

Issued October 29, 2012



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, OCTOBER 15, 2012 - 7:00 P.M.

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

<http://www.mississauga.ca>

Members

Mayor Hazel McCallion

Councillor Jim Tovey

Councillor Pat Mullin

Councillor Chris Fonseca

Councillor Frank Dale

Councillor Ron Starr

Councillor Nando Iannicca

Councillor Pat Saito

Councillor Sue McFadden

Ward 1

Ward 2 (Departed 8:00 p.m.)

Ward 3

Ward 4 **(Chair)**

Ward 6

Ward 7

Ward 9

Ward 10

Members Absent

Councillor Bonnie Crombie

Councillor Katie Mahoney

Councillor George Carlson

Ward 5

Ward 8

Ward 11

Laura Wilson, Legislative Coordinator, Office of the City Clerk

905-615-3200 ext. 5425 / Fax 905-615-4181

email: laura.wilson@mississauga.ca

STAFF PRESENT:

Mr. J. Calvert, Director, Policy Planning
Ms. M. Ball, Director, Development and Design
Ms. M. Taggart, Legal Counsel
Mr. S. Barrett, Manager, Transportation and Asset Management
Mr. D. Marcucci, Manager, Park Planning
Mr. D. Morita, Manager, Development Engineering
Ms. K. Crouse, Policy Planner
Mr. J. Famme, Development Planner
Ms. C. Radice, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator
Ms. L. Wilson, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – OCTOBER 15, 2012**CALL TO ORDER**

Councillor Frank Dale, Chair, called this meeting to order at 7:03

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2011)

Councillor Tovey moved the following motion which was voted on and carried:

PDC-0058-2012

That the report dated September 25, 2012 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications as described in the Appendices of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 12-00703
Ward 1
RBC Royal Bank
1530 Dundas St. E.

To permit the following:

- (i) Three (3) directional signs having a height of 1.3m (4.5 ft.).

- (b) Sign Variance Application 12-00734
Ward 5
Marvin Windows & Doors
1455 Courtneypark Drive East

To permit the following:

- (i) A fourth (4th) ground sign fronting Courtneypark Drive East.
- (c) Sign Variance Application 12-01933
Ward 11
DeWalt Factory Service
6275 Millcreek Drive

To permit the following:

- (i) One (1) fascia sign located on the north elevation of the building which does not face a street or where the main entrance to the building is located.

CARRIED – (J. Tovey)
File: BL.03-SIG (2011)

2. PUBLIC MEETING

Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area (Ward 5)
File: CD.03.GAT

Councillor Dale, Chair, called this public meeting to order at 7:05 p.m.

Karen Crouse, Development Planner addressed the committee with respect to the proposed amendments to the Mississauga Official Plan. She outlined the area context, the rational behind the establishment of the policies, the proposed zoning changes, the amended land use designations and the proposed fine grain grid road network. She noted the office development trends in the City of Mississauga from 2007 – 2011 and spoke to the potential for office development. Ms. Crouse outlined the next steps for the proposed amendments to the Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area noting that a report on comments would be brought back to the Planning and Development Committee.

The following persons were in the audience and spoke to the item:

Leo Longo, Arid and Berlis LLP
Paul Lowes, Sorensen Gravely Lowes Planning Associates Inc.
Jason Cannuel (sp)
Abe Fisher
Brian Parker, Gowlings

Leo Longo, representing the Orlando Corporation addressed the committee and outlined his client's concerns with the proposal. He noted that the planning horizon for the proposal did not conform with the Provincial Policy Statement 2005, the Peel Official Plan or the Mississauga Official Plan, and suggested that the office space gross floor area (GFA) specified in the plan would not be attainable or sustainable. Mr. Longo further suggested that due to intrinsic differences, the Gateway Corridor could not be compared to University Avenue. He also outlined the limitations of the proposed Light Rail Transit (LRT) because it would only service employees that live north or south of the area. Mr. Longo raised concerns with the fine grid road network that was intended to enhance pedestrian movement noting that mixed uses in the area would ensure that pedestrians would have destination areas to walk to. He suggested that the fine grain road network would prevent the intensification of office space and constrain development and raised a concern with respect to the proposed underground parking suggesting that structured parking be permitted. He also raised a concern with un-stated urban design guidelines and spoke against architectural constraints. Mr. Longo sought clarification as to whether or not the amendments would affect the Ontario Municipal Board settlements that had been made regarding Orlando Corporation land.

