



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JANUARY 12, 2009**

**AFTERNOON SESSION – 1:30 P.M.**

**EVENING SESSION – 7:00 P.M.**

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

<http://www.mississauga.ca>

Members Present: Councillor Carmen Corbasson (Ward 1)  
Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4) (Chair)  
Councillor Eve Adams (Ward 5)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7)  
Councillor Pat Saito (Ward 9)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

Members Absent: Councillor Katie Mahoney (Ward 8)

Contact: Debbie Sheffield, Legislative Coordinator, Office of the City Clerk  
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E-Mail: [debbie.sheffield@mississauga.ca](mailto:debbie.sheffield@mississauga.ca)

STAFF PRESENT: Ms. J. Baker, City Manager & Chief Administrative Officer  
Ms. M. Ball, Director, Development & Design  
Mr. J. Calvert, Director, Policy Planning  
Mr. R. Poitras, Manager, Development Team South  
Ms. L. Pavan, Manager, Development Team North  
Mr. C. Rouse, Planner, Development & Design  
Mr. J. Famme, Planner, Development & Design  
Mr. H. Yeghouchian, Planner, Development & Design  
Mr. D. Breveglieri, Planner, Development & Design  
Mr. R. Hughes, Planner, Development & Design  
Ms. K. Collins, Planner, Development & Design  
Ms. M. Cassin, Manager, Zoning By-law Review  
Ms. J. McAuliffe, Planner, Zoning By-law Review  
Ms. A. Dietrich, Manager, Policy Planning  
Ms. E. Irvine, Planner, Policy Planning  
Mr. R. Miller, Planner, Policy Planning  
Mr. S. Barrett, Manager, Transportation Asset Management  
Mr. M. Minkowski, Legal Counsel, Litigation  
Mr. D. Marcucci, Manager, Planning & Heritage  
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk  
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk

## **INDEX - PLANNING & DEVELOPMENT COMMITTEE – JANUARY 12, 2009**

### **CALL TO ORDER**

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

### **MATTERS CONSIDERED**

#### **AFTERNOON SESSION – 1:30 P.M.**

1. City Initiated Removal of the "H" Holding Symbol from Zoning By-law 225-2007  
3634 and 3638 Cawthra Road, west side of Cawthra Road, south of Burnhamthorpe Road  
East, Aly Elsharkaway, OZ 02/052 W4, Ward 4
2. City Centre Development Application – Status Report, west side of Confederation  
Parkway, north of Burnhamthorpe Road West, Owner/Applicant: AMACON  
Development (City Centre) Corp. Bill 51, H-OZ 06/008 W4, Ward 4
3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 40 Lakeshore Road East,  
Northwest corner of Lakeshore Road East and Stavebank Road, Owner: 2127557 Ontario  
Inc., Applicant: W.E. Oughtred and Associates Inc. FA.31 08/002 W1 (Ward 1)
4. 2008 Growth Forecasts – Mississauga Plan Review
5. Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in  
Gateway District
6. Peel Region Official Plan Review – Update
7. Appeal to the Ontario Municipal Board, Committee of Adjustment Decision, Minor  
Variance Application 'A' 403/08 W11, Christine Murphy, 11 Barry Avenue, south of  
Thomas Street, west of Queen Street South, (Ward 11)

## **INDEX - PLANNING & DEVELOPMENT COMMITTEE – JANUARY 12, 2009**

### **EVENING SESSION – 7:00 P.M.**

8. **PUBLIC MEETING** - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants and to permit a maximum of 22% of the gross floor area for accessory retail uses, 3050 Confederation Parkway, west side of Confederation Parkway, north of Dundas Street West, Owner: Ole Miss Place Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W7 (Ward 7)
  
9. **PUBLIC MEETING** - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants, 1151 Dundas Street West, northwest corner of Dundas Street West and Erindale Station Road. Owner: Paula Dale Ltd. Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6 (Ward 6)
  
10. **PUBLIC MEETING** - Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007 to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, southwest corner of Eglinton Avenue West and Creditview Road. Owner: Winton Equities Inc., Applicant: Glen Schnarr & Associates Inc., Bill 51 , BL.09-COM W6 (Ward 6)
  
11. **PUBLIC MEETING** - Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit a multi-use residential, commercial and office development, in conjunction with parkland uses, northwest quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51, OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5 (Ward 5)

### **ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – JANUARY 12, 2009**

**CALL TO ORDER**

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

Nil

**MATTERS CONSIDERED**

**AFTERNOON SESSION – 1:30 P.M.**

1. City Initiated Removal of the "H" Holding Symbol from Zoning By-law 225-2007  
3634 and 3638 Cawthra Road, west side of Cawthra Road, south of Burnhamthorpe Road  
East, Aly Elsharkaway, OZ 02/052 W4, Ward 4

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to City Initiated Removal of the "H" Holding Symbol from Zoning By-law 225-2007, 3634 and 3638 Cawthra Road, west side of Cawthra Road, south of Burnhamthorpe Road East, Aly Elsharkaway, OZ 02/052 W4, Ward 4.

**RECOMMENDATION:**

That the Report dated December 9, 2008, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol, under file OZ 02/052 W4, Aly Elsharkaway, 3634 and 3638 Cawthra Road be adopted and that the Planning and Building Department bring forward the necessary by-law for Council's passage.

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

Councillor Nando Iannicca moved a verbal motion to approve the recommendation as outlined in the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the City Initiated Removal of the "H" Holding Symbol from Zoning By-law 0225-2007 for 3634 and 3638 Cawthra Road under file OZ 02/052 W4, which was voted on and carried.

**APPROVED**

**Recommendation PDC-0001-2009 (Councillor Nando Iannicca)  
OZ 02/052 W4**

2. City Centre Development Application – Status Report, west side of Confederation Parkway, north of Burnhamthorpe Road West, Owner/Applicant: AMACON Development (City Centre) Corp. Bill 51, H-OZ 06/008 W4, Ward 4

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Status Report - City Centre Development Application west side of Confederation Parkway, north of Burnhamthorpe Road West, Owner/Applicant: AMACON Development (City Centre) Corp. Bill 51, H-OZ 06/008 W4, Ward 4.

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building, outlining the details of the development proposed for Part of Lot 19, Concession 2, N.D.S., by AMACON Development (City Centre) Corp., be received for information.

Other than the applicant, there were no people in the audience who expressed an interest in the subject matter.

Councillor Frank Dale indicated he had no issues with respect to the Corporate Report.

