



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JUNE 9, 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 PRESENT: Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5)  
Councillor Carolyn Parrish (Ward 6) (Chair)  
Councillor Nando Iannicca (Ward 7)  
Councillor Katie Mahoney (Ward 8)  
Councillor Pat Saito (Ward 9)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

MEMBERS ABSENT: Councillor Carmen Corbasson (Ward 1)

Contact: Debbie Sheffield, Legislative Coordinator, Office of the City Clerk

905-615-3200 ext. 3795 / Fax 905-615-4181

E-Mail: [debbie.sheffield@mississauga.ca](mailto:debbie.sheffield@mississauga.ca)

STAFF PRESENT: Mr. E. Sajecki, Commissioner of Planning & Building  
Ms. J. Baker, City Manager and Chief Administrative Officer  
Ms. M. Ball, Director, Development & Design  
Mr. J. Calvert, Director, Policy Planning  
Ms. D. Rusnov, Manager, Development Team West  
Ms. L. Pavan, Manager, Development Team East  
Mr. R. Poitras, Manager, Development Team South  
Ms. M. Cassin, Manager, Zoning By-law Review  
Ms. A. Dietrich, Manager, Research & Special Projects  
Mr. R. Miller, Manager, Long Range Planning  
Ms. S. Laughlin, Planner, Development & Design  
Mr. R. Hughes, Planner, Development & Design  
Ms. E. Irvine, Planner, Policy Planning  
Ms. K. Crouse, Planner, Policy Planning  
Ms. S. Tanabe, Planner, Policy Planning  
Mr. O. Terminisi, Manager, Development Engineering  
Mr. D. Marcucci, Manager, Planning & Heritage  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk  
Ms. Diana Haas, Council Committee Support Assistant

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 9, 2008**

**CALL TO ORDER**

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

**MATTERS CONSIDERED**

**AFTERNOON SESSION – 1:30 P.M.**

1. Mississauga Office Strategy Study – Mississauga Plan Review
2. PUBLIC MEETING – Upper Hurontario Street Corridor – Implementing Zoning, CD.04.HUR, Ward 5

## **INDEX - PLANNING & DEVELOPMENT COMMITTEE – JUNE 9, 2008**

### **EVENING SESSION – 7:00 P.M.**

3. **PUBLIC MEETING** – Rezoning Application, 2325 Hurontario Street, East side of Hurontario Street, north of Queensway East, Owner: 578646 Ontario Ltd., Applicant: Queentario Plaza, Bill 51, BL.09-COM, Ward 7.
4. **PUBLIC MEETING** – Rezoning Application, 3945 Doug Leavens Boulevard, Northeast corner of Doug Leavens Boulevard and Ninth Line, Owner: Second Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.
5. **PUBLIC MEETING** – Rezoning Application, 3221 Derry Road West, Northwest corner of Derry Road West and Tenth Line West, Owner: Fourth Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.
6. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications, 1195, 1197 & 1203 Lorne Park Road, East side of Lorne Park Road, north of Queen Victoria Avenue, Owner: Casaco Developments Inc., Applicant: Korsiak and Company Ltd., Bill 51, OZ 07/020 Ward 2.
7. **SUPPLEMENTARY ADDENDUM REPORT** – Official Plan Amendment and Rezoning Applications, 1315 Bough Beeches Boulevard, Northeast corner of Dixie Road and Rathburn Road East, Owner: 1315 Bough Beeches Boulevard Limited/Stanford Homes, Applicant: Anne McCauley, Bill 20, OZ 05/019 Ward 3.

### **ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – JUNE 9, 2008****CALL TO ORDER**

John Calvert, Director, Policy Planning acknowledged that Ron Miller, Manager, Long Range Planning will be retiring within the next month from the City of Mississauga after 33 years of employment.

A verbal motion by Councillor Katie Mahoney to have Item # 2 on the agenda as the first discussion of the meeting was voted on and carried.

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS CONSIDERED****AFTERNOON SESSION – 1:30 P.M.**

1. Mississauga Office Strategy Study – Mississauga Plan Review

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to Mississauga Office Strategy Study – Mississauga Plan Review.

**RECOMMENDATION:**

That the report titled “*Mississauga Office Strategy Study- Mississauga Plan Review,*” dated May 20, 2008, be circulated for comment.

John Calvert, Director, Policy Planning introduced the consultants Glenn Miller and Iain Myrans from the Canadian Urban Institute and Iain Dobson from Real Estate Search Corporation. He described the Mississauga Office Strategy Study which produced findings and recommendations on office strategy as a major component of the Mississauga Plan Review. He explained that office employment will be the future of employment growth in Mississauga and that although the City has been successful in attracting office development, this is not true of the City Centre. Mr. Calvert advised that the purpose of the study was to review policies and strategies to be undertaken to attract

office development in the City Centre through numerous workshops, a steering committee and working committee. He also advised that all Departments have been involved in the preparation of the Terms of Reference. A workshop, he noted, took place with stakeholders in the office sector, and a report was presented to the Leadership Team. Mr. Calvert noted that the recommendation outlined in the Corporate Report dated May 20, 2008 is for direction and the formal circulation process for the Official Plan Amendment.

Glenn Miller, Canadian Urban Institute addressed Committee and advised of the positive working relationship experienced with Mississauga staff and stakeholders within the City during the process of the Office Strategy Study. He stated that their purpose was to review the maintenance and enhancement of office employment, to determine the requirements of tenants and set out policy framework.

Mr. Miller explained that the Mississauga Office Strategy Team met with City staff and undertook a market assessment, reviewed the OPA and Zoning By-law, and conducted interviews with landlords and tenants. A pro-forma analysis was conducted and design strategies and policy recommendations presented to stakeholders.

Iain Dobson, Real Estate Search Corporation addressed Committee and advised that his company conducts research in office markets. He noted that an understanding of Mississauga was achieved to give perspective to the study going forward. He described a consistent growth of over 1 million sq. ft. of office space per year over the last 25 years and indicated confidence that these numbers will be maintained for sometime into the future. The City of Mississauga, he explained, currently has 25 million sq. ft. of office development making it a major City in Canada. He noted the importance of understanding this large and mature market that can expect growth from within far exceeding any other 905 area.

