



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JUNE 23, 2008**  
**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

MEMBERS PRESENT: Councillor Carmen Corbasson (Ward 1)  
Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5) (evening only)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7) (Chair)  
Councillor Katie Mahoney (Ward 8)  
Councillor Sue McFadden (Ward 10) (afternoon only)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

MEMBERS ABSENT: Councillor Eve Adams (Ward 5) (afternoon only)  
Councillor Pat Saito (Ward 9)  
Councillor Sue McFadden (Ward 10) (evening only)

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STAFF PRESENT: Ms. J. Baker, City Manager and Chief Administrative Officer  
Mr. E. Sajecki, Commissioner of Planning & Building  
Mr. M. Powell, Commissioner of Transportation & Works  
Ms. M.E. Bench, City Solicitor  
Ms. M. Ball, Director, Development & Design  
Mr. J. Calvert, Director, Policy Planning  
Mr. R. Poitras, Manager, Development Team South  
Ms. M. Cassin, Manager, Zoning By-law Review Team  
Mr. J. Famme, Planner, Development & Design  
Mr. B. Phillips, Planner, Development & Design  
Ms. J. McAuliffe, Planner, Development & Design  
Mr. C. Rouse, Acting Manager, Development Team Central  
Mr. S. Bell, Urban Designer, Development & Design  
Ms. N. Pettenuzzo, Planner, Development & Design  
Ms. A. Dietrich, Manager, Research & Special Projects  
Ms. S. Tanabe, Planner, Policy Planning  
Ms. K. Crouse, Planner, Policy Planning  
Ms. T. Kerr, Planner, Policy Planning  
Ms. S. Khan, Planner, Policy Planning  
Mr. S. Barrett, Manager, Transportation & Asset Management  
Mr. D. Marcucci, Manager, Planning & Heritage  
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk  
Ms. Diana Haas, Council Committee Support Assistant

## **INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 23, 2008**

### **CALL TO ORDER**

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

### **MATTERS CONSIDERED**

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

1. **ADDENDUM SUPPLEMENTARY REPORT** – Official Plan Amendment and Rezoning Applications, 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West & 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, South side of Lakeshore Road West, east of Southdown Road, Owner: Gemini Urban Design Corp., Applicant: Jim Levac, Korsiak & Company Ltd., Bill 20, OZ 06/015 and OZ 06/020 Ward 2.
2. Overview of Form Based Codes
3. Introduction of Information Status Report Requirement - City Centre Lands
4. **PUBLIC MEETING** – Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, City of Mississauga, Bill 51, BL.09-COM, Wards 1–11.
5. Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report – Mississauga Plan Review
6. Employment Land Review Study – Mississauga Plan Review

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 23, 2008**

**EVENING SESSION – 7:00 P.M.**

7. REPORT ON COMMENTS - Amendment 63 to Mississauga Plan – Southdown District Policies, CD.03.SOU, Ward 2
8. PUBLIC MEETING – Southdown District Policies – Implementing Zoning By-laws, CD.03.SOU, Ward 2
9. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications, 2167 Gordon Drive, Southwest of The Queensway and Hurontario Street, Owner: Ann-Marie Janoscik, Applicant: Michael Wortel, John D. Rogers & Associates, Bill 51, OZ 06/011 and T-M06002, Ward 7.
10. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications, Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, Southwest quadrant of Eglinton Avenue West and Confederation Parkway, Owner: Partacc Mississauga Developments Inc.(by Agreement of Purchase and Sale), Applicant: Lethbridge and Lawson Inc., Bill 51, OZ 08/005 and T-M08001, Ward 4.
11. PUBLIC MEETING – Rezoning Application, 7090 Benjamin Court (Block 105, Plan 43M-1758), East side of McLaughlin Road, north of Derry Road West, Owner: Cabot Trail Estates Ltd., Applicant: PMG Planning Consultants, Bill 51, OZ 08/004, Ward 11.
12. PUBLIC MEETING – Rezoning Application, 1505 Hurontario Street, East side of Hurontario Street, north of Pinewood Trail, Owner: Kieran Concannon, Applicant: Wilson Salter, Team Three, Bill 20, OZ 06/010, Ward 1.
13. SUPPLEMENTARY REPORT – Rezoning Application, 1361 and 1371 Hurontario Street, East side of Hurontario Street, north of Mineola Road East, Owner: Bassem & Mabelle Aboumrad, Applicant: Greg Dell and Associates, Bill 20, OZ 06/023, Ward 1.

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – JUNE 23, 2008****CALL TO ORDER @ 1:30 P.M.****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS CONSIDERED****AFTERNOON SESSION – 1:30 P.M.**

1. ADDENDUM SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West & 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, South side of Lakeshore Road West, east of Southdown Road, Owner: Gemini Urban Design Corp., Applicant: Jim Levac, Korsiak & Company Ltd., Bill 20, OZ 06/015 and OZ 06/020 Ward 2.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the applications under Files OZ 06/015 W2 and OZ 06/020 W2, Gemini Urban Design Corp., 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West, 0, 2003, 2012, 2015, 2021 & 2028 -2038 Lushes Avenue, south side of Lakeshore Road West, east of Southdown Road.

**RECOMMENDATION:**

That the Report dated June 3, 2008, from the Commissioner of Planning and Building recommending that an "H" Holding symbol be added to the previous approval of the applications under Files OZ 06/015 W2 and OZ 06/020 W2, Gemini Urban Design Corp., 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West, 0, 2003, 2012, 2015, 2021 & 2028-2038 Lushes Avenue, south side of Lakeshore Road West, east of Southdown Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That Council Resolution 0311-2007 be rescinded and replaced with the following:
- i) That the applications to amend Mississauga Plan from "Residential Medium Density I" and "Greenbelt" to "Residential Medium Density I – Special Site" and "Greenbelt" to permit street townhouse dwellings, townhouse dwellings and detached dwellings and to recognize floodplain lands, be approved subject to the following condition:
    - (a) A maximum of two detached dwellings shall be permitted on lands designated "Residential Medium Density I – Special Site".
  - ii) That the Zoning of the subject lands be changed from "D-1" (Development) and "G1" (Greenbelt) to "H-RM6-Exception" (Townhouse Dwellings on a CEC – Private Road with Holding Symbol), "H-RM5-Exception" (Street Townhouse Dwellings with Holding Symbol) and "G1" (Greenbelt) and "B" (Buffer) to permit 78 townhouse dwellings and 2 detached dwellings all under common element condominium tenure, 10 freehold street townhouse dwellings and to recognize floodplain lands, be approved in accordance with the zoning standards outlined in Appendix S-3 attached to the Report dated November 19, 2007 from the Commissioner of Planning and Building on the subject applications and subject to the following conditions:
    - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
    - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Dufferin-Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development;
    - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board not apply to the subject lands;

- (d) That CPD Recommendation 121-91, as approved by Council Resolution 160-91 pertaining to the requirement of 3.25 parking spaces per dwelling unit for all dwellings on lots with frontage less than 12.0 m (39.4 ft.) shall not apply, and that a parking requirement of two parking spaces shall apply for the units fronting on Lushes Avenue.
  
- iii) That notwithstanding Council Recommendation PDC-0036-2007, which requires that the landowner enter into a Memorandum of Agreement with the City with respect to the construction of a pedestrian bridge across Sheridan Creek, that the details relating to the construction of the pedestrian bridge be dealt with by way of a Servicing Agreement.
  
- iv) That the City contribute toward the cost of construction of the pedestrian bridge across Sheridan Creek by including appropriate funding in the 2009 budget.
  
- v) That the "H" Holding symbol is to be removed from the "H-RM5-49" (Street Townhouse Dwellings with Holding Symbol) and "H-RM6-10" (Townhouse Dwellings on a CEC – Private Road with Holding Symbol) zone categories applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in Appendix A-2 of the Report dated June 3, 2008, from the Commissioner of Planning and Building, have been satisfactorily addressed.
  
- vi) That the decision of Council for approval of the rezoning applications be considered null and void, and new development applications be required unless a zoning by-law is passed within 18 months of the Council decision.

Councillor Pat Mullin stated the intention of the Corporate Report was to remove the "H" Holding symbol in order to proceed with the proposed development. She noted that the proposal was previously presented to the Planning and Development Committee and the public.

A verbal motion by Councillor Pat Mullin to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the proposed application by Gemini Urban Design Corp. for a

development at the south side of Lakeshore Road West, east of Southdown Road, was voted on and carried.

APPROVED

Recommendation PDC-0051-2008 (Councillor Pat Mullin)

OZ 06/015 W2

OZ 06/020 W2

2. Overview of Form Based Codes

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to Overview of Form Based Codes.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building entitled *Overview of Form Based Codes*, be received as information and that staff continue to provide further updates related to considerations for implementing Form Based Codes in conjunction with the District Policy Review studies underway for Port Credit and Lakeview and any future District Policy Reviews.