Councillor Mullin noted that the City of Mississauga had to establish a vision for the area and noted that the City's goal was for people to live and work within the City which was why office development was important. She addressed the issue of underground parking and stipulated that the goal was not to have parking in front of buildings and instead, the vision was to have buildings come up to the street to create a specific street scape. Councillor Mullin requested that staff respond to the affect the proposed Official Plan amendments would have on the settlements made regarding Orlando Corporation land. Ms. Crouse noted that the Orlando Corporation and the City had approached the Ontario Municipal Board with settlements regarding a number of blocks of land and that setbacks, parking areas and building placements had been negotiated.

Paul Lowes, representing Coppa Properties addressed the committee and noted that Coppa Properties owned 50 Matheson Boulevard and operated Hyland Farms on the property. He noted his client's concern with redesignating the lands from business employment to office. Mr. Lowes indicated that the property owners had a vision for a pedestrian friendly site which would not be possible if only office development was permitted. He requested that site specific permission be maintained to allow the Hyland Farms grocery store to remain.

Councillor Saito inquired as to whether or not Coppa Properties had looked at the feasibility of mixed uses along the front of their property. Mr. Lowes indicated that the property owner had looked at the possibility but there was an issue with maintaining an appropriate amount of parking. Councillor Saito suggested that with the amount of parking available on the site, office and retail development could likely be achieved and Mr. Lowes noted that single storey retail or office space may be possible. Madam Mayor noted that the store and warehouse was larger than most grocery stores and suggested that this space could be utilized further noting that due to the size of the building there was much potential. Councillor Iannicca made comments with respect to the history of the site.

Jason Cannuel (sp) representing the owners of the Fairfield Inn and Suites at 35 Courtney Park Drive West addressed the committee noting that the owners had planned to develop the land adjacent to their property with a new hotel and wanted to ensure that any re-designation of land would not negatively impact this development. Ms. Crouse noted hotels, banquet halls and convention centres would be permitted.

Abe Fisher (sp) responded to a comment made by Mr. Longo with respect to the limitations of the LRT. He noted that as Mississauga Transit services areas east and west of the Gateway Corporate Centre, the LRT could be utilized by all residents working in the Gateway Corporate Centre area. He noted his support for the use of underground parking and suggested that parking standards be reduced to avoid gridlock. He suggested that development should be a minimum of three (3) storeys and include mixed uses so that residents can live, work and play in the same area. He also suggested that buildings be brought to the street's edge and noted that he disagreed with reducing block sizes as larger blocks would benefit development. He also suggested that a design review panel be established and that more transit stops be installed in the Gateway Corporate Centre area.

Brian Parker, representing the owner of 50 Admiral Boulevard addressed the committee and noted that the property was two blocks east of Hurontario Street and housed Flow Components Inc. which was a light industrial operation. He further stipulated that the lands were to be re-designated as business office. He noted concern that Flow Components would not be able to expand under the proposed amendments and expressed concern that the company would be restricted to a legal non-conforming status. He noted his support for a higher density and the LRT. Ms. Crouse noted that the property was located in a transition area and indicated that staff would be willing to discuss where the dividing line between land designations should be. The committee suggested that Mr. Parker and his clients meet with staff to further discuss the issue.

Mayor McCallion moved the following motion which was voted on and carried:

PDC-0059-2012

1. That the report titled *"Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area"*, dated September 25, 2012 from the Commissioner of Planning and Building, be received.
2. That the submissions made at the public meeting be received.
3. That staff report back to Planning and Development Committee on the submissions.
4. That the following correspondences be received:
 - (a) Email dated October 12, 2012 from David Riley, Planner, Sorensen Gravely Lowes Planning Associates Inc., including a letter and attachments dated October 11, 2012 from Paul Lowes, Principal, Sorensen Gravely Lowes Planning Associates.

