



# MINUTES

---

## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MAY 31, 2010**

**AFTERNOON SESSION – 1:30 P.M. (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) **(Chair)**  
Councillor Eve Adams (Ward 5)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

Members Absent: Councillor Katie Mahoney (Ward 8)  
Councillor Pat Saito (Ward 9)

John Britto, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 3795 / Fax 905-615-4181

E-Mail: [john.britto@mississauga.ca](mailto:john.britto@mississauga.ca)

STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building

Mr. J. Calvert, Director, Policy Planning

Ms. L. Christie, Development Planner

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. R. Hughes, Development Planner

Ms. S. Tanabe, Manager, Community Planning

Mr. G. Smith, Team Leader, Park Assets Planning

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

Ms. A. La Rosa, Legislative Coordinator, Office of the City Clerk

**PLANNING & DEVELOPMENT COMMITTEE –MAY 31, 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. Site Plan Control By-law Update – City of Mississauga

Ed Sajecki, Commissioner of Planning and Building advised that the subject matter involved text and mapping changes which are site specific in nature.

Lisa Christie, Development Planner, presented an overview of the Site Plan Control By-law update. She advised that since the last Site Plan Control By-law update in 2006, changes have occurred to parcels of land in the City, a typical example being the lands on the west side of Ninth Line West that have been acquired by the City from the Town of Milton. Other examples quoted were registration of subdivisions, new development applications and the recently approved “Green” Strategic Policies for the City affecting lands in the greenbelt overlay.

Councillor Nando Iannicca moved the following motion which was voted on and carried.

PDC-0021-2010

That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft wording attached as Appendix I-1 to the report dated May 11, 2010, from the Commissioner of Planning and Building.

APPROVED (Councillor Nando Iannicca)  
CD.21.SIT

2. Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, as amended – Parts of Lots 1 to 4 in the third Block east of Queen Street on the south side of Main Street PLAN STR-4; south side of Main Street, east of Wyndham Street. Owner: Cal-Main (Mississauga) Developments Inc. Applicant: Dillon Consulting Limited, Allan Windrem)

There were no persons in the audience who expressed an interest in the above application.

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

PDC-0022-2010

That the Report dated May 11, 2010, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 09/005 W11, Cal-Main (Mississauga) Developments Inc., Parts of Lots 1 to 4 in the third Block East of Queen Street on the south side of Main Street, PLAN STR-4, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

APPROVED (Councillor George Carlson)  
H-OZ 09/005 W11

3. Protection of the Ontario Power Generation Lands in Lakeshore

Councillor Carmen Corbasson informed that the City has exhausted all possible avenues for the protection of this site. She further informed that she, along with staff, met with Ontario Power Generation (OPG), the Ministry of Energy and Infrastructure and the Ministry of the Environment, at the offices of MPP Charles Sousa. All parties have indicated their willingness to work with the City on this matter.

Responding to a question from Councillor Carolyn Parrish on whether any clean up operations have been undertaken on the site, Councillor Corbasson advised that approximately half the site (where there was a coal pile up), has been cleaned to industry standards, and staff has commenced a study of the OPG lands that will establish a vision for the community and provide the necessary rationale for any proposed land use change, if recommended.

In response to Mayor McCallion's question on what has been done to the foundation of the four stacks, Bruce Carr, Director of Strategic Community Initiatives advised that it is understood that the stacks have been buried as part of the concrete foundation for the site.

Councillor Carmen Corbasson moved the following motion which was voted on and carried.

PDC-0023-2010

That the report titled "*Protection of the Ontario Power Generation Lands in Lakeview*" dated May 11, 2010, from the Commissioner of Planning and Building, be received for information.

RECEIVED (Councillor Carmen Corbasson)  
CD.03.LAK

4. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications. To permit apartments with ground floor commercial uses, and townhouses under standard and common element condominium tenure. 5081 Hurontario Street, east side of Hurontario Street, north of Eglinton Avenue East. Owner: Summit Eglinton Inc. Applicant: Lethbridge & Lawson Inc.). Bill 51

Councillor Frank Dale called this public meeting to order at approximately 7:10 p.m. and read the recommendation from the Corporate Report.

There were no persons in the audience who expressed an interest in the above application.

Jim Lethbridge of Lethbridge & Lawson Inc. addressed the Committee and explained the application by Summit Eglinton for a large scale, multi-use development. He noted that the subject lands are located on the east side of Hurontario Street, north of Eglinton Avenue East and south of Nahani Way. Lands to the north and east comprise of a range of residential densities while lands to the south, designated for high density uses, are still awaiting development. The lands to the west are vacant and owned by Pinnacle International and are subject to development applications for a range of housing types.

Mr. Lethbridge advised that the subject land is located within the Hurontario District of the Mississauga Plan. The Special Site provision requires a concept plan that addresses compatibility with existing and surrounding uses, and acceptable ingress and egress arrangements.

