



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 18, 2011

AFTERNOON SESSION – (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 Pat Mullin (Ward 2)
Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Ron Starr (Ward 6) **(Chair)**
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent:

Councillor Eve Adams (Ward 5)
Councillor Pat Saito (Ward 9) (other municipal business)
Councillor Sue McFadden (Ward 10)

John Britto, Legislative Coordinator, Office of the City Clerk
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email: john.britto@mississauga.ca

STAFF PRESENT:

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

Mr. P. Mitcham, Commissioner of Community Services

Mr. B. Carr, Director, Strategic Community Initiatives

Ms. M. Ball, Director Development & Design

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

Ms. I. Sulz-McDowell, Manager, Planning Services Centre

Ms. J. McAuliffe, Planner, Development & Design

Mr. L. Ruffini, Strategic Leader, Strategic Community Initiatives

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

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

PLANNING & DEVELOPMENT COMMITTEE – APRIL 18, 2011

CALL TO ORDER : 7:05 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

EVENING SESSION – 7:05 P.M.

1. **PUBLIC MEETING**

**Proposed Housekeeping Amendment – Mississauga Zoning By-law 0225-2007
(Temporary Uses and Special Events) City of Mississauga. Bill 51**

Corporate Report dated March 29, 2011 from the Commissioner of Planning and Building with respect to proposed housekeeping amendment to Mississauga Zoning By-law 0225-2007 (Temporary Uses and Special Events).

Councillor Ron Starr 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-0018-2011

That the Report dated March 29, 2011, from the Commissioner of Planning and Building regarding the proposed housekeeping amendment to Mississauga Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

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APPROVED: (Councillor Nando Iannicca)

This public meeting closed at approximately 7:06 p.m.

2. **Site Plan Inspection Fees**

Corporate Report dated March 29, 2011, from the Commissioner of Planning and Building entitled "Site Plan Inspection Fees", regarding changes to the City's *Planning Act* Processing Fees By-law.

Councillor Katie Mahoney moved the following motion which was voted on and carried.

PDC-0019-2011

That the report dated March 29, 2011, from the Commissioner of Planning and Building entitled "Site Plan Inspection Fees", recommending changes to the City's *Planning Act* Processing Fees By-law, be adopted in accordance with the following:

1. That the City's *Planning Act* Processing Fees By-law be amended in order that the "grandfather clauses" do not apply to Site Plan Inspections.
2. That the necessary amending by-law to the City's *Planning Act* Processing Fees By-law be brought forward to the next Council meeting for enactment.

CD.21.DEV

APPROVED: (Councillor Katie Mahoney)

3 Inspiration Lakeview: A Vision and Next Steps

Corporate Report dated March 30, 2011, entitled "*Inspiration Lakeview: A Vision and Next Steps*" from the Director, Strategic Community Initiatives

Mr. B. Carr, Director of Strategic Community Initiatives introduced the item and informed the Committee that an overview video presented at the meeting has been posted on the City's website.

Mr. P. Di Mascio of Urban Strategies Inc. presented a summary of the outcome of the public consultation process carried out over a period of seven months since October 2010.

Mr. Di Mascio referred the Committee to, and elaborated on the eight core principles listed in Appendix 2 of the subject report that capture the feedback and ideas of the community.

Mr. L. Ruffini, Strategic Leader commended the community for working with the Inspiration Lakeview Team and the Urban Strategies Inc. He advised that this is the beginning of an extensive project, and the next steps is to do a widespread circulation of this community vision to the Ontario Power Generation (OPG), the provincial government and City departments for formal comments.

Mr. Ruffini advised that next steps will include a review of the environmental conditions of the site and a better understanding of the costs and extent of remediation that will be required prior to finalizing a detailed master plan. Staff intend to work in partnership with the Region of Peel (RoP), the Credit Valley Conservation (CVC) and the Toronto and Region Conservation Authority (TRCA) to explore the feasibility of using lakefill for the creation of new conservation lands and trail connections.

