



MINUTES

Issued: February 25, 2015

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 2, 2015

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 Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3 (Chair)
Vacant	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor George Carlson	Ward 11

Members Absent

Councillor Sue McFadden Ward 10 (Medical- Resolution 0009-2015)

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. E. Sajecki, Commissioner, Planning and Building Department
Ms. Lesley Pavan, Director, Development and Design Division
Mr. Andrew Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning
Division
Ms. Kelly Yerxa, Deputy City Solicitor, Legal Services
Mr. Chris Rouse, Manager, Development North, Development and
Design Division
Mr. David Marcucci, Manager, Park Planning, Parks & Forestry
Division
Mr. Steve Barrett, Manager, Transportation & Asset Management,
Transportation and Works Department
Mr. Darren Bryan, Supervisor, Sign Unit
Mr. Michael Hynes, Development Planner
Ms. Sheena Harrington-Slade, Development Planner
Mr. David Breveglieri, Development Planner
Ms. Lisa Christie, Zoning By-law Planner
Mr. Andrew Miller, Strategic Leader, Policy Planning Division
Ms. Carmela Radice, Legislative Coordinator
Ms. Mumtaz Alikhan, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – February 2, 2015**CALL TO ORDER**

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

Councillor Fonseca noted that any written submissions pertaining to this evening's agenda have been submitted to the Planning and Building Department and are now part of the Public Record and preserves the right to appeal at the Ontario Municipal Board.

DECLARATIONS OF CONFLICT OF INTEREST

Nil.

APPROVAL OF MINUTES

The Minutes of the Planning and Development Committee held on January 12, 2015, were approved as presented.

APPROVED (Councillor C. Parrish)

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2015)

Councillor Parrish asked why the Sign Variance Applications were on the agenda when on January 12, 2015, the Committee had agreed to delegate the responsibility to staff. Ed Sajecki, Commissioner, Planning and Building, responded that a Report had been requested which will be coming back to the Committee to formalize the process. Mr. Sajecki further noted that previously the Committee was required by the Municipal Act to consider these applications, but the requirement has since changed.

Councillor Iannicca asked that a formal report to Council be prepared by staff with respect to the delegation of responsibility to staff. Councillor Parrish expressed her agreement with the direction.

In response to Councillor Starr, Mr. Sajecki stated that an applicant would have the right to appeal to the Planning and Development Committee should an issue arise. Councillor Starr requested that Councillors be advised of applications in their respective Wards notwithstanding the delegation of responsibility to staff.

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

PDC-0004-2015

That the report dated January 13, 2015 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eight (8) Sign Variance Applications described in Appendices 1 to 8, be adopted in accordance with the following;

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

- (a) Sign Variance Application 14-00402, Ward 5
The Great Punjab Business Centre, 2960 Drew Rd.

To permit the following:

- (i) Sixty five (65) fascia signs erected on the second storey of the building.

- (b) Sign Variance Application 14-00403, Ward 5
The Great Punjab Business Centre, 2970 Drew Rd.

To permit the following:

- (i) Twenty (20) fascia signs erected on the second storey of the building.

- (c) Sign Variance Application 14-00401, Ward 5
The Great Punjab Business Centre, 2980 Drew Rd.

To permit the following:

- (i) Sixty five (65) fascia signs erected on the second storey of the building.

- (d) Sign Variance Application 14-02831, Ward 5
FDS Broker Services, 160 Traders Blvd. E.

To permit the following:

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

- (e) Sign Variance Application 13-07173, Ward 6
Pharmasave, 1151 Dundas St. W.

To permit the following:

- (i) Three (3) fascia signs not attached to an exterior wall forming part of the unit occupied by the business.
(ii) Two (2) fascia signs located on the rear elevation of the building, approximately 42.5m (139.4 ft.) from a residential use.

- (f) Sign Variance Application 14-03418, Ward 9
Farrow, 3255 Argentia Rd., Unit #102

To permit the following:

- (i) Two (2) additional fascia signs located on the north and west elevations of the building.

