



## MINUTES

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MARCH 24, 2014 - 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
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6 <b>(Chair)</b>
Councillor Nando Iannicca	Ward 7
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

#### Members Absent

Councillor Katie Mahoney	Ward 8 (on personal 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](mailto:mumtaz.alikhan@mississauga.ca)

STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department  
Ms. Lesley Pavan, Director, Development and Design Division  
Ms. Marcia Taggart, Legal Services  
Mr. Ray Poitras, Manager, Development South, Development & Design Division  
Mr. Chris Rouse, Manager, Development North, Development and Design Divisions  
Mr. Darren Morita, Manager, Development Engineering, Transportation and Infrastructure Planning Division  
Mr. Steve Barrett, Manager, Transportation & Asset Management, Transportation and Works Department  
Mr. Eric Lucic, Planner, Development & Design  
Mr. Darren Bryan, Supervisor, Sign Unit  
Ms. Sheena Harrington Slade, Planner, Development & Design Division  
Ms. Antonia Krijan, Planner, Development & Design Division  
Mr. Ben Phillips, Planner, Development & Design Division  
Mr. Aiden Stanley, Planner, Development & Design Division  
Mr. Michael Hynes, Planner, Development & Design Division  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Carmela Radice, Legislative Coordinator  
Ms. Diana Rusnov, Deputy Clerk and Manager, Legislative Services

**PLANNING & DEVELOPMENT COMMITTEE – March 24, 2014****CALL TO ORDER**

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

Councillor Starr addressed housekeeping issues for the meeting. He noted that written submissions submitted to the Planning and Building Department are part of the Public Record and preserves the right to appeal at the Ontario Municipal Board. He then read the Statement from the Planning Act pertaining to the two statutory public meetings on the agenda, Item 3 and Item 5.

**DECLARATIONS OF CONFLICT OF INTEREST**

Nil

**APPROVAL OF MINUTES**

The Minutes of the Planning and Development Committee held on February 24, 2014, were approved as presented.

**APPROVED** (Councillor N. Iannicca)

**MATTERS TO BE CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended  
File: BL.03-SIG (2014)

Councillor Starr indicated that he supported the sign variance for 820 Scollard Court, subject to the illuminated sign being permitted for a maximum of two years and, subject to the hours of 7-11 pm and the sign be non-illuminated after that period of time; and, that the temporary sign be permitted for 18 months, with no further extensions past those timelines. Councillor Iannicca moved the following motion, which was voted on and carried, as amended:

**PDC-0015-2014**

That the Report dated March 4, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested seven (7) Sign Variance Applications described in Appendices 1 to 7 of the report, be adopted in accordance with the following:

1. That the following Sign Variances be granted:

- (a) Sign Variance Application 14-00125  
Ward 1  
Starlight Apartments, 206 Lakeshore Road East  
To permit the following:  
(i) One (1) fascia sign on the west elevation provided the sign be non-illuminated.

- (b) Sign Variance Application 14-00126  
Ward 1  
Starlight Apartments, 212 Lakeshore Road East

To permit the following:

- (i) One (1) fascia sign on the east elevation provided the sign be non-illuminated.

- (c) Sign Variance Application 13-06731  
Ward 1  
Ellis Don, 1004 Middlegate Road

To permit the following:

- (i) A third fascia sign located on the east elevation of the structure enclosing the mechanical equipment on the roof.

- (d) Sign Variance Application 13-07217  
Ward 4  
Starbucks Coffee Co., 4076 Confederation Parkway

To permit the following:

- (i) One (1) fascia sign on the east (front) elevation which projects out from the building face 1.55m (5.09ft.)

- (e) Sign Variance Application 11-06728  
Ward 5  
RE/MAX Gold, 2980 Drew Road

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the building.

- (f) Sign Variance Application 13-07227  
Ward 6  
Evergreen Retirement Community, 820 Scollard Court

To permit the following, **as amended**:

- (i) One (1) fascia sign located on the top three (3) storeys of a ten (10) storey residential building illuminated between 7:00 p.m. to 11:00 p.m. for a period of two (2) years;
  - (ii) One existing temporary sign fronting Mavis Road for a period of eighteen (18) months.
- (g) Sign Variance Application 13-03973  
Ward 5  
International Centre, 6900 Airport Road

To permit the following:

- (i) One (1) billboard sign having changing copy sign faces.

