



MINUTES

Approved September 8, 2015

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

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

Councillor George Carlson	Ward 11 (Chair)
Councillor Jim Tovey	Ward 1
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 (Away afternoon session for personal reasons)
Councillor Sue McFadden	Ward 10

Members Absent

Mayor Bonnie Crombie (Vacation)

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. Andrew Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning
Division
Mr. Ray Poitras, Manager, Development South
Ms. Marcia Taggart, Legal Services
Ms. Raj Kehar, Legal Services
Ms. Marianne Cassin, Manager, Development & Design Central
Mr. Steve Barrett, Manager, Transportation & Asset Management
Mr. Darren Morita, Manager, Development Engineering,
Transportation & Infrastructure Planning Division
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Mr. Darren Bryan, Supervisor, Sign Unit
Ms. Emily Irvine, Policy Planner
Ms. Sharlene Bayovo, Policy Planner
Ms. Aiden Stanley, Development Planner
Mr. Ben Phillips, Development Planner
Ms. Lisa Christie, Zoning By-law Review Planner
Mr. Michael Hynes, Development Planner
Mr. David Ferro, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Carmela Radice, Legislative Coordinator
Ms. Diana Haas, Council Support Services Assistant

PLANNING & DEVELOPMENT COMMITTEE – June 22, 2015**CALL TO ORDER**

Councillor Carlson called the meeting to order at 1:30 p.m.

Councillor Carlson 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 June 8, 2015, were approved as presented.

APPROVED (Councillor S. McFadden)

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2015)

Glen Broll, Glen Schnarr & Associates Inc., representing Westwood Mall Holdings, reviewed the Sign Variance Application. He noted that the residential site is approximately 350 ft. from the sign and the lux illumination - a standardised unit of measurement of light intensity – is less than that of a street light. In addition, he requested an amendment to allow for third party advertising such as Canada Day celebrations and community events. He asked for the Committee's approval.

Councillor Parrish expressed her support for approving the Sign Variance Application and for the third party advertising. She said that it is a very innovative approach to an older plaza which is considered the centre of Malton by fifty percent of the residents. Councillor Parrish also said it was important to note that when the City required land for the Greenway Trail, Westwood Mall Holdings graciously sold it for \$2.00.

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

PDC-0038-2015

That the report dated June 2, 2015 from the Director of the Building Division regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Applications described in Appendix 1, be adopted in accordance with the following;

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 15-04866 - Ward 5
Westwood Mall, 7215 Goreway Drive

To permit the following:

- (i) One (1) fascia sign with a changing copy sign face having an area of 25.28 m² (272.12 ft²).

APPROVED – (Councillor C. Parrish)

File: BL.03-SIG (2015)

2. Ontario's Long-Term Affordable Housing Strategy Update – Comments
File: CD.06.AFF

Councillor Fonseca expressed support for advocating for the return of the Long Form Census, the development of Second Unit education program, and a province wide registry of Second Units that are compliant with health and safety regulations.

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

PDC-0039-2015

That the report titled, "Ontario's Long-Term Affordable Housing Strategy Update – Comments" from the Commissioner of Planning and Building dated June 2, 2015 be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing and the Region of Peel.

APPROVED – (Councillor C. Fonseca)

File: CD.06.AFF

3. Municipal Comprehensive Review of Employment Lands
File: CD.15.EMP

Glen Broll, Glen Schnarr & Associates Inc., expressed their clients' appreciation that the land use re-designation in the Lakeview area can now move forward subject to an Official Plan Policy framework. He said that clients in the Dixie/Dundas and Malton areas are also eager to move forward with the re-designations.

Jim Levac, Glen Schnarr & Associates Inc., asked how business development within sites that are not part of the larger employment areas would be treated. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division, responded that there are many sites that are old employment areas within residential areas, particularly south of the QEW and in the Lakeshore and Port Credit areas which were specifically excluded during the Official Plan review from going through a Municipal Comprehensive Review process. Applications in such sites will only require an Official Plan amendment.

With respect to Mr. Levac's question regarding the possibility of a free standing residential use within the Dixie Dundas area for example, Ms. Dietrich advised that the introduction of residential use would have to meet all of the Official Plan requirements as well as for a Phase II Study to occur.