- (b) Email dated October 12, 2012 from Yvonne Choi, Land Use Planner, Wood Bull LLP, Barristers and Solicitors and attached letter dated October 12, 2012 from Sharmini Mahadevan, Wood Bull LLP, Barristers and Solicitors.
- (c) Email and attached letter dated October 15, 2012 from Lori McPherson, Bousfields Inc.
- (d) Email dated October 15, 2012 from Rico Grella, Richill Construction Ltd.

File: CD.03.GAT

APPROVED – (Mayor McCallion)

This public meeting closed at 7:59 p.m.

- 3. Information Status Report – Removal of “H” Holding Symbol Application to permit Phase 2 of the Amacon Parkside Village Subdivision, Part of Lot 19, Concession 2, N.D.S, west side of Confederation Parkway, north of Burnhamthorpe Road West. Owner/ Applicant: Amacon Development (City Centre) Corp., **Bill 51** (Ward 4)
File: H-OZ 12/001 W4

Councillor Iannicca outlined the differences between item number three (3) on the agenda and item number four (4), which both dealt with Amacon Parkside Village.

Councillor Iannicca moved the following motion which was voted on and carried:

PDC-0060-2012

That the Report dated September 25, 2012, from the Commissioner of Planning and Building outlining the details of the proposed development concerning the application for removal of the "H" holding symbol in the downtown, to permit Phase 2 of the Amacon Parkside Village Subdivision under file H-OZ 12/001 W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be received for information.

CARRIED – (Councillor Iannicca)

FILE: H-OZ 12/001 W4

4. PUBLIC MEETING

Information Report - Official Plan Amendment and Rezoning, to permit revisions to the Parkside Village Master Plan to redeploy density resulting from the addition of Square One Drive Part of Lot 19, Concession 2, N.D.S., west side of Confederation Parkway, north of Burnhamthorpe Road West.

Owner: Amacon Development (City Centre) Corp.

Applicant: City Initiated, **Bill 51** (Ward 4)

File: CD.21.AMA W4

Councillor Dale, Chair, called this public meeting to order at 8:01 p.m.

Jonathan Famme, Development Planner, addressed the Planning and Development Committee with respect to the Official Plan Amendment and rezoning to permit revisions to the Parkside Village Master Plan and noted that the proposed amendment was City initiated. He outlined the characteristics of subject lands, the area context and the background of the Parkside Village Master Plan. Mr. Famme also described the changes that were being proposed to the Parkside Village Master Plan including the extension of Square One Drive as outlined in the Corporate Report dated September 25, 2012, from the Commissioner of Planning and Building. In response to Councillor Dale, Mr. Famme confirmed that Square One Drive would be extended to Rathburn Road to re-direct some traffic off of Rathburn Road to Square One Drive and further clarified that the number of units originally approved had not been changed but that the density was being re-deployed.

The following persons were in the audience and spoke to the item:

Anna Schmidt
Julie McDonald
Sandy Joshi
Ron McKenzie

Anna Schmidt addressed the committee in opposition to the application and outlined her concerns which related to transition, height, shadowing, the construction of a building, obstruction of her view, the width of the Square One Drive extension, communication between the residents and the condominium Board of Directors; and communication between the City of Mississauga and residents. Steve Barrett, Manager, Transportation Asset Management confirmed the width of the extension of Square One Drive would be twenty three and a half (23 ½) meters, which was a total right of way and Mr. Famme clarified the information on the Planning and Building Public Meeting Notice that Ms. Schmidt had received. Councillor Dale outlined the community consultation process that had taken place which included a meeting with the condominium Board of Directors and a community meeting. Madam Mayor indicated that the consultation process had been appropriate as public consultation meetings had been held and information was communicated to the community and the condominium Board of Directors.

Julie McDonald addressed the committee in opposition to the application. Her concerns related to the placement of the proposed development, height and the obstruction of light into her building. Ms. McDonald suggested that the buildings be staggered to allow light into the area.

Councillor Iannicca posed a question to staff regarding any detrimental shade impact concerns related to the development. Mr. Famme indicated that two shadow studies related to the original and revised proposals would be reviewed and that the Planning and Building Department would report back to the committee. He further stipulated that the towers were situated to break up any shadowing.

