

Issued January 24, 2012



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JANUARY 9, 2012 – 7:00PM

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

Members Present:

Councillor Jim Tovey (Ward 1), **(Chair)**
Councillor Pat Mullin (Ward 2) (Arrived at 7:04 p.m.)
Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Bonnie Crombie (Ward 5)
Councillor Ron Starr (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)

Members Absent:

Mayor Hazel McCallion

Sacha Smith / Laura Wilson, Legislative Coordinator, Office of the City Clerk
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STAFF PRESENT:

Mr. E. Sajecki, Commissioner of Planning and Building
Ms. W. Alexander, Director, Infrastructure and Planning
Mr. D. Marcucci, Manager, Park Planning
Ms. D. Rusnov, Manager Development Central
Mr. J. Famme, Planning and Building
Mr. H. Yeghouchian, Planning and Building
Ms. L. Paven, Manager, Development North
Ms. M. Taggart, Legal Counsel, Municipal
Mr. D. Morita, Manager Development Engineering
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk
Ms. L. Wilson, Legislative Coordinator, Office of the City Clerk
Ms. C. Radice, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JANUARY 9, 2012

CALL TO ORDER: 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

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

Corporate Report dated December 13, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

Ward 3 Councillor, Chris Fonseca, moved the following motion, which was voted on and carried.

PDC-0001-2012

That the Report dated December 13, 2011 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 Appendix 1 to 6 of the Report, be adopted in accordance with the following:

1. That the following Sign Variance be granted:
 - (a) Sign Variance Application 11-06418 - Ward 1
Royal Bank, 1 Hurontario St.

To permit the following:
 - i) One (1) fascia sign that projects out from the building 0.86m (2'-9 7/8").
 - ii) One (1) fascia sign erected installed above the upper limits of the first storey.
 - (b) Sign Variance Application 11-05923 - Ward 2
Canadian Tire, 1212 Southdown Rd.

To permit the following:

- i) Three (3) fascia signs located on the west elevation of a commercial undertaking facing an adjacent property.

- (c) Sign Variance Application 11-06539 - Ward 3
Clean Max Car Wash, 2141 Dundas St. E

To permit the following:

- i) One (1) ground sign setback 0m (0.0ft) from the street line.

- (d) Sign Variance Application 06-00746 - Ward 5
Mucho Burrito Restaurants, 5170 Dixie Rd.

To permit the following:

- i) One (1) proposed fascia signs with an area equal to 29.6% of the first floor building façade.
ii) One (1) fascia sign projecting 62.23 centimetres (24.5") from the building face.

- (e) Sign Variance Application 11-06541 - Ward 5
Atos, 6375 Shawson Dr.

To permit the following:

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

- (f) Sign Variance Application 11-05700 - Ward 8
1944 Fowler Dr.

To permit the following:

- (i) Two (2) fascia signs located above the upper limit of the first storey of a building.

File: BL.03-SIG (2011)

APPROVED (Councillor Chris Fonseca)

2. Request for Public Meeting. Interim Control By-law for the Downtown Core –
Directions Report

Corporate Report dated December 13, 2011 from the Commissioner of Planning and Building suggesting that the report be circulated to City Departments, external agencies and affected landowners for review and comment, and that staff schedule the statutory public consultation process.

Ward 7 Councillor, Nando Iannicca moved the following motion, which was voted on and carried.

PDC-0002-2012

1. That the report titled "Interim Control By-law for the Downtown Core – Directions Report", dated December 13, 2011, from the Commissioner of Planning and Building, be received for information.
2. That the report titled "Interim Control By-law for the Downtown Core – Directions Report" dated December 13, 2011, from the Commissioner of Planning and Building, be circulated to City Departments, external agencies and affected landowners for review and comment, and that staff schedule the statutory public consultation process.

CD.21.DOW

APPROVED (Councillor Nando Iannicca)

3. PUBLIC MEETING

Information Report – Official Plan Amendment and Rezoning Application to permit a 169 unit, 6 storey retirement dwelling with a 7th storey mechanical room and amenity area, at 3460-3658 and 3670 Cawthra Road, southwest corner of Burnhamthorpe Road East and Cawthra Road

Owner: Daraban Holdings Limited

Applicant: Weston Consulting Group Inc. **Bill 51** (Ward 4)

Councillor Jim Tovey called this public meeting to order at approximately 7:04 p.m.

Alan Young, Weston Consulting Group addressed Committee on behalf of the applicant and explained the site plan for the subject development application. He noted that the development would not be an apartment building but would be a retirement home with a common dining facility and further spoke to the Mississauga Official Plan's support for senior housing. Mr. Young spoke to the height of the building and noted that the Mississauga Official Plan requires that buildings over 4 storeys must demonstrate that there be an appropriate transition in height and built form that respects the surrounding context and explained in his opinion why the requirement was satisfied.

