



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MARCH 2, 2009**

**AFTERNOON SESSION – Cancelled  
EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present: Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7) (Chair)  
Councillor Katie Mahoney (Ward 8)  
Councillor Pat Saito (Ward 9)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

Members Absent: Councillor Carmen Corbasson (Ward 1)

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 5423/ Fax 905-615-4181  
E-Mail: [Jessica.Reid@mississauga.ca](mailto:Jessica.Reid@mississauga.ca)

STAFF PRESENT: Mr. E. R. Sajecki, Commissioner of Planning and Building  
Mr. J. Calvert, Director, Policy Planning  
Mr. R. Miller, Planner, Policy Planning Division  
Ms. M. Ball, Director, Development & Design  
Ms. L. Pavan, Manager, Development Team North  
Mr. J. Famme, Planner, Development & Design  
Ms. E. Buckstein, Director of Enforcement Division T&W  
Mr. J. Hinton, Manger of Compliance & Licensing T&W  
Mr. S. Barrett, Manager, Transportation Asset Management T&W  
Mr. D. Lipnicky, Traffic Planning Coordinator T&W  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk  
Mr. K. Arjoon, Legislative Coordinator, Office of the City Clerk

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – MARCH 2, 2009**

**CALL TO ORDER**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS CONSIDERED**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

1. SUPPLEMENTARY REPORT - Proposed Zoning By-law Amendments – Definitions of Lodging House and Lodging Unit, CD.06.HOU.
  
2. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 5400 Creditview Road, West side of Creditview Road, south of Bristol Road and north of Carolyn Road, Owner: 1761887 Ontario Inc., Applicant: Weston Consulting Group Inc., Bill 51, OZ 08/011 Ward 6.
  
3. PUBLIC MEETING – Rezoning Application, 2290 Britannia Road West and 5960 Turney Drive, Southwest corner of Britannia Road West and Turney Drive, Owner: 1774496 Ontario Limited, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 08/017 Ward 11.

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – MARCH 2, 2009**

**CALL TO ORDER** – 7:03 p.m.

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST** - Nil

**MATTERS CONSIDERED**

**AFTERNOON SESSION – Cancelled**

**EVENING SESSION – 7:00 P.M.**

1. **SUPPLEMENTARY REPORT - Proposed Zoning By-law Amendments – Definitions of Lodging House and Lodging Unit**

Report dated February 10, 2009 from the Commissioner of Planning and Building with respect to the Proposed Zoning By-law Amendments – Definitions of Lodging House and Lodging Unit.

**RECOMMENDATION:**

That the report titled “Proposed Zoning By-law Amendments - Definitions of Lodging House and Lodging Unit - Supplementary Report ” dated February 10, 2009 from the Commissioner of Planning and Building be adopted in accordance with the following:

1. That Section 1.2, Definitions, of Zoning By-law 0225-2007 be amended to include the following definitions:

“**Lodging House**” means a dwelling unit containing more than three (3) **lodging units** each designed or intended for the lodging of persons in return for remuneration. A **lodging house** shall only be permitted in a **detached dwelling** and no **lodging unit** shall be contained in a **basement**. A maximum of four (4) **lodging units** shall be permitted within a **lodging house** and each **lodging unit** shall be occupied by a maximum of one (1) person. A maximum of 40% of the **Gross Floor Area – Residential** of a **Lodging House** shall contain **Lodging Units**.

“**Lodging Unit**” means a room designed or intended to contain accommodation for sleeping. A lodging unit may contain sanitary facilities but shall not contain

equipment or appliances for storing, cooking, or heating food, and shall not contain equipment or appliances for washing clothes or washing dishes.

2. That Section 1.1.13 Zoning Certificate of Zoning By-law 0225-2007 be amended to read:

“The use of land, **buildings** or **structures** for a **lodging house**, or industrial, commercial, public or institutional purposes within the Planning Area, shall not be changed without having first applied for and obtained a Zoning Certificate from the Zoning Administrator.”

