



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 10, 2013 - 6:00 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 Bonnie Crombie	Ward 5 (Chair)
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Councillor Frank Dale	Ward 4 (On other Municipal business)
Councillor Pat Saito	Ward 9 (Away for personal matters)

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
Mr. John Calvert, Director, Policy
Ms. Marcia Taggart, Legal Services
Mr. Steve Barrett, Manager, Transportation and Works
Mr. Darren Morita, Manager, Development Engineering
Mr. Mark Warrack, Senior Heritage Co-ordinator, Culture Division
Ms. Laura Waldie, Heritage Special Projects, Culture Division
Ms. Karen Crouse, Planner, Policy Planning
Ms. Marianne Cassin, Planner, Development and Design Division
Mr. Steven Bell, Urban Designer, Development and Design Division
Mr. David Breveglieri, Planner Development and Design Division
Ms. Sheena Harrington, Planner, Development and Design Division
Mr. Eric Lucic, Planner, Planning and Development Services
Ms. Emily Irvine, Planner, Policy Planning Division
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Julie Lavertu, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – JUNE 10, 2013

CALL TO ORDER

Councillor Crombie called the meeting to order at 6:02 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil

MATTERS TO BE CONSIDERED

The order of the agenda was modified to deal with items 1, 2, 5 and 6 first followed by 3, 4 and 7.

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

PDC-0037-2013

That the report dated May 21, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) 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 12-01303
Ward 5
TownePlace Suites Marriott
5050 Orbitor Drive

To permit the following:

- (i) A second ground sign fronting Eglinton Ave. E.
- (ii) Two (2) proposed fascia signs located between the limits of the top floor and parapet on a hotel building 3 storeys in height.

- (c) Sign Variance Application 13-04033
Ward 9
Atrens-Counsel Insurance Brokers
7111 Syntex Drive

To permit the following:

- (i) One (1) fascia sign erected on the third storey of the building.

2. That the following sign variance **be referred to Council**:
 - (b) Sign Variance Application 13-03889
Ward 9
Booster Juice
3160 Argentia Rd.
To permit the following:
 - (i) One (1) fascia sign not located on the exterior wall forming part of the unit occupied by the business.
3. That the following Sign Variances **be deferred to allow the applicant to review it further with staff**:
 - (a) Sign Variance Application 11-6728
Ward 5
RE/MAX Gold
2980 Drew Rd.
 - (i) Two (2) fascia signs not located on the unit occupied by the business.
 - (ii) Two (2) fascia signs located on the second storey of the building.
 - (b) That a letter dated June 10, 2013, from Gordy Khuman, ReMax Gold Realty Inc., requesting deferral pending further review with staff, be received.

ADOPTED (Councillor N. Iannicca)
File: BL.03-SIG (2011)

2. Information Status and Removal of "H" Holding Symbol Report to permit the northwest addition to Square One Mall and the future extension of Square One Drive
100 City Centre Drive
Southwest of Hammerson Drive and Square One Drive
Owner/Applicant: OMERS Realty Management Corp and 156 Square One Limited, **Bill 51**, (Ward 4)
File: H-OZ 12/005 W4

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

PDC-0038-2013

That the Report dated May 21, 2013, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the “H” holding symbol application, to permit the northwest addition to Square One Mall and the future extension of Square One Drive under file H-OZ 12/005 W4, OMERS Realty Management Corp. and 156 Square One Limited, 100 City Centre Drive, be received for information, and that the Planning and Building Department be authorized to prepare the necessary by-law for Council’s passage.

RECEIVED - (Councillor S. McFadden)
FILE: H-OZ 12/005 W4

5. International Design Competitions Task Force – Report on Recommendations
File: PR.05.INT

Councillor Tovey commented that The International Design Competitions Task Force was set up to consider design competitions and design excellence in the City and noted that several buildings designated iconic had won national and international architecture awards.

Steven Bell, Urban Designer, Development and Design, reviewed the report on recommendations from the International Design Competitions Task Force. He noted that the Task Force was assembled in 2012 composed of Councillors, private sector architects and practitioners and staff from the Planning and Building Department to identify key sites in the City that are appropriate locations for iconic, signature and memorable buildings and to designate them for architectural excellence by means of international design competitions. He highlighted the criteria for the evaluation and identification of landmark sites in the City as well as the framework for Design Competitions Guidelines, and the processes to be used by land owners for engaging in design competitions.