Steven Bell, Urban Designer addressed Committee and made a Powerpoint presentation providing an overview of Form Based Codes (FBCs). He explained Form Based Codes as a method of regulation to achieve better design and form in development, derived from principles. As a framework for development, FBCs were described as taking a holistic approach with character and design as a first priority to ensure compatible development. Mr. Bell advised that staff have been investigating the merits of FBCs and how they can be applied to the City. He discussed embarking on a comprehensive vision at the outset that identifies street hierarchy, local amenities, general landscape and the disposition of buildings to streets, through the use of detailed graphics. The difference between the current system of conventional Planning, with the use of Urban Design Policies and Design Guidelines, versus FBCs was illustrated. He discussed how FBCs can be applied to new developments as well as established communities. In conclusion, Mr. Bell noted that staff are continuing to investigate the viability of FBCs through the Official Plan and Zoning By-law and will be collaborating with a number of parties including all departments within the City. He advised that further updates will be provided on next steps.

Councillor Pat Mullin was enthusiastic about the proposed use of FBCs, especially as the City embarks upon infill and intensification development, and inquired how quickly it

could be implemented. She questioned if a stronger recommendation was necessary to ensure the framework being proposed holds up at the Ontario Municipal Board. Councillor Mullin expressed her desire to have FBCs applied to the Clarkson Village Study.

Steven Bell explained that through establishing the vision at the outset, an agreement would be reached with the various stakeholders, i.e. developers, the public etc., on how a community should evolve. He advised that flexibility can be built into the codes and negotiations can take place on a site specific basis. He noted success using FBCs in other areas of Canada and south of the border. Mr. Bell stated that additional research needs to be conducted and that staff are consulting with Legal Services to determine how FBCs can be dovetailed into the Zoning By-law.

The Director of Development and Design, Marilyn Ball, advised that the purpose of the Corporate Report being presented was to introduce the concept of FBCs and there is still work to be done. She discussed the abilities afforded through the *Planning Act* to comment around architectural control, however, it is necessary to come forward with policy based through the Official Plan that would allow the use of FBCs. Ms. Ball described the three day workshop, facilitated by a U.S. based company, that was attended by representatives from the Ministry of Municipal Affairs and Housing who expressed interest from a legislative framework standpoint. Ms. Ball stressed the need to go forward in any Ontario Municipal Board context with confidence. She indicated the first areas to be considered for the implementation of FBCs will be Lakeview and Port Credit through the review of District Policies. Ms. Ball indicated the concept of FBCs is not entirely new and that components and principles of this system have been applied in site specific situations within the City. She also stated that staff are working diligently towards implementation and indicated the need for staff training. She expressed commitment to apply FBCs during the review of Port Credit and Lakeview District Policies and noted effort will be made for the Clarkson Village Study.

Councillor Frank Dale felt the framework was leading edge in Ontario and inquired if approval will be required by the Province. He thought the introduction of FBCs in the Lakeview and Port Credit District Policy Reviews was a positive first step and stated his desire to see it implemented in City Centre, especially with respect to the Omers/Oxford lands and further development along Rathburn Road and Duke of York Blvd. Councillor Dale looked forward to a follow-up report.

Marilyn Ball clarified that approval is not required by any other governing body outside of City Council. However, she stated that additional language will be required in the Official Plan around architectural control.

Edward Sajecki, Commissioner of Planning and Building advised of successes with FBCs

in the City of Toronto where it has been implemented in areas to set out framework for built form.

Councillor Maja Prentice thought the methodology looked very attractive from a presentation standpoint. However, she felt it would be a good idea to have site visits organized to give Council an opportunity to observe it in action. Councillor Prentice felt the United States did not demonstrate good planning.

Councillor Carmen Corbasson inquired if FBCs have been incorporated into the public process for the Lakeview and Port Credit District Policy Reviews. She indicated her desire to see recommendations for both plans by year end.

Marilyn Ball discussed coming forward with a policy regime for both Lakeview and Port Credit Districts with recommendations around zoning and design guidelines. She noted that principles applied in the past will still exist, but the tool being utilized will be different. In response to Councillor Corbasson's inquiry, Marilyn Ball clarified that the District Plan will cross reference Form Based Code documents. She noted the intent is to apply FBCs to special character areas and specific sites.

Councillor Nando Iannicca expressed concern with developers using the framework as leverage with respect to density, and for the capability of FBCs to hold up at the Ontario Municipal Board.

Edward Sajecki mentioned a conversation with Metrolinx with respect to corridors and Light Rail Transit (LRT) where they expressed interest in FBCs.

A verbal motion by Councillor Pat Mullin to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to Form Based Codes, was voted on and carried. Councillor Mullin emphasized the need to have the subject matter come back to Planning and Development Committee as soon as possible.

APPROVED

Recommendation PDC-0052-2008 (Councillor Pat Mullin)

CD.01-FOR

3. Introduction of Information Status Report Requirement - City Centre Lands

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the introduction of an Information Status Report requirement prior to the removal of the "H" holding symbol for all lands within City Centre

RECOMMENDATION:

1. That the Report dated June 3, 2008, from the Commissioner of Planning and Building, recommending the introduction of an Information Status Report requirement prior to the removal of the "H" holding symbol for all lands within City Centre, be received for information.
2. That prior to approval of an application to remove the "H" holding symbol for all lands located within City Centre, the Planning and Building Department prepare an Information Status Report for consideration by Planning and Development Committee and Council, outlining the details of development proposals.

Marilyn Ball, Director of Development and Design explained that as a result of a pre-zoned City Centre, development applications are not presented to Committee until the removal of "H" is proposed, which indicates the end of the process. She noted merit in familiarizing Council with projects that are significant in nature, without a public meeting component, prior to the removal of "H". Therefore, the intent is to prepare an information report with the site plan details, illustrating elevations and highlighting specific issues.

Councillor Frank Dale stated his support and noted the importance of implementing this procedure in light of upcoming developments such as Amacon, Daniels and the proposed hotel in City Centre.

A verbal motion by Councillor Frank Dale to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the Introduction of Information Status Report Requirement - City Centre Lands, was voted on and carried.

APPROVED

Recommendation PDC-0053-2008 (Councillor Frank Dale)

CD.0Z-HOZ

4. PUBLIC MEETING – Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, City of Mississauga, Bill 51, BL.09-COM, Wards 1–11.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to proposed housekeeping amendments to Zoning By-law 0225-2007, and proposed Official Plan Amendment 87.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, and proposed Official Plan Amendment 87, be received for information.

Councillor Nando Iannicca called this public meeting to order at approximately 2:05 p.m. and read the above recommendation from the Corporate Report.

There were no persons in the audience who expressed interest in the matter.

Councillor Carmen Corbasson felt the Corporate Report was quite technical in nature and asked staff to verify if there were any red flags within Ward 1 that she should be aware of.

Marianne Cassin, Manager, Zoning By-law Review Team felt there were no matters of concern contained in this Corporate Report and mentioned some definitions that had been added for lot frontages, food banks and City festivals. The intent, she advised, is to ensure the Zoning By-law remains up-to-date and this is the first report being brought forward in that regard.

Marianne Cassin responded to Councillor Parrish's inquiry about food banks and advised that the definition proposed gives increased flexibility with respect to location.

Councillor Katie Mahoney moved a motion to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to Proposed Housekeeping Amendments to Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, 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 2:10 p.m.

RECEIVED/AMENDED

Recommendation PDC-0054-2008 (Councillor Katie Mahoney)

BL.09-COM W1-11

5. Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report – Mississauga Plan Review

Report dated June 12, 2008 from the Commissioner of Planning and Building with respect to the Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report – Mississauga Plan Review.

RECOMMENDATION:

1. That the report titled “*Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report - Mississauga Plan Review*” dated June 12, 2008, from the Commissioner of Planning and Building, be circulated to City Centre stakeholders for comment.
2. That a Parking Strategy for Mississauga City Centre be finalized based on the *Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report* and comments received from the Planning and Development Committee and City Centre stakeholders.
3. That matters regarding the implementation of paid parking be referred to the Office of the City Manager and the Leadership Team for review and that a report outlining these matters be prepared and brought to a future meeting of the General Committee.
4. That a transfer of \$95,000 from the Planning Process Update Reserve to retain a consultant to undertake the Port Credit and Lakeview Parking Strategies, be approved and that the required by-laws and operating budget adjustments for the 2008 Operating Budget, be approved.

John Calvert, Director, Policy Planning described the Parking Strategy for Mississauga City Centre: Primary Goals & Objectives Report as a major background study for the Official Plan Review. He noted the staff recommendation is to have the report circulated for formal comments, the matter of paid parking and implementation referred to the Leadership Team, and the funds made available. Mr. Calvert explained that Phase I, being presented today, focuses on City Centre and a respective parking plan. As noted by

BA Consulting, parking is a critical element especially with respect to infill and redevelopment. He mentioned the consultation process held with stakeholders and residents. Mr. Calvert advised that comments received from the circulation of the Parking Strategy Report will be considered and brought back to Committee with a final management plan for City Centre.

Ralph Bond of BA Consulting addressed Committee to provide an update with respect to the primary goals and objectives for the Mississauga City Centre area. He advised that upon receipt of comments, an action plan will be produced and presented to Planning and Development Committee in the Fall. Mr. Bond listed the primary recommendations and discussed an integrated approach to parking. Good urban design, sustainable economic development, and Transportation Demand Management (TDM) were mentioned as guiding principles moving forward.

