



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 14, 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)
Councillor Pat Mullin (Ward 2)
Councillor Carolyn Parrish (Ward 6) **(Chair)**
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 Maja Prentice (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5)
Councillor Sue McFadden (Ward 10)

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

E-Mail: john.britto@mississauga.ca

STAFF PRESENT:

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

Mr. J. Calvert, Director, Policy Planning

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

Ms. L. Pavan, Manager, Development Team North

Mr. W. Nishihama, Manager Design Team

Mr. R. Miller, Planner, Planning and Building

Mr. J. Famme, Development Planner, Planning and Building

Ms. E. Pallotta, Development Planner, Planning and Building

Mr. D. Breveglieri, Development Planner, Planning and Building

Mr. R. Hughes, Development Planner, Planning and Building

Mr. H. Yeghouchian, Development Planner, Planning and Building

Mr. M. Minkowski, Legal Counsel, Litigation

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

Ms. A. LaRosa, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JUNE 14, 2010

CALL TO ORDER : 7:04 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Mayor Hazel McCallion declared a conflict of interest in Item 8 – Official Plan Amendment and Rezoning Applications to permit an apartment building at 142, 148 and part of 120-158 Queen Street South, as her son is employed by DeZen Realty Company Limited, owner of the subject lands.

Councillor Nando Iannicca advised that he would recuse himself during the Committee's consideration of Item 2 – Removal of the "H" Holding Symbol from Zoning By-law 0225-2007, as amended relating to Lot 3, Registered Plan C-24 and Part of Lot 1, Range 3, Credit Indian Reserve, Owner: Berkley Homes (Gordon Woods II) Inc. under File H-OZ 10/002 W7, to avoid the perception of a possible conflict of interest.

MATTERS CONSIDERED

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

Councillor George Carlson requested that Item 8 be brought forward in order to accommodate a request by a delegate of the item, on medical grounds.

The Chair, Councillor Carolyn Parrish informed the Committee of a request for a Sign Variance application to be walked on, and suggested that the sign variance application be discussed as Item 1 (a) on the agenda, and the existing Item 1 – Proposed Parkway Belt West Plan Amendment be considered as 1 (b) on the agenda.

Note: The order of the Agenda was changed and these Minutes reflect the order of the meeting.

1 (a) Sign Variance Applications – Sign By-law 0054-2002, as amended

Councillor George Carlson stated that a sign variance application from Direct Mazda to install a banner sign could not be considered on time by the Committee due to the cancellation of a previous meeting.

The Chair, Councillor Carolyn Parrish informed the Committee of the urgency to consider this sign variance application due to the fact that the City would lose revenue in the amount of \$20,000 if the sign was not installed by June 30, 2010. Councillor Parrish further stated that staff supports the application.

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

PDC-0025-2010

That the following Sign Variance application **be granted**:

(a) Sign Variance Application 10-0411

Ward 6

BraeBen Golf Course

5700 Terry Fox Way

To permit the following:

One (1) banner sign located on the southeast elevation of the building.

APPROVED (Councillor George Carlson)

BL.03-SIG (2010)

1 (b) Proposed Parkway Belt West Plan Amendment – East of Fieldgate Drive, north of Audubon Boulevard – Ontario Realty Corporation (File: BL.09.PAR) – Ward 3

Corporate Report dated May 27, 2010 from the Commissioner of Planning and Building with respect to the Proposed Parkway Belt West Plan Amendment – East of Fieldgate Drive, north of Audubon Boulevard – Ontario Realty Corporation.

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

PDC-0026-2010

1. That the Ministry of Municipal Affairs and Housing be advised that the City of Mississauga supports the application by Ontario Realty Corporation to delete lands on the east side of Fieldgate Drive, north of Audubon Boulevard, from the Parkway Belt West Plan.
2. That the City of Mississauga initiate a land use review of the subject lands as the basis for amendments to Mississauga Plan and the zoning by-law for the lands subject to the Parkway Belt West amendment application by Ontario Realty Corporation.
3. That the report titled “Parkway Belt West Plan Amendment – East of Fieldgate Drive, north of Audubon Boulevard - Ontario Realty Corporation” dated May 27, 2010 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing.

