



ADDITIONAL COUNCIL AGENDA

WEDNESDAY, April 10, 2013

9. COMMITTEE REPORTS

- (c) Public Meeting extracts from the Planning & Development Committee meeting dated April 2, 2013:
 - (i) Information Report - Rezoning Application to permit eight (8) detached dwellings on a CEC Private Road, 2167 Gordon Drive, East side of Gordon Drive, south of Queensway West
Owner: Raffi Konialian
Applicant: Weston Consulting Group Inc., Bill 51, (Ward 7)
File: OZ 12/002 W7
 - (ii) Information Report - Official Plan Amendment and Rezoning Applications to permit retail commercial and office uses fronting Lakeshore Road East, apartment and townhouse dwellings to the rear and public greenspace bordering Cooksville Creek, 447, 453, 501 Lakeshore Road East and 1021, 1027, 1077 Enola Avenue, Northeast corner of Lakeshore Road East and Enola Avenue
Owner: 501 Lakeshore Inc., Trinity Properties Lakeshore Inc. and 1716336 Ontario Inc.
Applicant: Korsiak and Company Inc., Bill 51, (Ward 1)
File: OZ 11/017 W1

To Be Received

12. CORRESPONDENCE

- (a) Information Items: I-1- I-18
 - I-18 A written submission from Fabio and Carmela Capobianco opposing OZ 11/017 W1.

Received and referred to Planning and Building for appropriate action

13. MOTIONS

- (f) To call upon the legislature of Ontario to work together to advance the Private Member's Bill, Public Sector Capacity to Pay Act, 2013.

Corporate Report R-3

14. BY-LAWS

- B-11 A by-law to adopt Mississauga Official Plan Amendment No. 4, specifically east side of Hurontario, north of Eglinton Avenue East. Owner: Summit Eglinton Inc. Applicant: Jim Lethbridge & Lawson Inc. (Ward 5).

PDC-0030-2012/April 25, 2012

- B-12 A by-law to authorize the execution of a Development Agreement between Summit Heatherleigh Inc. and The Corporation of the City of Mississauga, southeast of Terry Fox Way and Matheson Boulevard West (OZ 12/004 W6) Owner: Summit Heatherleigh Inc. Applicant: James Lethbridge Planning Inc. (Ward 6).

PDC-0062-2012/February 6, 2013

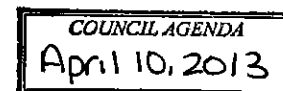
- B-13 A by-law to amend By-law Number 0225-2007, as amended by changing thereon from "RM2-26" to "RM3-1" the zoning of Block 82 Registered Plan 43M-1502 shall only apply to the lands which are shown in Schedule "A" Owner: Summit Heatherleigh Inc. Applicant: James Lethbridge Planning Inc. (Ward 6).

PDC-0062-2012/February 6, 2013

18. CLOSED SESSION

- (a) Pursuant to the *Municipal Act*, Section 239 (2)
- (ii) Litigation or potential litigation including matters before administrative tribunals, affecting the municipal or local board re: **Mississauga BRT Project Agreement.**

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Owner: Raffi Konialian
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File: OZ 12/002 W7



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April 2, 2013

This is an extract of the Planning and Development Committee meeting held on April 2, 2013.

Councillor Mullin, Chair, called this public meeting to order at 7:08 p.m.

2. PUBLIC MEETING

Information Report - Rezoning Application to permit eight (8) detached dwellings on a CEC Private Road, 2167 Gordon Drive, East side of Gordon Drive, south of Queensway West
Owner: Raffi Konialian
Applicant: Weston Consulting Group Inc., **Bill 51**, (Ward 7)
File: OZ 12/002 W7

Jim Levac, Western Consulting Group Inc. reviewed the subject application and noted that one (1) ha. of the site was developable and the .78 ha. would be deeded to the City as greenbelt.

At this point in the presentation, a fire emergency necessitated an adjournment of the meeting at 7:17pm and an evacuation of the Council Chamber.

