
(Approved September 6, 2016)

Planning and Development Committee

Date

2016/06/27

Time

6:30 PM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members Present

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	(Arr. 6:42pm)
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
Councillor Sue McFadden	Ward 10

Members Absent**Find it online**

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

Staff Present

Mr. Ed Sajecki, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Andrew Whitemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Chris Rouse, Manager, Development North
Mr. Ray Poitras, Manager, Development South
Ms. Marianne Cassin, Manager, Development Central
Mr. Raj Kehar, Legal Services
Mr. Steve Barrett, Manager, Transportation & Asset Management
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure Planning Division
Mr. Bob Levesque, Manager, Works and Technical Services, Transportation and Works
Mr. Mark Howard, Team Leader, Parks & Forestry Division
Ms. LeeAnn Lloyd, Strategic Leader, Strategic Community Initiatives
Mr. Ben Phillips, Development Planner
Mr. David Ferro, Development Planner
Mr. Jordan Lee, Development Planner
Mr. Paul Stewart, Policy Planner
Ms. Aiden Stanley, Development Planner
Mr. David Breveglieri, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Carmela Radice, Legislative Coordinator

1. CALL TO ORDER – 6:31 pm
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MATTERS TO BE CONSIDERED

3.1. **RECOMMENDATION**

Vision Cooksville - A Long-Range Community Vision for Downtown Cooksville
File: CD.21.COO (Ward 7)

Allan Kan, Resident, suggested that it is time for a modern branding for Cooksville. He also expressed concern regarding the high number of Pay Day Loan companies in the neighbourhood which devalue the aesthetics at street level and should be relocated elsewhere.

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

RECOMMENDATION

PDC-0054-2016

1. That the report titled “Vision Cooksville - A Long-Range Community Vision for Downtown Cooksville (Ward 7)”, dated June 7, 2016, from the Commissioner of Planning and Building, be approved.
2. That staff proceed with the implementation of the Vision Cooksville Multi-Year Action Plan based on the Vision, Principles and Community Recommendations outlined in the Vision Cooksville Report - A Long-Range Community Vision for Downtown Cooksville, dated June 2016, from Urban Strategies Inc.

File: CD.21.COO

APPROVED (Councillor N. Iannicca)

3.2. **PUBLIC MEETING**

Mississauga Road Scenic Route Policies Review (Wards 1, 2, 8, 11)
File: CD.21.MIS

Ben Phillips, Development Planner, gave an overview of the Mississauga Road Scenic Route Policies Review.

In response to Councillor Ras’s question regarding a proactive plan for the Emerald Ash Borer and gypsy moth, Mark Howard, Parks and Forestry Division, advised that he will investigate and provide further information to the Councillor.

The following persons addressed the Committee:

1. Jim Levac, Glen Schnarr & Associates Inc., on behalf of City Park (Old Barber House) Homes Inc.;

2. Sajid Aziz, Resident;
3. Eric Angelini;
4. Nick Rabba;
5. David Marshall;
6. B. Sienkiewicz (ph);
7. Brenda Thompson;
8. Hafeez Khan;
9. Claudina Sula

Expressing concerns with:

- the proposed policy changes will restrict new residential developments to detached homes only fronting the Scenic Route, which contradicts the “Corridor” status of Mississauga Road;
- the area north of Eglinton Avenue be exempt from the study area as it has a significantly different neighbourhood character;
- the proposed changes pertain to residential, but not for commercial developments and residential to commercial rezoning;
- the traffic study needs to be reviewed as cumulative traffic impact along the Scenic Route, even without the major developments coming in, is considerable;
- consideration be given to designating the Scenic Route a Heritage Conservation District;
- the scenic route status be deleted from the Canadian National Road bridge terminal south to Lakeshore Road West as the character of the area is different and there is an opportunity for redevelopment;
- the land surrendered to the City for road widening purposes be returned to the owners of properties fronting Mississauga Road, now that it will no longer be used for that purpose;
- consideration be given to an alternate route for vehicles accessing Queen Elizabeth Way from Dundas Street stretch of Mississauga Road;
- speed attenuation measures be implemented to enhance the property values and the peacefulness and ambiance of the area;
- the artistic community of Mississauga be engaged to insert artwork along the Scenic Route;
- safety of pedestrians, cyclists and children;
- protection of private property;
- form a ratepayers association to protect residents against the Ontario Municipal Board;
- the City should ensure that the infrastructure developments are also commensurate with a scenic route and its heritage values.