Mr. Dobson noted that interviews were held with stakeholders, tenants and most major players in the office market. He indicated that tenants have driven the market and development with their requirements, and that an increase in traffic congestion and changing dynamics dictate where tenants want to locate. He stated that tenants are interested in green buildings and that social responsibility, green issues and intensification are important factors.

Mr. Dobson discussed the next 25 years and where office space will be located. He described the classic office location as having a lot of land and low rise buildings with an abundance of parking. As noted in the report, 8 million sq. ft. remains to attract this type of office space, which will be depleted in the next eight years, unless changes are

considered to policies.

Glenn Miller described the three important insights as being stalled office development in City Centre; traffic congestion and low transit usage; and land economics and policies that undermine the long-term objectives.

At approximately 2:20 p.m. Councillor Carolyn Parrish left the meeting and Councillor George Carlson became Chair for the remainder of the afternoon session.

Mr. Miller continued by describing the three new recommended designations as Downtown Office, Major Office, and Local Office and discussed the retention of the Business Employment designation in three key areas. He stated that Mississauga will need to accommodate long-term growth that is transit-focused and Hurontario Street is the preferred location for higher order transit. Five criteria were outlined as market acceptance, existing customer base, available developable land, sufficient market demand and routes with destinations. He noted four reasons why office development will work on Hurontario Street as generates desired ridership, improves modal share, attracts new investment to support property tax base and promotes City building ethos.

Mr. Miller discussed kick-starting office development in the City Centre and the rapidly aging building stock, declining tenancy size, poor pedestrian environment, declining number of office sites and the cost of parking as the single most challenge. Surface parking versus underground parking was discussed and Mr. Miller noted that underground parking creates a negative cash flow while decked parking fails to achieve a good pedestrian environment. An opportunity exists, Mr. Miller stated, for the City to become an anchor tenant in a new office building within City Centre, as a result of their requirement for an additional 100,000 sq. ft. of new office space.

Tax Increment Financing/Tax Increment Equivalent Grant opportunities for addressing the issue of parking, a joint venture with the developer to invest in underground parking, relief from development charges, 'pay for parking', temporary exemption from Peel Region and Business Education Taxes, elimination of property tax on newly constructed vacant office space, and the creation of a new property tax class for office development were all noted as options to attract office development in City Centre.

Mr. Miller concluded by stating that the proposed office component of the urban structure emphasizes Hurontario Street with transit-oriented development nodes. He noted that the strengths of the Airport Corporate Centre and Meadowvale Business Park have been identified and should be protected with a revitalized City Centre.

Councillor Pat Saito referred to the Meadowvale Business Park and Appendix D in the Mississauga Office Strategy Study, and asked how lands will be maximized at this point in time when new land owners have specific ideas on how they want to develop.

Iain Myrans advised that there is difficulty in creating a study like this one, generating a long term vision, and applying it to a piece of land. He emphasized the importance of taking the overall perspective of the remaining 8 million sq. ft. of office space. Mr. Myrans explained that the focus of the study was to encourage what the City does well, but with each arrangement, present the vision as an overriding philosophy.

Councillor Saito stated that a mix of opportunities have presented themselves in the Meadowvale Business Park. She described a situation on the Brampton/Mississauga border, where a land owner who has experienced difficulty leasing, is now asking the City to consider car dealerships (within prestige industrial) on a short term basis as a result of development on the north side of the road in Brampton. Councillor Saito explained that a lot of employees who work in the Meadowvale Business Park also live in the community. She inquired what the City can do as encouragement and advised that applications are already being processed with potential opportunities missed. Vacant lands will be built out, and Councillor Saito inquired when staff will be prepared for implementation.

Iain Myrans mentioned that the information collected on tenant groups and their changing criteria might be helpful. He noted that price has been the biggest driver for the last 25 years.

Ed Sajecki, Commissioner of Planning and Building pointed out the great recommendations made today, and advised that some can be implemented while others involve outside parties. He stated that the vision has been set out and the regulatory framework has to be put in place.

Glenn Miller responded to Councillor Eve Adams' inquiry about the Tax Incrementing Financing and stated that it is a relatively new tool that would be in the municipality's control. Mr. Miller noted that the City of Toronto has just implemented their first TIG. He explained that it gets the developer over the next hurdle and allows development to proceed. Councillor Adams asked if it could be utilized for the parking garage component only. Mr. Miller explained that it is usually done on an area basis.

Ed Sajecki mentioned his attendance at the Land Development Conference where the City Manager of Markham stated they are facing similar issues in their City Centre and indicated interest in Tax Incrementing Financing. Councillor Adams felt hesitant about giving grants to businesses, but thought if it attracted jobs and encouraged underground



parking, it may be a workable solution.

Councillor Adams asked staff to review incentives for businesses to locate in Malton. She inquired if an analysis would be done to ensure the City remains competitive. Ed Sajecki advised that there is a constant awareness of what's happening around us.

Councillor Frank Dale was intrigued with some of the suggestions as interim solutions, i.e. TIF and TIEG and asked staff to explore if these could be viable ways of encouraging development within City Centre. He concurred with the deterrent being underground parking and supported Councillor Adams' idea to review the feasibility of applying Tax Incrementing Financing to the underground component only.

Ed Sajecki clarified that a report is coming to the next Planning and Development Committee from B.A. Group Transportation Consultants addressing the issue of implementing a parking authority.

John Calvert noted that in conjunction with the Downtown 21 Study, the Mississauga Office Strategy Study is considering designating areas in City Centre for office.

Mayor Hazel McCallion found conflict with some recommendations presented and the philosophy that people should live close to their work. She felt that from an environmental perspective, people should live in close proximity to their employment.

Iain Myrans noted the recommendation for the ability to connect reasonably, efficiently and cost effectively with employment and felt the report had not lost site of the philosophy articulated by Mayor McCallion.

