



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 2, 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)
Councillor Maja Prentice (Ward 3)
Councillor Eve Adams (Ward 5) (Chair)
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)
Mayor Hazel McCallion

Members Absent: Councillor Frank Dale (Ward 4)

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
Ms. T. Kerr, Planner, Community Planning, Policy Planning
Ms. I. Sulz-McDowell, Manager, Planning Services Centre
Mr. R. Poitras, Manager, Development Team South
Ms. L. Pavan, Manager, Development Team North
Mr. H. Lynch, Development Planner
Mr. B. Phillips, Development Planner
Ms. L. Christie, Development Planner
Ms. A. Dietrich, Manager, Policy Planning
Mr. G. Smith, Team Leader, Park Assets Planning
Mr. M Powell, Commissioner of Transportation and Works
Mr. O. Termenisi, Manager, Development Engineering
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 2, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
2. Planning Applications Fees and Charges Review
3. Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review

INDEX - PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 2, 2009

EVENING SESSION – 7:00 P.M.

4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway, Owners: 675553 Ontario Ltd. (Viewmark Homes) and the City of Mississauga, Applicant: Jim Lethbridge, Lethbridge Lawson Inc., Bill 51, OZ 07/022 Ward 7.

5. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 5575 Bonnie Street, South side of Thomas Street, west of Winston Churchill Boulevard, Owner/Applicant: Taccpar Gate Developments Inc., Bill 51, OZ 08/014 Ward 10.

6. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 91-93 & 99 Lakeshore Road East and 42 Port Street East, Southeast corner of Lakeshore Road East and Elizabeth Street South, Owner: Centre City Capital Limited and William G. James, Applicant: John D. Rogers & Associates Inc., Bill 51, OZ 08/009 Ward 1.

7. PUBLIC MEETING – Rezoning Application, 2249 Derry Road West and 7050 Terragar Boulevard, Northwest corner of Derry Road West and Terragar Boulevard, Owner: Bremont Homes Corporation, Applicant: Deanlee Management Inc., Bill 51, OZ 08/006 Ward 10.

8. SUPPLEMENTARY REPORT – Draft Plan of Subdivision Application, Block 84, Registered Plan 43M-1087, Southeast of Winston Churchill Boulevard and Duncairn Drive, Owner: Erin Mills Development Corporation, Applicant: Erin Mills Development Corporation, Bill 51, T-M08003 Ward 9.

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 2, 2009

CALL TO ORDER – 1:39 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

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

Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to Sign-By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications.

RECOMMENDATION:

That the Report dated January 13, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-03028
Ward 3
WAB Investments & Developments
702 Burnhamthorpe Rd. E.

To permit the following:

- (i) Ten (10) additional fascia signs located on the second storey of the building.
- (b) Sign Variance Application 08-02275
Ward 3
Royal Bank of Canada
4141 Dixie Rd. Bldg A

To permit the following:

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

- (c) Sign Variance Application 08-02904
Ward 5
CML Health Care
60 Courtneypark Dr. W.

To permit the following:

- (i) One (1) sign supported by the roof of a building or structure and projects above the roof.

- (d) Sign Variance Application 08-02757
Ward 5
itravel2000
2350 Matheson Blvd. E.

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the south and west elevations of an office building.

- (e) Sign Variance Application 08-02823
Ward 5
Country Style Food Services
6950 Menkes Dr.

To permit the following:

- (i) Three (3) roof signs supported by and project above the roof of the building.

- (f) Sign Variance Application 08-02489
Ward 6
Evergreen College
1140 Burnhamthorpe Rd. W.

To permit the following:

- (i) One (1) fascia sign located on the second storey of a commercial building.

A verbal motion by Councillor Maja Prentice to approve the staff recommendation as outlined in the Corporate Report dated January 13, 2009 from the Commissioner of Planning and Building, was voted on and carried.

APPROVED

Recommendation PDC-0012-2009 (Councillor Maja Prentice)

BL.03.SIG (2009)

2. Planning Applications Fees and Charges Review

Report dated January 13, 2009 from the Commissioner of Planning and Building recommending fee structure and rate changes for planning applications.