Members of the Committee complimented staff for the foresight of preserving employment lands and including mixed-use concepts.

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

PDC-0040-2015

1. That the recommendation to allow for the conversion of employment lands identified in the Lakeview, Dixie and Northeast Employment Areas subject to further detailed land use studies, as outlined in the report titled Municipal Comprehensive Review of Employment Lands, from the Commissioner of Planning and Building, dated June 2, 2015, be approved.
2. That the report titled Municipal Comprehensive Review of Employment Lands, from the Commissioner of Planning and Building, dated June 2, 2015, be circulated for information to the Region of Peel, Mississauga Board of Trade and to the Building Industry and Land Development Association (BILD).
3. That the letter dated June 22, 2015 from Philip Stewart, Pound & Stewart Planning Consultants, regarding 3105 Dixie Road – Block 2, Plan 43M-471, be received.

RECEIVED – (Councillor J. Tovey)
File: CD.15.EMP

The Committee recessed at 1:59 pm

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

Councillor Carlson noted that any written submissions pertaining to today'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. He then read the Statement per the Planning Act pertaining to three statutory public meetings – Items 4, 5 and 6.

Councillor McFadden congratulated Councillor Carlson on his appointment as Chair of the Planning and Development Committee for a term of one year.

4. **PUBLIC MEETING/RECOMMENDATION REPORT**
Application to permit 3 detached homes, 2466 and 2476 Sharon Crescent, south of Dundas Street West, west of Glengarry Road
Owner: Paulo and Susan Seguro
File: OZ 14/003 W7

Aiden Stanley, Development Planner, reviewed the Application.

Councillor Iannicca expressed support for the severance of the property into three 65ft. lots instead of four 50ft. lots and trusted that this will be acceptable to the developer.

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

PDC-0041-2015

That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/003 W7, Peter Chee, Mi-Ko Urban Consulting, 2466 and 2476 Sharon Crescent, be adopted in accordance with the following:

1. That the application to change Mississauga Official Plan from Residential Low Density I to Residential Low Density I – Special Site to permit 3 detached dwellings be approved.
2. That the application to change the Zoning from R1-9 (Detached Dwellings – Typical Lots – Exception) to R1-Exception (Detached Dwellings – Typical Lots) to permit 3 detached homes in accordance with the proposed zoning standards described in Appendix R-10 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 external agency concerned with the development.
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities not apply to the subject lands as satisfactory arrangements have been made between the developer/applicant and the Peel District and Peel Catholic District School Boards, not apply to the subject lands.
3. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) proceedings that may take place in connection with these applications, in support of the recommendations outlined in the report dated June 2, 2015 that concludes that the proposed official plan amendment and rezoning represent good planning and should be approved.
4. 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 and provide the City Solicitor with the authority to settle, and if necessary, enter into minutes of settlement related to the appeals on the subject lands in accordance with the recommendations of this report.

RECEIVED - (Councillor N. Iannicca)

File: OZ 14/003 W7

5. **PUBLIC MEETING**
Information Report on Applications to permit 24 townhouses on a private condominium road, 1640 Crestview Avenue
Owner: Carlyle Communities Crestview Inc.
File: OZ 14/004 W1

Jim Levac, Glen Schnarr & Associates Inc., reviewed the proposed development on behalf of Carlyle Communities Crestview Inc.

Councillor Tovey noted that there is a lot more work to be done on this application as it does not address the transition on both the east and south side of Crestview Avenue. He said there will be no decisions made at tonight's meeting.

The following persons made oral submissions against the development citing concerns with the proposed heights of three and four storeys that are not in keeping with the surrounding neighbourhood; inadequate setbacks; existing safety issues will be made worse; obstructed views; need to retain Huf Boxing

Gym; too much density for the site; no sidewalks yet more cars will jeopardize the safety of children; increased traffic and overflow street parking; the social cost of construction to the existing neighbourhood; and that the proposed freehold townhomes remain consistent in appearance within the development and match the neighbourhood:

Ian Gardner;
Margot Stevens;
Don Burgess;
Olga Rosa Heron (Huf Boxing Gym);
Wolfgang Lazar;
Clement Singh (?);
Teodor Kochmar (Credit River Association);
Mam Dong

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

PDC-0042-2015

That the report dated June 2, 2015 from the Commissioner of Planning and Building regarding the applications by Carlyle Communities Crestview Inc. to permit 24 townhouses on a private condominium road under File OZ 14/004 W1, at 1640 Crestview Avenue, be received for information.

