



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 8, 2009

AFTERNOON SESSION – Cancelled

EVENING SESSION – 7:00 P.M.

COUNCIL CHAMBER, 2ND 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) (Chair)
Councillor Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Sue McFadden (Ward 10)
Mayor Hazel McCallion

Members Absent: Councillor Pat Mullin (Ward 2)
Councillor Carolyn Parrish (Ward 6)
Councillor Pat Saito (Ward 9)
Councillor George Carlson (Ward 11)

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk
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E-Mail: jessica.reid@mississauga.ca

STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building
Mr. R. Poitras, Manager, Development Team South
Ms. D. Rusnov, Manager, Development Team West
Mr. J. Famme, Planner, Development & Design
Mr. D. Breveglieri, Planner, Development & Design
Ms. K. Collins, Planner, Development & Design
Mr. S. Barrett, Manager, Transportation Asset Management T&W
Ms. K. Dedman, Manager of Development Engineering T&W
Mr. D. Marcucci, Manager, Planning & Heritage 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 – SEPTEMBER 8, 2009

CALL TO ORDER – 7:04 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - NIL

MATTERS CONSIDERED

AFTERNOON SESSION – Cancelled

EVENING SESSION – 7:00 P.M.

1. **Sign By-law 0054-2002, as amended - Sign Variance Applications**

PDC-0069-2009

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

- (a) *Sign Variance Application 09-05018
Ward 5
Hyundai
5515 Ambler Drive
To permit the following:
(i) Two (2) fascia signs located on a architectural feature of the building not defined as a building façade.*
- (b) *Sign Variance Application 09-01136
Ward 5
Starbucks Coffee
5067 Dixie Road
To permit the following:
(i) One (1) pre-menu board for a commercial undertaking located at a service station.*
- (c) *Sign Variance Application 09-05271
Ward 7
Tridel Dorsay
330 Burnhamthorpe Road West
To permit the following:
(i) Two (2) banner signs located on the ground floor until December 2010.*
- (d) *Sign Variance Application 08-01253
Ward 7
Cracovia Square Medical Dental
160 Dundas Street East
To permit the following:*

- (i) *Six (6) fascia signs located above the upper limits of the first storey on the north and south elevations.*
- (e) *Sign Variance Application 09-04775*
Ward 9
Bouclair Home
2670 Erin Centre Boulevard
To permit the following:
 - (i) *One (1) fascia sign located on the east elevation of the building not located on the unit occupied by the business.*

Approved (Councillor Nando Iannicca)

BL.03.SIG (2009)

2. STATUS REPORT - City Centre Development Application, 3975 and 3985 Grand Park Drive, southeast corner of Burnhamthorpe Road West and Grand Park Drive, Owner: Pinnacle International (Grand Park) Land Ltd. (Phase 1), Applicant: Page + Steele IBI Group Architects, HOZ 08/001 Ward 7, **Bill 51**

PDC-0070-2009

That the Report dated August 18, 2009, from the Commissioner of Planning and Building, outlining the details of the development proposed for 3975 and 3985 Grand Park Drive, Southeast corner of Burnhamthorpe Road West and Grand Park Drive, by Pinnacle International (Grand Park) Land Ltd., be received for information.

Received (Councillor Nando Iannicca)

HOZ 08/001 W7

3. REMOVAL OF THE "H" HOLDING SYMBOL from Zoning By-law 0225-2007, as amended - Civic and Library Square Improvements, 300 City Centre Drive and 275-301 Burnhamthorpe Road West, west side of Duke of York Boulevard, north of Burnhamthorpe Road West, Owner/Applicant: City of Mississauga, HOZ 09/003 Ward 4, **Bill 51**

PDC-0071-2009

That the Report dated August 18, 2009, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 09/003 W4, Civic and Library Square Improvements, City of Mississauga, 300 City Centre Drive and 275-301 Burnhamthorpe Road West, Part of Lot 18, Concession 2, N.D.S. be adopted, and that the Planning and Building Department be authorized to prepare the necessary by law for Council's passage.