Mr. Lethbridge advised that the subject site is within a major node of the City, and will encourage a high quality, compact and urban built form with a relationship to the street line, retail uses with direct access to the sidewalk, sufficiently high residential and employment density to support transit usage and community, cultural and recreational facilities. The introduction of townhouses was to address issues of built form and compatibility with the existing surrounding uses by placing lower density development adjacent to the existing low rise community along the north and east boundaries of the site. As a result, future population will have the shortest walking distance to existing transit facilities and future Light Rail Transit (LRT) on Hurontario Street. Assuming the LRT stop is at the intersection of Hurontario Street and Eglinton Avenue, most of the subject site will be within 500 meters of the station.

Mr. Lethbridge stated that the current designation anticipated an east-west road connecting Hurontario Street to the future Thornwood Drive extension. It is proposed to construct additional roads with a minimum 20 meter right-of-way thus creating smaller development blocks which are more pedestrian-friendly. A minimum 20 meter right-of-way is required to maintain the City's typical cross-section with sidewalks on both sides of the local streets, consistent with direct pedestrian access with the proposed higher node density. The minor collector road leading north is intended to provide a connection to Nahani Way.

Mr. Lethbridge noted that not all lands required to complete the roads are owned by the client. As a result, a temporary road connection through part of the site adjacent to Hurontario Street is required and is proposed as part of Phase 1 of the development.

Staff concerns with development of block 4 are being addressed by proposing a layout that places all the town houses in close proximity to the. It is not proposed to change the height and massing of town houses in Block 4.

Michael Spazianni, Architect and Urban Designer addressed the Committee on the architectural and urban design details of the proposed development, noting that there are a number of 25-storey buildings in the district. The surrounding lands are predominantly low lying in character to the north.

Addressing concerns from the Planning and Design Division, Mr. Spazianni informed that the building height has been reduced to 26 and 28 storeys after shadow studies were conducted. Mr. Spazianni gave an overview of the proposed townhouse developments to the north side of the new east-west street, which will back on to the existing houses on Nahani Way. The garages for these proposed townhouses will be at the rear of the dwellings in a lane that is half a level below grade which will not impact on the pedestrian environment.

Responding to a question from Councillor Maja Prentice with regard to the proposed density for the site, Jim Lethbridge informed that application proposes to use the maximum FSI of 2.9 as provided in the plan.

In response to Councillor Prentice seeking clarification on the proposed portion of outdoor amenity area for Block 4 on adjacent lands that are not subject to development applications, Mr. Lethbridge advised that this issue is being discussed with City staff and alternatives will be suggested.

Responding to Councillor Prentice's concerns with regard to FSI, Councillor Eve Adams advised that the proposed development is within the permitted FSI limits of 1.9-2.9. Councillor Adams further advised that the architecture of the proposed development is unique to the City.

Responding to Mayor McCallion's concern on the traffic impact on the Hurontario Street

Eglinton Avenue intersection, Kealy Dedman, Manager Development Engineering advised that the City initiated the ITRANS study to evaluate whether the proposed densities will be supported by the existing and proposed road networks in the area. The densities in the ITRANS study are consistent with the proposed densities on the subject site. Transportation and Works is still reviewing the functional designs of the proposed development.

Cr Adams advised the Committee that a community meeting was held on December 14, 2009. The developer and their consultants attended this meeting to address concerns of the community.

Councillor Adams expressed concerns with the high rise component to the west of the proposed development. She further advised that the developer is willing to put a Holding "H" Symbol on that portion of the land. Further studies and investigations have been requested by City staff.

Responding to Mayor McCallion's question whether data has been obtained on the number of vehicular accidents occurring in and around the Nahani Way and Hurontario Street intersection, Ms. Dedman advised that she was not aware if anything statistics have been requested, but she would confirm this at a later date.

Responding to a question from Councillor Frank Dale on whether this application would need a phasing in to comply with District Plan requirements to meet transportation needs, Ed Sajecki, Commissioner of Planning and Building advised that this will depend on the outcome of further investigations and traffic reports from the Transportation and Works Department.

Cr Adams stated that phasing in of the development starting with the town homes, medium high and then high rise development, would be a prudent way to address traffic concerns in and around the Hurontario Street and Eglinton Avenue

Councillor Eve Adams moved the following motion which was voted on and carried.

PDC-0024-2010

1. That the Report dated May 11, 2010, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - High Density II - Special Site 7" to "Residential - Medium Density I - Special Site", "Residential - Medium Density II - Special Site" and "Residential - High Density II - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RM5-Exception" (Street Townhouse Dwellings), "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road) and "RA5-Exception" (Apartment Dwellings), to permit apartments with ground floor commercial uses, and townhouses under standard and common element condominium tenure, under files OZ 09/011 W5 and T-M09004 W5, Summit Eglinton Inc., 5081 Hurontario Street, east side of Hurontario Street, north of

- Eglinton Avenue East, be received for information.
2. That the email dated May 28, 2010, from David Vo expressing concerns about the height of the building (three storey townhouse units) to be built on Block 2 which will cause shadow impact on surrounding properties and negative impact on people living in the neighbourhood, be received.

AMENDED (Councillor Eve Adams)  
OZ 09/011 W5 / T-M09004 W5

**ADJOURNMENT – 7:50 P.M.**