Councillor Frank Dale advised that a community meeting was held regarding the subject development application. He enquired of Mr. Young about the owner's experience with development on similar projects, the height of the building and parking facilities. In response to Councillor Dale's questions, Mr. Young advised that the owner was involved in a similar project and explained that the owner is trying to achieve critical mass for affordable accommodations and efficient use of the amenities in the building. He further advised that due to recent studies for similar facilities, the proposed parking spaces were sufficient. If underground parking was provided it would affect the affordability of the units and most of the amenities are in the basement of the building and would be displaced by the parking. Councillor Dale noted that there are no buildings in the neighborhood

over 4 storeys with the exception of a church and further noted other retirement homes in Ward 4 that are 4 storeys high or less.

Murray Schelter, resident, addressed Committee to express concern about the subject development application. His concerns include the height of the building as there are no 7 storey buildings within a kilometer of the proposed location, insufficient parking on the property, property setbacks, affect of parking and building lighting on nearby residents and traffic. These concerns were also outlined in a written document that was distributed to the Committee. Mr. Schelter noted that the proposal was not appropriate for the site.

Rabia Khedr, resident, addressed Committee to express concern about the subject development application. She noted that the proposed building would affect privacy on her property as the site backs onto her property. She noted that the proposed site would isolate seniors and that the neighbouring intersection to the site is not safe for accessibility. She further noted that the noise levels would increase due to the degree of movement that would take place at the rear of the proposed building. She spoke to the construction noise for the proposed development and that she objected to the height of the building.

Councillor Frank Dale requested that the Planning & Building Department consider that there are no examples of similar projects on Cawthra Road and that there should be some transition into the neighborhood and gave examples in the City Centre area. Councillor Pat Mullin spoke in support of Councillor Dale's comments and noted that

Councilors should support the intensification policies and the Mississauga designations in the secondary plans.

Ward 4 Councillor, Frank Dale moved the following motion which was voted on and carried.

PDC-0003-2012

1. That the Report dated December 13, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Medium Density I" and "Motor Vehicle Commercial" to "Residential High Density II - Special Site" and to change the Zoning from "RM4" (Townhouse Dwellings) and "C5-3" (Motor Vehicle Commercial - Exception) to "RA2-Exception" (Apartment Dwellings - Exception), to permit a 169 unit, 6 storey retirement dwelling with a 7th storey mechanical room and amenity area under file OZ 10/008 W4, Daraban Holdings Limited, 3640-3658 and 3670 Cawthra Road, be received for information.

2. That the following correspondence be received:
 - a) Letter distributed on January 9, 2012 from Murray Schelter, resident with respect to the proposed development at 3640 -3658 and 3670 Cawthra Road for a 169 unit, 6 storey retirement dwelling with a 7th storey mechanical room and amenity area.
 - b) Email dated January 7, 2012 from Lori Casella, resident respect to the proposed development at 3640 -3658 and 3670 Cawthra Road for a 169 unit, 6 storey retirement dwelling with a 7th storey mechanical room and amenity area.

This public meeting closed at approximately 8:13 p.m.

RECEIVED (Councillor F. Dale)

File: OZ 10/008 W4

4. PUBLIC MEETING

Information Report – Rezoning and Draft Plan of Subdivision Applications, to permit detached, semi-detached and townhouse dwellings, woodlot preservation, community park, residential block and City initiated Official Plan Amendment to reflect the relocation of the community park, at Part of Lot 3, Concession 11, New Survey, east side of Tenth Line West, between Thomas Street and Tacc Drive.
Owner: Argo Park Developments Corp.

Applicant: Freeman Planning Solutions Inc. **Bill 51** (Ward 10)

Councillor Jim Tovey called this public meeting to order at approximately 8:13 p.m. and read the staff recommendation.

Rob Freeman, Freeman Planning Solutions Inc., for Argon Park Developments made a presentation regarding the subject proposal. He noted where the land to be developed was located, gave a brief history of the area, and explained the type of development that would take place. Mr. Freeman noted that a woodlot to the north of the subdivision which extends into the subject lands would be preserved and that a park at the east end of the site would be expanded to the west and that the development application aligned with the official plan.

Mr. Freeman presented conceptual elevations that the developer was considering. He specified that the plan respected zoning provisions on lands that are adjacent to the site but noted that a few exceptions were being considered with respect to stair encroachments and regarding the possibility of the forty five (45) foot lots including the option for buyers to include a second dwelling.

Ward 2 Councillor, Pat Mullin requested information regarding environmental concerns and how they would be addressed. Mr. Freeman noted that the environmental concerns related to limiting the development of the woodlot and the use of naturalized buffers. He informed the committee that these issues were

identified in the Environmental Impact Study which was under review by the Conservation Authority and noted that the City of Mississauga, the Conservation Authority, the Region of Peel and the developers were close to resolving these issues.