Approved (Councillor Frank Dale)

HOZ 09/003 W4

4. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications, 1575 Hurontario Street, East side of Hurontario Street, south of the Queen Elizabeth Way, Owner: Pal I.E. Canada Ltd., Applicant: Green Propeller Design, OZ 06/018 Ward 1, Bill 20

Councillor Maja Prentice called this public meeting to order at approximately 7:07 p.m. and read the recommendation from the Corporate Report.

Councillor Carmen Corbasson indicated that a presentation was not necessary as there were no residents present with respect to this matter. She advised that she was contacted by Bruce Maule of the Credit Reserve Association, who was planning to attend this meeting to express concern with respect to having rear yard parking on this site due to its impacts on neighbours. However, Mr. Maule was not present. Councillor Corbasson explained that she hoped to avoid implementing rear yard due to the negative impacts on the neighbourhood adjacent to the rear of the site and sought clarification from staff on this issue. Staff advised that reducing the Gross Floor Area from the proposed 487 square meters to 420 square meters would reduce the required spaces by 2 but would still require the parking to be located at the rear of the building. Staff added that locating the parking at the front of the building is not desirable in this area of Mineola, and noted that reducing the proposed buffer would not yield enough space to accommodate the required parking spaces due to the location of the driveway. Councillor Corbasson mentioned that on a previous development site in the local area, Mississauga Council opposed parking at the rear due to the impact on the neighbourhood, which was later overturned and approved by the Ontario Municipal Board. With respect to the grading of the subject site, it may be an opportunity to have rear parking and requested that staff continue to converse with Mr. Maule in this regard.

PDC-0072-2009

That the Report dated August 18, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I – Special Site 2" to "Residential Low Density I – Special Site 2, as amended" and to change the Zoning for the front portion of the subject lands extending 73 m (239.5 ft.) east of Hurontario Street from "R1-1" (Detached Dwelling) to "R1-Exception" (Office and Medical Office), to permit office and medical office uses in a proposed two (2) storey building under file OZ 06/018 W1, Pal I.E. Canada Ltd., 1575 Hurontario Street, be received for information.

This public meeting closed at approximately 7:16 p.m.

Received (Councillor Carmen Corbasson)
OZ 06/018 W1

5. PUBLIC MEETING – Rezoning Application, 12 Elmwood Avenue North, north of Lakeshore Road East, west side of Elmwood Avenue North, Owner: Nigel and Phyllis Briggs, Applicant: John D. Rogers and Associates Inc., OZ 08/019 Ward 1, Bill 51

Councillor Maja Prentice called this public meeting to order at approximately 7:16 p.m. and read the recommendation from the Corporate Report.

Councillor Carmen Corbasson suggested that a presentation was not necessary for this application. She added that it was a simple application to bring the site into alignment with the neighbourhood for a duplex retirement residence use.

PDC-0073-2009

That the Report dated August 18, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R15-2" (Detached Dwelling or Retirement Dwelling) to "RM7" (Detached, Semi-Detached, Duplex, Triplex and Horizontal Multiple Dwellings with 4 to 6 Dwelling Units), to permit the existing dwelling to be used as a duplex dwelling under file OZ 08/019 W1, Nigel and Phyllis Briggs, 12 Elmwood Avenue North, 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 7:20 p.m.

Amended (Councillor Carmen Corbasson)
OZ 08/019 W1

6. SUPPLEMENTARY REPORT – Rezoning Application, 2365, 2379, 2385 Camilla Road, east side of Camilla Road at Paisley Boulevard East, Owner: C. Vitali, A. DiBlasio and L. Xhaterrri, Applicant: Glen Schnarr and Associates Inc., OZ 07/015 Ward 7, Bill 51

Staff explained that the subject lands are located within the Cooksville District north of the Kingsway and currently contain three detached dwellings. The local area consists of mostly detached dwellings. The existing zoning is "R3" (Detached Dwellings) and the proposed rezoning is "R16" (Detached Dwellings on a CEC - private road) to permit ten detached dwellings having frontage on a condominium road. Staff commented that the proposal conforms to the land use and density designations under the Mississauga Plan for Cooksville and is compatible with surrounding land uses. In response to community concerns, the lot size of lots 5 to 8 have been increased creating a larger setback and allowing for more tree preservation. Therefore, the size of lots 1-4 were reduced resulting in non-compliance of lot 4 to the setback requirements. As well, two additional accessible parking spaces were added and additional landscaping is requested along the side of lot 9. Staff showed possible design concepts for the homes and indicated that the site is subject to the Site Plan process.

