



## MINUTES

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JANUARY 7, 2013 - 7:01 P.M.**

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

<http://www.mississauga.ca>

#### Members Present

Mayor Hazel McCallion	
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 Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8 (Chair)
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Stephanie Smith, Legislative Coordinator, Office of the City Clerk

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**STAFF PRESENT:**

**Mr. E. Sajecki, Commissioner, Planning and Building**  
**Ms. M. Ball, Director, Development and Design**  
**Mr. R. Piotrias, Manager, Development**  
**Ms. M. Taggart, Legal Counsel**  
**Mr. S. Barrett, Manager, Transportation Asset Management**  
**Mr. D. Breveglieri, Planner**  
**Ms. C. Radice, Legislative Coordinator**  
**Ms. Stephanie Smith, Legislative Coordinator**

**PLANNING & DEVELOPMENT COMMITTEE – January 7, 2013**

**CALL TO ORDER**

Councillor Mahoney called the meeting to order at 7:01p.m.

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Nil

**MATTERS TO BE CONSIDERED**

1. Removal of the "H" Holding Symbol to permit Phase 2 of the Amacon Parkside Village Subdivisions, 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 10/001 W4

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

PDC-0001-2013

That the Report dated December 17, 2012, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 12/001 W4, Amacon Development (City Centre) Corp., Part of Lot 19, 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.

H-OZ 12/001 W4

APPROVED – Councillor Dale

2. Payment-in-Lieu of Off-Street Parking (PIL) Application 36-48 Lakeshore Road East, north side of Lakeshore Road East, west of Stavebank Road.  
Owner: 2127557 Ontario Inc.  
Applicant: W.E. Oughtred & Associates Inc.  
File: FA.31 12/003 W1

Councillor Mahoney, Chair noted a grammatical error on page 4 of the Corporate Report.

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

PDC-0002-2013

That the Report dated December 11, 2012 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 12/003 W1, 2127557 Ontario Inc., 36-48 Lakeshore Road East, north side of Lakeshore Road East, west of Stavebank Road, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$26,750.00 be approved as the amount for the payment-in-lieu of five (5) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 2127557 Ontario Inc. for the expansion of the Pump House Grille Co. restaurant.
3. That the execution of the PIL agreement and payment be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

File: FA.31 12/003 W1

APPROVED - Councillor Tovey

3. PUBLIC MEETING

Information Report - Official Plan Amendment and Rezoning Applications – To permit nineteen (19) 4-storey townhouse dwellings on a common element condominium private road 375 Lakeshore Road West and the rear portion of 14 Ben Machree Drive, southeast corner of Lakeshore Road West and Godfrey's Lane  
Owners: 375 Lakeshore Development Inc. and Christopher Boyd  
Applicant: Zelinka Priamo Ltd. **Bill 51** (Ward 1)  
File: OZ 12/008 W1

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

Greg Priamo, Principal Planner, 375 Lakeshore Development Inc. addressed the committee with respect to the proposed development. He outlined the location and characteristics of the subject lands, the community consultation that had taken place, the landscape restoration plan, outdoor amenities and indicated that the application is more technical as the proposed area is already zoned. He noted that the purpose is to reduce the density of the property and the emerging planning policies.

Councillor Tovey asked for clarification regarding the retaining wall and whether this will impact residents accessing the front door of the units. He noted that the staff report suggest that two units should front Lakeshore Road East, however staff are asked to reconsider this from a marketing perspective of the proposed units. Mr. Priamo noted that the units will be able to be accessed from Godfrey Lanes. He noted that the Region of Peel has stated that the pumping station is at capacity but was reassured that there would be no delays resulting from the Beech Wood Pumping Station.

Councillor Crombie raised concerns regarding the sufficient length of the parking garage units over hanging on other units and noted that the number of visitor parking spaces is adequate.

Councillor Mullin mentioned the burying of utilities and enhancing the landscaping. Mr. Priamo noted that they have brought the build form out to introduce the landscape design and incorporated planters into the retaining structures.

Councillor Starr inquired about the width and square footage of the proposed townhouses and if there was adequate space for the end garage to get vehicle out. Mr. Priamo noted that the units are 6.0 in width, 2,500 and the radius is sufficient for a vehicle to get out and they will provide any turning space required.

Chris Mackie, Cranberry Cove Port Credit Ratepayers' Association spoke on behalf of the Association and noted the associations support of the application subject to some concerns being addressed. He raised concerns with the amount of re-grading required to accommodate the elevation of the units. He suggested that if it cannot be achieved to reduce the height of the units from 4 stories to 3 stories for the southerly units. He spoke about the sewage flow of the area and requested further consideration be given to a collection system creating a pressurized flow back to Lakeshore Road. He requested that Planning Staff review this option rather than the regrading proposed. He further raised concerns regarding the removal of existing mature trees along the east side of Godfrey's Lane and the amount of visitor parking spaces and potential for overflow parking on the local streets.

Monica McArthur, Resident, addressed the committee with respect to the proposal. She outlined her concerns related to the obstructed view of Rhododendron Gardens for the residents on Ben Machree, potential reduction in her property value, shadowing, removal of mature trees and the placement of garbage bins abutting the lots on Ben Machree Drive.

Frank Giannone, Resident, spoke to the matter and suggested that urban tree planting with significant size of plant material be used to soften the look. He also noted concerns with the grading at the south end of the development; at the north end there is not enough screening the view of garages and service lane. He suggested that the green spaces at the rear of development be used for additional visitor parking spaces.

Michelle Court, Manager of the Building next to the site, spoke to the matter and expressed concern with the height of the development creating obstructive views of Rhododendron Gardens and the existing building and its views into the partnering area. She also raised environmental concerns regarding the removal of the current buildings.

Richard Attard, Resident, raised concerns with the height of the proposed townhouses given the grading of the site.

Scott Baybee (sp), Resident, questioned why the Lakeshore address was assigned to the property.

Helen Butcher, Resident, spoke to the matter and expressed concern with the density of the proposed development, the removal of mature trees, shadowing, increased traffic congestion and lack of parking.

Councillor Tovey spoke further to the matter and referred to the removal of trees and the current zoning.

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

PDC-0003-2013

That the Report dated December 11, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Medium Density" and "Residential Low Density I" to "Residential Medium Density - Special Site" and to change the Zoning from "RA1-25" (Apartment Dwellings) and "R15" (Detached Dwellings - Port Credit) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), to permit nineteen (19) 4-storey townhouse dwellings on a common element condominium private road under file OZ 12/008 W1, 375 Lakeshore Development Inc. and Christopher Boyd, 375 Lakeshore Road West and the rear portion of 14 Ben Machree Drive, southeast corner of Lakeshore Road West and Godfrey's Lane, be received for information.  
OZ 12/008 W1

File: OZ 12/008 W1

RECEIVED - Councillor Tovey

This public meeting closed at 8:04 p.m.

**ADJOURNMENT -8:04 pm**  
(Councillor Iannicca )