



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MAY 4, 2009**

**AFTERNOON SESSION – 1:30 P.M.**

**EVENING SESSION – 7:00 P.M.**

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

<http://www.mississauga.ca>

Members Present:

- Councillor Carmen Corbasson (Ward 1)
- Councillor Pat Mullin (Ward 2)
- Councillor Maja Prentice (Ward 3)
- Councillor Frank Dale (Ward 4)
- Councillor Eve Adams (Ward 5)
- Councillor Carolyn Parrish (Ward 6)
- Councillor Nando Iannicca (Ward 7)
- Councillor Katie Mahoney (Ward 8)
- Councillor Pat Saito (Ward 9) (Chair)
- Councillor Sue McFadden (Ward 10)
- Councillor George Carlson (Ward 11)
- Mayor Hazel McCallion

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STAFF PRESENT: Mr. E. R. Sajecki, Commissioner of Planning and Building  
Mr. J. Calvert, Director, Policy Planning  
Ms. A. Dietrich, Manager, Policy Planning  
Ms. E. Irvine, Planner, Policy Planning  
Ms. E. Kliwer, Planner, City Wide Planning  
Ms. S. Khan, Planner, Policy Planning  
Ms. M. Ball, Director, Development & Design  
Ms. D. Rusnov, Manager, Development Team West  
Ms. L. Pavan, Manager, Development Team North  
Mr. R. Poitras, Manager, Development Team South  
Mr. D. Breveglieri, Planner, Development & Design  
Mr. H. Lynch, Planner, Development & Design  
Mr. B. Phillips, Planner, Development & Design  
Mr. D. Bryan, Supervisor, Sign Unit  
Mr. S. Barrett, Manager, Transportation Asset Management T&W  
Mr. S. Ganesh, Transportation Planner T&W  
Mr. J. Lohius, Director, Recreation & Parks, Community Services  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk  
Ms. E. Eichenbaum, Legislative Coordinator, Office of the City Clerk

**PLANNING & DEVELOPMENT COMMITTEE – MAY 4, 2009****CALL TO ORDER** - 1:30 P.M.**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST** - NIL**MATTERS CONSIDERED****AFTERNOON SESSION – 1:30 P.M.**1. **Sign Variance Applications – Sign By-law 0054-2002, as amended**

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Sign-By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application.

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

*PDC-0041-2009*

*That the Report dated April 14, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 to the Report, be adopted in accordance with the following:*

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

(a) *Sign Variance Application 09-03841*

*Ward 9*

*Orlando Corporation*

*7330 Mississauga Road*

*To permit the following:*

(i) *Two (2) ground signs fronting Mississauga Road.*

(ii) *Two (2) ground signs fronting Mississauga Road not displaying the municipal address.*

**APPROVED** (Councillor Carmen Corbasson)

BL.03.SIG (2009)

2. **Payment-in-Lieu of Off-Street Parking (PIL) Application – 167 Lakeshore Road West, SPC Sports Performance Centres (Mississauga) Ltd. (David Brown Associates), FA.31 08/004 W1, Ward 1**

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/004 W1, SPC Sports Performance Centres (Mississauga) Ltd., 167 Lakeshore Road West, Ward 1.

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

*PDC-0042-2009*

*That the Report dated April 14, 2009 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/004 W1, SPC Sports Performance Centres (Mississauga) Ltd., 167 Lakeshore Road West, southeast corner of Lakeshore Road West and Mississauga Road South, be adopted in accordance with the following for "Lump Sum" agreements:*

- 1. That the sum of \$17,232.00 be approved as the amount for the payment-in-lieu of two (2) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for payment of the full amount owing in a single lump sum payment.*
- 2. That City Council enact a by-law under Section 40 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 1559427 Ontario Inc. and SPC Sports Performance Centres (Mississauga) Ltd. for a sports medicine clinic.*
- 3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.*

APPROVED (Councillor Carmen Corbasson)

FA.31 08/004 W1

3. Natural Areas Survey 2008 Update

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to the Natural Areas Survey 2008 update.

Peter Orphanos, resident, addressed Committee and expressed support for the implementation of the recommendations contained under section 8.0 of the Natural Areas Survey 2008 Update. He noted that the Strategic Plan supports enhanced environmental areas and he felt that action should be taken in response to this report. Committee thanked Mr. Orphanos for his continued support in the community.