The Chair re-called the meeting to order at 7:26 pm.

Mr. Levac continued with his presentation. He advised that the application proposed retaining one lot within "R1-7" zoning and the rest of the lots are proposed to be zoned as "R16 Exception". He reviewed architectural designs and elevations and noted that the models will be built around stands of trees.

Councillor Iannicca noted that the report would be received and that a further communication meeting will be held prior to the matter coming back to the Planning and Development Committee and to Council. He noted that this was in the core of Gordon Woods and not a peripheral site. He had proposed a compromise to eliminate one lot on both sides of the road which would bring the land closer to the "R1-7" zoning for Gordon Woods, but the applicant turned this down. He highlighted the four (4) letters received from Anderson, Sohi, Davis, Byman and Bertolo that spoke well to the planning issues

Andy Tafler, Vice President, Gordon Woods Homeowners Association, addressed the Committee. He noted that the neighbourhood supported development as long as it kept within appropriate height and density. He said that substantial changes in density

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detached dwellings on a CEC Private Road, 2167 Gordon Drive,
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is being proposed by the applicant and would not be in keeping with the character of the neighbourhood and the natural environment as well as being in conflict with the Official Plan. Mr. Tafler cited environmental, storm sewage run off, traffic, parking, noise pollution, erosion and privacy concerns should the change to the zoning be permitted. Mr. Tafler requested that the City keep to the "R1-7" zoning consistent with the surrounding streets, considerably fewer homes and of reasonable heights, as well as careful road and home footprint planning to aggressively minimize tree loss.

Gerald Swinkin, Blake Cassles and Graydon, LLP, representing Dr. Edrian Savin, owner of a property on Gordon Drive, addressed the Committee. He said that the application must be understood in the context of the Official Plan relating to the woodland policy which seeks the protection, enhancement, restoration and expansion of the existing eco system. He believes the proposed development falls short of the Official Plan Policies and should be refused.

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

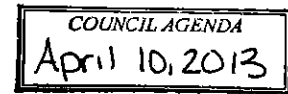
PDC-0020-2013

- (a) That the Report dated March 12, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Detached Dwellings – Typical Lots to "R 16 – Exception" (Detached Dwellings on a CEC Private Road) and "G1" (Greenbelt – Natural Hazards), to permit eight (8) detached dwellings on a CEC Private Road under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be received for information.
- (b) That the following correspondence be received:
1. Email dated March 28, 2013 from Stella Anderson, Resident
 2. Email dated March 28, 2013 from Paul and Carolyn Davis
 3. Letter dated April 1, 2013 from Shelly Byman and Bert Bertolo, Residents
 4. Letter dated May 15, 2012 from Marcia Taggart, Legal Counsel, City of Mississauga

RECEIVED – (Councillor N. Iannicca)
File: OZ 12/002 W7

This public meeting closed at 7:53 p.m.

Information Report on Official Plan Amendment and Rezoning Applications to permit retail commercial and office uses fronting Lakeshore Road East, apartment and townhouse dwellings to the rear and public greenspace bordering Cooksville Creek, 447, 453, 501 Lake Shore Road East and 1021, 1027, 1077 Enola Avenue, Northeast corner of Lakeshore Road East and Enola Avenue
Owner: 501 Lakeshore Inc., Trinity Properties Lakeshore Inc. and 1716336 Ontario Inc.
File: OZ 11/017 W1



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April 2, 2013

Councillor Mullin, Chair, called this public meeting to order at 7:53 p.m.

3. PUBLIC MEETING

Information Report - Official Plan Amendment and Rezoning Applications to permit retail commercial and office uses fronting Lakeshore Road East, apartment and townhouse dwellings to the rear and public greenspace bordering Cooksville Creek, 447, 453, 501 Lakeshore Road East and 1021, 1027, 1077 Enola Avenue, Northeast corner of Lakeshore Road East and Enola Avenue
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John Keyser, Solicitor to Trinity Properties Lakeshore Inc., introduced Terry Korsiak, Urban Planner, and John Clifford of Perkin Eastman Architects. Mr. Keyser provided a brief overview of the application.