Mr. Bond explained TDM as a major discussion topic with respect to parking that essentially revolves around the use of parking as it relates to people's travel choices, i.e. parking supply, location and price used to promote less automobile use. He emphasized that coordination is key, i.e. employee discounted transit passes, auto share service, guaranteed ride home services, promotion for ride sharing, scooter/motorcycle use, bicycling, walking etc. He emphasized the BRT and Hurontario with respect to an integrated TDM approach that will increase ridership.

Mr. Bond commented on maximizing the utility of existing and proposed facilities by opening up existing garages for public use, implementing paid public and staff parking in garages, in conjunction with supportive TDM programs. A plan illustrating the location of potential future office and hotel development was displayed with prospective locations for future parking structures. Five potential funding sources for municipal parking strategies were outlined as user fees; payment-in-lieu; Tax Increment Funding (TIF); general tax base; and mixed use development. He felt a parking authority was not required at this time.

Mr. Bond outlined next steps as circulating the Parking Strategy to stakeholders with an implementation strategy to be presented in the Fall.

Councillor Carmen Corbasson requested that Mr. Bond provide a copy of his Powerpoint presentation to the Planning and Development Committee as she would like to articulate her questions in writing. She commented on the idea of staff paid parking based on the assumption that the majority of employees live in Mississauga and drive to work. Councillor Corbasson expressed concern with privacy issues relating to employee information and TDM programs. She referenced a scoped and detailed study conducted around 1997 for Port Credit and hoped it could be utilized as the basis for the next study.

The City Manager and Chief Administrative Officer, Janice Baker indicated that privacy issues will be referred to the City Solicitor's Office. Ms. Baker noted the need to look at a number of factors to provide incentive for staff, and stated that 100% ridership would probably not be achieved. She commented that an average of 13% of City Centre employees commute by means other than automobile, and as the City of Mississauga is at 7%, this could be a realistic goal. Ms. Baker pointed out that staff paid parking will not be any easy sell, however, the time has come and she noted that property owners have started to charge for parking. The increase in gas prices was mentioned in support of this initiative. Ms. Baker advised that work will be conducted around the staff paid parking initiative in the Summer and early Fall, with communications going out to staff, and a report back to Committee in the Fall.

Councillor Carolyn Parrish inquired about the potential to tunnel under the Living Arts Centre creating a connection to the underground parking for the future hotel site, versus the City investing in municipal parking. She questioned that if the option exists to park for free at the south west corner of Square One, what incentive exists to pay for on-street parking. Councillor Parrish advised that Square One confirmed the south west lot is not typically used outside of a busy holiday, and she mentioned the possibility of leasing that corner of Square One for municipal parking.

Ralph Bond agreed that the Living Arts Centre parking is not fully utilized at certain times of the year and could potentially be used to reduce the number of sites required depending on the size of the hotel. He believed that people do not mind the convenience afforded by on-street parking. Mr. Bond mentioned several discussions held with Square One who indicated they were not enamored with the idea of leasing their lot and he noted problems experienced by Yorkdale and the Scarborough Town Centre with similar parking arrangements.

Councillor Maja Prentice noted her support for underground parking and stated she has yet to see an above ground parking lot that is aesthetically pleasing.

Mr. Bond discussed the difference in land values in Toronto versus Mississauga City Centre and the financial impact of underground parking. He also discussed providing accessibility to the Library and Living Arts Centre (LAC) garages for public parking with proper signage and lighting.

Councillor Frank Dale felt that management of parking is critical, not only in City Centre, but throughout Mississauga. He was optimistic about some of the incentives presented that could encourage office and commercial development. He discussed the allocation of one parking space per unit for the condominium developments within City Centre, and the lack of visitor parking provided by developers who took advantage of policies. He felt an opportunity existed for the implementation of paid parking and potentially

overnight parking to generate revenue.

Mayor Hazel McCallion was positive towards the implementation of Transportation Management Demand (TDM) and mentioned that Metrolinx is coming out with a report to determine what programs can be implemented immediately. She advised that Metrolinx recommended the City charge for parking at City Hall, which she has been supporting for the past three years, and she noted the potential for paid parking to cover the maintenance of parking garages. Mayor McCallion expressed concern with implementing paid parking at the LAC and Hershey Centre as a result of low function attendance. She indicated the need to encourage people to utilize transit which will be supported by increased gas and parking prices. The successful implementation of paid parking in Port Credit was mentioned.

Councillor Parrish requested that Square One be approached with respect to leasing the south west parking lot. She also questioned moving the recommendation subject to ongoing discussions and approval of the 2009 Budget. John Calvert explained the phase-in plan for the Parking Strategy and affects on the Budget.

Councillor Nando Iannicca inquired about the timing for implementation of parking meters. The Commissioner of Transportation and Works, Martin Powell advised that the agreement is being finalized with the supplier, the equipment is in the process of being tested and they are hoping for installation prior to the end of Summer.

Councillor Carolyn Parrish moved a motion to approve the recommendation outlined in the Corporate Report dated June 12, 2008 from the Commissioner of Planning and Building with respect to the Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report – Mississauga Plan Review, which was voted on and carried.

APPROVED

Recommendation PDC-0055-2008 (Councillor Carolyn Parrish)

CD.07.MIS

6. Employment Land Review Study – Mississauga Plan Review

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to “*Employment Land Review Study - Mississauga Plan Review*”.

RECOMMENDATION:

That the report titled “*Employment Land Review Study - Mississauga Plan Review*”, from the Commissioner of Planning and Building, dated June 3, 2008, be circulated for

comment.

In response to Councillor George Carlson's inquiry with respect to Page 6 of the Corporate Report, Angela Dietrich clarified that the employment lands along Mississauga Road straddling Streetsville, which indicate "institutional uses", allows for a variety of institutional uses including a post secondary college campus or government building.

Councillor Parrish noted the need for flexibility with respect to the reference of Erindale as a gateway into the City Centre, also noted on Page 6 of the Corporate Report.

A verbal motion by Councillor Carolyn Parrish to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the Employment Land Review Study – Mississauga Plan Review, was voted on and carried.

APPROVED

Recommendation PDC-0056-2008 (Councillor Carolyn Parrish)

CD.15.EMP

**The meeting recessed at approximately 3:25 p.m.**

**EVENING SESSION – 7:00 P.M.**7. **REPORT ON COMMENTS - Amendment 63 to Mississauga Plan – Southdown District Policies, CD.03.SOU, Ward 2**

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies.

**RECOMMENDATION:**

1. That the report titled “Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies” dated June 3, 2008 from the Commissioner of Planning and Building, be adopted.
2. That Section 4.31, Southdown District Policies of Mississauga Plan, as amended, be deleted and replaced by Amendment 63, Section 4.31, Southdown District Policies, 2008 May (attached as Appendix 2 to the report titled “Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies”, dated June 3, 2008 from the Commissioner of Planning and Building).
3. That the Zoning By-law for the lands in the Southdown Planning District be amended, where necessary, to conform with Amendment 63 to Mississauga Plan, Southdown District Policies.

**Councillor Pat Mullin advised that due to the related subject matter of Items # 7 and # 8, the discussion and deputations would be relative to both Corporate Reports.**

8. **PUBLIC MEETING – Southdown District Policies – Implementing Zoning By-laws, CD.03.SOU, Ward 2**

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to Southdown District Policies - Implementing Zoning By-laws.

**RECOMMENDATION:**

That the report titled "Southdown District Policies - Implementing Zoning By-laws" dated June 3, 2008 from the Commissioner of Planning and Building, be received for information.

Councillor Nando Iannicca called this public meeting to order at approximately 7:00 p.m. and read the above recommendations from the Corporate Reports.

The following individuals addressed Committee with respect to the subject matter:

John Calvert, Director, Policy Planning addressed Committee and provided an explanation of the two Corporate Reports being presented as Items 7 and 8 on the agenda. He advised that the statutory public meeting being held today was with respect to the Southdown District Policies – Implementing Zoning By-laws (Item # 8).

In describing the Report on Comments – Southdown District Policies (Item 7), Mr. Calvert noted the close link that exists between land use planning and quality of life, and felt strongly that this particular project could be the beginning of change in the Southdown District. He noted that a public display of the Draft Southdown District Policies was held in May 2007, the statutory public meeting took place in June 2007 and a community meeting was held in January 2008 with stakeholders. He explained that the purpose of the Corporate Report being presented was to illustrate the proposed changes in terms of land use designation and policies, in particular, the proposed areas for revision from Industrial to Business Employment. In terms of changes to the Draft Plan, he commented on the addition of a District Vision, to clarify future direction for the Southdown District, and the addition of an Urban Design Strategy and enhanced urban design policies to assist in implementing the Vision. He discussed the revision of land use policies to prohibit certain uses along arterial roads, the re-designation of selected vacant sites and special policies for Park 389.

Mr. Calvert continued by describing the context that provided the framework for the review of the Draft Plan as being the Provincial Policy Statement, Places to Grow, Bill 51, Mississauga Plan, Mississauga Waterfront Parks Strategy, the Clarkson Airshed Study, Public Health and the Draft Employment Land Review Study. On July 11, 2008 staff received the Draft Strategic Plan, and although not approved, five pillars for strategic changes were identified, in particular, 'Living Green'. In reference to the Draft Employment Land Review Study, Mr. Calvert advised that the Southdown District was identified as a unique employment area that should continue to be major employment and industrial with corridors along the edges of the District that could accommodate additional business employment uses. He commented on the Clarkson Airshed Study initiated by the Ministry of the Environment in 2000 with a purpose of identifying specific target pollutants, conducting an ambient air monitoring program, and determining contributions and impacts. Mr. Calvert noted the link identified between poor air quality and human health, and that Peel Health indicated changes to land use can have a positive effect on air quality with the Southdown District Policies contributing to lower emissions.

