



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, SEPTEMBER 16, 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 Chris Fonseca	Ward 3
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8 (Chair)
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Councillor Pat Mullin	Ward 2
Councillor Frank Dale	Ward 4 (other municipal business)
Councillor Pat Saito	Ward 9 (personal business)

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
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STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building
Mr. Ray Poitras, Acting Director, Development and Design Division
Mr. John Calvert, Director, Policy Planning Division
Ms. Marcia Taggert, Legal Counsel, Legal Services
Mr. Darren Morita, Manager, Development Engineering
Mr. David Marcucci, Manager, Park Planning, Community Services
Ms. Lauren Eramo-Russo, Development Planner
Mr. David Breveglieri, Development Planner
Mr. Eric Lucic, Planner, Community Services
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Carmela Radice, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 16, 2013**CALL TO ORDER**

Councillor Mahoney called the meeting to order at 7:01 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil

MATTERS TO BE CONSIDERED

1. Payment-in-Lieu of Off-Street Parking (PIL) Application, 6 Main Street and 209 Queen Street South, Northeast corner of Queen Street South and Main Street
Owner: Josef and Mira Bialobrzkeski
Applicant: Jim Levac, Weston Consulting, Ward 11
File: FA. 31 13/002 W11

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

PDC-0060-2013

That the Report dated August 27, 2013 from the Commissioner of Planning and building recommending approval of the Payment-in-lieu of Off-Street Parking (PIL) application under file FA. 31 13/002 W11, Josef and Mira Bialobrzkeski, northeast corner of Queen Street South and Main Street, be adopted in accordance with the following for “Lump Sum” agreements:

1. That the sum of \$6,630.00 be approved as the amount for the payment-in-lieu of three (3) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Josef and Mira Bialobrzkeski for the expansion of the dining area of the existing restaurant located at 209 Queen Street South into the vacant portion of the same building municipally known as 6 Main Street.
3. That the execution of the PIL agreement and payment be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

ADOPTED – (Councillor G. Carlson)
File: FA. 31 13/002 W11

2. PUBLIC MEETING

Information Report on Rezoning Application to permit a truck terminal (parcel delivery service) in the existing building, 7535 Bath Road, Southeast corner of Bath Road and Thamesgate Drive

Owner: SREIT (Malton) Ltd.

Applicant: John D Rogers and Associates, **Bill 51**, (Ward 5)

File: OZ 13/007

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

PDC-0061-2013

That the Report dated August 27, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "E2-38" (Employment) to "E2-Exception" (Employment), to permit a truck terminal (parcel delivery service) in the existing building under file OZ 13/007 W5, SREIT (Malton) Ltd., 7535 Bath Road, be received for information, subject to the notwithstanding clause.

RECEIVED – (Councillor B. Crombie)

File: OZ 13/007 W5

3. PUBLIC MEETING

Information and Supplementary Report on Rezoning Application to permit medical office and residential uses within a converted detached dwelling, 1484 Hurontario Street, Northwest corner of Hurontario Street and Indian Valley Trail

Owner: Dr. M. Sous and J. Sous

Applicant: Greg Dell and Associates, **Bill 51**, (Ward 1)

File: OZ 12/006 W1

Mr. Dell, the applicant, was not available to present the proposal. David Brevleglieri, Planner, Development and Design Division, provided an overview of the application. The subject property is located in the Mineola Neighbourhood Character Area and on an Intensification Corridor along Hurontario Street. The changes proposed through this application are in conformity with the land use. The proposed Zoning By-Law Amendment requires "R2-Exception" (Medical Office and Residential), to permit medical office and residential uses within a converted detached dwelling. Mr. Brevleglieri noted that the applicant has appealed to the Ontario Municipal Board (OMB) but a hearing date has not yet been scheduled.

Mr. John McKinnon, President, Credit Reserve Association (CRA), noted the CRA's opposition to the application citing the property's appearance, the privacy of the neighbours, and the importance of the second floor residential unit to be designated for use by the practitioner or staff member only. He hoped that the site plan will control the appearance of the property and provide buffers and privacy for the residents through suitable fencing and mature vegetation and landscaping.

Mr. McKinnon noted that the OMB decision on the previous application approved the rezoning only upon satisfactory resolution of a site plan by the City, the Credit Reserve Association and the residents. He urged the City to maintain this condition. Mr. Poitras, Acting Director, Development and Design, advised that the Official Plan Policies and Zoning By-laws do not tie the resident to the office, nor regulate hours of operation.

The following residents addressed the Committee in opposition to the application:

Leanne Novak, Resident, noted that although the application is for medical purposes, it is actually a spa as she has received a brochure for their spa services. She would like to know what the intent is for the use of the facility.

Wanda McKinnon, Resident, expressed concern with respect to the quality of the development. In the past two years the property has become dilapidated. She wished to ensure that quality standards will be observed with this development.

Michael McKinnon, Resident, felt that the proponent has no intention of keeping to the proposed design, and expressed concern that this application has gone to the OMB.

Councillor Iannicca spoke of a similar operation in Ward 7 where there are property standards concerns.

Councillor Tovey supported the Credit Reserve Association's request that the OMB decision to withhold its order on the previous application until site plan matters are concluded to the satisfaction of the City, the Credit Reserve Association and the neighbours, is upheld.

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

PDC-0062-2013

That the Report dated August 27, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R2-4" (Detached Dwellings - Typical Lots) to "R2-Exception" (Medical Office and Residential) to permit medical office and residential uses within a converted detached dwelling under file OZ 12/006 W1, Dr. M. Sous and J. Sous, 1484 Hurontario Street, northwest corner of Hurontario Street and Indian Valley Trail, be adopted, as amended, in accordance with the following:

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with these applications, in support of the recommendations outlined in the report dated August 27, 2013.

2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the OMB hearing process, however if there is a potential for settlement then a report shall be brought back to Council by the City Solicitor.
3. That the OMB decision on the previous application on this site, withholding its order until a satisfactory site plan is submitted to the satisfaction of the City, the Credit Reserve Association and to the neighbours, be upheld.
4. That the following correspondence be received:
 - (a) Email dated September 12, 2013, from John B. Keyser, Q.C., Resident
 - (b) Letter dated September 13, 2013, from John McKinnon, President, Credit Reserve Association
 - (c) Email dated September 16, 2013, from Gregory H. Dell, Greg Dell & Associates
 - (d) Letter dated September 16, 2013, from Cynthia Grindley, Resident

ADOPTED (Councillor J. Tovey)
File: OZ 12/006 W1

ADJOURNMENT - 7:41 pm
(Councillor R. Starr)