



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MARCH 22, 2010**

**AFTERNOON SESSION – CANCELLED  
EVENING SESSION – 7:00 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: Councillor Carmen Corbasson (Ward 1)  
Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5)  
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) (Chair)  
Mayor Hazel McCallion

Members Absent: Councillor Sue McFadden (Ward 10)

John Britto, Legislative Coordinator, Office of the City Clerk  
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STAFF PRESENT: Ms. H MacDonald, Acting Commissioner of Planning and Building  
Mr. J. Calvert, Director of Policy Planning  
Mr. R. Miller, Planner, Policy Planning  
Ms. M. Ball, Director, Development & Design  
Ms. L. Pavan, Manager, Development Team North  
Ms. D. Rusnov, Manager, Development Team West  
Mr. R. Hughes, Planner, Development & Design  
Ms. M. Cassin, Manager, Zoning By-law Review  
Mr. S. Ganesh, Transportation Planner, T&W  
Ms. K. Dedman, Manager of Development Engineering T&W  
Mr. D. Marcucci, Manager, Planning & Heritage Community Services  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk  
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

**PLANNING & DEVELOPMENT COMMITTEE – MARCH 22, 2010**

**CALL TO ORDER : 7:00 P.M.**

Members of the Committee agreed that Item 3 on the agenda be moved ahead after Item 1.

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

Councillor Eve Adams declared a possible conflict of interest with respect to Item 1 – Draft Mississauga Official Plan, March 2010, as her husband has recently started working on a drive-through policy.

**MATTERS CONSIDERED**

**AFTERNOON SESSION – CANCELLED**

**EVENING SESSION – 7:00 P.M.**

Councillor Eve Adams declared a possible conflict of interest with respect to the following item as her husband has recently started working on a drive-through policy.

1. Draft Mississauga Official Plan, March 2010

Corporate Report dated January 12, 2010 from the Commissioner of Planning and Building with respect to the draft Mississauga Official Plan.

Councillor Katie Mahoney posed questions to staff regarding the package of material.

Councillor Mullin requested that staff bring back stronger wording and action orientated policies relating to remedial storm water management across the City. She also requested that reference to waste processing station or waste transfer station be removed from the Southdown District Policy and that instead the area be an exemption and called a recycling plant. She commented that Hurontario Street should incorporate cycling lanes and a new sketch should be displayed. She requested that intensification be removed from the Community Nodes section or that intensification be clearly outlined in Community Nodes. She commented that the special site on South Service Road adjacent to Residential under section 17.3 should have a maximum two-storey height restriction and any use that would produce emissions should not be permitted. Councillor Mullin also commented that the Air Quality section 5.6 does not reflect of the vision of the City and that it should recognize that the City has an Air Quality Advisory Committee.

Councillor Mullin indicated that she intended to debate a motion at a future meeting to remove any reference to power plant or generating plants from the Mississauga Official Plan. Michal Minkowski, Legal Counsel responded that the issue of removing the power plant or generating plants from the Official Plan had a number of implications and should be reviewed by staff.

Councillor Maja Prentice commented that the draft document leaves gaps for undesired development. She expressed concern that there are no local area plans for Ward 3. She expressed concern for the transportation based planning set out in the Official Plan and how it would be funded. She also expressed concern for the reference to the Dunpar development within the draft Official Plan. She identified a typo on page 16-7 section 16.2.3.2.2 g which should reference Special Site 2 and not Special Site 3. Lastly, with respect to page 16-87 section 16.21.2.2 Special Site, Councillor Prentice noted that the map appeared to permit an access road parallel to Hickory Drive, however, she requested that it would only be permitted in the Special Site parallel to Dixie Road with access only at the traffic signal across from Rockwood Mall. Staff noted that the access policy may have been carried over after division of the site from Community Node to Neighbourhood and that it should be removed from the Hickory Drive Special Site.

Councillor Pat Saito commented that this document should include guidelines for maintenance of City owned heritage properties. She expressed concern for the proposed timelines for the consultation of the draft Official Plan and requested public consultation workshops to be held within Ward 9.

Mayor McCallion directed questions to staff with respect to building heights in Nodes, holding zoning and parking structures. She requested clarification on the public consultation process. She supported the removal of power plants in the draft Official Plan and requested staff to report back on implications. She commented that the Official Plan should include remedial storm water management measures.

