

Issued November 19, 2012



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, NOVEMBER 5, 2012 - 7:02 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	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5 (Chair)
Councillor Nando Iannicca	Ward 7 (Arrived 7:05 p.m.)
Councillor Katie Mahoney	Ward 8 (Departed 8:03 p.m.)
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11 (Departed 7:50 p.m.)

Members Absent

Councillor Chris Fonseca	Ward 3
Councillor Ron Starr	Ward 6

Laura Wilson, Legislative Coordinator, Office of the City Clerk
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PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 5, 2012

CALL TO ORDER

Councillor Crombie, Chair, called the meeting to order at 7:02 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

1. PUBLIC MEETING

Interim Control By-law for the Downtown Core Implementing Documents, Draft Official Plan Amendment, Zoning Framework and Design Standards (Wards 4 and 7)

File: CD.21.DOW

Councillor Crombie, Chair, called this public meeting to order at 7:03 p.m.

Diana Rusnov, Manager and Steven Bell, Urban Designer outlined the Interim Control By-law for the Downtown Core Implementing Documents, Draft Official Plan Amendment, Zoning Framework and Design Standards. They spoke to the background of the report, framework principles, the overall vision for the downtown core, road networks, transit and proposed land uses. It was noted that the goal of the Downtown Core Implementing Documents, Draft Official Plan Amendment, Zoning Framework and Design Standards was to create a vibrant, mixed- use and walkable downtown core.

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

Dennis Wood, Wood Bull LLP.

Bryan Bowen, Manager of Development, The Daniels Corporation

Frank Lewinberg, Urban Strategies Inc.

Jeffrey Friedman, Mississauga Central Lions Club

Dennis Wood, Wood Bull LLP., representing Morguard Investments Ltd., addressed the committee and noted his client's concerns regarding the Interim Control By-law for the Downtown Core Implementing Documents, Draft Official Plan Amendment, Zoning Framework and Design Standards, which included:

- Concern regarding inconsistencies of Light Rail Transit (LRT) stop locations between documents produced as part of the LRT implementation process and the Draft Official Plan Amendment.
- Concern with the LRT route alignment and possible placement of an LRT station on Clarica Drive.

- Concern with a proposed road across Morguard lands that would hinder development; Mr. Wood noted that Morguard felt that there was no transportation reason for the installation of the proposed road.
- Concern with limitations on streets designated as "A" streets which would restrict servicing to "B" streets only. Mr. Wood suggested that the uses for "A" and "B" streets should be guidelines only.
- Concern that the policies regarding transportation and transit would create barriers to catalyzing employment.
- Concern regarding how right of ways would be deployed, and that the proposed right of ways would be unable to handle traffic demands and would hinder vehicles.
- Concern that the proposed policies would constrain development.

Mr. Wood requested that the matter be referred back to staff and that the committee request staff to engage in discussion with stakeholders.

Councillor Saito sought clarification with respect to the locations Mr. Wood referred to in his presentation and requested that staff make maps available during deputations for the committee's reference.

Brian Bowen, Development Manager, Daniel's Corporation, addressed the committee and outlined the following concerns:

- Overly proscriptive language instead of flexible guidelines that could hinder design creativity.
- Concern that the policies would make it difficult for stakeholders and staff to work together to create innovative urban design solutions.
- Concern that in cases where urban design policies were not fully satisfied, the process would be cumbersome and involve Official Plan Amendments and zoning by-laws.
- Concern that design principles would be statutory.

Mr. Bowen suggested that a hierarchy and definitive roles be established and that the Draft Official Plan Amendment be limited to big picture ideas and the overall vision. He further suggested that the Zoning By-law be limited to key metrics and not translate design preferences. He further suggested that Official Plan policies set out clear urban design guidelines that would be limited to the built form standards and provide a framework.

