



## MINUTES

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, DECEMBER 2, 2013 - 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> 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 ( <b>Chair</b> )
Councillor Frank Dale	Ward 4
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 George Carlson	Ward 11

#### Members Absent

Councillor Sue McFadden	Ward 10(per Resolution 0191-2013)
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Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk  
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email: [mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department  
Mr. John Calvert, Director, Policy Planning Division  
Ms. Wendy Alexander, Director, Transportation and Infrastructure  
Planning Division  
Ms. Kelly Yerxa, Deputy City Solicitor, Legal Services  
Ms. Ingrid Sulz McDowell, Manager, Planning Services Centre  
Mr. Chris Rouse, Manager, Development and Design Division  
Mr. Darren Morita, Manager, Development Engineering  
Mr. David Marcucci, Manager, Park Planning  
Mr. Steve Barrett, Manager, Transportation Asset Management,  
Transportation and Works Department  
Ms. Susan Tanabe, Manager, Policy Planning Division  
Mr. Darren Bryan, Supervisor, Sign Unit  
Mr. Paul Stewart, Policy Planner  
Ms. Mila Yeung, Development Planner  
Mr. David Breveglieri, Development Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Carmela Radice, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – December 2, 2013****CALL TO ORDER**

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

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Nil

**APPROVAL OF MINUTES**

The Minutes of the Planning and Development Committee held on November 11, 2013, were approved as presented.

**APPROVED** (Councillor R. Starr)

**MATTERS TO BE CONSIDERED**

The order of the agenda was changed as follows:

3. **SUPPLEMENTARY REPORT**  
Rezoning Application to permit an office within the existing residential dwelling, 330 Queen Street South, west side of Queen Street South, south of Princess Street  
Owner: Three Nuts Inc.  
Applicant: David Brown Associates, **Bill 51**, (Ward 11)  
File: OZ 11/009 W11

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

**PDC-0076-2013**

That the Report dated November 12, 2013, from the Commissioner of Planning and Building recommending approval of the application under File OZ 11/009 W11, Three Nuts Inc., 330 Queen Street South, be adopted in accordance with the following:

1. That the application to change the Zoning from "R3" (Detached Dwellings) to "R3-Exception" (Office within a Detached Dwelling), to permit the existing detached dwelling to be used for an office, a dwelling or an office with a dwelling unit in accordance with the Revised Proposed Zoning Standards described in Appendix S-4), 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.
2. 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 Council decision.

**ADOPTED** – (Councillor G. Carlson)

File: OZ 11/009 W11

1. Sign Variance Applications – Sign By-law 0054-2002, as amended  
File: BL.03-SIG (2013)

Councillor K. Mahoney moved the following motion which was voted on and carried:

**PDC-0077-2013**

That the Report dated November 12, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 13-06174  
Ward 4  
Glen Davis Group  
77 City Centre Drive  
  
To permit the following:
    - (i) A third and fourth fascia sign located between the limits of the top floor and parapet of an office building.
  - (b) Sign Variance Application 13-06030  
Ward 4  
Tim Hortons – Square One Shopping Centre  
100 City Centre Drive  
  
To permit the following:
    - (i) One (1) fascia sign not located on the unit occupied by the business.

- (c) Sign Variance Application 13-04185  
Ward 5  
Prologis  
300 Courtneypark Drive West

To permit the following:

- (i) Four (4) directional signs with a sign area of 2.2 sq.m. (23.9 sq. ft.) and a height of 2.74m (9.0 ft.).

- (d) Sign Variance Application 13-04640  
Ward 5  
Westwood Mall Holdings Limited  
7205 Goreway Drive

To permit the following:

- (i) A third ground sign fronting Goreway Drive.

- (e) Sign Variance Application 13-0470  
Ward 4  
Square One/Oxford Properties  
100 City Centre Drive

To permit the following:

- (i) Four (4) ground signs not located on the property where the business is located.  
(ii) Four (4) ground signs each with a proposed height of 9.14m (30.0 ft.).  
(iii) Five (5) signs that project above the parapet of the building.  
(iv) Three (3) fascia signs that project 1.98m (6.5 ft.) from the building face.

**ADOPTED** – (Councillor)

File: BL.03-SIG (2013)

2. Report on Comments – Draft Port Credit Local Area Plan and Built Form Guide – Ward 1  
File: CD.03.POR

Jim Levac, Senior Associate, Weston Consulting, addressed the Committee on behalf of two clients, 1) Mr. Peter Nolet and 175266 Ontario Inc.; and 2) Fabio Capobianco. With respect to the two properties owned by Mr. Nolet, Mr. Levac noted that after clarifying the matter with his client, he was able to address Mr. Nolet's concerns/questions.

With respect to 175266 Ontario Inc. and Fabio Capobianco, Mr. Levac noted his clients were concerned that the setbacks identified in the Built Form Guidelines restricted them from moving forward with a development on the south side of Park Street West in the future. Mr. Levac also noted that it would not be unreasonable to look at higher heights for the neighbourhood.