A verbal motion moved by Councillor Carmen Corbasson to receive the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the City Centre Development Application Status Report for the West side of Confederation Parkway, north of Burnhamthorpe Road West under file HOZ 06/008 W4, was voted on and carried.

RECEIVED

Recommendation PDC-0002-2009 (Councillor Carmen Corbasson)  
HOZ 06/008 W4

3. Payment-in-Lieu of Off-Street Parking (PIL) Application, 40 Lakeshore Road East, Northwest corner of Lakeshore Road East and Stavebank Road, Owner: 2127557 Ontario Inc., Applicant: W.E. Oughtred and Associates Inc. FA.31 08/002 W1 (Ward 1)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Payment-in-Lieu of Off-Street Parking (PIL) Application, 40 Lakeshore Road East, Northwest corner of Lakeshore Road East and Stavebank Road, Owner: 2127557 Ontario Inc., Applicant: W.E. Oughtred and Associates Inc. FA.31 08/002 W1 (Ward 1).

RECOMMENDATION:

That the Report dated December 9, 2008 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/002 W1, 2127557 Ontario Inc., 40 Lakeshore Road East, northwest corner of Lakeshore Road East and Stavebank Road, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$43,080.00 be approved as the amount for the payment in lieu of eight (8) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 2127557 Ontario Inc. for the expansion of the existing restaurant into the abutting unit and for a 19.7 m<sup>2</sup> (212.1 sq. ft.) addition at the rear of the building.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

A verbal motion made by Councillor Carmen Corbasson to approve the recommendation as outlined in the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) Application for 40 Lakeshore Road East under file FA.31 08/002 W1, was voted on and carried.

APPROVED

Recommendation PDC-0003-2009 (Councillor Carmen Corbasson)

FA.31 08/002 W1

4. 2008 Growth Forecasts – Mississauga Plan Review

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to 2008 Growth Forecasts – Mississauga Plan Review.

RECOMMENDATION:

1. That the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled “*2008 Growth Forecasts – Mississauga Plan Review*” dated December 9, 2008 from the Commissioner of Planning and Building, be adopted.
2. That the Region of Peel be requested to amend the Regional Official Plan to reflect the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled “*2008 Growth Forecasts – Mississauga Plan Review*” dated December 9, 2008 from the Commissioner of Planning and Building.
3. That the report titled “*2008 Growth Forecasts – Mississauga Plan Review*” dated December 9, 2008 from the Commissioner of Planning and Building, be circulated for information to the City of Brampton, Town of Caledon and Region of Peel, by the City Clerk.

John Calvert addressed Committee and advised that Russell Mathew from Hemson Consulting was available to make a presentation if desired.

Angela Dietrich, Manager, Policy Planning explained that forecasts and growth projections will become more difficult due to urbanization. She discussed the Provincial Growth Plan and stated that the City cannot exceed or fall short of the numbers established by the Province. As a result, she advised, the numbers being presented today may require adjustment. Ms. Dietrich discussed the recommendation for a high forecast in consensus with other departments. She explained that the higher growth scenario supports the initiatives of the City as envisioned in the Draft Strategic Plan and major infrastructure investments such as the BRT and HOT. She stated that there is some risk associated with the higher growth forecast, however, she noted the ability to modify the numbers if necessary. The high growth scenario forecasts 29,000 in population and 15,000 in employment and Ms. Dietrich stated that sensitivity will be required with respect to whether projects should proceed.

Councillor Nando Iannicca did not feel a presentation was required and suggested that the Corporate Report be referred back to staff. He expressed concern regarding the lack of

financial assurances. Councillor Iannicca referred to Page 5 of the Corporate Report and the reference made to Mississauga taking "85% of the required intensification growth". He inquired as to where the increased number of units will be accommodated. Councillor Iannicca stated that he would like the opportunity to discuss with his constituents the option of taking on intensification that would otherwise be slotted for Brampton and Caledon. He did not feel the report represented a holistic plan and expressed concern that it offered no guarantees for funding. Councillor Iannicca noted that he did not want the intensification in his Ward and questioned how the community would benefit. He understood the planning rationale regarding major nodes and critical mass, however, not at the cost of his constituents. Councillor Iannicca recommended the report be referred back to staff and that further discussion take place. He indicated the need to see the whole package and equitability across the Region.

John Calvert clarified that the recommendation for a high growth forecast was in support of the City's initiatives through the Strategic Plan, and to position the City to direct growth to Hurontario Street in support of infrastructure funding. He agreed that the subject matter should be debated at the Regional level and advised of his discussions with Brampton and the Region. Mr. Calvert mentioned Lakeview and the anticipated population of 70,000. He emphasized the importance of keeping the numbers in perspective. Mr. Calvert requested that if the report was referred back, that staff be allowed to move forward with growth matters.

Janice Baker, City Manager and Chief Administrative Officer addressed Committee and advised that the subject matter had been discussed at the Leadership Team level. She also mentioned a discussion with the CEO of the Region. Ms. Baker stated that the overall Provincial forecast for the Region as a whole is inadequate and the numbers being shared between municipalities are artificial. She felt it was necessary to keep in mind the City's objectives with respect to population requirements and sustainability.

Councillor Maja Prentice made a reference to the Bough Beeches development and expressed her concerns. She stated her opposition to taking on increased density and noted that the numbers associated with "nodes" are adjusted with each high density application received. Councillor Prentice felt there was a lack of control with respect to directing the density to certain areas, and was concerned about excessive intensification in stable neighbourhoods surrounding nodes. She asked Angela Dietrich to clarify her statement regarding associated risks with the higher growth forecast.

Angela Dietrich commented on the possibility of failing to achieve the forecast and the implications with respect to infrastructure planning. She stated that each department would have to be cognoscente of the high growth forecast and sensitive to these numbers. Ms. Dietrich addressed the issue of directing growth and advised that the Growth Management Strategy was utilized to determine nodes and corridors. She mentioned the

current review of the Official Plan and the need to direct growth to nodes, corridors and areas deemed appropriate.

Mayor Hazel McCallion inquired about the risk of allocating growth through the Official Plan. She did not feel that "nodes" were the correct method of determining the location of growth and indicated that other controls in the Official Plan were necessary. Mayor McCallion stated that decreasing growth in Brampton and Caledon could be an issue. She mentioned a meeting with Metrolinx where the authority of Metrolinx over development was discussed. Mayor McCallion mentioned that the Province is allocating the growth and that the City's approach should be control and directing it appropriately. She felt assurances were needed by the Province that the allocation of growth, through the Official Plan and Regional Official Plan, is directed by the municipality without interference from the Ontario Municipal Board (OMB).