Mayor McCallion referred to the recommendation for tax breaks and noted her concern about the impact with respect to requests for infrastructure funding. She felt that cost was not a factor and that quality of life, available services, good management of the City, quality human resources and the airport were the benefits that businesses found attractive in relocating to Mississauga versus tax breaks. She stated, as indicated in the report, the City of Mississauga with the highest levies and commercial taxes in the GTA, has lead Canada in development. She discussed the sound financial status of the City and that taxes are not paying for huge infrastructure costs. Mayor McCallion did not agree with the recommendation with respect to tax breaks and felt the benefits mentioned above were what brought, and will continue to bring, business to Mississauga.

A verbal motion by Mayor Hazel McCallion to approve the recommendation outlined in the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building was voted on and carried.

APPROVED

Recommendation PDC-0044-2008 (Mayor Hazel McCallion)

CA.01.OFF

2. PUBLIC MEETING - Upper Hurontario Street Corridor – Implementing Zoning

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to the Upper Hurontario Street Corridor – Implementing Zoning.

RECOMMENDATION:

That the report titled "Upper Hurontario Street Corridor – Implementing Zoning" dated May 20, 2008 from the Commissioner of Planning and Building, be received for information.

Councillor Carolyn Parrish called this public meeting to order at approximately 1:30 p.m. and read the above recommendation from the Corporate Report.

Karen Crouse, Planner, Policy Planning addressed Committee and advised that this was the statutory public meeting for this Corporate Report. She noted that on February 13, 2008 Council adopted By-law 0057-2008 which approved Amendment No. 40 to Mississauga Plan. She explained that the lands impacted by Amendment No. 40 are adjacent to Upper Hurontario Street, north of Matheson Boulevard East and west to the Mississauga/ Brampton municipal boundary as outlined in Appendix I of the Corporate Report. Ms. Crouse stated that the proposed zoning implements key principles of Official Plan Amendment No. 40 and prohibits drive-throughs adjacent to Upper Hurontario Street; prohibits new free-standing restaurants adjacent to Upper Hurontario Street; prohibits new single-storey financial institutions adjacent to Upper Hurontario Street; requires a minimum building height of three storeys at key intersections; requires buildings to front onto and be closer to Upper Hurontario Street to create a more urban streetscape (imposing a maximum building setback); requires main front entrances to face Upper Hurontario Street; encourages office and prestige business employment uses; and prohibits parking in front of buildings. Ms. Crouse pointed out that Appendix 2 of the Corporate Report provides details of the proposed zoning for lands not subject to appeal to By-law 0225-2007 and Appendix 3 provides details of lands subject to the Orlando

appeal. Ms. Crouse concluded by stating staff's request to have the Corporate Report received for information as requested in the recommendation. She noted that a supplementary report will be prepared and brought back to Planning and Development Committee incorporating comments.

Councillor Pat Mullin thought this corridor could command greater heights and felt that a minimum of three storeys seemed inappropriate in a main growth area. Ed Sajecki, Commissioner of Planning and Building advised that an urban design exercise on scale was undertaken and a number of meetings were held with applicants. He noted that this area is commercial and industrial, and that the minimum of three storeys relates to intersections and not the entire corridor. He clarified these are technical details relating to the Zoning By-law. Councillor Mullin felt these points should be made clear, but left it to staff's discretion.

Councillor Maja Prentice noted the plan for Light Rail Transit (LRT) along Hurontario Street and felt that a three storey minimum was inappropriate. Ed Sajecki clarified that there were a lot of other areas in the corridor where higher density is being considered. He stated that a lot of built form currently exists in this area such as fast food restaurants, financial institutions etc. He explained that this is an infill situation and higher density designations are being placed where deemed feasible. Councillor Prentice mentioned the fact that Hurontario was once referred to as the 'University Avenue' of Mississauga.

Councillor Prentice questioned why Orlando was allowed parking in front of two of their buildings. Ms. Crouse explained that discussions have taken place with Orlando with respect to OPA 40 and Zoning By-law 0225-2007. She advised that design considerations were made which allowed Orlando one row of parking in the front of the buildings to accommodate the requests of their clients. However, she noted that although Orlando objected, they had to comply with main front entrances facing Hurontario Street.

Councillor Eve Adams advised that this portion of Hurontario has no residential and is primarily employment lands. Councillor Adams noted that staff have been dealing with this matter for over three years and the idea is to promote prestige employment. She advised of her attendance at an open house for Citibank's three storey high-tech building that houses over 1,400 jobs. Councillor Adams noted that Citibank has enough room to accommodate additions to the building in a modular fashion. She felt the quality of jobs brought in by Citibank is the type of employment Mississauga wants to attract and that staff is showing flexibility in this respect.

Councillor Frank Dale cautioned about introducing intensification close to the City Centre. He noted the LRT is not a reality at this point even though a feasibility study is

underway, and noted his concern about increased traffic. He felt a phase-in plan would be appropriate to control the number of residents moving into the area based on the implementation of transit services. Councillor Dale indicated that employers will not be encouraged to enter City Centre as a result of restrictions with respect to underground parking. He felt a 'cap' should be introduced until transit is available. Councillor Dale also noted that although funding is available for the Bus Rapid Transit (BRT), its performance has not yet been measured.

Ed Sajecki thought Councillor Dale's comments were a great lead into the upcoming discussion for Item # 1 on the Mississauga Office Strategy Study which addresses a diverse office market. Mr. Sajecki mentioned that the BRT will be under construction next year and the feasibility work for Hurontario is underway. He agreed with Councillor Dale with respect to problems arising due to lack of transit.

The following person addressed Committee with respect to the matter:

Mr. Tae Ryuck of Goldberg Group, planning consultants for Orlando Corporation, addressed Committee and advised that they previously provided input into OPA 40 and expressed concerns at that time. He noted that Orlando is an appellant of OPA 40 with the reasons outlined in their November 12, 2007 correspondence. Mr. Ryuck provided Committee members with a copy of a letter dated June 9, 2008, from the Goldberg Group, addressed to the Planning and Development Committee, providing comments with respect to the Upper Hurontario Street Corridor – Implementing Zoning.

