



## MINUTES

Issued: April 1, 2015

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, FEBRUARY 23, 2015**

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

#### Members Absent

Councillor Sue McFadden	Ward 10 (Medical- Resolution 0009-2015)
Councillor George Carlson	Ward 11 (Away ill)

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  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning  
Division  
Ms. Marcia Taggart, Legal Services  
Mr. Chris Rouse, Manager, Development North, Development and  
Design Division  
Mr. Steve Barrett, Manager, Transportation & Asset Management,  
Transportation and Works Department  
Mr. Darren Morita, Manager, Development Engineering,  
Transportation and Infrastructure Planning Division  
Mr. Eric Lucic, Team Leader Park Assets, Parks & Forestry Division  
Ms. Mila Yeung, Development Planner  
Mr. Jonathan Famme, Development Planner  
Mr. Ben Phillips, Development Planner  
Ms. Lisa Christie, Zoning By-law Planner  
Ms. Karin Phuong, Policy Planner  
Mr. Michael Karowich, Urban Designer  
Ms. Diana Haas, Council Support Services Assistant  
Ms. Mumtaz Alikhan, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – February 23, 2015****CALL TO ORDER**

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

Councillor Parrish 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 February 2, 2015, were approved as presented.

**APPROVED** (Councillor K. Ras)

**MATTERS TO BE CONSIDERED**

The order of the agenda was changed as follows:

1. Recommendation Report on Rezoning Application to permit a temporary extension of outdoor storage of refrigeration trailers, 46 William Street, west side of William Street, south of James Street  
Owner: City of Mississauga  
Applicant: Quickchill Draught Refrigeration Ltd. (Joe Ponzio), Bill 52, (Ward 11)  
File: OZ 14/005 W11

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

**PDC-0011-2015**

That the Report dated February 3, 2015, from the Commissioner of Planning and Building recommending approval of the rezoning application under File OZ 14/005 W11, Quickchill Draught Refrigeration (Joe Ponzio), 46 William Street, be adopted in accordance with the following:

1. That the application to extend the existing "D-12" (Development) exception zone provisions to permit a temporary extension of outdoor storage of refrigeration trailers, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
2. 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 J. Tovey)

File: OZ 14/005 W11

2. Recommendation Report on Rezoning Application to permit a one storey single unit Retail Commercial Building, 1094 Eglinton Avenue East, South side of Eglinton Avenue East, east of Tomken Road  
Owner: 1751504 Ontario Inc.  
Applicant: West Surdyka Architect Inc., **Bill 51**, (Ward 3)  
Files: OZ 10/002 W3

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

**PDC-0012-2015**

That the Report dated February 3, 2015, from the Commissioner of Planning and Building recommending approval of the application under File OZ 10/002 W3, 1751504 Ontario Inc., 1094 Eglinton Avenue East, be adopted in accordance with the following:

1. That the application to change the Zoning from "D" (Development) to "C3-64" (General Commercial), "G1" (Natural Hazards), and "G2-1" (Natural Features), to permit a one storey single unit retail commercial building and greenbelt conservation in accordance with the proposed zoning standards described in Appendix S-3 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.
  - (b) 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 C. Fonseca)

File: OZ 10/002 W3

4. PUBLIC MEETING

Official Plan Amendment and Rezoning Applications

To permit an 8 storey, 173 unit rental retirement apartment building, an 8 storey, 136 unit apartment building, 16 townhouses and street level commercial uses  
266-294 Lakeshore Road West, 125-143 High Street West, 7 Benson Avenue and  
the rear portion of 5 Benson Avenue

Owner: High Benson Holdings Inc., **Bill 51**, (Ward 1)

File: OZ 13/016 W1

Helmuth Strobel, President of The Shores of Port Credit, Rob Freeman Planning Consultant, and Michael Spaziani, Urban Designer, reviewed proposed development, an adult lifestyle community.

The following persons made oral submissions against the development citing concerns with the location of the development; look at overall opportunities in Port Credit without disturbing the neighbourhoods the Official Plan has committed to protect; the Transit Study should be completed before decisions are made on ad-hoc development requests; redevelopment should be in harmony with the existing neighbourhood and in compliance with the Official Plan and Zoning By-law; the proposal does not fit in with the character of Port Credit Village and Section 37 benefits should not outweigh the benefit of appropriate development; Lakeshore Road is not an intensification corridor; seniors requiring more emergency calls; large buildings out of scale with adjoining neighbourhood; traffic concerns on an already heavily used Lakeshore Road which is the main conduit for local and through traffic; the proposal is massive and dense; traffic to the retirement home will impact Indian Heights, which is a stable residential community; parking concerns; part of the heritage will be lost and valuable starter homes being destroyed in an expensive housing environment; insufficient underground parking garage and drive-way setbacks, especially given that the latter is the only access for residents, staff, garbage, trucks and emergency vehicles; proposal has very little soft landscaping; retention of trees; Traffic Study contemplates 233 square metres of retail space, but the developer is proposing 750 square metres - a three-fold increase; signalize the Lakeshore Road and Benson Avenue intersection; the proposed development should be located in an intensification area; the proposed development will set a precedence; and the peace and health of the neighbourhood be protected:

- (a) Mary Simpson, President, and Donna Dee Toth, Director, Town of Port Credit Association (TOPCA) who also advised that a copy of their deputation will be sent to Members of Council and staff;
- (b) Chris Mackie, Director, Town of Port Credit Association;
- (c) Arlene Beaumont on behalf of Mr. Medhat Elias, Owner of a Tri-plex on Benson Avenue affected by the proposed development;
- (d) Perry Bagnini;
- (e) Trevor Peter Toth;
- (f) Leslie Morrow

The following persons expressed support for the development citing that such a development is needed to revitalize the community in an aging society; the design and concept of this development reflects the feel of Port Credit, and will help small businesses:

- (a) John Bozzo;
- (b) Jake Pedler;

Councillor Tovey stated that Section 37 can only be applied if there is good planning. In response to Councillor Tovey's question regarding the monthly rental of the retirement units, Mr. Strobel advised that they will be priced at market rate.