John Calvert clarified that control will be through the new Official Plan which will provide the assurances with respect to allocation of density. He stated that a compatible approach will be guaranteed by ensuring zoning is in conformity. Mr. Calvert confirmed that the Growth Plan states municipalities have the ability to direct growth. He noted that the OMB is governed by the Official Plan.

Councillor Maja Prentice declared that growth is already here. She noted her concerns regarding the Official Plan being utilized as the tool to direct growth and did not feel it holds up at the Ontario Municipal Board. She referred to previous and unsuccessful attempts at protecting areas. Councillor Prentice also had concerns regarding applications that will be received prior to the new Official Plan being implemented. She stated her opposition to additional density. Councillor Prentice agreed with the importance of outlining financial impacts.

Councillor Carmen Corbasson felt the proposed high growth forecast could meet some opposition at the Region. She was in agreement with the importance of directing growth to the appropriate locations and mentioned the potential of Lakeview. Councillor Corbasson stated there is no guarantee that the OMB will ensure growth is directed appropriately. However, she mentioned the Queenscorp development application where the OMB clearly referenced the Growth Plan and based their decision on the fact that the City met the Provincial mandate. Councillor Corbasson thought more assurances are needed with respect to the OMB basing their decisions on the Official Plan.

John Calvert made reference to Amendment 58 of the Official Plan that set policies in place for intensification which have stood up at the OMB. It is these types of policies, he explained, that will make up the new Official Plan.

Councillor Eve Adams commented that a great deal of thought went into the report,

however, she did not support the growth being recommended. She stated that in her Ward developers want to build the maximum density in nodes. Councillor Adams noted her concern with respect to existing traffic issues in the Hurontario Street and Eglinton Avenue West area. She did not want to support additional density in already overwhelmed communities to make up for past mistakes. Councillor Adams pointed out that the benefits of accepting additional growth were not definitive and felt that constituents may suffer. She was positive about increased employment numbers and stated that attracting jobs to the Hurontario Corridor would benefit the community. However, she reiterated her opposition to additional residential growth. She supported the recommendation to refer the report back to staff.

Mayor McCallion thought the report required the support of a business plan outlining financial needs and impacts. She recommended reviewing the Capital Budget and the various unfunded projects as a starting point. Mayor McCallion noted her concerns with taking on growth planned for Brampton and Caledon. She felt that citizens would accept growth in the appropriate locations and with the necessary financial support to provide the services. Mayor McCallion did not feel the current density on Hurontario Street supported the LRT. Issues such as social housing and garbage disposal were mentioned as matters not addressed in the Growth Plan. Mayor McCallion was not in support of the report going forward and requested that additional information be provided. Halton's decision to freeze development based on a lack of funding to provide services was mentioned.

Councillor Carolyn Parrish stated that the other municipalities in the Region should take on their share of financial support. She was in agreement with the recommendation to refer the report back to staff.

Councillor Frank Dale stated that if the LRT was built, the density would follow. He expressed his opposition to increased density and felt proper funding for the BRT and LRT was needed. He noted the negative impact on office commercial development in the City Centre due to a lack of transit and the need to build underground parking. Councillor Dale mentioned the success of Toronto in implementing transit first and having the density follow. He felt that Mississauga has supported growth without receiving appropriate transit funding.

John Calvert asked for clarification with respect to staff's direction in dealing with the Region, Caledon and Brampton and if staff should proceed with the normal course of growth.

Janice Baker clarified that staff need to revisit the report as only the planning aspects have been addressed.

Mayor McCallion expressed hope that the Region will take a similar stance with respect to Caledon and Brampton. She noted that the City of Mississauga is responsible for the majority of costs associated with the Region of Peel.

Councillor Pat Mullin advised that water and sewer requirements have impacted the south area of Mississauga due to growth in Brampton, with no value added to the community. She noted that police and social services are major components of Regional Government. Councillor Mullin cautioned on the approach used in dealing with the matter at the Region.

Councillor Nando Iannicca moved a verbal motion to have the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the *"2008 Growth Forecasts – Mississauga Plan Review"* referred back to staff in order to provide additional information including financial impacts and other related matters, which was voted on and carried.

REFERRED

Recommendation PDC-0004-2009 (Councillor Nando Iannicca)

CD.03.MIS

5. Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District.

RECOMMENDATION:

That the report titled "Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District" dated December 9, 2008 from the Commissioner of Planning and Building be adopted in accordance with the following:

1. That the Region of Peel be advised that the City of Mississauga supports Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District provided that it is amended to permit only work-place related daycare facilities.
2. That the Region be requested to amend ROPA 14 to include reference to the Airport Corporate District as one of the Districts for which exemptions may be granted to permit noise sensitive uses.

John Calvert, Director, Policy Planning addressed Committee and advised that the Corporate Report represents the City's comments to the Region with respect to the proposed Regional Official Plan Amendment 14 (ROPA 14) – Daycare Facilities in Gateway District. Mr. Calvert requested that if the Region of Peel sees merit in this amendment, that the Airport Corporate District also be considered. He mentioned that Orlando Corporation currently has an application with the Region of Peel.

Councillor Eve Adams advised that businesses have made the decision not to locate in the Gateway District because daycares are not allowed in the workplace. She explained that Orlando has tenants interested in an on-site day care facility and thought the proposed amendment would be beneficial for attracting upcoming employees. Councillor Adams stated her support for the Regional Official Plan Amendment and did not feel a presentation was required at this time.

Leo Longo of Aird & Berlis addressed Committee as the representative of Orlando Corporation. He advised of Orlando's goal to attract high quality jobs. He described the application made to the Region of Peel and the appeal to the Ontario Municipal Board (OMB). Mr. Longo was in support of the recommendation being presented and requested Committee's approval.

In response to Councillor Prentice's inquiry, Mr. Longo discussed the GTAA's involvement and their written comments to the Region stating concerns about inconsistencies with the Provincial Policy Statement. Mr. Longo advised that Orlando Corporation and City staff do not share these same concerns, and that City staff see the benefit of including the Airport Corporate District as one of the Districts for which these exemptions should apply. He stated that further dialogue with the GTAA is required and asked members of the Planning and Development Committee to persuade the GTAA to accept the proposed amendment.

Councillor Maja Prentice noted her involvement with two committees associated with the GTAA. She stated her support for day cares within an office or work related building. Councillor Prentice did not recall, since the GTAA's involvement with airport operations, receiving any complaints.