BL.09.PAR

APPROVED (Councillor Pat Mullin)

2. Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, as amended. Lot 3, Registered Plan C-24 and Part of Lot 1, Range 3, Credit Indian Reserve – North and South sides of Harborn Road, west of Hurontario Street. Owner: Berkley Homes (Gordon Woods II) Inc. (File: H-OZ 10/002 W7)

Councillor Nando Iannicca recused himself during the consideration of this item to avoid the perception of a possible conflict of interest.

Corporate Report dated May 4, 2010 from the Commissioner of Planning and Building with respect to the Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, as amended. Lot 3, Registered Plan C-24 and Part of Lot 1, Range 3, Credit Indian Reserve – North and South sides of Harborn Road, west of Hurontario Street. Owner: Berkley Homes (Gordon Woods II) Inc.

Councillor Katie Mahoney moved the following motion which was voted on and carried.

PDC-0027-2010

1. That the Report dated May 4, 2010, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 10/002 W7, Berkley Homes (Gordon Woods II) Inc., Lot 3, Registered Plan C-24 and Part of Lot 1, Range 3, Credit Indian Reserve be adopted, and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.
2. That the correspondence dated June 14, 2010 from Joseph Fedel with regard to the removal of the "H" holding symbol application, under file H-OZ 10/002 W7, Berkley Homes (Gordon Woods II) Inc., Lot 3, Registered Plan C-24 and Part of Lot 1, Range 3, Credit Indian Reserve, be received.

H-OZ 10/002 W7

AMENDED (Councillor Katie Mahoney)

3. Appeal to the Ontario Municipal Board. Committee of Adjustment Decision. Consent Application ‘B’023/10 W2 and Minor Variance Application ‘A’ 149/10 W2. Sandra Ortiz Gonzalez. 1356 Lakeshore Road West. South of Lakeshore Road West, west of Bexhill Road (File: ‘B’ 023/10 W2 and ‘A’ 149/10 W2)

Corporate Report dated May 25, 2010 from the Commissioner of Planning and Building with respect to the Appeal to the Ontario Municipal Board. Committee of Adjustment Decision. Consent Application ‘B’023/10 W2 and Minor Variance Application ‘A’ 149/10 W2. Sandra Ortiz Gonzalez. 1356 Lakeshore Road West. South of Lakeshore Road West, west of Bexhill Road.

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

PDC-0028-2010

That the Report dated May 25, 2010 from the Commissioner of Planning and Building regarding the appeal filed by Legal Services by letter be continued, and that Legal Services, together with other appropriate City staff attend the Ontario Municipal Board hearing in support of the appeal of the decisions of the Committee of Adjustment under files 'B' 023/10 & 'A' 149/10, Sandra Ortiz Gonzalez, granted on April 8, 2010, regarding the property at 1356 Lakeshore Road West.

APPROVED (Councillor Mullin)

'B' 023/10 W2 and 'A' 149/10 W2

4. Payment-in-Lieu of Off-Street Parking (PIL) Application – 3 Brant Avenue – Northeast corner of Lakeshore Road East and Brant Avenue. Owner: 1214536 Ontario Limited. Applicant: Christopher M. Barre (File: FA.31 10/001 W1) **Bill 51**

Corporate Report dated May 25, 2010 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) Application – 3 Brant Avenue – Northeast corner of Lakeshore Road East and Brant Avenue. Owner: 1214536 Ontario Limited. Applicant: Christopher M. Barre.

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

PDC-0029-2010

That the Report dated May 25, 2010 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 10/001 W1, 1214536 Ontario Limited, 3 Brant Avenue, northeast corner of Lakeshore Road East and Brant Avenue, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$2,675.00 be approved as the amount for the payment in lieu of one (1) 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 1214536 Ontario Limited for the proposed retail expansion.
3. That the execution of the PIL agreement and payment must 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.