Mr. Calvert displayed, via Powerpoint, the 25 year plan and illustrations pertaining to the evolution of the corridor. He advised that next steps would be the adoption of policy, an enacting by-law to City Council for the OPA, and with receipt of comments for the implementing land use by-laws being presented today under Item 8, finalization of zoning in the Fall 2008.

Andrew Paton, Q.C., addressed Committee on behalf of Petro Canada and advised that Petro Canada owns a large portion of property at 385 Southdown Road (on the east side) which he referred to as a Lubricant Centre and a Petro Pass Facility, and a vacant parcel of land on the west side of Southdown Road utilized for industrial waste since the early 1970's. He commented on correspondence received from the City's Planning and Building Department approving the use for industrial waste since 1971. Mr. Paton mentioned that the property fronting onto Southdown Road has a baseball diamond which is leased to the City for \$1.00 per year. He discussed the previous amendment to the Southdown District Policies at which time comments were received from the Region of Peel's Waste Management Division on the Petro Canada property located on the east side of Southdown Road. He also commented on a Certificate of Approval dating back to 1985 for the disposal of hazardous waste for the property located on the west side of Southdown Road. Mr. Paton described the OMB appeal made to the policies where a settlement was reached between the City and Petro Canada, endorsed by Council, and a Special Site was designated as Site 4. Mr. Paton expressed concern with respect to the Greenbelt designation. He discussed the public meeting held on January 16, 2008 for proposed revisions to the Plan. Through discussions with the Planning & Building Department, he advised, it was agreed that the majority of property would be designated Industrial with a strip of Business Employment. He noted this agreement is now off the table with lands to the west proposed as Business Employment.

Mr. Paton commented that Petro Canada is a good corporate citizen and complies to regulations while operating under a Certificate of Approval dating back to 1985. He noted there has been no complaints with respect to odours, trucks, etc. He advised of Petro Canada's appeal to Zoning By-law 0225-2007 and their decision not to appeal the property to the east which will now have zoning implementing policies resulting in severe restrictions. Mr. Paton expressed Petro Canada's serious concerns for the implementing zoning proposed for both sides of Southdown Road and indicated their opposition to the designations proposed.

Councillor Carmen Corbasson stated that comments presented tonight will, in all probability, relate to air quality issues and reference was made to her experience with Lakeview. She recognized Petro Canada's desire to have the designation remain Industrial, but acknowledged that residential areas will have concern with airshed. She questioned the role played by the Ministry of Environment (MOE) with respect to heavier

industrial uses and noted that if the MOE did not perform assessments, it would be a difficult battle for both industries and residents.

John Calvert did not feel the MOE played a significant role. The MOE are monitoring air quality with the intention of meeting with the industries in the area, which Mr. Calvert explained, has not yet happened. He noted invitations extended to the MOE for various meetings held, including tonight's meeting, and their refusal to attend.

Mayor Hazel McCallion stated that convincing the MOE to conduct an airshed study was progress in itself and stated that the greatest pollutants are generated from the QEW. She pointed out the important fact that many of the industries in the area meet the standards of the Province, and the intent of the MOE was to meet with industries to increase or improve these standards. Mayor McCallion advised that the MOE plans to meet with industries upon the release of Part III of their report.

Councillor Pat Mullin stated, as confirmed by John Calvert, that most of the Petro Canada lands will remain under the Industrial designation. Mr. Calvert responded to the issue with respect to the Greenbelt designation and advised that public access will not be allowed from a hazardous lands standpoint. However, he noted that Southdown Road is an important gateway to parks that the City is hoping to redevelop. He pointed out the fact that lands fronting onto Southdown Road will be Business Employment which still permits the same industrial uses with the exception of only three land uses, i.e. power generating facilities, existing resource extraction uses and utility installation. Mr. Calvert explained that existing uses can remain, however, for future and long term development, the preference is for Business Employment along that frontage.

Andrea Bourrie of St. Lawrence Cement addressed Committee to present comments on the latest version of the Plan. She advised of their participation in the process over the last 18 months and acknowledged that many issues have been addressed. Ms. Bourrie expressed concern that elements of the District Vision may convince the public that the area will evolve into something other than major industrial. She noted that St. Lawrence Cement meets all of the MOE regulations and has been a part of the Airshed Study. Ms. Bourrie also indicated concern that the Greenbelt designation along their property will mislead the public and compromises their ability to operate the terminal. She pointed out that their marine transportation reduces the use of trucks and relative road traffic. Ms. Bourrie stated their intention to continue to review the Plan and have discussions with City staff.

Mayor Hazel McCallion reiterated the fact that the Greenbelt will not be open to the public but must be preserved for the future. She noted the many instances in which this has been done in Mississauga and used St. Lawrence Starch as an example, where land was designated residential upon the termination of their operation. Mayor McCallion did

not understand the objection of St. Lawrence Cement as the proposal was not going to interfere with their operation.

John Calvert confirmed that the Greenbelt was not intended for public use as it is hazardous lands and that the designation will not interfere with the operation of St. Lawrence Cement.

Andrea Bourrie acknowledged her understanding of the explanation provided, however, continued to note concern with respect to the depiction of the Greenbelt which appears to be misleading.

Councillor Pat Mullin emphasized that Business Employment already exists in the area and the issue is to deal with land uses and air quality.

Russell Cheeseman, solicitor for the South West Mississauga Industrial Association addressed Committee. He pointed out the omission in the Corporate Report of the Association's letter dated June 11, 2007 to the Commissioner, on Page 2 under Item 3, where other submissions were listed and asked that this be corrected. Mr. Cheeseman acknowledged that a number of concerns have been addressed with respect to land use designations in the latest version of the Plan. However, he expressed that concerns still exist with the designation of certain parcels of land as Business Employment, and a "working waterfront" as Greenbelt. Mr. Cheeseman thought many issues will result from the interpretation and implementing zoning by-law. Mr. Cheeseman spoke to permitted uses associated with Business Employment and their impact on industrial operations, i.e. day cares, schools, places of worship, and the fact that Provincial Ministries enforce regulations regarding these types of uses.

Mr. Cheeseman pointed out the short time frame allowed to review the report and proposed implementing zoning by-law. Therefore, he requested that Planning and Development Committee consider receiving the report only at this time, and not adopting OPA 63. He urged Committee to have the OPA come back to a further public meeting with the implementing zoning by-law in the Fall 2008 which would allow members of the South West Mississauga Industrial Association ample opportunity to review how policies contained in OPA 63 will be implemented, and obtain independent planning advice.

John Calvert advised that the public meeting for the Southdown District Policies – Implementing Zoning By-law was advertised in accordance with *Planning Act* requirements. He also noted that the letter referred to as being omitted by Mr. Cheeseman was captured in Appendix 1 of the Corporate Report. Mr. Cheeseman noted his reference was to Page 2 of the Corporate Report where a number of other letters submitted were listed.

Mayor McCallion clarified that the Report on Comments – Southdown District Policies (Item 7) had been before a public meeting and has now come back to address comments and for adoption.

Boyd Upper, resident, thanked Committee for the opportunity to speak on a subject of great significance to his community. Mr. Upper described his active involvement in the community as Chair of the Southdown Station Community Advisory Committee, Vice Chair of the Petro Can Public Liaison Committee, Director and past President of the White Oaks Lorne Park Community Association, member of the Southdown Industrial District Focus Group and participant in the Clarkson Airshed Study Advisory Committee, Community Advisory Group for Visioning Mississauga and the Clarkson Village Study Focus Group.

Mr. Upper referenced the "Our Future Mississauga" report, involving all areas of Mississauga, where health and the environment were identified through the process. He described the character and identity of Clarkson as being a unique community and discussed the population in south Mississauga and issues with air quality. He mentioned 'greening' and improvement to quality of life, air, water and natural resources. Mr. Upper noted recent discoveries on the impact to human health resulting from air quality and commented on land use patterns with respect to consumption and energy. He felt the proposed OPA was a small step towards putting ideas into action and a solution for air quality problems in Mississauga.

Mr. Upper turned his focus to the Clarkson Airshed Study which began in 2000 and is currently only 50% complete. He noted the Study reported a stressed airshed with toxicity levels above Provincial standards. He described acrolein and acrylonitrile, two volatile compounds discovered, which he noted are hazardous substances that produce difficult breathing. Mr. Upper emphasized that acrylonitrile is considered to be one of the most hazardous compounds on earth, listed in the top 10%. A study conducted in 2007 with monitors on Royal Windsor Drive was mentioned. Mr. Upper noted that substances are still being registered in above acceptable limits, but no conclusions or resolutions have been found. He felt the Ontario regulations did little to protect human health. Mr. Upper indicated his support for the report and OPA 63 as he felt the proposed District Policies will contribute to lowering emissions locally.

