



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 1, 2009

AFTERNOON SESSION – 1:30 P.M.

EVENING SESSION – Cancelled

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) (Chair)
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)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3)
Councillor Frank Dale (Ward 4)

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk
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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. S. Khan, Planner, Policy Planning
Ms. K. Crouse, Planner, Community Planning
Ms. M. Ball, Director, Development & Design
Mr. R. Poitras, Manager, Development Team South
Ms. L. Christie, Planner, Development & Design
Ms. N. Pettenuzzo, Planner, Development & Design
Mr. S. Barrett, Manager, Transportation Asset Management T&W
Mr. S. Ganesh, Transportation Planner T&W
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk
Ms. K. A. Brent, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JUNE 1, 2009

CALL TO ORDER – 1:35 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - NIL

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P. M.

1. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to add an office designation and zone to a former road allowance, Part of Lot 31, Concession 1, S.D.S. west side of Erin Mills Parkway, north of the Queen Elizabeth Way, Owner: Ontario Realty Corporation, Applicant: City of Mississauga, Bill 51, BL.09.COM W2

Report dated May 12, 2009, from the Commissioner of Planning and Building regarding the official plan amendment and rezoning applications under file BL.09.COM W2.

Councillor Carmen Corbasson called this public meeting to order at approximately 1:35 p.m. and read the recommendation from the Corporate Report.

There were no individuals in the audience regarding this matter.

Councillor Corbasson advised that the local ward Councillor was satisfied with the proposal and prepared to move forward with a supplementary report directly to Council, provided that no new issues were raised at this meeting.

Councillor Katie Mahoney moved the following recommendation which was voted upon and carried:

PDC-0051-2009

1. *That the Report dated May 12, 2009, from the Commissioner of Planning and Building regarding the proposal to amend the Official Plan to designate the subject lands, which are surplus road allowance, "Office – Special Site 5" and to add an "O-1" (Office) zone under file BL.09 COM W2, Ontario Realty Corporation, Part of Lot 31, Concession 1, S.D.S, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.*
2. *That correspondence from W. Asia Polus of the Ministry of Transportation ("MTO") dated May 13, 2009 advising of the MTO approvals required for future development of the subject site under file BL.09.COM W2, be received.*

This public meeting closed at approximately 1:38 p.m.

Amended (Councillor Katie Mahoney)
BL.09.COM W2

2. SUPPLEMENTARY REPORT - Rezoning Application to permit a range of Business Employment uses, Greenbelt and Holding symbol on a portion of the subject lands, Part of Lot 9, Concession 2, N.D.S. west side of Tomken Road, south of Eglinton Avenue East, Owner: 6181732 Canada Inc. (Alumi-Bunk Corporation), Applicant: John D. Rogers and Associates, Bill 20, OZ 06/004 W3

Report dated May 12, 2009, from the Commissioner of Planning and Building recommending approval of the application under File OZ 06/004 W3.

There were no individuals in the audience regarding this matter.

Councillor Carmen Corbasson referred to the letter she received from the local ward Councillor indicating that all issues respecting this matter were resolved.

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

PDC-0052-2009

That the Report dated May 12, 2009, from the Commissioner of Planning and Building recommending approval of the application under File OZ 06/004 W3, 6181732 Canada Inc. (Alumi-Bunk Corporation), Part of Lot 9, Concession 2, N.D.S., West side of Tomken Road, south of Eglinton Avenue East, be adopted in accordance with the following:

1. *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.*
2. *That the application to change the Zoning from "D" (Development) to "E2-Exception" (Employment), "G2" (Greenbelt) and "H-E2" (Holding Provision-Employment) to permit a range of business employment uses, a greenbelt buffer and a holding provision on a portion of the subject lands in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:*
 - (a) *That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development.*
 - (b) *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 Pat Saito)
OZ 06/004 W3

3. Sign Variance Applications – Sign By-law 0054-2002, as amended

Report dated May 12, 2009 from the Commissioner of Planning and Building regarding Sign Variance Applications, Sign By-law 0054-2002, as amended.