Mr. Phillips advised that the area south of the railway tracks terminating at Lakeshore Road was part of the original study area. With respect to the “Corridor” identification of Mississauga Road, Mr. Phillips noted that it is appropriate to delete it to preserve the character and prevent intensification.

Councillor Mahoney noted that it is an ongoing challenge with traffic and there is no easy solution to mitigate it. He said he is working with staff as there have been significant accidents in the area to look at solutions. Councillor Mahoney also supported

the suggestion to form a ratepayers association.

Steve Barrett, Manager, Transportation & Asset Management, advised that the purpose of the lands fronting Mississauga Road received from property owners is for the City to use for purposes such as utilities, tree planting, road widening and other uses. Councillor Ras said she will investigate this matter and requested residents to contact her office for a meeting. She also stated that she will look at how to incorporate some of the softer elements along the Scenic Route. Councillor Ras further referred the possibility of a Heritage Conservation District designation for the Scenic Route to staff for review.

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

RECOMMENDATION

PDC-0055-2016

1. That the report dated June 7, 2016, from the Commissioner of Planning and Building titled "Mississauga Road Scenic Route Policies Review – Public Meeting" be received for information.
2. That the submissions made at the public meeting held at the Planning and Development Committee meeting on June 27, 2016, be received.
3. That staff report back to Planning and Development Committee on the submissions made.
4. That the designation of Mississauga Scenic Route as a Heritage Conservation District be referred to Heritage staff, Culture Division, for review.

File: CD.21.MIS

RECEIVED (Councillor K. Ras)

3.3. **PUBLIC MEETING**

Application to permit a two storey office building with parking at the rear, 1516 & 1526 Southdown Road, west side of Southdown Road between South Sheridan Way and Truscott Drive

Applicant: JG & G Holdings Inc. - File: OZ 15/10 W2

Arlene Beaumont, W. E. Oughtred & Associates Inc., gave an overview of the Application.

The following persons expressed concerns with preservation of trees; garden restored to pre-construction condition; heavy traffic on Southdown Road making exiting and entry difficult for residents; oppose commercial use in a residential area; safety of children; noise from truck traffic; and not enough parking spaces:

1. Dorothy Syer;
2. Catharine Buchal;
3. Marcia Sanderson

David Ferro, Development Planner, noted that tree preservation will be addressed through the site plan approval process.

Councillor Ras reminded residents that this is an information item and there will be no decisions made at tonight's meeting.

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

RECOMMENDATION

PDC-0056-2016

That the report dated June 7, 2016, from the Commissioner of Planning and Building regarding the application by JG & G Holdings Inc. to permit a two storey office building under File OZ 15/010 W2, 1516 and 1526 Southdown Road, be received for information.
File: OZ 15/10 W2

RECEIVED (Councillor K. Ras)

3.4.

PUBLIC MEETING

Malton Infill Housing Study - Potential Zoning By-law Amendments

File: CD.06.MAL (Ward 5)

Jordan Lee, Development Planner, gave an overview of the potential Zoning Bylaw amendments.

Councillor Parrish indicated that the majority of residents who attended the public meeting were supportive of the proposed Zoning By-law amendments.

Jayshree, resident, stated that the proposed reduction to the gross floor area will result in a 700 sq. ft. loss of potential space that is extremely beneficial when trying to make her home accessible. She said that not all residents of Malton are aware of the proposed changes. Councillor Parrish responded that a newsletter was hand delivered to every household in Malton. She noted that rebuilds can be taken to the Committee of Adjustment for consideration, but the present concern is to prevent small homes being replaced with oversized dwellings.

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

RECOMMENDATION

PDC-0057-2016

1. That the report dated June 7, 2016, from the Commissioner of Planning and Building, titled "Malton Infill Housing Study: Potential Zoning By-law Amendments" be received for information.
2. That the Planning and Building Department report back on any public submissions received and make recommendations on potential zoning amendments for detached dwellings within the Malton Infill Housing Study Area.