Councillor Pat Mullin moved the following recommendation which was voted upon and carried:

*PDC-0043-2009*

- 1. That the report titled "Natural Areas Survey 2008 Update", dated April 14, 2009, from the Commissioner of Planning and Building be received and that staff prepare a business plan, in consultation with various City departments and the local area conservation authorities, for action items emanating out of the Natural Areas Survey 2008 Update, for consideration by Planning & Development Committee prior to the Budget Committee's review of the 2010 budget.*
- 2. That the report titled "Natural Areas Survey 2008 Update", dated April 14, 2009, from the Commissioner of Planning and Building, be forwarded, by the City*

*Clerk, to the Region of Peel, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation.*

It was noted that action items requiring funding would be referred to Budget Committee for consideration under the 2010 budget process.

APPROVED (Councillor Pat Mullin)  
EC.10.ENV (2008)

4. Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management

Councillor Maja Prentice moved the following recommendation which as voted upon and carried:

*PDC-0044-2009*

1. *That the proposed Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management, attached as Appendix 1, be supported subject to the modifications identified and detailed in Appendix 2 of the report titled "Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management" dated April 14, 2009 from the Commissioner of Planning and Building.*
2. *That the report titled "Regional Official Plan Amendment 21 (ROPA 21) Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management", dated April 14, 2009 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Region of Peel, the City of Brampton and the Town of Caledon.*

APPROVED (Councillor Maja Prentice)  
CD.01.REG

Committee recessed the afternoon session of the Planning and Development Committee meeting at approximately 1:59 p.m. and was scheduled to reconvene for its evening session at 7:00 p.m.

**EVENING SESSION – 7:00 P.M.**

Committee reconvened for the evening session of the Planning and Development Committee meeting at approximately 7:00 p.m.

5. PUBLIC MEETING – Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe.

Councillor Pat Saito called this public meeting to order at approximately 7:00 p.m. and read the recommendation.

Shahada Khan, Planner Policy Planning, advised that a statutory open house was held from April 23, 2009 to May 1, 2009. The purpose of this statutory public meeting is to receive comments from the public and staff will come back to this Committee with a supplementary report scheduled for the June 30, 2009 meeting. Ms. Khan explained that under the *Places to Grow Act, 2005*, the Mississauga Official Plan must conform to the Growth Plan by June 16, 2009 and noted that many municipalities have experienced difficulty meeting the Provincial deadline, and that Mississauga has not formally received a response from the Province to our request for an extension of the deadline. However, senior staff at the Province advised Mississauga to meet the deadline. Official Plan Amendment ("OPA") 95 will bring Mississauga Official Plan into conformity with the Growth Plan.

Ms. Khan advised that OPA 95 included a new section regarding intensification, which combined Residential (Interim Policies) with City Centre, Nodes, and Corridors and new policies. Section 1.2 Context of Mississauga Plan was updated to reflect the Growth Forecasts adopted by Council. However, the Region has not allocated the growth to the area municipalities. Intensification areas, UGC, Nodes, intensification corridors, major transit station areas. OPA 95 provided for intensification areas for Urban Growth Centre (UGC), Nodes, Corridors and major Transit station areas. The UGC boundary will be amended to reflect the boundary approved by the Province and will comprise the City Centre, the Cooksville Node and lands along Hurontario Street. Ms. Khan outlined the proposed development requirements under the UGC, Nodes, Corridors and major Transit station areas as well as the area outside of intensification areas noting the height restrictions, population and employment ratios and proposed basis for approval of applications. She noted that new general policies are proposed for each intensification area to encourage: major office development, complete communities, phasing, and redevelopment may not be permitted on sites identified as heritage resources. She discussed the proposed definition of Community Infrastructure and Community Infrastructure Policies. Ms. Khan advised that the housing strategy, air quality protection, water conservation, energy conservation and integrated waste management policies require Regional input. Subsequently, she discussed the Housing, Transportation, Environmental, and Conversion of Employment Lands Policies as well as the new glossary terms.

Subsequently, Ms. Khan advised that staff are proceeding with the completion of the new Mississauga Official Plan which will: have a new urban structure, incorporate initiatives and studies, include Regional Official Plan review, provide a vision, be user-friendly and provide a basis for defending planning decisions at the Ontario Municipal Board. The proposed Official Plan is scheduled for consideration by the Planning & Development Committee in the fall of 2009.