Leo Longo advised of existing day cares in the area and that he was not aware of any complaints. He noted that day cares would have to be located below the 35 NEF/NEP countour with proper acoustic and architectural control. Mr. Longo did not feel there would be any detrimental impact.

Councillor Eve Adams provided an example of an existing day care that wanted to relocate to a unit within the same plaza, which would place them within the noise area by 10 feet. The GTAA and the Region had to oppose their request even though the same

playground would be utilized. Upon further review by the Region, both the Region and the GTAA withdrew from the appeal. Councillor Adams advised that both the Region and GTAA are aware of the proposed amendment and have been positive about attracting quality office jobs.

In response to Mayor McCallion's inquiry, John Calvert advised that at this stage in the process conditions are not being considered. He clarified that the City of Mississauga will have the authority to grant an exemption to the prohibition of sensitive land uses and that it will not be automatic.

Mr. Longo explained that details with respect to implementation will be dealt with through zoning.

The verbal motion made by Councillor Eve Adams to approve the recommendation as outlined in the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the Proposed Regional Official Plan Amendment 14 (ROPA 14) – Daycare Facilities in Gateway District, was voted on and carried.

APPROVED

Recommendation PDC-0005-2009 (Councillor Eve Adams)

CD.01.REG

6. Peel Region Official Plan Review – Update

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to Peel Region Official Plan Review – Update

RECOMMENDATION:

That the report titled “Peel Region Official Plan Review - Update” dated December 9, 2008 from the Commissioner of Planning and Building, be received for information.

John Calvert, Director, Policy Planning advised that the Corporate Report was for information only. He explained that all municipalities are required to update their Official Plan by June 2009. He advised of the Province's recent announcement that under certain circumstances, an extension to this deadline may be granted. Mr. Calvert mentioned that other municipalities have indicated difficulty in reaching the established deadline, and Caledon has requested a nine month extension.

Councillor Maja Prentice referred to Pages 2 and 3 of the Corporate Report. She expressed her concern in proceeding when the status of waste management is

undetermined.

John Calvert mentioned a workshop on waste management taking place later in the month. He agreed with Councillor Prentice, however, he mentioned the importance of proceeding in order to meet the Provincial deadline of June 30, 2009. Mr. Calvert expressed his desire for additional time to review matters more thoroughly and noted that other municipalities concurred.

Mayor McCallion stated the report was incomplete and noted her support for requesting an extension at both the Regional and local level. She agreed to put forward a motion. Mr. Calvert confirmed that he will contact the Province to verify the process for requesting an extension.

Mayor Hazel McCallion moved a verbal motion to receive the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the Peel Region Official Plan Review – Update, and to have a motion prepared for Council's consideration requesting the Province grant the City of Mississauga an extension to the June 2009 Growth Plan conformity deadline in order to complete the new Official Plan, and to request the Region of Peel's support, which was voted on and carried.

RECEIVED/AMENDED

Recommendation PDC-0006-2009 (Mayor Hazel McCallion)

CD.21.PEE

7. Appeal to the Ontario Municipal Board, Committee of Adjustment Decision, Minor Variance Application 'A' 403/08 W11, Christine Murphy, 11 Barry Avenue, south of Thomas Street, west of Queen Street South, (Ward 11)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to an Appeal to the Ontario Municipal Board, Committee of Adjustment Decision, Minor Variance Application 'A' 403/08 W11, Christine Murphy, 11 Barry Avenue, south of Thomas Street, west of Queen Street South, (Ward 11)

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the appeal filed by Legal Services by letter be continued and that Legal Services, together with other appropriate City staff attend the Ontario Municipal Board hearing in support of the appeal of the decision of the Committee of Adjustment under file 'A' 403/08, Christine Murphy, granted on November 20, 2008, regarding the property at 11 Barry Avenue.

Councillor George Carlson described the application as a proposal to introduce an artisan use on the border of the BIA district. He stated the area begs for touristy, whimsical shops and expressed his support for the proposal as a trial prior to the next District Plan review. Councillor Carlson noted that the neighbouring property owners are supportive and he recommended that the City discontinue the appeal. He clarified that City Planners are in opposition to the application due to planning protocol.

A verbal motion moved by Councillor George Carlson to discontinue the appeal filed by Legal Services as outlined in the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the decision of the Committee of Adjustment under file 'A' 403/08 W11, Christine Murphy, granted on November 20, 2008, regarding the property at 11 Barry Avenue, was voted on and carried.

DIRECTIVE

Recommendation PDC-0007-2009 (Councillor George Carlson)

'A' 403/08 W11

The meeting recessed at approximately 2:55 p.m.

**EVENING SESSION – 7:00 P.M.**

8. PUBLIC MEETING - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants and to permit a maximum of 22% of the gross floor area for accessory retail uses, 3050 Confederation Parkway, west side of Confederation Parkway, north of Dundas Street West, Owner: Ole Miss Place Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W7 (Ward 7)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants and to permit a maximum of 22% of the gross floor area for accessory retail uses, 3050 Confederation Parkway, west side of Confederation Parkway, north of Dundas Street West, Owner: Ole Miss Place Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W7 (Ward 7)

**RECOMMENDATION:**

That the Report dated December 9, 2008 from the Commissioner of Planning and Building regarding the application to change the Zoning from "O" (Office) to "O-Exception" (Office - Exception) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone and to permit a maximum of 22% of the gross floor area for accessory retail uses, previously permitted under By-law 5500, under file BL.09-COM W7, 3050 Confederation Parkway, Ole Miss Place Inc., be received for information.

Councillor Frank Dale called this public meeting to order at approximately 7:00 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 Nando Iannicca explained that the purpose of the proposed application was to grandfather an existing use previously permitted under By-law 5500. He stated that no inquiries have been made and no concerns raised with respect to the proposed application.

Councillor Iannicca moved a verbal motion to approve the recommendation to receive the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the Rezoning Application for 3050 Confederation Parkway under File BL.09-COM W7, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting, which was voted on and carried.

The public meeting closed at approximately 7:05 p.m.

RECEIVED/AMENDED

Recommendation PDC-0008-2009 (Councillor Nando Iannicca)

BL.09-COM W7

9. PUBLIC MEETING - Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants, 1151 Dundas Street West, northwest corner of Dundas Street West and Erindale Station Road. Owner: Paula Dale Ltd. Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6 (Ward 6)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants, 1151 Dundas Street West, northwest corner of Dundas Street West and Erindale Station Road. Owner: Paula Dale Ltd. Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6 (Ward 6)

RECOMMENDATION:

That the Report dated December 9, 2008 from the Commissioner of Planning and Building regarding the application to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial - Exception) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500, under file BL.09-COM W6, 1151 Dundas Street West, Paula Dale Ltd., be received for information.