Ian Crook, resident and President of White Oaks Lorne Park Association addressed Committee and represented a collective position including Lorne Park Estates, Meadow Wood Rattray, Birch Glen, Sheridan Homelands and Clarkson Fairfields South Associations. He noted his second time involvement in the review of the Southdown District Policies and the extensive consultation process. Mr. Crook emphasized the need for action with respect to air quality and a waterfront park that leaves much to be desired. He noted the impact of industrial activity on residential areas which has increased

dramatically over time and the tremendous opportunity that exists with remaining land use. He admitted that the OPA was less than what they had hoped for, but noted it represented a modest step forward. He commented on the need to improve the waterfront and de-emphasize industrial within the area. Mr. Crook mentioned focus on environmental matters and the gap that appears to exist in the planning process. Mr. Crook stated support for Amendment 63.

Julie Desjardins, resident, mother and Chartered Accountant addressed Committee with respect to the Southdown District Policies. She described a situation 21 years ago when she noticed bad smells in the air in the Royal Windsor Drive area which were followed by a foul smell in her bathing and drinking water. It took two years to identify and correct the problem and it was discovered that a chemical company in the area was dumping xylene into the sewer system, where it was being flushed out into Lake Ontario, and ultimately polluting water which ended up in the water treatment centre to the east.

Ms. Desjardins described her participation at the Environmental Appeal Board Hearings regarding St. Lawrence Cement and Petro Canada, where St. Lawrence Cement came close to losing its license to operate. She described the numerous individuals who have participated in the fight for improvement and a community, including elected representatives, school boards, ratepayers and environmental groups, that wrote personal letters to the Ministry of Environment with respect to the Petro Canada expansion.

Ms. Desjardins advised that the community welcomed the Ministry's Clarkson Airshed Study that confirmed a stressed airshed. She was asked by the MOE to Co-Chair the Clarkson Airshed Study Advisory Committee, and the Ministry's District Manager for Clarkson selected the other members of the Committee from elected provincial and municipal officials from Mississauga, the Region of Peel Health Department, City Staff from Mississauga and Oakville, local industrial company representatives and volunteer community members. Ms. Desjardins noted that the six community members appointed by the District Manager did not represent any ratepayers groups. She explained that the Committee is strictly advisory in nature with no authority to mandate and no technical expertise to oversee the development of an air quality program. Therefore, the Advisory Committee is reliant strictly on the MOE's technical expertise. She discussed the employment of a consultant and advised that the Advisory Committee had no involvement in the hiring or direction of the consultant. At the last meeting of the Advisory Committee, the Ministry advised they had no intention of using the data from the monitors to be installed. After initiating a world recognized study, she noted, and after identifying a serious environmental problem, the MOE has done nothing to address the issues. Ms. Desjardins expressed the community's scepticism with respect to the industry's commitment, as they have already missed the first deadline for installing monitors. Although the Ministry has identified that meeting the Provincial standards has resulted in a stressed airshed that is not healthy for residents, the community has to beg

industries to go beyond compliance.

Ms. Desjardins expressed appreciation for the work done by the City and the Region, and thanked the Transportation and Works Department for asking the MOE to consider air quality prior to approving applications for new or updated Certificates of Air Approval. She noted the request by Peel Health, in their report, for the Province to develop an approval process for air emissions and she wondered if there had been any follow-up. Ms. Desjardins felt the requirement for outside storage containment, although in support of this initiative, was a mild response to the issues and concerns expressed by Peel Health, the Region and City Departments. She emphasized the need for a stronger Vision and proposed Plan, and indicated the residents would support the City in an Ontario Municipal Board Hearing. Ms. Desjardins concluded by stating that the community is relying on the City's leadership to implement policy and ensure no future uses be permitted that will affect the airshed, while encouraging the reduction of emissions. She felt the proposed Plan, to a large extent, is maintaining status quo with new aesthetics to make a bad situation look better.

Mayor Hazel McCallion expressed her disappointment with the problems being experienced in dealings with the MOE. Mayor McCallion indicated that had she been aware of the problems, she would have approached the MOE and placed some influence on the monitoring program. She asked Ms. Desjardins for a list of requests that have been placed on the local Ministry of Environment. Mayor McCallion was under the impression that immediately following the airshed quality presentation, the MOE would be meeting with companies. She referred to the letter received by Tracey Goodwin, Ministry of the Environment indicating that their intention was to meet with the industry following Part III of the process. Mayor McCallion advised that she would be happy to arrange a meeting with the Minister of the Environment and the Clarkson Airshed Advisory Committee.

Ms. Desjardins noted that a letter dated June 6, 2008 was sent to the Acting District Manager of MOE outlining some of the issues with a copy to both Councillor Pat Mullin and Mayor McCallion. However, she noted, a response was not received and she expressed appreciation for any assistance the Mayor could provide.

Councillor Pat Mullin felt that dialogue had been exhausted with the industry and residents on the subject matter, and noted the original draft presented at the public meeting was not the same Plan currently being proposed. She thanked the Focus Group and Co-Chair for attending tonight's meeting and acknowledged that the recommendations are a small part of the solution. Councillor Mullin emphasized the need to stop administering Certificates of Approval in the area due to the taxed airshed. She explained that the industrial area is completely surrounded by residential, and reiterated that Business Employment already exists in the area and therefore the conflict

seemed unusual. Councillor Mullin did not find significance in where the pollution was coming from, but in the fact that the airshed is taxed. She was appalled that the industry did not support the recommendations being proposed and hoped the MOE, through the Clarkson Advisory Airshed Committee, will start taking action. Councillor Mullin stated that the environment and land use go hand-in-hand, and should not be isolated.

Councillor Maja Prentice thought the report did not go far enough and noted her disappointment that the MOE and industries had not worked with the community to deal with the issues. She urged industries in the community to work closely with the representatives appointed by the MOE and indicated the Provincial standards, with respect to air quality, were too liberal. Councillor Prentice stated her support for the recommendations outlined in both Corporate Reports being presented with respect to the Southdown District Policies.

Mayor Hazel McCallion indicated the need for companies to continue discussions with staff and the Ward Councillor to deal with issues in order to avoid an OMB hearing.

A verbal motion by Councillor Pat Mullin to approve the recommendations as outlined in the Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies and in the Corporate Report with respect to Southdown District Policies – Implementing Zoning By-laws both dated June 3, 2008 from the Commissioner of Planning and Building, was voted on and carried.

Also, a motion moved by Councillor Pat Mullin to receive the correspondence from David Mowat, Region of Peel, Julie Desjardins, Co-Chair of the Clarkson Airshed Study Advisory Committee, John Pegram, Ann Newman, Enbridge Pipelines Inc., Tracey Goodwin, Ministry of the Environment, Andrea Bourrie, St. Lawrence Cement, Russell Cheeseman, solicitor for South West Mississauga Industrial Association, Graham Beasant, CertainTeed Gypsum, Ryan Windle, MHBC on behalf of Lafarge Canada Inc., and Andrew Paton on behalf of Petro Canada with respect to the above noted subject matter, was voted on and carried.

The public meeting closed at approximately 8:50 p.m.

APPROVED

Recommendation PDC-0057-2008 (Councillor Pat Mullin)

CD.03.SOU

RECEIVED

Recommendation PDC-0058-2008 (Councillor Pat Mullin)

CD.03.SOU

9. PUBLIC MEETING – Rezoning and Draft Plan of Subdivision Applications, 2167 Gordon Drive, Southwest of The Queensway and Hurontario Street, Owner: Ann-Marie Janoscik, Applicant: Michael Wortel, John D. Rogers & Associates, Bill 51, OZ 06/011 and T-M06002, Ward 7.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "R1-7" (Residential Low Density – Exception 7) to "R16-Exception" (Detached Dwellings on a CEC – Private Road) and "G2-1" and "G1" (Greenbelt) in By-law 0225-2007, to permit five detached dwellings on a private condominium road under files OZ 06/011 W7 and T-M06002 W7, Ann-Marie Janoscik, 2167 Gordon Drive.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Residential Low Density – Exception 7) to "R16-Exception" (Detached Dwellings on a CEC – Private Road) and "G2-1" and "G1" (Greenbelt) in By-law 0225-2007, to permit five detached dwellings on a private condominium road under files OZ 06/011 W7 and T-M06002 W7, Ann-Marie Janoscik, 2167 Gordon Drive, be received for information.

Councillor Nando Iannicca called this public meeting to order at approximately 8:50 p.m. and read the above recommendation from the Corporate Report.

Mayor Hazel McCallion became Chair at this time to allow the Ward Councillor an opportunity to address the proposed application.

The following individuals addressed Committee with respect to the subject matter:

Michael Wortel of John D. Rogers & Associates addressed Committee on behalf of the land owners of the subject property. He discussed the lands located at 2167 Gordon Drive, and advised of the application for rezoning and draft plan of subdivision under file numbers OZ 06/011 and T-M06002. The surrounding lands were described as single detached dwellings to the north, Mary Fix Creek and Trillium Health Centre to the east, single detached dwellings to the south and west of the subject property. Mr. Wortel commented that the subject lands are located in the Gordon Woods area and the Cooksville Planning District. Reference was made to the Regional Official Plan and intensified, compact form with a mix of land uses. The current "Residential Low Density I" Mississauga Plan designation was described as permitting detached dwellings with a maximum density of 10 units per net residential hectare and therefore, no official plan amendment is proposed. Mr. Wortel advised that the subject property, which is located

adjacent to the floodplain of Mary Fix Creek and within a residential woodland, falls within Special Site 11 of the Cooksville District Policies, which directs development within this established residential neighbourhood. Mr. Wortel advised that the existing "R1-7" zoning permits detached dwellings on lots with a minimum frontage of 30 m. He described a portion at the rear of the property as Greenbelt which may restrict development. The draft plan of subdivision has been submitted to the City for circulation and is reflective of input received from City departments and the ratepayers association.