Frank Giannone expressed his dismay as a resident with respect to the direction of the Port Credit Local Area Plan. He said that the City is not clear about its intention sending mixed messages that it is a Mobility Node but can only be intensified nominally. Given the statements identifying restrictions on growth, Mr. Giannone urged the Committee to defer its decision pending the outcome of an OMB ruling on an appeal of an application which could affect the Port Credit Local Area Plan and Built Form Guide.

Rob Male, High Holdings Ltd., requested that the property located on 19 Stavebank Road be re-designated to "Mixed-Use" from "High Density Residential" given a future heritage designation. A "Mixed-Use" designation will allow the property to be consistent with other uses along Stavebank Road.

Mary Simpson, President, Town of Port Credit Association (TOPCA), noted that a comprehensive transportation study of the Lakeshore Corridor must be conducted and that the Port Credit Local Area Plan needs to provide protections to ensure that stable neighbourhoods can keep their distinct characters. The Riverside Neighbourhood in particular should be removed from the Community Node unless there is delivery of a pedestrian/cycling bridge over the Credit River to connect it to the centre of Port Credit.

In response to Madam Mayor's question regarding the status of a transportation study, Wendy Alexander, Director Transportation and Infrastructure Planning Division, Transportation and Works, advised that a transportation corridor study for the length of Lakeshore Road is expected to commence in 2015. Madam Mayor said that the transportation study is key in determining the future of Lakeshore Road.

Chris Mackie, President, Cranberry Cove Ratepayers Association, addressed the Committee noting that pedestrian safety has not been addressed and it was disappointing that the recommendations were not shared with the Port Credit Advisory Panel.

Councillor Tovey noted his support for High Holdings Inc. request for 19 Stavebank Road to be re-designated as "Mixed-Use", and he noted that the extension of Queen Street West over the Credit River is not feasible as it would cut into Port Credit Arena.

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

**PDC-0078-2013**

1. That the Draft Port Credit Local Area Plan and Port Credit Built Form Guide, dated January 2012, be revised in accordance with the report titled "Report on Comments – Draft Port Credit Local Area Plan and Built Form Guide – Ward 1" dated November 12, 2013 from the Commissioner of Planning and Building, subject to the following amendments:
  - a. Appendix 1 include a new Recommendation #113 that the property located at 19 Stavebank Road be redesignated from "Residential High Density" to "Mixed Use", and;
  - b. Appendix 6 be revised to remove Queen Street West between Harrison Avenue and Wesley Avenue as a potential connection to improve the road network.
2. That an Official Plan Amendment to Mississauga Official Plan (2011) be prepared to amend the existing Port Credit Local Area Plan in accordance with the revisions proposed in the November 12, 2013 report;
3. That the Port Credit Built Form Guide, as revised by the November 12, 2013 report, be endorsed; and
4. That the Draft Port Credit Local Area Plan, as revised by the report dated November 12, 2013, be updated, as appropriate, to incorporate Official Plan Amendments currently adopted by City Council, but not yet in force and effect, if no appeals to the site specific Official Plan Amendments are received.
5. That the following correspondence be received:
  - (a) Letter dated November 28, 2013 from Rod Male, High Holdings Ltd. regarding 19 Stavebank Road;
  - (b) Letter dated November 29, 2013 from Russel D. Cheeseman, Barrister and Solicitor on behalf of 46 Port Street East;
  - (c) Letter dated November 29, 2013 from Calvin McCourt, Director of Development, PenEquity Realty Corporation on behalf of 72 Wesley Avenue;
  - (d) Letter dated December 2, 2013 from John M. Alati, Davies Howe Partners LLP, on behalf of F.S. Port Credit Limited;
  - (e) Letter dated December 2, 2013, from Dave Hannam, Senior Planner, Zelinka Priamo Ltd., on behalf of 345 Lakeshore Road West;
  - (f) Letter dated December 2, 2013, from Dave Hannam, Senior Planner, Zelinka Priamo Ltd., on behalf of 375 Lakeshore Road West

**ADOPTED** – (Councillor J. Tovey)

File: CD.03.POR

4. Section 37 Community Benefits Report, 1224, 1230, 1240 and 1244 Cawthra Road and 636 Atwater Avenue, southwest corner of Cawthra Road and Atwater Avenue  
Owner: Windcatcher Development Corporation  
Applicant: Lethbridge & Lawson Inc., (Ward 1)  
File: OZ 11/016 W1

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

**PDC-0079-2013**

That the Report dated November 12, 2013 from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under file OZ 11/016 W1, Windcatcher Development Corporation, 1224, 1230, 1240 and 1244 Cawthra Road and 636 Atwater Avenue, southwest corner of Cawthra Road and Atwater Avenue, be adopted and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$160,000.00 be approved as the amount for the Section 37 Community Benefits contribution and that the owner enter into a Section 37 agreement with the City of Mississauga.
2. That City Council enact a by-law under Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with Windcatcher Development Corporation, and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the Community Benefits.

**RECEIVED** – (Councillor J. Tovey)  
File: OZ 11/016 W1

**ADJOURNMENT** - 8:01 pm (Councillor N. Iannicca)