Councillor Frank Dale called this public meeting to order at approximately 7:05 p.m. and read the recommendation from the Corporate Report.

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

A verbal motion moved by Councillor Carolyn Parrish to receive the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the Rezoning Application for 1151 Dundas Street West under File BL.09-COM W6 was voted on and carried.

The public meeting closed at approximately 7:10 p.m.

RECEIVED

Recommendation PDC-0009-2009 (Councillor Carolyn Parrish)

BL.09-COM W6

10. PUBLIC MEETING - Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007 to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, southwest corner of Eglinton Avenue West and Creditview Road. Owner: Wintor Equities Inc., Applicant: Glen Schnarr & Associates Inc., Bill 51 , BL.09-COM W6 (Ward 6)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to a Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007 to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, southwest corner of Eglinton Avenue West and Creditview Road. Owner: Wintor Equities Inc., Applicant: Glen Schnarr & Associates Inc., Bill 51 , BL.09-COM W6 (Ward 6)

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - High Density I, Special Site 12" to "Residential - High Density I, Special Site 12", amended, and to change the Zoning from "RA3-28" (Apartment Dwellings - Exception) to "RA3-28" (Apartment Dwellings - Exception), amended, in By-law 0225-2007, to permit a maximum floor space index (FSI) of 1.77; and to amend the Official Plan from "Public Open Space" to "Residential - High Density I, Special Site 12", amended, and to change the Zoning from "OS1" (Open Space) to "RA3-28" (Apartment Dwellings - Exception), amended, in By-law 0225-2007, to delete the Open Space block and permit a walkway to be accommodated through an easement on the RA3-28 lands, under file BL.09-COM W6, southwest corner of Eglinton Avenue West and Creditview Road, Wintor Equities Inc., be received for information.

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

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

Marianne Cassin, Manager, Zoning By-law Review addressed Committee with respect to the subject matter. She described Council Resolution 0263-2008 directing staff to prepare an amendment to the East Credit District Policies in Mississauga Plan and an amending by-law to By-law 0225-2007 to permit a maximum FSI of 1.77, and to redesignate a portion of the lands from "Public Open Space" to "Residential – High Density I". Ms. Cassin clarified that the main purpose of the applications is to deal with administrative matters resulting from the new Zoning By-law 0225-2007. She described an appeal to the Ontario Municipal Board filed by the owner of the property, Winton Equities Inc., scheduled for an October 31, 2008 hearing. The hearing has been adjourned, she advised, to allow the Official Plan Amendment and Rezoning Applications to be brought forward for Council's consideration. Ms. Cassin described the proposed Official Plan Amendment and proposed Amendment to Zoning By-law 0225-2007 as outlined in the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building. She explained that the Community Services Department determined that the open space block proposed for a walkway running diagonally through the site, can be accommodated through an easement. Two blocks currently owned by the City, namely the block immediately on the south side of Eglinton Avenue West originally planned for a road widening but declared surplus, and the park block, were described by Ms. Cassin. She explained that the proposed development would require the conveyance of these City-owned lands to the owner.

In response to Councillor Prentice's inquiry, Dave Marcucci, Manager, Planning & Heritage clarified that the City-owned lands declared surplus would be sold to the developer, and in exchange an easement would be required to provide the same pedestrian function allowing for north-south access to the park. Mr. Marcucci explained that the intended use was a walkway that ran diagonally through the site which would create issues. The proposal is to move the walkway to the westerly portion of the property providing a clean connection to Eglinton Avenue. Marianne Cassin thought the lands were obtained through zoning in 1977 for road widening, but it was determined they were not needed. She confirmed that these matters would be covered in the supplementary report.

Heather Addie, resident, advised Committee that she lives adjacent to the subject property. She expressed the concern of residents with respect to an existing roadway, that falls under the condominium corporation's responsibility, that could be affected by the proposed development. Ms. Addie stated that the roads are currently in poor condition and felt that additional usage will require maintenance that their condo reserve fund cannot afford. She also noted concerns with respect to the proposed height of the buildings, placement of dumpsters and added congestion. Ms. Addie inquired if the development was proposed to be Region of Peel housing and was apprehensive about the effect on property values. She also noted issue with the fact that the proposed easement

would entitle the developer to use that land.

Hubert Minott, resident, expressed his concerns with respect to traffic flow through the local streets and access onto Eglinton Avenue. He felt the proposed two 12-storey buildings would negatively impact the existing park. Mr. Minott mentioned issues pertaining to the existing park and the lack of maintenance provided by the City. He inquired how the City and developer plan to address the maintenance situation as the proposed development will abut this parkland.

Safar Alo, resident, advised that the proposed development will directly affect the view from his home. He noted concerns with respect to traffic, parking, excessive density and access onto Eglinton Avenue. Mr. Alo stated that his condominium corporation reserve fund cannot accommodate additional maintenance of roads as a result of increased usage. He was concerned about increased maintenance fees and taxes needed to support this development initiative.

Lesley Latimer, resident, advised that her home is located beside the gas station. She noted that her view will become a 12 storey building if the development proposal is approved. Ms. Latimer stated that the developer for the subject lands is the same developer associated with her development, and in less than 15 years major structural defects have occurred. Ms. Latimer expressed concern that these same structural issues will result from the new development.

Councillor Carolyn Parrish thanked the residents for their comments and ensured them that their concerns will be addressed. She advised that a community meeting will be organized.

Jonathon Famme, Planner, Development and Design addressed Committee and advised that a site plan was received in 2008 for the subject property. He stated that access has always been envisioned at the south end of the property to South Parade Court, with no access onto Eglinton Avenue. He noted that issues with respect to Creditview Road are being addressed through the site plan application, with a right-in right-out access being considered to ease traffic flow. In response to Councillor Parrish's inquiry, Mr. Famme advised he was not aware of any plan to utilize 10 townhomes as a buffer.

Mayor Hazel McCallion expressed her concern with a traffic light at South Parade Court and the short distance to Eglinton Avenue West and Creditview Road. She stated that the lights would have to be coordinated to accommodate additional traffic. Mayor McCallion felt this issue should be reviewed in light of the proposed development and increased traffic volume.

Councillor Nando Iannicca inquired if this proposal was the second phase of the development and referred to the Site History included in the Corporate Report, which indicates the previous approval of 38 row dwellings and 250 apartment units.