RECOMMENDATION:

1. That the report dated January 13, 2009, from the Commissioner of Planning and Building entitled "Planning Applications Fees and Charges Review", recommending fee structure and rate changes for planning applications, be adopted in accordance with the following:
 1. That the revised planning application fee structure and rates be approved in accordance with Appendix 3 to achieve approximately 70% cost recovery of planning application fees;
 2. That the necessary amending by-law to the City's Planning Act Fees and Charges By-law 0430-2008 be brought forward to the Council meeting on February 11, 2009 for enactment, effective February 12, 2009, reflecting the revised planning application fee structure and rates for Plan of Subdivision, Plan of Condominium (Standard, Phased and Vacant Land) and Part Lot Control applications, as set out in this report;
 3. That the necessary amending by-law to the City's Planning Act Fees and Charges By-law 0430-2008 be brought forward to the Council meeting on February 11, 2009 for enactment, effective September 1, 2009, reflecting the revised planning application fee structure and rates for Official Plan

Amendment, Official Plan Amendment/ Zoning By-law Amendment, Zoning By-law Amendment, Site Plan Control, Removal of (H) Holding Symbol and Plan of Condominium (Common Element) applications and Surcharge fees, as set out in this report;

4. That the Payment-in-Lieu of Off-Street Parking fee remain unchanged at this time and that a review of the Corporate Policy and Process regarding Payment-In-Lieu of Off-Street Parking be undertaken by the Planning and Building Department;
5. That the fee structure and rate for Removal of (H) Holding Symbol applications within City Centre be revisited following completion of the Downtown 21 Master Plan Study.

Ingrid Sulz-McDowell, Manager Planning Services Centre, addressed Committee and provided a summary of the phases of the Fees and Charges review. Ms. Sulz-McDowell advised that the minor variance, consent applications and the servicing agreement process were excluded from this study. She explained the differences between the structure of the current fees and charges and the proposed fees and charges and outlined how other local municipalities collect fees and charges. She pointed out staff's proposal to implement surcharges for additional reviews which may be required specifically to an application.

In response to Councillor Katie Mahoney's questions, Ms. Sulz-McDowell assured that if the fees and charges are approved that the public will receive adequate notice prior to the implementation dates. In addition, she advised that the new fees and charges will be applied to applications submitted after implementation, as fees and charges are paid up front.

Councillor Carmen Corbasson expressed concern for the surcharge proposal. Ms. Sulz-McDowell confirmed that the surcharge would not be applied to site plan applications; it would apply to rezoning and official plan applications. Councillor Corbasson commented that the current cash-in-lieu of parking fee is very onerous on small businesses and suggested that perhaps the fee should reflect the number of parking spaces requested in the application. Ms. Sulz-McDowell advised that cash-in-lieu of parking will be reviewed.

Councillor George Carlson expressed support for Councillor Corbasson's comments regarding cash-in-lieu of parking.

In response to questions from Mayor McCallion, Edward Sajecki, Commissioner

Planning & Building Department, advised that there is no requirement under the *Planning Act* to provide public notice of the change in planning application fees and charges, and Ms. Sulz-McDowell confirmed that notice will be published on the City's website and individuals will be advised at the service counter, in addition to notifications to the development industry. Mayor McCallion expressed concern for the recommended implementation dates and asked whether staff considered implementation for January 2010. Marilyn Ball, Director Development and Design, responded that the proposed fees and charges were originally factored into the estimated revenue for 2009 and 2010 budgets based on implementation in January 2009. However, due to the current state of the economy, staff reconsidered and extended implementation to September 2009. Mayor McCallion requested that the Planning & Building Department monitor the state of the economy and the applications received and report back to this Committee prior to the implementation plan for the planning application fees and charges for September 2009.

Committee discussed incentives offered by local municipalities and other levels of government to stimulate the economy and how businesses in Mississauga are affected by the economy and an increase to planning applications fees and charges.

Councillor Carolyn Parrish questioned whether it would be practical to implement a deferral of planning application fees and charges. Ms. Ball commented that the Policy Planning Division is reviewing opportunities and tools that may be available when considering applications and community improvement plans and will bring a report forward later in 2009.

A verbal motion moved by Councillor Nando Iannicca to approve the staff recommendations in the Corporate Report dated January 13, 2009 from the Commissioner of Planning and Building regarding fee structure and rate changes for planning applications, and to receive the letter from Pound & Stewart Services dated January 30, 2009 regarding the planning application fees and charges review, for information, was voted on and carried.

AMENDED / DIRECTIVE

Recommendation PDC-0013-2009 (Councillor Nando Iannicca)

CD.21.DEV

3. Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review

Report dated January 13, 2009 from the Commissioner of Planning and Building regarding the Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review.