- (g) Sign Variance Application 14-03299, Ward 9
Cooper Construction, 7025 Langer Dr.

To permit the following:

- (i) Two (2) roof signs erected above the east and west entrances to the building.

- (h) Sign Variance Application 14-03564, Ward 9
Meadowvale – FCR Management Services LP, 6677 Meadowvale
Town Centre Circle

To permit the following:

- (i) Two (2) additional ground signs less than 100m (328 ft.) apart, fronting Winston Churchill Blvd.

The granted variances are subject to compliance with all other provisions of the Sign By-law.

- 2. That staff prepare a report to Council with respect to the delegation of responsibility to staff for Sign Variance Applications, and notwithstanding the delegation of responsibility, that Councillors be notified of applications within their respective Wards.

ADOPTED – (Councillor C. Parrish)
File: BL.03-SIG (2015)

2. PUBLIC MEETING

Information Report on Official Plan Amendment and Rezoning Applications to permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building, 6719 Glen Erin Drive, northeast corner of Glen Erin Drive and Aquitaine Avenue

Owner: Blackrock Aquitaine Limited

Applicant: Dentons Canada LLP, **Bill 51**, (Ward 9)

Files: OZ 14/002 W9

Councillor Fonseca noted the Addendum Information Report dated January 29, 2015 from the Commissioner of Planning and Building.

Ghianni Ria, Design Director, IBI Group Architects, reviewed the application.

In response to Councillor Saito's question about the shortfall in parking spaces,

Michael Hynes, Development Planner, Planning and Building, stated that staff will be looking at this through the traffic and parking analysis.

Councillor Saito expressed concern that there are several applications coming up, most of which are not inside the established Meadowvale intensification zone, and while individual applications may not look bad, cumulatively, the impact will be significant on a very small area, both from a traffic and infrastructure perspective. She asked that staff come up with a consolidated approach to deal with such applications. Ed Sajecki, Commissioner of Planning and Building, said that staff will take into consideration the cumulative impact when evaluating each application.

Councillor Saito further noted that she has held four community meetings on this application and a steering committee has been formed to address the concerns of this proposal to take to the developer. She invited residents in the audience to contact her office for details of the upcoming steering committee meetings.

The following persons made oral submissions citing concerns with parking; traffic; density; loss of sunlight; detrimental impact to existing property values; impact on the green space, on the wildlife and the environment; privacy, and that this development will affect the quality of life and health in an established neighbourhood; strain on the school system, and safety of children:

David Iturri;
Donna McMillan;
Nanette Hoggsteen

In response to Mr. Iturri's calculations for the parking shortage, density, etc., Mr. Hynes agreed to meet with him after the meeting to address them.

Councillor Saito advised that this was an information meeting and no decisions will be made tonight.

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

PDC-0005-2015

1. That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "RA4-1" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings) to permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building under File OZ 14/002 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive, be received for information.

2. That the Addendum Information Report from the Commissioner of Planning and Building dated January 29, 2015, be received for information.

RECEIVED – (Councillor P. Saito)

File: OZ 14/002 W9

3. **PUBLIC MEETING**
Information Report on Official Plan Amendment and Rezoning Applications to permit a 38 storey apartment building and a 9 storey apartment building, 89 to 95 Dundas Street West and 98 Agnes Street, northeast corner of Novar Road and Dundas Street West
Owner: Gallery Developments Inc. and Town Cliff Development Corp.
Applicant: MMM Group Limited, **Bill 51**, (Ward 7)
File: OZ 10/014 W7

Mr. Chad B. John-Baptiste, MMM Group Limited, on behalf of Gallery Developments Inc., and Mr. Alan Littlewood, Architect, reviewed the application.

Councillor Iannicca expressed his support for the development.