Councillor Corbasson expressed concern for the removal of floor space index and units per acre from the draft Official Plan, she requested that one of the measures be included as a guideline in the Official Plan to provide a comparison from the Official Plan designation to a proposed development application. Councillor Corbasson also expressed concern for the public consultation timelines and requested that public consultation workshops be held within Ward 1 and commented that there are a number of Ratepayer's Associations that would like to comment on the draft Official Plan.

Councillor Mullin also has a number of Ratepayer's Associations and requested public consultation workshops to be held within Ward 2. She expressed concern for the removal of units per acre to floor space index and the resulting built form. She commented that in most development applications, her ratepayers are focused on the site plan and therefore she was concerned about how to converse with the ratepayers in that regard. Councillor Mullin requested that general height standards for Community Nodes contained on page 9 of the staff Report be included in the Official Plan.

Staff responded with respect to Councillor's comments about floor space index and units per acre, staff indicated that previous official plans included those density ranges for measurement of community services and were primarily for green fields. The draft Official Plan removed those measurements due to the shift from green fields to infill and redevelopment. Staff felt that this approach will encourage density conformity with the community based on improved urban design guidelines set out in the Official Plan. The draft Official Plan no longer designates number of units or floor space index.

Councillor Dale commented on the measures as well and indicated that it is difficult to plan for infrastructure and transportation when there are no density and height restrictions. In response to Councillor Dale, staff advised that the Downtown21 Master Plan will be coming forward in April 2010 and once it is adopted by Council, it will be incorporated into the Mississauga Official Plan. There are a number of plans underway that will be incorporated into the Official Plan after they are adopted. Staff confirmed that all district area existing plans were brought forward in this draft Official Plan.

Mayor McCallion reflected on the various plans for the downtown core area.

Councillor Mullin posed questions to staff with respect to the Mississauga Cycling Strategy.

Staff explained that the policy directions and goals of the Mississauga Cycling Strategy will be incorporated into the Official Plan after it is adopted by Council. There are representatives from the Cycling Committee at the draft Official Plan working group and steering committee.

Subsequently, Committee discussed the timelines for the public consultation process. It was suggested that staff proceed with the timelines and staff may come back to Committee if the dates require adjustment.

Councillor Katie Mahoney moved the following recommendation, which was voted on and carried:

PDC-0008-2010

1. That the Draft Mississauga Official Plan, March 2010, attached under separate cover to the report titled "*Draft Mississauga Official Plan, March 2010*" dated March 2, 2010 from the Commissioner of Planning and Building, be circulated for comment and that a public consultation program, including the statutory open house and public meeting, be conducted.
2. That the revisions requested at the Planning and Development Committee meeting on March 22, 2010 be reviewed by staff and incorporated into the draft Mississauga Official Plan where appropriate.

APPROVED / DIRECTION (Katie Mahoney)  
CD.30.MIS

- 2 SUPPLEMENTARY REPORT - Rezoning and Draft Plan of Subdivision Applications, Part of Lot 10, Concession 2, W.H.S., Block 269 and Part of Block 270, 43M-1246 and Block 37, 43M-1290, northeast corner of Second Line West and Silverthorn Mill Avenue, Owner: 2189034 Ontario Inc. and 2142301 Ontario Inc., formerly 2096553 Ontario Inc. (Hush Inc.), Applicant: John D. Rogers and Associates Inc., OZ 08/012 T-M08005 W11, **Bill 51**

Councillor George Carlson requested an amendment to the staff recommendation to revise the exterior side yard setback to 6 m (19.7 ft).

