



MINUTES

Approved: December 8, 2014

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, SEPTEMBER 8, 2014

AFTERNOON SESSION – 1.30 P.M.

EVENING SESSION – 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 Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Bonnie Crombie	Ward 5 (Morning session only)
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11 (Chair)

Members Absent

Councillor Frank Dale	Ward 4 (Other Municipal Business)
Councillor Pat Saito	Ward 9 (Away due to illness)

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. Angela Dietrich, Manager, City Wide Planning, Policy Planning
Division
Ms. Kelly Yerxa, Deputy Legal Counsel Legal Services
Ms. Marcia Taggart, Legal Counsel, Legal Services
Mr. Chris Rouse, Manager, Development North, Development and
Design Division
Ms. Carmen Gucciardi, Manager, Development Services
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
Ms. Karen Crouse, Policy Planner
Ms. Emily Irvine, Policy Planner
Ms. Sharleen Bayovo, Policy Planner
Mr. Jonathan Famme, Development Planner
Mr. David Breveglieri, Development Planner
Ms. Lauren Eramo-Russo, Development Planner
Mr. Aiden Stanley, Development Planner
Ms. Sheena Harrington Slade, Development Planner
Ms. Stephanie Segreti, Development Planner
Ms. Erinma Chibututu, Urban Designer
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Sacha Smith, Legislative Coordinator (Morning Session)
Ms. Angie Melo, Legislative Coordinator (Evening Session)

PLANNING & DEVELOPMENT COMMITTEE – September 8, 2014**AFTERNOON SESSION – 1.30 P.M.****CALL TO ORDER**

Councillor Carlson called the meeting to order at 1:33 p.m.

DECLARATIONS OF CONFLICT OF INTEREST

Nil.

APPROVAL OF MINUTES

The Minutes of the Planning and Development Committee held on June 23, 2014, were approved as presented.

APPROVED (Councillor N. Iannicca)

Councillor Carlson noted that any written submissions pertaining to this afternoon'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.

MATTERS TO BE CONSIDERED

The order of the Agenda was changed as follows:

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

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

PDC-0055-2014

That the Report dated August 19, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eleven (11) Sign Variance Applications described in Appendices 1 to 11, be adopted in accordance with the following;

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 14-01583, Ward 2
Walden Circle Retirement Community, 1907 Lakeshore Rd. W.

To permit the following:

- (i) One (1) ground sign advertising a retirement community.

- (b) Sign Variance Application 13-06915, Ward 3
Applewood Heights Gospel Hall, 4030 Tomken Rd.

To permit the following:

- (i) One (1) fascia sign with a changing copy message.

- (c) Sign Variance Application 14-01716, Ward 4
Square One Shopping Centre, 100 City Centre Dr.

To permit the following:

- (i) One (1) roof sign above the north entrance to the building.

- (d) Sign Variance Application 14-00697, Ward 5
International Centre, 6900 Airport Rd.

To permit the following:

- (i) One (1) fascia sign with a changing copy message.
(ii) One (1) fascia sign which projects 1.60m (5'-3") from the exterior wall.

- (e) Sign Variance Application 14-01853, Ward 5
Purolator, 5995 Avebury Rd.

To permit the following:

- (i) A third (3rd) fascia sign located between the limits of the top floor and the parapet of an office building.

- (f) Sign Variance Application 14-01500, Ward 5
LifeLabs, 60 Courtneypark Dr. W.

To permit the following:

- (i) One (1) sign projecting above the roof of the building.

- (g) Sign Variance Application 09-05683, Ward 5
Onkar Travel Services Ltd., 2960 Drew Rd.

To permit the following:

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

- (h) Sign Variance Application 14-01228, Ward 5
Starbucks Coffee, 5029 Hurontario St.

To permit the following:

- (i) Two (2) fascia signs on the south elevation that does not face a parking lot or a driveway located on the property.

- (i) Sign Variance Application 14-01642, Ward 5
Bond, 6900 Maritz Dr.

To permit the following:

- (i) One (1) roof sign erected above the canopy on the east elevation.
- (ii) One (1) fascia sign on the second story of the north elevation.
- (iii) One (1) fascia sign on the second story of the south elevation.

- (j) Sign Variance Application 13-07200, Ward 9
Samsung, 2050 Derry Rd. W.