FA.31 10/001 W1

APPROVED (Councillor Carmen Corbasson)

5. Payment-in-Lieu of Off-Street Parking (PIL) Application. 1744 Lakeshore Road West – South side of Lakeshore Road West, East of Clarkson Road South. Owner: Caldin Enterprises Inc. Applicant: W.E. Oughtred and Associates Inc. (File: FA.31 09/002 W2)
Bill 51

Corporate Report dated May 25, 2010 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) Application. 1744 Lakeshore Road West – South side of Lakeshore Road West, East of Clarkson Road South. Owner: Caldin Enterprises Inc. Applicant: W.E. Oughtred and Associates Inc

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

PDC-0030-2010

That the Report dated May 25, 2010 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 09/002 W2, Caldin Enterprises Inc., 1744 Lakeshore Road West, south side of Lakeshore Road West, east of Clarkson Road South, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$47,277.00 be approved as the amount for the payment in lieu of eleven (11) 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 Caldin Enterprises Inc. for a proposed expansion to the existing restaurant.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of 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.

FA.31 09/002 W2

APPROVED (Councillor Pat Mullin)

The Committee dealt with Item 8 at this time.

8. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit an apartment building ranging in height from 3 to 7 storeys with ground floor commercial uses. 142, 148 and part of 120-158 Queen Street South. West side of Queen Street South, north of Tannery Street. Owner: DeZen Realty Company Limited and 678604 Ontario Inc. Applicant: Lethbridge & Lawson Inc. (File: OZ 06/027 W11) **Bill 20**

Mayor Hazel McCallion declared a conflict of interest in this item as her son is employed by DeZen Realty Company Limited, owner of the subject lands. Mayor McCallion vacated the council chamber prior to discussion and voting on this item.

Ms. Janice Chung, resident, addressed the Committee on behalf of her father Brian Chung, who owns a strip plaza at 136 Queen Street South. Ms. Chung informed the Committee that the redevelopment of the subject site will have a major impact on the ongoing operations and any future development of her father's property, in particular, additional access restrictions and the availability of parking.

Ms. Chung further stated that the proximity of the residential uses of the subject property with that of her father's property may adversely affect the range or the type of uses that might otherwise be permitted due to the potentially real or perceived conflicts between the uses in the future development of her father's property.

Ms. Chung noted that the approval of the subject project, as proposed, will fix the siding, service areas and accesses of the proposed buildings. They will also help to determine the location, orientation and access to subsequent phases of the development, viz. those to the rear and north side of her father's building.

Ms. Chung stated that the proposed plan shows a 3 storeyed building that fully extends fully across the Queen Street frontage with open space behind this building that could possibly be for parking. This plan appears to reflect the intensification encouraged by the Official Plan, however, it is unclear how this can actually be achieved. The street grade proposed in the Master Plan may be one means of attempting to address this. Ms. Chung further stated that the Master Concept Plan requires further consideration in order to provide greater clarity and to ensure that the actions taken today do not undermine the ability of the other sites; in particular, her father's building. In order to realize its full and appropriate potential in accordance with policies of the Official Plan and the interest of the City. The present scheme does not seem to provide such certainty. Ms. Chung acknowledged the comments of the City's Transportation and Works Department that seeks a revised overall Master Plan to address traffic and parking issues with the subject proposed development.

Ms. Chung stated that the proposed plan does not provide for the integration of her father's site into the subject proposed development and broader development plans. Ms Chung stated that, while in principle they do not object to the proposed development, they are concerned that this Master Plan does not fully consider her father's property. Ms. Chung further noted that they have not been approached by DeZen Realty regarding any opportunities to co-develop her father's property along with this subject proposed development. Ms. Chung expressed concerns that any issues regarding the subject proposed development will not be a consideration in the future development of her father's property. She also expressed concerns with the overall aesthetic effect on the street view along Queen Street that would be caused by the subject proposed development.

