 W11

4. PUBLIC MEETING – 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., Bill 51, OZ 07/008 and T-M07003 Ward 11.

Report dated January 27, 2009 from the Commissioner of Planning and Building with respect to the application under file OZ 07/008 W11 to change the Zoning of By-law 0225-2007 from "R1-32" (Detached Dwelling) and "R2-10" (Detached Dwelling) to "R16-Exception A" (Detached Dwelling on a CEC - Private Road), "R16-Exception B" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-Exception" (Greenbelt) and a Draft Plan of Subdivision under file T-M07003 W11 to permit 12 Detached Dwellings on a CEC Private Road, Future Residential Block, Parkland, Natural Heritage Protection, Greenbelt and a Walkway, 2096553 Ontario Inc., Part of Lot 10, Concession 3, W.H.S.

RECOMMENDATION:

That the Report dated January 27, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 07/008 W11 to change the Zoning of By-law 0225-2007 from "R1-32" (Detached Dwelling) and "R2-10" (Detached Dwelling) to "R16-Exception A" (Detached Dwelling on a CEC - Private Road), "R16-Exception B" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-Exception" (Greenbelt) and a Draft Plan of Subdivision under file T-M07003 W11 to permit 12 Detached Dwellings on a CEC Private Road, Future Residential Block, Parkland, Natural Heritage Protection, Greenbelt and a Walkway, 2096553 Ontario Inc., Part of Lot 10, Concession 3, W.H.S., be received for information.

Councillor Carolyn Parrish called this public meeting to order at approximately 7:31 p.m. and read the recommendation from the Corporate Report.

There were people in the audience who indicated interest in the subject matter.

Michael Wortel of John D. Rogers & Associates, the applicant, gave a brief presentation of the applications. He advised that there are ongoing discussions with the Meadowvale Village Heritage Conservation District Review Committee respecting heritage throughout the proposed designs.

Robert Baranowski, resident, expressed concern for the proposed development. Mr. Baranowski was concerned with tree preservation, noting that some trees were already removed from the site. He was also concerned for privacy as his property abuts the site.

Susan Loughton, resident, addressed Committee and expressed concerns with the proposed density and commented that the proposal is not in keeping with the heritage feel of Meadowvale Village. She also expressed concern for the tree preservation on the site.

Greg Loughton, resident, expressed concerned with the development and it's heritage character with Meadowvale Village. He opined that the development surrounding the heritage district affects the environment within the village. Jonathan Famme, Development Planner responded to questions from Mr. Loughton regarding the proposal.

Councillor George Carlson advised that numerous public meetings were held in regard to this site and expressed support for the proposal.

In response to the residents' concerns, Mr. Wortel explained that fallen trees were removed from the site pursuant to requests from the City's Enforcement Division and the City Arborist. He advised that staff requested a tree preservation plan which will be submitted. Further, Mr. Wortel advised that the applicant is committed to preserve the bell tower and old Meadowvale Village signs.

Subsequently, Councillor George Carlson moved a verbal motion to receive the Corporate Report dated January 27, 2009, from the Commissioner of Planning and Building with respect to the Rezoning and Draft Plan of Subdivision Applications, 2096553 Ontario Inc. (Hush Homes), Part of Lot 10, Concession 3, W.H.S. 6950 Second Line West, under OZ 07/008 W11 and T-M07003 W11, for information, and to receive the correspondence from Jas. P. Holmes on behalf of Meadowvale Village Heritage Conservation District Review Committee, Kevin Arjoon for the Heritage Advisory Committee, Dave Moir on behalf of Meadowvale Village Community Association, Gregory Young, Rosemary Wilson, Terry Wilson, and Stephen Runstedler, for information. The motion was voted on and carried.

This public meeting closed at approximately 8:24 p.m.

RECEIVED/AMENDED

Recommendation PDC-0023-2009 (Councillor George Carlson)

OZ 07/008 W11/T-M07003

ADJOURNMENT - 8:24 p.m.

REPORT 3 - 2009

TO: THE MAYOR & MEMBERS OF COUNCIL

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

PDC-0020-2009

That the Report dated January 27, 2009 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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3. That the following Sign Variance be referred to staff:

- (a) Sign Variance Application 08-01136
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To permit the following:

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BL.03.SIG (2009)

PDC-0021-2009

1. That the report titled "*Lakeview and Port Credit Local Advisory Panels – Terms of Reference*", dated January 27, 2009 from the Commissioner of Planning and Building, be received for information.
2. That the Planning and Building Department proceed with the selection of panel members for the Lakeview and Port Credit Local Advisory Panels, in accordance with the Terms of Reference contained in the report titled, "*Lakeview and Port Credit Local Advisory Panels – Terms of Reference*" dated January 27, 2009 from the Commissioner of Planning and Building.
3. That the letter dated February 12, 2009 from Charles Sousa, M.P.P. Mississauga South, accepting the invitation to participate in the Lakeview and Port Credit Local Advisory Panels, be received for information.

CD.03.LAK / CD.03.POR

PDC-0022-2009

That the Report dated January 27, 2009, from the Commissioner of Planning and Building regarding the applications to change the Zoning of By-law 225-2007 from "R2-10" (Detached Dwellings-Typical Lots) to "R2-Exception" (Detached Dwellings-Typical Lots) and "R16-Exception" (Detached Dwellings on a CEC-Private Road), in addition to a draft plan of subdivision application, to permit 6 detached lots fronting onto a public road and 7 detached lots fronting onto a private common element condominium road, under files OZ 08/012 W11 and T-M08005 W11, 2096553 Ontario Inc., Part of Lot 10, Concession 2, W.H.S., be received for information.

OZ 08/012 W11 / T-M08005 W11

PDC-0023-2009

1. That the Report dated January 27, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 07/008 W11 to change the Zoning of By-law 0225-2007 from "R1-32" (Detached Dwelling) and "R2-10" (Detached Dwelling) to "R16-Exception A" (Detached Dwelling on a CEC - Private Road), "R16-Exception B" (Detached Dwelling on a CEC - Private Road), "OS1" (Open Space), and "G2-Exception" (Greenbelt) and a Draft Plan of Subdivision under file T-M07003 W11 to permit 12 Detached Dwellings on a CEC Private Road, Future Residential Block, Parkland, Natural Heritage Protection, Greenbelt and a Walkway, 2096553 Ontario Inc., Part of Lot 10, Concession 3, W.H.S., be received for information.
2. That the correspondence received from Jas. P. Holmes on behalf of Meadowvale Village Heritage Conservation District Review Committee, Kevin Arjoon for the Heritage Advisory Committee, Dave Moir on behalf of Meadowvale Village Community Association, Gregory Young, Rosemary Wilson, Terry Wilson, and Stephen Runstedler with respect to the Rezoning and Draft Plan of Subdivision Applications under File OZ 07/008 and T-M07003 W11, be received for information.

OZ 07/008 W11 / T-M07003 W11