**ADOPTED** – (Councillor N. Iannicca)  
File: BL.03-SIG (2014)

2. Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, 1125, 1135 and 1153 Haig Boulevard, east side of Haig Boulevard, north of CN Railway  
Owner: Weldan Properties (Haig) Inc.  
Applicant: Dan Welton  
File: H-OZ 11/001 W1

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

**PDC-0016-2014**

That the Report dated March 4, 2014, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 11/001 W1, Weldan Properties (Haig) Inc., 1125, 1135 and 1153 Haig Boulevard, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.  
File: H-OZ 11/001 W1

**ADOPTED** – (Councillor J. Tovey)  
File: H-OZ 11/001 W1

3. PUBLIC MEETING  
Information Report on Rezoning Application to permit site specific zone standards to allow a two (2) storey place of religious assembly and associated required parking, 6496 and 6508 Winston Churchill Boulevard, west side of Winston Churchill Boulevard, north of Battleford Road  
Owner: Meadowvale Islamic Centre Inc.  
Applicant: Glen Schnarr and Associates, **Bill 51**, (Ward 9)  
File: OZ 13/009 W9

Mr. Glen Broll, Glen Schnarr & Associates, gave an overview of the proposal.

Councillor Saito noted that she had a community meeting with over 200 residents in attendance, as well as over 500 emails and letters, the majority of which were not in favour of the application. Councillor Saito said the key concerns from the community were:

- Insufficient parking spaces. The required parking rate has been found to be insufficient in other places of worship. There are no alternatives for additional parking other than the site and residents were concerned about on-street parking. Councillor Saito said that the Meadowvale Town Centre has advised that parking will not be permitted at the mall and vehicles will be towed.
- Traffic is a major concern on Winston Churchill Boulevard with children crossing from schools in the area.
- Height and size of the building (20,000 sq.ft.) on a small lot. Councillor Saito supports the Meadowvale Islamic Centre's need for a place of worship and will work to find other locations that would be more suitable for a building of this size.

Councillor Saito said that the above are concerns about the impact this proposal would have on an already established community.

Madam Mayor noted that places of religious assembly are no longer based on a geographical area but draw from beyond the City and therefore the zoning that permits places of religious assembly need to be looked at carefully. She noted the parking problems at the South Service Road Mosque and Masjid Al-Farooq Mosque on Eglinton. She expressed concern that the question of discrimination comes up when there is any opposition to mosques. She stressed that the concerns noted applied to all places of religious assembly. Madam Mayor noted that because parking enforcement has been involved with issues at the South Service Road Mosque, the City has been taken to the Human Rights Commission.

In response to Councillor Iannicca's inquiry, Ms. Antonia Krijan, Planner, Development and Design Division, advised that based on the proposed size of the mosque, the parking requirements have been met.

The following residents spoke in favour of the application citing the need for a mosque in Meadowvale to worship, for children to learn about their religion and grow spiritually, for community activities for all ages, which such a place would foster community spirit, positively impact property values, act as a bridge and open doors for interfaith dialogue:

- Mr. Ghazi Rashid;
- Mrs. Aisha Hussain;
- Mr. Abdul Majid Mohammed;

- Mr. Ali;
- Mr. Arif Raza;
- Mr. Salih;
- Mr. Rashid;
- Mr. Salem Wahab;
- Mr. Omar Gulzar;
- Mr. Abdu Samad (plus 3 other Meadowvale High School Students);
- Mr. Syed;
- Mr. Rasame;
- Mr. Abdul Qayyum Mufti;
- Mr. Zaheer Mosam; Chairperson, Meadowvale Islamic Centre Project Committee

The following residents spoke in opposition to the application citing concerns with overflow parking into the community, traffic gridlock on Winston Churchill Boulevard, the size of the structure, its dome and minaret that are not in keeping with the community, the negative impact on property values, illumination from the structure, fire safety regulations for maximum number of standing worshippers, and the overall safety of the neighbourhood:

- Ms. Carol Cairns showed pictures and a video of traffic and parking congestion at the South Service Road Mosque;
- Mr. Humberto Junco;
- Mr. Martin Kloucek;
- Mr. Alan Schneider;
- Mr. Allan Munroe;
- Mr. Tony Pingitore;
- Mr. Randy Lambert;
- Mr. Jonathan Silbert;

Councillor Starr emphasized that this was an information report and decisions will not be made tonight.

