



MINUTES

**PLANNING & DEVELOPMENT COMMITTEE
THE CORPORATION OF THE CITY OF MISSISSAUGA**

MONDAY, NOVEMBER 17, 2008

**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

MEMBERS PRESENT: Councillor Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2) (Chair)
Councillor Maja Prentice (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Carolyn Parrish (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

MEMBERS ABSENT: Councillor Eve Adams (Ward 5)
Councillor Pat Saito (Ward 9)

Contact: Debbie Sheffield, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 3795 / Fax 905-615-4181
E-Mail: debbie.sheffield@mississauga.ca

STAFF PRESENT: Mr. E. Sajecki, Commissioner of Planning & Building
Ms. J. Baker, City Manager and Chief Administrative Officer
Mr. B. Carr, Director, Strategic Planning & Business Services
Mr. J. Calvert, Director, Policy Planning
Mr. R. Poitras, Manager, Development Team South
Ms. A. Dietrich, Manager, Research & Special Projects
Ms. S. Tanabe, Manager, Community Planning
Ms. K. Phuong, Planner, Policy Planning
Ms. R. Marland, Strategic Leader, BC 21 Team
Mr. S. Barrett, Manager, Transportation Asset Management
Mr. D. Marcucci, Manager, Planning & Heritage
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

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CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

AFTERNOON SESSION – Cancelled

EVENING SESSION – 7:00 P.M.

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
2. Lakeview and Port Credit District Policies Review and Public Engagement Process –
Directions Report
3. Waterfront as a Premier Destination: Update and Action Plan

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 17, 2008**CALL TO ORDER @ 7:00 p.m.****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Nil

MATTERS CONSIDERED**EVENING SESSION – 7:00 P.M.**

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

Report dated October 28, 2008 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications.

RECOMMENDATION:

That the Report dated October 28, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications described in Appendices 1 to 4 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-02117
Ward 2
Petro Canada
2489 North Seridan Way

To permit the following:

- (i) One (1) fascia sign located above the upper limits of the first storey.

- (b) Sign Variance Application 08-01625
Ward 4
Weaver's Hill
85 & 121 Acorn Place

To permit the following:

- (i) Two (2) address signs for an apartment house with an area of 0.96m² (10.33 sq. ft.) per sign, located on the above ground stairwell enclosures.

- (c) Sign Variance Application 08-02638
Ward 6
Anil Sharma
808 Britannia Road West

To permit the following:

- (i) One (1) additional fascia sign located on the second storey of the building.

2. That the following Sign Variance **not be granted**:

- (a) Sign Variance Application 08-01066
Ward 3
Rockwest Property Inc.
4120 Dixie Road

To permit the following:

- (i) One (1) additional ground sign fronting Dixie Road.

Councillor Maja Prentice advised of ongoing discussions with the applicant regarding Item 2 (a), Sign Variance Application 08-01066, Rockwest Property Inc., 4120 Dixie Road and requested that the item be deferred.

A verbal motion by Councillor Frank Dale to grant the Sign Variances as outlined in the Corporate Report dated October 28, 2008 from the Commissioner of Planning and Building for Items 1 (a) Sign Variance Application 08-02117, 1 (b) Sign Variance Application 08-01625 and 1(c) Sign Variance Application 08-02638, was voted on and

carried.

Councillor Maja Prentice moved a verbal motion to defer Item 2 (a) Sign Variance Application 08-01066, Rockwest Property Inc., 4120 Dixie Road as outlined in the Corporate Report dated October 28, 2008 from the Commissioner of Planning and Building, which was voted on and carried.

AMENDED/APPROVED

Recommendation PDC-0080-2008 (Councillor Frank Dale and Councillor Maja Prentice)
BL.03-SIG (2008)

2. Lakeview and Port Credit District Policies Review and Public Engagement Process –
Directions Report

Report dated October 28, 2008 from the Commissioner of Planning and Building with respect to the *Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report*.

