



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MARCH 21, 2011

**AFTERNOON SESSION – 1:30 P.M.
EVENING SESSION – (CANCELLED).**

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 Pat Mullin (Ward 2)
	Councillor Chris Fonseca (Ward 3)
	Councillor Frank Dale (Ward 4)
	Councillor Eve Adams (Ward 5) (Chair)
	Councillor Ron Starr (Ward 6)
	Councillor Nando Iannicca (Ward 7)
	Councillor Pat Saito (Ward 9)
	Councillor Sue McFadden (Ward 10)
	Councillor George Carlson (Ward 11)
	Mayor Hazel McCallion
Members Absent:	Councillor Katie Mahoney (Ward 8) (other municipal business)

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

STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building

Mr. J. Calvert, Director of Policy Planning

Ms. A. Dietrich, Manager City Wide Planning

Mr. S. Barrett, Manager Transportation and Asset Management

Ms. M.A. Bench, City Solicitor, Legal Services

Ms. A. Wilson-Peebles, Legal Counsel, Legal Services

Mr. D. Marcucci, Manager, Park Planning, Planning Development
and Business Services

Mr. D. Bryan, Supervisor Signs Unit

Ms. M. Cassin, Planner, Policy Planning

Ms. P. Mikicich,, Planner, Policy Planning

Ms. J. Reid, Legislative Coordinator, Office of the City Clerk

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

PLANNING & DEVELOPMENT COMMITTEE – MARCH 21, 2011

CALL TO ORDER : 1:30 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

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

Corporate Report dated March 1, 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-0015-2011

That the Report dated March 1, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendix 1 to the Report, be adopted in accordance with the following:

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

(a) Sign Variance Application 10-03032

Ward 10

Lullaboo Nursery & Childcare Center Inc.

5329 Ninth Line.

To permit the following:

- (i) One (1) fascia sign having a maximum area of 2.94 sq. m. (53.8 sq. ft.), provided the sign does not exceed the size of the canopy above the west entrance.
- (ii) One (1) fascia sign located above the upper limits of the first storey.
- (iii) One (1) illuminated fascia sign.
- (iv) One (1) ground sign having a sign area of 2.32 sq. m. (25 sq. ft.) per sign face.
- (v) One (1) ground sign having an overall height of 3.05 m (10.0 ft.).
- (vi) One (1) internally illuminated ground sign.

BL.03-SIG (2011)

APPROVED: (Councillor McFadden)

2. Proposed New Mississauga Official Plan – Requested Modifications – Report on Comments

Corporate Report dated March 1, 2011 from the Commissioner of Planning and Building with respect to Proposed New Mississauga Official Plan – Requested Modifications – Report on Comments.

Councillor Frank Dale moved receipt of correspondence dated March 14, 2011 from Bruce Thom, Planner, EMBEE Properties Limited

Mayor Hazel McCallion moved the following amendment motion which was voted on and carried.

PDC-0016-2011

1. That correspondence dated March 14, 2011 from Bruce Thom, Planner, EMBEE Properties Limited, be received.
2. That further to the requested modifications contained in the report titled “Proposed New Mississauga Official Plan – Requested Modifications – Report on Comments”, dated March 1, 2011, from the Commissioner of Planning and Building, Recommendation 9 in Appendix 2 be modified by replacing all references to Downtown Cooksville with Downtown Hospital.
3. That further to the requested modifications contained in the report titled “Proposed New Mississauga Official Plan – Requested Modifications – Report on Comments”, dated March 1, 2011, from the Commissioner of Planning and Building, Appendix 2 be revised by adding the following policy to the Meadowvale Business Park Corporate Centre Character Area:
That Section 15.4.2 Land Use, be modified by adding the following:
15.4.2.3 Existing drive-throughs, which are not substantially screened from a Corridor by a building, will be permitted as they exist on the day these policies come into effect provided, however, that the reconstruction or alteration of these uses may be permitted if the proposal results in a visual or functional improvement of the site which achieves the intent and policies of the Meadowvale Business Park Character Area policies.
4. That the requested modifications contained in the report titled “Proposed New Mississauga Official Plan – Requested Modifications”, dated December 14, 2010, from the Commissioner of Planning and Building, as amended by the recommendations in the report titled “Proposed New Mississauga Official Plan – Requested Modifications - Report on Comments” dated March 1, 2011, from the Commissioner of Planning and Building, be approved.
5. That the City Clerk be authorized to forward the requested modifications contained in the report titled “Proposed New Mississauga Official Plan – Requested Modifications”, dated December 14, 2010, from the Commissioner of Planning and Building and in the report titled “Proposed New Mississauga Official Plan – Requested Modifications - Report on Comments” dated March 1, 2011, from the Commissioner of Planning and Building, to the Region of Peel for incorporation in the Notice of Decision on Mississauga Official Plan.

