



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 1, 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 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) (Chair)
 Councillor Sue McFadden (Ward 10)
 Councillor George Carlson (Ward 11)
 Mayor Hazel McCallion

Members Absent: Councillor Pat Mullin (Ward 2)
 Councillor Maja Prentice (Ward 3)

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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
Ms. S. Alleluia, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 1, 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. **SIGN VARIANCE APPLICATIONS – Sign By-law 0054-2002, as amended**

Councillor Carolyn Parrish moved deferral of item 2(b) at the request of the applicant through an e-mail from John Keyser, Solicitor, dated January 29, 2010. Copies of this e-mail were circulated to members of Council.

Councillor Eve Adams moved approval of Item 2(a) relating to 2829 Derry Road East in Ward 5. The Councillor noted that this is a small business and the owners have surveyed the neighboring residents with no objections raised.

Councillor Nando Iannicca moved the following motion with amendments to 2 (a) and (b). This motion was voted on and carried.

PDC-0001-2010

That the Report dated January 12, 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 Appendices 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 09-06122
Ward 2
Vale Inco.
2060 Flavelle Boulevard
To permit the following:

- (i) One (1) directional sign with an area of 2.0 sq. m. (21.5 sq. ft.) and a height of 2.1m (6.89 ft.).
 - (b) Sign Variance Application 09-06606
Ward 6
Heritage House Dental
820 Britannia Road West
To permit the following:
 - (i) Two (2) ground signs not fronting a street line.
 - (c) Sign Variance Application 09-05590
Ward 5
TimeTech
7420 Airport Road
To permit the following:
 - (i) One (1) fascia sign not located on the exterior wall of the unit occupied by the business.
 - (ii) One (1) fascia sign located on the second storey of the east elevation.
Provided the property owner submit a letter to the City stating no other fascia signs will be displayed on the east elevation of the building.
 - (d) Sign Variance Application 09-06569
Ward 11
Petro Canada
6035 Creditview Rd.
To permit the following:
 - (i) One (1) directional sign with a sign area of 2.02 sq. m. (21.74 sq. ft.) and a height of 1.99m (6.52 ft.).
 - (e) Sign Variance Application 09-4175
Ward 5
Billboard Sign
2829 Derry Road East
To permit the following:
 - (i) One (1) billboard displaying a changing copy sign.
 - (ii) One (1) billboard sign erected on a property where there is an existing ground sign.
 - (iii) One (1) billboard sign erected approximately 26.5m (86.94 ft.) from a residential zone.
2. That the following Sign Variance be deferred:
- (a) Sign Variance Application 09-06350
Ward 6
Natural Touch
914 Burnhamthorpe Rd. W.
To permit the following:
 - (i) Four (4) fascia signs located above the upper limits of the first story of the building.

AMENDED (Councillor Nando Iannicca)
BL.03.SIG (2010)

2. INFORMATION REPORT – Ontario Population Projections (2008-2036)

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

PDC-0002-2010

That the report titled *Ontario Population Projections (2008 – 2036)*, dated January 12, 2010 from the Commissioner of Planning and Building, be received for information.

RECEIVED (Councillor Carmen Corbasson)
LA.07.GRO

3. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 2891 Rio Court, northwest corner of Hazelton Place and Plantation Place, Owner: Daniels LR Corporation, Applicant: Bousfields Inc., OZ 09/010 W9, Bill 51

Councillor Pat Saito called this public meeting to order at approximately 7:03 p.m.

Tony Volpentesta, Bousfields Inc., addressed Committee on behalf of the applicant, Daniels LR Corporation. He explained the site plan, parking and described the surrounding land uses. Also, he explained the Daniels First Home Buyer's Program, noting that there were other First Home Communities surrounding this site.

The lands are located at the northwest corner of Hazelton Place and Plantation Place. Mr. Volpentesta indicated that the site permitted high density which included apartments. The zoning also permitted apartment buildings including long term care, retirement and apartment dwellings which would have resulted in a larger number of units than the proposed development. He explained the OPA and rezoning from Residential-High Density II to Residential-Medium Density II will result in a reduction of 558 units from the existing zoning.

Mr. Volpentesta felt that the site lacked exposure to Winston Churchill Boulevard and had frontage onto Hazelton Place but would face the service areas of the commercial plaza to the south. He did not feel that this site was suitable for an apartment building while the townhouse proposal would make better transition to the development to the north.

Councillor Sue McFadden enquired if there would be traffic signals at Hazelton Place and Plantation Place, particularly in view of the school and other public uses to the east. She was advised that traffic signals were already planned for at this location.

Ms. Pam Tomasevic, resident, addressed Committee in support of the reduced density but expressed concern with overall traffic being generated by increased development. Also, she expressed concern about the impact of this development on Rio Court which has been a quiet neighborhood.

The following paragraph was amended at Council on February 10, 2010

Councillor Pat Saito explained the current zoning which permitted an apartment building on the site. The Councillor advised that when constructed, access will be from Rio Court. She asked staff to ensure that construction access be directed via Hazelton Place or Plantation Place. With respect to overall increased traffic, the Councillor explained that the busway was proceeding to Winston Churchill Boulevard and hoped that it would get people off their cars. Councillor Saito also explained that the proposed development formed a good buffer to the commercial development to the south.

Councillor Saito also requested that when the Supplementary Report came forward, it include details regarding employment and density and that the boundary of these details be expanded to include Churchill Meadows as well.

At the request of Councillor Pat Saito, Councillor Katie Mahoney moved receipt of the Corporate Report with the notwithstanding Planning Protocol clause, which was voted on and carried:

PDC-0003-2010

That the Report dated January 12, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential-High Density II - Special Site 3" to "Residential-Medium Density II" and to change the Zoning of By law 0225-2007 from "RA4-31" (Apartment Dwellings) to "RM9-Exception" (Horizontal Multiple Dwellings) to permit 186 horizontal multiple dwelling units under file OZ 09/010 W9, Daniels LR Corporation, 2891 Rio Court, be received for information and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

This public meeting closed at approximately 7:20 p.m.

Amended (Councillor Katie Mahoney)
OZ 09/010 W9

ADJOURNMENT – 7:25 P.M.