Terry Korsiak provided a brief overview of the site. He outlined the proposed re-designation of the land from business employment, mixed use and residential low density to mixed use and residential high density with 2.5 ac. dedicated to green space.

John Clifford, Perkins Eastman Architects, detailed the specifics of the site plan. He noted that in addition to the approximately 2.5 ac. reserved for the greenbelt along Cooksville Creek, there were two primary zones - commercial mixed use in the front and high density residential at the rear.

In response to Madam Mayor's question, Mr. Korsiak advised that this development would result in 1000 construction jobs and 440 full time and part time jobs.

Councillor Crombie asked about the moving of the sewage pumping station and the plans for the clean-up of the site. Mr. Keyser responded that he could not comment on the applicant's negotiations with the Region of Peel on the sewage pumping station at this time, and with respect to the clean-up, problems are not anticipated with troublesome materials.

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In response to Councillor Tovey 's question to staff regarding the migration of contamination from the site, John Hardcastle, Development Planner, responded that there is a Risk Assessment underway by the City which the Ministry of Environment is presently reviewing and the results will be outlined in the Supplementary Report.

Councillor Tovey advised that that he will receive the report but will not accept the comments from the Economic Development Office as a more detailed analysis on the kind of impact this development will have on the Lakeshore corridor needs to be conducted.

Madam Mayor hoped that the sewage pumping station would be moved. In regard to the economic impact analysis, Madam Mayor said that the Economic Development Office was not equipped to undertake such a study and suggested that the developer be requested to provide the funding to the City for a qualified consultant to undertake the study.

Councillor Mullin, Chair, said that the Economic Development Office comments clearly stated that there will not be an impact.

In response to Councillor Iannicca's question regarding the value of the findings of such a study, Councillor Tovey responded that it was the will of the community and as part of the master planning it was critical to have a good assessment on how the development will influence the current and future planning of the area.

Madam Mayor noted that Inspiration Lakeview is underway, however this application must be dealt with because of the Ontario Municipal Board hearing.

Chris Mackie, representing the Cranberry Cove Ratepayer's Association, addressed the Committee in opposition of the application. He noted that the Association had been granted party status before the Ontario Municipal Board for this application. He outlined issues regarding the compliance with the Official Plan, the socio-economic impact on the existing business community, ingress/egress to Lakeview Road East, the traffic impact on the adjacent residential community and the environmental rehabilitation of the site. He also spoke against the suitability of the existing location of the sewage pumping station.

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Dorothy Tomiuk, representing the Town of Port Credit Association, spoke in opposition of the development. She noted that the development will undermine over 400 existing retail stores within the Lakeview and Port Credit communities and the Association wishes to ensure that the market impact is on the issues list along with environmental and transportation concerns at the Ontario Municipal Board hearing. She spoke of the Association's market analysis of square footage burst which this development would virtually double the amount of retail space in Port Credit. She said that on a main street environment, the street is the anchor and the whole livelihood and vitality of Lakeshore Road depends on the main street retail.

Marion Morewood, representing the Port Credit Business Improvement Association, noted the support of the Association for development along the Lakeshore corridor believing it to be beneficial to the area. However, they do not support large format retail of over 50,000 sq.ft. and have advised the developer accordingly.

Frank Giannone, Resident, spoke in support of the development and said that it provided an opportunity to further the City's Strategic Pillars and increase the population targets as well as jobs. There is no reason why the current retail stores cannot complement large form retailers. This proposal will act as an anchor for Port Credit and Lakeview. Currently those that have cars travel for big box shoppers and this proposal will keep shopping in Port Credit and bring other people to the area to access its services.

John Bozzo, owner of a small business on Lakeshore Road East, spoke in support of the application and noted it will have positive economic impact on the community and more jobs will be created. He noted that big box stores will not close down small stores in Port Credit as most are serving a niche market. He noted that the area is decayed and wished to see it improved now and that developers should be encouraged.

