



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MAY 27, 2013 - 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1
<http://www.mississauga.ca>

Members Present

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4(Chair)
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

STAFF PRESENT:

Mr. Ed Sajecki, Commissioner, Planning and Building
Ms. Marilyn Ball, Director, Development and Design Division
Mr. John Calvert, Director, Policy
Mr. Chris Rouse, Development and Design Division
Ms. Kelly Yerxa, Legal Services
Mr. Darren Morita, Manager, Development Engineering
Mr. Steve Barrett, Manager, Transportation Asset Management
Mr. Hugh Lynch, Acting Manager, Development and Design
Mr. David Breveglieri, Development and Design Division
Mr. Ben Phillips, Planner, Development Planner
Mr. Eric Lucic, Planner, Planning and Development Services
Ms. Emily Irvine, Planner, Policy Planning Division
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Diana Haas, Council Support Services Assistant

PLANNING & DEVELOPMENT COMMITTEE – May 27, 2013**CALL TO ORDER**

Councillor Dale called the meeting to order at 7:00 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil

MATTERS TO BE CONSIDERED

The agenda was modified to deal with items 1 and 3 first.

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2011)

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

PDC-0033-2013

That the report dated May 7, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in the Appendices of the report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 13-03750
Ward 5
Walmart
7333 Goreway Drive

To permit the following:

- (i) One (1) fascia sign attached to a building elevation which does not face a street or contains the main entrance for the public.

- (b) Sign Variance Application 13-03647
Ward 6
A & W
5880 Mavis Rd.

To permit the following:

- (i) One (1) fascia sign on the east (front) elevation with a sign area equal to 20.3% of the building façade and which projects above the parapet of the building.
- (ii) One (1) fascia sign on the north (side) elevation with a sign area equal to 26.9% of building façade.

(iii) One (1) fascia sign on the south (side) elevation with a sign area equal to 26.9% of the building façade.

- (c) Sign Variance Application 12-03104
Ward 9
First Gulf Corporation
2476 Argentia Rd.

To permit the following:

- (i) A real estate sign with a sign area of 5.9 sq. m. (64 sq. ft.).

ADOPTED – (Councillor P. Saito)
File: BL.03-SIG (2011)

3. Appeals to Region of Peel Official Plan Amendment (ROPA) 26
File: LA.09 REG

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

PDC-0034-2013

That the report titled “Appeals to Region of Peel Official Plan Amendment (ROPA) 26” dated May 7, 2013 from the Commissioner of Planning and Building, be received for information.

RECEIVED – (Councillor B. Crombie)
File: LA.09 REG

2. **PUBLIC MEETING**

Information report on Official Plan Amendment and Rezoning Applications to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses at 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North

Owner: 2286974 Ontario Inc.

Applicant: Bousfields Inc., **Bill 51** (Ward 2)

File: OZ 12 010 W2

Lindsay Dale-Harris, Bousfields Inc., reviewed the development including the history of the site designated for high density residential and mixed-use commercial, and the Clarkson Village Study which recommends moderate development with a maximum height of 6 storeys. The height has been reduced from 6 storeys to primarily 4 storeys with pop-ups rising to 6 storeys due to ground elevation. The proposal calls for 324 units split between 1 and 2 bedrooms. The project is designed to respond to the character of the neighbourhood.

Boyd Upper, Resident, addressed the Committee. He spoke in support of the project but noted that concerns expressed by the residents have not been alleviated with respect to traffic flow on Lakeshore Road, the necessity for commercial development that is not fronting the street, and the question of Section 37 of the Planning Act. He stated that over the years various proposals have been made for the redevelopment of the property, and the zoning changed each time, yet the proponents did not pursue further. He suggested that the calculation of community benefits be applied from the time the property was initially zoned for 3 single family dwellings.

Marilyn Ball, Director of Development and Design, noted that the Section 37 requirements came into place after the previous zoning and after the Official Plan designation was put in place on the property. Consideration for the uplift would be based on the current proposal of 374 units from the previously approved 246 units, and cannot be retroactive to previous applications.

Mr. Upper noted that Section 37 was put into the Ontario Planning Act in 1987 and its application is being considered for other projects where there is significant increase in height or density. He reiterated his recommendation not to eliminate the community benefit that this site would generate if the calculation is applied from the time the property was initially going to be developed.