Mr. Wortel described the proposed application for five detached common element dwelling lots, four of which will house new dwellings and one for the existing dwelling, fronting onto a private condominium road with a T-turnaround for fire and garbage truck access. He explained that Block 6 is a conservation easement and will remain in private ownership. Mr. Wortel discussed servicing for the existing dwelling that will result in the removal of approximate 35-40 trees. The proposed units, he advised, will be connected to services with the construction of a storm sewer from the condominium road, along Lot 4 and to Mary Fix Creek. Mr. Wortel stated this is the least imposing design for the implementation of services to ensure the preservation of as many trees as possible. The tree inventory on the site was displayed indicating a mature canopy. The proposed zoning to "R16-Exception" was noted, and Mr. Wortel advised that as each site will accommodate six parking spaces, additional parking will not be provided.

Councillor Nando Iannicca clarified that this development proposal does not require an Official Plan Amendment as it conforms by providing 30 m frontages and a minimum lot area of 1,140 sq. metres. He mentioned concerns raised by residents with respect to drainage and the naturalized area.

Mr. Wortel advised that the engineer who reviewed the site, trees and standards, ensured the proposed method of implementing services is the least imposing with respect to tree preservation. He noted that measures may be mitigated to ensure the quality of water to the Mary Fix Creek. Mr. Wortel stated that culverts cannot be achieved along Gordon Drive and all other options have been exhausted. Councillor Iannicca indicated best efforts have been made by the Region and City staff in this regard.

Andy Tafler, resident and representative for the Gordon Woods Homeowners' Association, addressed Committee to register their position with respect to the proposed development application. He advised that comments had previously been provided on plans for this proposed subdivision and complimented the owner's planning staff for taking the concerns of residents into consideration. Mr. Tafler reiterated the issues with respect to the proposal as being the storm sewer and tree preservation. He felt that diverting rain water with a storm sewer will negatively impact the natural ground water level and the trees in this area. The CVC, he noted, commented that a revised Functional Servicing Report be provided to explore options for storm water management. Mr. Tafler

referenced the Ministry of the Environment's *Stormwater Management Planning and Design Manual* and asked that references such as this be utilized to avoid the implementation of a storm sewer. He spoke positively about the two new greenbelts being included in the draft plan, but felt they should be subject to site plan control for tree preservation. In conclusion, Mr. Tafler requested that no further zoning variances be permitted, and made reference to building height.

Diana Rusnov, Manager, Development Team West advised that the updated Functional Servicing Report is outstanding and a meeting will be arranged to discuss options for storm water management.

Gerald Swinkin addressed Committee and advised that he has been retained by Dr. Adrian Savin, owner of the parcel of land located to the north of the access drive of the proposed development. Mr. Swinkin stated that the tree preservation plan was submitted to an arborist hired by Dr. Savin. He noted that his client does not oppose the development of the subject lands, however, concerns were expressed about retaining as many significant trees as possible that are fundamental to the character of the area. A request was made by Mr. Swinkin, on behalf of his client, to consider revisiting the location of the drive by utilizing the frontage of the remnant parcel (excluded from the plan) as part of the access roadway, which could preserve some significant trees.

Councillor Nando Iannicca did not feel that Dr. Savin had been the greatest tree preservationist himself, but would take the comments provided under advisement. In response, Mr. Swinkin noted that an arborist provided a letter reporting that no trees designated for preservation were removed with respect to Dr. Savin's property.

Joe Fedel addressed Committee on behalf of himself and his wife Marta with concerns regarding the proposal. He commented on his attendance at a community meeting where he was advised 70-80 trees out of 330 would be removed, and asked for clarification on this number. Mr. Fedel also expressed concern with respect to snow removal on the private condominium road. In conclusion, he requested that consideration be given to relocating the road access so that it would not be situated directly across from his driveway.

Michael Wortel stated that approximately 40 trees will be removed to provide services to the existing dwelling and approximately 70 trees will be removed to provide for the new dwellings and associated servicing. Mr. Wortel explained that through the site plan process a more accurate number will be available.

Steve Barrett, Manager, Transportation and Asset Management, clarified that the applicant will be required to provide snow removal and will not be allowed to deposit snow on City roads.

Councillor Nando Iannicca was pleased the applicant decided to remain in their family homestead and maintain the lot sizes for the proposed dwellings. He advised that a follow-up meeting will be convened with staff, the applicant and ratepayers to review the issues surrounding services, drainage and tree preservation. Councillor Iannicca pointed out that the green lands will remain in the possession of the owner as part of their backyard.

Councillor Nando Iannicca moved a motion to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the development application for 2167 Gordon Drive, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting, which was voted on and carried.

Councillor Iannicca also moved a motion to receive the correspondence from John Sabiston and Andy Tafler, Gordon Woods Homeowners' Association, the Dastur Family, Joseph Fedel and Marta Vodinelic, noting concerns with respect to the above noted development application, which was voted on and carried.

The public meeting closed at approximately 9:30 p.m.

RECEIVED/AMENDED

Recommendation PDC-0059-2008 (Councillor Nando Iannicca)

OZ 06/011 W7

T-M06002 W7

10. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications, Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, Southwest quadrant of Eglinton Avenue West and Confederation Parkway, Owner: Partacc Mississauga Developments Inc.(by Agreement of Purchase and Sale), Applicant: Lethbridge and Lawson Inc., Bill 51, OZ 08/005 and T-M08001, Ward 4.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application under file OZ 08/005 W4 to amend the Official Plan from "Residential Low Density II" and "Residential Medium Density I" to "Residential Low Density II" and "Public Open Space", to delete a minor collector road by changing the proposed road network and to change the Zoning from "R4" (Detached Dwellings), "R4-20" (Detached Dwellings), "R5" (Detached Dwellings) and "RM4-1" (Townhouse Dwellings and Street Townhouse Dwellings) to "R5-Exception" (Detached Dwellings), "RM2 - Exception" (Semi-Detached Dwellings) and "OS1" (Community Park) zones in By-law 0225-2007

and a Draft Plan of Subdivision under file T-M08001 W4 to accommodate 31 detached dwellings, 270 semi-detached dwellings and a community park block, Partacc Mississauga Developments Inc. (by Agreement of Purchase and Sale), Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application under file OZ 08/005 W4 to amend the Official Plan from "Residential Low Density II" and "Residential Medium Density I" to "Residential Low Density II" and "Public Open Space", to delete a minor collector road by changing the proposed road network and to change the Zoning from "R4" (Detached Dwellings), "R4-20" (Detached Dwellings), "R5" (Detached Dwellings) and "RM4-1" (Townhouse Dwellings and Street Townhouse Dwellings) to "R5-Exception" (Detached Dwellings), "RM2 - Exception" (Semi-Detached Dwellings) and "OS1" (Community Park) zones in By-law 0225-2007 and a Draft Plan of Subdivision under file T-M08001 W4 to accommodate 31 detached dwellings, 270 semi-detached dwellings and a community park block, Partacc Mississauga Developments Inc. (by Agreement of Purchase and Sale), Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, be received for information.

Councillor Nando Iannicca resumed the position of Chair, called this public meeting to order at approximately 9:30 p.m. and read the above recommendation from the Corporate Report.

The following individuals addressed Committee with respect to the subject matter:

Jim Lethbridge of Lethbridge and Lawson Inc. addressed Committee as agent for Partacc Mississauga Developments Inc. He advised that the proposed development is a joint venture partnership between Paradise Homes and Arista Homes, who have built in excess of 5,000 houses in Mississauga and are rated as top 10 builders by J.D. Power and Associates. Mr. Lethbridge was confident the proposed development would not be an exception to their past achievements.

Mr. Lethbridge described the subject property located on the south side of Eglinton Avenue West, west of Confederation Parkway as a vacant parcel with existing buildings that are currently being demolished. Mr. Lethbridge displayed the Hurontario District Land Use Plan to depict the existing land use designations approved in 1988. The proposed application, he noted, reflects current market requirements. He described the proposal for a "Residential Low Density II" designation and advised of the plan to

expand the existing park area to the east and west. Mr. Lethbridge stated that the road improvement is in conformity with the Provincial Policy Statement. The proposal was illustrated as a low density development consisting of 31 detached dwellings, 270 semi-detached dwellings and a provision for a park expansion. It was noted that single detached dwellings will back onto existing single detached dwellings. Mr. Lethbridge pointed out that the proposed density is appropriate with respect to public transit access, residential intensification and proximity to City Centre, and the mix of housing is consistent with existing or planned stock in the area. He advised that prices will range from \$400,000-\$650,000 and will not negatively impact the current property values. The 301 unit development is anticipated to generate only one additional vehicle per minute in peak time which is a negligible margin that local streets can accommodate. Mr. Lethbridge stated the opening of the Confederation Parkway and Hwy 403 overpass will significantly improve traffic flows.

