



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, APRIL 6, 2010

**AFTERNOON SESSION – CANCELLED
EVENING SESSION – 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 Carmen Corbasson (Ward 1) (Chair)
Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Carolyn Parrish (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Eve Adams (Ward 5)
Councillor Sue McFadden (Ward 10)

John Britto, 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. L. Pavan, Manager, Development Team North

Ms. E. Pallotta, Development Planner

Ms. K. Dedman, Manager of Development Engineering T&W

Mr. M. Minkowski, Legal Counsel, Litigation

Mr. W. Nishihama, Manager Design Team

Ms. J. Reid, Legislative Coordinator, Office of the City Clerk

Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE –APRIL 6, 2010

CALL TO ORDER : 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

1. Regional Official Plan Amendment 24 (ROPA 24) – Places to Prosper, Proposing Changes Related to Growth Management, Employment Lands and Greenbelt Policies – Report on Comments

Corporate Report dated March 16, 2010 from the Commissioner of Planning and Building.

Responding to Councillor Pat Mullin's question regarding population figures, Ed Sajecki, Commissioner of Planning and Building advised that the Province is currently initiating a review of the allocation of population figures and it is expected that there will be a change in these figures.

Responding to a question from Mayor McCallion on whether the report defines what areas around a node are designated for intensification, John Calvert, Director of Policy Planning advised that the nodes concept is used in the City's Official Plan, and the nodes, defined by a boundary, are indicated on the land use schedule. He further advised that the three rural service centers in Caledon (Caledon East, Mayfield West and Bolton) have well defined boundaries, and any expansion to those boundaries will require Regional Official Plan Amendments.

Responding to a further question from Mayor McCallion regarding Growth Plan figures, John Calvert advised that the City of Mississauga is striving to achieve urban growth densities of 300 to 400 residents and jobs combined per hectare.

Mayor McCallion inquired as to what is involved in the Region developing a land budget to meet population and employment allocations. John Calvert advised that the City has requested the Region to prepare a map indicating the amount of land required to

accommodate population and employment growth. Mayor McCallion suggested that this matter should be raised at the next Regional General Committee meeting.

Responding to Mayor McCallion's request for staff comments on the Ninth Line boundary expansion, Ed Sajecki, Commissioner of Planning and Building advised that City staff have sought clarification from the Province on whether this would be treated as a boundary expansion or a boundary adjustment between two municipalities. Staff is of the opinion that this is a boundary adjustment in an area which probably would have been developed years ago if services were added.

Mayor McCallion sought clarification on whether staff would be recommending any reduction in the growth allocations for Mississauga. Ed Sajecki advised that the Province is reviewing these allocations and it is anticipated that these figures will increase in the next couple of years.

Expressing concerns about possible delays to scheduled projects on the City owned Ninth Line lands, Councillor Saito inquired whether this issue could be included in the current Regional Official Plan Amendment. John Calvert, Director Policy Planning informed that City staff have had numerous meetings with Regional staff on this matter with a request that this boundary issue be addressed.

Councillor Saito informed that Regional Council is supportive of the lands becoming part of the Region, however, there are concerns about the cost and effort to go through the process of a separate amendment to the Regional Official Plan to implement this small strip of land.

Councillor Saito suggested that this item be referred to Council for consideration.

CD.01.REG

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

Councillor George Carlson informed the Committee that Councillor Sue McFadden was unable to attend the meeting and had requested that Committee reverse the staff recommendation at 2(a) and approve the application.

Discussions ensued with respect to Councillor Sue McFadden's verbal request to reverse the staff recommendation at 2(a). The Chair, Councillor Corbasson suggested that Committee approve Item 1(a) to (f) and Item 2(a) be referred back to the Ward Councillor, Sue McFadden for consideration at Council.

Councillor Carolyn Parrish questioned the approval of a sign variance application by Origin Evergreen Mississauga, even though the applicant was issued a Notice of Contravention on February 9, 2009, for the illegal installation of the banner sign.

Staff responded that this matter will need further investigation to ascertain reasons why the extension was granted.