Councillor Mullin thanked Councillor Tovey for initiating the Task Force and noted that there are opportunities, other than what has already been identified, in terms of lands available that could still have iconic buildings through the international design competitions.

Madam Mayor noted that such an initiative should have been put in place years ago to promote and encourage participation in international design competitions, including the private sector.

Councillor Starr appreciated the involvement of the external consultants on the Task Force and noted that there still are great opportunities left in the City.

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

PDC-0039-2013

That the report dated May 21, 2013, from the Commissioner of Planning and Building entitled "International Design Competitions Task Force – Report on Recommendations", be adopted in accordance with the following:

1. That the Criteria for Evaluation and Identification of Landmark Sites, shown in Appendix 4, be approved as the guideline to evaluate and identify future properties.
2. That the Inventory of Landmark Sites in Appendices 5, 6 and 7 be approved for the purpose of recognizing key properties across the City and their potential to be enhanced and/or developed through a lens of design excellence and city building.
3. That City staff initiate contact with landowners of the selected sites, to express the City's aspirations for design excellence and to assess landowner interest in undertaking design competitions.
4. That the Commissioner of Planning and Building report back to the Planning and Development Committee with respect to the following:
 - a. the expansion of the Inventory of Landmark Sites as additional properties are identified for future inclusion;
 - b. additional information pertaining to design competitions including potential incentives;
 - c. guidelines to assist private landowners with design competitions based on the process outlined by the Royal Architectural Institute of Canada (RAIC) and the Ontario Association of Architects (OAA); and
 - d. implications for staff resources to support design competitions including administering the Inventory of Landmark Sites.

ADOPTED (Councillor J. Tovey)
File: PR.05.INT

6. **SUPPLEMENTARY REPORT**

Official Plan Amendment and Rezoning Applications to permit a new grocery store and modified development standards for the existing plaza, 1077 and 1145 North Service Road and 2045 Insley Road, north side of North Service Road between Insley Road and Stanfield Road

Owner: Applewood Shopping Plaza Limited, c/o The Effort Trust Company

Applicant: Salmona Tregunno Inc., **Bill 51**, (Ward 1)

File: O 10/003 W1

Sheena Harrington, Planner, Development and Design Division, reviewed the current and proposed context of the subject site. The site is currently designated Mixed-use and Motor Vehicle Commercial. The proposal is to amend the Official Plan to re-designate the Motor Vehicle Commercial land to Mixed-use to conform with the rest of the site. The Rezoning of the site to "C2-Exception" (Neighbourhood Commercial) to permit a new grocery store will bring the entire site under one uniform zone.

Sandra Falcone, Resident, was concerned with the truck traffic north of the Applewood Shopping Plaza, which will be hazardous for crossing school children. In response, Steve Barrett, Manager, Transportation and Works Department, noted that there is a separation between Russett Road and the entrance the trucks will use to enable safe pedestrian crossing through an existing walkway, and that trucks will be turning south of the walkway.

Kevin Lethbridge, Resident, was concerned with the straight driveway through the Plaza causing people to speed thinking it was a road. Councillor Tovey responded that there is no longer a straight driveway and that there will be identifiable raised pedestrian cross-walks to prevent speeding.

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

PDC-0040-2013

That the Report dated May 21, 2013, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 10/03 W1, Applewood Shopping Plaza Limited c/o The Effort Trust Company, 1077 and 1145 North Service Road and 2045 Insley Road, north side of North Service Road between Insley Road and Stanfield Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provision of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from "Motor Vehicle Commercial" to "Mixed Use" to permit a new grocery store be approved. Should the appeal to Mississauga Official Plan not be resolved, that an amendment to Mississauga Plan (2003), be approved.
3. That the application to change the Zoning from "C2-1" (Neighbourhood Commercial) and "C5-3" (Motor Vehicle Commercial) to "C2 – Exception" (Neighbourhood Commercial) to "C2 – Exception" (Neighbourhood Commercial) to permit a new grocery store and modified development

standards for the existing plaza in accordance with the proposed zoning standards described in Appendix S-7 of this report, be approved subject to the following condition:

- (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
- 4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
- 5. That the following correspondence be received:
 - (a) Letter dated June 9, 2013 from Lisa MacCumber, Resident

ADOPTED - (Councillor Tovey)
File: OZ 10/003 W1

3. Meadowvale Village Heritage Conservation District Plan Review
File: CS08 MEA

Mark Warrack, Senior Heritage Co-ordinator, Culture Division, noted that Item 4 will follow his presentation to address the implementation of the Official Plan and Zoning By-law for Meadowvale Village. Mr. Warrack reviewed the background leading to the 2013 Plan.