To permit the following:

- (i) Three (3) fascia signs located between the limits of the top floor and parapet, each with an area not exceeding 2.14% of the building faces on which they are installed.

- (k) Sign Variance Application 14-01046, Ward 9
Paramount Fine Foods, 2635 Eglinton Ave. W.

To permit the following:

- (i) One (1) fascia sign on the south elevation in addition to other existing fascia signs, with a combined total sign area equal to 29.21% of the building facade.
- (ii) Two (2) fascia signs on the west elevation in addition to other existing fascia signs, with a combined total sign area equal to 27.83% of the building wall.

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

ADOPTED – (Councillor N. Iannicca)

File: BL.03-SIG (2014)

2. Payment-in-lieu of Off-Street Parking (PIL) Application, 4033 Hurontario Street, Unit 5, East side of Hurontario Street, south of Absolute Avenue
Owner: Dr. Solon Guzman
Applicant: Salmona Tregunno Inc.
File: FA.31 14/003 W4

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

PDC-0056-2014

That the Report dated August 19, 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 14/003 W4, Dr. Solon Guzman, 4033 Hurontario Street, Unit 5, east side of Hurontario Street, south of Absolute Avenue, be adopted in accordance with the following for "Installment Payment" agreements:

1. That the sum of \$33,500.00 plus interest, be approved as the amount for the payment-in-lieu of two (2) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the amount owing in installment payments.
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 Dr. Solon Guzman for a dental office with a gross floor area of 203.68 m² (2,192.4 sq. ft.).
3. That the execution of the PIL agreement and payment 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 S. McFadden)

File: FA.31 14/003 W4

3. Site Plan Control By-law Update – Eglinton Avenue West and Ridgeway Drive, City of Mississauga, Ward 8
File: CD.21.SIT

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

PDC-0057-2014

That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft By-law attached as Appendix 1 to the report dated August 19, 2014, from the Commissioner of Planning and Building.

APPROVED – (Councillor K. Mahoney)

File: CD.21.SIT (W8)

4. Draft Plan of Condominium Application to convert a portion of Westwood Mall into a Commercial Condominium, 7215 Goreway Drive, North of Derry Road East
Owner: Westwood Mall Holdings Limited
Applicant: Duka Property Management Inc., Bill 51 (Ward 5)
File: CDM-M14003 W5

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

PDC-0058-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the application to convert a portion of Westwood Mall into a commercial condominium containing 264 units, under File CDM-M14003 W5, Westwood Mall Holdings Limited, 7215 Goreway Drive, be adopted in accordance with the following:

1. That the Draft Plan of Condominium under File CDM M14003 W5, Westwood Mall Holdings Limited, 7215 Goreway Drive, east side of Goreway Drive, north of Derry Road East, be approved by the Commissioner of Planning and Building in accordance with the conditions of draft plan approval requested by commenting departments and agencies to the satisfaction of the Planning and Building Department and the Legal Services Division;
2. That the Planning and Building Department monitor the success of the Westwood Mall and report back to Planning and Development Committee whether or not the policies and regulations need to be updated to address retail condominium conversions.

APPROVED – (Councillor B. Crombie)

File: CDM-M14003 W5

5. Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments – Report on Comments
File: CD.04.HUR

In response to Madam Mayor's question with respect to the Environmental Assessment (EA), Ms. Karen Crouse, Policy Planner, advised that the EA has been completed and that the Stations were included in it.

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

PDC-0059-2014

That the amendments to Mississauga Official Plan proposed in the report titled "Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments – Report on Comments", dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

APPROVED (Councillor N. Iannicca)

File: CD.04.HUR

6. Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Supplementary Report on Comments
File: CD.03.GAT

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

PDC-0060-2014

That the amendments to Mississauga Official Plan proposed in the report titled "Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Supplementary Report on Comments", dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

APPROVED – (Councillor B. Crombie)

File: CD.03.GAT

7. SUPPLEMENTARY REPORT - Rezoning Application to permit uses consistent with the applicable "Business Employment" land use designation, 6730 Hurontario Street, West side of Hurontario Street, north and south of Skyway Drive
Owner: Derry-Ten Limited
Applicant: Smart Centres, **Bill 51** (Ward 5)
File: OZ 13/002 W5

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

PDC-0061-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the application under File OZ 13/002 W5, Derry-Ten Limited, 6730 Hurontario Street, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from "D" (Development) to "H-E1-Exception" (Employment in Nodes with a Holding Provision) and "H-E2-Exception" (Employment with a Holding Provision) to permit certain employment uses and design standards in accordance with the revised zoning regulations described in Appendix S-3 of this report, 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.
3. 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 the Council decision.