RECOMMENDATION:

1. That the report titled “*Lakeview and Port Credit District Policies Review and Public Engagement Process - Directions Report*”, dated October 28, 2008 from the Commissioner of Planning and Building, be received for information.
2. That staff review and prepare revised Lakeview and Port Credit District Policies with consideration of the Public Policy Recommendations and the Other Considerations outlined in the report titled, “*Lakeview and Port Credit District Policies Review and Public Engagement Process - Directions Report*” dated October, 2008, from Brook McIlroy Inc./PACE Architects, MSAi Architects and Poulos and Chung Transportation Engineers.

Susan Tanabe, Manager, Community Planning addressed Committee to introduce the Lakeview and Port Credit District Policies Review and Phase I of the public engagement process. She explained that the District Policy Review process was revised to accommodate public engagement at the front end, for the purpose of receiving public and political input. Ms. Tanabe noted that the Lakeview and Port Credit District Policies Review were initiated in the Fall of 2007 and Phase I – the public engagement process – has just been completed. She advised that PACE Architects and MSAi Architects were retained to lead public engagement, and the outcome is the Directions Report before Committee this evening. Ms. Tanabe thanked the residents, the working committee and staff for their participation in the process. She stated that the Report is a summary of the public engagement and community input, and includes public policy recommendations.

Anne McIlroy from Brook McIlroy Urban Design/PACE Architects addressed Committee informing about the year long process which ultimately resulted in a community vision. She was confident that the Directions Report reflects that vision.

Ms. McIlroy began her presentation by discussing the purpose of the public engagement process and the practical and realistic community based visions for Lakeview and Port Credit. She described several engagements held between November 2007 to June 2008 as stakeholder interviews, a kick-off meeting with key people in the process, visioning sessions, place making workshops, a bus and walking tour, an open house, an on-line questionnaire and youth outreach exercises. The Vision Statements for both Lakeview and Port Credit were reviewed.

A summary of the community input portion of the Directions Report was provided including public policy recommendations based on stakeholder, City staff and consultant input. Ms. McIlroy noted that consideration was given to the feasibility of recommendations. She explained that the Report looks at built form and provided examples. As noted by Ms. McIlroy, the Cooksville Creek is considered a valuable asset which will be retained.

Public access, key civic spaces and connectivity to the waterfront were identified as requirements for the District Policies Review. Ms. McIlroy discussed the development of policies to guide a mix of uses that will provide for a safe, vital and attractive public realm by encouraging vibrant ground floor uses and a diverse mix of housing, employment, shopping and cultural facilities. The community, she noted, understood the need for intensification. She stated that land uses should demonstrate the most appropriate use and discourage uses that have a negative impact on air, soil, water quality and health of the community while promoting compact, efficient, well-organized, pedestrian friendly and transit supportive development. The need to protect stable low density residential areas was identified.

Ms. McIlroy discussed public transit and transportation with respect to short, medium and longer term solutions for traffic and transit issues. She described cross-connections with other modes, pedestrian comfort and safety and acknowledged the need to identify the role and function of Lakeshore Road as intensification occurs.

Public realm and the requirement to develop guidelines that embody the concept of walkable, sustainable and liveable communities was noted. Ms. McIlroy explained that guidelines for public realm will address community branding, preservation, protection and enhancement. The protection of character and integrity of stable residential areas, and the establishment of policies addressing development within or adjacent to stable neighbourhoods, was mentioned.

Ms. McIlroy noted specific sites such as the Inglis site, former Lakeview Generating site, Lakeview Waste Water Treatment Facility, Dixie Outlet Mall, Applewood Village Plaza, Lakeshore Road Corridor, Imperial Oil Lands, Port Credit Harbour Marina and Port Street, No Frills, the Port Credit GO Station and the Former Lawn Bowling site. She highlighted the opportunity to test visions and ideas that came forward as a result of community input. She mentioned key future studies and guidelines.

In conclusion, Susan Tanabe stated that the next step in the process is to prepare the draft District Policies. She noted that a number of other studies will form the development of the policies and that a community consultation project will be undertaken. Ms. Tanabe was enthusiastic about the continuing and future involvement of the communities in completing the Review.