Councillor Tovey noted that this is a public meeting and staff will come back with a recommendation for the Committee to make an informed decision.

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

**PDC-0013-2015**

That the Report dated February 3, 2015, from the Commissioner of Planning and Building regarding the applications by High Benson Holdings Inc. to permit an 8 storey, 173 unit rental retirement apartment building, an 8 storey, 136 unit apartment building, 16 townhouses and street level commercial uses under File OZ 13/016 W1, at 266-294 Lakeshore Road West, 125-143 High Street West, 7 Benson Avenue and the rear portion of 5 Benson Avenue, be received for information.

**RECEIVED** – (Councillor J. Tovey)  
File: OZ 13/016 W1

- 3. Regulation of Height for Dwellings with Flat Roofs (Ward 1)  
File: CD.06.REP

Leslie Pavan, Director, Development and Design, advised that the report dated February 3, 2015 is seeking permission to impose height limits in order to control the immensity of flat roof homes.

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

**PDC-0014-2015**

- 1. That the Report dated February 3, 2015 from the Commissioner of Planning and Building titled "Regulation of Height for Dwellings with Flat Roofs" be received for information; and,

2. That a City initiated Zoning By-law amendment be prepared to restrict the height of flat roofed dwellings in the "R1", "R3", "RM1", "RM2", "RM7" and "R15" zones in Ward 1, and be considered at a future statutory Public Meeting.

**RECEIVED** – (Councillor J. Tovey)

File: CD.06.REP

5. Draft Lakeview Local Area Plan and Built Form Standards – Report on Comments (Ward 1)  
File: CD.03.LAK (Lakeview)

Karin Phuong, Policy Planner, reviewed the Report on Comments on the Draft Lakeview Local Area Plan and Built Form Standards.

Glen Broll, Partner, Glen Schnarr & Associates Inc., representing many of the owners in the area designated employment lands between East Avenue and Hydro Road in the east and between Rangeview Road and fronting Lakeshore Road East. He expressed disappointment that despite participating in the Inspiration Lakeview process, having made several presentations before the Committee on several occasions as well as providing comments to staff, no action has been taken with respect to removing the employment category land use designation. He suggested that the land use be changed to "To be Determined" from Employment.

In response to Councillor Tovey's request to staff with respect to the process involved, Andrew Whitemore, Director, Policy Planning Division, explained that the Inspiration Lakeview Master Plan sets the planning framework for the next steps and staff have been actively working in collaboration with the Province and other stakeholders to move forward with the amendment which would bring into effect the land use policy. He said that changing the designation at this stage to "To be Determined" will undermine the long term vision Inspiration Lakeview Master Plan speaks to and open up opportunities that require the City to consider developments in an ad-hoc fashion.

In response to Councillor Parrish, Susan Tanabe, Manager, Community Planning, Policy Planning Division, advised that a "To Be Determined" designation does not allow one to move forward unless there are land use policies in place. She noted that an Official Plan amendment will be brought forward. Ed Sajecki, Commissioner of Planning and Building, stated that future land uses will be determined through the Lakeview Inspiration process and that staff recognize that land uses will change, but due process has to follow.

Councillor Tovey said this is an important city building exercise and it is essential to be cautious and prudent. He suggested that a meeting be scheduled between staff,

Councillor Tovey and Mr. Broll to discuss Mr. Broll's concerns as soon as possible. Mr. Broll was in agreement with this suggestion.

Jim Levac, Associate, Glen Schnarr & Associates Inc., representing 1731860 Ontario Ltd., said that they have been working with staff on amendments on an application coming forward, and wished to go on record that they are supportive of what staff have suggested they do.

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

**PDC-0015-2015**

1. That the Draft Lakeview Local Area Plan and Lakeview Built Form Standards, dated January 2014, be revised in accordance with the revisions proposed in the "Report on Comments," dated February 3, 2015 from the Commissioner of Planning and Building;
2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the existing Lakeview Local Area Plan in accordance with the revisions proposed in the "Report on Comments";
3. That the Draft Lakeview Local Area Plan, as revised in the "Report on Comments," be updated to incorporate Official Plan Amendments adopted by City Council, but not yet in force and effect, if no appeals to the site specific Official Plan Amendments are received; and
4. That Appendix I: Lakeview Built Form Standards, as revised by the "Report on Comments," be endorsed.
5. That Staff arrange to meet with Councillor Tovey and Mr. Glen Broll, Partner, Glen Schnarr & Associates Inc., regarding their clients' concerns with the proposed land use designation.

**APPROVED** (Councillor J. Tovey)  
File: CD.03.LAK (Lakeview)

6. Sign By-law Provisions for Electronic Billboards (All Wards)  
File: CD.21.SIG

Councillor Parrish requested from staff a copy of the variance report with respect to the electronic billboard in Celebration Square approved by Council on September 29, 2010. She also requested staff to meet with her regarding the difference between electronic billboards and change copy.



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

**PDC-0016-2015**

That the Report dated February 3, 2015 from the Commissioner of Planning and Building titled "Sign By-law Provisions for Electronic Billboards" be received for information.

**RECEIVED** (Mayor B. Crombie)

File: CD.21.SIG

**ADJOURNMENT** – 9:04pm (Councillor R. Starr)