Mr. Ryuck stated the proposed maximum building setback from Hurontario of 22 m as outlined in the current staff report is insufficient to achieve the concept plans for Orlando lands along Hurontario, and that 25 m is necessary assuming a 4.5 m landscaping strip adjacent to the street, 17.4 m for one row of parking in front of the building, and a 3.0 m landscape strip in front of the building.

Mr. Ryuck discussed two properties which Orlando did not previously comment on as being the southwest quadrant of Highway 401 and Hurontario Street and the southwest corner of Hurontario Street and Sandstone Drive. The site, he explained, at the southwest quadrant of Highway 401 and Hurontario Street currently has a 12 storey office building and an above-grade parking structure. Due to the relationship of the site to Highway 401 and Hurontario Street grades, it is anticipated that the site will not be able to develop in accordance with the principles set out in either OPA 40 or the proposed implementing by-law. Mr. Ryuck advised that the site located at the southwest corner of Hurontario and Sandstone currently has a three storey office building that is set back from Hurontario further than what is being considered by OPA 40 and the proposed implementing by-law.

He noted that a new office building on the vacant portion of the site should be set back similar to the existing office building to ensure the buildings are in line with each other. Mr. Ryuck noted the importance to existing tenants of maintaining their views for corporate visibility and exposure. In conclusion, Mr. Ryuck requested a meeting with staff to discuss their concerns. Ed Sajecki confirmed that a meeting will be arranged prior to the supplementary report coming back to Planning and Development Committee.

Councillor Eve Adams noted that the Corporate Report was for information and receipt only at this time and encouraged Mr. Ryuck to meet with staff.

Mr. Dave Fisher, resident, addressed Committee and noted his objection to the unfriendly streetscapes and referenced Orlando's 20-25 m building setbacks. Mr. Fisher felt that buildings need to be in close proximity to the street to encourage pedestrian activity. He stated that a standard should be set regardless of what is currently in place with a minimum of 5-10 storeys for Hurontario. He discussed increased ridership on transit along Hurontario and the potential intensity for this corridor. He felt that 10 m should be the maximum distance from the face of the building to the street and there should not be any parking in front of buildings .

Paul DaCunha addressed Committee on behalf of Louis Velianou, owner of 6610 and 6620 Hurontario Street which went through the rezoning process a couple of years ago through George Theodorakopoulos. He noted that Mr. Velianou has not yet submitted for site plan approval. Mr. DaCunha stated that in discussions with Ben Phillips, Planner it was determined the properties will be subject to OPA 40. Mr. DaCunha noted the concern of the property owner with respect to his proposal for a one storey restaurant, and an existing banquet hall that is equivalent to three storeys in height, but is not technically a three storey building. He also noted a one storey free standing building located on 6620 Hurontario Street that could potentially be the home of a financial institution.

Councillor Carolyn Parrish stated that the Corporate Report is being received for information only and encouraged Mr. Velianou to have discussions with staff on issues raised.

Ravail Baring addressed Committee, on behalf of her husband, with respect to a proposed development at Hurontario Street and Courtney Park. She indicated that the proposal for a hotel with a restaurant, which will face Hurontario, is on a 2.5 acre parcel of land beside Courtney Park. Ms. Baring inquired about the potential impact of OPA 40 on the proposed development. Ed Sajecki felt there would be no issues if the restaurant is attached to a hotel, but could pose a problem if freestanding. Councillor Parrish advised Ms. Baring to contact Planning staff to arrange a meeting.

A verbal motion by Councillor Eve Adams to approve the recommendation as outlined in the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building, to receive the e-mail dated June 9, 2008 from Ben and Marjorie Madill noting their concerns, and to receive the letter dated June 9, 2008 submitted by Goldberg Group outlining the concerns of Orlando Corporation, was voted on and carried.

The public meeting closed at approximately 2:05 p.m.

RECEIVED

Recommendation PDC-0045-2008 (Councillor Eve Adams)

CD.04.HUR W5

The meeting recessed at 3:20 p.m.

**EVENING SESSION – 7:00 P.M.**

3. PUBLIC MEETING - Rezoning Application, 2325 Hurontario Street, East side of Hurontario Street, north of Queensway East, Owner: 578646 Ontario Ltd., Applicant: Queentario Plaza, Bill 51, BL.09-COM, Ward 7.

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "C1-15" (Convenience Commercial - Exception) to "C1-15" (Convenience Commercial - Exception amended) in By-law 0225-2007, to permit a reduced parking rate previously permitted under By-law 5500, under file BL.09-COM W7, 2325 Hurontario Street.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1-15" (Convenience Commercial - Exception) to "C1-15" (Convenience Commercial - Exception amended) in By-law 0225-2007, to permit a reduced parking rate previously permitted under By-law 5500, under file BL.09-COM W7, 2325 Hurontario Street, be received for information.

Councillor Carolyn Parish called this public meeting to order at approximately 7:00 p.m. and read the above recommendation from the Corporate Report.

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

Councillor Nando Iannicca described the subject property consisting of a plaza at Hurontario Street and Queensway which has been in existence for 20-25 years. He explained that the new Official Plan does not accommodate the parking standard and the Corporate Report is a housekeeping formality with no changes to the property being proposed.

A verbal motion by Councillor Nando Iannicca to approve the recommendation outlined in the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building, 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 7:05 p.m.

RECEIVED/AMENDED

Recommendation PDC-0046-2008 (Councillor Nando Iannicca)

BL.09-COM W7

4. PUBLIC MEETING – Rezoning Application, 3945 Doug Leavens Boulevard, Northeast corner of Doug Leavens Boulevard and Ninth Line, Owner: Second Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.