RECEIVED - (Councillor J. Tovey)

File: OZ 14/004 W1

6. **PUBLIC MEETING**
Information Report on Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Sheridan Park Corporate Centre
File: C.05-SHE W2

Lisa Christie, Zoning By-Law Planner, reviewed the Proposed Amendments.

Richard Perrier, President, Sheridan Park Association, thanked Council for having the Association to be a partner in the development of the Land Use Master Plan, and expressed support of the process and the conclusions.

The following made oral submissions:

Nicholas Dell, Greg Dell & Associates, expressed gratitude for the flexibility afforded in the Draft Master Plan for an application for a high school and a future application for a post-secondary educational facility on behalf of the Muslim Association of Canada.

Josh Berry, Planner, Weston Consulting, on behalf of Summit Ltd. property located at 2332 North Sheridan Way, said that whilst they support many of the recommendations, he expressed concern with the removal of permissions for manufacturing to be replaced with pilot plants and prototype productions without any definition for these. He also advised that the manufacturing uses were the subject of an Ontario Municipal Board Hearing which permitted site specific exemptions for such uses on the subject property.

In response to Mr. Berry's comments, Councillor Ras stated that there should be no ambiguity with respect to land uses and has requested staff to provide more clarity.

John Keyser, Keyser Mason Ball, LLP, on behalf Conner Pacific Development Inc., Owners of 2275 Speakman Drive, requested that consideration be given to creating a corporate centre similar to City Centre, with residential provisions in order to allow for people to live and work within the area.

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

PDC-0043-2015

1. That the Report dated June 2, 2015, from the Commissioner of Planning and Building titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Sheridan Park Corporate Centre", be received for information.
2. That staff report back to Planning and Development Committee on any submissions made with respect to the June 2, 2015 report.
3. That the following correspondence be received:
 - (a) Letter March 27, 2015 from Ryan Guetter, Vice President, Weston Consulting;
 - (b) Letter dated June 17, 2015, from Brian Parker, Gowling Lafleur Henderson LLP;
 - (c) Letter dated June 22, 2015 from Ken Szekely, Astra Capital Properties Inc.

RECEIVED (Councillor K. Ras)
File: CD.05-SHE W2

7. RECOMMENDATION REPORT

Applications to permit an expansion of St. John's Dixie Cemetery, 0 Cedar Creek Lane, north side of Dundas Street East, east of Cawthra Road

Owner: Incumbent and Church Wardens of St. John the Baptist Anglican Church

File: OZ 11/004 W3

Michael Hynes, Development Planner, reviewed the proposed development.

In response to a question by John Jack, Resident, Mr. Hynes confirmed that an easement that would have enabled access into the subject property was released from title on March 24, 2015.

Nicholas Dell, Greg Dell & Associates, representing Cadillac Funding Inc., advised that they can work with the Owners of the subject property to resolve the concerns outlined in their letter dated June 16, 2015.

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

PDC-0044-2015

That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/004 W3, Incumbent and Church Wardens of St. John the Baptist Anglican Church, 0 Cedar Creek Lane, north side of Dundas Street East, east of Cawthra Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from Residential Medium Density to Private Open Space to permit an expansion to the existing St. John's Dixie Cemetery be approved.
3. That the application to change the Zoning from RM6-12 (Townhouse Dwellings on a Common Element Condominium – Private Road) to OS3-6 (Open Space – Cemetery) to permit the expansion of the existing St. John's Dixie Cemetery in accordance with the proposed zoning standards contained in Appendix R-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.

4. 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.
5. That the letter dated June 16, 2015 from Gregory Dell, Greg Dell & Associates, representing Cadillac Funding Inc., be received.

ADOPTED (Councillor C. Fonseca)

File: OZ 11/004 W3

8. **RECOMMENDATION REPORT**

Applications to permit three residential apartment buildings ranging in height from 35 to 50 storeys and a City Park, 24-64 Elm Drive West and 3528-3536 Hurontario Street, southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar Inc. - File: OZ 13/022 W7

Michael Hynes, Development Planner, reviewed the proposed development.