File: CD.06.MAL

RECEIVED (Councillor C. Parrish)

3.5. RECOMMENDATION REPORT

Port Credit GO Station Southeast Area Master Plan Implementation - Proposed Changes To Mississauga Official Plan
File: CD.04-POR (Ward 1)

Paul Stewart, Policy Planner, gave an overview of the Recommendation Report.

The following persons expressed concerns with the massing and recommended a CPTED Study be conducted; prefer taller but fewer buildings to provide more space at the ground level for public realm; cycling initiative is timely and should be fostered; connectivity through a pedestrian/cycling bridge; need creative, innovative approach for intensification and transit; create a protective green buffer where GO Transit riders can gather to meet on arrival/departure; the size and construction of an 800 space parking structure by Metrolinx is unnecessary; Metrolinx should charge parking fees to promote walking, cycling or use of public transit rather than using the parking structure; protect the former Lawn Bowling land for public use rather than building an 18 storey structure which will occupy half the site:

1. Mary Simpson, President, Town of Port Credit Association;
2. Dorothy Tomiuk, Town of Port Credit Association;
3. Chris Mackie, Cranberry Cove Ratepayers Association.

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

RECOMMENDATION

PDC-0058-2016

That the amendments to Mississauga Official Plan proposed in the report titled "Report on Comments (Ward 1) Port Credit GO Station Southeast Area Master Plan Implementation – Proposed Changes To Mississauga Official Plan " dated June 7, 2016, from the Commissioner of Planning and Building, be approved.

File: CD.04-POR

APPROVED (Councillor J. Tovey)

3.6. RECOMMENDATION REPORT

Applications to permit a terraced three to six storey, mixed use building with 52 residential units and commercial uses on the ground floor
971 Burnhamthorpe Road East, Northeast corner of Burnhamthorpe Road East and Tomken Road
Owner: Reza Tahmesbi
File: OZ 14/001 W3

Aiden Stanley, Development Planner, provided an overview of the Applications.

Andrew Ferancik, Reza Tahmesbi's Planner, was in attendance to answer questions.

In response to Councillor Fonseca's issues with the traffic signal timing going south onto

Tomken Road at the intersection of Burnhamthorpe Road, Steve Barrett, Manager, Transportation and Asset Management, advised that the traffic impact study recommended a slight change in timing.

With respect to flooding prevention in the underground parking, Ms. Stanley advised that this will be addressed through the site plan process, as will the commercial and residential waste pick up, and snow removal.

Mr. Lincoln Kan, Manager, responded to Councillor Fonseca's question regard flood mitigation noting that through the development process, the flow that will leave the site will be less than it is now.

Councillor Fonseca stated that there is a need, through policy changes, to divide the Rathwood and Applewood neighbourhoods each into two areas.

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

RECOMMENDATION

PDC-0059-2016

That the report dated June 7, 2016 from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/001 W3, Reza Tahmesbi, 971 Burnhamthorpe Road East, northeast corner of Burnhamthorpe Road East and Tomken Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan from **Motor Vehicle Commercial** to **Mixed Use – Special Site** to permit a terraced three to six storey, mixed use building with commercial units on the ground floor be approved.
2. That the application to change the zoning from **C5-3 (Motor Vehicle Commercial)** to **C4-Exception (Mainstreet Commercial)** to permit a terraced three to six storey, mixed use building with 52 residential units and ground floor commercial units in accordance with the proposed revised zoning standards described in Appendix 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 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 have been made between the developer/applicant and the School Boards not apply to the subject lands.
3. In the event these applications are approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, 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.

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.

File: OZ 14/001 W3

ADOPTED (Councillor C. Fonseca)

3.7. **RECOMMENDATION REPORT**

Applications to permit a new municipal works yard, 2385 Loreland Avenue, North of Queensway East, east of Dixie Road

Applicant: City of Mississauga

File: CD.21.LOR (Ward 1)

David Breveglieri, Development Planner, gave an overview of the Applications.

Councillor Tovey noted that works yard has been needed for a long time and there is very little greenbelt. He expressed support for the recommendations with the exception of public access to Dundas Street from Queensway East.