Report dated May 20, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "C1" (Convenience Commercial) to "C1-Exception" (Convenience Commercial) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500 under file BL.09-COM W10, 3945 Doug Leavens Boulevard.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1" (Convenience Commercial) to "C1-Exception" (Convenience Commercial) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500 under file BL.09-COM W10, 3945 Doug Leavens Boulevard be received for information.

Councillor Carolyn Parrish called this public meeting to order at approximately 7:05 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.

A verbal motion by Councillor Sue McFadden to approve the recommendation outlined in the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building, 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 7:06 p.m.

RECEIVED/AMENDED

Recommendation PDC-0047-2008 (Councillor Sue McFadden)

BL.09-COM W10

5. PUBLIC MEETING – Rezoning Application, 3221 Derry Road West, Northwest corner of Derry Road West and Tenth Line West, Owner: Fourth Terragar Holdings Ltd., Applicant: Deanlee Management Inc., Bill 51, BL.09-COM, Ward 10.

Report dated May 20, 2008, from the Commissioner of Planning and Building with respect to the application to change the Zoning from "C2" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone previously permitted under By-law 5500, under file BL.09-COM W10, 3221 Derry Road West.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C2" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone previously permitted under By-law 5500, under file BL.09-COM W10, 3221 Derry Road West, be received for information.

Councillor Carolyn Parrish called this public meeting to order at approximately 7:06 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.



A verbal motion by Councillor Sue McFadden to approve the recommendation outlined in the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building, 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 7:07 p.m.

RECEIVED/AMENDED

Recommendation PDC-0048-2008 (Councillor Sue McFadden)

BL.09-COM W10

6. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1195, 1197 & 1203 Lorne Park Road, East side of Lorne Park Road, north of Queen Victoria Avenue, Owner: Casaco Developments Inc., Applicant: Korsiak and Company Ltd., Bill 51, OZ 07/020 Ward 2.

Report dated May 20, 2008, from the Commissioner of Planning and Building with respect to the applications to amend the Official Plan from "Residential Low Density I" to "Residential Low Density II – Special Site" and "Greenbelt" and to change the Zoning from "R2-1" (Detached Dwellings) and "D" (Development) to "RM4 – Exception" (Semi-detached and Townhouse Dwellings) and "G1" (Greenbelt) in By-law 0225-2007, to permit four (4) semi-detached condominium dwellings and five (5) townhouse condominium dwellings under file OZ 07/020 W2, Casaco Developments Inc., 1195, 1197 & 1203 Lorne Park Road.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I" to "Residential Low Density II – Special Site" and "Greenbelt" and to change the Zoning from "R2-1" (Detached Dwellings) and "D" (Development) to "RM4 – Exception" (Semi-detached and Townhouse Dwellings) and "G1" (Greenbelt) in By-law 0225-2007, to permit four (4) semi-detached condominium dwellings and five (5) townhouse condominium dwellings under file OZ 07/020 W2, Casaco Developments Inc., 1195, 1197 & 1203 Lorne Park Road, be received for information.

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

The following individuals addressed Committee with respect to the above noted development application:

Jim Levac of Korsiak and Company Ltd. addressed Committee on behalf of Casaco Developments Inc. and provided background on the property. He advised that the subject property was the result of assembling two properties totaling 1.7 acres, of which 1.17 acres are developable. Mr. Levac described the subject site as being centrally located in the Lorne Park community with a shopping centre on the other side of Lorne Park Road consisting of a beer store, food store and other uses. Mr. Levac stated that the property has been subject to a number of development proposals. He also informed Committee that his client is a resident of the area who purchased the property with the intention of developing an upscale infill development, being fully aware of the high design standards for the area.

Mr. Levac continued by describing the current zoning as "R2-1" (Detached Dwellings) with a minimum lot frontage of 18 m and "D" (Development) which recognizes vacant lands not yet developed. The proposed rezoning was explained as "RM-4-Exception" to permit four semi-detached dwellings and one block of five townhouses, and to rezone the ravine to "G1" (Greenbelt) to protect the area and bring it into public ownership. Mr. Levac advised that in the Official Plan the entire property is designated "Residential Low Density I" with the eastern portion of the site designated "Greenbelt". The intent is to re-designate the lands to recognize the proposed zoning and to allow for nine condominium units on a 7 m private road (with a hammer head feature) that will line up with the main entrance of the shopping centre. Mr. Levac advised that the block of townhouses will back onto the ravine and consideration has been given to the Queen Victoria Avenue existing residential with respect to design and landscaping. He noted that an agreement has been made to maintain some of the existing trees and an access easement to the woodlot has been cited. Elevations were displayed which revealed that the semi-detached dwellings being proposed will resemble detached dwellings with no visibility of driveways and garages from Lorne Park Road. Mr. Levac described the townhouses as bungalow lofts. He felt the ideal purchaser, with respect to demographics and market, would be someone who has grown up in Lorne Park, i.e. empty nesters seeking low maintenance living.

In conclusion, Mr. Levac stated that the small infill development being proposed is appropriate for an established neighbourhood and a strong market for this type of product exists in Lorne Park. He requested approval of the recommendation as outlined in the Corporate Report and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

Eric Smith, resident and owner of two properties in Lorne Park, advised of his support for the proposed application which he felt was handled well. He noted concern with the driveway of the proposed development being aligned with the shopping centre driveway, which may enhance an existing problem with sight lines due to a large electrical box.

Giuseppe Sciamannu, resident, addressed Committee and advised of his ongoing renovation project of the heritage house which is in close proximity to the property line of the subject site, and noted his concern with respect to access. Jim Levac advised that this is a site plan issue and assured Committee that compliance will be made with the City's recommendation with respect to shoring or fencing.

Gordon Peckover, resident, advised of his concern regarding the plan to cut down a large sugar maple tree in close proximity to the road. Mr. Peckover requested that the tree be preserved as it's approximately 100 years old. Mr. Levac advised of constraints due to the location of the driveway in order to line up with the plaza. He reviewed the aerial photograph and will confer with his arborist in order to provide an update to the resident.

Carl Gluszczyk advised that he has been a resident of Lorne Park since 1965 when there was a dirt road with country cottages. He stated his opposition to row housing in an area of single detached dwellings.