In response to Councillor Iannicca's request for information for staff's recommendation on this application, Ed Sajecki, Commissioner, Planning and Building, responded that the area is designated as an urban growth centre and will have rapid transit. He stated that the thinking behind the Province's \$1.8 billion funding announcement for an LRT is that municipalities will not only benefit from it, but will support higher density development to pay for the usage and operating costs. He noted that this is the beginning of a larger vision that is now coming to fruition and will transform the Hurontario Street Corridor.

Mr. Hynes confirmed that an original proposal was for four towers, which in itself was in conformity with the Official Plan, however, the developer has removed one building and added a park.

Kim Mullin, WeirFoulds LLP; representing 1077022 Ontario Inc., who expects to redevelop its property located at 3518 Hurontario Street together with adjacent lands at 3514 Hurontario Street, currently under discussion for acquisition. Her client wants to ensure that the proposed development does not prejudice the development of their lands. She expressed concern that the proposed condition for lifting the "H" Holding Symbol is too general and does not adequately address the issue of vehicular access for abutting land owners. She also noted that if Phase 3 of the applicant's development is approved, it will affect her Client's ability to meet the 25-metre separation distance between point towers required by the City. Ms. Mullin requested that the "H" Holding Symbol be applied to the entire site and not just Phase 3 of the subject property to ensure compatibility of built forms, scale, ingress/ egress, and to ensure vehicular access is provided to Elm Drive for abutting land owners. She noted that this is consistent with the policy direction in the Official Plan.

Mr. Hynes said that the wording with respect to the "H" Holding in the Report is satisfactory. He said City staff were unaware of abutting land owners' development plans until their letter dated June 19, 2015 was received, and that they will need to initiate discussions with Solmar Inc. through this process.

James Lethbridge, James Lethbridge Planning Inc., stated that they have had discussions with staff with regards to the access issue and understand that Hurontario Street is an arterial road which requires controlled access. This is why they are following normal procedure and requesting access through a side street which in this case is Elm Drive. He also noted that the proposed site plan in the Report was not available to them until recently which prompted their concern with the separation distance between point towers.

The following residents made oral submissions against the proposed development:

Raymond Lavern;
Louise Windsor;
Lisa Roy;
Mariano Manti;
Norma Johnston, 3590 Kaneff Crescent - on behalf of the Condo Owners;
Michael O'Callaghan, Peel Condominium Corporation 386;
David Fisher;
Steven Viera;
Brad Eadie;
Judy MacDonald;
Vasant Shah

The above residents cited the following concerns:

- access to Elm Drive which is narrow and the negative impact on traffic;
- dwarfing adjacent buildings and affecting their value;
- shadowing;
- height should be limited to a maximum of 30 storeys;
- need for better communication with residents and to ensure their involvement in the process and a voice in the design of the park and the streetscape of Elm Drive;
- Section 37 community benefits secured from this development should be used for improvement of the immediate area;
- roads do not have the capacity to accommodate all the traffic;
- being boxed in and blocked views;
- need for adequate parking to prevent overflow parking on the streets;
- buildings are too big and too close to Hurontario Street, limiting future road widening;
- build townhomes instead;
- loss of light;
- 7 storeys of underground parking will create delays for residents trying to exit

- onto Elm Drive;
- construction will disrupt residents for years, and the excavation will displace rodents which the developer should pay for to deal with the infestation;
- compromise to fire and emergency services on Elm Drive during construction;
- limit number of vehicles per unit;
- concern with the retail development in the complex and the resulting traffic, parking and litter issues;
- create a street edge with residential on Elm Drive and retail on Hurontario Street;
- children's safety, congestion at schools due to an increase in number of school aged population;
- loss of trees;
- diesel fumes from school buses
- convert Elm Drive into a cul-de-sac

With respect to the issue of traffic, Steve Barratt, Manager, Transportation & Asset Management, echoed Mr. Sajecki's comments that higher order transit needs density to support it. He advised that a Comprehensive Transportation Impact Study was completed for these developments, and although there will be increased traffic and delays, the infrastructure is there to accommodate the development.