RECOMMENDATION:

1. That the report titled *Parking Strategy for Mississauga City Centre: Final Report*, dated January, 2009, prepared by BA Group Transportation Consultants, be received.
2. That the Parking Strategy goals, key parking management conclusions, recommendations and action plan outlined in the report titled "*Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review*" dated January 13, 2009, from the Commissioner of Planning and Building be endorsed as:
 - the basis for the preparation of new Official Plan policies;
 - input into the City Centre comprehensive master plan project, known as Downtown21; and
 - direction for the mandate of the new parking management group established within the Transportation and Works Department, responsible for the parking management function and implementation of Transportation Demand Management strategies and programs.
3. That a public meeting be held at the Planning and Development Committee to consider amendments to Zoning By-law 0225-2007, as amended, regarding the establishment of a distinct shared parking formula for the City Centre Planning District, the provision for shared off-site parking and bicycle parking standards.
4. That the required amendments to the Fees and Charges By-law and the Corporate Policy and Procedure regarding the establishment of a City Centre category related to the Payment-in-Lieu of Off-Street Parking be undertaken.
5. That a by-law be enacted to establish a City Centre Payment-in-Lieu of Off-Street Parking reserve fund account (#35356).

Teresa Kerr, Planner Policy Planning gave a brief presentation. Ralph Bond of BA Group Transportation Consultants summarized the Mississauga City Centre parking strategy and suggested that the City of Mississauga establish a reserve fund from the paid parking program and payment-in-lieu of off-street parking to fund future parking garages.

Councillor Pat Mullin encouraged an urban design for future City parking structures and supported underground versus aboveground structures. Mr. Bond added that the approximate cost for an underground garage is thirty-five thousand dollars (\$35,000) and

an aboveground is approximately twenty-five thousand dollars (\$25,000), differentiates depending on design.

Councillor Maja Prentice supported Councillor Mullin's comments and suggested that staff review usage of the existing City centre parking structures.

In response to Councillor Pat Saito, Ms. Kerr clarified that the staff recommendation will establish a strategy and a committee of staff was created to review fees and various issues. A report will be presented to the City's Leadership Team in the future.

Councillor Saito mentioned that the Regional of Peel approved significantly lower costs than staff suggested in this report.

Councillor Carolyn Parrish felt that with regard to underground parking structures, vehicle crime is more prevalent causing higher insurance rates as well as concerns for pollution. She felt that aboveground parking designed inconspicuously would be appropriate. Mr. Bond explained the parking structure at Yorkdale Mall in Toronto where Toronto Transit Commission and Yorkdale Mall shared in the cost of the garage.

Mayor McCallion discussed GO Transit's parking situation. She added that people are prepared to pay for parking; however, providing free parking encourages people to drive. Mayor McCallion explained that underground parking in the City centre is costly, due to the makeup of the soil and safety is a major concern. Mayor McCallion expressed support for staff's recommendation and commented that she supports aboveground parking designed inconspicuously more so than underground in the City centre. Suggested moving forward aggressively on this issue and is pleased that a committee on this issue was established and looks forward to recommendations from them soon.

David Fisher, resident, addressed Committee. He encouraged underground parking given the opportunity to sell the air rights above. However, he noted that aboveground parking garages can be unobtrusively designed. He is concerned for on-street parking and snow removal. Mr. Fisher stated that Toronto Transit Commission is implementing parking charges as of April 1, 2009 and he felt that there was little concern from commuters.

In regard to Councillor Prentice's comments regarding current usage of the City Centre parking structures, Councillor Parrish suggested having a secured entrance and visitor passes as well as discounts awarded to encourage car-pooling. Mr. Bond explained that the plan for the existing underground parking garage would include installing controls, designated visitor and car-pooling spaces. He felt that this would address those concerns.

Councillor George Carlson enquired if Mr. Bond felt that a car detailing or car rental business located in the underground would add to the garage's success. Mr. Bond

commented that it might be with a larger office building in downtown Toronto. Councillor Carlson stated that he felt that a business located in the underground parking would bring life and commented that he has a downtown vision for the garages.

Councillor Mullin moved a verbal motion to approve the staff recommendations contained in the Corporate Report dated January 13, 2009 from the Commissioner of Planning and Building. The motion was voted upon and carried.

APPROVED

Recommendation PDC-0014-2009 (Councillor Pat Mullin)

CD.07.MIS

Councillor Carolyn Parrish moved a verbal motion to recess the afternoon session of the Planning and Development Committee meeting at approximately 3:10 p.m. which was voted on and carried.

EVENING SESSION – 7:00 P.M.

Councillor Carolyn Parrish moved a verbal motion to reconvene for the evening session of the Planning and Development Committee meeting at approximately 7:01 p.m. which was voted on and carried.

4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway, Owners: 675553 Ontario Ltd. (Viewmark Homes) and the City of Mississauga, Applicant: Jim Lethbridge, Lethbridge Lawson Inc., Bill 51, OZ 07/022 Ward 7.

Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to the applications to amend the Official Plan from "Mainstreet Commercial – Special Site 12" to "Mainstreet Commercial", "Residential Medium Density II" and "Residential High Density I" and to change the Zoning of By-law 0225-2007 from "C4-8" (Mainstreet Commercial) and "RA1-15" (Residential – Apartments) to "C4 – Exception" (Mainstreet Commercial), "RM6 – Exception" (Townhouse Dwellings on a CEC Private Road) and "D" (Development), to permit 24 live/work townhouses, 71 townhouses, 56 back-to-back townhouses and to identify a land parcel for future development, under file OZ 07/022 W7, 675553 Ontario Ltd. (Viewmark Homes), 90, 100 and 110 Dundas Street West.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial – Special Site 12" to "Mainstreet Commercial", "Residential Medium Density II" and "Residential High Density I" and to change the Zoning of By-law 0225-2007 from "C4-8" (Mainstreet Commercial) and "RA1-15" (Residential – Apartments) to "C4 – Exception" (Mainstreet Commercial), "RM6 – Exception" (Townhouse Dwellings on a CEC Private Road) and "D" (Development), to permit 24 live/work townhouses, 71 townhouses, 56 back-to-back townhouses and to identify a land parcel for future development, under file OZ 07/022 W7, 675553 Ontario Ltd. (Viewmark Homes), 90, 100 and 110 Dundas Street West, be received for information.

Councillor Eve Adams called this public meeting to order at approximately 7:01 p.m. and read the recommendation from the Corporate Report.

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

John Allati, Counsel to the applicant gave a brief presentation of the applications. Mr. Allati noted that the proposal presented had been amended since the staff Report dated January 13, 2009 by 149 total units including: 24 three storey live/work units fronting on Dundas Street West and a portion of Confederation Parkway, 56 three storey townhouses with rear lanes, 13 standard three storey townhouses, and 56 back-to-back townhouses. In addition, Mr. Allati noted the increase in the total on-site parking spaces to 354 which included an expansion of the parking lot. He commented that the subject site is within the Mississauga Urban Growth Centre and the Cooksville District node. Mr. Allati felt that the proposed density is consistent with the purpose and intent of the Provincial Growth Plan, the Mississauga Urban Growth Centre, and the Provincial Plan Statement and provided continuity in the local area. He advised that there were no traffic issues revealed in the traffic study. Mr. Allati further advised that the applicant is negotiating with an abutting land owner for a possible land exchange to reduce the number of traffic entry points in relation to the site. He explained that the applicant entered into a Heritage Agreement with the City of Mississauga regarding the preservation of the stone sculpture currently situate on the former Township of Toronto municipal building located at 100 Dundas Street West.

Councillor Nando Iannicca expressed interest in the proposal and indicated that he received no comments in regard to the proposal. In addition, Councillor Iannicca commented that he is pleased with the efforts of the applicant and the preservation of the local heritage.

Councillor Iannicca moved a verbal motion to receive the Corporate Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications for 90, 100 and 110 Dundas Street West, under file OZ 07/022 W7 for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting. The motion was voted on and carried.

This public meeting closed at approximately 7:17 p.m.

RECEIVED/AMENDED

Recommendation PDC-0015-2009 (Councillor Nando Iannicca)

OZ 07/022 W7

5. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 5575 Bonnie Street, South side of Thomas Street, west of Winston Churchill Boulevard, Owner/Applicant: Taccpar Gate Developments Inc., Bill 51, OZ 08/014 Ward 10.

Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential High Density I" to "Residential High Density I - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RA2 - Exception" (Residential - Apartments), to permit a 123 unit retirement residence and daycare facility under file OZ 08/014 W10, Taccpar Gate Developments Inc., 5575 Bonnie Street.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential High Density I" to "Residential High Density I - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RA2 - Exception" (Residential - Apartments), to permit a 123 unit retirement residence and daycare facility under file OZ 08/014 W10, Taccpar Gate Developments Inc., 5575 Bonnie Street, be received for information.

Councillor Eve Adams called this public meeting to order at approximately 7:17 p.m. and read the recommendation from the Corporate Report.

There were no people in the audience who expressed interest in the subject matter.

Councillor Sue McFadden moved a verbal motion to receive the Corporate Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications for 5575 Bonnie Street under File OZ 08/014 W10 for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting. The motion was voted on and carried.

This public meeting closed at approximately 7:19 p.m.