In conclusion, Ms. Khan advised that staff will prepare a supplementary report outlining the feedback received at this public meeting and providing recommendations for OPA 95 to Planning and Development Committee on June 1, 2009 and disposition of OPA 95 by Council on June 10, 2009. The Provincial deadline is June 16, 2009.

In response to inquiries from Councillor Saito, staff explained the proposed policy regarding road/rail grade separation and where infrastructure would be installed, as well as the proposed removal of height restrictions for intensification areas and nodes, indicating that specific reviews on a development application basis would be conducted to determine the appropriate height for the site.

Councillor Pat Mullin expressed concern that the amendments to intensification are unclear in the staff report. Staff commented that the intent is that interim policies will be in place until such time as detailed reviews are completed. Subsequently, Councillor Mullin and Councillor Parrish expressed concern for the use of the word "encouragement" in the proposed policies and suggested that a stronger approach be reflected in the policies.

The following individuals were in the audience and spoke to the matter:

Jim Levac  
Philip Stewart  
John Sabiston  
Don McVie

Jim Levac, agent for Berkley Homes (Mississauga RD) Inc. in respect of Official Plan Amendment and Rezoning applications under file OZ 08/002 W8 and agent for Gemini Urban Design (Cliff) Corp. in respect of Official Plan Amendment and Rezoning applications under file OZ 06/019 W7. Mr. Levac explained that both of his clients filed appeals to the Ontario Municipal Board of Official Plan Amendment 58 and he understands that OPA 95 will repeal OPA 58 and related policies. Mr. Levac advised that both of his clients are opposed to OPA 95 and requested that his client's lands be exempt from OPA 95 as they were exempt from OPA 58, and for the reasons as provided for OPA 58. Mr. Levac expressed concern with the definition of intensification in OPA 95.

Philip Stewart of Pound & Stewart Services Planning Consultants advised that he submitted a letter on behalf of Orlando Corporation commenting on OPA 95. Mr. Stewart proposed to resolve the matters identified in his letter with staff.

John Sabiston, President of Gordon Woods Homeowner's Association expressed concern for the inclusion of the Hurontario Intensification Corridor in the Urban Growth Centre. He also expressed concern for the height restriction of the transition zone and that the boundary of this zone is unclear. Mr. Sabiston suggested that the definition of intensification corridor be more generalized instead of a specific measurement.

In response to Don McVie's inquiry, staff confirmed that comments regarding OPA 95 should be submitted within seven days of this meeting to be reflected in the Supplementary Report scheduled for this Committee's meeting on June 1, 2009.

In response to Councillor Pat Saito's comments regarding the provincial requirement for secondary suites, Mr. Sajecki advised that staff will review the possibility of creating a regulatory process for these suites, which will include public review.

Mayor McCallion commented on the secondary suite and the issues with collecting taxes and Mr. Sajecki indicated that staff will review this issue. Mayor McCallion advised that discussions will take place next week with the Region of Peel with respect to managing illegal units and affordable housing.

Councillor Carolyn Parrish supported secondary suites to deal with the affordable housing issues and encouraged Mississauga to come up with a resolution for the collection of taxes and noted that affordable housing is part of the Strategic Plan.

Councillor Pat Mullin supported Councillor Parrish's comments regarding affordable housing and secondary suites.

Councillor Maja Prentice commented that Mississauga should develop a plan to manage the secondary suites due to the impact that illegal suites would have on the local area in regard to parking, garbage, and education costs.

Councillor Katie Mahoney commented on the recent discussions regarding lodging houses and supported regulation of secondary suites and collection of taxes.

Councillor Sue McFadden commented on the impacts of the school board forecasting based on population and the affect of illegal suites on those forecasts. Councillor McFadden suggested that perhaps discussions with the Mississauga Real Estate Board would improve concerns for marketing of illegal suites.

