



MINUTES

(Approved June 22, 2015)

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 8, 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 Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	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 Sue McFadden	Ward 10(Chair)
Councillor George Carlson	Ward 11

Members Absent

Councillor Jim Tovey	Ward 1(away on business)
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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 & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Raj Kehar, Legal Services
Mr. Chris Rouse, Manager Development North
Mr. Steve Barrett, Manager, Transportation & Asset Management,
Mr. Darren Morita, Manager, Development Engineering,
Transportation & Infrastructure Planning Division
Mr. Dave Marcucci, Manager, Park Planning
Ms. Marianne Cassin, Manager, Planning & Development Central
Ms. Ingrid Sulz-McDowell, Manager, Planning Services Centre
Ms. Lorie Sterritt, Development Planner
Ms. Antonia Krijan, Development Planner
Ms. Mila Yeung, Development Planner
Mr. Ben Phillips, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Sacha Smith, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – June 8, 2015**CALL TO ORDER**

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

Councillor McFadden 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 Meeting held on May 25, 2015, were approved as presented.

APPROVED (Councillor M. Mahoney)

MATTERS TO BE CONSIDERED

1. **PUBLIC MEETING**
Information Report on Proposed City Initiated Rezoning Amendments – Mississauga Zoning By-law 0225-2007
City of Mississauga
File: BL.09-COM

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

PDC-0034-2015

That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

RECEIVED – (Councillor N. Iannicca)
File: BL.09-COM

2. PUBLIC MEETING

Information Report on Application to permit 15 detached homes on a public road, 5175, 5201 and 5215 Mississauga Road, east side of Mississauga Road, South of Melody Drive

Owner: Cachet Estate Homes (Symphony) Inc.

File: T-M14003 W11

Mark Rogers, John D. Rogers & Associates Inc., reviewed the application on behalf of Cachet Estate Homes (Symphony) Inc.

The following persons made oral submissions against the development citing concerns with the proposed extension of Symphony Court on to Mississauga Road making it a third entrance in the area which is excessive and should revive the original plan of a cul-de-sac instead; create a better layout with equal size lots fronting Mississauga Road; if Symphony Court is extended to Mississauga Road, the safety of children and the quiet neighbourhood will be adversely impacted:

Sajid Aziz;

Pradhan, Toronto resident who is a potential buyer;

Rob Riches

Councillor Carlson noted most of the streets in the neighbourhood are cul-de-sacs and expressed support for the same configuration for Symphony Drive. He reminded residents that no decisions are being made tonight and expressed his commitment to work with the residents to address their concerns.

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

PDC-0035-2015

That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the application by Cachet Estate Homes (Symphony) Inc., to permit 15 detached homes on a public road under File T-M14003 W11, at 5175, 5201 and 5215 Mississauga Road, be received for information.

RECEIVED – (Councillor G. Carlson)

File: T-M14003 W11

3. PUBLIC MEETING

Information Report on Application to permit 18 semi-detached homes and 2 detached homes on a private condominium road, 6532 and 6544 Winston Churchill Boulevard and Block 19 on Registered Plan 43M-932, west side of Winston Churchill Boulevard, south of Aquitaine Avenue, north of Battleford Road
Owners: Ideal (WC) Developments Inc. - Files: OZ 14/008 W9 & T-M14002 W9

Philip Levine, IBI Group, reviewed the proposed development on behalf of Ideal (WC) Developments Inc.

The following persons made oral submissions against the development citing concerns with drainage due to the extreme sloping of the backyard of the dwelling adjacent to Lot 19 (an abutting remnant block to the north); if Lot 19 is bought by the developer, it will be converted into a parking space fronting existing dwellings; on-street parking along Collista Court; the traffic flow and congestion is already heavy with two schools in the vicinity; privacy from existing trees be maintained between the existing and the proposed dwellings; urged that Lot 19 remain as green space and not be converted into a parking space:

Bronwen Frankforth;
Mike Hewlett

Councillor Saito stated that she would prefer to see Lot 19 remain as green space for the community.