CD.03.MIS

AMENDED: (Mayor Hazel McCallion)

3 Assessing Planning Tools for Mississauga: Requested Modifications to the Proposed New Mississauga Official Plan Policies Regarding Bonus Zoning and Community Improvement – Report on Comments

Corporate Report dated March 1, 2011 from the Commissioner of Planning and Building with respect to Assessing Planning Tools for Mississauga: Requested Modifications to the Proposed New Mississauga Official Plan Policies Regarding Bonus Zoning and Community Improvement – Report on Comments.

Councillor Pat Mullin expressed concerns regarding intensification, and sought clarification on whether these policies would reinforce “good planning”, and complement the Mississauga Official Plan.

Councillor Nando Iannicca commended the Mayor, the Commissioner of Planning and Building, the Commissioner of Transportation & Works and staff for coordinating the public consultation process and in reviewing and revising the requested modifications to the proposed new Mississauga Official Plan Policies regarding bonus zoning and community improvement plans.

Responding to a question from Mayor Hazel McCallion, Ms. Paulina Mikicich, Policy Planner advised that the City of Toronto has had the most extensive experience through the use of bonus zoning with respect to acquiring community benefits and lands for affordable housing. Ms. Mikicich further advised that the Cities of Brampton, Kitchener and Hamilton use similar planning tools.

Ms. Mikicich advised that reviews of the City’s Strategic Plan and Official Plan objectives indicate that minor modifications are required to the enabling policies for Community Improvement and Bonus Zoning. In order to assist with the interpretation and implementation of these planning tools, it is proposed to introduce new Corporate Policies, drafts of which were considered by the Planning and Development Committee in September 2010.

Mr. Ed Sajecki, Commissioner of Planning and Building advised that the draft Corporate Policies will be brought forward to a future meeting of the Planning and Development Committee.

Ms. Angela Dietrich advised that the Corporate Policies deal with the process rather than the criteria for using Section 37. She further advised that development applications should justify the appropriateness for seeking additional density. Staff would consider using Section 37 only if convinced that the application meets “good planning” criteria.

Responding to a question from Mayor McCallion, Ms. Dietrich advised that the applicant has a right to appeal the Official Plan Amendment, if they were not satisfied with the benefits they would receive from the application.

Councillor Jim Tovey requested that the report considered by the Planning and Development Committee at its September 2010 meeting be brought forward to a future meeting of the Committee.

Councillor Nando Iannicca commented on the need for the proper and effective implementation of “good planning” criteria through the use of the Section 37 provisions.

Councillor Eve Adams commented on the positive objectives that can be met through the use of Section 37, and sought clarification on the types of community benefits that have been gained by neighbouring municipalities, and the community benefits that can be legitimately requested for by the City in order to avoid lengthy and expensive litigations at the Ontario Municipal Board (OMB).

Responding to a question from Mayor McCallion, Mr. John Calvert, Director of Policy Planning advised that, when considering development applications, staff would be able to determine infrastructure shortfalls, if any, through a Community Impact Infrastructure Study and apply the bonus zoning, where appropriate.

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

PDC-0017-2011

1. That the requested modifications contained in the reports titled Assessing Planning Tools for Mississauga – Recommendations Report”, dated August 31, 2010, from the Commissioner of Planning and Building, as amended by the recommendations in the reports “Assessing Planning Tools for Mississauga: Requested Modifications to the Proposed New Mississauga Official Plan Policies Regarding Bonus Zoning and Community Improvement” dated January 25, 2011 from the Commissioner of Planning and Building and “Assessing Planning Tools for Mississauga: Requested Modifications to the Proposed New Mississauga Official Plan Policies Regarding Bonus Zoning and Community Improvement – Report on Comments”, dated March 1, 2011, from the Commissioner of Planning and Building, be approved.
2. That the City Clerk be authorized to forward the requested modifications contained in the above-noted reports to the Region of Peel for incorporation in the Notice of Decision on Mississauga Official Plan.

CD.02.COM

APPROVED: (Councillor Ron Starr)

ADJOURNMENT – 2:05 P.M.