

Issued: June 11, 2012



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MAY 28, 2012 - 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 Jim Tovey	Ward 1
	Councillor Pat Mullin	Ward 2
	Councillor Chris Fonseca	Ward 3
	Councillor Frank Dale	Ward 4
	Councillor Bonnie Crombie	Ward 5
	Councillor Ron Starr	Ward 6
	Councillor Katie Mahoney	Ward 8 (Departed at 8:18pm)
	Councillor Sue McFadden	Ward 10 (Chair)
	Councillor George Carlson	Ward 11
MEMBERS ABSENT:	Councillor Nando Iannicca	Ward 7
	Councillor Pat Saito	Ward 9
	Mayor Hazel McCallion	

STAFF PRESENT:

Mr. E. Sajeki, Commissioner, Planning and Building
Ms. M. Ball, Director, Development and Design
Mr. S. Barrett, Manager, Transportation and Asset Management
Mr. D. Marcucci, Manager, Park Planning
Mr. D. Morita, Manager, Development Engineering
Ms. K. Yerxa, Deputy City Solicitor
Mr. D. Breveglieri, Planner
Mr. J. Hardcastle, Planner
Mr. C. Rouse, Manager, Development North
Mr. R. Poitras, Manager, Development South
Ms. S. Smith, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – May 28, 2012**CALL TO ORDER – 7:00 PM****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil****MATTERS CONSIDERED**

The order of the agenda was changed at the meeting.

2. PUBLIC MEETING

Information Report - Rezoning Application - To permit an office use in the existing residential dwelling, 330 Queen Street South, west side of Queen Street South, south of Princess Street

Owner: Three Nuts Inc.

Applicant: David Brown Associates, **Bill 51** (Ward 11)

Councillor Sue McFadden called this public meeting to order at 7:01 p.m.

David Brown appeared before Committee on behalf of the applicant for the subject rezoning application. Mr. Brown noted that there is a special designation in the long range plan for the Streetsville corridor in the Official Plan along Queen Street to have residential and office uses. He advised that his client would like to convert an existing home on Queen Street to office uses. This would be an administrative office and the circular driveway would accommodate the parking requirements. It is anticipated that there would be a maximum of four staff on the property and the property would be maintained to have a private residence in its exterior character.

Councillor George Carlson advised there was a community meeting regarding the matter and no residents attended. Further to that, he has received no comments from area residents.

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

PDC-0035-2012

That the Report dated May 8, 2012, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Detached Dwellings) to "R3-Exception" (Office within a Detached Dwelling), to permit an office use in the existing residential dwelling under file OZ 11/009 W11, Three Nuts Inc., 330 Queen Street South, be received for information, and notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.

APPROVED - (Councillor G. Carlson)

File: OZ 11/009 W11

This public meeting closed at 7:07 p.m.

1. PUBLIC MEETING

Information Report - Official Plan Amendment and Rezoning Applications - To permit a new grocery store, two new free standing buildings, and modified development standards for the plaza; 1077 and 1145 North Service Road and 2045 Insley Road, north side of North Service Road, between Insley Road and Stanfield Road

Owner: Applewood Shopping Plaza Limited c/o The Effort Trust Company

Applicant: Salmona Tregunno Inc. **Bill 51** (Ward 1)

File: OZ 10/003 W1

Councillor Sue McFadden called this public meeting to order at 7:08 p.m.

Jeff Kenny appeared before Committee on behalf of the applicant for the subject Official Planning Amendment and Rezoning Application. He provided some background on the application and noted that the original submission was made in March 2010. Mr. Kenny noted that in the interest of traffic controls on the site the owner would have height limiting bars, signage, as well as noise mitigation measures in the form of an enclosed loading dock with a sound wall. He noted that the current eastern access would need to be closed with a new access for trucks to enter and exit on Stanfield Road. Mr. Kenny spoke to the Phase I and Phase II Environmental Site Assessment and noted that there was a minor exceedence in ground water levels associated with the dry cleaner on site for which the owner would make good on this issue prior to the redevelopment of the site. He noted that the downstream capacity from the site is limited and the owner would have underground on site storage to limit the inconvenience. The Arborist report reveals that several trees near the new access would be removed as well as several trees in poor health along the frontage. The site plan application would provide for generous new landscaping.

Mr. Kenny spoke to the parking survey and noted it was favourable to a reduction in parking. Trucks would be able to circulate in and out through the new access aligned with Russet Road, but it is noted that work must be done through the site plan process to ensure proper function of the access. Mr. Kenny noted that if there was no resolution to this matter later in the year, Metro would vacate the plaza. He presented proposed development renderings of the site.

Councillor Jim Tovey spoke to the matter and noted he was concerned that the Metro would leave the plaza. He further noted that there would be a community meeting on June 7, 2012.

Andre Lill, 2164 Linby Street, President, Applewood Acres Homeowner's Association expressed disappointment that there was no community meeting regarding this application. He requested a community meeting that would include Sherway, Lakeview and Orchard Heights homeowners associations as these residents also frequent the plaza. He expressed concern with the increase in parking spaces behind the plaza, and delivery trucks would have to navigate in a more confined space which may cause damage to the property and risk the safety of shoppers.

