



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, NOVEMBER 14, 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 Ron Starr (Ward 6)
Councillor Nando Iannicca (Ward 7) (departed at 7:15pm)
Councillor Katie Mahoney (Ward 8) (**Chair**)
Councillor Pat Saito (Ward 9)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)

Members Absent: Councillor Frank Dale (Ward 4)
Councillor Bonnie Crombie (Ward 5)
Mayor Hazel McCallion

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. E. Sajecki, Commissioner of Planning and Building
Ms. M. Ball, Director, Development & Design
Mr. J. Calvert, Director, Policy Planning
Mr. W. Nishihama, Manager, Urban Design
Ms. M. Taggart, Legal Counsel, Municipal
Mr. D. Bryan, Signs Unit
Ms. E. Irvine, Planning and Building
Ms. E. Chibututu, Planning and Building
Mr. E. Nicolucci, Planning and Building
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk
Ms. K. McConkey, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 14, 2011

EVENING SESSION

CALL TO ORDER: 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

MATTERS CONSIDERED

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

Corporate Report dated October 25, 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-0056-2011

That the Report dated October 25, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Application described in Appendix 1 to 2 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 11-05974 - Ward 7
Mr. Lube, 632 Burnhamthorpe Rd. W.

To permit the following:

- i) One (1) additional ground sign fronting Burnhamthorpe Rd. W.

- (b) Sign Variance Application 11-03917 - Ward 11
T-Zone Vibration Health Technology, 13 Main St.

To permit the following:

- (i) One (1) fascia sign with a sign area equal to 22.7% of the building face, 57 sq. m. (60 sq. ft.).

File: BL.03-SIG (2011)

APPROVED (Councillor Nando Iannicca)

2. Comments on Regional Official Plan Amendment 26 – Public Consultation – Future Updates to the Region of Peel Official Plan and Employment Conversion Policies

Corporate Report dated October 25, 2011 from the Commissioner of Planning and Building providing an overview and comments on the policies in ROPA 26. The report also includes some additional comments regarding updating the Regional Official Plan and the employment conversion policies included in ROPA 24 – Places to Prosper – An amendment to Update Growth Management, Employment Lands and Greenbelt Policies.

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

PDC-0057-2011

1. That the proposed Regional Official Plan Amendment 26 – Public Consultations be supported subject to the comments and modifications identified in the report titled “*Comments on Regional Official Plan Amendment 26 – Public Consultations - Future Updates to the Region of Peel Official Plan and Employment Conversion Policies*” dated October 25, 2011 from the Commissioner of Planning and Building.
2. That staff be directed to pursue a revision to the employment conversion policies in the Region of Peel Official Plan and the new Mississauga Official Plan to:
 - a. include lands designated Mixed Use in Corporate Centres and Employment Areas as being subject to a municipal comprehensive review, and
 - b. exempt redesignations to Greenbelt or Open Space in Corporate Centres and Employment Areas from a municipal comprehensive review.
3. That the report titled “*Comments on Regional Official Plan Amendment 26 – Public Consultations - Future Updates to the Region of Peel Official Plan and Employment Conversion Policies*” dated October 25, 2011 from the Commissioner of Planning and Building, be forwarded by the City Clerk, to the Region of Peel, the City of Brampton and the Town of Caledon.

File: LA.09 REG

APPROVED (Councillor Nando Iannicca)

3. Revised Standards For Shadow Studies

Corporate Report dated October 25, 2011 from the Commissioner of Planning and Building providing revised standards for shadow.

Ward 2 Councillor, Pat Mullin commented on the major impacts of shadowing from high rise buildings on neighbouring townhouse developments. Councillor Mullin further suggested that the City should have some control on shadow studies that are meaningful to residents.

Responding to a question from Ward 1 Councillor, Jim Tovey, Ms. E. Chibututu, Urban Designer advised that angular planes are measured from the closest edge of the opposite curb to ensure that there is no sun shadow on the sidewalks and boulevards on the opposite side of the road.

Responding to a further question from Ward 1 Councillor, Jim Tovey, Ms. M. Ball, Director of Development and Design confirmed in the affirmative that the angular plane from the curb on the opposite side of the street is strictly for the shadows and has nothing to do with angular plane for the building.

Responding to a clarification sought by Ward 1 Councillor, Jim Tovey, Ms. E. Chibututu, Urban Designer confirmed that no shadows should result in less than 2 hours of the total test time indicated within a minimum of 7.5m from the rear wall of the dwelling that abuts the private amenity space, e.g. rear amenity area.

In response to clarifications sought by Ward 1 Councillor, Jim Tovey, Ms. M. Ball, Director of Development and Design advised that current sun shadow standards only look at trying to limit, shadows on neighbouring properties. The proposed revised standards for shadow studies will look at protecting buildings with architectural significance or special architectural elements, so they can be viewed and appreciated for what they were intended.

Responding to Ward 2 Councillor, Pat Mullin's comments about the requirement for shadow studies from land owners, Ms. M. Ball, Director of Development and Design advised that staff have the technical expertise to review, evaluate and comment on all studies submitted as part of the development application process, and direct changes to the development, based on the information received.

Responding to a clarification sought by Ward 1 Councillor, Jim Tovey, Ms. M. Ball, Director of Development and Design advised that the applicant is responsible to provide shadow studies as part of the development application, for review by Planning and Building staff.

Ward 2 Councillor, Pat Mullin expressed strong concerns with regard to the content of the report dated October 25, 2011 titled Revised Standards For Shadow Studies from the Commissioner of Planning and Building.

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

Councillor Pat Mullin voted against the recommendation.

PDC-0058-2011

1. That the Report entitled "Revised Standards For Shadow Studies", dated October 25, 2011, and the accompanying document entitled, Standards For Shadow Studies, August 2011, from the Commissioner of Planning and Building, be received for information.

2. That shadow studies for all development applications that require an analysis of their shadow impact be prepared in accordance to the document entitled, "Standards For Shadow Studies", August 2011.
3. That staff report back to Planning and Development Committee in one (1) year on the effectiveness of the revised Standards For Shadow Studies, August 2011 in the review of development applications.

File: CD.21.SHA

APPROVED (Councillor Nando Iannicca)

4. International Design Competitions

Corporate Report dated October 25, 2011 from the Commissioner of Planning and Building providing details of international design competitions in response to Council Resolution 0049-2011, as well seeking the appointment of two (2) members of Council to participate in the International Design Competition Committee to select representatives from the building industry to participate in the Committee.

Councillor Nando Iannicca left the Council Chamber at 7:15pm

Ward 1 Councillor, Jim Tovey commented on the excellent work done by Planning and Building Staff in responding to Council's request to initiate an International Design Competition Committee to identify key sites in the City that are appropriate locations for iconic buildings, and that those sites be designated for architectural excellence.

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

PDC-0059-2011

1. That the Report dated October 25, 2011, from the Commissioner of Planning and Building titled "International Design Competitions" be received for information.
2. That Councillors Jim Tovey, Pat Mullin and Ron Starr be appointed to participate in the International Design Competition Committee and that they, with Planning and Building Department staff, select representatives from the building industry to participate in the Committee.
3. That the Commissioner of Planning and Building report back to the Planning and Development Committee on the recommendations of the International Design Competition Committee for:
 - (a) the sites to be considered for international design competitions;
 - (b) the criteria used to determine the selection of the sites;

- (c) and the processes to be followed by landowners for engaging in an international design competition.

File: PR.05.INT

AMENDED (Councillor Jim Tovey)

ADJOURNMENT – 7:20P.M.