Frank Lewimberg, Urban Strategies Inc., on behalf of Oxford Properties and John Fillipedi, Oxford Properties, addressed the committee. Mr. Lewimberg outlined the concerns of Oxford Properties as follows:

- Concern that the proposed road network did not adequately support the movement of vehicles which would be required to support the growth of retail, office and other mixed land uses.
- Concern with the allocation of land uses in specific locations.

- Concern that some aspects of retail operation and future development potential was not considered; Mr. Lewimberg noted that Square One required certain operational and market related considerations.
- Concern that proposed streets that bisect blocks and Square One would create economically unfeasible development sites.

Councillor Tovey inquired as to how Council could review the Oxford Properties Master Plan being prepared by Kohn Pederson Fox Architects (KPF). Mr. Fillipedi noted that the plan was being finalized but that a meeting had been scheduled with senior staff for November 29, 2012 and around that time, Oxford Properties could show the plan to Council. Madam Mayor congratulated Oxford Properties for agreeing that the downtown core would not be defined by large surface parking lots and stand alone retail spaces and spoke to the fact that Oxford's establishment of Whole Foods had not aligned with the vision for the downtown core. Councillor Dale requested that staff follow up to ensure that Whole Foods was in compliance with the conditions that they had agreed to with respect to the kiosk on Rathburn Road West. Discussion ensued with respect to discussions and negotiations that had taken place with regard to Whole Foods. Mr. Fillipedi noted that while the Whole Foods store may have not been the development the City had originally anticipated, it had brought the brand to the City of Mississauga which was positive.

Jeffrey Friedman, Director, Mississauga Central Lions Club, addressed the committee and noted that the Lions Club was looking at long term options for the continued running of the Farmers Market in the downtown core. Mr. Friedman suggested that as the demand for parking would increase in the downtown core, and structured parking would be created, the Farmers Market could be permanently housed on the first level of a structured parking facility if it was built to support the height and weight of trucks. He also suggested that such a facility could be designed for year round use by the Farmers Market and that the Lions Club was looking for a partner to help facilitate the continuation of the Farmers Market. Mr. Friedman also noted that the Farmers Market was operating with a year to year lease, with no guarantee of having a space out of which to operate in the future.

Councillor Dale noted his support for the Farmers Market and suggested that the Lions Club engage with staff with respect to Mr. Friedman's suggestion. He also suggested that as the operation of the Farmers Market was not a permitted use on Oxford's lands, Oxford Properties should make a five (5) year application to the Committee of Adjustment for the Farmers Market to operate until there was an application to develop the lands.

Madam Mayor noted that there had been difficulty developing the City core due to transportation issues and because the City had not owned any land. She further noted that getting the cooperation of the stakeholders when developing the downtown core had been difficult, noting that the City of Mississauga and stakeholders need to work together. Madam Mayor also spoke to the importance of establishing firm policies to ensure that the vision for the downtown core was realized. She noted that the City and stakeholders should work together to create a parking structure and stipulated that there was a need for a convention centre in the downtown core to attract tourists and other investments.

Councillor Dale spoke in support of the plan, outlining the investment the City of Mississauga had made in the downtown core such as the Civic Centre, Central Library, Living Arts Centre and Sheridan College lands. He also outlined how the city core had developed, spoke to the need for more office commercial development and specified the need for the LRT in order to attract office commercial development. Councillor Dale spoke to the need for the Province of Ontario's help with funding the LRT.

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

PDC-0064-2012

1. That the report titled "Interim Control By-law for the Downtown Core, Implementing Documents", dated October 12, 2012 from the Commissioner of Planning and building be received for information.
2. That the following correspondences be received:
 - a. Letter and attachments dated November 5, 2012, from Dennis H. Wood, Wood Bull LLP.
 - b. Letter dated November 5, 2012, from Jeffrey Friedman, Director, Mississauga Central Lions Club.
 - c. Letter dated November 5, 2012, from Frank Lewinberg, Urban Strategies Inc.

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CARRIED – (Councillor Frank Dale)

This public meeting closed at 8:11 p.m.

ADJOURNMENT – 8:12 p.m.
(Councillor Iannicca)