



MINUTES

Approved: June 23, 2014

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 2, 2014 - 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present

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
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9 (Chair)
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Mayor Hazel McCallion (Other Municipal Business)

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
Ms. Kelly Yerxa, Deputy Legal Counsel Legal Services
Mr. Chris Rouse, Manager, Development North, Development and Design Division
Mr. David Marcucci, Manager, Park Planning, Parks & Forestry Division
Mr. Darren Morita, Manager, Development Engineering, Transportation and Infrastructure Planning Division
Mr. Steve Barrett, Manager, Transportation & Asset Management, Transportation and Works Department
Mr. Darren Bryan, Supervisor, Sign Unit
Mr. Matthew Williams, Planner, Transportation & Works Department
Mr. Eric Lucic, Team Leader, Park Assets, Parks & Forestry Division
Mr. David Breveglieri, Planner, Development & Design Division
Ms. Karen Crouse, Planner, Policy Planning Division
Mr. Michael Hynes, Planner, Development & Design Division
Ms. Karin Phuong, Planner, Policy Planning Division
Ms. Ben Phillips, Planner, Development & Design Division
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Diana Haas, Council Support Assistant

PLANNING & DEVELOPMENT COMMITTEE – June 2, 2014**CALL TO ORDER**

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

DECLARATIONS OF CONFLICT OF INTEREST - Nil**APPROVAL OF MINUTES**

The Minutes of the Planning and Development Committee held on May 5, 2014, were approved as presented.

APPROVED (Councillor B. Crombie)

Councillor Saito noted that any written submissions pertaining to tonight'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. She then read the Statement from the Planning Act pertaining to four statutory public meetings on the agenda, Items 2, 3, 4 and 5.

MATTERS TO BE CONSIDERED

The order of the Agenda was changed as follows:

7. Payment-in-Lieu of Off-Street Parking (PIL) Application, 65-71 Lakeshore Road East, south side of Lakeshore Road East, east of Stavebank Road
Owner: 1296896 Ontario Inc.
Applicant: David Brown Associates
File: FA.31 11/002 W1

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

PDC-0037-2014

That the Report dated May 13, 2014 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 11/002 W1, 1296896 Ontario Inc., 65 - 71 Lakeshore Road East, south side of Lakeshore Road East, east of Stavebank Road, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$21,400.00 be approved as the amount for the payment in lieu of four (4) 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 1296896 Ontario Inc.
3. That the execution of the PIL agreement and payment must 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, and/or the PIL payment is not made 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 J. Tovey)

File: FA.31 11/002 W1

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

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

PDC-0038-2014

That the report dated May 13, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, to permit the requested one (1) Sign Variance Application described in Appendix 1, be adopted in accordance with the following:

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

- (a) Sign Variance Application 14-00657
Ward 4
Element Financial
4 Robert Speck Parkway

To permit the following:

- (i) Two (2) fascia signs located between the limits of the top floor and parapet in addition to (1) one existing sign.

ADOPTED – (Councillor F. Dale)

File: BL.03-SIG (2014)

2. PUBLIC MEETING

Information and Supplementary Report on Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 7 detached dwellings, 1 greenbelt block and the retention of the existing designated heritage dwelling, 2625 Hammond Road, south of Dundas Street West, east of Erin Mills Parkway

Owner: Latiq and Fatima Qureshi

Applicant: Gagnon & Law Urban Planners Ltd., **Bill 51**

Files: OZ 12/013 W8 & T-M12001 W8

David Breveglieri, Planner, Planning and Building Department, reviewed the proposal and staff recommendations. He noted that the application has been appealed by the Applicant to the Ontario Municipal Board (OMB).

Councillor Mahoney said that the residents had expressed overwhelming opposition to the application. She noted her support of staff's recommendation to refuse the application.

Mr. Joe Anzini and Mr. Wai Lam, Residents, expressed concern with respect to the protection of Hammond House, and the status of future developments and traffic congestion.

Councillor Mahoney noted that the recommendations call for a heritage designation of the property under the Ontario Heritage Act, including the north side of Hammond House, in order to prevent further development. She also advised that the Residents Association will be requesting participant status at the OMB Hearing.

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

PDC-0039-2014

That the Report dated May 13, 2014, from the Commissioner of Planning and Building regarding the applications to permit 7 detached dwellings, 1 greenbelt block and the retention of the existing designated heritage dwelling under files OZ 12/013 W8 and T-M12001 W8, Latiq and Fatima Qureshi, 2625 Hammond Road, south of Dundas Street West, east of Erin Mills Parkway, be adopted in accordance with the following:

1. That City Council direct Legal Services, representatives from the appropriate City Department and any necessary consultants to attend Ontario Municipal Board (OMB) proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated May 13, 2014 that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision applications do not represent good planning and should not be approved.