Maurizio Rogato, Director, Development and Planning, Solmar Inc., addressed the Committee. He said the proposed development is a transit motivator in the evolution of Mississauga and lends itself to intensified development, and it needs to work for the community. He stated that the towers will be lean, efficient and will have limited or no impact on obstructing views or light. He noted that the holding provision is adequate and the developer is willing to work with abutting land owners. Mr. Rogato advised that a proposed internal driveway provides access to the abutting lands. Finally, he said that the development of the park will be a public process and there will be many benefits for the community from this development, including public art and streetscaping.

Councillor Iannicca said that he will ensure that the design of the buildings and the park is shared with the residents through a community meeting. He understands the residents' concerns, but the development is in the downtown core which is a designated growth node. Councillor Iannicca further noted that the City Centre District Plan allowed for unlimited heights above Elm Drive. He stated that with the LRT coming, there will be more high-rise buildings along the Hurontario Corridor and 25,000 units are already approved. He said the developer has eliminated a fourth building and is creating a park instead. He also noted that the three proposed buildings will be point towers to permit sunlight. Councillor Iannicca expressed support for the development.

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

PDC-0045-2015

That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending the applications under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from Residential High Density – Special Site 1 to Residential High Density – Special Site to permit a maximum of 1,300 residential apartment units and a maximum FSI of 7.8 including retail commercial and office uses; and from Residential High Density – Special Site 1 to Public Open Space to only permit a City park, be approved.
3. That the application to change the Zoning from D-1 (Development – Exception) to RA5-Exception (Apartment Dwellings-Exception) and H-RA5-Exception (Apartment Dwellings-Exception) in a three phase development comprising 3 residential apartment buildings with heights of 35, 40 and 50 storeys; a minimum 510 m² day care (5,500 sq. ft.); a minimum 650 m² (7,000 sq. ft.) of office and/or retail uses; a maximum of 1,300 residential apartment units; a maximum FSI of 7.8, and to change the Zoning from D-1 (Development-Exception) to (Open Space – City Park) to permit a 0.27 hectare (0.68 acre) City Park in Phase 1; and to place an “H” Holding Symbol on Phase 3 lands, be approved, in accordance with the zoning standards included in the Planning Comments Section of this report, subject to the following condition:
 - a) That the applicant agree to satisfy all requirements of the City and any other official agency concerned with the development.
4. In the event the applications for the Phase 1 and Phase 2 lands are approved by Council that result in an increase in height and density beyond what is existing on the site, that staff be directed to hold discussions with the applicant to secure community benefits for both phases, in accordance with Section 37 of the Planning Act and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
5. That the "H" Holding Symbol is to be removed from the Phase 3 H RA5-Exception (Apartment Dwellings-Exception) lands, by further amendment, upon confirmation that Section 37 contributions have been finalized and upon confirmation from the applicant that they have made satisfactory arrangements in the coordination of development with the abutting landowners

at 3518 Hurontario Street and 3514 Hurontario Street as outlined in the Report dated June 2, 2015, from the Commissioner of Planning and Building.

6. That the decision of Council for approval of the official plan amendment and rezoning applications be considered null and void and new development applications be required unless an official plan amendment and zoning by-law is passed within 18 months of the Council decision.
7. That the letter dated June 19, 2015 from Kim Mullin, WeirFoulds LLP, representing 1077022 Ontario Inc., be received.

ADOPTED (Councillor N. Iannicca)

File: OZ 13/022 W7

9. **RECOMMENDATION REPORT**

Applications to permit 30 semi-detached homes and 1 detached home on a private condominium road, 1173, 1177 and 1183 Haig Boulevard

Owner: Dunsire (Haig) Inc. - Files: OZ 13/010 W1 and T-M13002 W1

David Ferro, Development Planner, reviewed the applications for both Items 9 and 10 simultaneously.

Councillor Tovey expressed support for both the applications. He said that the developer has made many concessions such as fewer units, lower height, and proposed semi-detached homes instead of townhomes.

The following persons made oral submissions against this application as well as the application under Item 10 on this agenda under Files: OZ 13/010 W1 and T-M13002 W1, citing concerns with transition with heights three times higher than the site to the south; traffic safety issues; increased density; detrimental impact on existing property prices; increased street parking; the trend of replacing single family homes on Haig Boulevard with high density dwellings; loss of foliage, trees and brush; environmental impact; waste water management; severe flooding; not in keeping with the character of the neighbourhood and the proposed dwellings are not consistent with existing homes on Haig Boulevard; pedestrian safety from lack of sidewalks on the east side of Haig Boulevard; building roads besides people's homes is dangerous:

Zhu Chang Jing;
Sarah Ramganesch;
Joseph Nunn;
Mike Kvasni

Councillor Tovey said that the developer has worked with staff to propose fewer units, no townhouses and lowered heights than the one which had been proposed by a previous proponent.