Marianne Cassin confirmed that the current applications represent Phase II of the development addressing a change to the FSI in order to accommodate larger units being proposed.

Councillor Dale inquired if larger, but fewer units were being proposed. Marianne Cassin clarified that 248 units versus the original 250 units were anticipated, but this number could change after further discussions.

In response to an inquiry by Councillor George Carlson, Jonathon Famme noted that within the original land owner agreement, a block was created in the plan along the condominium road that spoke to mutual access to the north when the subject lands were developed.

Marianne Cassin clarified that land on the north side of Eglinton Avenue West and across from the subject property indicated as C5-3 is zoned for motor vehicle commercial uses. Mayor McCallion provided some history on the property located across Eglinton Avenue West from the subject site which was designated for apartment buildings. She advised that citizens were in opposition and through the Committee of Adjustment townhouses were developed.

Councillor Parrish advised that although the notice with respect to the proposed development was given as part of the original plan of subdivision, it was not too late to have input into matters related to design, traffic etc.

Councillor Maja Prentice noted her concerns with respect to the terms of agreement regarding mutual access and wondered if there was an easement between the two properties. She inquired if a block was registered on title in terms of the condominium road permitting access between the properties. Councillor Prentice mentioned issues faced with respect to an application involving AMACON and Stonemanor on Dixie Road where another access had to be negotiated as the two parties could not come to a cost sharing agreement. She strongly advised on ensuring appropriate legalities and cost sharing is in place.

Jonathon Famme stated that the City owns the northerly portion of the subject lands and the open space block. In terms of the condo road, he advised, a block is registered on title permitting access between the properties for whoever develops the lands.

Councillor Carolyn Parrish made a verbal motion for receipt of the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007 for the Southwest corner of Eglinton Avenue West and Creditview Road under File BL.09-COM W6, which was voted on and carried.

The public meeting closed at approximately 7:40 p.m.

RECEIVED

Recommendation PDC-0010-2009 (Councillor Carolyn Parrish)

BL.09-COM W6

11. PUBLIC MEETING - Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit a multi-use residential, commercial and office development, in conjunction with parkland uses, northwest quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51, OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5 (Ward 5)

Report dated December 9, 2008 from the Commissioner of Planning & Building with respect to an Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit a multi-use residential, commercial and office development, in conjunction with parkland uses, northwest quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51, OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5 (Ward 5)

RECOMMENDATION:

That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.

Councillor Frank Dale called this public meeting to order at approximately 7:40 p.m. and read the recommendation from the Corporate Report. There were people in the audience who expressed interest in the subject matter.

Mr. Philip Levine of IBI Group addressed Committee and advised that the process with respect to the proposed development commenced approximately 18 months ago. He stated that the site is comprised of approximately 37 acres of land with frontages onto Hurontario Street and Eglinton Avenue West. The initial development applications were filed by Pinnacle on December 19, 2007 with a number of plans and studies in support of the application process. In October 2008 the applications were formally amended to what is being presented today. Mr. Levine advised that the applications have been circulated to agencies for comment and a joint community meeting was held by Councillor Eve Adams and Councillor Frank Dale on November 4, 2008. He noted his desire to have issues addressed by Winter/Spring 2009 with a supplementary report and recommendation presented in late Spring to early Summer of 2009 for adoption.

Mr. Levine reviewed a context plan and described the adjacent lands. He advised that site visits were conducted and mentioned that setbacks would be required as a result of the flood plains. He explained that the original application submission was revised in order to have the entire Cooksville Creek surrounded by open space and all development concentrated on the east side of the creek. Mr. Levine discussed the proposed access points and the provision for a road crossing over the creek and through to Eglinton Avenue. He provided a detailed description of the proposed high rise structures along Hurontario Street, internal parkland, commercial, townhouses and roadway connections. The concept plan displayed detailed street widths, spacing of buildings and towers. Linkages to Salishan Circle East and Salishan Circle West from 'Street A' were illustrated with a 7 metre wide buffer and bikeway. Mr. Levine described the proposed ground floor retail at grade along Hurontario Street. Transportation considerations and the submission of a shadow study were noted. A breakdown of the density was described as 3,300 high rise units and 500 townhome units. A description of the proposed land uses and zoning for each development block was provided. Mr. Levine advised that the subject property will take ample time to develop and this is only the first phase of development being proposed. He stated that Higher Order Transit (HOT) studies will pre-date any development on Hurontario Street. Renderings were displayed and the architectural approach illustrated. Mr. Levine mentioned that the Architect working on the project was in attendance to answer any questions. He stated that the open space will be deeded to the City and discussed cash-in-lieu payments of parkland dedication. Mr. Levine mentioned the proposal for green roofs for the townhouses and parking below grade with access from the north.

Councillor Eve Adams commented that the proposed applications have been a long time in the making. She noted the reduction from the original submission in the number of units to 3,800, and advised of a significant modification to the proposal made this afternoon with respect to the block on Eglinton Avenue West. She pointed out the positive aspects of the development and mentioned the green roofs, exceeding the Conservation Authority requirements, one large public space, bike lanes, and density along Hurontario Street to support transit. She expressed concerns with the amount of density proposed and with the management of traffic. Councillor Adams advised that City staff were not in agreement with the traffic study submitted and as a result the City hired an independent traffic consultant to study the area. Councillor Adams mentioned the joint community meeting held with Councillor Dale where discussions took place with respect to the school on Salishan Circle. She advised that Salishan Circle East and West are two separate streets with dead ends, and parents have a tendency to back-up their vehicles when dropping off their children for school. Although the applicant's consultant has indicated cooperation, Councillor Adams advised that a revised plan addressing this concern has not been received to date.

Councillor Frank Dale noted that the proposed development impacts the south of Eglinton Avenue West and his Ward. He was in agreement with the positive aspects of the development as described by Councillor Adams. He felt the mixed uses proposed were positive, i.e. office commercial, retail and residential. However, Councillor Dale expressed concern with City Centre densities being proposed in "uptown" and felt this could be precedent setting for lands not yet developed, i.e. the Elia lands. He inquired about a traffic study encompassing the entire quadrant and streets that feed into Hurontario Street and Eglinton Avenue West.

Steve Barrett, Manager, Transportation Asset Management confirmed that a traffic study has been completed but a draft report has not yet been provided.

Rob Hughes, Planner, Development and Design responded to Councillor Dale's inquiry and advised that the proposal is not in conformity with respect to densities and the Hurontario District Plan.