Councillor Carmen Corbasson was complimentary with respect to the Directions Report which she had reviewed in detail. She commented that this was the first time the City had conducted public consultation as the initial step in reviewing District Plans. She felt the document being presented was a great prelude to the next steps in forming policies for the District Plans. Councillor Corbasson clarified that this meeting was not the statutory public meeting required under the *Planning Act*. She mentioned the Corporate Report following on the agenda as *Waterfront as a Premier Destination: Update and Action Plan* which focuses on the Imperial Oil Refinery lands, the Port Credit Harbour Marina and OPG sites.

John Calvert, Director, Policy Planning advised that the review of the sites listed in the *Waterfront as a Premier Destination: Update and Action Plan* Corporate Report will be done concurrently with the District Policies Review. He stated that the draft District Policies will commence slightly earlier as the other sites are subject to budget approvals.

Mayor Hazel McCallion commented that the Directions Report was excellent. She discussed transportation, in particular higher order transit on Lakeshore Road, and noted her assumption that the transportation study will include Clarkson in addition to Port Credit and Lakeview. Mayor McCallion noted the need to determine whether intensification supports Light Rail Transit (LRT). She felt that a transportation study should be the first study conducted to determine the type of development along Lakeshore Road and confirm the density required to support an LRT. Mayor McCallion inquired if a parking study will be done to determine the need for a parking structure, as she felt parking along the waterfront was an issue. She inquired if there was a plan for obtaining a complete picture of Lakeshore Road throughout Mississauga.

Ed Sajecki, Commissioner of Planning and Building agreed with Mayor McCallion and confirmed that many studies are underway which will come together with Secondary Plans. He stated that the traffic on Lakeshore Road should be reviewed in its entirety. In

response to the Mayor's inquiry with respect to parking structures, Mr. Sajecki stated that the current priority is City Centre, however, work will be done regarding Port Credit and Lakeview. He was confident in the City's current positioning from a land use standpoint, and in obtaining a comprehensive representation of Lakeshore Road. Mr. Sajecki noted that there was still work to be done regarding transportation.

Steve Barrett, Manager, Transportation Asset Management advised that two studies will be conducted by the Transportation and Works Department including a functional study of Lakeshore Road. He indicated there was no plan in place to review Higher Order Transit through to Clarkson, but based on comments received today, he indicated a review will be done.

Councillor Nando Iannicca felt the greatest mistake made in the history of Mississauga is that the centre of town was not planned for Lakeshore Road. He stated that the jewel in the crown of Mississauga is Port Credit and expressed the importance of maintaining the human scale. Councillor Iannicca noted the opportunity to ensure Port Credit is a destination for everyone.

Councillor Maja Prentice expressed the requirement to examine how transportation along Lakeshore Road, i.e. the LRT, will interact with GO Transit. She noted the need for a relationship with existing rail transit and other streets under the City's mandate.

Councillor Pat Mullin mentioned the Clarkson Village Study and the delay as a result of transportation connections. She was in agreement with narrowing Lakeshore Road to make it more pedestrian and cyclist friendly. Councillor Mullin emphasized the difficulty in maintaining a village atmosphere in Clarkson as a result of Lakeshore Road becoming increasingly like an expressway. She was pleased with the presentation and noted her support for the District Policy Review process.

Dorothy Tomiuk, Chair of VIVA Port Credit, addressed Committee and stated that this is the appropriate time to take stock of where we are in the process of creating a collective vision. She felt that the Directions Report represents a consensus that we are headed in the same direction and the right direction. She was pleased to see input from the public engagement process reflected in the Directions Report. Ms. Tomiuk noted three issues to be addressed as the multiple studies being undertaken, the role of citizen engagement and the economic realities of implementing the community vision.

Ms. Tomiuk expressed concern on the amount of money being spent on studies and noted several studies that dovetail with Port Credit, including the Cycling Master Plan Review, the Highway 10 Rapid Transit Study, the Arts and Culture Master Plan Review, the Future Directions Review of Community Services and the BC 21 Project (Our Future Mississauga). She also mentioned the new Waterfront Parks Strategy and additional

studies recommended by the Directions Report.

Ms. Tomiuk commented on the City's efforts to engage the community. She indicated the importance of implementation and stated the high expectations of the public and their anticipation that something will happen with each piece of input reflecting the 'big picture'.