In response to Councillor Crombie's queries, Mr. Broll advised that the site is zoned for religious place of religious assembly, there is flexibility on the size, there will be no sound from the minaret, and that parking standards have been met.

Mr. Zaheer Mosam, Chairperson, Meadowvale Islamic Centre Project Committee responded to Madam Mayor that it was not appropriate to restrict membership to local residents only but that residents from the Meadowvale hub would be the ones encouraged to attend.

Councillor Saito noted that a 5,000 sq.ft. building may be appropriate on the site, however a place of religious assembly should be permitted in an established community providing it fits in and can provide appropriate parking for the site. The proposed

20,000 sq.ft. building is not appropriate. With respect to Councillor Crombie's question regarding overflow parking, Councillor Saito reiterated that both the Meadowvale Town Centre and Eden United Church have filed letters that they will not permit overflow parking on their facilities from the Mosque. She said there is nowhere else in the area to accommodate parking except the streets in the surrounding vicinity and the residents have indicated that if the mosque is built, they will be asking for the by-law to be changed to ban parking on their streets. Councillor Saito also noted that at the time the application was first filed, she had requested that the dome and the minaret not be part of the building. Councillor Saito said that she has looked at other more appropriate locations for the mosque. She spoke of a number of places of religious worship in Ward 9 which were located in commercial or industrial areas rather than residential.

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

**PDC-0017-2014**

That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1" (Detached Dwellings - Typical Lots) and "D" (Development) to "R1 - Exception" (Place of Religious Assembly) and "O - Exception" (Associated Parking) to permit site specific zone standards to allow a two (2) storey place of religious assembly and associated required parking under file OZ 13/009 W9, Meadowvale Islamic Centre Inc., 6496 and 6508 Winston Churchill Boulevard, west side of Winston Churchill Boulevard, north of Battleford Road, be received for information.

**RECEIVED** – (Councillor P. Saito)

File: OZ 13/009 W9

4. **SUPPLEMENTARY REPORT**

Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 5 commercial buildings and 10 detached dwellings, 5267 Mississauga Road, east side of Mississauga Road, north of Melody Drive and south of the CPR rail corridor

Owner: 1731860 Ontario Limited

Applicant: John D. Rogers & Associates Inc., **Bill 51**, (Ward 11)

Files: OZ 11/019 W11 and T-M11006 W11

Ben Phillips, Planner, Development and Design Division, reviewed the proposal and staff's recommendations. With respect to the revised proposal, Councillor Starr noted that the frontages of the 10 detached dwellings should be 46 feet and not 36 feet as noted in the presentation.

Madam Mayor noted her concern with respect to a letter from GO Transit indicating that they do not have a timeline for the improvement of the rail corridor to provide all day service and therefore it is unfair to hold up a developer because of this



indecision. With respect to her question on the support from the Streetsville Business Improvement Association (BIA), Mr. Phillips noted that staff had not approached them regarding the proposed cap on the gfa of certain uses but that they had not expressed an objection to the size of the overall development.

Councillor Carlson said the development is too large for the site and he does not support the application. He noted that the Streetsville BIA is concerned, but have decided to take a neutral stance.

The following residents spoke against the development citing: exacerbated traffic in an already gridlocked area, the inadequacy of the traffic study, the density proposed, future GO Transit corridor, safety issues from hazardous material being transported via longer freight trains, preservation of Melody Drive as a residential street, traffic and parking concerns on Erin Centre Boulevard, the tax benefit to the City is lower with the commercial development as opposed to the current \$1.1 million from residential, and the additional redevelopment opportunity for the former automobile repair shop that will add to the issues and concerns:

- Mr. Sajjid Aziz requested the Committee's indulgence in showing a video to the Committee. Councillor Carlson supported the request. The video showed the traffic in the area on March 21, 2014 when GO Transit or freight trains cross Mississauga Road creating gridlock on Mississauga Road north of Erin Centre Boulevard, Reid Drive, and Queen Street and Mississauga Road;
- Mr. Michael Lubinski;
- Mr. Brian Ashford;
- Mr. Laith Qamheiah;
- Mr. Adly Banoub;
- Ms. Maria Kader;
- Mr. Rob Riches;
- Ms. June Samaras;
- Mr. Gerry Nichol ;
- Mr. Mike Bishop;
- Ms. Irene Tse

Mr. Gerry Swinkin, Blake, Cassles & Graydon LLP, Counsel for Credit Mills Development Corporation, addressed the Committee. He noted that medical office use should not be included within the cap and should be treated as office space and that the cap of 5,000 sq. m. is inappropriate for the site. Mr. Swinkin also noted that his clients had not proposed the south access to Melody Drive and it was City staff who requested his clients create a public easement intended to be a benefit for the community to channel the traffic to the signalized intersection, but if the residents are opposed to this, the developer will not pursue it further.

Councillor Carlson advised that this was a difficult site and reiterated that this is an overdevelopment of a very constrained site. He supported the elimination of the

laneway through to Melody Drive and referred back to staff to come up with an alternative.

Madam Mayor expressed disappointment with GO Transit's lack of clarity on its future plans and would like to see the design of their grade separation. She was concerned that staff could encourage traffic through a residential area. Traffic is a major problem. GO trains and freight trains are getting longer traffic to back up at the crossing.

Councillor Carlson referred the report back to staff and deferred the decision to a future Council meeting, moving the following motion which was voted on and carried:

**PDC-0018-2014**

1. That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the applications under files OZ 11/019 W11 and T-M11006 W11, 1731860 Ontario Limited, 5267 Mississauga Road, east side of Mississauga Road, north of Melody Drive and south of the CPR rail corridor, be referred back to staff;
2. That the decision on the Applications be deferred to a future Council Meeting.

**ADOPTED** – (Councillor G. Carlson)  
Files: OZ 11/019 W11 and T-M11006 W11

At this point, the Committee voted to continue the meeting past 11:00 p.m.

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

**PDC-0019-2014**

That the Planning and Development Committee continue the Meeting past 11:00 p.m.

**APPROVED** – (Councillor N. Iannicca)

5. PUBLIC MEETING/SUPPLEMENTARY REPORT  
Information and Supplementary Report on Official Plan Amendment and Rezoning Applications to permit 30 townhouse dwellings on a common element condominium private road, 1715 Audubon Boulevard, northeast corner of Audubon Boulevard and Fieldgate Drive  
Owner/Applicant: Beverley Homes Holding Corp., Bill 51, (Ward 3)  
File: OZ 13/006 W3

Ms. Aidan Stanley, Planner, Development & Design Division, reviewed the proposal and staff's recommendation

Councillor Fonseca requested that a third recommendation be added to the recommendations contained in the report dated March 4, 2014 from the Commissioner of Planning and Building. She stated that the application does not represent good planning. She noted that schools are at over capacity and that school buses have not been considered in terms of traffic thereby compromising the safety of the children. As well more information is needed with respect to waste collection, the noise impact from the airport, storm-water management and the question of the impact of secondary units on parking and traffic.

In response to Madam Mayor's question with respect to the OPA and rezoning of the site prior to Beverley Homes Holding Corporation purchasing the property, Ms. Stanley responded that the lands came out of the Parkway Belt West Plan in October 26, 2010 and the Official Plan Amendment and Rezoning were approved by Council in July 2012.