Argentino Di Nunzio, resident, addressed Committee and expressed concern with respect to the proposed density and the impact on traffic.

Sanjiv Jayoti, resident, voiced concerns regarding traffic issues relating to both increased residential and business uses. He advised that as well as being a resident of the area, he operates a business at Hurontario Street and Eglinton Avenue West and noted that commerce is almost non-existent during high traffic hours. Mr. Jayoti was not convinced about the possibility of pedestrians crossing at Eglinton Avenue West and Hurontario

Street unless the speed limit was drastically reduced. He also expressed concerns regarding tree preservation, building heights, density, increased business and the effects on the enjoyment of his property.

John Ng, resident, addressed Committee and wanted to ensure receipt of the petition from residents with respect to the proposed development. Councillor Dale verified receipt of the petition.

Andre VandenHoogen, resident, expressed his support for the park on the west side of the creek. He noted concerns about tree preservation and increased traffic. He was pleased with the layout of the proposed development but had reservations about the heights and densities proposed. Mr. VandenHoogen was in agreement with the proposed townhouses but was opposed to the high rise buildings. He thought that traffic light synchronization in the area would be vital.

Councillor Nando Iannicca was in support of the proposed park and confirmed with staff that Block 6 and Block 11 would be designated to the City. As City-owned lands, Councillor Iannicca felt there would be no concerns with respect to tree preservation.

Lewis Pereira, resident, stated his concerns with respect to traffic. He mentioned his involvement in two traffic accidents while exiting his driveway on Ceremonial Drive. Mr. Pereira mentioned the large number of children going to school in the area and crossing the street. He constructed a fence after having a vehicle land on his front lawn. Mr. Pereira expressed his opposition to the density being proposed.

David Fisher, resident, stated his support for the proposed application. He felt that higher density was needed and that the proposal fit in with the Hurontario Corridor Study. Mr. Fisher displayed some statistical data illustrating the average car per resident and parking spaces required. He mentioned the lack of adequate transit needed to encourage residents to get out of their cars and he stated his desire to see Hurontario transformed into a more pedestrian friendly street. Mr. Fisher felt the traffic heading north on Hurontario Street was more problematic than the traffic heading south, and thought the proposed entrance to the subject property may cause issues.

Jerry Crawford, resident, emphasized the need to focus on transit along the Hurontario Corridor. He had no issues with the high rise buildings being proposed. Mr. Crawford expressed his desire to see the bike path proposed for the west side of Cooksville Creek embellished and extended into the development. He was concerned about garbage collection and stated that early morning pick-ups can present a problem with mixed land uses that include residential.

Jack Cliff, resident, expressed his concerns with respect to the proposed density and with the speed limits and widths of Hurontario Street and Eglinton Avenue West. He felt these major streets were too wide for pedestrian crossing.

John Lee, a resident since 1991 and member of the YMCA, advised of the increased amount of time it takes him to travel the 2.6 kms from his home to the YMCA that has transpired over the years. He was concerned about increased traffic in the area.

Marina Johnson, resident and member of the Cooksville Creek School Council, addressed Committee. She thanked Councillor Adams for taking the concerns of the citizens into consideration. Ms. Johnson was happy to hear that a further amendment to the proposal was being considered. She made a request to have parkland abutting the public school lands, for the elimination of proposed 'Street A', and for no direct access to Salishan Circle. Ms. Johnson noted concerns regarding tree preservation, the potential joining of Salishan Circle East and West, and increased parking on Salishan Circle. She inquired as to the price range of the dwellings being proposed.

Councillor Eve Adams stated that an actual price range could not be provided at this time as prices rely on market forces. She asked staff to comment on parking deficiencies.

Rob Hughes advised that the total number of parking spaces required is 7,118 and 5,073 are being proposed, resulting in a shortfall of approximately 2,100 parking spaces.

Henry Wong, resident, noted his concerns with respect to the plan for development of the park and preservation of existing trees. He stated his desire to have the park remain natural and advised that some tree removal has already taken place in late November 2008. Mr. Wong was also concerned about the lack of sufficient parking for proposed residential and business. He stated his preference for no street parking and wondered if any at grade parking was proposed.

Councillor Adams advised that if the development proposal moves forward, a community meeting would be held to receive input on the park planning and development.

Dave Marcucci, Manager, Planning & Heritage stated that the park lands will be dedicated to the City and every attempt will be made to preserve trees. He clarified that the lands are still privately owned. Mr. Marcucci discussed the tree removal process and the possibility of obtaining a tree permit. However, he was not aware of a permit issued for the subject property. Mr. Marcucci pointed out that another public process will be required to design the park.

Phil Levine had no knowledge of any tree removal on the subject property and noted that some archeological studies were conducted that required tilling of the land. He stated his willingness to meet with the resident on the tree removal matter as requested by Councillor Adams.

Rob Hughes addressed the issue of parking raised by Mr. Wong and noted the reduction in standards for both commercial and the office component of the application which is still under review. Mr. Hughes stated that on-street parking is proposed and any other parking would be captured in a garage. He clarified that no at grade parking is planned.

Mr. Paren, resident, advised that he saw a bulldozer brought in through a Fairwind Drive property. He confirmed that tree removal has taken place on the subject property.

Councillor Eve Adams asked that Community Services staff investigate the matter of tree removal on the subject property immediately.

Diane DeGennan, resident and member of the Cooksville Creek School Council, addressed Committee and expressed concerns with respect to snow removal impeding pedestrian walkability, especially in the areas proposed for townhouses and businesses. Ms. DeGennan reiterated the request to have parkland about the school property for use by the students.

Steve Barrett confirmed that space will be made available to accommodate snow removal and storage.

Councillor Adams advised of the proposal to downsize the two towers on Eglinton Avenue West which will be more modest and in keeping with the numbers currently permitted. She had not yet seen the plans. Councillor Adams has made a request, and the applicant has agreed, for a water feature on Eglinton Avenue West as part of Phase I of the development that will serve as a destination feature for "uptown" Mississauga. However, she noted that some major concerns still exist with respect to the remainder of the application relating to density and traffic. Councillor Adams requested that additional detail be provided on the townhouse elevations for Phase I. Parking was also noted as a concern. Councillor Adams stated that Hurontario Street currently has the best transit service available in the entire City. She was positive about the high level details addressed by the application such as quality office jobs, at grade commercial that encourages walkability, cafes, and a pond. She described the development as a Yorkville in Mississauga. Councillor Adams noted her concern about the economy and that some aspects of the development may not materialize as a result. Therefore, she felt it was important to review all phases of development carefully. Councillor Adams offered to hold another community meeting if required. She emphasized that a decision on the

proposal was not being made at this time.