3. That proposals for a lodging house require the approval of a rezoning application by City Council subject to the following:
  - the site should be located in proximity to transit facilities and a minimum of 400 m (1,312 ft.) from another lodging house;
  - as a standard, the provision of 0.5 parking spaces per lodging unit (rounded up) except where the lodging house is not located within 500 m (1,640 ft.) of a bus stop, in which case parking will be supplied at the rate of one (1) space per lodging unit;
  - the lodging house must be a detached building;
  - an amendment to the site plan control by-law to require the approval of a site development plan; and
  - compliance with the provisions of the zoning by-law and the zone regulations of the zone it is proposed to be located.

Ron Miller, Planner, Policy Planning Division provided an overview of the supplementary report which outlined the community concerns and the staff responses to those concerns. It was noted that the proposed framework requires submission of a rezoning application for proposed lodging houses and therefore the 20-day appeal period would apply to the passing of the by-law. Mr. Miller advised that staff will undertake an affordable rental house strategy in 2009 and will be used to provide future framework for this matter.

Councillor Katie Mahoney raised a concern from a resident and inquired to staff if perhaps the by-law could define a lodging house based on no more than three persons residing in a house. Mr. Miller responded that such framework would capture more houses than is the intent. In addition, he explained that the licensing process would consider the structure of the house and the drawings and having a licensing regime based on the number of residents in a house would be difficult to implement and enforce. Subsequently, Mr. Miller explained staff's concerns with placing a cap on the number of parking spaces permitted.

Lorne McDonald, resident, advised that it was his concern raised by Councillor Mahoney and clarified that his concern is for the number of lodgers in a house.

In response to questions from Councillor Pat Saito, Mr. Miller advised that a rezoning application would be required for proposed lodging houses. Councillor Saito requested that staff advise the Committee of Adjustment of the approval process and that Committee of Adjustment should not be processing minor variances for lodging houses.

Virginia MacLean, representing some residents of Sir John's Homestead, expressed concern for the proposed number of units to be permitted and suggested that the definition be more general. She also suggested that Committee consider the issue of owner occupied homes. Ms. McLean pointed out that sorority houses could fall within the proposed definition of lodging houses and questioned whether it was Committee's intent to do so. Ms. McLean expressed support for the proposed separation distance between lodging houses. In response to the requirement for rezoning applications for lodging houses, she suggested that Committee consider developing criteria to be followed for rezoning applications. Mr. Miller responded to Ms. McLean's comment regarding sorority houses and how they might apply to the definition of lodging houses.

Councillor Mahoney commented that it is not her intent to capture under the proposed definition of lodging house the owner occupants who are retired and rent out rooms to keep their homes due to costs. Staff responded that they will use that criteria when processing rezoning applications, however, this situation would not be captured in the by-law.

Joey Santiago, acting President of the University of Toronto in Mississauga Student Union, highlighted the concerns expressed in the letter from the Coalition for Affordable Student Accommodation and felt that the students have not been given adequate notice and consideration. Councillor Mahoney advised that significant public notice of the proposed amendments was provided and she has had meetings with the Dean of University of Toronto in Mississauga (UTM) and he attended the first community meeting regarding this matter and the Councillor had a subsequent meeting with him. Councillor Mahoney pointed out that there are a number of communities in Mississauga that would meet the requirement of a lodging house.

Councillor Maja Prentice commented that there are UTM students in other wards in Mississauga that commute to UTM. She added that this matter is surfacing due to numerous complaints received.

Councillor George Carlson agreed that there are students residing throughout the City and we have to balance the rights of those residents in the community with the student's rights.

Councillor Carolyn Parrish supported Councillor Carlson's comments and added that UTM is located in a residential area which presents difficulty to achieve a balance for both the residents and the students. She added that UTM is responsible for providing housing for students and she suggested that Mr. Santiago raise the issue of UTM constructing a residence within the open land on campus.

In response to inquiry from Mayor McCallion, Mr. Sajecki advised that this is a temporary approach to rectify the current situation on Sir John's Homestead and added that it is a challenge that the University is isolated in a single-family residential area and would be ideal to have it located in the heart of the City. Mr. Sajecki indicated that staff will be reviewing this matter and will bring a report to General Committee in the future on the issue of where in the City students housing will be most appropriate.