Ron McKenzie, Director, Peel Condominium Board Number 417, indicated that the Board of Directors had received communication regarding the proposed development and that communication with respect to the matter had been posted in building's elevators for residents. Mr. McKenzie thanked Councillor Dale and staff for meeting with the Board of Directors and noted that the Board of Directors had supplied City of Mississauga staff with a letter outlining the board's concerns to be considered.

Sandy Joshi spoke in opposition to the application. She raised concerns with respect to communication regarding the proposed development, an increase in noise resulting from the development and the light from the possible installation of traffic lights. Ms. Joshi inquired if there would be compensation provided to owners who would be affected by the obstructed views and increased noise. Ms. Joshi inquired as to how many lanes of traffic could be expected on the Square One Drive extension and requested to view the list of concerns provided to the City of Mississauga by the condominium's Board of Directors.

Steve Barrett, Manager, Transportation Asset Management, responded to Ms. Joshi's concerns and indicated that compensation was not the City's current practice and that the roadway would likely be four (4) lanes and potentially include parking and cycling lanes. He further indicated that traffic lights would be installed to traffic standards.

Madam Mayor spoke to the vision for the City of Mississauga's core and noted that one of the challenges was to meet transportation needs. She indicated that the extension of Square One Drive was important to meet transportation needs and that the City of Mississauga would continue to deal with challenges related to development. She further noted that the City, residents and developers need to continue to work together to address concerns and challenges. Councillor Dale clarified that the proposed plan was City initiated and was intended to re-deploy the density of the development resulting from the extension of Square One Drive.

Councillor Iannicca moved the following motion which was voted on and carried:

PDC-0061-2012

1. That the Report dated September 25, 2012, from the Commissioner of Planning and Building regarding the amendment of the Official Plan from "Public Open Space" to "Mixed Use" and "Public Open Space", as amended, and to add a new Minor Collector road (Square One Drive), and to change the Zoning from "H-CCOS" (City Centre – Open Space) to "H-CC4-5" (City Centre – Mixed Use) and "H-CCOS" (City Centre – Open Space), as amended, and change the CC4 (City Centre – Mixed Use) zoning provisions in accordance with Appendix I-9, to permit revisions to the Parkside Village Master Plan to redeploy density resulting from the addition of Square One Drive under file CD.21.AMA W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be received for information.
2. That the emails and attachments dated October 10, 2012 from Susan Howard, Brookfield Residential Services Ltd. including a letter dated October 10, 2012 from Laura Raynor, President Peel Condominium Corporation No. 417 be received.

File: CD.21.AMA W4

APPROVED - (Councillor Iannicca)

This public meeting closed at 8:42 p.m.

5. PUBLIC MEETING

Information Report - Rezoning Application, to permit 6 semi- detached dwellings and 64 semi- detached dwellings on a CEC- private road, 5660 Heatherleigh Avenue west side of Heatherleigh Avenue, south of Matheson Boulevard West.

Owner: Summit Heatherleigh Inc.

Applicant: James Lethbridge Planning Inc., **Bill 51** (Ward 6)

File: OZ 12/004 W6

Councillor Dale, Chair, called this public meeting to order at 8:43 p.m.

Jim Lethbridge, James Lethbridge Planning Inc., applicant, addressed the committee with respect to the application and outlined the size, history and current zoning of the subject lands and the area context. He further outlined the proposed development and the concerns which had been raised by the community with respect to the application. He noted that in response to a concern regarding noise, a noise study had been completed and acoustic fencing would be installed to address the issue. He further noted that in response to the community's concern regarding traffic, a traffic study had been completed and the study had concluded that traffic impacts would be minimal. He also suggested that to address concerns regarding speed along Heatherleigh Avenue, a stop sign could be installed at Father D'Souza Drive for traffic calming purposes. Mr. Lethbridge also addressed concerns regarding parking and noted that on site visitor parking exceeded parking standards.

Councillor Starr outlined the public consultation process and noted that he had received some concerns with respect to the application but that a traffic study had been completed. He further noted that if a Stop Sign were to be installed, consideration should take place once the development was completed. He noted that based on the response from local residents he would be willing to move the recommendation.

