



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, DECEMBER 5, 2011

EVENING SESSION – 7:00PM

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present:

- Councillor Jim Tovey (Ward 1)
- Councillor Pat Mullin (Ward 2)
- Councillor Chris Fonseca (Ward 3)
- Councillor Bonnie Crombie (Ward 5)
- Councillor Ron Starr (Ward 6)
- Councillor Nando Iannicca (Ward 7)
- Councillor Katie Mahoney (Ward 8)
- Councillor Sue McFadden (Ward 10) **(Chair)**
- Councillor George Carlson (Ward 11)
- Mayor Hazel McCallion (arrived at 7:05pm)

Members Absent:

- Councillor Frank Dale (Ward 4)
- 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

STAFF PRESENT:

Mr. E. Sajecki, Commissioner of Planning and Building
Ms. M. Ball, Director, Development & Design
Mr. J. Calvert, Director, Policy Planning
Mr. G. Kent, Director, Corporate Strategy and Innovation
Mr. S. Barrett, Manager Transportation and Asset Management
Mr. D. Marcucci, Manager, Park Planning
Mr. D. Morita, Manager Development Engineering
Ms. M. Taggart, Legal Counsel, Municipal
Mr. H. Yeghouchian, Planning and Building
Mr. H. Lynch, Planning and Building
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk
Ms. D. Hass, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 5, 2011

EVENING SESSION

CALL TO ORDER: 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Ward 8 Councillor, Katie Mahoney declared a possible conflict of interest in Item 4. Rezoning Application 2920 Arg3entia Road, as her son is employed by The Home Depot.

MATTERS CONSIDERED

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

Corporate Report dated November 15, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

Councillor Bonnie Crombie moved the following motion, which was voted on and carried.

PDC-0060-2011

That the Report dated November 15, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Applications described in Appendix 1 to 2 of the Report, be adopted in accordance with the following:

1. That the following Sign Variance **be granted**:
 - (a) Sign Variance Application 11-06272 - Ward 5
Fairfield Inn & Suites Marriott, 35 Courtneypark Drive East

To permit the following:
 - i) A third and fourth fascia sign located on the north and west elevations between the limits of the top floor and parapet.
 - (b) Sign Variance Application 11-06136 - Ward 8
Hyundai, 3045 Glen Erin Dr.

To permit the following:

- i) A fascia sign attached to a wall which is not an exterior wall forming part of the building.

File: BL.03-SIG (2011)

APPROVED (Councillor Bonnie Crombie)

2. Mississauga Official Plan – Regional Approval and Appeals

Corporate Report dated November 15, 2011 from the Commissioner of Planning and Building advising the Committee of the appeals to the Mississauga Official Plan (2011).

[This Item was dealt with at the December 14, 2011 Council Meeting – refer Council Resolution 0295-2011]

3. Land Use Review – Former Parkway Belt West Lands – Fieldgate Drive and Audobon Boulevard

Corporate Report dated November 15, 2011 from the Commissioner of Planning and Building seeking the Committee's approval to commence the statutory public consultation with respect to the former Parkway Belt West lands at Fieldgate Drive and Audobon Boulevard.

Ward 3 Councillor, Chris Fonseca moved the following motion, which was voted on and carried.

PDC-0061-2011

1. That the report titled "*Land Use Review- Former Parkway Belt West Lands- Fieldgate Drive and Audubon Boulevard*", dated November 15, 2011 from the Commissioner of Planning and Building, be received for information.
2. That staff circulate the above report and commence the statutory public consultation process with respect to the former Parkway Belt West lands at Fieldgate Drive and Audubon Boulevard.

File: CD.04.FOR

APPROVED (Councillor Chris Fonseca)

4. PUBLIC MEETING

Information Report – Rezoning Application to permit a One Storey Convenience Restaurant (A&W) in addition to the permitted uses, at 2920 Argentia Road, east of Winston Churchill Boulevard

Owner: Home Depot Holdings Inc.

Applicant: MHBC Planning. **Bill 51** (Ward 9)

Councillor Sue McFadden called this public meeting to order at approximately 7:05 p.m. and read the staff recommendation.

There were no individuals in the audience who expressed an interest in this matter.

Ward 7 Councillor, Nando Iannicca moved the following amended motion which was voted on and carried.

PDC-0062-2011

That the Report dated November 15, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "E1-10" to "E1- Exception" (Employment in Nodes), to permit a convenience restaurant under file OZ 11/006 W9, Home Depot Holdings Inc., 2920 Argenta Road, be received and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting

File: OZ 11/006 W9

AMENDED (Councillor Nando Iannicca)

5. PUBLIC MEETING

Information Report – Official Plan Amendment and Rezoning Application to permit an expansion of St. John's Dixie Cemetery at 0 Cedar Creek Lane, north side of Dundas Street East, east of Cawthra Road.