Mike Gore, Resident, raised concerns regarding the increase in traffic in an already congested environment. He said that consideration needs to be given to the traffic created by the 400 plus units of townhomes plus retail traffic and delivery trucks all coming from the same driveway. He would not be able to get out of his street.

Pat Anderson, Resident, spoke in support of the application. She has waited for 40 years for such a development and is excited about the potential growth it will bring.

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File: OZ 11/017 W1

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The development will offer a much more appealing landscape on Lakeshore Road between Cawthra Road and Hurontario, and will be good for older families and the job opportunities it will create. She hoped that this might revitalize the area and bring in the younger generation. The stakeholders should work with the developer to get the proposed project underway.

Ken Malaney (sp), Resident, spoke in support of the application and said the site is derelict and underutilized and the community is thankful that a developer has decided to invest in helping shape Port Credit's future. The side effects without this development would be suppressed home values and lack of access to services. Mr. Malaney supported large scale retailers like Walmart. He stated that the retail market has changed and customers want bulk goods at reasonable prices and turning a blind eye to this is irresponsible decision making. Big box retailers will be welcomed providing they are built within the design guidelines appropriate for the area and he believed the application does that.

Karen Bennett, Planner with Glen Schnarr and Associates Inc. spoke representing Country Homes. She noted that the current location of the pumping station is a good one and expressed concern on behalf of Country Homes that if it is moved, it will have an operational impact on their plans and timing.

John Danahy, Professor at the University of Toronto, Urban Design, Landscape Architecture and Planning, noted that the discussion seems to focus on the extreme western edge of Lakeview and not its core. He commended Council and staff for the extensive community engagement process and said that the City should look at this as a major land use issue and not a development application issue.

Andrew Beatty, President of Port Credit Village Residents Association, spoke of the mixed views of the residents he had canvassed on this development. The area draws from a mix of socio-economic groups who have different views as to where and how they shop. It is challenging for those that have to take 3 buses to other areas to do their shopping. It is important therefore that Council, City staff and the proponent work together to find a viable solution that will work for the communities of Port Credit and Lakeview.

Information Report on Official Plan Amendment and Rezoning
Applications to permit retail commercial and office uses fronting
Lakeshore Road East, apartment and townhouse dwellings to
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447, 453, 501 Lake Shore Road East and 1021, 1027, 1077 Enola
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File: OZ 11/017 W1

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Scott Kletke, President of Lakeview Ratepayers Association, noted that the Association supported growth in the community and the City in the fight for smart. Development of these lands can change the very essence of the City. He noted that the Lakeview community is not against large scale development but is a proponent of a more visionary style of urban planning that protects established neighbourhoods and retail stores. They do not want a condo alley as is prevalent in other waterfront areas. Inspiration Lakeview calls for smart growth and good sound urban planning.

Donald Barber spoke on behalf of the Friends of the Cawthra Bush. He cited concern that the resulting significant increase in traffic will have an immediate effect on the environment and the health of people as well as Cawthra Bush.

Daniel Linerth (sp), Resident, expressed his concern with respect to the traffic impact this development would have on the area.

Ian Gardner, Resident, noted that one factor had not been dealt with is access to transit for the 400 units. There is no GO Transit so everybody will be driving and the air quality will be diminished. Council should ensure transit accessibility.

Councillor Tovey noted that it was an attractive development, but shared the concerns of the community regarding the location of the development. He said that he will move the recommendation with the exception of comments from the Economic Development Office which he cannot accept.