Councillor Starr moved the following motion which was voted on and carried:

PDC-0062-2012

1. That the Report dated August 31, 2012 from the Commissioner of Planning and Building regarding the application to amend the Zoning from "RM2-26" (Semi-Detached Dwellings) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road) to permit 6 semi-detached dwellings and 64 semi detached dwellings on a CEC- private road under file OZ 12/004 W6, Summit Heatherleigh Inc., 5660 Heatherleigh Avenue, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That the Email dated June 28, 2012 from Marianne Van Esch be received.

File: OZ 12/004 W6

APPROVED - (Councillor Starr)

This public meeting closed at 8:52 p.m.

6. SUPPLEMENTARY REPORT

Official Plan Amendment and Rezoning Applications, to permit five (5) retail commercial buildings, including a Lowe's Home Improvement store 5350 Mavis Road, southwest corner of Mavis Road and Bristol Road West.

Owner: Embee Properties Limited

Applicant: Lethbridge & Lawson Inc., Bill 51 (Ward 6)

File: OZ 10/012 W6

Jonathan Famme, Development Planner addressed the committee and outlined the subject lands, the area context, the proposal and concept plan, the current zoning, the background of the proposal and the changes that had been made to the plan since the public meeting had taken place. He noted that one the concerns raised by the community was a question regarding whether or not more retail space was needed, further noting that the proposal expanded a portion of the land that had already been designated as retail commercial. Mr. Famme also specified that the community had raised concerns with respect to a possible increase in traffic but that a signalized intersection would be installed and that the parking lot would be laid out with corridors, roadways and pedestrian walkways. He noted that the commercial buildings would be oriented to Mavis Road and Bristol Road and there would be no

access to the residential area. He indicated that the community had raised concerns with respect to light but that there would be no light spillage. Mr. Famme also noted that the community had raised concerns with respect to noise and that a noise study had been conducted and an acoustic fence and roof top screens would be installed, the generator would have a silencer, there would be no public address system and that there would be no loading and unloading allowed during specific times. He also noted in response to concerns regarding parking, there was little potential for parking on surrounding streets as there was no access to Heatherleigh Avenue and there was fencing and heavy landscaping. Mr. Famme also stipulated that there would be no shadow impacts from the development and that garbage would be stored internally. He also outlined the staff evaluation of the plan and the recommendation presented by staff.

Councillor Starr outlined some of the actions taken by the developer to meet the needs and address the concerns of the community. Madam Mayor noted that it would be good to have the site cleaned up as garbage had been dumped there. She further noted that the area along Bristol Road was barren and hoped that measures had considered to beautify the area. Councillor Starr noted that the trees being planted exceeded City of Mississauga standards.

Councillor Starr moved the following motion which was voted on and carried.

PDC-0063-2012

That the Report dated September 25, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 10/2012 W6, Embee Properties Limited, 5350 Mavis Road, southwest corner of Mavis Road and Bristol Road West, 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 "Residential – Medium Density I" and "General Retail Commercial" to "General Retail Commercial – Special Site" to "General Retail Commercial – Special Site" to permit five (5) retail commercial buildings, including a Lowe's Home Improvement store, be approved.
3. In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Residential Medium Density" and "Mixed Use – Special Site 10 (East Credit Neighbourhood)" to designate the entire lands "Mixed Use – Special Site 10, as amended (East Credit Neighbourhood)", to permit single storey buildings, whereas Corridors (such as Mavis Road) require a minimum building height of two storeys unless Character Area policies specify alternative building height requirements.

4. That the application to change the Zoning from “R3 – 29” (Detached Dwellings), “R5 – 38” (Detached Dwellings), “RM2 – 42” (Semi- Detached Dwellings) and “C2 – 11” (Neighbourhood Commercial) to “C2 – Exception” Neighbourhood Commercial) to permit five (5) retail commercial buildings, including a Lowe’s Home Improvement Store in accordance with the proposed zoning standards described in Appendix S-6 of this 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.
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.

CARRIED – (Councillor R. Starr)
FILE - OZ 10/012 W6

ADJOURNMENT – 9:05 p.m.
(Councillor Starr)