The Partacc application has been submitted to both school boards and Mr. Lethbridge advised that comments have been received offering conditions for draft plan approval. The community meeting held by the Ward Councillor was deemed successful and subsequent to that meeting, a number of inquiries were received by the City from people interested in purchasing within the community.

Councillor Frank Dale, as a lifelong resident of the City, pointed out the application represents the last remaining pieces of agricultural community being developed. He described a previous application for the subject property submitted by the Conservatory Group. Councillor Dale advised that the proposed application is in conformity with the Official Plan designation with respect to the number of units. Jonathan Famme, Planner commented that essentially the proposed development is a down designation.

Randy Eadie, Shelltown Construction (also known as the Conservatory Group) indicated they have installed services at Confederation and Huntington. With the completion of services, Mr. Eadie inquired how the matter would be handled if damages are incurred. Steve Barrett, Manager, Transportation and Asset Management felt confident that protection of the original applicant would be made available through the servicing agreement if damages were incurred as a result of the new development. Mr. Barrett agreed to confirm details with respect to this inquiry.

Councillor George Carlson commended Councillor Dale and staff on addressing issues with respect to cut through traffic and ensuring built form highly compatible with the existing neighbourhood.

Councillor Dale noted the community meeting held to address concerns of residents and was surprised by the receipt of a petition indicating issues with respect to traffic and property values related to the proposed semi-detached homes.

Mayor Hazel McCallion was pleased to see some down zoning and did not understand the submission of a petition. She felt it was an excellent plan and noted her confidence in Arista Homes. She indicated a job well done with respect to zoning on a major corridor.

A verbal motion by Councillor Frank Dale to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the proposed development at the southwest quadrant of Eglinton Avenue West and Confederation Parkway, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council Meeting, which was voted on and carried. A request was made to staff by Councillor Dale to have the Supplementary Report come back to the August 6, 2008 Council Meeting.

Councillor Dale also moved a motion to receive the petition from residents dated June 18, 2008 in opposition to the proposed development, which was voted on and carried.

The public meeting closed at approximately 9:55 p.m.

RECEIVED/AMENDED

Recommendation PDC-0060-2008 (Councillor Frank Dale)

OZ 08/005 W4

T-M08001 W4

11. PUBLIC MEETING – Rezoning Application, 7090 Benjamin Court (Block 105, Plan 43M-1758), East side of McLaughlin Road, north of Derry Road West, Owner: Cabot Trail Estates Ltd., Applicant: PMG Planning Consultants, Bill 51, OZ 08/004, Ward 11.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning of By-law 0225-2007 from "H-RM4-40" (Townhouse Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), to permit 74 common element condominium townhouse dwellings under file OZ 08/004 W11, Cabot Trail Estates Ltd., 7090 Benjamin Court.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning of By-law 0225-2007 from "H-RM4-40" (Townhouse Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), to permit 74 common element condominium townhouse dwellings under file OZ 08/004 W11, Cabot Trail Estates Ltd., 7090 Benjamin Court, be received for information.

Councillor Nando Iannicca called this public meeting to order at approximately 9:55 p.m. and read the above recommendation from the Corporate Report.

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

Councillor George Carlson stated a presentation was not required as the Corporate Report represented a minor technical change, and otherwise the proposal conforms. He explained that no inquiries with respect to the proposal had been received and a community meeting was not held.

Councillor Maja Prentice inquired about erecting airport noise signage. Marilyn Ball, Director, Development and Design advised that there has been no request for aircraft warning signs in this area. Ms. Ball noted the signage that currently exists in the community was a result of the original OMB decision with respect to Meadowvale. Ms. Ball reiterated that no additional signs have been requested through the GTAA and stated they did not appear intent on new signage in the future.

A verbal motion by Councillor George Carlson to approve the recommendation outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application for 7090 Benjamin Court, and notwithstanding planning protocol, to have the Supplementary Report brought directly to a future Council Meeting, was voted on and carried.

The public meeting closed at approximately 10:00 p.m.

RECEIVED/AMENDED

Recommendation PDC-0061-2008 (Councillor George Carlson)

OZ 08/004 W11

12. PUBLIC MEETING – Rezoning Application, 1505 Hurontario Street, East side of Hurontario Street, north of Pinewood Trail, Owner: Kieran Concannon, Applicant: Wilson Salter, Team Three, Bill 20, OZ 06/010, Ward 1.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "R1-20" (Detached Dwelling or Office) to "R1-20, as amended" (Detached Dwelling, Office or Office with One Dwelling Unit) in By-law 0225-2007, to permit an increase in the maximum permitted gross floor area from 200.00 m<sup>2</sup> (2,152.85 sq. ft.) to 383.00 m<sup>2</sup> (4,122.71 sq. ft.) for office and/or residential uses under file OZ 06/010 W1, Kieran Concannon, 1505 Hurontario Street.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-20" (Detached Dwelling or Office) to "R1-20, as amended" (Detached Dwelling, Office or Office with One Dwelling Unit) in By-law 0225-2007, to permit an increase in the maximum permitted gross floor area from 200.00 m<sup>2</sup> (2,152.85 sq. ft.) to 383.00 m<sup>2</sup> (4,122.71 sq. ft.) for office and/or residential uses under file OZ 06/010 W1, Kieran Concannon, 1505 Hurontario Street, be received for information.

Councillor Nando Iannicca called this public meeting to order at approximately 10:00 p.m. and read the above recommendation from the Corporate Report.

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

Councillor Carmen Corbasson indicated a presentation was not required and noted her support for the development application being proposed. She referenced an e-mail received by the CVC praising the consulting process.

Councillor Corbasson moved a motion to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application for 1505 Hurontario Street, and notwithstanding planning protocol, to have the Supplementary Report brought directly to a future Council Meeting, which was voted on and carried.

The public meeting closed at approximately 10:05 p.m.

RECEIVED/AMENDED

Recommendation PDC-0062-2008 (Councillor Carmen Corbasson)

OZ 06/010 W1

13. SUPPLEMENTARY REPORT – Rezoning Application, 1361 and 1371 Hurontario Street, East side of Hurontario Street, north of Mineola Road East, Owner: Bassem & Mabelle Aboumrad, Applicant: Greg Dell and Associates, Bill 20, OZ 06/023, Ward 1.

Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the application under File OZ 06/023 W1, Bassem and Mabelle Aboumrad, 1361 and 1371 Hurontario Street, east side of Hurontario Street, north of Mineola Road East.

RECOMMENDATION:

That the Report dated June 3, 2008, from the Commissioner of Planning and Building recommending approval of the application under File OZ 06/023 W1, Bassem and Mabelle Aboumrad, 1361 and 1371 Hurontario Street, east side of Hurontario Street, north of Mineola Road East, be adopted in accordance with the following:

1. That the application to change the Zoning from "R3-3" (Detached Dwellings) to "R3-Exception" (Office) to permit two office buildings, excluding medical and real estate offices generally in accordance with the proposed zoning standards outlined in Appendix S-5, be approved subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

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

A verbal motion by Councillor Carmen Corbasson to approve the recommendation as outlined in the Corporate Report dated June 3, 2008 from the Commissioner of Planning and Building with respect to the proposed development at 1361 and 1371 Hurontario Street, was voted on and carried.

APPROVED

Recommendation PDC-0063-2008 (Councillor Carmen Corbasson)

OZ 06/023 W1

**ADJOURNMENT –@ approximately 10:10 p.m.**

## REPORT 11 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

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

PDC-0051-2008

That the Report dated June 3, 2008, from the Commissioner of Planning and Building recommending that an "H" Holding symbol be added to the previous approval of the applications under Files OZ 06/015 W2 and OZ 06/020 W2, Gemini Urban Design Corp., 943 & 985 Southdown Road, 0, 1998, 2002, 2004, 2008, 2022 & 2030 Lakeshore Road West, 0, 2003, 2012, 2015, 2021 & 2028 -2038 Lushes Avenue, south side of Lakeshore Road West, east of Southdown Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That Council Resolution 0311-2007 be rescinded and replaced with the following:
  - i) That the applications to amend Mississauga Plan from "Residential Medium Density I" and "Greenbelt" to "Residential Medium Density I – Special Site" and "Greenbelt" to permit street townhouse dwellings, townhouse dwellings and detached dwellings and to recognize floodplain lands, be approved subject to the following condition:
    - (a) A maximum of two detached dwellings shall be permitted on lands designated "Residential Medium Density I – Special Site".
  - ii) That the Zoning of the subject lands be changed from "D-1" (Development) and "G1" (Greenbelt) to "H-RM6-Exception" (Townhouse Dwellings on a CEC – Private Road with Holding Symbol), "H-RM5-Exception" (Street Townhouse Dwellings with Holding Symbol) and "G1" (Greenbelt) and "B" (Buffer) to permit 78 townhouse dwellings and 2 detached dwellings all under common element condominium tenure, 10 freehold street townhouse dwellings and to recognize floodplain lands, be approved in accordance with the zoning standards outlined in Appendix S-3 attached to the Report dated November 19, 2007 from the

Commissioner of Planning and Building on the subject applications and subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Dufferin-Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development;
  - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board not apply to the subject lands;
  - (d) That CPD Recommendation 121-91, as approved by Council Resolution 160-91 pertaining to the requirement of 3.25 parking spaces per dwelling unit for all dwellings on lots with frontage less than 12.0 m (39.4 ft.) shall not apply, and that a parking requirement of two parking spaces shall apply for the units fronting on Lushes Avenue.
- iii) That notwithstanding Council Recommendation PDC-0036-2007, which requires that the landowner enter into a Memorandum of Agreement with the City with respect to the construction of a pedestrian bridge across Sheridan Creek, that the details relating to the construction of the pedestrian bridge be dealt with by way of a Servicing Agreement.
  - iv) That the City contribute toward the cost of construction of the pedestrian bridge across Sheridan Creek by including appropriate funding in the 2009 budget.
  - v) That the "H" Holding symbol is to be removed from the "H-RM5-49" (Street Townhouse Dwellings with Holding Symbol) and "H-RM6-10" (Townhouse Dwellings on a CEC – Private Road with Holding Symbol) zone categories applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in Appendix A-2 of the Report dated June 3, 2008, from the Commissioner of Planning and Building, have been satisfactorily addressed.