The following persons addressed the Committee:

- (a) Liz Francisco;
- (b) Bruce Francisco;
- (c) Glen Broll, Glen Schnarr & Associates Inc., representing the Wind Group;
- (d) Barry Hotosko, on behalf of Horner Developments Limited;
- (e) (?) Resident on Denise Road;
- (f) Lisa Cohens, Owner of the adjacent trucking facility.

Expressing concerns with:

- the environmental impact if the proposed bridge is built will ruin the natural gorge and waterway full of wildlife on the Little Etobicoke Creek;
- truck traffic and noise is going to increase, especially in the middle of the night;
- the current agreement prohibits truck traffic from 7 p.m. to 7 a.m. and nighttime truck traffic is not permitted;
- traffic on The Queensway is already stretched to capacity and access via its east end is inappropriate;
- using Loreland Avenue as an exit/entry for the site is a perfect solution as there will be no impact on the community to the south and the exit is also currently being used by the existing trucking company without any issues;
- defer decision until the Dundas Connects Study is completed;
- what will be the implications on land uses for future development of adjacent lands;
- the proposed access to the site is not suitable and is being considered because of the proximity of the CP Rail line to the north;
- traffic on the proposed bridge be restricted to City vehicles and the historic property to the south only and no other traffic;
- funds for the bridge construction be used for an alternate site instead;
- the decision is premature without an environmental report;

- property prices will be negatively impacted;
- more trees need to be planted, and make the area look more like Niagara Falls on The Queensway instead of building a costly bridge;
- a noise barrier on The Queensway is equally important;
- there is no *Welcome to Mississauga* sign for such a world class City;
- the adjacent trucking facility moves a 100 pieces of equipment a week on Loreland Avenue and delays due to trains shunting has never occurred.

Councillor Saito commented that Meadowvale Works Yard's location is similar to the subject property, adjacent to a recycling centre, and built along a creek. She said that during winter, snow plows drive along the main road backing on to a residential area, and over the twenty five years of its existence, there has not been a single complaint from residents. Councillor Saito said she preferred more works yards in the City so that trucks do not have to travel far to provide service.

In response to Councillor Parrish's concern about the heritage residence abutting the subject property to the south, Mr. Breveglieri advised that it is not a designated house but listed on the Heritage Registry. He said the owners support the applications.

Councillor Starr asked if noise studies had been conducted when trucks exit on The Queensway. Mr. Breveglieri responded that he will look into this further, but that a noise study was conducted for the abutting residential property to the south which recommended the berm and noise wall. Councillor Starr asked for a breakdown of the costs. Bob Levesque, Manager, Works and Technical Services, Transportation and Works, advised that the bridge construction is estimated at \$4 million and the entire project is expected to be \$25 million which also includes the bridge and the costs associated with the alleviation efforts for the historical property to the south. Mr. Levesque advised that passing trains and train shunting would prevent emergency vehicles to access the site, hence the proposed bridge access to Dundas Street. Councillor Starr felt that further information is needed and options explored before a decision can be made.

Councillor Fonseca expressed support for the proposal stating over 64,000 Ward 3 residents are under serviced and that the cost of trucks servicing the eastern part of the City by the Meadowvale Works Yard and the Mavis Works Yard is a concern.

Councillor Tovey noted that the works yard is very much needed. He said that the proposed applications will alleviate the pressure of servicing four under-serviced Wards, especially with more density coming in the future to these areas. He stated however that he would like details on the train counts. Mayor Crombie supported Councillor Tovey's request and to explore other avenues.

Councillor Parrish suggested a welcome sign on The Queensway before fall.

After further discussion, the Committee agreed to defer a decision until the Fall so that staff can provide further information with respect to traffic counts for trains, train timings, length of time Loreland Avenue is closed due to shunting and how often it occurs, as well as noise studies on The Queensway.

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

RECOMMENDATION

PDC-0060-2016

That the report dated June 7, 2016, from the Commissioner of Planning and Building recommending approval of the applications under File CD.21.LOR, City of Mississauga, be deferred to enable staff to provide more information.

File: CD.21.LOR

ADOPTED (Councillor J. Tovey)

ADJOURNMENT - 11:00 pm - (Councillor K. Ras)