Dave Cook, 2059 Stewart Crescent noted that he was pleased that the plaza would be updated, however he was disappointed that there have been no community meetings regarding the subject application. He expressed concern that building 1 may have a drive-thru and that he has many questions regarding the application that could be answered at a community meeting. He expressed concern about students on the walkway crossing the bridge as it exits around building 2 where there is traffic.

John Sweeney, 1130 Baldwin Road spoke to the issue that there was no community meeting regarding the subject application. He presented pictures of the area and noted there is no accessible parking indicated on the existing drawings. John Hardcastle, Planner spoke to the sidewalk continuing from North Service Road right through the site to the Metro. Mr. Hardcastle noted that the addition of the raised walkway at the rear of the plaza was a new addition and staff do not have the detailed information at this time. Mr. Kenny advised that he could provide the information once the deputations were completed. Mr. Sweeney spoke to parking at the rear of the plaza and the distance from the front of the plaza, the presence of large waste containers and possible lights that would affect the residents at the rear of the plaza. He further spoke to the possibility of a drive thru on the site and noted concerns that the drawings on the website are different than what is presented. Mr. Hardcastle advised that the site plan has been modified a few times and the one presented is the most recent.

Members of Committee spoke to community information meetings for proposed developments.

Dan Barrett, 981 Henley Road noted that he had no issue with the Metro, but was concerned with the safety in the front of the plaza and noted the current parking issues at the front of the building. He further expressed concerns with the development of the 2 buildings in the parking lot.

Doug Irons, 2119 Primate Road spoke to his disappointment that a community meeting was not organized regarding the subject application over the 2 year period since the application was submitted.

Kevin Sherwin, 327 Chantenay Drive noted that neighbouring areas should be included in a community meeting because residents in other areas shop at the plaza. He further noted his disappointment with the timelines set by Metro and the lack of investment in the plaza. He expressed concern about the accessible parking on-site, the traffic patterns in the plaza and requested that the zoning still permit motor vehicle commercial uses.

Paul Chmurzynski, 2234 Stanfield Road expressed concerns with the speed of traffic on Stanfield Road. He noted that the Metro needs to be renovated and doesn't need major changes.

Lori Brown, 1062 Henley Road noted that the community doesn't need an expanded Metro, but the store does need to be updated.

Carmen Alves, 11-1077 North Service Road spoke to the inconvenience of parking at the back of the plaza as the cars have to be moved because of truck deliveries for other stores. She further spoke to losing parking in the front of the plaza.

Debbie Corp, 2167 Greenhurst Avenue noted her objection to the subject application. She further noted that the plaza needs to be revitalized but doesn't need to become a superstore.

Lori Arbo, 1159 Greening Avenue expressed concern about possible new development adjacent to the plaza.

Steve Tremblay, 1077 North Service Road noted that he owns a karate studio at the plaza and expressed concern that the subject application would cause his customers to walk much further because the parking would be affected. He further expressed concerns about the safety of children walking due to the traffic in the plaza.

Councillor Frank Dale enquired about the timing of the supplementary report for the subject application. Ed Sajecki, Commissioner, Planning and Building advised that it would depend on the results at the community meeting. Marilyn Ball, Director, Development and Design advised the earliest that a report would come back to the Committee would be in Fall 2012.

Councillors Pat Mullin, Ron Starr, George Carlson, Bonnie Crombie spoke to the matter and enquired about the opportunity for the community to form focus groups and the agreement between the plaza and Metro. Gerald Asa, Property Manager, Applewood Shopping Plaza spoke to the timeline given by Metro and the lease agreement with the grocery store. Members of Committee expressed concern about Metro's timelines, the current maintenance of the plaza and the importance of a grocery store in the plaza.

Councillor Jim Tovey spoke further to the matter and noted that the issue of the heritage designation delayed the process.

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

PDC-0036-2012

1. That the Report dated May 8, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "General Retail Commercial" and to change the Zoning from "C2-1" (Neighbourhood Commercial) and "C5-3" (Motor Vehicle Commercial) to "C2-Exception" (Neighbourhood Commercial), to permit a new grocery store, two new free standing buildings and modified development standards for the plaza under file OZ 10/003 W1, Applewood Shopping Plaza Limited c/o The Effort Trust Company, 1077 and 1145 North Service Road and 2045 Insley Road, north side of North Service Road, between Insley Road and Stanfield Road, be received for information.
2. That the following correspondences be received:
 - a) Email dated April 26, 2010 from Murray Moore, Resident
 - b) Email dated May 22, 2012 from Irene Wojcik Gabon, Resident
 - c) Email dated May 25, 2012 from Andre Lill, President of Applewood Acres Homeowner's Association

- d) Email dated May 26, 2012 from Bruce Reid, Resident
- e) Email dated May 26, 2012 from Donald G. Weatherbe, Resident
- f) Email dated May 27, 2012 from Dave Fagin, President of Pollution Control Installations Inc.
- g) Email dated May 27, 2012 from Jo Anne Boni, Resident
- h) Email dated May 27, 2012 from Lisa MacCumber, P. Eng Resident

File: OZ 10/003 W1

APPROVED – (Councillor J. Tovey)

Councillor Katie Mahoney departed the meeting during discussion of item #1 on the agenda at 8:18 pm.

This public meeting closed at 8:45 p.m.

ADJOURNMENT – 8:45 P.M.