RECEIVED/AMENDED

Recommendation PDC-0016-2009 (Councillor Sue McFadden)

OZ 08/014 W10

6. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 91-93 & 99 Lakeshore Road East and 42 Port Street East, Southeast corner of Lakeshore Road East and Elizabeth Street South, Owner: Centre City Capital Limited and William G. James, Applicant: John D. Rogers & Associates Inc., Bill 51, OZ 08/009 Ward 1.

Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site" and to change the Zoning of By-law 0225-2007 from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit a 4 storey retail commercial/office building and a 10 storey, 56 unit condominium apartment building with street level retail commercial uses under file OZ 08/009 W1, Centre City Capital Limited and William G. James, 91-93 & 99 Lakeshore Road East and 42 Port Street East.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site" and to change the Zoning of By-law 0225-2007 from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit a 4 storey retail commercial/office building and a 10 storey, 56 unit condominium apartment building with street level retail commercial uses under file OZ 08/009 W1, Centre City Capital Limited and William G. James, 91-93 & 99 Lakeshore Road East and 42 Port Street East, be received for information.

Councillor Eve Adams called this public meeting to order at approximately 7:19 p.m. and read the recommendation from the Corporate Report.

A number of people in the audience expressed interest in the subject matter.

John Kaiser, Legal Counsel addressed Committee on behalf of the applicant and the James Family. Mr. Kaiser introduced Robert Grossman, Architect to provide a brief presentation of the applications.

Mr. Grossman explained the current use of the site which currently houses a No Frills grocery store and the Montgomery Home. He explained the major design objectives for the proposal which were: multi mixed-use (retail, office and residential), pedestrian friendly, retail improvement and to utilize the lake view. He stated that the proposal incorporated seventy five percent (75%) of the residential units with a view of the lake, the Montgomery Home, and twelve hundred (12,000) square feet of retail area. In addition, the existing Montgomery Home, currently a Second Cup, would be remodeled.

Mr. Grossman mentioned that the applicant is aware that the existing No Frills grocery store is a key component in the local area and this proposal designated space for such use. He demonstrated that the density of the proposal would be compatible and appropriate within the community.

Subsequently, Mr. Grossman summarized that he felt that the proposals' street front is in character with other developments in the local area and would bring a high quality building to Port Credit.

In response to Councillor Carmen Corbasson's question, Ben Phillips, Planner, Planning & Building Department advised that the preferred proposal would incorporate the lands to the East, 46 Port Street East owned by Dr. Edwards, however in the alternative, 46 Port Street East could be developed in conjunction with other lands within the block. He advised that staff requested the applicant to provide a public benefits proposal in accordance with the provisions of Section 37 of the *Planning Act*.

Dorothy Tomiuk, Chair of VIVA Port Credit addressed Committee with regard to the proposal. She felt that this proposal was integral to the long term urban design plan of Port Credit and could set the standard. She expressed support of the staff information report and felt that it reflected the concerns raised at the community meeting held by Councillor Corbasson last year, which were: the inclusion of a grocery store, building height and its resulting shadowing, and traffic.

Subsequently, Ms. Tomiuk identified the urban design issues she felt the proposal involved: mixed use versus segregated land use; the visual and social experiences; continuity in the broader harbour; and the Lakeshore Road East, Elizabeth Street South and Port Street East edges. She requested that these concerns be reviewed.

Further, Ms. Tomiuk expressed support of the proposed remodel of the Montgomery House and its continuity within the development and the community. However, she expressed disagreement with respect to the ground floor proposal facing Elizabeth Street South and suggested a more inviting street front without walls. She expressed concern for the connection of the development of the lands to the east, 46 Port Street East, for the height of the building facing Elizabeth Street South and for the proposed parking deficiency.

John Bozzo, on behalf of the Port Credit Business Association, addressed Committee and advised that they give this proposal full merit and support in its entirety.

Chris Mackie, on behalf of the Crannberry Cove Port Credit Ratepayers Association addressed Committee to express a number of concerns with the proposal. Firstly, he felt

that the parking deficiency, if permitted, could result in an external cost to tax payers should the City feel the need to build parking in the local area. Mr. Mackie pointed out that the proposal is inconsistent with the Port Credit District Policy for larger sites with respect to parking and felt that this development should be self-sufficient in its parking and associated traffic costs. Mr. Phillips responded to questions from Mr. Mackie. In addition, Mr. Mackie expressed concern for the building height of the proposal and again noted its inconsistency with the Port Credit District Policy. Finally, he requested that the applicant delay its proposal to be evaluated following the upcoming updates to City planning policies for the local area.