A concern was expressed by Ms. Tomiuk that, in the midst of the various studies being undertaken, the potential exists for ambiguity and derailment of the overall vision. She mentioned budget cuts, the general economic downturn and the costly process of conducting studies. A presentation given by Janice Baker, City Manager and Chief Administrative Officer to VIVA Port Credit, indicated City staff's intention to align the results of all studies and seek efficiencies through mutual outcomes.

Ms. Tomiuk noted support from citizens for an open and accessible waterfront, and walking and cycling within the City, as demonstrated by the Visioning Symposium held in February 2008. She indicated the ratepayers' concerns with respect to the property tax burden. Port Credit's ability to contribute by attracting tourists to its waterfront village was discussed. Intensification was recognized as being required to provide the density to support increased amenities, like improved transit.

A reference was made to *Section 5.3 Conclusion* of the Directions Report which states "Promote appropriately designed, placed, scaled and timed development so that adjustments in transportation, transit and infrastructure can keep pace". Ms. Tomiuk stated that citizens do not want to expend energy to oppose inappropriate development in Port Credit.

She also mentioned *Section 4.5.2. Height* of the Directions Report. Ms. Tomiuk stated that if height and scale of a development are directly related to the size of the parcel of land, an opportunity exists for developers to assemble land in order to bypass the good intentions of the Directions Report with respect to density, Port Credit's established village character and public access to the waterfront. She felt issues related to high-rise buildings in proximity to the waterfront or on Lakeshore Road would be appropriately addressed through the Waterfront Key Sites Action Plan and the Lakeshore Road Corridor Study.

In conclusion, Ms. Tomiuk stated ongoing interest in monitoring the development of the District Policies and she thanked City staff and the consultants for their collegial efforts in reflecting the input and interests of the community.

Councillor Carmen Corbasson thanked Dorothy Tomiuk for all of her work and tireless energy. She indicated that a meeting is anticipated prior to the Christmas break to

establish a mandate with Policy staff for the Advisory Panels.

Mayor McCallion expressed concern with respect to the various studies proposed. She mentioned City-wide studies in conjunction with the studies related to Port Credit and Lakeview.

Ed Sajecki, Commissioner of Planning and Building acknowledged the amount of work currently being conducted which he indicated as important during a very critical juncture. He mentioned the Strategic Plan moving forward, the Official Plan being implemented in June 2009 and the District Plans. He noted the impeccable timing with respect to Metrolinx.

Glen Broll of Glen Schnarr and Associates addressed Committee with particular interest in the Lakeview District Policy Review. He noted his client, Northern Realty Advisors, as having significant interest in the area. Mr. Broll advised of his attendance at the Urban Waterfronts Conference where presentations were made from around the world illustrating opportunities and constraints. In his opinion, the Mississauga waterfront should be represented at the next conference. Mr. Broll expressed the common theme of the conference as being "think big and set your expectations high". He also noted public transit and accessibility as a key theme and discussed mixed use and vibrant developments with public accessibility to the water. Building a public realm to illustrate features prior to communities evolving, i.e. pre-servicing of lots and building of parks, was also a topic discussed at the conference.

Mr. Broll discussed the Metrolinx Report and their 15 year objective, including many ambitious projects such as a proposed waterfront west transit linkage – an LRT connection from Union Station to Port Credit. In Mr. Broll's opinion, the link is a close reality with the existing streetcar in Longbranch which could be extended along Lakeshore Road into Port Credit, and work with the objective of having an LRT along Hurontario Street.

Mr. Broll stated that Mississauga has already achieved the building of a public realm and providing public access to their waterfront. He noted the opportunity seized with respect to the Lakefront Promenade Park which he felt should be utilized and enjoyed by a mixed use type of development. Mr. Broll advised of his attendance at the Lakeview visioning session and the discussion about varying forms of housing, additional vehicular corridors etc. He felt it was a great exercise with an extremely active community. The opportunity to expand mixed use forms of development within the subject lands was discussed. Mr. Broll mentioned the Lands Review Study by Hemson with respect to the Lakeview Generating Station and the potential for redevelopment.