Mr. Miller responded to Councillor Pat Mullin's questions regarding the licensing processes. Councillor Mahoney added that staff will proceed with a licensing by-law with community involvement subsequent to the passing of these amendments to the Zoning By-law.

Alinalotto Zogala, resident, commented that the proposed amendment to the by-law does not discriminate students as it protects all of the City of Mississauga, it will affect new immigrants as well as students. Ms. Zogala indicated that there are fire and health issues that should be addressed by the number of persons living in a lodging house. She noted that UTM transit passes are good for the entire City transit system. Further, Ms. Zogala expressed concern for parking and commented that students are currently renting out unused parking spaces which create concern in terms of access. Lastly, Ms. Zogala was concerned for the preservation of the nature and character of the existing community.

Mr. Sajecki responded to Councillor Mahoney's inquiry that a number of additional issues were presented and considering the urgency for Sir John's Homestead community, he commented that the proposed amendment will give the community a sense of protection and staff will be reporting on the City-wide issues of student housing in the future. Councillor Mahoney requested that the by-law or licensing procedure deal with the sororities and the Committee of Adjustment concerns. Mr. Sajecki agreed that direction to the Committee of Adjustment that the Committee feels strongly about the number of lodging units per lodging house and that it be cognizant of Committee's views when dealing with these matters.

Subsequently, Councillor Mahoney moved approval of the staff recommendation as presented and receipt for information of the correspondence from Ed Boyd and Gloria Campbell, David Fisher, Sharon McCarthy, and Coalition for Affordable student Accommodation. The motion was voted upon and carried.

Councillor Mahoney indicated that the City will keep the community, the students, and Ms. MacLean advised as the matter progresses.

Mayor McCallion commented that she is looking forward to the long-term solution of the matter and felt that licensing is the answer and this is a City-wide concern.

Councillor Nando Iannicca commented on the existing community and the City-wide concern.

APPROVED / DIRECTION (Councillor Katie Mahoney)

See Recommendation PDC-0024-2009

BL.03.SIG (2009)

2. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 5400 Creditview Road, West side of Creditview Road, south of Bristol Road and north of Carolyn Road, Owner: 1761887 Ontario Inc., Applicant: Weston Consulting Group Inc., Bill 51, OZ 08/011 Ward 6.

Report dated February 10, 2009 from the Commissioner of Planning and Building with respect to the application under file OZ 08/011 W6 to amend the Official Plan from "Residential – Low Density I" to "Residential – Low Density I – Special Site" and to change the Zoning of By-law 0225-2007 from "R3" (Detached Dwelling) to "R3-Exception" (Detached Dwelling) to permit a medical office within the existing building with a maximum of two medical practitioners and a maximum of four additional staff, 1761887 Ontario Inc., 5400 Creditview Road.

RECOMMENDATION:

That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/011 W6 to amend the Official Plan from "Residential – Low Density I" to "Residential – Low Density I – Special Site" and to change the Zoning of By-law 0225-2007 from "R3" (Detached Dwelling) to "R3-Exception" (Detached Dwelling) to permit a medical office within the existing building with a maximum of two medical practitioners and a maximum of four additional staff, 1761887 Ontario Inc., 5400 Creditview Road, be received for information.

Councillor Nando Iannicca called this public meeting to order at approximately 8:30 p.m. and read the recommendation from the Corporate Report.

There were people in the audience who indicated interest in the subject matter.

Christopher Tickner of Weston Consulting Group Inc. gave a brief presentation of the

applications indicating that the proposed use is permitted. However, the medical practitioner will not reside at the site.

Mark Zucchet, resident whose home abuts the site, expressed concern for the proposal for decrease in value of his property and privacy.

Councillor Carolyn Parrish expressed support for the proposal. She explained that there have been numerous modifications to the initial proposal to decrease the impact of the community concerns. She added that there is a restriction that the medical practice is not permitted to operate in the evening hours.

Councillor Carolyn Parrish moved a verbal motion to receive the Corporate Report dated February 10, 2009, from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications, 1761887 Ontario Inc., 5400 Creditview Road, under file OZ 08/011 Ward 6, for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting. The motion was voted on and carried.