Michael Spazianni, Architect recently retained by Dr. Edwards, the owner of 46 Port Street East to study the property and analyze its development potential addressed Committee. He provided preliminary concerns for the development of his client's lands within the block noting the challenge of its width of only thirty five feet (35). Mr. Spazianni suggested that an evaluation of the entire block should be included with the proposal for 42 Port Street East and a comprehensive block pattern should be created, including the functional aspects of servicing, parking, access, and shadow impacts among the various sites.

In response to Councillor Pat Mullin and Madam Mayor's questions, Mr. Phillips stated that staff requested the applicant to supply a comprehensive development plan for the block.

Roy Mills, resident, expressed support of the proposal and the potential employment it would bring.

David Fisher, resident, expressed support of the proposal but suggested that the parking structure be extended to rectify the proposed deficiency. Mr. Fisher also suggested that the City review the entire block comprehensively, and commented that this will be a very predominant block in the community. He expressed concern for the loss of the grocery store.

Linda Skinner, resident, expressed support for the proposal.

Councillor Corbasson noted the successes of the applicant in the consulting process with the community groups and noted that there has been substantial support for this application from the community. She mentioned the resident's concern for the loss of the grocery store and encouraged the applicant to attract another grocery outlet at this location. Councillor Corbasson advised that further review of these applications is required, including justification of the parking deficiency and encouraged negotiations

with Dr. Edwards to incorporate 46 Port Street East with the development of the subject site.

Madam Mayor expressed support for Councillor Corbasson's comments regarding the grocery store.

Councillor Carmen Corbasson moved a verbal motion to receive the Corporate Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications for 91-93 & 99 Lakeshore Road East and 42 Port Street East under File OZ 08/009 W1 for information. The motion was voted on and carried.

Councillor Carmen Corbasson moved a verbal motion to receive separate letters from Tim Smith, Spencer Roberts, Gary Webb, Conor B. Turley, and Gail Jessup, regarding the proposed development under File OZ 08/009 W1 for information. The motion was voted on and carried.

This public meeting closed at approximately 8:47 p.m.

RECEIVED/AMENDED

Recommendation PDC-0017-2009 (Councillor Carmen Corbasson)
OZ 08/009 W1

7. PUBLIC MEETING – Rezoning Application, 2249 Derry Road West and 7050 Terragar Boulevard, Northwest corner of Derry Road West and Terragar Boulevard, Owner: Bremont Homes Corporation, Applicant: Deanlee Management Inc., Bill 51, OZ 08/006 Ward 10.

Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" ("Development") to "RM4 - Exception" (Townhouse Dwellings), to permit 80 standard condominium townhouse dwellings under file OZ 08/006 W10, Bremont Homes, 2249 Derry Road West and 7050 Terragar Boulevard.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" ("Development") to "RM4 - Exception" (Townhouse Dwellings), to permit 80 standard condominium

townhouse dwellings under file OZ 08/006 W10, Bremont Homes, 2249 Derry Road West and 7050 Terragar Boulevard, be received for information.

Councillor Eve Adams called this public meeting to order at approximately 8:47 p.m. and read the recommendation from the Corporate Report.

One individual in the audience expressed interest in the subject matter.

Michelle Starr, representative of the applicant addressed Committee. She explained the proposal for standard condominium townhouse units and residential parking spaces with visitor spaces. Further, she explained that the site concept provided a spacious amenity area and relocated transformers within the site as requested by staff. Lastly, Ms. Starr explained the minimum lot set backs and landscape area variances contained in this application.

Belmiro Vieira, resident, expressed concern for the height of the proposed townhouse units facing Black Walnut Trail.

Councillor Sue McFadden assured Mr. Vieira that consideration was taken in regard to the units relative to Black Walnut Trail. She explained the history of the subject site and the community feedback received and expressed appreciation for how the applicant has incorporated such feedback in the proposal. Councillor McFadden offered to meet with Mr. Vieira to review the application.

Councillor Maja Prentice suggested that in her past experience some developers have been amenable to two storey homes where they back on to existing two storey homes.

Subsequently, Councillor Sue McFadden moved a verbal motion to receive the Corporate Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to the Rezoning Application for 2249 Derry Road West and 7050 Terragar Boulevard under OZ 08/006 W10 for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting. The motion was voted on and carried.

This public meeting closed at approximately 8:56 p.m.

RECEIVED/AMENDED

Recommendation PDC-0018-2009 (Councillor Sue McFadden)

OZ 08/006 W10

8. SUPPLEMENTARY REPORT – Draft Plan of Subdivision Application, Block 84, Registered Plan 43M-1087, Southeast of Winston Churchill Boulevard and Duncairn Drive, Owner: Erin Mills Development Corporation, Applicant: Erin Mills Development Corporation, Bill 51, T-M08003 Ward 9.