Owner: Incumbent and Church Wardens of St. John the Baptist Anglican Church

Applicant: PMG Planning Consultants.. **Bill 51** (Ward 3)

Councillor Sue McFadden called this public meeting to order at approximately 7:08 p.m. and read the staff recommendation.

Mr. John B. Keyser Q.C., Solicitor for the Owner of the subject property, reviewed the application and explained the history of St. John the Baptist Anglican Church, and its surrounding land uses.

Mr. Keyser explained the design and current uses of the church, which includes the St. John's Cemetery, which is the subject of the application. Mr. Keyser advised that the subject lands have been owned for over 50 years by Morris Freedman who used the lands as an access way to the current construction activity on the lands to the north, which has been recently rezoned from multi-residential to accommodate 29 town houses.

Mr. Keyser advised that about five years ago, St. John's launched the creation of a new Chapel, which was completed about a year ago and sits in the centre of the subject property. This Chapel is being used by people from the Eastern Rite Christian, Coptic Christian, Roman Catholic, Anglican, Protestant, Islamic, Sikh and Hindu beliefs, to name a few. Mr. Keyser observed that St. John's wishes to allow the rich diversity of faith in Mississauga to be sheltered, encouraged and preserved in the Chapel.

Mr. Keyser advised that St. John's had originally designed 449 burial plots, most of which have been taken, hence the expansion of the cemetery lands to facilitate availability of burial plots for a few more decades. Mr. Keyser further advised that the Ministry responsible for cemeteries has indicated that there are no other lands available which are zoned for cemetery uses within central Mississauga, and he believes there is a sufficient demonstration of the need to provide cemetery services in the centre of the City of Mississauga to permit St. John's to successfully pursue the current application for rezoning and for the Official Plan amendment, which must accompany any such successful rezoning.

Ward 3 Councillor, Chris Fonseca advised that concerns raised by residents about the interface between neighbouring properties and the cemetery, and the options of tree planting in that area were discussed at a community meeting held in April 2011. Councillor Fonseca advised residents in the audience that she was happy to meet with them to discuss any further concerns with regard to the subject application.

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

Manuel DaSilva

Vino Holmberg representing Barbara

Mr. DaSilva addressed the Committee expressing concerns about the close proximity of the cemetery, and its negative impact on the property value of his house.

Ward 7 Councillor, Nando Iannicca commented on the advantages of having a cemetery within a place of worship, rather than having a multi storey building constructed in an open space.

Mr. Holmberg addressed the Committee on behalf of Barbara who had concerns with regard to replanting existing mature willow and maple trees currently in the cemetery, and the need to maintain the existing water course.

Ward 3 Councillor, Chris Fonseca agreed to meet with Barbara to address the issue of the existing trees and the option of planting additional trees.

Ward 7 Councillor, Nando Iannicca commented on a portion of the Site History, indicated on page 5-7 of the Corporate Report relating to the subject matter, wherein Cedar Heights Construction Limited's appeal resulted in the Ontario Municipal Board (OMB)'s decision to permit 29 townhouse units.

Ward 3 Councillor, Chris Fonseca moved the following motion which was voted on and carried.

PDC-0063-2011

That the Report dated November 15, 2011, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Medium Density I" to

"Private Open Space" and to change the Zoning from "RM6-12" (Townhouse dwellings on a Common Element Condominium – Private Road) to "OS3-6" (Open Space – Cemetery), to permit the expansion of St. John's Dixie Cemetery under file OZ 11/004 W3, Incumbent & Church Wardens of St. John the Baptist Anglican Church, 0 Cedar Creek Lane, be received for information.

File: OZ 11/004 W3

RECEIVED (Councillor Chris Fonseca)

6. Land Use Review – Former Parkway Belt West Lands – Fieldgate Drive and Audobon Boulevard

Corporate Report dated November 22, 2011 from the Commissioner of Planning and Building providing an update on the ongoing initiatives related to Inspiration Lakeview: A Vision, including a summary of the responses received..

Responding to a question from Mayor Hazel McCallion, Mr. Gary Kent, Director of Corporate Strategy and Innovation advised that staff is awaiting the consultant's assessment of the environmental studies that have been done, and this will inform the next steps for the Master Plan. Mr. Kent further advised that an update on the Master Plan process will be provided to the Planning and Development Committee some time early 2012.

Ward 1 Councillor, Jim Tovey moved the following motion, which was voted on and carried.

PDC-0064-2011

That the report entitled "*Inspiration Lakeview Project Update*" dated November 22, 2011 from the Director, City Strategy and Innovation be received for information.

APPROVED (Councillor Jim Tovey)

ADJOURNMENT – 7:40P.M.