



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 14, 2011

AFTERNOON SESSION – 1.30 P.M. (CANCELLED)

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 Jim Tovey (Ward 1)
- Councillor Chris Fonseca (Ward 3) **(Chair)**
- Councillor Frank Dale (Ward 4)
- Councillor Ron Starr (Ward 6)
- Councillor Nando Iannicca (Ward 7)
- Councillor Katie Mahoney (Ward 8)
- Councillor Pat Saito (Ward 9)
- Councillor Sue McFadden (Ward 10)
- Councillor George Carlson (Ward 11)

Members Absent:

- Mayor Hazel McCallion
- Councillor Pat Mullin (Ward 2)
- Councillor Eve Adams (Ward 5)

John Britto, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 3795 / Fax 905-615-4181
E-Mail: john.britto@mississauga.ca

STAFF PRESENT:

Mr. J. Calvert, Acting Commissioner of Planning and Building

Mr. M. Minkowski, Legal Counsel, Litigation

Mr. D. Marcucci, Manager, Park Planning

Ms. A. Dietrich, Manager City Wide Planning

Ms. P. Mikicich, Planner Policy Planning

Ms. E. Irvine, Planner Policy Planning

Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 14, 2011

CALL TO ORDER : 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

EVENING SESSION – 7:00 P.M.

1. **Sign Variance Applications – Sign By-law 0054-2002, as amended**

Corporate Report dated January 25, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

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

PDC-0006-2011

That the Report dated January 25, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications described in Appendix 1 to 4 to the Report, be adopted in accordance with the following:

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

(a) Sign Variance Application 10-02956

Ward 2

Food Basics

2425 Truscott Dr.

To permit the following:

- (i) One (1) fascia sign erected above the first storey of the building.

(b) Sign Variance Application 10-02330

Ward 4

Oceans

4557 Hurontario St.

To permit the following:

- (i) One (1) roof sign.

- (c) Sign Variance Application 10-02669

Ward 5

Burger King

5645 Hurontario St.

To permit the following:

- (i) Three (3) roof signs.

- (d) Sign Variance Application 10-02638

Ward 11

RE/MAX

7070 Saint Barbara Blvd.

To permit the following:

- (i) One (1) fascia sign installed on the front elevation of the unit having a sign area equal to 24.47% of the wall area.

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

2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 10-02669

Ward 5

Burger King

5645 Hurontario St.

To permit the following:

- i) Two (2) directional signs each with an overall height of 1.7m (5.5 ft.).

BL.03-SIG (2011)

APPROVED / AMENDED (Councillor Sue McFadden)

2. PUBLIC MEETING. A By-law respecting Construction, Demolition and Change of Use Permits (The Building By-law)

Councillor Chris Fonseca called this public meeting to order at approximately 7:05 p.m. and read the staff recommendation.

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

PDC-0007-2011

1. That a by-law be enacted respecting construction, demolition and change of use permits (The Building By-law) in accordance with Appendix 1 of the report of the Commissioner of Planning and Building to Planning and Development Committee dated January 25, 2011.
2. That the Building By-law 0255-2005 be repealed.

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APPROVED (Councillor Nando Iannicca)

3. PUBLIC MEETING. Proposed New Mississauga Official Plan – Requested Modifications

Councillor Chris Fonseca called this public meeting to order at approximately 7:10 p.m. and read the staff recommendation.

Mr. Ed Morgan of White Elm Investments Ltd. addressed the Committee expressing concerns about policies presented in the New Mississauga Official Plan. Mr. Morgan advised the Committee that Gagnon & Law Planning Consultants will be making further submissions with regard to policies specific to the property located at 1450-1458 Dundas Street East.

Responding to clarification sought by Councillor Nando Iannica, Ms. Angela Dietrich, Manager of City Wide Planning confirmed that all written submissions received, and all oral submissions made at this public meeting will be considered by staff and responses to concerns raised in the submissions will be provided to Committee.

Responding to a question by Councillor Jim Tovey with regard to Policy 5.1.6, Mr. John Calvert, Director of Policy Planning advised that this Policy reflects the areas identified for intensification in the New Mississauga Official Plan.

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

PDC-0008-2011

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on February 14, 2011 to consider the report titled “Proposed New Mississauga Official Plan - Requested Modifications” dated December 14, 2010, from the Commissioner of Planning and Building, be received.
2. That staff report back to the Planning and Development Committee on the submissions made with respect to the report titled “Proposed New Mississauga Official Plan - Requested Modifications” dated December 14, 2010, from the Commissioner of Planning and Building.
3. That the following correspondence commenting/expressing concerns on the Proposed New Mississauga Official Plan – Requested Modifications, be received:
 - (a) Email dated February 11, 2011 from Randall Roth, MMM Group Limited on behalf of EL-AD Group (Canada) Inc., owners of the property located at 1370 Dundas Street (Dun-Dix Plaza).
 - (b) Email dated February 14, 2011 from Bridgette Alchawa, Aird & Berlis LLP on behalf of First Capital Realty Inc., owners of property located at 925 Rathburn Road.
 - (c) Email dated February 14, 2011 from Phillip Stewart, Principal Pound & Stewart Planning Consultants on behalf of Orlando Corporation respecting its lands located with the City of Mississauga.

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APPROVED: (Councillor Nando Iannicca)

This public meeting closed at approximately 7:15 p.m.

4. PUBLIC MEETING. Assessing Planning Tools for Mississauga: Requested Modifications to the Proposed New Mississauga Official Plan Policies regarding Bonus Zoning and Community Improvement

Councillor Chris Fonseca called this public meeting to order at approximately 7:15 p.m. and read the staff recommendation.