This public meeting closed at approximately 8:37 p.m.

RECEIVED/AMENDED

Recommendation PDC-0025-2009 (Councillor Carolyn Parrish)

OZ 08/011 W6

3. PUBLIC MEETING – Rezoning Application, 2290 Britannia Road West and 5960 Turney Drive, Southwest corner of Britannia Road West and Turney Drive, Owner: 1774496 Ontario Limited, Applicant: Freeman Planning Solutions Inc., Bill 51, OZ 08/017 Ward 11.

Report dated February 10, 2009 from the Commissioner of Planning and Building regarding the application under file OZ 08/017 W11 to change the Zoning of By-law 0225-2007 from "D-1" (Development) to "RM4-Exception" (Townhouse Dwellings) to permit 37 standard condominium townhouse dwellings, 1774496 Ontario Limited, 2290 Britannia Road West and 5960 Turney Drive.

RECOMMENDATION:

That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/017 W11 to change the Zoning of By-law 0225-2007 from "D-1" (Development) to "RM4-Exception" (Townhouse

Dwellings) to permit 37 standard condominium townhouse dwellings, 1774496 Ontario Limited, 2290 Britannia Road West and 5960 Turney Drive, be received for information.

Councillor Nando Iannicca called this public meeting to order at approximately 8:37 p.m. and read the recommendation from the Corporate Report.

There were people in the audience who indicated interest in the subject matter.

Rob Freeman of Freeman Planning Solutions Inc., gave a presentation of the proposal and explained how the concerns of the community were taken into consideration. Mr. Freeman reviewed the landscape plan. He advised that a traffic study revealed no impacts on the local roadways and no issues with the queuing of traffic at the intersection of Britannia Road and Turney Drive. That traffic study will be submitted to City staff shortly. Mr. Freeman advised that three additional parking spaces were added at the south end of the site. He also reviewed a context plan which depicted the visual relationship between the proposed townhouses and the existing homes abutting the site, he noted the difference in elevation to consider privacy between the homes. Lastly, he advised that the concerns regarding garbage pick up on site were rectified and confirmed with the Region of Peel.

Greg Abel, resident, expressed concern for the townhouse proposal in the existing single family home community. In addition, he expressed concern for parking, access from Turney Drive into the site and from Turney Drive onto Britannia Road. Mr. Abel felt that there is currently a considerable amount of traffic in the community. He also expressed concern for decrease of the value of his home.

Councillor George Carlson responded to Mr. Abel's concerns and explained that the current zoning for the property permits a townhouse development and expressed support for the proposal. He explained that the proposal matches the massing of the existing homes and there is fifty-six percent (56%) green space on site which he felt was phenomenal for a townhouse development. Councillor Carlson mentioned that there is an application coming forward for the property on the north side of the intersection of Britannia Road and Turney Drive which would include a requirement for traffic signals at that intersection.

Andrew Kwiatkowski, resident whose home abuts the site, expressed concern for the height of the proposed townhouses and for privacy. Mr. Freeman illustrated how the varying elevations and placement of windows in the proposal considers privacy. Mr. Freeman commented that the roof pitch of the townhouses will be reviewed during the site plan process possibly to improve privacy. He also commented that he felt that the proposal provides adequate distances between Mr. Kwiatkowski's yard and the proposed townhouses.

Staff confirmed that the proposal conformed to the land use under the Official Plan. Councillor Frank Dale commented that the applicant has taken significant steps to address the concerns of the community and that the design and the built form is compatible with the existing neighborhood.

Councillor Maja Prentice complimented the applicant on this proposal. She also commented that infill is difficult and the ideas of the applicant are innovative. Councillor Prentice and Councillor Carlson discussed parking on Turney Drive which may be reviewed after construction if there is a concern.

Subsequently, Councillor George Carlson moved a verbal motion to receive the Corporate Report dated February 10, 2009, from the Commissioner of Planning and Building with respect to the Rezoning Application, 1774496 Ontario Limited, 2290 Britannia Road West and 5960 Turney Drive, Southwest corner of Britannia Road West and Turney Drive, under file OZ 08/017 W11, for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting and to receive correspondence from Tony and Stella Au for information. The motion was voted on and carried.