The following residents spoke in favour of staff's recommendations citing concerns of intensification in a stable residential community, safety concerns for children, no play area, increased traffic, parking congestion and overflow, impact of secondary units, garbage and sewage management, set-backs in the proposal are not compatible with existing dwellings, cutting down of grove of mature trees, issues with the traffic study and environmental issues:

Mr. Safdar Chaudhry;  
Mr. Danny Tang;  
Ms. Simi Kapur, President, and Mr. Joe Silva, Vice President, Rockwood Homeowners Association;  
Ms. Anna Swarowski;  
Ms. Stephanie Felice

Mr. Mark Flowers, Davies Howe Partners LLP, Counsel for Beverly Homes Holding Corporation, addressed the Committee. He noted that with respect to context, there are townhouses immediately abutting single family dwellings in other areas in the vicinity of the site. With respect to concessions, Mr. Flowers noted that many of the RM6 Zoning variances have been eliminated or reduced in the plans as a result of comments from the City. He also said that the City had no issue with the traffic impact study. Mr. Flowers expressed concern that at no time during the application process had the City indicated that an environmental impact study was required until now and wished to know what was required to be assessed.

Councillor Fonseca moved the following motion with an addition of a third recommendation, which was voted on and carried, as amended:

**PDC-0020-2014**

That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the applications under File OZ 13/006 W3, Beverly Homes Holding Corp., 1715 Audubon Boulevard, northeast corner of Audubon Boulevard

and Fieldgate Drive, be adopted in accordance with the following, as amended:

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 March 4, 2014 that concludes that the proposed official plan amendment and rezoning do not represent good planning and should not be approved and in support of City initiated Official Plan Amendment 123 and Zoning By-law Amendment 0148-2012.
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 City Council direct Legal Services to provide evidence at the upcoming OMB proceedings that the Province of Ontario, through its agent, Infrastructure Ontario, was aware of and supported the City's intention to change the Official Plan designation for the lands from "Parkway Belt West" to "Residential – Low Density 1 – Special Site" and to change the zoning from "PB1" (Parkway Belt) to "R3" (Detached Dwellings).

**ADOPTED** – (Councillor C. Fonseca)  
File: OZ 13/006 W3

6. SUPPLEMENTARY REPORT  
Rezoning Application to permit eight (8) detached dwellings on a common element condominium private road, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West  
Owner: Raffi Konialian  
Applicant: Weston Consulting Group Inc., **Bill 51**, (Ward 7)  
File: OZ 12/002 W7

Mr. Michael Hynes, Planner, Development and Design Division, gave an overview of the proposal. He that on page 4, the minimal lot frontage should read 18 metres, and not 15 metres.

The following deputants spoke in support of staff recommendations to refuse the application citing any development should be more appropriate to the neighbourhood, preserving and protecting its unique character, by protecting, enhancing, restoring and expanding the natural habitat and tree canopy, adhering to the stronger residential woodlands policies, and strict adherence to the R1-7 zoning provisions:

- Ms. Sharon Giraud, President, Gordon Woods Homeowners Association;
- Ms. Carol-Anne Munroe, Sorensen Gravely Lowes Planning Associates Inc. Planner;
- Mr. Gerry Swinkin, Blake, Cassels & Graydon LLP, Counsel representing Dr. Adrian Savin;
- Mr. Andy Taffler, Vice President, Gordon Woods Homeowners Association;
- Mr. Harpreet Sohi(?)

Ms. Mary Flynn-Guglietti, Counsel for the applicant, noted that this is not an Official Plan amendment but a rezoning application. She noted that a letter from the City's Legal Counsel dated May 15, 2012, clearly stated that the special policy does not apply to this application. She advised that forty-four percent of the 4.4 acres site would be conveyed to the City in perpetuity to protect and preserve the trees, and of the 464 trees tagged, only 48 trees will be removed for the development. Ms. Flynn-Guglietti stated that the dwellings fronting Gordon Drive will meet the standards of the by-law and will be in keeping with the character of the area. She concluded that the application is being compared to the R-16 Zoning By-law and not R1 Zoning By-law and that her client is ensuring that the dwellings will be in keeping with the character of the area and that the trees will be preserved and protected in perpetuity.

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

**PDC-0020-2014**

That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the application under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be adopted in accordance with the following:

1. That 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 the applications, in support of the recommendations outlined in the report dated March 4, 2014 that concludes that the proposed rezoning does not represent good planning and should not be approved.
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 Ontario Municipal Board hearing process; however, if there is a potential for settlement then a report shall be brought back to Council by the City Solicitor.

**ADOPTED** (Councillor N. Iannicca)  
File: OZ 12/002 W7

**ADJOURNMENT** – 12:42: am (Councillor S. McFadden )