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

PDC-0046-2015

That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/010 W1 and T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application 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 in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision under file T-M13002 W1 be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
3. That a City initiated request to change the Official Plan and Zoning for the parkland dedication lands (Block 32) abutting the Lakeview Golf Course, from Residential Low Density I to Public Open Space and from R3 (Detached Dwellings – Typical Lots) to OS2-1 (Open Space – City Park), be approved.
4. That the draft plan of subdivision under file T-M13002 W1, be recommended for approval subject to the conditions contained in Appendix R-7.
5. 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 36 months of the Council decision.

ADOPTED (Councillor J. Tovey)

Files: OZ 13/010 W1 and T-M13002 W1

10. RECOMMENDATION REPORT

Applications to permit 16 semi-detached homes on a private condominium road, 1209 Haig Boulevard

Owner: Dunsire (Haig) Inc. - Files: OZ 13/011 W1 and T-M13003 W1

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

PDC-0047-2015

That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/011 W1 and T-M13003 W1, Dunsire (Haig) Inc., 1209 Haig Boulevard, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from R3 (Detached Dwellings – Typical Lots) to RM3 - Exception (Semi-Detached Dwelling on a CEC – Private Road) to permit sixteen (16) semi-detached dwellings on a common element condominium private road in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision under file T-M13003 W1 be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
3. That the draft plan of subdivision under file T-M13003 W1, be recommended for approval subject to the conditions contained in Appendix R-7.
4. 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 36 months of the Council decision.

ADOPTED (Councillor J. Tovey)

Files: OZ 13/011 W1 and T-M13003 W1

11. RECOMMENDATION REPORTProposed Zoning Amendment – Regulation of Height of Dwellings with Flat Roofs
File: CD.06-REP W1

Lisa Christie, Zoning By-law Planner, reviewed the Proposed Zoning Amendment.

In response to Councillor Tovey, Ed Sajecki, Commissioner, Planning and Building, confirmed that the Zoning By-law Amendment will bring conformity to the broader statements in the Official Plan.

Councillor Tovey noted that the Zoning Amendment proposed is to control inappropriate massing and expressed support for the proposal.

The following persons made oral submissions in support of the proposed Zoning Amendment as the height restriction will prevent massing; shadowing; blockage of sunlight; creating disharmony with the character of the neighbourhood and impacting privacy; taxes are increasing; building balconies on the top floor should not be permitted; these homes are monstrosities; transition should be done with taste and respect of existing home owners. Several of the residents showed pictures of new flat roof dwellings as contrast against existing smaller older dwellings:

Barbara Casey;
Tracey Gilbert;
Beverley Livingston;
Partick Farrell;
Sarah Laurie Ramganesch

In response to a question regarding zoning requirements for balconies on flat roof homes, Ray Poitras, Manager, Development South, stated that as long as the building code and zoning bylaw requirements are met building balconies on top of the third floor cannot be prevented.

Cindy Wennerstrom, Resident, spoke against the proposed Zoning Amendment stating that she thought more studies were to be done, such as an economic impact study. She said Lakeview is attracting families because it is unique. She stated that this restriction is not fair and will only serve to bog down the system because of applications to the Committee of Adjustment by potential developers.

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

PDC-0048-2015

That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the proposed Zoning Amendment under File CD.06-REP W1, City of Mississauga, be adopted in accordance with the following:

1. That the City-initiated zoning amendment to limit the height of new dwellings with flat roofs to 7.5 m (24.6 ft.) in parts of Ward 1 that are not currently subject to infill housing regulations, be approved in accordance with the schedule of Residential Zones Not Subject to Infill Housing (Appendix 2 of the Information Report) and the Recommended Exception Zones described in Appendix R-3 of this report.

ADOPTED (Councillor J. Tovey)
File: CD.06-REP W1

ADJOURNMENT – 10:31 pm (Councillor N. Iannicca)