This public meeting closed at approximately 9:06 p.m.

RECEIVED/AMENDED

Recommendation PDC-0026-2009 (Councillor George Carlson)

OZ 08/017 W11

**ADJOURNMENT** - 9:06 p.m.

## REPORT 4 - 2009

TO: THE MAYOR & MEMBERS OF COUNCIL

The Planning and Development Committee presents its fourth report of 2009 and recommends:

PDC-0024-2009

That the report titled "Proposed Zoning By-law Amendments - Definitions of Lodging House and Lodging Unit - Supplementary Report" dated February 10, 2009 from the Commissioner of Planning and Building be adopted in accordance with the following:

1. That Section 1.2, Definitions, of Zoning By-law 0225-2007 be amended to include the following definitions:
  - (i) "**Lodging House**" means a dwelling unit containing more than three (3) **lodging units** each designed or intended for the lodging of persons in return for remuneration. A **lodging house** shall only be permitted in a **detached dwelling** and no **lodging unit** shall be contained in a **basement**. A maximum of four (4) **lodging units** shall be permitted within a **lodging house** and each **lodging unit** shall be occupied by a maximum of one (1) person. A maximum of 40% of the **Gross Floor Area – Residential** of a **Lodging House** shall contain **Lodging Units**.
  - (ii) "**Lodging Unit**" means a room designed or intended to contain accommodation for sleeping. A lodging unit may contain sanitary facilities but shall not contain equipment or appliances for storing, cooking, or heating food, and shall not contain equipment or appliances for washing clothes or washing dishes.
2. That Section 1.1.13 Zoning Certificate of Zoning By-law 0225-2007 be amended to read: "The use of land, **buildings** or **structures** for a **lodging house**, or industrial, commercial, public or institutional purposes within the Planning Area, shall not be changed without having first applied for and obtained a Zoning Certificate from the Zoning Administrator."
3. That proposals for a lodging house require the approval of a rezoning application by City Council subject to the following:
  - (i) the site should be located in proximity to transit facilities and a minimum of 400 m (1,312 ft.) from another lodging house;
  - (ii) as a standard, the provision of 0.5 parking spaces per lodging unit (rounded up) except where the lodging house is not located within 500 m (1,640 ft.) of a bus stop, in which case parking will be supplied at the rate of one (1) space per lodging unit;
  - (iii) the lodging house must be a detached building;
  - (iv) an amendment to the site plan control by-law to require the approval of a site development plan; and

- (v) compliance with the provisions of the zoning by-law and the zone regulations of the zone it is proposed to be located.
- 4. That the correspondence received from Ed Boyd and Gloria Campbell, residents, dated February 26, 2009 expressing support for the proposed Zoning By-law amendments to definitions of Lodging House and Lodging Unit, be received for information.
- 5. That the correspondence received from David Fisher, resident, dated March 1, 2009, Sharon McCarthy, resident, received March 2, 2009, and the Coalition for Affordable Student Accommodation dated March 2, 2009, expressing concerns for the proposed Zoning By-law amendments to definitions of Lodging House and Lodging Unit, be received for information.

CD.06.HOU

PDC-0025-2009

That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/011 W6 to amend the Official Plan from "Residential – Low Density I" to "Residential – Low Density I – Special Site" and to change the Zoning of By-law 0225-2007 from "R3" (Detached Dwelling) to "R3-Exception" (Detached Dwelling) to permit a medical office within the existing building with a maximum of two medical practitioners and a maximum of four additional staff, 1761887 Ontario Inc., 5400 Creditview Road, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

OZ 08/011 W6

PDC-0026-2009

- 1. That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/017 W11 to change the Zoning of By-law 0225-2007 from "D-1" (Development) to "RM4-Exception" (Townhouse Dwellings) to permit 37 standard condominium townhouse dwellings, 1774496 Ontario Limited, 2290 Britannia Road West and 5960 Turney Drive, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.
- 2. That the correspondence received from Tony and Stella Au, residents, dated March 1, 2009 expressing concerns for the proposed Rezoning application under file OZ 08/017 W11, be received for information.

OZ 08/017 W11