Mr. Jim Lethbridge of Lethbridge & Lawson Inc. stated that many of the concerns expressed have been addressed. He further stated that the surface parking has been retained in anticipation of a future building in that location with underground parking. In terms of Phase 1, Mr. Lethbridge noted that they do not compromise the potential future development of Mr. Chung's property. In terms of the overall Master Plan, they have tried to anticipate, not only the adjacent owners concerns, but also public access and other issues which will evolve over time. Mr. Lethbridge noted that the redevelopment of the existing plaza may take about twenty years or even more, and also noted that there is ample opportunity for discussions, with the adjacent owner, on how future developments can be perceived.

Mr. Lethbridge called on Mr. Michael Spaziani, Architect for the applicant to explain what is proposed to be achieved, in terms of the physical design, for the core area of the Streetsville Village, which is significant to what is currently existing in that area.

Using visual images, Mr. Spaziani explained that the first phase of the proposed development of the site will have two storey buildings as a base and stepping back to the third storey fronting Queen Street. Mr. Spaziani further noted that the way the underground parking has been designed; it is possible to have consolidated area in the middle with a common loading area which would also service Ms. Chung's property. Mr. Spaziani noted that Ms. Chung's property can be developed either independently or in harmony with the Applicant through some shared access agreements.

Mr. Spaziani noted that, in response to a specific request from the community, it is proposed to give a facelift to the plaza so that it presents as a more positive community asset. He further noted that, as part of the Master Plan, in the long term, it is proposed to have urban blocks interconnecting William Street and Crumbie Street, thus creating a more modern character to the development. It is proposed to place the density of higher buildings more to the west side towards the railway tracks, which will form a buffer to the tracks.

As a strategy of shaping the site and respecting the village character of Streetsville, Mr. Spaziani indicated, through cross-section visual images, the relationship of the three storey component of the proposed development with the seven storey buildings. He indicated that the seven storey component commences about 30 meters or 100 feet back from the street line.

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

PDC-0033-2010

1. That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" and "Mainstreet Retail Commercial" to Mainstreet Retail Commercial-Special Site Policy" and to change the zoning from "C3" (General Commercial) and "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit an apartment building ranging in height from three to seven storeys, with ground floor

commercial uses, under file OZ 06/027 W11, DeZen Realty Company Limited and 678604 Ontario Inc., 142, 148 and part of 120-158 Queen Street South, be received for information.

2. That the correspondence of June 9, 2010 from Brian Chung expressing concerns regarding the proposed development at 142, 148 and part of 120-158 Queen Street South, be received.
3. That the correspondence of June 14, 2010 from John Packwood and Cathy Blackmere expressing concerns regarding the proposed development at 142, 148 and part of 120-158 Queen Street South, be received.

OZ 06/027 W11

AMENDED (Councillor George Carlson)

6. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications. To permit an apartment building and townhouse dwellings, in addition to the existing apartment building on the lands at 6719 Glen Erin Drive, Block 208, Plan M-21. Northeast corner of Aquitaine Avenue and Glen Erin Drive. Owner: Blackrock Aquitaine Limited (formerly XMDC Corporation). Applicant: Fraser Milner Casgrain LLP. Bill 51

Councillor Carolyn Parrish called this public meeting to order at approximately 7:30 p.m.

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

Ms. Nikki Ross
Mr. David Iturri
Mr. Doug Hougsteen
Mr. Sean Forsythe
Ms. Fiona Hart
Ms. Wanda Mosdyke,

Patrick Devine, Solicitor for the Applicant and Johny Rea, Project Architect provided an overview of the application.

Mr. Devine noted that this application was originally submitted in December 2007 and the current application has been revised based on comments received from the community. There has been a series of discussions on the rejuvenation of the site which has an existing 13 storey apartment building and a great amount of surface parking. Mr. Devine further stated that the site is located in close proximity to transit and the Meadowvale Town Centre.