PDC-0011-2010

That the Report dated March 16, 2010 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 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 10-00036, Ward 4 – Scotiabank, 34 Eglinton Avenue West
To permit the following:
 - (i) One (1) additional ground sign fronting Eglinton Avenue West.
 - (b) Sign Variance Application 09-07086, Ward 6 – Dollarama, 1151 Dundas Street West
To permit the following:
 - (i) One (1) fascia sign not located on the unit occupied by the business.
Provided the sign has an overall height of 1.07m (3.5 ft.) and aligned with the adjacent TD Bank sign.
 - (ii) Correspondence from JUSTCOLE dated March 30, 2010 conveying their agreement, and attaching a revised drawing complying with staff recommendation be received.
 - (c) Sign Variance Application 09-07039, Ward 6 - Origin Evergreen Mississauga , 820 Scollard Court
To permit the following:
 - (i) One (1) banner sign located on the south elevation of the building to remain until May 31, 2010.
 - (d) Sign Variance Application 09-06038, Ward 8 - The Credit Valley Hospital, 2200 Eglinton Avenue West
To permit the following:
 - (i) Five (5) directional signs.
 - (e) Sign Variance Application 09-06977, Ward 8 - Laurie Williamson Motors, 3045 Glen Erin Drive
To permit the following:
 - (i) One (1) additional ground sign fronting Glen Erin Dr.
 - (f) Sign Variance Application 09-06747, Ward 10 - EcoMedia , Third Party Advertising, 5602-5606 Tenth Line West
To permit the following:
 - (i) Eight (8) horizontal litter/recycling stations indicated in Appendix 6 of the Report.

The granted variances are subject to compliance with other provisions of the Sign By-law.

2. That the following Sign Variances be referred to the Ward Councillor for further consideration:
 - (a) Sign Variance Application 09-06747, Ward 10 – EcoMedia, Third Party Advertising, 5602-5606 Tenth Line West
To permit the following:
 - (i) Three (3) horizontal litter/recycling stations indicated in Appendix 6 of the Report.
 - (ii) Four (4) vertical litter/recycling stations indicated in Appendix 6 of the Report.

BL.03-SIG (2010)

AMENDED (Councillor George Carlson)

3. Signage above the First Storey within the Downtown

Councillor Nando Iannicca informed the committee that there is a proliferation of signs in the Cooksville community, and requested staff to bring back a report to a future PDC meeting with policies and procedures similar to the Downtown core.

Responding to a question from Mayor McCallion as to whether signs in the Cooksville area contravene the Sign By-law, Wayne Nishihama, Manager Design Team advised that a number of signs that were installed prior to the Sign By-law being adopted by Council are exempt from the Sign Bylaw. All new applications are being carefully scrutinized by staff to ensure compliance with the Sign By-law.

Mayor McCallion expressed concerns that the community is not aware of these signs in the Cooksville and Dundas Street corridor being exempt from the Sign By-law because they were installed prior to the adoption of the Sign By-law.

PDC-0012-2010

That the Report dated March 16, 2010 from the Commissioner of Planning and Building regarding Signage above the First Storey within the Downtown, be adopted in accordance with the following:

1. That the Planning and Building Department continue with the current process of reviewing signage proposals above the first storey within the Downtown, through the sign variance process;
2. That the Planning and Building Department create a Special Sign District with specific sign provisions including provisions for signage above the first storey of a building, for the Downtown Area during the implementation phases of the Downtown21 Master Plan.

APPROVED (Councillor Frank Dale)

CD.21.SIG

4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1110 Lorne Park Road, northwest corner of Lorne Park Road and Albertson Crescent. Owner: Jacan Construction Ltd. Applicant: Wellings Planning Consultants Inc., OZ 08/015 W2, Bill 51

Councillor Carmen Corbasson called this public meeting to order at approximately 7:30 p.m.

The following residents were in the audience and spoke to the matter:
Duncan Warren
Ken Byers

Glen Wellings, Planning Consultant and Vincent Santemaura, Architect for the Applicant, provided an overview of the application.

Mr Wellings advised that the property fronts Lorne Park Road, Albertson Crescent and Bramblewood Lane. The property is immediately adjacent to a railway line, backs onto existing residential and is across from existing commercial. He felt that the lands have remained vacant because residential development did not appear to be the most appropriate use of the property. The original application for a 2-storey office building with 22 parking spaces was made in September 2008. Subsequently, the size of the development has been reduced.

Mr Santemaura provided comments on the subject application with respect to architectural and design matters. Taking into consideration the concerns of the residents with regard to setback, size, etc., the overall size of the building has been reduced, parking spots have been deleted and the building has been setback from the existing tree. The original elevations, which were in keeping with the commercial style, have now been amended, at the request of the Focus Group, to a more residential feel, thus making the building more residential in nature and scale.

Mr. Santemaura felt that this commercial development would help reinforce the existing commercial strip on the opposite side of Lorne Park Road. The building has been located as close to Lorne Park as possible to be away from the existing residential properties. It is proposed to use a variety of paving materials in the parking areas to reduce the impact of asphalt. Appropriate screening will be provided along the south side to enable screening of the parking areas from the residential properties.