Councillor Mullin noted her disagreement with staff comments on the application of Section 37. The City had the opportunity for years to apply Section 37 and chose not to do so. Councillor Mullin said that logical use of Section 37 should not be disregarded as the community benefit would be significant if the uplift was based on the original designation of the property.

Madam Mayor agreed with Councillor Mullin's comments.

Ed Sajecki, Commissioner, Planning and Development, responded that staff will review the matter with Legal Services and report back to the Committee.

Councillor Mullin commented that the site had been an eyesore for a number of years. Residents raised a number of concerns at public meetings, including traffic concerns. She requested the Transportation and Works Department to review the traffic study to ensure that safety is addressed. With regard to the retail space, she concurs with the residents. Councillor Mullin noted that community benefits are needed and Section 37 calculation should be based on the original proposal when there were 3 single family dwellings. She hopes that the issues with respect to traffic, retail space and community benefits can be addressed and that the project can move forward.

Madam Mayor said the project will be an asset to the area. She noted that the way to alleviate the traffic problem will be with the provision of a public transit system to avoid gridlock.

In response to Councillor Crombie's query regarding fly ash containment, David Breveglieri, Development Planner, responded that it has been capped underneath Birchwood Park and has not spilled over on the subject site.

Councillor Dale spoke of a similar mid-rise development in Ward 4, built by Vandyk, which has been very well received by the community.

Councillor Mullin advised that Birchwood Park had been newly layered with trees and fencing to ensure fly ash containment.

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

PDC-0035-2013

That the Report dated May 7, 2013, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan for a portion of the subject lands from "Residential High Density – Special Site 6" to "Residential High Density - Special Site" and to change the Zoning from "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards) to "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses under file OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be received for information.

RECEIVED – (Councillor P. Mullin)

File: OZ 12/010 W2

4. PUBLIC MEETING

Information report on Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 5 commercial buildings and 11 detached dwellings on 5267 Mississauga Road, East side of Mississauga Road, north of Melody Drive and south of the CPR rail corridor

Owner: 1731860 Ontario Limited

Applicant: John D. Rogers & Associates Inc., **Bill 51**, (Ward 11)

File: OZ 11/019 W11 & T-M11006 W11

Michael Crabtree, John D. Rogers & Associates Inc., and Patrick Luckie, Architect, Romanov and Romanov Architects Inc., presented to the Committee. Mr. Crabtree noted that the Ontario Municipal Board had refused a previous proposal for residential development and another for industrial on the basis that they did not represent good planning given the surrounding land uses.

Patrick Luckie reviewed the site plan and highlighted the commercial buildings, the landscape amenities within the development, the streetscape and artists concepts

as well as a pedestrian friendly plan and a bike lane. He noted that the commercial buildings would be indicative of those along the Main Street of Streetsville and the dwellings along Melody Drive would match the character of the neighbourhood. The 2 storey commercial office building will act as a buffer between the development and the residential area as well as address the site-line issues from Melody Drive.

Councillor Carlson noted that a solution for the use of this property has been very challenging, and there appears to be no common ground between the applicant and the residents. He said that it is a bottle-necked area, that Mississauga Road is narrow in the area with 80 to 100 trains blocking the road daily, that there are a myriad of issues with respect to access and egress, as well as the issue of it being a scenic route into Streetsville. The proposed development will significantly change the area. Councillor Carlson said he had no issues with the applicant, just the application.

Pam Pitz, Resident, spoke in opposition to the development. She spoke of the traffic implications for residents of Credit Mills, particularly on Erin Centres Boulevard and Forest Hill Drive, as drivers try to avoid the gridlock on Mississauga Road. The situation would be further complicated if GO Transit plans for additional trains are implemented requiring track alterations on Mississauga Road. She felt that this development was not suitable for "The Village within the City" and would also pose added stress to existing businesses. Mrs. Pitz noted that there was a transportation issue and requested that a study be conducted at the developer's expense which should include the impact on the Credit Mills neighbourhood.

Rod Ramlalsingh, Resident, spoke in opposition to the development except for the residential component on Melody Drive. However, he noted that the dwellings should be built within the "R3" Zone provisions like the rest of the sub-division, and not within the "R4" Zone provisions, and requested this not be accepted. Mr. Ramlalsingh also noted that the developer is proposing a parking lot on the top end of Melody Drive and he foresees an application in the future that will be made to open an entrance into the sub-division due to the traffic chaos on Mississauga Road. He suggested that the developer build the 50 ft. lot houses by taking part of the proposed parking lot fronting Melody Drive to prevent a future entrance into the sub-division.