ADOPTED – (Councillor B. Crombie)

File: OZ 13/002 W5

8. Rezoning Application to permit two apartment building with heights of 23 and 26 storeys 5025 and 5033 Four Springs Avenue, Northwest quadrant of Hurontario Street and Eglinton Avenue West
Applicant/Owner: Pinnacle International (Ontario) Limited, **Bill 51** (Ward 5)
File: OZ 13/020 W5

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

PDC-0062-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the application under File OZ 13/020 W5, Pinnacle International (Ontario) Limited, 5025 and 5033 Four Springs Avenue, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, minor changes to the requested zone amendments have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P 13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend the "RA5-42" (Apartment Dwellings-Exception) zone provisions to permit two apartment buildings with heights of 23 and 26 storeys in accordance with the proposed zoning standards described in Appendix S-3, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) In accordance with Council Resolution 152-98:
Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
3. 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 the Council decision.

APPROVAL (Councillor B. Crombie)

File: OZ 13/020 W5

9. Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan – Report on Comments - File: CD.03.MIS

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

PDC-0063-2014

That the amendments to Mississauga Official Plan proposed in the report titled “Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan – Report on Comments” dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

APPROVED (Councillor K. Mahoney)

File: CD.03.MIS

10. Urban Design Terms of Reference Standards for Shadow Studies, June 2014 - File: CD.21.SHA

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

PDC-0064-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building and the accompanying document *Urban Design Terms of Reference, Standards for Shadow Studies, June 2014* attached as Appendix 1, be approved and used in the review of all development applications for which shadow studies are required.

APPROVED (Councillor N. Iannicca)

File: CD.21.SHA

11. Urban Design Terms of Reference for Pedestrian Wind Comfort and Safety Studies - File: CD.21.MIC

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

PDC-0065-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building and accompanying document *Urban Design Terms of Reference, Pedestrian Wind Comfort and Safety Studies, June 2014*, attached as Appendix 1, be approved and used in the review of all development applications for which a wind study is required.

APPROVED (Councillor J. Tovey)

File: CD.21.MIC

The Committee recessed at 1:47 pm

EVENING SESSION – 7:00 P.M.**The Committee reconvened at 7:01 p.m.**

Councillor Carlson called the meeting to order.

Councillor Carlson noted that any written submissions pertaining to the evening 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. He then read the Statement from the Planning Act pertaining to five statutory public meetings – Items 12, 13, 14, 15 and 16.

The agenda was amended as follows:

18. SUPPLEMENTARY REPORT

City-initiated Official Plan Amendment and Rezoning to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Cree, 990-994 Lakeshore Road West, South side of Lakeshore Road West, east of Lorne Park Road

Owner: Roland Smitas, Sylvia Simtas and Simone Bradley

Applicant: City of Mississauga, **Bill 51** (Ward 2)

File: CD.21.LAK

Councillor Mullin advised that she had two additions to the recommendations in the Corporate Report dated August 19, 2014 from the Commissioner of Planning and Building.

Councillor Mullin amended the motion as follows, which was voted on and carried:

PDC-0066-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the proposed City-initiated amendments under File CD.21.LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990-994 Lakeshore Road West, be adopted in accordance with the following:

1. That the City-initiated amendment to Mississauga Official Plan from "Private Open Space" and "Greenbelt" to "Residential Low Density 1" and "Greenbelt" to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, be approved.
2. That the City-initiated amendment to change the Zoning from "OS1-2" (Open Space) to "R2-5" (Detached Dwellings – Typical Lots) and "G1" (Greenbelt) to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.) outside of the identified hazard lands, be approved in accordance with the proposed zoning standards described in the Information Report, subject to the following condition:

- (a) That the owner agree to gratuitously dedicate the agreed upon hazard lands
3. That the Transportation and Works Department be directed to initiate a project to identify the preferred solution to rehabilitate the stream bank erosion issues along Moore Creek within the Greenbelt lands and the surrounding impacted lands as appropriate to protect property and infrastructure;
4. That staff be requested to bring forward the Moore Creek erosion rehabilitation project as part of the 2015 Capital Budget.