Ward 7 Councillor, Nando Iannicca commented that this development is very close to complying with City standards and goes beyond some standards. He expressed support

for the proposal and commented that it is relevant and appropriate in the community, adding that they are beautiful buildings and will increase the value of properties in the local area. He indicated that abutting land owners had concern with respect to lot 9 of the proposal and commented that landscaping will be addressed in the Site Plan process for this lot. He noted that although it appeared that this site was a wood lot, it has not been designated parkland.

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

Roger Coote

Hubert Fehlau

Penny on behalf of Paul Blyth

Lonny Clarke

Andrew Gassman

Keith and Maxine Smith

Robert Sznitko

Resident Roger Coote questioned storm water management for the site and expressed concern that storm water would be drained into the creek, which is a serious concern as the creek recently flooded several homes in Mississauga. Staff responded that supplemental storm water management will be contained on site for up to 100 years and that the local area will benefit from this requirement. In response to Mr. Coote's inquiries, staff explained that snow will be removed from the site and not stored on public streets. Staff also advised that three parking spaces are proposed adjacent to lot 1 and any overflow parking must comply with the City's Parking By-law. Mr. Coote had a concern with vehicles running the stop sign at the local intersection due to foliage reducing visibility of the stop sign. Transportation and Works staff advised that they will review the intersection. Mr. Coote expressed concern for the regulation of sump pumps on this site.

Resident Hubert Fehlau expressed concern for traffic safety on the local streets and the foliage reducing the visibility of stop signs. Staff advised that a four-way stop will be implemented at the local intersection.

Penny on behalf of her brother Paul Blyth a local resident, and resident Lonny Clarke questioned the reason for varying front and rear yard setbacks between lots 5 to 9. They also expressed concern for lot 9 setbacks and lot coverage of the building. Staff noted that the proposed lot coverage is within the requirements and lot 9 has less coverage than others in the development. Penny expressed concern for a change to the height of the homes and staff responded that as part of storm water management staff are requiring sump pumps for all units within the development which resulted in the need to raise the basement elevation. Mr. Clarke expressed concern for the landscaping requirements to be addressed in the Site Plan process and requested that it be part of the this application. Mr. Clarke expressed concern for the sightlines for those residents whose back yards abut the side of lot 9 and requested that if the home to be built on lot 9 is smaller than the concept presented by the applicant, that the front yard setback remain the same affectively increasing the back and side yard setbacks.

Glen Broll of Glenn Schnarr and Associates Inc. responded to the concerns expressed and explained the background of the application and how it has been amended to accommodate numerous concerns of residents and staff. Mr. Broll felt that they have made significant compromise and have been flexible and reasonable. He commented that this development is relevant, involves preservation of existing trees and building envelopes that make sense.

Resident Andrew Gassman questioned whether this development will set precedent in local communities.

Residents Keith and Maxine Smith expressed concern for the side yard setback of lot 9.

Resident Robert Sznitko expressed concern for the configuration of lots 9 and 10.

PDC-0074-2009

1. *That the Report dated August 18, 2009, from the Commissioner of Planning and Building recommending approval of the application under File OZ 07/015 W7, C. Vitali, A. DiBlasio and L. Xhaterri, 2365, 2379, 2385 Camilla Road, be adopted in accordance with the following:*
 - (a) *That notwithstanding that subsequent to the public meeting, changes to the application 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.*
 - (b) *That the application to change the Zoning from "R3" (Detached Dwellings) to "R16-Exception" (Detached Dwellings on a CEC - private road) to permit ten (10) detached dwellings under common element condominium tenure be approved in accordance with the proposed zoning standards described in the Zoning Section of this report and subject to the following conditions:*
 - (i) *That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;*
 - (ii) *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 Dufferin-Peel Catholic District School Board and Peel School Board not apply to the subject lands.*
 - (c) *That prior to the passing of an implementing zoning by-law, satisfactory arrangements be made between the City and the landowners with respect to the following:*
 - (i) *submission of lot layouts for Lots 1 and 2 depicting the front entrance locations and fencing details to ensure a desirable streetscape that enhances the existing community is achieved;*