Meadowvale Village Heritage Conservation District (HCD) was created in 1980, as Ontario's first Ontario Municipal Board (OMB) approved heritage conservation district. In 2005, amendments were made to the Ontario Heritage Act and with the Meadowvale Village HCD Plan now over 30 years old, a revision is required to bring it in line with current legislation.

The objectives to be achieved in revising the Plan included identifying existing cultural heritage attributes, determining whether the Heritage Conservation District boundary should be expanded, strengthening current Design Guidelines and Policies and providing a means of managing change for generations to come. The revisions will bring the Plan in compliance with the Act and the City's Official Plan.

Councillor Carlson noted that a lot of work has been done over many years. This was an interim report to gather input from residents. He said that so far the feedback from residents has been to enhance the Meadowvale Village Heritage Conversation District, but felt that some of the measures proposed are draconian. He reassured residents that the report is to be received for information and that the Meadowvale Village Heritage Conservation District Plan will be updated with the consensus of the majority in the community.

Madam Mayor recognized the foresight of the Council in 1980, and the Heritage Committee, for their work on enabling Meadowvale Village to become a heritage district. This ensured that subsequent major developments did not harm the character of the area.

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

PDC-0041-2013

- (a) That the Report dated May 1, 2013, from the Commissioner of Community Services, with reference to the draft Meadowvale Village Heritage Conservation District Plan, be received for information.
- (b) That the following correspondence be received:
 - 1. Letter dated June 7, 2013 from Meadowvale Village Community Association
 - 2. Letter dated June 10, 2013 from Meadowvale Village HCD Review Committee
 - 3. Letter dated June 7, 2013 from Ruth Victor & Associates, representing Rotherglan School
 - 4. That the following correspondence from Residents be received:
 - a) Letter dated June 6, 2013 from Michael and Christine Delongte
 - b) Email dated June 6, 2013 from Robert Zaffino and Carmela Pierro
 - c) Email dated June 6, 2013 from Cheryl Krasa
 - d) Letters dated June 6, 2013 and Email dated March 31, 2013 from Michael and Susy Picco
 - e) Letter dated June 6, 2013 from Miles Backhouse
 - f) Letter dated June 6, 2013 from Harp Singh
 - g) Email dated June 7, 2013 from Linda Simopoulos
 - h) Letter dated June 7, 2013 from Susan and Michael Stephan
 - i) Email dated June 7, 2013 from Greg and Susan Laughton
 - j) Email dated June 7, 2013 from Barb and Steve O'Mara
 - k) Letter dated June 7, 2013 from Lisa Fulop
 - l) Letter dated June 7, 2013 from Shannon and Adrian Bubalo
 - m) Email dated June 7, 2013 from Meghan and Martin Boeykens
 - n) Letter dated June 7, 2013 from Kimberly & Tim Van Wart
 - o) Email dated June 7, 2013 from David Moir
 - p) Letter dated June 7, 2013 from Greg and Margie Young
 - q) Email dated June 7, 2013 from Terry Wilson
 - r) Email dated June 7, 2013 from Rosemary Wilson
 - s) Letter dated June 7, 2013 from Frank and Andrea Bosnjak
 - t) Letter dated June 10, 2013 from Siobhan Kukolic

Councillor Carlson proposed a motion recommending the deletion of two properties located on 6940 Second Line West and 6985 Second Line West from the Meadowvale Village Heritage Conservation District Plan. The owners of the two properties did not wish to be part of the District and he supported their position as there were no compelling reasons to add them to the Precinct.

In response to Madam Mayor's and Councillor Tovey's query as to whether staff had recommended the addition of the two properties in the study area, Mark Warrack responded in the affirmative as they have the same characteristics of the Village.

Madam Mayor said that as Mayor, she could not support eliminating the properties from the Plan as the lots were huge and could be subdivided.

Councillor Carlson advised that the properties were not currently in the District and the owners did not wish to be part of it.

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

PDC-0042-2013

That two properties located at 6940 Second Line West and 6985 Second Line West be excluded from the Meadowvale Village Heritage Conservation District Plan, be approved.