The following resident was in the audience and spoke to the matter:

Ms. D. Tomiuk, MIRANET

Ms. D. Tomiuk of the Mississauga Residents' Associations Network (MIRANET) addressed the Committee with regard to the following three recommendations from MIRANET:

- (a) documented protocol for density bonussing;
- (b) density bonussing be utilized only on developments which adhere to overall good planning, and in areas of the City which can accept the additional density as outlined in the Urban Growth Plan; and
- (c) that the benefits and costs of Community Improvement Plans should be well documented and presented to public prior to implementation.

Responding to a question from Councillor Jim Tovey regarding Community Infrastructure Impact Studies, Ms. P. Mikicich, Policy Planner advised that the consultant's report recommends assessing community infrastructure requirements as part of a Local Area Plan review, which is proposed for the Downtown Core and is likely to be accomplished in Phase 2 of the study.

Responding to a clarification sought by Councillor Pat Saito with regard to community benefits that can be gained through bonus zoning, Ms. Mikicich advised that the term affordable housing is defined specifically for the City of Mississauga. Ms. Mikicich further advised that the Region of Peel can participate in the affordable housing program through community improvement plans.

Ms. A. Dietrich, Manager of City Wide Planning advised that the issues raised by Councillor Saito are being considered as part of a City wide housing strategy currently underway. It is intended to put in place policies that will enable staff to deal with various affordable housing issues.

Cr Saito suggested that, when seeking comments, staff should refer to affordable housing, as defined in the City's Housing Strategy.

Responding to a further question from Councillor Saito regarding when the Housing Strategy is likely to be completed, Ms. Dietrich advised that staff is working on this, but she will need to confirm the exact dates and will inform the Committee accordingly.

In response to a question from Councillor Jim Tovey on Community Improvement Programs

in the Downtown Core, Ms. Mikicich advised that the Community Improvement Plan would seek to provide incentives for development not relevant to the Downtown core. The City is looking at potential transit levies in association with the new Light Rail Transit.

Cr Nando Iannicca commented on levies relative to the demand of municipal services. Referring to the “Green P” parking in the City of Toronto, which yielded \$52 Million in 2010, Councillor Iannicca suggested that the City of Mississauga needs a municipal parking structure in the Downtown core. This will not only generate revenue for the City, but will also assist in managing parking in the Downtown core.

Responding to a question from Councillor Chris Fonseca on integrating the planning tools, Ms. Mikicich advised that these planning tools will enable staff to understand the impact of growth and intensification of new developments on public amenities, community services and facilities.

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

PDC-0009-2011

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on February 14, 2011 to consider recommendations regarding Bonus Zoning and Community Improvement Plans contained in the report titled “Assessing Planning Tools for Mississauga: Recommendations Report” dated August 31, 2010 from the Commissioner of Planning and Building, be received.
2. That staff report back to the Planning and Development Committee on the submissions made with respect to the report titled “Assessing Planning Tools for Mississauga: Recommendations Report” dated August 31, 2010 from the Commissioner of Planning and Building.

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APPROVED: (Councillor Nando Iannicca)

This public meeting closed at approximately 7:40 p.m.

5. Provincial Modifications to Regional Official Plan Amendment 24 (ROPA 24) – Places to Prosper, An Amendment to Update Growth Management, Employment Areas and Greenbelt Policies

Corporate Report dated January 25, 2011 from the Commissioner of Planning and Building with respect to Provincial Modifications to Regional Official Plan Amendment 24 (ROPA 24) – Places to Prosper, An Amendment to Update Growth Management, Employment Areas and Greenbelt Policies.

Mr. J. Calvert, Director of Policy Planning advised that the subject report is to update the Committee on the issues related to ROPA 24.

Cr Nando Iannicca commented on issues related to development within Bolton in the Town of Caledon.

Councillor Pat Saito requested staff to provide density figures per acre on Ninth Line.

Responding to a question on how the density numbers attributed to the Ninth Line lands equate with the existing Halton Regional Plan, Mr. J. Calvert, Director of Policy Planning advised that the remaining green fields left in Mississauga is in Churchill Meadows, which will probably be developed at 80 residents and jobs combined per hectare.

Ms. A. Dietrich, Manager of City Wide Planning advised that staff do not know how much of the Ninth Line land is currently developable. Staff is in the process of reviewing with the Region of Peel the takeouts on Greenfield lands.

Mr. J. Calvert advised that it is not clear whether residential development is appropriate for the Ninth Line.

Responding to a question from Councillor Chris Fonseca, Ms. A. Dietrich advised that staff will be looking at the Dundas Street Corridor as an intensification corridor for light rail transit. Ms. Dietrich further advised that the study is likely to be initiated some time in 2012, and will determine how much land can be developed based on the Floodplain Policy.

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

PDC-0010-2011

1. That the report titled "*Provincial Modifications to Regional Official Plan Amendment 24 (ROPA 24) - Places to Prosper, An Amendment to Update Growth Management, Employment Areas and Greenbelt Policies*," dated January 25, 2011 from the Commissioner of Planning and Building, be received for information.
2. That the report titled "*Provincial Modifications to Regional Official Plan Amendment 24 (ROPA 24) - Places to Prosper, An Amendment to Update Growth Management, Employment Areas and Greenbelt Policies*," dated January 25, 2011 from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Region of Peel, the City of Brampton, the Town of Caledon and the Ministry of Municipal Affairs and Housing.

CD.01.REG

APPROVED: (Councillor Nando Iannicca)

ADJOURNMENT – 7:55 P.M.