Referring to the Master Plan, Mr. Rea noted that the site occupies the northeast quadrant of the Glen Erin Drive-Aquitaine Avenue intersection. It is proposed to phase the proposed development to minimize impact on the community. Phase 1 will introduce the construction of three storey town houses, with parking within the perimeter of the town house block facing the park. Phase 2 will be the construction of the 14 storey building which will have its own multi-level underground car parking facility. The ground floor space will be shared

with the existing rental building and the proposed new development.

Mr. Rea noted that after several meetings with the community and after considering comments received, the current applications contain the latest evolution of the proposed development, reducing the height from 20 to 14 storeys, thus addressing the massing of the proposed building and converting surface parking into underground parking for individual residential blocks.

In response to a question from Councillor Pat Mullin, Ms. Lesley Pavan, Manager Development confirmed that the plan amendment is for 1.75 FSI and the construction of townhouse dwellings.

In response to a further question from Councillor Mullin with regard to landscape requirements under the zoning by-law, Ms Pavan noted that the zoning by-law requires 40%, whereas the current application is proposing 49.1% of landscaped area.

Responding to a question from Councillor Mullin whether the application provides for a green area, Mr. Rea, the Project Architect stated that a green area is provided in the podium connecting the existing building and the proposed new construction.

Councillor Mullin further inquired as to why townhouses have been included in the proposed development. Mr. Rea stated that the combination of townhouses and apartment building was contributing to the mixed use of the property and also achieves the density numbers sought by the Applicant

In response to Councillor Saito's question whether the shortfall in the parking requirement has been reviewed and how this shortfall will be met, Ms. Kealy Dedman, Manager Development Engineering stated that Transportation and Works is currently reviewing the traffic impact study.

Councillor Corbasson sought clarification from staff with regard to negotiations under Section 37, given the request for a significant amount of additional density, Ms. Lesley Pavan, Manager Development stated that staff is currently reviewing the suitability of this application; the difficulty being that the City does not have Section 37 policies in place at this time.

Councillor Corbasson inquired of legal staff whether a hearing date was set in response to the Applicant's December 2008 appeal to the Ontario Municipal Board (OMB). Mr. Michal Minkowski, Legal Counsel stated that the Applicant agreed to put their appeal in abeyance, in order to allow this public consultation process to go forward and to accommodate the opportunity for public input and a review of the revised application.

Ms. Nikki Ross, resident addressed the Committee expressing concerns about the negative impact on the green belt backing on to the subject site, traffic, parking, crime, local schools, etc.

Mr. David Iturri, resident tabled and read concerns noted in a joint petition from 36 residents of PC107, 6779 Glen Erin Drive addressed Committee with regard to the subject proposed development.

Mr. Doug Hougsteen, resident addressed Committee seeking clarification about Section 37. He also expressed concerns about the impact on parking that will be caused by the proposed development. Mr. Hougsteen further stated that the density increase sought by the proposed development will have a negative impact on the Meadowvale community and the surrounding green space.

In response to Councillor Carolyn Parrish's request, Ms. Lesley Pavan, Manager Development stated that the Planning Act provides for community benefit in recognition of additional density on any given property. Further, Ms Pavan stated that Section 37 has been applied to other developments in the City in an adhoc manner as the City does not have clear policies on how to apply Section 37. A study is currently being conducted, results of which should be available by the end of 2010, on how Section 37 should be applied Citywide. Ms. Pavan further noted that Section 37 would not be applied in this case till it is understood what form of development will be supported.

Mr. Sean Forsythe, resident addressed the Committee expressing concerns with the height of the proposed buildings and the shortfall in parking spaces.

Ms. Fiona Hart, resident addressed the Committee expressing concerns with regard to access to the condominium town house complex and the shortfall in parking spaces.

In response to a question from Mayor McCallion with regard to addressing concerns raised in the staff report, Mr. Patrick Devine stated that the Applicant has submitted a full range of reports in response to the development issues raised by staff. The Applicant is awaiting feedback and further meetings with staff in this regard. Mr. Devine further stated that the proposed visitor parking complies with all requirements of the City's Parking By-laws.