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

PDC-0006-2015

That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Downtown Cooksville Character Area from "Mixed Use" and "Residential High Density" to "Mixed Use-Special Site" and to change the zoning from "D-1" (Development-Exception) and "C4" (Mainstreet Commercial) to "H-C4-Exception" (Mainstreet Commercial - with a Holding Symbol) to permit a 38 storey apartment building with ground floor commercial uses and a 9 storey apartment building under File OZ 10/014 W7, Gallery Developments Inc., and Town Cliff Development Corp., 89 to 95 Dundas Street West and 98 Agnes Street, be received for information.

RECEIVED – (Councillor N. Iannicca)

File: OZ 10/014 W7

4. **PUBLIC MEETING**
Information Report on City-initiated Official Plan Amendment and Rezoning to permit a new municipal works yard, 2385 Loreland Avenue, north of Queensway East, east of Dixie Road
Owner/Applicant: City of Mississauga, **Bill 51**, (Ward 1)
File: CD.21.LOR

Sheena Harington-Slade, Development Planner, Planning and Building Department, reviewed the proposed development.

Councillor Tovey asked if Loreland Avenue would be completed to Queensway East and Steve Barrett, Manager, Transportation Asset Management, Transportation and Works, stated that it will not be. Councillor Tovey commented that a municipal works yard is needed in the area, particularly during the winter time for winter maintenance equipment and materials.

In response to Councillor Starr, Bill Brooker, Senior Project Manager, Amec Foster Wheeler, the Consultants hired by the Transportation and Works Department, advised that phases 1 and 2 of the Environmental Assessments have been completed for the entire property and only minor issues were identified which can be dealt with as part of the site plan approval process.

The following persons made oral submissions citing concerns with salt leeching into Little Etobicoke Creek posing major concerns with the drinking water. The Creek is also one of the last pieces of nature; zoning for more industrial use; detrimental effect on traffic; impact on the residential community from noisy and heavy vehicles accessing the property from a thoroughfare close to them; impact on property values; give consideration to an alternative access to the property from Dundas Street which is a commercial road, the cost of putting a bridge in just for the municipal yard:

Liz Francisco;
Bruce Francisco

Scott Holmes, Maintenance Project Manager, Transportation and Works, responded that salt storage is proposed inside the building on the property and there will be proper draining and retention containment sections to filter sediment. Mr. Holmes also noted that there will be City vehicles as well as contractor vehicles accessing the property year round.

With respect to providing access via Dundas Street to the proposed Yard, Mr. Barrett advised that the issue is the railway crossing and the shunting that cause 30 to 45 minute traffic delays each time and also impact emergency vehicles. He said multiple connection access locations were considered with the Toronto and Region Conservation Authority (TRCA) through the Environmental Assessment process and the preferred access was based on technical, financial and environmental reasons.

Councillor Fonseca noted that the report is for receipt and no decisions were being made tonight.

Mr. Francisco noted that it is impossible to believe that there would be blockages lasting 45 minutes from the train shuntings.

Councillor Tovey noted that the access has been vetted by the TRCA, that the municipal works yard has been needed for 20 years, and an underpass or overpass is a more costly alternative to the bridge.

Mr. Glen Broll, Partner, Glen Schnarr & Associates Inc., planning consultants representing The Wynn Group, the owners the lands on the west side of Loreland Avenue abutting the subject property, requested an opportunity to meet with staff to review the project to better understand the proposal and supporting studies.

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

PDC-0007-2015

1. That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the City-initiated amendment to the Official Plan from "Business Employment" and "Greenbelt" to "Business Employment – Special Site" and "Greenbelt" and to change the Zoning from "E2" (Employment) and "G1" (Greenbelt) to "E2 – Exception" (Employment) and "G1" (Greenbelt), to permit a new municipal works yard under File CD.21.LOR, City of Mississauga, 2385 Loreland Avenue, be received for information.
2. That the letter dated February 2, 2015 from Glen Broll, Partner, Glen Schnarr & Associates Inc., be received.