Councillor Mullin raised a development issue listed in the Information Report regarding the deletion of the maximum lot coverage and minimum landscaped area provisions for the "RM2 Exception" zones and raised concerns with the possible inability to plant trees. She asked how these issues were being addressed and inquired as to whether or not the developer was requesting an exception. David Marcucci, Manager, Park Planning noted that the Planning Department had not yet received the detailed engineering submissions to determine plantable areas but noted that the Planning Department would ensure through the registration and reviewing of the final plans that there would be availability to plant trees. Mr. Marcucci noted that he was unaware of any request from the developer to reduce the amount of landscaping that would normally be required.

Councillor Mullin asked how parking for homes with a second dwelling was being addressed. Mr. Freeman noted that because the homes with second dwellings would be on forty five (45) foot lots, there would be a two car garage and four parking spaces on the parking pad. He noted that the developers are aware of a study being conducted by the City of Mississauga with respect to the appropriate amount of parking for such residences and that the actions being considered by the developer with respect to this matter were similar to those being considered by City Council for implementation city wide.

Councillor Mullin requested information regarding how the woodlot and park were being connected. David Marcucci noted that the Planning Department was reviewing the construction of pathways adjacent to the woodlot but noted that the environmental review would look at how pathways could be established without impact to the woodlot.

Ward 5 Councillor, Bonnie Crombie asked what percentage of wetland was on the site and how much buffer would be provided. Mr. Freeman responded that there was a very small wetland strip which was intermittent and minor in nature but that a buffer of five (5) meters would be provided and that this matter was under review by staff.

Councillor Crombie asked if there would be adequate roads, parking and schools to accommodate the volume of residents moving into the area. She raised concerns regarding the capacity of schools in the area and asked what provisions would be made. Mr. Freeman explained the position of the school boards with respect to this matter and noted that it would be addressed in the Supplementary Report.

Ward 10 Councillor, Sue McFadden addressed the audience and asked if any members of the public wished to address the committee regarding the matter. No persons wished to speak. She noted that the school board had been invited to a public meeting to address community concerns and neither school board Trustee had been able to attend. Councillor McFadden informed the committee that she had been in contact with the Peel District School Board and noted that the school board was addressing the issue of capacity. She also informed the committee that there were no accommodation issues with the Dufferin- Peel Catholic District School Board in Churchill Meadows and that two French immersion schools in the area were getting additions in 2013 which would also help with accommodating students.

Councillor McFadden noted that there are benefits to offering secondary suites including increased revenue for the City of Mississauga and the Region of Peel, the ability to ensure that secondary suites provide a safe exit in case of emergency, and an accurate account of persons living in the home for Emergency Services.

Ward 9 Councillor, Pat Saito spoke to the matter and noted that the idea of providing the option for secondary suites was innovative. She also addressed the issue of school capacity and noted that the school boards were included in the Churchill Meadows design process and had acquired enough land to allow schools to expand with the growth of the Churchill Meadows area.

Councillor Crombie raised concerns with respect to the repetitiveness of the elevations being considered by the developers. Mr. Freeman noted that the elevations provided to the committee were conceptual, that the developers were not looking at detail at this point in the process and that the developers would have to meet urban design guidelines. Councillor Crombie noted that it would be nice to have varying designs.

Ward 11 Councillor, George Carlson asked when the provincial law regarding secondary suites was to be instituted. Ed Sajecki, Commissioner, Planning and Building noted that it was unclear but possibly during the first half of 2012.

Councillor McFadden noted that her office had not received any negative comments from the community regarding the plan.

Ward 1 Councillor, Jim Tovey, Chair, asked if any members of the audience were residents of Churchill Meadows and if they would like to speak to the matter. No members of the audience wished to speak to the matter.

Ward 10 Councillor, Sue McFadden moved the following motion which was voted on and carried.

PDC-0004-2012

That the Report dated December 13, 2011, from the Commissioner of Planning and Building regarding the application under file OZ 11/008 W10 to change the zoning from "D" (Development) to "R6-Exception" (Detached Dwellings - Shallow Lots), "R7-Exception" (Detached Dwellings - Shallow Lots), "H-R7-Exception" (Detached Dwellings - Shallow Lots), "RM2-Exception" (Semi-Detached Dwellings), "RM2-Exception" (Semi-Detached Dwellings), "RM5-Exception" (Street Townhouse Dwellings), "OS1" (Open Space - Community Park) and "G2" (Greenbelt - Natural Features), a Draft Plan of Subdivision under file T-M11005 W10 to permit detached, semi-detached and townhouse dwellings, woodlot preservation, community park, and residential block, Argo Park Developments Corp., Part of Lot 3, Concession 11, New Survey, and a City initiated Official Plan Amendment from "Residential-Low Density II" to "Public Open Space" and "Public Open Space" to "Residential-Low Density II", be received and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.

OZ 11/008 W10 and T-M11005 W10

AMENDED (Councillor Sue McFadden)

ADJOURNMENT – 8:40 p.m.

(Councillor Nando Iannicca)