Councillor Tovey moved the following motion which was voted on and carried:

PDC-0022-2013

- (a) That the Report dated March 12, 2013, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment", "Mixed Use" and "Residential Low Density II" to "Mixed Use – Special Site", "Residential High Density – Special Site" and "Greenbelt" and to change the Zoning from "E2" (Employment), "C4" (Mainstreet Commercial) and "R3" (Detached Dwellings – Typical Lots) to "C4 – Exception" (Mainstreet Commercial), "RA5 – Exception" (Apartment Dwellings) and "G1" (Greenbelt – Natural Hazards) to permit retail commercial and office uses fronting Lakeshore Road East, apartment and townhouse dwellings to the rear and public

Information Report on Official Plan Amendment and Rezoning Applications to permit retail commercial and office uses fronting Lakeshore Road East, apartment and townhouse dwellings to the rear and public greenspace bordering Cooksville Creek, 447, 453, 501 Lake Shore Road East and 1021, 1027, 1077 Enola Avenue, Northeast corner of Lakeshore Road East and Enola Avenue
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greenspace bordering Cooksville Creek under file OZ 11/017 W1, 501 Lakeshore Inc., Trinity Properties Lakeshore Inc. and 1716336 Ontario Inc., 447, 453, 501 Lakeshore Road East and 1021, 1027, 1077 Enola Avenue, northeast corner of Lakeshore Road East and Enola Avenue, be received for information with the exception of comments from the Economic Development Office.

(b) That the following correspondence be received:

1. Email dated April 2, 2013 from Dave Krentz, Principal, Drivers of Change & Green Passport

RECEIVED – (Councillor J. Tovey)
File: OZ 11/017 W1

This public meeting closed at 9:53 p.m.

I-18
OZ 11/017 W1

WRITTEN SUBMISSION

TO: Mississauga City Council
c/o Mumtaz Alikhan
Office of the City Clerk
2nd Floor
300 City Centre Drive
Mississauga, ON L5B 3C1

COUNCIL AGENDA
April 10, 2013

FILE NUMBER: OZ 11/017 W1

OWNER/APPLICANT: 501 Lakeshore Inc., Trinity Properties Lakeshore Inc.
And 1716336 Ontario Inc.
Applicant: Korsiak and Company Inc.

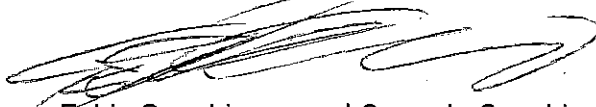
FROM: Fabio Capobianco and Carmela Capobianco
1083 Enola Avenue, Plan F20 PT Lot 17 RP 43R32230 Part 1 and
Enola Avenue, Plan F20 PT Lot 17 RP 43R32230 Part 2
Mississauga, ON L5G 4B1

We object to the proposed development as outlined in your file number above.

Please be advised that we own two properties located at 1083 Enola Avenue, Plan F20 PT Lot 17 RP 43R32230 Part 1 and the lot directly south of 1083 Enola Avenue known as Enola Avenue, Plan F20 PT Lot 17 RP 43R32239 Part 2. Both our properties are side by side and are situated between 1077 Enola Avenue (to the south side) and 1087 Enola Avenue (to the north side).

According to the proposal, the applicant wishes to use 1077 Enola Avenue and 1087 Enola Avenue as roadway, pathway and driveway entrances to the proposed development. In our opinion, the proposal outlined in the subject file will adversely and negatively influence our properties. Moreover, the proposed development will be punitive to our future plans as the proposal will turn our properties into a "fish bowl" with zero privacy due to the proposed roadway, driveway and pathway on either side of our properties. Furthermore, as our properties back onto the proposed high density development at 447, 453 and 501 Lakeshore Road East, the proposal will bring high density, high traffic and noise to our properties. Specifically, the proposed condominium buildings, ranging in height from 7 to 20 stories, will rise above our properties adversely affecting 1) our backyard usage, 2) our privacy, 3) our quiet enjoyment as a result of noise issues due to the proposed high density condominium development. This proposal will dramatically alter the quiet enjoyment and peaceful setting currently in use throughout the area.

Sincerely,
Carmela Capobianco


Fabio Capobianco and Carmela Capobianco
Mailing address:

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input checked="" type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	For <input checked="" type="checkbox"/> Appropriate Action <input type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report