- vi) That the decision of Council for approval of the rezoning applications be considered null and void, and new development applications be required unless a zoning by-law is passed within 18 months of the Council decision.

OZ 06/015 W2

OZ 06/020 W2

PDC-0052-2008

That the Report dated June 3, 2008, from the Commissioner of Planning and Building entitled *Overview of Form Based Codes*, be received as information and that staff continue to provide further updates related to considerations for implementing Form Based Codes in conjunction with the District Policy Review studies underway for Port Credit and Lakeview and any future District Policy Reviews.

CD.01-FOR

PDC-0053-2008

1. That the Report dated June 3, 2008, from the Commissioner of Planning and Building, recommending the introduction of an Information Status Report requirement prior to the removal of the "H" holding symbol for all lands within City Centre, be received for information.
2. That prior to approval of an application to remove the "H" holding symbol for all lands located within City Centre, the Planning and Building Department prepare an Information Status Report for consideration by Planning and Development Committee and Council, outlining the details of development proposals.

CD.OZ-HOZ

PDC-0054-2008

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, and proposed Official Plan Amendment 87, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

BL.09.COM

PDC-0055-2008

1. That the report titled "*Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report - Mississauga Plan Review*" dated June 12, 2008, from the Commissioner of Planning and Building, be circulated to City Centre stakeholders for comment.

2. That a Parking Strategy for Mississauga City Centre be finalized based on the *Parking Strategy for Mississauga City Centre: Primary Goals and Objectives Report* and comments received from the Planning and Development Committee and City Centre stakeholders.
3. That matters regarding the implementation of paid parking be referred to the Office of the City Manager and the Leadership Team for review and that a report outlining these matters be prepared and brought to a future meeting of the General Committee.
4. That a transfer of \$95,000 from the Planning Process Update Reserve to retain a consultant to undertake the Port Credit and Lakeview Parking Strategies, be approved and that the required by-laws and operating budget adjustments for the 2008 Operating Budget, be approved.

CD.07.MIS

PDC-0056-2008

That the report titled "*Employment Land Review Study - Mississauga Plan Review*", from the Commissioner of Planning and Building, dated June 3, 2008, be circulated for comment.

CD.15.EMP

PDC-0057-2008

1. That the report titled "Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies" dated June 3, 2008 from the Commissioner of Planning and Building, be adopted.
2. That Section 4.31, Southdown District Policies of Mississauga Plan, as amended, be deleted and replaced by Amendment 63, Section 4.31, Southdown District Policies, 2008 May (attached as Appendix 2 to the report titled "Report on Comments – Amendment 63 to Mississauga Plan – Southdown District Policies", dated June 3, 2008 from the Commissioner of Planning and Building).
3. That the Zoning By-law for the lands in the Southdown Planning District be amended, where necessary, to conform with Amendment 63 to Mississauga Plan, Southdown District Policies.
4. That the following correspondence with respect to the subject matter be received:
  - i) Letter dated May 31, 2008 from David Mowat, Region of Peel with respect to the Clarkson Airshed Study.

- ii) Letter dated June 6, 2008 from Julie Desjardins, Co-Chair of the Clarkson Airshed Study Advisory Committee to Tracey Goodwin, Ministry of Environment.
- iii) E-mail dated June 15, 2008 from John Pegram providing comments on the proposed Southdown District Policies and OPA 63.
- iv) Letter dated June 17, 2008 from Ann Newman, Enbridge Pipelines Inc. with respect to their high pressure petroleum pipelines contained in an easement on the subject lands.
- v) Letter dated June 20, 2008 from Tracey Goodwin, Ministry of the Environment, with respect to the Clarkson Airshed Study.
- vi) Letter dated June 23, 2008 from Andrea Bourrie, St. Lawrence Cement providing comments with respect to OPA 63.
- vii) Letter dated June 23, 2008 from Russell Cheeseman, solicitor for the South West Mississauga Industrial Association providing comments with respect to OPA 63.
- viii) Letter dated June 23, 2008 from Graham Beasant, CertainTeed Gypsum providing comments with respect to OPA 63.

CD.03.SOU

PDC-0058-2008

1. That the report titled "Southdown District Policies - Implementing Zoning By-laws" dated June 3, 2008 from the Commissioner of Planning and Building, be received for information.
2. That the following correspondence with respect to the subject matter be received:
  - i) Letter dated June 22, 2008 from Ryan Windle, MHBC Planning on behalf of Lafarge Canada Inc. providing comments on OPA 63 and the implementing zoning by-law.
  - ii) Letter dated June 23, 2008 from Andrew Paton, Q.C. on behalf of Petro Canada advising of his attendance at the Planning and Development Committee Meeting to be held on June 23, 2008 in order to present his client's position, and requesting to be notified of all future meetings with respect to the subject matter.

CD.03.SOU

PDC-0059-2008

1. That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Residential Low Density – Exception 7) to "R16-Exception" (Detached Dwellings on a CEC – Private Road) and "G2-1" and "G1" (Greenbelt) in By-law 0225-2007, to permit five detached dwellings on a private condominium road under files OZ 06/011 W7 and T-M06002 W7, Ann-Marie

Janoscik, 2167 Gordon Drive, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

2. That the correspondence received from John Sabiston and Andy Tafler, Gordon Woods Homeowners' Association, the Dastur Family, and Joseph Fedel/Marta Vodinelic outlining their concerns with respect to the above noted development application, be received.

OZ 06/011 W7

T-M06002 W7

#### PDC-0060-2008

1. That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application under file OZ 08/005 W4 to amend the Official Plan from "Residential Low Density II" and "Residential Medium Density I" to "Residential Low Density II" and "Public Open Space", to delete a minor collector road by changing the proposed road network and to change the Zoning from "R4" (Detached Dwellings), "R4-20" (Detached Dwellings), "R5" (Detached Dwellings) and "RM4-1" (Townhouse Dwellings and Street Townhouse Dwellings) to "R5-Exception" (Detached Dwellings), "RM2 - Exception" (Semi-Detached Dwellings) and "OS1" (Community Park) zones in By-law 0225-2007 and a Draft Plan of Subdivision under file T-M08001 W4 to accommodate 31 detached dwellings, 270 semi-detached dwellings and a community park block, Partacc Mississauga Developments Inc. (by Agreement of Purchase and Sale), Part of Lot 19 Concession 2, N.D.S. and Part of Lot 101, Lot 105 and Blocks 106 and 108 of Registered Plan 43M-728, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.
2. That the petition submitted by residents dated June 18, 2008 in opposition to the above noted development application be received.

OZ 08/005 W4

T-M08001 W4

#### PDC-0061-2008

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning of By-law 0225-2007 from "H-RM4-40" (Townhouse Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road), to permit 74 common element condominium townhouse dwellings under file OZ 08/004 W11, Cabot Trail Estates Ltd., 7090 Benjamin Court, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

OZ 08/004 W11

## PDC-0062-2008

That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-20" (Detached Dwelling or Office) to "R1-20, as amended" (Detached Dwelling, Office or Office with One Dwelling Unit) in By-law 0225-2007, to permit an increase in the maximum permitted gross floor area from 200.00 m<sup>2</sup> (2,152.85 sq. ft.) to 383.00 m<sup>2</sup> (4,122.71 sq. ft.) for office and/or residential uses under file OZ 06/010 W1, Kieran Concannon, 1505 Hurontario Street, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

OZ 06/010 W1

## PDC-0063-2008

That the Report dated June 3, 2008, from the Commissioner of Planning and Building recommending approval of the application under File OZ 06/023 W1, Bassem and Mabelle Aboumrad, 1361 and 1371 Hurontario Street, east side of Hurontario Street, north of Mineola Road East, be adopted in accordance with the following:

1. That the application to change the Zoning from "R3-3" (Detached Dwellings) to "R3-Exception" (Office) to permit two office buildings, excluding medical and real estate offices generally in accordance with the proposed zoning standards outlined in Appendix S-5, be approved subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

OZ 06/023 W1