Councillor Pat Mullin thanked the Focus Group and those who attended the community meeting previously held. She indicated her understanding for concern with respect to an increase in density, but advised of the probability for available pockets of land to be intensified. Councillor Mullin stated that she did not support the first application submitted and the applicant came back with a revised plan. She noted the fact that the applicant lives in the community and understands the character of Lorne Park. Councillor Mullin felt that the scale and character of the two semi-detached dwellings fit in beautifully and the townhouses, which are bungalows with lofts, are a very popular product within the community. She thought the applicant had come a long way and stressed the importance of landscaping. She was hopeful that the issue with respect to the sugar maple tree could be resolved through the site plan process. Councillor Mullin advised of her request for Hydro to review the matter of the electric box creating difficult sight lines on a busy Lorne Park Road with two plazas, a school and Go Transit. She urged the Mayor to re-visit the site to review the issue of the Hydro boxes. Councillor Mullin felt the vacant lot has been an eyesore in the community and was very positive about the proposed application which she would like to see go forward. She noted her excitement about the renovation of the heritage house on Lorne Park Road and was hopeful that Council members would get a tour upon completion.

A verbal motion by Councillor Pat Mullin to approve the recommendation outlined in the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building, 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 7:30 p.m.

RECEIVED/AMENDED

Recommendation PDC-0049-2008 (Councillor Pat Mullin)

OZ 07/020 W2

7. SUPPLEMENTARY ADDENDUM REPORT – Official Plan Amendment and Rezoning Applications, 1315 Bough Beeches Boulevard, Northeast corner of Dixie Road and Rathburn Road East, Owner: 1315 Bough Beeches Boulevard Limited/Stanford Homes, Applicant: Anne McCauley, Bill 20, OZ 05/019 Ward 3.

Report dated May 20, 2008, from the Commissioner of Planning and Building recommending approval of the revised concept plan for applications under File OZ 05/019 W3, 1315 Bough Beeches Boulevard Limited (Stanford Homes), 1315 Bough Beeches Boulevard, northeast corner of Dixie Road and Rathburn Road East.

RECOMMENDATION:

That the Report dated May 20, 2008, from the Commissioner of Planning and Building recommending approval of the revised concept plan for applications under File OZ 05/019 W3, 1315 Bough Beeches Boulevard Limited (Stanford Homes), 1315 Bough Beeches Boulevard, northeast corner of Dixie Road and Rathburn Road East, 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 the Mississauga Plan land use designation be amended from "Residential - High Density II" to "Residential - High Density II - Special Site" to permit development at a maximum Floor Space Index of 2.53, and to include townhouse dwellings as an additional use.

3. That the lands be rezoned from "RA5-4" (Apartment Dwellings) to "RA5-Exception" (Apartment Dwellings) to permit a maximum of 395 additional apartment dwellings and 18 townhouse dwellings, in accordance with the proposed zoning standards described in the staff report (Appendix SA-1), be subject to the following conditions:
  - (a) A scoped review of the development proposal by the Mississauga Urban Design Advisory Panel, with any recommended changes noted in a subsequent report prior to consideration of an implementing zoning by-law.
  - (b) That the implementing zoning by-law incorporates a Holding Symbol which can be lifted upon the resolution of matters as noted in the staff report.
  - (c) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (d) That in accordance with Council Resolution 152-98:

"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."

"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."
4. 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.

Rob Hughes, Planner, addressed Committee and described the subject lands located at the northeast corner of Dixie Road and Rathburn Road East. Mr. Hughes explained that on February 19, 2008 the Planning and Development Committee considered a report which staff recommended for approval. At that time, Mr. Hughes mentioned, Committee deferred the Corporate Report pending further discussions with the applicant. Mr. Hughes described the revised plan submitted by the applicant that included the reduction

of 10 townhouse dwellings in two separate blocks, one facing Rathburn Road East and one facing Bough Beeches. He noted that 10 additional apartment units will be added, therefore, the total number of units proposed remains unchanged. Mr. Hughes stated that the revised plan is proposing a reduced FSI from 2.56 to 2.53 and increased landscaping from 47.3% to 49.7%. Mr. Hughes stated that he had no objections to the revised plan and recommended approval of the proposed application subject to the implementation of a Holding Symbol.

Councillor Maja Prentice stated she would not be supporting the recommendation as outlined in the Corporate Report.

Arman Ozzorluoglu, resident, addressed Committee and acknowledged the work Councillor Prentice has done with the Rockwood community. He stated that as previously mentioned at the February 19, 2008 meeting, the community understands the owner's right to develop the property and maximize their income potential. Mr. Ozzorluoglu discussed the fact that the revised plan proposes a 2.53 FSI which is not in compliance with the current City of Mississauga Official Plan of 1.8 FSI. He urged the City of Mississauga to defend their original plan and the maximum 1.8 FSI which he felt would satisfy the owner's plan for expansion and satisfy the residents of Rockwood, while maintaining the City's integrity and ensuring a livable City.

Orest Bandurka, resident of 20 years, inquired whether the five storey and 20 storey buildings would be condominium or rental units. Councillor Prentice explained that the existing building on the subject property was intended to be condominium, but due to the market situation at the time, it became rental. She clarified that there was nothing in the Corporate Report being presented or in any existing zoning that determines the proposed development will be under condominium tenure. She advised that the proposal is for condominium tenure but could become rental, and that this applies to the townhomes as well. Councillor Prentice noted her desire for the development to be condominium as she felt this would bring the standards of the existing building to a higher level. She stated that Council has no control in this regard.

Rob Hughes confirmed that through the first submission of site plan approval the existing building will be updated in conjunction with the first phase of development. He advised of the plan to modify the exterior skin in combination with the surrounding grounds. The agreement, he explained, outlines that the first phase cannot commence without resolution of the issues surrounding the existing building. Also, he noted, access and landscaping will be addressed following each phase of development.