Report dated January 13, 2009, from the Commissioner of Planning and Building recommending approval of the application under File T-M08003 W9, Erin Mills Development Corporation, Block 84, Registered Plan 43M-1087, southeast of Winston Churchill Boulevard and Duncairn Drive.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building recommending approval of the application under File T-M08003 W9, Erin Mills Development Corporation, Block 84, Registered Plan 43M-1087, southeast of Winston Churchill Boulevard and Duncairn Drive, be adopted in accordance with the following:

1. That the Plan of Subdivision under file T-M08003 W9, be recommended for approval subject to the following conditions contained in Appendix S-3.

Councillor Pat Saito advised that a community meeting was held where concern was expressed for an expansion of the local City park. She advised that the cost for the expansion of the City park would be approximately ten million dollars (\$10,000,000) plus operating maintenance. Councillor Saito expressed support for the proposal and noted the conditions for construction access from Winston Churchill and to work with Traffic Safety Council to relocate the school bus site.

Subsequently, Councillor Pat Saito moved a verbal motion to adopt the recommendation for approval of the application under File T-M08003 W9, subject to the conditions contained therein. The motion was voted on and carried.

This public meeting closed at approximately 9:06 p.m.

APPROVED

Recommendation PDC-0019-2009 (Councillor Pat Saito)
T-M08003 W9

ADJOURNMENT - 9:06 p.m.

REPORT 2 - 2009

TO: THE MAYOR & MEMBERS OF COUNCIL

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

PDC-0012-2009

That the Report dated January 13, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-03028
Ward 3
WAB Investments & Developments
702 Burnhamthorpe Rd. E.

To permit the following:

- (i) Ten (10) additional fascia signs located on the second storey of the building.

- (b) Sign Variance Application 08-02275
Ward 3
Royal Bank of Canada
4141 Dixie Rd. Bldg A

To permit the following:

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

- (c) Sign Variance Application 08-02904
Ward 5
CML Health Care
60 Courtneypark Dr. W.

To permit the following:

- (i) One (1) sign supported by the roof of a building or structure and projects above the roof.

- (d) Sign Variance Application 08-02757
Ward 5
itravel2000
2350 Matheson Blvd. E.

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the south and west elevations of an office building.

- (e) Sign Variance Application 08-02823
Ward 5
Country Style Food Services
6950 Menkes Dr.

To permit the following:

- (i) Three (3) roof signs supported by and project above the roof of the building.

- (f) Sign Variance Application 08-02489
Ward 6
Evergreen College
1140 Burnhamthorpe Rd. W.

To permit the following:

- (i) One (1) fascia sign located on the second storey of a commercial building.

BL.03.SIG (2009)

PDC-0013-2009

1. That the report dated January 13, 2009, from the Commissioner of Planning and Building entitled "Planning Applications Fees and Charges Review", recommending fee structure and rate changes for planning applications, be adopted in accordance with the following:

1. That the revised planning application fee structure and rates be approved in accordance with Appendix 3 to achieve approximately 70% cost recovery of planning application fees;
 2. That the necessary amending by-law to the City's Planning Act Fees and Charges By-law 0430-2008 be brought forward to the Council meeting on February 11, 2009 for enactment, effective February 12, 2009, reflecting the revised planning application fee structure and rates for Plan of Subdivision, Plan of Condominium (Standard, Phased and Vacant Land) and Part Lot Control applications, as set out in this report;
 3. That the necessary amending by-law to the City's Planning Act Fees and Charges By-law 0430-2008 be brought forward to the Council meeting on February 11, 2009 for enactment, effective September 1, 2009, reflecting the revised planning application fee structure and rates for Official Plan Amendment, Official Plan Amendment/ Zoning By-law Amendment, Zoning By-law Amendment, Site Plan Control, Removal of (H) Holding Symbol and Plan of Condominium (Common Element) applications and Surcharge fees, as set out in this report;
 4. That the Payment-in-Lieu of Off-Street Parking fee remain unchanged at this time and that a review of the Corporate Policy and Process regarding Payment-In-Lieu of Off-Street Parking be undertaken by the Planning and Building Department;
 5. That the fee structure and rate for Removal of (H) Holding Symbol applications within City Centre be revisited following completion of the Downtown 21 Master Plan Study.
2. That the correspondence dated January 30, 2009 received from Philip Stewart, Pound & Stewart Associates Limited expressing their comments with respect to the Planning Applications Fees and Charges Review, be received for information.