APPROVED (Councillor G. Carlson)

4. **PUBLIC MEETING**

Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area, (Ward 11)
File: CD.03.MEA

Karen Crouse, Policy Planner, reviewed the proposed amendments to the Official Plan, and Marianne Cassin, Planner, Development and Design Division, reviewed the proposed amendments to the Zoning By-law, to reflect the changes outlined in the Meadowvale Village Heritage Conservation District Plan.

Ms. Crouse reviewed the highlights of the changes to the Official Plan which would update the Meadowvale Village Neighbourhood Character Area policies, revise the policy framework to reflect existing conditions and as-built developments, and revise the Meadowvale Village Precincts Map.

Ms. Cassin noted the amendments to the Zoning By-law will apply to all lands currently zoned R1-32 within the Heritage Conservation District. The proposed changes to the Zone R1-32 will include additional regulations such as minimum lot sizes and maximum side yards, maximum gross floor areas of the dwellings and garages, maximum dwelling depth and maximum driveway width.

Councillor Carlson noted that this was a starting point and that the areas of concern will be addressed through further consultation with the community with respect to the lot size, the severance allowance, and the size of the dwellings.

Siobhan Kukolic, Resident, addressed the Committee and noted that the residents agree that there should be guidelines in place to protect the character of Meadowvale Village, but they did not feel they were part of the process in the development of the Meadowvale Village Heritage Conservation District Plan. She outlined her own concerns with the new guidelines on demolition and removal of structures, the proposed new lot size from 8,072 sq. ft. to 13,000 sq. ft., the privacy fencing and with the definition of major ground disturbance as it relates to archeological surveys for any developments within the District. She further noted that the new guidelines did not permit accent lighting which the Crime Prevention Through Environmental Design policy supports. She requested that the process be extended to provide residents time to further review them with staff.

Madam Mayor expressed concern that Ms. Kukolic felt that there was no community collaboration in the consultation process when five public meetings were held to inform and engage the residents. She noted her pride in the City's consultation process with citizens. Ms. Kukolic said that the community was not clear that the by-law was going to change and that input was required.

Councillor Carlson said that the process is at a mid-point and that further public consultation would occur over the Summer or Fall.

Madam Mayor stressed the importance of the consultation process going forth and asked for staff comments. Mark Warrack responded that each home owner in the district was contacted at least two weeks prior to a consultation meeting outlining the purpose of the meeting. He noted that on several occasions not many people attended. Following each meeting, residents were contacted again with details of what transpired and directing them to the City's website for more information. Going forward, staff will meet with Councillor Carlson to determine the best way to conduct further consultation. Madam Mayor noted that adequate consultation did take place, but the residents did not respond as they should have. She reiterated that she was proud of the City's public consultation process.

Mr. Warrack pointed out that staff had also met with the Meadowvale Village Review Committee who, as a representative of the community, had endorsed the Plan.

Ms. Kukolic reiterated that the residents did not understand what was going to happen with the guidelines.

Councillor Carlson said that residents of Meadowvale Village will be invited to participate in two focus meetings, one devoted to the Zoning By-law changes and the other on the Heritage District Conservation Plan, so that by the Fall a consensus document can be the result.

Terry Wilson, Resident, noted that Meadowvale Village is steeped in history and retained much of its 19th Century character. He said that the current plan needs to be updated as long as it is done appropriately to achieve a balance between change and preservation. He cited concern that the current lot sizes will result in extremely large houses which would be incompatible with the Village character. A heritage district is considered to be a cultural landscape and the current guidelines lack the specific wording needed to protect the vital features. He said that a strong heritage plan can support preservation, discourage incompatible development and manage change as the community grows and evolves.

Martin Boeykens, Resident, noted his concern that the new guidelines require permits for planting trees, fences, pools, excavation, etc. and time sensitive projects can be impacted as permits take time. He suggested that a timeframe be instituted for the issuance of permits. He also suggested that in order to preserve the true sense of authenticity of the Village, that natural materials be used such as wood, instead of vinyl, and cedar shingles rather than asphalt. He requested that the Council considers other ways to maintain the Village character than the existing grants which do not touch on elements such as the different array of disposable incomes of the residents. He also noted that there would be value in implementing a simpler approach for residents to get information through just a telephone call on how the guidelines will affect their projects.