Mr. Levine clarified that three of the proposed dwellings adjacent to the neighbours who front Ganymede Road will have larger rear yards. He said the trees will be retained running along the property line and new trees will be planted. He also advised that the developer would be willing to relocate the proposed visitor parking space.

Councillor Saito advised residents that this matter is for receipt to obtain feedback and no decisions will be made tonight.

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

PDC-0036-2015

That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the applications by Ideal (WC) Developments Inc. to permit 18 semi-detached and 2 detached homes on a private condominium road under files OZ 14/008 W9 and T-M14002 W9, at 6532 and 6544 Winston Churchill Boulevard and Block 19, Plan 43M-932, be received for information.

RECEIVED – (Councillor P. Saito)
Files: OZ 14/008 W9 and T-M14002 W9

4. PUBLIC MEETING
Information Report on Applications to Permit a 20 Storey Condominium Apartment Building, Stacked Townhouses and Townhouses, 2024 and 2040 Camilla Road, north side of North Service Road, west side of Camilla Road
Owner: Consulate Management Ltd.
File: OZ 11/015 W7

Glen Broll, Glen Schnarr & Associates Inc., reviewed the applications on behalf of Consulate Management Ltd.

Councillor Iannicca stated that the land is designated for high density, but ultimately it will be up to the Credit Valley Conservation Authority (CVC) to determine if the land is developable in the Cooksville Creek floodplain. He also said that in order for this development to proceed, stringent flood mitigation measures would need to be addressed.

In response to Councillor Parrish's question regarding storm water and other green initiatives, Mr. Broll advised that because of the unique situation of this site, the developer is being held to a much higher standard by the Ministry of Transportation, The CVC and the City.

Mr. Peter Chee, Mi-Ko Urban Consulting Inc., representing Islamic Kher Khwahi Group Inc., noted that his clients did not have concerns with the proposed development concept, but would like an opportunity to review the Comprehensive Two Zone Study of the Cooksville Creek-Camilla Road Area and the Preliminary Fill Plan before commenting. Mr. Broll agreed to discuss these matters with Mr. Chee.

The following persons made oral submissions against the proposed development citing concerns with the traffic chaos on North Service Road; escalating insurance rates due to daily accidents in the area; the area is already so flooded; appropriateness of building in a floodplain; guarantees against future flooding; the proposed density; increased strain on public services and infrastructure; parking; safety and health issues due to the proximity of the QEW and the Hydro One corridor; shadowing; impact on privacy; building on a floodplain will set a precedence for similar areas in the City; detrimental impact on property prices; disruption caused by construction; removing commercial opportunities that provide work for the local community and pushing people out that already work there; over populated schools and resulting traffic congestion; insurance companies do not want to insure dwellings in flood plain areas:

Adrian Wood;
Peter Colalillo;
Andrew Gassmann, President, Cooksville Munden Park Homeowners
Organization;
Sue Shanley, MIRANET Environment Sub-Committee;
C. Latham (?);
Vivianne Schinkel

A Petition from 45 residents was received from Mr. Wood against the re-zoning and the proposed 20 storey high rise condominium apartment building.

Councillor Iannicca reiterated that the core issue is to get the CVC's approval, as well as the City's, before this application can proceed, but the site is zoned for residential high density. He said there is a lot of work to be done and he will hold another community meeting to discuss the report that staff will bring forward.

Councillor Iannicca stated that there are 5,500 homes in Cooksville in flood plains and he would welcome an opportunity to see what can be done about this site.

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

PDC-0037-2015

That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit a 20 storey condominium apartment building, stacked townhouses and townhouses under File OZ 11/015 W7, at 2024 and 2040 Camilla Road, be received for information.

RECEIVED - (Councillor N. Iannicca)

File: OZ 11/015 W7

ADJOURNMENT – 8:47 pm (Councillor P. Saito)