PDC-0009-2010

That the Report dated March 2, 2010, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 08/012 W11 and T-M08005 W11, 2189034 Ontario Inc. and 2142301 Ontario Inc., formerly 2096553 Ontario Inc. (Hush Inc.), Part of Lot 10, Concession 2, W.H.S., Block 270, 43M-1246, and Block 37, 43M-1290, northeast corner of Second Line West and Silverthorn Mill Avenue, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from "R2-10" (Detached Dwellings - Typical Lots) to "R2-Exception" (Detached Dwellings - Typical Lots) and "R16-Exception" (Detached Dwellings on a CEC - Private Road) to permit 6 detached lots fronting onto a public road and 7 detached lots fronting onto a private common element condominium road in accordance with the proposed zoning standards and recommendations described in this report, including an exterior side yard of 6 m (19.7 ft.), be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) That the school accommodation condition, as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards, not apply to the subject lands.
  - (d) That prior to registration of the draft plan of subdivision, the applicant must enter into an Aircraft Noise Warning Agreement with the Greater Toronto Authority and the City of Mississauga.
  - (e) That prior to the passage of the implementing Zoning By-law the applicant shall have acquired ownership of the necessary parcels of land required to complete the land assembly for the draft plan of subdivision comprised of Block 269, 43M-1246 and Part of Block 270, 43M-1246, being Part 1 on

43R-33115 and 43M-1290, and completed the acquisition and purchase for market value from the City of a portion of the Second Line West and Silverthorn Mill Avenue rights-of-way comprising Parts 1, 2 and 3, 43R-33121 which are also required to complete the land assembly for the draft plan of subdivision, all to the satisfaction of the City Solicitor.

3. That the Plan of Subdivision under file T-M08005 W11, be recommended for approval subject to the conditions contained in Appendix S-5, attached to the report dated March 2, 2010, from the Commissioner of Planning and Building.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
5. Subject to the conditions of draft plan approval, that the Corporation of the City of Mississauga hereby authorizes the applicant to include within the draft approved plan of subdivision the necessary parcels of land required to complete the land assembly for the draft plan of subdivision as provided in Recommendation 2(e) above.

Amended (Councillor George Carlson)

OZ 08/012 T-M08005 W11

3. PUBLIC MEETING – Addendum Supplementary Report Official Plan Amendment and Rezoning Applications, 1810 Burnhamthorpe Road East, south side of Burnhamthorpe Road East, west of Ponytrail Drive Owner: Dunpar Developments Inc. (formerly Radial Investments Limited) Applicant: Dunpar Developments Inc., OZ 06/032 W3, Bill 20

Councillor George Carlson called this public meeting to order at approximately 8:23 p.m.

Rob Hughes, Planner, provided an overview of the application. He advised that the Planning and Development Committee at its meeting on June 29, 2009 had considered and endorsed the original application for a 21-unit townhouse development in conjunction with four semi-detached dwellings. He further advised that the applicant has requested reorientation of some dwellings facing east, as the front doors directly front on to some westerly garage units from the existing Dunpar development currently under construction. He advised that the applicant has had issues selling those units and hence the request for the change. As a result of this reorientation of the units, it is necessary to bring the plan back for approval. Rob Hughes informed that staff have no objection to the requested revision as it presents a better design.

The following residents were in the audience and spoke to the matter:

Jennifer Owen

Edna Forster

Jennifer Owen stated that she is a new resident and requested a copy of the plans.

Edna Forster, Director of the Fleetwood Village Ratepayers Association advised that she too would like to have a copy of the plans which she offered to relay back to the Association.

Bruce Ketcheson, Solicitor for Dunpar Developments Inc. informed the Committee that Dunpar Developments Inc. supported the staff recommendations in the report. He further advised that he would provide the residents with any further information related to the subject development.

Councillor Prentice advised that she would be moving deferral of this matter and requested that the draft by-law and related information be forwarded to her office for review.

Mayor McCallion expressed concerns with a previous development of Dunpar Developments Inc. wherein what is being built is not what was promised to be built. The Mayor advised that the company has not implemented the plan that was given to the residents and expressed concerns that the current development may not be built as promised.

Bruce Ketcheson responded that he was not involved with Phase I of the project. He further advised that he would convey to the developer the concerns expressed.

Councillor Maja Prentice moved the following recommendation, which was voted on and carried:

PDC-0010-2010

That the Report dated March 2, 2010 from the Commissioner of Planning and Building recommending approval of the revised applications under File OZ 06/032 W3, Dunpar Developments Inc., 1810 Burhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East, west of Ponytrail Drive, be referred to the local Ward Councillor.

This public meeting closed at approximately 8:35 p.m.

Amended (Councillor Maja Prentice)  
OZ 06/032 W3

ADJOURNMENT – 8:35 p.m.