- (ii) *Council authorization to release and abandon portions of the existing storm sewer easement (Instrument No. TT103094) and the registration of any new easements as necessary to accommodate the realigned storm sewer.*
 - (d) *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.*
 - 2. *That correspondence from the following residents, expressing concern for the development application under file OZ 07/015 W7, be received: Surjit Hans received August 24, 2009; Monique Gagnon dated August 26, 2009; Keith and Maxine Smith dated September 1, 2009; Paul and Francina Barrow dated September 7, 2009; Mayraj Ahmad and Tarannum Taswir received September 8, 2009; and Pat Stuart dated September 8, 2009.*

Amended (Councillor Nando Iannicca)
OZ 07/015 W7

7. SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning Applications, 3100 Cawthra Road, southwest corner of Cawthra Road and Silver Creek Boulevard, Owner: Febau (Canada) Limited, Applicant: David Brown Associates, OZ 06/014 Ward 4, Bill 20

Staff explained that the property is located at the south west corner of Cawthra Road and Silver Creek Boulevard. The subject lands were previously occupied by an automobile service station until 2001, at which time the building was demolished and the site was decommissioned and remediated. The site is currently vacant and all previous access points have been blocked off with concrete barricades. Through photographs of the subject site staff described the context of the land and pointed out that there is a heritage building known as the Cherry Hill House located on the adjacent property to the west and a religious assembly is located on the east side of Cawthra Road. The application would permit commercial uses however a Site Plan application has not been submitted at this time. Staff noted that a 7.5 meter (24.60 feet) setback will be required in order to maintain a view corridor to the heritage building. Staff commented that the proposed amendment would be consistent with the surrounding properties and the current zoning. Staff advised that a community meeting was held by Councillor Frank Dale, Ward 4 on November 3, 2008 where residents expressed concern for the current disrepair of the abutting plaza, location of garbage and unloading facilities on the site, and traffic congestion and safety at the intersection of Cawthra Road and Silver Creek Boulevard. Staff commented that this application is compatible with the surrounding land uses and meets the goals of the Mississauga Plan.

In response to inquiries from local Councillor Frank Dale, staff explained that the building is proposed to be one storey and there are sufficient Community Services to support the development. Staff advised that the Region of Peel will not permit access to the property from Cawthra Road. Therefore, mutual access will be obtained from Silver Creek Boulevard and Lolita Gardens through the abutting plaza. Councillor Dale

commented that this development is compatible with surrounding existing uses and that this is an appropriate revitalization of the site. He also commented that a drive through restaurant should not be permitted and staff advised that the owner would have to apply for a minor variance for a drive through on this site.

In response to an inquiry from resident Roger Coote, staff advised that Phase 1 and Phase 2 Environmental Site Assessments and Site Clean-Up Reports were prepared and submitted to City staff and the Region of Peel.

PDC-0075-2009

That the Report dated August 18, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/014 W4, Febau (Canada) Limited, 3100 Cawthra Road, southwest corner of Cawthra Road and Silver Creek Boulevard, be adopted in accordance with the following:

- 1. That the application to amend Mississauga Plan from "Motor Vehicle Commercial" to "General Commercial" to permit neighbourhood commercial uses, be approved.*
- 2. That the application to change the Zoning from "C5-3" (Motor Vehicle Commercial) to "C2-Exception" (Neighbourhood Commercial) to permit neighbourhood commercial uses in accordance with the proposed zoning standards described in Appendix S-4, be approved subject to the following condition:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.**
- 3. 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.*

Approved (Councillor Frank Dale)
OZ 06/014 Ward 4

ADJOURNMENT – 8:31 P.M.