2. That City Council provide the Planning and Building Department the authority to instruct the City Solicitor on modifications to the position as may be deemed necessary during or before the OMB hearing process.
3. That City Council provide staff with direction to proceed with the designation of the entirety of the property at 2625 Hammond Road under the Ontario Heritage Act.

ADOPTED – (Councillor K. Mahoney)

File: OZ 12/013 W8 and T-M12001 W8

3. **PUBLIC MEETING**

Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments

File: CD.04.HUR

Councillor Saito noted that a letter dated June 2, 2014 has been received from Pound and Stewart, Planning Consultants, on behalf of the Orlando Corporation with this respect to this item.

Karen Crouse, Planner, Policy Planning Division, reviewed the proposed Official Plan Amendments for the Hurontario Street Corridor Light Rail Transit (LRT) Station Locations.

In response to Councillor Iannicca's questions regarding the funding of the LRT by the Province and the Federal Government, and when it will be built, Matthew Williams, LRT Lead Project Lead and Transportation Planner, Transportation and Works, responded that the project has not been funded and that the City is currently in the Transit Project Assessment Process (TPAP). He said that the City will have completed the preliminary design and the Environmental Assessment by the end of August 2014, at which time, the project will be subject to funding from the Province.

In response to Councillor Tovey's question with respect to the treatment of stations that are south of the Queen Elizabeth Way in terms of critical mass for intensification, Ms. Crouse responded that stations in stable residential areas will be treated differently than those identified for growth.

Councillor Dale said that it is imperative to have a reliable higher order transportation system into the downtown core to attract office and commercial development, and where people can both live and work.

The following residents cited concerns with respect to the use of the loop which defeats the concept of a seamless connection between the north and south of Square One; walking distance and safe access to stops in all seasons, especially for

the disabled and seniors; cost overruns being covered by the Province once the LRT is funded:

David Fisher;
Michael O'Callaghan;
Stephen Viera

Councillor Dale noted that the City will not support the project unless there is funding from the Province to cover all costs, including overruns, and will also look at implementing a special levy on future development to cover maintenance costs once a higher order transit system is in place.

In response to Mr. Stephen Viera's comments with respect to accessibility, Councillor Saito noted that the City's Accessibility Advisory Committee (AAC), through its Facility Accessibility Design Sub-Committee (FADS), will review the stations. Councillor Saito noted that the City's bus stops and buses are fully accessible and any current difficulties should be referred to FADS and Mi-Way Mississauga.

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

PDC-0040-2014

That the submissions made at the public meeting to consider the report titled "Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Amendments" dated May 13, 2014, from the Commissioner of Planning and Building, be received.

RECEIVED – (Councillor N. Iannicca)
File: CD.04.HUR

4. **PUBLIC MEETING**
Information Report on Official Plan Amendment and Rezoning Applications to permit four residential apartment buildings ranging in height from 35 to 50 storeys, 24-64 Elm Drive West and 3528-3536 Hurontario Street, southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar Inc.
Applicant: Sorensen Gravely Lowes Planning Associates Inc., **Bill 51 (Ward 7)**
File: OZ 13/022 W7

Maurizio Rogato, Director, Land Development, Paul Lowes, Principal, Sorensen Gravely Lowes Planning Solmar Inc., and Mr. Roy Varacalli, Architect, provided an overview of the proposal.

Councillor Iannicca said the application is premature and furthermore that all development in the downtown core should be frozen until the necessary transit

infrastructure is funded and in place. He credited residents for recognizing that development in the downtown core is inevitable as long as it is controlled.

Councillor Dale agreed with Councillor Iannicca. He said the current transportation network is already under pressure and any future development with the heights and density proposed in the application will be driven by a high order transit system being in place.