Mr. Broll discussed employment statistics and noted that as of March 2008 there were

approximately 1,385 jobs in Lakeview – a number that is decreasing annually. He felt there was substandard industrial space being offered in the area and noted the need to maintain or increase current employment levels. He felt the OPG lands are an integral part of the community and should be evaluated now opposed to being reviewed in another process. Mr. Broll referenced the staff Corporate Report under "District Vision and Guiding Principles for the Draft District Policies" on Page 9, which states "Consideration should be given to expanding the types of uses permitted on the lands fronting Lakeshore Road East to include a broad range of commercial uses to support a pedestrian main street environment." He found this statement too narrow and felt there should be a greater focus on land uses, and that expectations were not set high enough.

In conclusion Mr. Broll asked that the following be included as part of the recommendation:

That staff be directed to provide for a new vibrant mixed use community on the Lakeview District employment lands and this be provided for on the basis that there will be no resultant net loss of jobs in the district and in conjunction with the planning for the adjacent OPG lands.

John Calvert, Director, Policy Planning noted that a discussion had taken place on the proposed additional recommendation as requested by Glen Broll. Mr. Calvert clarified that policies are not being considered at this time. He stated that the Corporate Report points out the need to maintain employment lands with additional retail/commercial uses. He advised that the Hemson study noted a small and healthy employment area within Lakeview. Mr. Calvert mentioned that the City's Economic Development Office has been consulted with respect to the OPG lands, and staff are not currently in a position to make a recommendation for mixed use. He explained that it is unknown at this time if the OPG lands are suitable for residential, as a study has not been conducted. In the event the OPG lands become available, Mr. Calvert felt the entire package should be planned together, creating an opportunity for other uses to be considered.

Councillor Carmen Corbasson was in agreement with John Calvert's comments. She emphasized that what is currently being considered are guidelines and not the actual policies. Councillor Corbasson noted that studies need to be conducted prior to recommending designations and advised that Mr. Broll and his client will be kept informed.

Jim Tovey, President of Lakeview Ratepayers Association addressed Committee. He provided a video presentation of the February 27, 2008 Council Meeting and the passing of the Resolution with respect to Lakeview. Mr. Tovey complimented City staff on doing an incredible job and on their decision to hire consultants that listen intently and reflect community input. He expressed his support for the process and the

recommendations being presented. Mr. Tovey felt that Resolution 0048-2008, adopted by Council at their meeting of February 27, 2008, should be the guiding principle. He expressed the desire of the Lakeview community to be a viable village similar to Port Credit. A concern was noted with respect to how the various studies will link together. However, Mr. Tovey stated his confidence in Councillor Corbasson's guidance in expediting matters in an efficient manner.

Councillor George Carlson expressed his support for the report going forward and complimented the community and Ward Councillor on a job well done.

Mayor McCallion mentioned the initial opposition by residents to the Lake Promenade Park, which resulted in a valuable asset in the community. She noted that the citizens of Lakeview are now directing its future. She referenced the first Mayor of Mississauga, Martin Dobkin, who recommended the City's purchase of Rattray Marsh. Mayor McCallion complimented Mr. Tovey and his associates on their work throughout the process.

Councillor Carolyn Parrish commented on her visit to the gas plant in Brampton – a facility she felt would not fit into the vision of Lakeview. She commented on the timing of the election of Charles Sousa, MPP who was in attendance at the meeting, and his subsequent assistance with the process. Councillor Parrish complimented staff on an incredible job with respect to the various studies as the City moves into maturity. She thanked Jim Tovey for all his efforts.

Councillor Pat Mullin commented that gas plants do not have a place in any residential communities.

Councillor Maja Prentice expressed gratitude for the amount of work conducted with respect to the subject matter. She stated that City Council is dedicated to having an accessible waterfront and have worked hard over the past 25 years to preserve it. She felt the current process was another step towards providing residents with the ability to live, work, walk or cycle by the Lake. Councillor Prentice thanked Jim Tovey for leading the residents through the process.

Councillor Carmen Corbasson thanked the community for their participation. She noted that the excitement has been evident and reflects that the residents care about their community. She stated that we have to seize opportunity and capitalize on the waterfront wherever possible. She looked forward to the staff report coming back in June 2009, at which time policies and studies will be presented. Councillor Corbasson noted her concern with respect to applications coming in prior to the completion of the District Plan Policies.