Greg Young, Resident, noted that he had no problem with guidelines that are restrictive enough to protect but balanced enough to be considerate of the home owners and what they would like to do with their properties. He wanted to ensure that a face to face consultation process will be conducted involving a group representative of the majority of the residents to produce a consensus document.

Councillor Carlson responded that he has requested staff to prepare a revised draft of the Plan which will take into account all the input received from residents for consultation with the community during the Summer or the Fall.

Madam Mayor noted that there is obviously a misunderstanding and that it is essential for residents to thoroughly understand the legislation and how it can be applied to preserve the Village.

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

PDC-0043-2013

1. That the report titled "*Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area*", dated May 21, 2013 from the Commissioner of Planning and Building, be received.
2. That the submissions made at the public meeting be received.

3. That staff report back to Planning and Development Committee on the submissions.

RECEIVED - (Councillor G. Carlson)
File: CD.03.MEA

7. **SUPPLEMENTARY REPORT**

Proposed Zoning By-law Amendments, Port Credit Infill Housing Study – Hiawatha Neighbourhood, (Ward 1)
File: CD.06.POR

Sharon Mittmann, Urban Designer, Development and Design Division, reviewed the purpose of the study which was a consequence of a new dwelling on Cumberland Drive. In order to address community concerns, Councillor Tovey requested staff to suggest methods in which the character of the neighbourhood can be maintained. She outlined the changes to the proposed Zoning By-law amendments, including additions of smaller waterfront lots into the standard lot restrictions, maximum height and dwelling depth restrictions, maximum lot reductions, and the elimination of projecting garages.

David Bailey, Resident, said that the purpose of the exercise is not to infringe the rights of neighbours but rather to provide clear guidelines to preserve the quality and character of the neighbourhood and that the proposed Zoning By-law amendments were reasonable.

Gavin Clark, Resident, said he was very pleased to see the changes regarding the projecting garages. His research showed that people had nothing to fear when it came to their home prices being suppressed because of the proposed amendments, as was proven in Streetsville, which underwent similar changes. Councillor Carlson commented that in fact property prices rose and continue to rise.

Janet Coyle, Resident, noted that the proposed Zoning By-law amendments will penalise property values. She said there would be a financial impact as waterfront properties, not already fully developed, will lose 25% of potential living space. Based on the proposed Zoning By-law changes, a variance will be required making this a deterrent for potential buyers. She objected to the amendments and was prepared to take the matter to the Ontario Municipal Board if required.

Shelly Steed, Resident, felt that restricting the dwelling depth to 65 feet for lots that are 100 feet to 213 feet in size seems irrational, and requested that the variation be calculated on a percentage basis.

Councillor Mullin said that no by-law is perfect, however, since the Zoning By-law amendments in Lorne Park came into effect, property values have risen considerably. She expressed support for the recommendations.

Councillor Starr noted his support for the recommendations and said that it is difficult to please everyone, but it was important to preserve the character of the area.

Councillor Carlson said the variance applications worked well in Streetsville and noted that the residents were now calling for even more restrictive rules.

Councillor Tovey said the process has been a lengthy one and the intent was not to prevent development but to create a balance.

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

PDC-0044-2013

That the report dated May 21, 2013, from the Commissioner of Planning and Building, titled "Proposed Zoning By-law Amendments, Port Credit Infill Housing Study - Hiawatha Neighbourhood", recommending amendments to the existing "R15" (Detached Dwellings – Port Credit) zone standards within the Port Credit Infill Housing Study area, in order to retain the neighbourhood character and improve compatibility between existing housing and replacement housing and detached dwelling additions, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, revisions to the proposed Zoning By-law Amendments are being recommended, Council considers that changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the existing "R15" (Detached Dwellings - Port Credit), zone within the Port Credit Infill Housing Study Area be changed to "R15-Exception" (Detached Dwellings - Port Credit), in accordance with the proposed zoning standards outlined in the Zoning section of this report and that an implementing Zoning By-law be brought to a future City Council meeting.
3. That the following correspondence be received:
 - (a) Email and Letter dated June 10, 2013 from Andrew Beattie, Resident
 - (b) Email dated June 10, 2013 from Evan and Shelley Steed, Residents
 - (c) Emails dated June 10, 2013 from Norm and Janna Collins, Residents

ADOPTED - (Councillor J. Tovey)
File: CD.06.POR

ADJOURNMENT – 8:22 p.m.
(Councillor P. Mullin)