Sajid Aziz, Resident, spoke in opposition to the development. He noted that the traffic study for the proposal is based on is inadequate and was isolated to the Erin Centre Boulevard and Melody Drive/Mississauga Road intersections, disregarding the railway tracks, future tracks, grade separation and the traffic coming out of Reid Drive. Mr. Aziz said that with an office building being proposed for the corner lot by another owner, the anticipated expansion in train traffic, and the proposed additional parking for over 500 vehicles, a more comprehensive traffic study is required. He requested that the Committee refrain from making a decision that will fundamentally change the neighbourhood.

Brian Ashford, Resident, spoke in opposition of the development. He said that the proposed parking on both sides of the residential development on Melody Drive showed a lack of respect for the community. Mr. Ashford suggested that this parking be situated behind the residential development. He also noted that GO Transit was planning continuous daily train service requiring an additional track and grade separation at Queen Street, further complicating exit and entry issues.

Steve Barrett, Manager, Transportation Asset Management, commented that staff were waiting for a feasibility study from GO Transit.

Emelie Veal, Resident, noted her support for the development but agreed with the concerns raised by the community. She expressed concern with the design and the proposal to amend the Official Plan. She commented that the built form fronting Mississauga Road should be carefully designed to maintain continuity of the scenic route. With respect to the proposal to amend the Official Plan to "Mixed-Use – Special Site" and "C2-Exception", Ms. Veal felt this contradicts with the values and character of a small town main street prohibiting both residential uses as well as schools and day-care centres and suggested that the developer design a live/work environment.

Adly Banoub, Resident, spoke in opposition of the development. He said that the Streetsville community is already served well by the many retail outlets in Mississauga. He saw this development as a purely commercial venture and an opportunity for the City to collect more taxes, but it does not serve the community. The project also does not clearly identify the types of commercial uses and the additional 507 vehicles will pose a problem for pedestrians.

June Samaras, Resident, expressed concern about the negative impact of the proposed development on life in Streetsville. Existing traffic volume had already put Mississauga Road/Queen Street beyond its capacity and the traffic study did not reflect the expansion of the GO Station parking lot. She noted that it is almost impossible to exit Old Station Road to make a left turn.

Mary Bull, Solicitor for Mondalez International, (formerly Kraft Canada), who operate the mill north of the proposed development, addressed the Committee. Mondalez International has no objection to the development as long as it does not impact the operation of the mill. A concern is the noise impact on the proposed dwellings from the mill therefore posing a threat to its operation, but with careful design between the commercial and residential development, a buffer to the noise can be created. Achieving this balance must be reflected in the Official Plan and the Zoning By-Law. Mondalez International does not yet have sufficient details on the specific design of the development, but will continue to work with the proponent to ensure compatibility with the mill. However, when the Committee considers this proposal further, and sufficient details have not been provided by the developers to Mondalez International, they will request an amendment to the Official Plan to ensure compatibility with the mill.

Carmelo Boscarino, Resident, spoke in opposition of the development. He said that the development will destroy Mississauga Road and cripple Streetsville. He suggested that the City has collected enough taxes from residents to be able to afford the purchase of the land and turn it into a park. He cited concerns with noise and traffic, especially when the road is closed for trains to pass.

Michael Lubinsky, Resident, spoke in opposition of the development. He noted that the concept of a noise buffer is great however the mill itself is composed of silos, hence sound reverberates. Mr. Lubinsky spoke of the existing gridlock, especially on Sundays because of the church, and suggested that the site could be suitable for a farmers market.

Madam Mayor agreed with Councillor Carlson that this was a problem site. She noted that in addition to the noise from the mill, the noise from the railroad tracks will soon become a major issue once all day service is implemented by GO Transit. As well, with more tracks, there will be an increase in the movement of goods by train and the number of times the road is closed for them to pass will add considerably to the gridlock. As long as people own numerous cars, traffic will continue to be heavy across the city, but the train traffic in Streetsville is a problem and will continue to grow. She noted that grade separation was not an option. She suggested that the solution might be more residential development in the area and a buffer to the track. Commercial development is going to add to the traffic in a major way. Madam Mayor recommended that instead of waiting for a developer to come up with a solution for the use of the site, it was time for staff to conduct a study for a suitable plan for it, taking into account the increased train traffic. She spoke of the fact that Mississauga Road is the entrance to the beautiful "Village in the City".