Rosina Marcione, resident, noted her love of the Rockwood community and indicated

disappointment that the proposed application might be approved. She stated her issues with respect to accessing her street which is already difficult, the impact on the value of her home and her opposition to the proposed density. Ms. Marcione expressed the importance of tree preservation. She reiterated concerns about the condition of the existing building and felt this would perpetuate a neighbourhood not conducive to the area.

Councillor Pat Saito clarified that neither Council or the Ward Councillor are responsible for proposing the application. She explained that the decision surrounding the proposed application was deferred in February 2008 to allow for negotiations with the applicant and community. Councillor Saito noted her awareness of the concerns raised by residents and advised that she has a similar application in her Ward where the same issues and concerns will be raised. She advised that applications dealing with intensification are difficult.

Anne McCauley, applicant for the proposed development, addressed Committee and advised that Adam Brown, Legal Counsel, was delayed in traffic and therefore she would be speaking with respect to the application. She described the long process which has taken place with the original application submitted in November 2005. She noted that the property owner entered into the process in a willing and cooperative manner and to date has not appealed to the Ontario Municipal Board. Ms. McCauley stated that over 10 Focus Group meetings have been attended and a number of substantial improvements to the site have been made. She felt the Focus Group was divided with some members in support of the proposed development.

Ms. McCauley described the various revisions made to the application and mentioned the elimination of two highrise buildings originally proposed and the deletion of townhouses on Bough Beeches and Rathburn Road. She mentioned that over 50% of the site is now open landscaped space. Ms. McCauley confirmed that a commitment has been made for substantial improvements to the existing building prior to the first building permit being issued including a new façade, rooftop, base and balconies. She stated that throughout the process the intent has been for the development to be condominium tenure. However, she explained that a 70% sale of the units is required to register as a condominium. Ms. McCauley advised that two new driveways have been added creating additional access to the site. She pointed out, as indicated in the recommendation outlined in the Corporate Report, a review of the development proposal by the Mississauga Urban Design Advisory Panel will take place. Ms. McCauley stated her agreement with the staff recommendation and asked Committee for approval of the proposed application.

Leszek Pisarek, resident, member of the Focus Group and member of the Rockwood

Homeowner's Association addressed Committee and expressed pleasure in his dealings with Councillor Prentice, Lesley Pavan, Rob Hughes and the consultants. He mentioned the petition circulated in the community in opposition to the development application and advised that the residents are pleased with the decrease in the number of units, but are still not satisfied with the proposal. He indicated that Planning staff at the Focus Group ensured the voice of the community would be heard. Mr. Pisarek listed his concerns as being increased traffic and pollution. He felt intensification should be in accordance with the Official Plan which is 1.1 – 1.8 FSI, and the Planning and Building Department are supporting an application in violation of the policies and intent of the Official Plan. Mr. Pisarek stated the Ontario Municipal Board (OMB) discourages municipalities by making it difficult to fight applications. As a tax payer, Mr. Pisarek felt the City should defend the quality of life of their residents.

Councillor Maja Prentice appreciated all comments. She thanked the Focus Group, the applicant, staff and residents and noted the numerous meetings held regarding this development application. She respected the developer for not going the route of the OMB after two years of deliberations. Councillor Prentice advised the difficulty staff face in going to the OMB – a Board that has been instructed to support intensification. She advised of the meeting she attended with the Mayor and the developer, following the deferral of the Corporate Report in February 2008, with the goal of lowering the density and increasing the green space on the site. Councillor Prentice thanked Marilyn Ball, Lesley Pavan and Rob Hughes for bringing forward a number of options for the applicant to consider. She appreciated the removal of the 10 townhouse units but noted that 10 additional units were added to the five storey building increasing its footprint. The proposal by the Focus Group for a terraced four storey building and a 2.0 FSI was not accepted. Councillor Prentice reiterated concern with respect to density that is comparable to development at Hurontario and Eglinton, and stated she did not buy into the reduction of 80 parking spaces. She stated her willingness to support an FSI in the range of 2.0-2.1 for the subject property.

Councillor Maja Prentice stated that if the application was refused, it would lead to an Ontario Municipal Board Hearing and give the applicant an opportunity to revisit a previous application proposal. In the event the application was approved, she offered a suggestion to amend the staff recommendation, item 3 (b), to include in the requirement for a Holding Symbol, that a revised parking justification study be submitted for each phase of development.

Councillor Pat Mullin inquired how the suggested amendment to the staff recommendation, as outlined by Councillor Prentice above, would be handled. Lesley Pavan, Manager, Development Team East advised of staff's support for the



parking utilization study submitted and that a reputable firm was utilized. Ms. Pavan indicated that the onus will be on the City, with reliance on the cooperation of the developer, with respect to the Holding provision. However, she stated, as the parking standard is supported, the applicant has zoning rights. Marilyn Ball, Director, Development and Design explained if additional parking is required in connection with a particular building, parking may be added and the amount of development may be restricted in the final phase. Ms. Ball felt confident there were options available for the ability to deal with parking issues if necessary, but clarified that as of today, staff are satisfied with the standard the applicant has proposed. Ms. Ball noted that the Holding provision will control phasing and any situations before they get out of control.

Councillor Pat Mullin stated she would not support the development application. In her view the proposed development did not reflect the residents' comments and concerns, nor the intent and vision of the community.

Mayor Hazel McCallion acknowledged the work of the Ward Councillor with the Focus Group on this application. She mentioned the meeting held with the developer and felt the developer had been very cooperative by responding with a revised plan. Mayor McCallion felt the condition of the existing building has been a major problem with respect to the application but emphasized that the development could not proceed on the subject property until improvements were made, which she deemed to be an important aspect of the agreement. The Holding provision, she advised, will give control as the plan proceeds. She felt that staff have done a thorough job in reviewing the application. Mayor McCallion noted that the Strategic Plan is the guideline for the OMB when making a decision and stated the need, if the application was refused, to hire legal and planning representation to attend the hearing. She acknowledged the Ward Councillor's concern that the applicant could revert back to a previous plan when appealing to the OMB. Mayor McCallion moved a motion to approve the staff recommendation as outlined in the Corporate Report, with the suggested amendment to item 3 (b) as described by Councillor Prentice.