12. PUBLIC MEETING

Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production

File: BL.09.MED

Dave Marcus, representing Abide Inc., advised that the organization is in favour of the staff recommendations but it is important that in the event set-backs are contemplated that additional exemption should be required as Medical Marihuana Production Facilities established under the by-laws cannot be deemed non-compliant at a later date due to subsequent erection of buildings or other businesses close by.

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

PDC-0067-2014

That the submissions made at the public meeting to consider the report titled "Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production" dated June 3, 2014, from the Commissioner of Planning and Building, be received.

RECEIVED (Councillor R. Starr)

File: BL.09.MED

13. PUBLIC MEETING

Information Report on Rezoning and Draft Plan of Subdivision Applications to permit seven (7) detached dwellings, 6155 Ninth Line, Southeast corner of Ninth Line and Osprey Boulevard

Owner: Centreville Homes (Ninth Line) Inc.

Applicant: Weston Consulting, **Bill 51** (Ward 10)

File: OZ 13/015 W10, T-M13005 W10

Councillor McFadden wished to go on record that contrary to what is stated in the Corporate Report, a community meeting was held and over 65 residents were in attendance.

The following residents cited concerns with the proposed development being approved without the City resolving the outstanding flooding issue, the lack of feedback from the City on the matter, the developer's solution to the flooding by installing sump pumps and raising the elevation of the property placing current residents at a disadvantage, the number and size of the proposed dwellings and the resulting increase in traffic:

Glen Voakes;
Bruce Wilson

Councillor McFadden stated that there are outstanding issues remaining with the flood plain and that a report is expected from consultants in the latter part of this year. She is seeking a conclusive report to share with residents in early 2015. She noted that residents affected by the flooding have received updates in the past four years. She assured residents that she has heard their concerns and will ensure they are addressed before moving forward.

Madam Mayor assured residents that everything that can be done is being done. She however felt that the flooding is a very complicated issue and it was uncertain that despite spending millions of dollars and involving every expertise looking into this matter, that the problem can be solved.

Councillor Carlson advised that this matter is for receipt and no decisions will be made tonight.

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

PDC-0068-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R1" (Residential – Detached Dwellings – Typical Lots) and "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "R7 – Exception" (Residential – Detached Dwellings – Shallow Lots) and "B" (Buffer) under File OZ 13/015 W10 and a Draft Plan of Subdivision to permit seven (7) detached dwellings and a buffer block under File T-M13005 W10, Centreville Homes (Ninth Line) Inc., 6155 Ninth Line, be received for information.

RECEIVED (Councillor S. McFadden)
File: OZ 13/015 W10 & T-M13005 W10

14. **PUBLIC MEETING**

Information Report on Official Plan Amendment and Rezoning to permit the existing uses including: a supermarket, garden centre, warehouse and second storey apartments to remain, and to apply one consistent official plan designation and zoning category for the property 2265, 2277 and 2281 Camilla Road East side of Camilla Road, south of Queensway East

Owner: Tiveron Farms Limited

Applicant: John D. Rogers and Associates Inc., **Bill 51** (Ward 7)

File: OZ 13/023 W7

Councillor Iannicca noted that this application is of a technical nature because of three parcels of land being combined into one ownership necessitating an Official Plan Amendment and Rezoning.

Councillor Nando moved the following motion which was voted on and carried with the notwithstanding clause:

PDC-0069-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Convenience Commercial" and "Residential Low Density I" to "Convenience Commercial" and to change the Zoning from "C1-7" (Convenience Commercial – Exception) and "R3" (Detached Dwellings – Typical Lots) to "C1-7" (Convenience Commercial – Exception) as amended, to permit the existing uses including: a supermarket, garden centre, warehouse and second storey apartments to remain, and to apply one consistent official plan designation and zoning category for the property under File OZ 13/023 W7, Tiveron Farms Limited, 2265, 2277 and 2281 Camilla Road, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

RECEIVED (Councillor N. Iannicca)

File: OZ 13/023 W7

15. **PUBLIC MEETING**

Information Report on Rezoning and Draft Plan of Subdivision Applications to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road 1173, 1177 and 1183 Haig Boulevard East side of Haig Boulevard, south of Atwater Avenue

Owner: Dunsire (Haig) Inc.