Staff are currently in the process of meeting with the Province of Ontario and OPG to execute a Memorandum of Understanding (MoU) to develop a shared vision amongst the parties for the future of the Lakeview lands. Council will be updated on the status of the MoU negotiations at a later date.

Responding to questions from Councillor Ron Starr, Mr. B. Carr, Director of Strategic

Community Initiatives advised that existing areas and those that are proposed to be filled are indicated in the model on display. Mr. Carr further advised that there is a potential of getting access to the pier, and staff is seeking direction from the Committee to conduct a feasibility study for this purpose.

Councillor Jim Tovey thanked Hon. Charles Sousa MPP (Mississauga South) for his involvement in and support to the Inspiration Lakeview project.

Councillor Nando Iannicca expressed concerns about over development of the OPG lands.

Councillor Pat Mullin thanked Hon. Charles Sousa MPP (Mississauga South), a former Councillor and staff for their involvement in the Inspiration Lakeview project. Councillor Mullin concurred with Councillor Iannicca's concerns with over building of the Lakeview lands.

Mayor Hazel McCallion spoke to the matter and stated that Inspiration Lakeview is a wonderful vision, and an opportunity second to none. Mayor McCallion suggested that a suitable structure be erected on the waterfront that would enable the fishermen to identify Port Credit in a fog. Mayor McCallion further opined that water transport could become an asset to relieve road congestion. Mayor McCallion advised that a lot of hurdles will need to be overcome in order to achieve operation of the Lakeview Vision. The waterfront is the City's most valuable asset, and this is an opportunity to take this acreage, put a plan on it and follow up on the plan. Mayor McCallion expressed hope that the Federal and Provincial governments would invest money into the Inspiration Lakeview project, like they did for the City of Toronto.

Councillor Ron Starr spoke to the matter, and invited those in the audience who wished to address the Committee on the matter.

The following persons who were in the audience addressed the Committee on the matter.

Peter Fredricks
John M. Kozusko
Ben Williams
John Danahy
John Holland
Stephen Wahl
Randy Attwood

Mr. Peter Fredricks suggested shortening the process of the project.

Mr. John Kozusko suggested a sewage treatment plant using Bollard fuel cells to produce electricity and heat.

Mr. Ben Williams inquired about the possible impact of the proposed redesignation of the current Industrial part of the Lakeview lands.

Mr. John Danahy, speaking on behalf of the Lakeview Ratepayers' Association

complimented Council and staff on a job well done.

Mr. John Holland expressed concerns about the operation of the sewage plant.

Mr. Stephen Wahl inquired about affordable housing and employment within the City.

Mr. Randy Attwood suggested an astronomy facility by the waterfront.

Mayor Hazel McCallion thanked MPP Charles Sousa and the OPG for their cooperation and support provided to Council and staff with the Inspiration Lakeview project and said that City Council will look towards the provincial and federal governments to help fund construction of the waterfront.

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

PDC-0020-2011

1. That the Corporate Report entitled "*Inspiration Lakeview: A Vision and Next Steps*", dated March 30, 2011, from the Director, Strategic Community Initiatives be received.
2. That the accompanying report found in Appendix 1 entitled "*Inspiration Lakeview: A VISION*" dated March 11, 2011 prepared by Urban Strategies Inc. be received and form the basis of the next steps for the related project work including, but not limited to, the preparation of a Master Plan for the Inspiration Lakeview study area.
3. That Council direct staff to work in partnership with representatives from the Region of Peel, Toronto and Region Conservation, and Credit Valley Conservation to advance opportunities with respect to lakefill, as identified in the community vision, and described in this report.
4. That Council direct staff to complete a feasibility study for public access to the western pier on the Ontario Power Generation site in Lakeview, as identified in the community vision.

CD.21-OPG

APPROVED: (Councillor Jim Tovey)

ADJOURNMENT – 8:25 P.M.