Councillor Katie Mahoney sought clarification of the Applicant with regard to privacy issues with adjacent properties. Mr. Rea, Architect for the Applicant informed that a combination of 7.5 meters setback, high fencing and large trees planted along the north boundary are proposed measures to address privacy issues with adjacent properties.

Councillor Mahoney sought clarification from the Applicant with regard to tenants in the existing rental building being made to pay for upgrades to amenities, and whether the tenants can be assured of their rental situation in the future.

Mr. Patrick Devine stated that this issue will depend on the outcome of the current application.

Councillor Pat Saito expressed concerns with the existing rental building being converted into a condominium. She was of the opinion that rental accommodation needs to be maintained in the Meadowvale community. Councillor Saito reinforced the community's concerns regarding traffic issues, the shortfall in parking and non compliance with intensification policies.

Councillor Saito sought clarification from staff with regard to the number of units proposed in the application for the 20 storey building as against the number of units in the revised application.

Rob Hughes, Planner confirmed that the original application was for 166 apartment dwellings and 34 townhouses, making a total of 200 dwellings. The revised proposal seeks approval for 140 apartment dwellings and 34 townhouses, making a total of 174 dwellings.

Councillor Saito stated that a reduction of 26 units is not very significant and the density is double that what is permitted. Councillor Saito requested staff to consider all issues raised by the community and those presented at the meeting tonight when the revised report is brought to a future meeting of the PDC.

Mayor McCallion stated that, in her 32 years of Mayoralty, this was the first time that residents, at a public meeting, have supported rental accommodation.

Councillor Pat Saito moved the following motion which was voted on and carried.

PDC-0031-2010

1. That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - High Density I" to "Residential - High Density II - Special Site" and to change the Zoning of By-law 225-2007 from "RA4-1" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings), to permit an apartment building and townhouse dwellings, in addition to the existing apartment building on the lands, under file OZ 08/001 W9, Blackrock Acquitaine Limited (formerly XMDC Corporation), 6719 Glen Erin Drive, Block 208, Plan M-21, be received for information.
2. That the following correspondences expressing concerns regarding the proposed development of 6719 Glen Erin Drive, Block 208, Plan M-21, be received
 - (i) Letter dated May 27, 2010 from Diane Ewing-Skinner;
 - (ii) Petition dated June 2, 2010 from Julius and Rosy Almeida;
 - (iii) Email dated June 3, 2010 from Angela Mooney;
 - (iv) Email dated June 6, 2010 from Gisele Franck;
 - (v) Petition dated June 8, 2010 from Catherine Dickson;
 - (vi) Letter dated June 8, 2010 from Linda Doughty;
 - (vii) Email dated June 9, 2010 from Moreen Bozzer
 - (viii) Email dated June 9, 2010 from Aideen Kennedy;
 - (ix) Email dated June 9, 2010 from Susan Hagan;

- (x) Letter dated June 10, 2010 from Carol Oitment
 - (xi) Email dated June 10, 2010 from Brenda Mauricette
 - (xii) Email dated June 11, 2010 from Jessica Zicari
 - (xiii) Email dated June 12, 2010 from Carmen Gambacorta
 - (xiv) Email dated June 13, 2010 from Rajmohan Thurairasa
 - (xv) Email dated June 13, 2010 from Sastri Sadasivan
 - (xvi) Email dated June 14, 2010 from D. Gardner
 - (xvii) Email dated June 14, 2010 from Ola Farah
 - (xviii) Email dated June 14, 2010 from Oksana Geimar nee Vovk
 - (xix) Email dated June 14, 2010 from Gary Mitchell (Laurie Wharmby)
 - (xx) Email dated June 14, 2010 from George and Coleen Hreno
 - (xxi) Email dated June 14, 2010 from Doug Hoogsteen
 - (xxii) Email dated June 14, 2010 from Fiona Hart.
 - (xxiii) Email dated June 14, 2010 from Henrika and Mike Caporicci
 - (xxiv) Email dated June 14, 2010 from Gina Milki and Alfonso Salemi
3. That the joint petition from Douglas A. Baker, Member of the Board of Directors along with 54 residents of the townhouse complex located at 6679 Shelter Bay Road, Mississauga expressing concerns regarding the proposed development of 6719 Glen Erin Drive, Block 208, Plan M-21, be received.
4. That the joint petition from David Iturri and 55 residents of the townhouse complex located at 6779 Glen Erin Drive, Mississauga expressing concerns regarding the proposed development of 6719 Glen Erin Drive, Block 208, Plan M-21, be received.

