



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, MAY 19, 2009**

**AFTERNOON SESSION – Cancelled  
EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1  
<http://www.mississauga.ca>

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

Members Absent: Councillor Pat Mullin (Ward 2)  
Councillor Katie Mahoney (Ward 8)  
Councillor Sue McFadden (Ward 10)  
Mayor Hazel McCallion

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STAFF PRESENT: Mr. E. R. Sajecki, Commissioner of Planning and Building  
Ms. M. Ball, Director, Development & Design  
Ms. L. Pavan, Manager, Development Team North  
Mr. R. Hughes, Planner, Development & Design  
Mr. S. Barrett, Manager, Transportation Asset Management T&W  
Mr. D. Marcucci, Manager Planning & Heritage Comm. Serv.  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk  
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

**PLANNING & DEVELOPMENT COMMITTEE – MAY 19, 2009**

**CALL TO ORDER** - 6:59 p.m.

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

**MATTERS CONSIDERED**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

1. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit 66 townhouse dwellings and a parking lot proposed to form part of the adjacent City park, 6601-6611 Falconer Drive, south side of Falconer Drive, west of Creditview Road, Owner: 2095990 Ontario Inc. (Vandyk Group of Companies), Applicant: S. Chan, Vandyk Group of Companies, Bill 51, OZ 08/020 W11

Report dated April 28, 2009, from the Commissioner of Planning and Building with respect to official plan amendment and rezoning applications under file OZ 08/020 W11.

Councillor George Carlson called this public meeting to order at approximately 6:59 p.m. and read the recommendation from the Corporate Report.

Mark De Sousa, Vice-President of the Vandyk Group of Companies described the site which is south of Falconer Drive at Kinsmen Gate and the proposal to re-designate the lands from C5-3 Motor Vehicle Commercial to RM4-Exception (Townhouse Dwellings) and the lands from C-1 Convenience Commercial to Residential Medium Density II, to permit 66 standard condominium townhouse dwellings and a parking lot proposed to form part of the adjacent Meadow Green Park (P-086). He explained that adjacent lands to the west and south east comprise residential townhouses and to the south is Meadow Green Park. He noted that these applications exclude the triangular lands which have a pending site plan application for a commercial plaza. He explained that the townhouse development will be phase two of construction, with the commercial plaza to be built on the triangular lands being phase one. The existing commercial plaza will be demolished after its tenants are moved to the phase one commercial plaza. Mr. De Sousa explained that a parkland dedication component will facilitate parking for Meadow Green Park.

Mr. De Sousa commented that the goal of this development is to revitalize the existing community. He advised that the land was purchased by 2095990 Ontario Inc. (Vandyk Group of Companies) in 2006 and have subsequently held two community meetings to obtain feedback from local residents. He felt that the community concerns raised at those meetings had been addressed by changes such as downplay of the built form design, improved turning radius for emergency vehicles, and reconfiguration of Kinsmen Gate and entrances to Meadow Green Park.

In conclusion, Mr. De Sousa commented that the proposal reflects to good planning, they addressed resident's concerns, cleaned up the site, and reduced the size of units to compliment the existing community as well as provided compromise to land uses on the site.

Councillor Nando Iannicca commented that he was pleased about the commercial component and is aware of the parking issues associated to Meadow Green Park and encouraged the parking initiative. However, he questioned downplay of the built form.

Councillor George Carlson commented that this development is in his neighbourhood and that he is satisfied with the development and the current design, noting the improvements made to achieve the current proposal. He explained that the modest units agree with the community, is pleased with parking for Meadow Green Park and that the development will represent a more urban form in the community. In addition, he explained that subject to a final report, the impact on local traffic is not significant, at approximately five percent increase of vehicles. Councillor noted that the site has been in a state of decline for a number of years and he is pleased with this proposal for revitalization.

Councillor Carmen Corbasson moved the following recommendation, which was voted upon and carried:

*PDC-0048-2009*

1. *That the Report dated April 28, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Convenience Commercial" and "Motor Vehicle Commercial" to "Residential - Medium Density II" and "Public Open Space" and to change the Zoning from "C1" (Convenience Commercial) and "C5-3" (Motor Vehicle Commercial-Exception) to "RM4-Exception" (Townhouse Dwellings) and "OS1" (Community Park), to permit 66 townhouse dwellings and a parking lot proposed to form part of the adjacent City park, under file OZ 08/020 W11, 2095990 Ontario Inc. (Vandyk Group of Companies), 6601-6611 Falconer Drive, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.*
2. *That correspondence from Peter Bilecky dated March 6, 2009; William Mora dated April 30, 2009; and Meghan Johnson dated May 19, 2009, expressing opposition of the development applications under file OZ 08/020 W11, be received.*

This public meeting closed at approximately 7:15 p.m.

AMENDED (Councillor Carmen Corbasson)  
OZ 08/020 W11

2. Mississauga Bus Rapid Transit Planning Guidance – Renforth Station Area

Report dated April 28, 2009, from the Commissioner of Planning and Building with respect to Mississauga Bus Rapid Transit Planning Guidance for Renforth Station Area, in Ward 5.

Councillor Eve Adams noted that there is a pending appeal to the Ontario Municipal Board of the Interim Control By-law in relation to this area. The appeal was originally scheduled for June, 2009; however, the matter was postponed until winter 2009. She noted that this is the largest mobility hub east of the City Centre and is the second largest employment area in Ontario and development of this area is key to the vision of Mississauga.

Councillor Eve Adams moved the following recommendation, which was voted upon and carried:

*PDC-0049-2009*

1. *That the report titled "Mississauga BRT Planning Guidance - Renforth Station Area" dated April 28, 2009, from the Commissioner of Planning and Building, be received for information.*
2. *That the report titled "Mississauga BRT Planning Guidance - Renforth Station Area" dated April 28, 2009, from the Commissioner of Planning and Building be circulated to City Departments, external agencies and affected landowners for review and comment.*

APPROVED (Councillor Eve Adams)

TS.14.REN (Ward 5)

3. Mississauga Bus Rapid Transit Planning Guidance – Spectrum and Orbitor Station Areas

Report dated April 28, 2009, from the Commissioner of Planning and Building with respect to Mississauga Bus Rapid Transit Planning Guidance for Spectrum and Orbitor Station Areas, in Ward 5.

Councillor Eve Adams moved the following recommendation, which was voted upon and carried:

*PDC-0050-2009*

1. *That the report titled "Mississauga BRT Planning Guidance - Spectrum and Orbitor Station Areas" dated April 28, 2009, from the Commissioner of Planning and Building, be received for information.*
2. *That the report titled "Mississauga BRT Planning Guidance – Spectrum and Orbitor Station Areas" dated April 28, 2009, from the Commissioner of Planning and Building, be circulated to City Departments, external agencies and affected landowners for review and comment.*

APPROVED (Councillor Eve Adams)

TS.14.SPEC (Ward 5)

**ADJOURNMENT** - 7:18 p.m.