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

PDC-0053-2009

That the Report dated May 12, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

1. *That the following Sign Variances **be granted**:*
 - (a) *Sign Variance Application 08-03121
Ward 1
Metro
1077 North Service Road
To permit the following:
(i) A roof sign that is located above the first storey and not attached to the structure enclosing mechanical equipment.*
 - (b) *Sign Variance Application 09-04056
Ward 3
Region of Peel
1126 Fewster Dr.
To permit the following:
One (1) ground sign located on City property.*
 - (c) *Sign Variance Application 09-03861
Ward 8
iStor.ca Self Storage
3022 Winston Churchill Blvd.
To permit the following:
(i) One (1) fascia sign erected on a building elevation which does not face a street or contains the main entrance to the building.
(ii) Two (2) fascia signs located on the forth storey of the south and east elevations.
Providing the illegal billboard sign displayed on the property is removed.*
 - (d) *Sign Variance Application 09-04072
Ward 9
Therapure-Biopharma Incorporation
2585 Meadowpine Boulevard
To permit the following:
(i) One (1) fascia sign erected on a building elevation which does not face a street or contains the main entrance to the building.
(ii) One (1) fascia sign erected above the upper limits of the first storey of the building.*
 - (e) *Sign Variance Application 09-03820
Ward 9
Patheon
2100 Syntex Court
To permit the following:
(i) One (1) directional sign with the sign area of 1.16 sq. m. (12.49 sq. ft.).
(ii) One (1) directional sign with the height of 1.83 m. (6.00 ft.).*

- (f) *Sign Variance Application 09-04749
Ward 4
City of Mississauga
300 City Centre Dr.
To permit the following:*
- (i) *A spot light sign projected on the tower portion of the Civic Centre from June 23 to July 1, 2009 displaying text including third party advertising.*

Approved (Councillor Pat Saito)

BL.03.SIG (2009)

4. Report on Comments - Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe

Report dated May 12, 2009, from the Commissioner of Planning and Building with respect to Report on Comments - Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe.

In response to Councillors' inquiries, John Calvert, Director of Policy Planning indicated that staff agreed with most of the comments received by way of written submission to this Committee, except for the amendment of the southerly boundary of the Urban Growth Centre as it relates to employment density requirements. Also, he advised that a press release will be issued after OPA 95 is adopted by Council including an information piece respecting secondary suites.

Discussion took place regarding Official Plan review processes of other municipalities within the Region. It was noted that staff have worked closely with the Region regarding OPA 95 and will continue to do so in regard to the future Housing Strategy.

Mayor McCallion questioned the change to the major transit corridor. Staff responded that it has been amended to align with the transit infrastructure planned for Mississauga. And further that staff will review the potential for a transit priority corridor and how connections would be made to the Eglinton Light Rail Transit station in Toronto.

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

PDC-0054-2009

- 1. That Official Plan Amendment 95, as amended, attached under separate cover to the report titled, "Report on Comments - Official Plan Amendment 95 – Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe", dated May 12, 2009 from the Commissioner of Planning and Building, be adopted and forwarded to the Region of Peel for approval.*
- 2. That correspondence from Mark Flowers of Davies Howe Partners Lawyers, counsel to Gemini Urban Design (Cliff) Corp. dated May 28, 2009 and correspondence from Mississauga Residents' Association Network (MIRANET) dated June 1, 2009, regarding Official Plan Amendment 95 – Conformity of*

Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe", file CD.03.MIS, be received.

Amended (Councillor Sue McFadden)
CD.03.MIS

5. SUPPLEMENTARY REPORT - Upper Hurontario Street Corridor - Implementing Zoning

Supplementary Report dated May 12, 2009, from the Commissioner of Planning and Building with respect to Upper Hurontario Street Corridor – Implementing Zoning in Ward 5.

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

PDC-0055-2009

1. *That the report titled "Upper Hurontario Street Corridor - Implementing Zoning – Supplementary Report" dated May 12, 2009 from the Commissioner of Planning and Building, be received.*
2. *That the amendments to Zoning By-law 0225-2007 detailed in Appendix 2 to the report titled "Upper Hurontario Street Corridor - Implementing Zoning – Supplementary Report" dated May 12, 2009 from the Commissioner of Planning and Building, be adopted and that an implementing by-law be brought to a future City Council meeting.*
3. *That correspondence from Dennis H. Wood of Wood Bull LLP, solicitors for Derry-Ten Limited, dated May 29, 2009 and correspondence from Signe B. Leisk of Cassels Brock, solicitors for the TDL Group Corp., expressing concerns for the proposed Upper Hurontario Street Corridor - Implementing Zoning, file CD.04.HUR, be received.*

Amended (Councillor Eve Adams)
CD.04.HUR W5

EVENING SESSION – Cancelled

ADJOURNMENT – 1:53 p.m.