



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, OCTOBER 31, 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) (**Chair**)
Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Bonnie Crombie (Ward 5) (arrived at 1:33pm)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8) (arrived at 1:33pm)
Councillor Pat Saito (Ward 9)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Ron Starr (Ward 6)

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

STAFF PRESENT:

Ms. M. Ball, Director, Acting Commissioner of Planning and Building

Mr. S. Barrett, Manager Transportation and Asset Management

Ms. D. Rusnov, Manager Development Team (Central)

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

Mr. D. Morita, Manager, Development Engineering

Ms. K. Yerxa, Deputy City Solicitor

Mr. H. Lynch, Planning and Building

Ms. J. McAuliffe, Planning and Building

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

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

PLANNING & DEVELOPMENT COMMITTEE – OCTOBER 31, 2011

AFTERNOON SESSION

CALL TO ORDER : 1:32 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

1. **PUBLIC MEETING**

Information Report – Rezoning Application to permit restaurant uses at 1030 Canadian Place, south of Eglinton Avenue East, east of Tomken Road
Owner: F-F Construction Co. Limited.
Applicant: Greg Dell and Associates. **Bill 51** (Ward 3)

Councillor Pat Mullin called this public meeting to order at approximately 1:32 p.m. and read the staff recommendation.

There were no individuals in the audience who expressed an interest in this matter.

Ward 3 Councillor, Chris Fonseca moved the following amended motion which was voted on and carried.

PDC-0053-2011

That the Report dated October 11, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2-86" (Employment), to permit restaurant uses under file OZ 07/017 W3, F-F Construction Co. Limited, 1030 Canadian Place, be received, and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.

File: OZ 07/017 W3

AMENDED (Councillor Chris Fonseca)

This public meeting was adjourned at approximately 1:35pm.

2. PUBLIC MEETING

Information Report – Proposed Housekeeping Amendments – Mississauga Zoning By-law 0225-2007. City of Mississauga. **Bill 51** (Wards 1-11)

Councillor Pat Mullin called this public meeting to order at approximately 1:35 p.m. and read the staff recommendation.

There were no individuals in the audience who expressed an interest in this matter.

Responding to a question from Mayor Hazel McCallion with respect to staff's proposal to introduce provisions in the City of Mississauga's Zoning By-law to prohibit bedrooms below the Regulatory Flood Level, Ms. Julie McAuliffe, Planner advised that the Building Code allows for bedrooms to have a window, and the Conservation Authority regulations don't allow windows or openings below the flood line. So these two regulations together have the effect of not allowing bedrooms below the Regulatory Flood Level. Ms. McAuliffe further advised that the City's Zoning By-law currently does not specifically prohibit bedrooms below the Regulatory Flood Level; therefore, it is suggested that these regulations be added to the Zoning By-law for clarity.

Responding to a further question from Mayor McCallion on whether the City, in the past, approved building permits even though regulations were in place prohibiting bedrooms below the flood line, Ms. Marilyn Ball, Acting Commissioner of Planning and Building advised that she is not aware of the date of the Conservation Authority Regulation, but the requirements associated with the Building Code have been in place for a considerable period of time. Ms. Ball further advised that she is unable to comment on the legality of basement bedrooms in the Cooksville Creek area. Ms. Ball advised that it is the intent to provide more transparency and clarity in the City's Zoning By-law to the fact that bedrooms below the Regulatory Flood Level will not be permitted.

Ms. Ball advised that staff is aware of bedrooms developed in basements that may not have gone through building permit approvals or Conservation Authority reviews. Ms. Ball further advised that, introducing provisions to the Greenbelt Overlay – Restrictions to Development (Article 2.1.18.2) to prohibit bedrooms below the Regulatory Flood Level, would help clarify the matter.

Mayor McCallion advised that this issue did not come up at the time of the Cooksville Creek Task Force, and expressed concerns that there could be other areas in the City, e.g. Sheridan Creek, where these regulations would apply.

Councillor Pat Mullin commented that there are a lot of issues that were not addressed many years ago, and areas that did not have CVC Regulations at that time. Councillor Mullin advised that, any deviation from current regulations, needs approval from the Conservation Authority or Hearing Board, and most often approvals are not granted. Councillor Mullin further advised that what is known now is different from what was approved many years ago.

Ms. Marilyn Ball, Acting Commissioner of Planning and Building advised that flood line levels have changed over a period of time, considering the amount of development that has occurred in the City.

Councillor Pat Saito moved receipt of the correspondence from Glenn Schnarr & Associates.

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

PDC-0054-2011

1. That the Report dated October 11, 2011, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to 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.
2. That the correspondence dated October 31, 2011 from Karen Bennett of Glenn Schnarr & Associates Inc., with respect to the Proposed Housekeeping Amendments – Mississauga Zoning By-law 0225-2007 City of Mississauga, be received.

File: BL.09-COM

AMENDED (Councillor Nando Iannicca / Councillor Pat Saito)

This public meeting was adjourned at approximately 1:45pm.

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

Corporate Report dated October 11, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

Councillor Bonnie Crombie moved the following motion, which was voted on and carried.

PDC-0055-2011

That the Report dated October 11, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 of the Report, be adopted in accordance with the following:

1. That the following Sign Variance **be granted**:
 - (a) Sign Variance Application 11-05613 - Ward 5
Whiterock – ROI Capital, 2810 Matheson Blvd. E.

To permit the following:

- i) Two (2) fascia signs located between the limits of the top floor and parapet, in addition to six (6) existing fascia signs located between the limits of the top floor and parapet.

File: BL.03-SIG (2011)

APPROVED (Councillor Bonnie Crombie)

ADJOURNMENT – 1:50P.M.