Councillor Pat Mullin moved the following recommendation which as voted upon and carried:

*PDC-0045-2009*

1. *That the submissions made at the public meeting held at the Planning and Development Committee meeting on May 4, 2009 to consider the report titled "Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe – PUBLIC MEETING" dated April 14, 2009 from the Commissioner of Planning and Building, be received.*
2. *That Planning and Building Department staff report back on the submissions made with respect to "Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe – PUBLIC MEETING".*
3. *That correspondence from David Adams dated April 29, 2009; Adam Brown of Sherman, Brown, Dryer, Karol Barristers & Solicitors dated April 29, 2009 respecting 1745, 1765, and 1775 Thorny-Brae Place; Mark Flowers of Davies Howe Partners dated May 4, 2009 regarding 2021-2041 Cliff Road; Jeannette Gilleaeau of Altus Group dated May 4, 2009; and Philip Stewart of Pound & Stewart Services Planning Consultants dated May 4, 2009, be received.*

This public meeting closed at approximately 8:14 p.m.

AMENDED (Councillor Pat Mullin)  
CD.03.MIS



6. PUBLIC MEETING – Rezoning Application to permit nine standard condominium townhouse dwellings, 2385 Truscott Drive, northeast corner of Truscott Drive and Bodmin Road, Owner: 1197140 Ontario Ltd., Applicant: Sernas Associates, Bill 51, OZ 08/010 W2, Ward 2

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Rezoning Application to permit nine standard condominium townhouse dwellings, 2385 Truscott Drive, northeast corner of Truscott Drive and Bodmin Road, Owner: 1197140 Ontario Ltd., Applicant: Sernas Associates, Bill 51, OZ 08/010 W2, Ward 2.

Councillor Pat Saito called this public meeting to order at approximately 8:14 p.m. and read the above recommendation from the Corporate Report.

Rob Russell, representing 1197140 Ontario Ltd., Sernas Associates, provided a historical overview of the property in question. Mr. Russell indicated that the property was originally occupied by a gas station which was decommissioned in 1993. A subsequent owner had plans to develop a commercial car wash on the site, but that application was not approved and the property was rezoned as "D – Development" in 2007. The current application includes rezoning the property to "RM4" and the approval of nine townhouses on the site. Mr. Russell noted the request for set-back exceptions due to site restrictions concerning the driveway and amenity areas.

Councillor Mullin noted the importance of this site and stated that she is anxious to see development move forward. Councillor Mullin indicated that she would like to see as much landscaping as possible on the site due to the prominent location at the entrance to the area.

Councillor Mullin moved the following recommendation which was voted on and carried:

*PDC-0046-2009*

*That the Report dated April 14, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "RM4 – Exception" (Townhouse Dwellings), to permit nine standard condominium townhouse dwellings under file OZ 08/010 W2, 1197140 Ontario Ltd., 2385 Truscott Drive, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.*

This public meeting closed at approximately 8:25 p.m.

AMENDED (Councillor Pat Mullin)

OZ 08/010 W2

7. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications to permit a neighbourhood commercial plaza with retail and service commercial uses, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and Thomas Street, Owner: 695658 Ontario Limited, Applicant: Freeman Planning Solutions, Bill 51, OZ 07/002 W10, Ward 10

Report dated April 14, 2009 from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Applications to permit a neighbourhood commercial plaza with retail and service commercial uses, 5530 Winston Churchill Boulevard, southwest corner of Winston Churchill Boulevard and Thomas Street, Owner: 695658 Ontario Limited, Applicant: Freeman Planning Solutions, Bill 51, OZ 07/002 W10, Ward 10.

Councillor Sue McFadden moved the following alternate recommendation, which was voted upon and carried:

*PDC-0047-2009*

*That the Report dated April 14, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 07/002 W10, 695658 Ontario Limited, 5530 Winston Churchill Boulevard, 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 application to amend Mississauga Plan from "Convenience Commercial" to "General Commercial" to permit retail and service commercial uses be approved.*
- 3. That the application to change the Zoning from "D" (Development) to "C2 - Exception" (Neighbourhood Commercial) to permit retail and service commercial uses in accordance with the proposed zoning standards described in the staff report, 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.*
  - (b) That canopies and/or awnings be permitted to project into a required yard and landscaped buffer.*
- 4. That the Planning and Building Department be directed to approve a site plan that generally conforms to the conceptual Landscape Plan prepared by Wilk Associates dated April 24, 2009, approve an elevation plan along Thomas Street that generally conforms to the coloured rendering prepared by K. Paul Architect Inc dated April 24, 2009 and furthermore that a public entrance from Thomas Street to the proposed Rexall-Pharmaplanus building is not required.*
- 5. 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.*

ALTERNATE (Councillor Sue McFadden)

OZ 07/002 W10

**ADJOURNMENT** – 8:30 P.M.