In conclusion, Mr. Wellings advised the Committee that the application satisfied provincial and regional policies with respect to infill and intensification. The proposal also fulfills design and employment objectives of the City's Official Plan. In terms of land use, the proposal provides an appropriate transitional land use between retail, commercial, residential and railway lands. Unlike retail and commercial, office use will be of low intensity in nature and will be used on weekdays only. He indicated that this will not be a medical office which would require more parking. The subject development represents a compatible land use and utilizes the existing infrastructure currently in place.

In response to a question from Mayor McCallion as to whether a residential development application was made by the landlord, Mr. Wellings stated that he was not aware of any residential development application being filed for this site. He further advised that residential development on this site would be subject to a 30 metre setback from the railway lands, which would considerably reduce the size of such a development on the property.

Mr. Duncan Warren and Mr. Ken Byers presented on behalf of the Albertson / Bramblewood Community.

Mr. Warren advised that he has been a resident of the Lorne Park Area in Bramblewood since 1986 and formed the Focus Group to represent the interests of the community. The community is in opposition to the subject proposal due to the nature, scope and design of the building which is not compatible with the existing character of the community, which would have negative impacts on the community. The developer has made minor changes to the size of the development in order to address some City requirements. Mr. Warren informed that although the community was willing to work with the developer, the developer appeared to be unwilling to address the concerns of the community. The community has issues with both the size and the design of the proposed building.

Mr. Warren indicated that the Focus Group's submission is that any development on this site should be in line with the character of the neighborhood, including appropriate size and design that is compatible with the community and with proper setbacks and buffers. The most tangible negative impact of the development is its visual intrusion i.e. the lot is the entrance to the neighborhood. The proposed building and associated parking area is massive and would overwhelm the neighborhood, and the current green space would be replaced by the building and parking area, thus negatively impacting on the visual look of the neighborhood. Further, Mr. Warren felt that the proposed commercial development will have an impact on noise, lighting intrusion, waste disposal and snow plowing in the early hours of the morning, thus having an overall negative impact on property values of the adjacent single family homes.

Mr. Warren informed the Committee that a survey of all homes in the community indicated that they were all opposed to the proposal. The position of the community is that the development of this property for a single family home is most compatible with the character of the community.

Councillor Carlson inquired whether a smaller scale proposal with a more residential appearance, or a mixed-use development could be considered as viable options.

Mr. Byers responded that the community is not unreasonable and would consider suggestions that comply with the existing single-family residential community.

Mayor McCallion commended the Focus Group on their presentation and was pleased to

hear that the community is willing to work with the developer to arrive at a reasonable plan.

Mr. Byers responded that there was no attempt by the developer to show any justification to change the existing residential zoning to commercial. No studies have been done to indicate why residential development of the property is not feasible.

Councillor Mullin spoke to the application and pointed out that the developer was not prepared to down size the development any further. The City has reviewed the Secondary Plan, which has been approved by the Ontario Municipal Board, but the designation on the subject property has never been changed from Low Density 1 throughout this review. Councillor Mullin referred to Section 4.7.2 on Page 3 of the report, which states that the policies recognize the existing retail commercial development in the vicinity of Lorne Park Road and the CNR tracks, but do not permit expansion of the Mainstreet Commercial designation.

Councillor Mahoney also thanked the Focus Group on an outstanding presentation, which covered all issues relating to the subject development.

Councillor Prentice concurred that there is a need to make the development look like residential. The staff report indicates how the development is out of character in the context of the community. The proposal is not compatible with the community and the applicant needs to reconsider this application and come back with improvements.

The Chair agreed with the comments from the Committee adding that there is a need for something that blends into the community. She stressed that the massing of the building needs to be significantly reduced.

Councillor Pat Mullin moved the following recommendation, which was voted on and carried.

PDC-0013-2010

1. That the Report dated March 16, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - Low Density I" to "Office" and to change the Zoning from "R2-1" (Detached Dwellings - Typical Lots) to "O-Exception" (Office), to permit a two storey office building under file OZ 08/015 W2, Jacan Construction Ltd., 1110 Lorne Park Road, northwest corner of Lorne Park Road and Albertson Crescent, be received for information.
2. That the presentation material distributed by representatives of the Focus Group with respect to the development applications under file OZ 08/015 W2, be received.

OZ 08/015 W2

AMENDED (Councillor Mullin)

ADJOURNMENT – 8:22 P.M.