OZ 08/001 W9

AMENDED (Councillor Pat Saito)

7. PUBLIC MEETING – Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 14 detached dwellings and 12 semi-detached dwellings at 6627 Tenth Line West, Northeast corner of Aquitaine Avenue and Tenth Line West. Owner: Union Gas Limited. Applicant: Dillon Consulting Ltd. (File: OZ 09/007 W9 and T-M09003 W9) **Bill 51**

Councillor Carolyn Parrish called this public meeting to order at approximately 8:25 p.m.

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

Ms. Susan Carter

Mr. Alan Munroe

Mr. Alan Wyndram, Dillon Consulting presented a brief overview of the application, and explained that the application is to redevelop the existing Union Gas transfer facility for detached and semi-detached dwellings. Mr. Wyndram stated that the subject land is situated to the northeast corner of Aquitaine Avenue and Tenth Line; to the north of the site is Plumtree Public School, to the south is St. John of the Cross Catholic School, to the west is an existing plaza and Olympus Mews, in an existing residential street with semi-detached

and detached dwellings.

Mr. Wyndram noted that the existing natural gas pipeline is currently operational, but the last ten years have seen reduced operation. It is intended that operations by Union Gas will cease on or about 2012 and Union Gas intends to redevelop these lands for residential uses, compatible with the surrounding community. It is proposed to construct 26 units consisting of 14 detached and 12 semi-detached dwellings. Vehicular access and egress will be only on Aquitaine Avenue and pedestrian access is provided on Tenth Line only. Transit services are available on Aquitaine Avenue and Tenth Line and the existing berm bordering on the east side of the development will be retained. No vehicular access will be provided on to Olympus Mews. Mr. Wyndram described the application, as detailed in the staff report.

Ms. Susan Carter addressed the Committee and sought clarifications on whether the boundary berm would be retained and whether the Plumtree Park has been sold to the School Board.

Councillor Pat Saito stated that it is expected that negotiations to sell Plumtree Park to the Board of Education are likely to be completed soon. Work related to park maintenance has been held up due to ongoing negotiations. Councillor Saito stated that the site selection and size of the school was decided by the School Board and the City has no jurisdiction in this regard. Councillor Saito further stated that there is no intention to remove any of the existing berms.

Mr. Alan Munroe addressed the Committee expressing concerns with regard to the proposed redevelopment of the Union Gas lands. He stated that it would be appropriate if these lands were developed into a park with community recreation facilities.

Councillor Saito noted, for the benefit of residents in the audience, that a revised report will be brought to a future PDC meeting with staff recommendations, based on comments received at the public meetings. Councillor Saito requested staff, when reviewing the traffic impact study, to carefully consider the proposed driveway which is directly opposite St. John of the Cross Catholic School on Aquitaine Avenue.

Councillor Pat Saito moved the following motion which was voted on and carried.

PDC-0032-2010

1. That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Utility" to "Residential - Low Density II" and to change the Zoning from "U" (Utility) to "R4-Exception" (Detached Dwellings - Typical Lots) and "RM2" (Semi-Detached Dwellings) to permit 14 detached dwellings and 12 semi-detached dwellings under file OZ 09/007 W9, Union Gas Limited, 6627 Tenth Line West, northeast corner of Aquitaine Avenue and Tenth Line West, be received for information.

2. That the email dated July 23, 2009 from Alan Munro expressing concerns regarding the proposed development at 6627 Tenth Line West, be received.
OZ 09/007 W9 and T-M09003 W9
Amended (Councillor Pat Saito)

ADJOURNMENT – 8: 50 P.M.