The following Residents spoke in opposition of the development citing concerns with the heights of the proposed buildings; the density and resulting traffic congestion; blockage of views; cutting of mature trees; elimination of natural light; lack of privacy due to the proximity of the buildings; adverse impact on property values; Elm Drive being a thoroughfare now, will become a corridor of towers with a tunnel effect; years of inconvenience to residents and commuters during construction; deficiency in proposed parking spaces of only 0.06 parking spot per unit; overflow parking on streets thereby causing problems for access to emergency service vehicles; the proposed towers do not enhance the existing neighbourhood and are in violation of the City's built form requirements; precedence created if this application is approved; too many towers; recommendation that the developer reconsider the proposal to address residents' concerns; and Section 37 benefits to the community; driveways currently being used as throughway by motorists:

Mario Namanti;
Raymond Lavert;
Noor Azim Chaudhry;
Monica Vote;
Louise Windsor;
Michael O'Callaghan;
Bob Hornick;
Stephen Viera;
David Fisher;
Erica Palladino;
Rashda Devani

Mr. Rogato said that the developer will work with residents and staff and take into consideration the feedback to address design issues. He also noted that phasing is a primary consideration in order not to overwhelm residents in the community.

Councillor Mullin commented that the application is the most unreasonable density she has seen in the City of Mississauga.

Councillors Dale and Iannicca noted that building heights in the downtown core are unlimited and that the standard for parking will continue to be reduced, but not until the appropriate transit is in place.

Councillor Saito advised that the proceeds under Section 37 allows the City to

require the developer to provide additional funds for other amenities or infrastructure for the affected community.

Councillor Iannicca reiterated that the LRT must be confirmed and funded before any applications can be considered. Councillors Iannicca and Dale will be holding further community meetings in the coming months.

Councillor McFadden commented that residents should take the opportunity to ask their provincial candidates their views on needed infrastructure.

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

PDC-0041-2014

That the Report dated May 13, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Fairview Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "D-1" (Development – Exception) to "RA5-Exception" (Apartment Dwellings-Exception), to permit the development of four residential apartment buildings with heights of 35, 40, 45 and 50 storeys, a day care, and retail uses under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be received for information.

RECEIVED – (Councillor N. Iannicca)

File: OZ 13/022 W7

6. Removal of the "H" Holding Symbol from Zoning By-law 0225-2007, as amended, 4390 Mississauga Road, west side of Mississauga Road, north of Highway 403
Owner: 1598607 Ontario Corp. (Dunpar Developments Inc.)
Applicant: Weston Consulting Group Inc.
File: H-OZ 13/001 W8

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

PDC-0042-2014

1. That the Report dated May 13, 2014, from the Commissioner of Planning and Building recommending approval of the Removal of the "H" Holding Symbol application, under file H-OZ 13/001 W8, 1598607 Ontario Corp., 4390 Mississauga Road, 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 Agreement and Servicing Agreement.

ADOPTED (Councillor K. Mahoney)

File: H-OZ 13/001 W8

5. PUBLIC MEETING
Draft Lakeview Local Area Plan (January 2014)
File: CD.03.LAK (Ward 1)

Karin Phuong Planner, Policy Planning Division, reviewed the Draft Lakeview Local Area Plan.

Mr. Scott Kletke, President, Lakeview Ratepayers' Association, advised that the Association is in favour of the Plan, but requested that once zoning standards are established, including setbacks, that these be considered a rule when it comes to Committee of Adjustment requests. Councillor Tovey responded that the Committee of Adjustment answers to the Planning Act, but that Council is committed to ensuring that neighbourhoods are protected.

The following Residents spoke in opposition of the development citing concerns with the north-south traffic flow from the Queen Elizabeth Way, protecting the neighbourhoods, impact on green space, and upgrading of the sewage system:

David Atta;
Hazem Zin;
Burt Revelo;
Collette Rabba;
Ruth Booth

Steve Barrett, Manager, Transportation & Asset Management, Transportation and Works Department, advised that there is an Environmental Assessment currently underway with respect to the Provincial plans for the Queen Elizabeth Way, and in terms of the development in the south end, staff are reviewing traffic to ensure neighbourhoods are protected.

Councillor Tovey noted that upgrades have been made to the sewage system over the past 3 years and he will provide further details directly to Ms. Booth after the meeting.

In response to Mr. Revelo's concern regarding the extension of Haig Boulevard cutting through his banquet hall, Councillor Tovey said that this is part of the Inspiration Lakeview Plan, not the Lakeview Secondary Policies, which calls for a road right through the building, but that the extension of the road is several years away.

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

PDC-0043-2014

1. That the report titled "Draft Lakeview Local Area Plan (January 2014) - Public Meeting," dated May 13, 2014 from the Commissioner of Planning and Building, be received for information.

2. That the submissions made at the public meeting held at the Planning and Development Committee meeting on June 2, 2014 be received.
3. That staff report back to Planning and Development Committee on the submissions made.

RECEIVED – (Councillor J. Tovey)
File: CD.03.LAK

ADJOURNMENT – 9:08 pm(Councillor N. Iannicca)