Applicant: Michael Gray / 763930 Ontario Limited, **Bill 51** (Ward 1)

File: OZ 13/010 W1, T-M13002 W1

Michael Gray, Planning Consultant, reviewed the development application on behalf of Dunsire (Haig) Inc.

The following residents cited concerns that the development is not consistent with what the residents, who have chosen to live in a single family neighbourhood, want; the proposed application will change the streetscape; there should be city built roads and not private roads; infill has already occurred and this development will result in overfill; obstructed views; demolishing of a classical house; tripled density and resulting traffic congestion; disappearance of gardens and trees replaced by asphalt

surfaces and parking spots; three intersections in front of 1212 Haig Boulevard will result in safety concerns; stormwater impact; detrimental impact on current property values; and loss of privacy:

Joseph Nunn;
Michael Kvasni;
Henry Wen(?)

Councillor Tovey noted that the Zoning By-law has always permitted Low Density developments, but developers over the years chose to build single family dwellings.

Councillor Mullin said that the difficulty is how the built form fits in with the neighbourhood. She requested the Applicant to revisit the architectural design as it is a relevant concern for the residents. Mr. Gray advised that the property is subject to the site plan approval process and that the Applicant would be sympathetic to the input from local residents.

Councillor Tovey noted that this matter was for information and decisions will not be made tonight.

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

PDC-0070-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road under files OZ 13/010 W1 & T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be received for information.

RECEIVED (Councillor J. Tovey)

File: OZ 13/010 W1 & T-M13002 W1

16. **PUBLIC MEETING**

Information Report on Rezoning and Draft Plan of Subdivision Applications to permit 16 semi-detached dwellings on a common element condominium private road, 1209 Haig Boulevard, East side of Haig Boulevard, south of Atwater Avenue

Owner: Dunsire (Haig) Inc.

Applicant: Michael Gray / 763930 Ontario Limited, **Bill 51** (Ward 1)

File: OZ 13/011 W1, T-M13003 W1

Michael Gray, Planning Consultant, reviewed the development application on behalf of Dunsire (Haig) Inc.

Michael Kvasni, Resident, expressed concern that the only reason for the portion of the common element condominium road turning north towards Atwater Avenue is for more of such developments in the future. He also noted he will not see the front of the proposed homes, but the back.

Mr. Gray responded that the road is to provide a turnaround facility for emergency and waste management vehicles and there is no proposal for it to be extended north. He also noted that the rear elevations will be of brick construction.

Councillor Tovey advised that this application is similar to Item 15 on the agenda, and that no decisions will be made tonight. He noted that there is a lot of work to be done and hoped that the developer will consider alternatives with respect to the massing, density and height.

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

PDC-0071-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 16 semi-detached dwellings on a common element condominium private road under files OZ 13/011 W1 & T - M13003 W1, Dunsire (Haig) Inc., 1209 Haig Boulevard, be received for information.

RECEIVED (Councillor J. Tovey)

File: OZ 13/011 W1 & T-M13003 W1

17. **SUPPLEMENTARY REPORT**

Official Plan Amendment and Rezoning Applications to permit a dental office in a residential dwelling with one resident dentist, one non-resident dentist and a maximum of three employees 5306 Creditview Road, West side of Creditview Road, south of Carolyn Road

Owner: Navin and Vandana Ratra

Applicant: Weston Consulting Group Inc., **Bill 51** (Ward 6)

File: OZ 11/011 W6

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

PDC-0072-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, west side of Creditview Road, south of Carolyn Road, be adopted, in accordance with the following:

1. That the application to amend Mississauga Official Plan Policies for the East Credit Neighbourhood Character Area from "Residential Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site" and "Greenbelt" as amended, to permit a dental office in a residential dwelling with one resident dentist, one non-resident dentist, a maximum of three employees, and greenbelt preservation be approved.
2. That the application to change the zoning from "R3" (Detached Dwelling – Typical Lot) to "R3-Exception" (Detached Dwelling - Exception) and "G1" (Greenbelt) to permit a dental office in a residential dwelling and greenbelt lands in accordance with the proposed revised zoning standards described in Appendix S-4 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
3. 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 the Council decision.

APPROVED (Councillor R. Starr)

File: OZ 11/011 W6

ADJOURNMENT – 8:15pm (Councillor P. Mullin)