Councillor George Carlson noted his concern for the intensification being proposed on the subject property and felt the applicant had not made an effort to demonstrate good faith with respect to the community. Councillor Carlson stated he did not support the staff recommendation.

Mayor McCallion addressed the issue of non-conformity with the Official Plan and advised that the Province, through the Growth Plan, has requested more compact development in certain areas. She felt the OMB will approve the application and reiterated her support for the proposal.

Marilyn Ball clarified that there is nothing to prohibit the applicant from referring back to a previous proposal if appealing to the OMB.

Mike Minkowski, Legal Counsel advised that although the application is Pre-Bill 51, it would still be prudent for Council to articulate reasons behind their decision. He confirmed that Pre-Bill 51 historically has allowed the OMB wide latitude in entertaining modifications to an application.

Councillor Prentice expressed her concern that the applicant could technically refer back to their original application and felt this should be considered.

Councillor Nando Iannicca stated that he was in support of Councillor Prentice's position and was opposed to the staff recommendation.

Mayor Hazel McCallion withdrew her motion to approve the staff recommendation with the amendment suggested by Councillor Prentice, and moved a motion to refer the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building to Council, to provide an opportunity for Council to articulate their reasons why the application should not be approved, which was voted on and lost.

Councillor Maja Prentice moved a motion to refuse approval of the application for development of the lands at 1315 Bough Beeches Boulevard as outlined in the Corporate Report, to receive the Corporate Report from the Commissioner of Planning and Building dated May 20, 2008, and to receive correspondence submitted by Darryl Andena, Arash Vakily, Joe Caetano, and Arman Ozzorluoglu stating their concerns and opposition to the proposed development application, was voted on and carried.

REFUSED

Recommendation PDC-0050-2008 (Councillor Maja Prentice)

OZ 05/019 W3

**Note: At the Council Meeting of June 18, 2008 where Recommendation PDC-0050-2008 was considered for adoption, the recommendation was amended to refer the Corporate Report dated May 20, 2008 from the Commissioner of Planning and Building, recommending approval of the applications under File OZ 05/019 W3, to the Office of the City Solicitor to provide additional information to Council, and also to receive the correspondence dated June 17, 2008 from Adam Brown of Sherman Brown Dryer Karol, giving Notice of Appeal to the Ontario Municipal Board.**

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

## REPORT 10 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

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

PDC-0044-2008

That the report titled "*Mississauga Office Strategy Study- Mississauga Plan Review*," dated May 20, 2008, be circulated for comment.

CA.01.OFF

PDC-0045-2008

1. That the report titled "Upper Hurontario Street Corridor – Implementing Zoning" dated May 20, 2008 from the Commissioner of Planning and Building, be received for information.
2. That the e-mail dated June 9, 2008 from Ben and Marjorie Madill stating their concerns, and the letter dated June 9, 2008 submitted by Goldberg Group outlining the concerns of Orlando Corporation, be received.

CD.04.HUR W5

PDC-0046-2008

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1-15" (Convenience Commercial - Exception) to "C1-15" (Convenience Commercial - Exception amended) in By-law 0225-2007, to permit a reduced parking rate previously permitted under By-law 5500, under file BL.09-COM W7, 2325 Hurontario Street, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

BL.09-COM W7

PDC-0047-2008

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C1" (Convenience Commercial) to "C1-Exception" (Convenience Commercial) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, previously permitted under By-law 5500 under file BL.09-COM W10, 3945 Doug Leavens Boulevard be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

BL.09-COM W10

## PDC-0048-2008

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "C2" (Neighbourhood Commercial) to "C2-Exception" (Neighbourhood Commercial) in By-law 0225-2007, to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone previously permitted under By-law 5500, under file BL.09-COM W10, 3221 Derry Road West, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

BL.09-COM W10

## PDC-0049-2008

That the Report dated May 20, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I" to "Residential Low Density II – Special Site" and "Greenbelt" and to change the Zoning from "R2-1" (Detached Dwellings) and "D" (Development) to "RM4 – Exception" (Semi-detached and Townhouse Dwellings) and "G1" (Greenbelt) in By-law 0225-2007, to permit four (4) semi-detached condominium dwellings and five (5) townhouse condominium dwellings under file OZ 07/020 W2, Casaco Developments Inc., 1195, 1197 & 1203 Lorne Park Road, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting.

OZ 07/020 W2

*(The following recommendation resulted from the Planning and Development Committee of June 9, 2008):*

## PDC-0050-2008

1. That the Report dated May 20, 2008, from the Commissioner of Planning and Building recommending approval of the revised concept plan for applications under File OZ 05/019 W3, 1315 Bough Beeches Boulevard Limited (Stanford Homes), 1315 Bough Beeches Boulevard, northeast corner of Dixie Road and Rathburn Road East, be refused.
2. That the correspondence submitted by Darryl Andena, Arash Vakily, Joe Caetano, and Arman Ozzorluoglu stating their concerns and opposition to the proposed development application, be received.

OZ 05/019 W3

*(The above recommendation was amended by Council at its meeting of June 18, 2008 to read as follows:)*

## PDC-0050-2008

1. That the Report dated May 20, 2008, from the Commissioner of Planning and Building recommending approval of the revised concept plan for applications under File OZ 05/019 W3, 1315 Bough Beeches Boulevard Limited (Stanford Homes), 1315 Bough Beeches Boulevard, northeast corner of Dixie Road and Rathburn Road East, be referred to the Office of the City Solicitor to provide additional information to Council.

2. That the correspondence submitted by Darryl Andena, Arash Vakily, Joe Caetano, and Arman Ozzorluoglu stating their concerns and opposition to the proposed development application, be received.
3. That the letter dated June 17, 2008 from Adam Brown of Sherman Brown Dryer Karol giving Notice of Appeal to the Ontario Municipal Board, be received.

OZ 05/019 W3