RECEIVED – (Councillor J. Tovey)
File: CD.21.LOR

5. Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, as amended, and Section 37 Community Benefits Report , 447, 453, 501, 505 Lakeshore Road East and 1021, 1027, 1077 Enola Avenue, north of Lakeshore Road East, east of Enola Avenue
Owner: 501 Lakeshore Inc. (Trinity Development)
Applicant: Korsiak & Company Ltd. (Ward 1)
File: H-OZ 14/001 W1

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

PDC-0008-2015

1. That the Report dated January 13, 2015, from the Commissioner of Planning and Building recommending approval of the application for the removal of the "H" Holding Symbol, under file H-OZ 14/001 W1, 501 Lakeshore Inc. (Trinity Development), 447, 453, 501, 505 Lakeshore Road East and 1021, 1027, 1077 Enola Avenue, be adopted.
2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage subject to the finalization of the Development and Servicing Agreements, the filing of the Record of Site Condition and the transfer of the Beechwood Pumping Station lands to the

- Region of Peel.
3. That the sum of \$460,000.00 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.
 4. 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 501 Lakeshore Inc. (Trinity Development) and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the Community Benefits.

ADOPTED (Councillor J. Tovey)

File: H-OZ 14/001 W1

6. Sheridan Park Corporate Centre – Draft Land Use Master Plan – Request for Comments (Ward 2) - File: CD.10-SHE

Councillor Ras noted that there is an opportunity to upgrade the area and Mayor Crombie expressed her support for revitalizing the Sheridan Park Corporate Centre.

Tim Smith, Senior Associate, Urban Strategies Inc., reviewed the Draft Land Use Master Plan.

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

PDC-0009-2015

1. That the report titled "Sheridan Park Corporate Centre – Draft Land Use Master Plan" dated January 13, 2015, from the Commissioner of Planning and Building, be received for information.
2. That the "Sheridan Park Corporate Centre – Draft Land Use Master Plan" by Urban Strategies Inc., dated December 2014 and attached as Appendix I-1 to this report, be circulated to City Departments, external agencies, affected landowners and the Sheridan Homelands Residents Association for review and comment.
3. That the letter dated January 30, 2015 from Richard E. Perrier, President, Sheridan Park Association, be received.

RECEIVED (Councillor K. Ras)

File: CD.10-SHE

7. Dundas Connects – The Dundas Corridor Master Plan
File: CD.04-DUN

Andrew Miller, Strategic Leader, Dundas Corridor, Policy Planning Division, reviewed the Dundas Corridor Master Plan.

Councillor Tovey recommended that a task force made up of affected Ward Councillors 1, 2, 3, 4, 6, 7 and 8 along with appropriate staff be struck as it is critically important that the City is involved in the planning process of the Dundas Connects Study. Mayor Crombie expressed her support for the initiative, especially as it relates to the study of higher order transit, and advised that she would like to drop in on the Task Force.

In response to Councillor Fonseca, Mr. Miller advised that staff were aware of the recently completed TRCA 2D modelling study of the Dixie-Dundas community node, and the data will be provided to the City as soon as it is available. Councillor Fonseca also requested that staff keep her updated with regards to the Twin Pines and Cedar Grove Board community engagement process currently underway.

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

PDC-0010-2015

1. That the report titled 'Dundas Connects – The Dundas Corridor Master Plan', dated January 13, 2015, from the Commissioner of Planning and Building, be received.
2. That a Task Force be set up composed of Councillors from Wards 1, 2, 3, 4, 6, 7 and 8, as well as appropriate staff, to be part of the planning process of the Dundas Connects Study.
3. That the letters dated January 2, 2015 from Glen Broll, Partner, Glen Schnarr & Associates Inc., representing Prime Real Estate Holdings Inc., and The Wynn Group respectively, be received.

RECEIVED (Councillor J. Tovey)
File: CD.04-DUN

ADJOURNMENT – 9:06pm (Councillor R. Starr)