



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 13, 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) (arrived: 2:01 pm)
Councillor Pat Mullin (Ward 2) (arrived: 1:34 pm)
Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4)
V A C A N T (Ward 5)
Councillor Ron Starr (Ward 6) (arrived: 1:37 pm)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9) **(Chair)**
Councillor George Carlson (Ward 11)

Members Absent: Councillor Sue McFadden (Ward 10)
Mayor Hazel McCallion

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

Ms. H. A. MacDonald, Director, Business Services, Planning & Building

Mr. S. Barrett, Manager Transportation and Asset Management

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

Ms. E. Irvine, Planner, City Wide Planning

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

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

PLANNING & DEVELOPMENT COMMITTEE – JUNE 13, 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 May 24, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

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

PDC-0030-2011

That the Report dated May 24, 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 Appendices 1 to 5 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 11-03957 - Ward 11
Pride Pak, 6768 Financial Dr.

To permit the following:

- (i) One (1) fascia sign on the east elevation which is not defined as a building facade.
- (ii) Two (2) fascia signs located on a decorative wall at the west side of the building.

- (b) Sign Variance Application 11-04093 - Ward 7
Esso, 632 Burnhamthorpe Rd. West.

To permit the following:

- i) One (1) fascia sign with a total sign area of 21.2 m² (228 ft²), 38.7% 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 11-04093 - Ward 7
Esso, 632 Burnhamthorpe Rd. W.

To permit the following:

- i) Two (2) ground signs with a proposed height of 8.475 m (27.7 ft.).
- ii) Two (2) directional signs with a proposed height of 1.5 m (4.95 ft.).

- (b) Sign Variance Application 10-3468 - Ward 1
Churchill Property Management, 1310 Dundas St. East.

- i) Twenty-four (24) fascia signs above the upper limit of the first storey.

- (c) Sign Variance Application 11-03838 - Ward 3
Churchill Property Management, 1945 Dundas St. East.

- i) Nineteen (19) fascia signs above the upper limit of the first storey.

- (d) Sign Variance Application 11-03823 - Ward 5
Hilroy MWV, 7381 Bramalea Rd.

- (i) One (1) proposed ground sign on the east road allowance of Bramalea Road.
- (ii) One (1) proposed ground sign that is not expressly permitted by this By-Law.

BL.03-SIG (2011)

APPROVED: (Councillor Nando Iannicca)

Please note that recommendation PDC-0030-2011 was amended by Council on June 22, 2011 (see Committee Reports section of Council Minutes).

2. Housing Choices: Summary of Housing Needs

Corporate Report dated May 24, 2011 from the Commissioner of Planning and Building assessing the deficiencies in housing choices available in the City of Mississauga.

Ms. E. Irvine, Planner gave a brief overview of the subject report that forms the first two parts of Mississauga's Affordable Housing Strategy and Action Plan and provides a context and framework for the other parts of the Strategy. Ms. Irvine advised that the subject report provides a summary of Mississauga's housing needs.

Ms. C. Rink of SHS Consulting provided an overview of the City's housing needs. Ms. Rink further advised that the subject report provides a summary of the deficiencies in housing choices available to many segments of Mississauga's population, the barriers to the creation and retention of affordable housing, and the recommended actions to improve housing choices in Mississauga.

Ms. E. Irvine, Planner presented an overview of Housing Choices: Vision and Framework as contained in the Corporate Report listed as Agenda Item 3. Ms. Irvine advised the Committee that the housing choices vision and framework addresses the need of a housing strategy, the concept of affordable housing and a vision for affordable housing in Mississauga.

Responding to a question from Councillor Pat Mullin, Ms. E. Irvine, Planner advised that a new Abbey Field Shelter for seniors was opened in the Town of Caledon in 2010 where a limited number of seniors live together..

Responding to a further question from Councillor Pat Mullin, Ms. Irvine advised that the City is working in collaboration with the Region of Peel on the Long Term Affordable Housing Strategy.

Councillor Pat Mullin commented on a workshop on Homelessness and Affordable Housing recently organized by the Federation of Canadian Municipalities.

Responding to a question from Councillor Ron Starr, Ms. C. Rink of SHS Consulting advised that rental charges for accommodation in community based housing shelters are based on the Canada Mortgage and Housing Corporation's (CMHC) rates, which include utilities and rental charges that are paid by the landlord. Utilities and property taxes are not included for ownership properties.

Responding to comments from Councillor Ron Starr with regard to other costs, including development charges, etc., Mr. E. Sajecki, Commissioner of Planning and Building advised that staff will do a thorough review of all allied charges and report back to the Committee at a future date.

Responding to comments from Councillor George Carlson, Mr. E. Sajecki, Commissioner of Planning and Building advised that there are no indications of government funding for special needs housing.

Councillor Chris Fonseca commented on how homelessness in Calgary was managed through a Housing Management Information System, with the sharing of information from the private sector, all levels of government, not-for-profit organizations and other agencies.

Responding to a question from Councillor Chris Fonseca, Ms. H. MacDonald, Director of Strategic Housing Initiatives and Business Services advised that one component of the affordable housing strategy will concentrate on protection of rental housing.

Councillor Pat Mullin commented on the foundation that very successfully addressed the issue of homelessness in Calgary, with the help of large corporations and the private sector.

Responding to a question from Councillor Jim Tovey with regard to future trends in affordable housing based on incomes levels, Ms. C. Rink, SHS Consulting advised that the targeted figures are based on the Province's definition of affordable housing, which is, housing should be affordable to the bottom 60 per cent of households.

Responding to a question from Councillor Pat Saito, Ms. H. MacDonald, Director of Strategic Housing Initiatives and Business Services advised that staff will update to the Committee on secondary units by sharing the information gathered through surveys of other municipalities. A report will be brought to the June 27, 2011 Planning and Development Committee meeting, seeking the Committee's endorsement for public consultation.

Responding to a question from Councillor Pat Mullin, Ms. H. MacDonald, Director of Strategic Housing Initiatives and Business Services advised that as requested by the Committee, letters have been sent to the Minister of Housing and Social Development and the MPPs requesting them to hold public consultation sessions in their ridings.

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

PDC-0031-2011

That the report titled "*Housing Choices: Summary of Housing Needs*" dated May 24, 2011, from the Commissioner of Planning and Building, be received

CD.06.AFF

RECEIVED: (Councillor Nando Iannicca)

3 Housing Choices: Vision and Framework

Corporate Report dated May 24, 2011 from the Commissioner of Planning and Building with respect to a vision and framework for housing choices for the City of Mississauga.

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

PDC-0032-2011

That the report titled "*Housing Choices: Vision and Framework*" dated May 24, 2011, from the Commissioner of Planning and Building, be received

CD.06.AFF

RECEIVED: (Councillor Nando Iannicca)

ADJOURNMENT – 2:35 P.M.