CD.21.DEV

PDC-0014-2009

1. That the report titled *Parking Strategy for Mississauga City Centre: Final Report*, dated January, 2009, prepared by BA Group Transportation Consultants, be received.
2. That the Parking Strategy goals, key parking management conclusions, recommendations and action plan outlined in the report titled "*Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review*" dated January 13, 2009, from the Commissioner of Planning and Building be endorsed as:
 - the basis for the preparation of new Official Plan policies;

- input into the City Centre comprehensive master plan project, known as Downtown21; and
 - direction for the mandate of the new parking management group established within the Transportation and Works Department, responsible for the parking management function and implementation of Transportation Demand Management strategies and programs.
3. That a public meeting be held at the Planning and Development Committee to consider amendments to Zoning By-law 0225-2007, as amended, regarding the establishment of a distinct shared parking formula for the City Centre Planning District, the provision for shared off-site parking and bicycle parking standards.
 4. That the required amendments to the Fees and Charges By-law and the Corporate Policy and Procedure regarding the establishment of a City Centre category related to the Payment-in-Lieu of Off-Street Parking be undertaken.
 5. That a by-law be enacted to establish a City Centre Payment-in-Lieu of Off-Street Parking reserve fund account (#35356).

CD.07.MIS

PDC-0015-2009

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial – Special Site 12" to "Mainstreet Commercial", "Residential Medium Density II" and "Residential High Density I" and to change the Zoning of By-law 0225-2007 from "C4-8" (Mainstreet Commercial) and "RA1-15" (Residential – Apartments) to "C4 – Exception" (Mainstreet Commercial), "RM6 – Exception" (Townhouse Dwellings on a CEC Private Road) and "D" (Development), to permit 24 live/work townhouses, 71 townhouses, 56 back-to-back townhouses and to identify a land parcel for future development, under file OZ 07/022 W7, 675553 Ontario Ltd. (Viewmark Homes), 90, 100 and 110 Dundas Street West, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

OZ 07/022 W7

PDC-0016-2009

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential High Density I" to "Residential High Density I - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RA2 - Exception" (Residential - Apartments), to permit a 123 unit retirement residence and daycare facility under file OZ 08/014 W10, Taccpar Gate Developments Inc., 5575 Bonnie Street, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

OZ 08/014 W10

PDC-0017-2009

1. That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site" and to change the Zoning of By-law 0225-2007 from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit a 4 storey retail commercial/office building and a 10 storey, 56 unit condominium apartment building with street level retail commercial uses under file OZ 08/009 W1, Centre City Capital Limited and William G. James, 91-93 & 99 Lakeshore Road East and 42 Port Street East, be received for information.
2. That the correspondence received from Tim Smith, resident, by the Planning & Building Department on July 10, 2008 expressing comments with respect to the proposed Official Plan Amendment and Rezoning applications under file OZ 08/009 W1, be received for information.
3. That the correspondence received from Spencer Roberts, resident, by the Office of the City Clerk on January 19, 2009 expressing concerns with respect to the proposed Official Plan Amendment and Rezoning applications under file OZ 08/009 W1, be received for information.
4. That the correspondence received from Gary Webb, resident, by the Office of the City Clerk on January 20, 2009 expressing support of the proposed Official Plan Amendment and Rezoning applications under file OZ 08/009 W1, be received for information.
5. That the correspondence dated January 19, 2009 received from Conor B. Turley, resident, expressing concerns with respect to the proposed Official Plan Amendment and Rezoning applications under file OZ 08/009 W1, be received for information.
6. That the correspondence received from Gail Jessup, resident, by the Office of the City Clerk on January 18, 2009 expressing concerns with respect to the proposed Official Plan Amendment and Rezoning applications under file OZ 08/009 W1, be received for information.
7. That the petition received by the Office of the City Clerk on January 29, 2009 in opposition to the proposed Official Plan Amendment and Rezoning applications under file OZ 08/009 W1, be received for information.

OZ 08/009 W1

PDC-0018-2009

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" ("Development") to "RM4 - Exception"

(Townhouse Dwellings), to permit 80 standard condominium townhouse dwellings under file OZ 08/006 W10, Bremont Homes, 2249 Derry Road West and 7050 Terragar Boulevard, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

OZ 08/006 W10

PDC-0019-2009

That the Report dated January 13, 2009, from the Commissioner of Planning and Building recommending approval of the application under File T-M08003 W9, Erin Mills Development Corporation, Block 84, Registered Plan 43M-1087, southeast of Winston Churchill Boulevard and Duncairn Drive, be adopted in accordance with the following:

1. That the Plan of Subdivision under file T-M08003 W9, be recommended for approval subject to the following conditions contained in Appendix S-3.

T-M08003 W9