Ed Sajecki advised that if an application requires an Official Plan Amendment, the City is well prepared. He noted that applications can be reviewed in the context of where we are today.

Councillor Carmen Corbasson made a verbal motion to approve the recommendation outlined in the Corporate Report dated October 28, 2008 from the Commissioner of Planning and Building with respect to the *Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report* with the following addition:

That staff be directed to set up a Local Advisory Panel in each of the Lakeview and Port Credit areas, to facilitate discussion and input on City studies that have impact on the local community. Staff will prepare terms of reference to outline the advisory panel mandate, responsibilities, membership selection process and panel procedures.

The motion included the receipt of the letter dated November 14, 2008 from Stephen Diamond, President of Diamondcorp, providing comments with respect to the subject matter.

Councillor Corbasson's motion was voted on and carried.

AMENDED/APPROVED

Recommendation PDC-0081-2008 (Councillor Carmen Corbasson)

CD.03.LAK

CD.03.POR

3. Waterfront as a Premier Destination: Update and Action Plan

Report dated November 4, 2008 from the Commissioner of Planning and Building with respect to the Waterfront as a Premier Destination: Update and Action Plan.

RECOMMENDATION:

That the report titled *Waterfront as a Premier Destination: Update and Action Plan*, dated November 4, 2008 from the Commissioner of Planning and Building, be received for information.

Councillor Carmen Corbasson stated that a staff presentation was not required as she felt Committee was aware of the objectives. She advised that it was imperative for the OPG lands to take priority with respect to studies conducted.

Mayor McCallion noted that property surrounding the OPG lands should also be considered.

Ed Sajecki confirmed that the OPG lands will have a dramatic affect on abutting properties and noted the intention to give it top priority.

A verbal motion by Councillor Carmen Corbasson to approve the recommendation as outlined in the Corporate Report dated November 4, 2008 from the Commissioner of Planning and Building with respect to the *Waterfront as a Premier Destination: Update and Action Plan*, was voted on and carried.

RECEIVED

Recommendation PDC-0082-2008 (Councillor Carmen Corbasson)

CD.21.MIS

ADJOURNMENT @ 8:40 p.m.

REPORT 16 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

The Planning and Development Committee presents its sixteenth report of 2008 and recommends:

PDC-0080-2008

That the Report dated October 28, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications described in Appendices 1 to 4 to the Report, be adopted in accordance with the following:

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

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To permit the following:

- (i) Two (2) address signs for an apartment house with an area of 0.96m² (10.33 sq. ft.) per sign, located on the above ground stairwell enclosures.

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Ward 6
Anil Sharma
808 Britannia Road West

To permit the following:

- (i) One (1) additional fascia sign located on the second storey of the building.

2. That the following Sign Variance **be deferred**:

- (a) Sign Variance Application 08-01066
Ward 3
Rockwest Property Inc.
4120 Dixie Road

To permit the following:

- (i) One (1) additional ground sign fronting Dixie Road.

BL.03-SIG (2008)

PDC-0081-2008

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2. That staff review and prepare revised Lakeview and Port Credit District Policies with consideration of the Public Policy Recommendations and the Other Considerations outlined in the report titled, "*Lakeview and Port Credit District Policies Review and Public Engagement Process - Directions Report*" dated October, 2008, from Brook McIlroy Inc./PACE Architects, MSAi Architects and Poulos and Chung Transportation Engineers.
3. That staff be directed to set up a Local Advisory Panel in each of the Lakeview and Port Credit areas, to facilitate discussion and input on City studies that have impact on the local community. Staff will prepare terms of reference to outline the advisory panel mandate, responsibilities, membership selection process and panel procedures.
4. That the letter dated November 14, 2008 from Stephen Diamond, President of Diamondcorp, providing comments with respect to the Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report, be received for information.

CD.03.LAK

CD.03.POR

PDC-0082-2008

That the report titled *Waterfront as a Premier Destination: Update and Action Plan*, dated November 4, 2008 from the Commissioner of Planning and Building, be received for information.

CD.21.MIS