Mayor Hazel McCallion referred to a previous application for the subject lands where traffic concerns and the need for a major traffic study were also noted. Mayor McCallion felt that development should not be considered until a major traffic study for the quadrant was completed. She felt that as a major area of the City, it is important to correct accesses onto Hurontario Street and Eglinton Avenue West and to consider a better implementation plan.

Councillor Frank Dale was complimentary about the concept of the proposed development but felt the density was too high. He referred to the thousands of units in City Centre that have yet to be filled that will impact Hurontario Street. He reiterated the fact that a decision was not being made on the applications tonight and that a supplementary report will come forward with a recommendation considering all comments received.

Councillor Eve Adams moved a verbal motion to receive the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications for the Northwest Quadrant of Hurontario Street and Eglinton Avenue West under Files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5, and to receive the petition from residents of Salishan Circle, Ceremonial Drive and Nishga Court stating their opposition to the proposed development, which was voted on and carried.

A verbal motion made by Councillor Frank Dale to receive the e-mail dated January 12, 2009 from Jim Lethbridge of Lethbridge & Lawson Inc. on behalf of his client The Elia Corporation, outlining their concerns regarding the proposed development, was voted on and carried.

The public meeting closed at approximately 8:55 p.m.

RECEIVED/AMENDED

Recommendation PDC-0011-2009 (Councillor Eve Adams and Councillor Frank Dale)  
OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5

**ADJOURNMENT @ 8:55 p.m.**

## REPORT 1 - 2009

TO: THE MAYOR & MEMBERS OF COUNCIL

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

PDC-0001-2009

That the Report dated December 9, 2008, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol, under file OZ 02/052 W4, Aly Elsharkaway, 3634 and 3638 Cawthra Road be adopted and that the Planning and Building Department bring forward the necessary by-law for Council's passage.

OZ 02/052 W4

PDC-0002-2009

That the Report dated December 9, 2008, from the Commissioner of Planning and Building, outlining the details of the development proposed for Part of Lot 19, Concession 2, N.D.S., by AMACON Development (City Centre) Corp., be received for information.

HOZ 06/008 W4

PDC-0003-2009

That the Report dated December 9, 2008 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/002 W1, 2127557 Ontario Inc., 40 Lakeshore Road East, northwest corner of Lakeshore Road East and Stavebank Road, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$43,080.00 be approved as the amount for the payment in lieu of eight (8) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 2127557 Ontario Inc. for the expansion of the existing restaurant into the abutting unit and for a 19.7 m<sup>2</sup> (212.1 sq. ft.) addition at the rear of the building.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

FA.31 08/002 W1

## PDC-0004-2009

That the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building with respect to the *"2008 Growth Forecasts – Mississauga Plan Review"* be referred back to staff in order to provide additional information including financial impacts and other related matters, as discussed at the Planning and Development Committee Meeting on January 12, 2009.

CD.03.MIS

## PDC-0005-2009

That the report titled "Proposed Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District" dated December 9, 2008 from the Commissioner of Planning and Building be adopted in accordance with the following:

1. That the Region of Peel be advised that the City of Mississauga supports Regional Official Plan Amendment 14 (ROPA 14) - Daycare Facilities in Gateway District provided that it is amended to permit only work-place related daycare facilities.
2. That the Region be requested to amend ROPA 14 to include reference to the Airport Corporate District as one of the Districts for which exemptions may be granted to permit noise sensitive uses.

CD.01.REG

## PDC-0006-2009

1. That the report titled "Peel Region Official Plan Review - Update" dated December 9, 2008 from the Commissioner of Planning and Building, be received for information.
2. That a Motion be prepared for Council's consideration requesting the Province grant the City of Mississauga an extension to the June 16, 2009 Growth Plan conformity deadline in order to complete the new Official Plan, and that the Region of Peel be requested to support this Resolution.

CD.21.PEE, LA.07.GTE

## PDC-0007-2009

That the appeal filed by Legal Services by letter, as outlined in the Corporate Report dated December 9, 2008 from the Commissioner of Planning and Building, with respect to the decision of the Committee of Adjustment under file 'A' 403/08 W11, Christine Murphy, granted on November 20, 2008, regarding the property at 11 Barry Avenue, be discontinued.  
'A' 403/08 W11

## PDC-0008-2009

That the Report dated December 9, 2008 from the Commissioner of Planning and Building regarding the application to change the Zoning from "O" (Office) to "O-Exception" (Office - Exception) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone and to permit a maximum of 22% of the gross floor area for accessory retail uses, previously permitted under By-law 5500, under file BL.09-COM W7, 3050 Confederation Parkway, Ole Miss Place Inc., be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

BL.09-COM W7

## PDC-0009-2009

That the Report dated December 9, 2008 from the Commissioner of Planning and Building regarding the application to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial - Exception) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500, under file BL.09-COM W6, 1151 Dundas Street West, Paula Dale Ltd., be received for information.  
BL.09-COM W6

## PDC-0010-2009

That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - High Density I, Special Site 12" to "Residential - High Density I, Special Site 12", amended, and to change the Zoning from "RA3-28" (Apartment Dwellings - Exception) to "RA3-28" (Apartment Dwellings - Exception), amended, in By-law 0225-2007, to permit a maximum floor space index (FSI) of 1.77; and to amend the Official Plan from "Public Open Space" to "Residential - High Density I, Special Site 12", amended, and to change the Zoning from "OS1" (Open Space) to "RA3-28" (Apartment Dwellings - Exception), amended, in By-law 0225-2007, to delete the Open Space block and permit a walkway to be accommodated through an easement on the RA3-28 lands, under file BL.09-COM W6, southwest corner of Eglinton Avenue West and Creditview Road, Winton Equities Inc., be received for information.  
BL.09-COM W6

## PDC-0011-2009

1. That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.
2. That the petition from residents of Salishan Circle, Ceremonial Drive and Nishga Court stating their opposition to the proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications for the northwest quadrant of Hurontario Street and Eglinton Avenue West under files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5, be received.
3. That the e-mail dated January 12, 2009 from Jim Lethbridge of Lethbridge & Lawson Inc. on behalf of his client The Elia Corporation, outlining their concerns regarding the proposed development at the northwest quadrant of Hurontario Street and Eglinton Avenue West, be received.

OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5