Ed Sajecki, Commissioner, Planning and Development, commented that there are major issues particularly around GO Transit expansion and the resultant impact this will have in the area, but details of their proposed expansion have not been provided. Madam Mayor responded that many proposals have been made for the site development over the years, but it was time for staff to take the lead with respect to a plan to address the appropriate use of the land.

Councillor Iannicca spoke of a similar development in Ward 7 which the Ontario Municipal Board ruled in favour of the developer, despite the area being designated the "Gateway to the City". The resultant strip plaza has created considerable parking and traffic challenges.

Councillor Carlson felt that as an entrance feature to Streetsville, permanent residential is the answer for the area, but in order for this to work, Mondalez International must be on side. Councillor Carlson noted that he was at a loss for a suitable resolution and suggested it could come from a corridor study or the Scenic Route Study underway. He will continue to work with the residents, the applicant, and Madam Mayor for a solution.

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

PDC-0036-2013

(a) That the Report dated May 7, 2013, from the Commissioner of Planning and Building under files OZ 11/019 W11 and T-M11006 W11, 1731860 Ontario Limited, 5267 Mississauga Road, be received, and that staff be directed to undertake a study to determine the appropriate land use for the site.

(b) That the following correspondence be received:

- 1) PETITION from 271 Residents in opposition of the development *(Page 1 of 16 attached). Full copies available upon request*
- 2) Email dated May 1, 2013 from Peter Bowie and Family
- 3) Email dated May 1, 2013 from Shaibal Datta
- 4) Email dated May 5 and 13, 2013 from Tom and Pam Pitz
- 5) Email dated May 6 from Brian and Carol Ashford
- 6) Email dated May 6, 2013 from Sujata Hazari
- 7) Email dated May 14, 2013 from Irene Tse
- 8) Email dated May 16, 2013 from Keka Abdee
- 9) Email dated May 16, 2013 from Peter Papay and Family
- 10) Letter dated May 16, 2013 from Carmelo and Mary Boscarino
- 11) Email dated May 17, 2013 from Ed Choy
- 12) Email dated May 17, 2013 from George Kyriakis
- 13) Email dated May 17, 2013 from Yousef Botros
- 14) Letter dated May 19, 2013 from Scott and Patricia Patterson
- 15) Email dated May 21, 2013 from Joanne Klingenberg
- 16) Email dated May 21, 2013 from Patrick Castelino
- 17) Email dated May 21, 2013 from Aref and Nisreen Poonawala
- 18) Email dated May 22, 2013 from Gerry Nichol
- 19) Email dated May 22, 2013 from Ray Lessard
- 20) Email dated May 23, 2013 from Ron and Margaret Strain
- 21) Letter dated May 24, 2013 from Violet Aziz, Resident
- 22) Letter dated May 24, 2013 from Residents submitted by Violet Aziz
- 23) Email dated May 25, 2013, from Parvinder S. Saund, Resident
- 24) Email dated May 26, 2013 from John Soutsos, Resident
- 25) Email dated May 26, 2013 from David Ross, Resident
- 26) Email dated May 26, 2013 from P.J. & Angela Gallagher Residents
- 27) Email dated May 26, 2013 from Deepak Amarnani, Resident
- 28) Email dated May 27, 2013 from Michael Bishop, Resident
- 29) Letter dated May 27, 2013 from Saj Aziz, Resident
- 30) Email dated May 27, 2013 from Marcia Best, Resident
- 31) Email dated May 27, 2013 from Enkeleida & Dritan Alushi, Residents

RECEIVED – (Councillor G. Carlson)

File: OZ 11/019 W11 and T-M11006 W11

NOTE: *Recommendation PDC-0036-2013 4(a) was amended by Council at its meeting held on June 5, 2013 via Resolution No: 0100-2013 moved by Councillor G. Carlson, seconded by Councillor S. McFadden, as follows:*

PDC-0036-2013

- (a) That the Report dated May 7, 2013, from the Commissioner of Planning and Building under files OZ 11/019 W11 and T-M11006 W11, 1731860 Ontario Limited, 5267 Mississauga Road, be received, and that staff be directed to report back to PDC on their review of Official Plan designations and Zoning of lands in the vicinity of the Mississauga Road railway crossing, with recommendations that take into account the future expansion of railway lines and potential conflicts with surrounding land uses.

ADJOURNMENT – 7:50 p.m.
(Councillor N. Iannicca)