



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, SEPTEMBER 21, 2009

AFTERNOON SESSION – 1:30 P.M.

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 Present: Councillor Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3)
Councillor Eve Adams (Ward 5) (Chair)
Councillor Carolyn Parrish (Ward 6)
Councillor Nando Iannicca (Ward 7)
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 Frank Dale (Ward 4)

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

STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building
Ms. E. Irvine, Planner, Policy Planning
Ms. M. Ball, Director, Development & Design
Ms. L. Pavan, Manager, Development Team North
Mr. C. Rouse, Planner, Development & Design
Mr. J. Sondic, Planner, Development & Design
Ms. M. Cassin, Manager, Zoning By-law Review
Mr. S. Barrett, Manager, Transportation Asset Management T&W
Ms. K. Dedman, Manager of Development Engineering T&W
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk
Ms. E. Eichenbaum, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 21, 2009

CALL TO ORDER 1:33 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - NIL

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. **PUBLIC MEETING - Proposed Official Plan Amendments and Zoning By-law Amendments Airport Corporate District - Renforth Area, TS.14.REN Ward 5**

Councillor Eve Adams called this public meeting to order at approximately 1:33 p.m. and read the recommendation.

Staff explained that a review of Mississauga Plan (Official Plan) land use policies and zoning provisions for the lands surrounding the Renforth Bus Rapid Transit (BRT) Station was undertaken in response to Council's direction. The study looked at proposed land use restrictions for lands north of Eglinton Avenue West, east of Explorer Drive, south of Highway 401, to the border with Toronto, to encourage higher employment densities, performance standards such as minimum heights, parking strategies and methods to facilitate movement to and from the stations. Staff noted that this area is subject to an Ontario Municipal Board hearing scheduled for January 2010 as well as an Interim Control By-law which will expire on December 24, 2009. Staff detailed the proposed amendments under the proposed Official Plan Amendment 102 which are contained in the Corporate Report. The changes would promote pedestrian movement within the streetscape, improve the streetscape and define pedestrian routes within parking areas and retain the employment in Nodes zoning. Staff advised that extensive comments were received from local landowners with respect to a draft Official Plan Amendment and draft Zoning-Bylaw which are set out in Appendix 2 of the Corporate Report. Committee requested that staff distribute information on the City of Toronto development incentives to the Committee.

Carol-Anne Munroe of Sorensen Gravely Lowes Planning Associates Inc. addressed Committee on behalf of UBE Airport Developments Ltd., a landowner within the study area. She advised that her client owns the most easterly piece of property on Citation Place which abuts the City of Toronto border. She filed a letter on August 14, 2009 with City staff and her comments are identified in staff's Corporate Report. Her client's property has frontage on Matheson Boulevard East, Citation Place, and the proposed Bus Rapid Transit ("BRT") Corridor which would present challenges in meeting the proposed

amendments. For example, achieving seventy-percent (70%) built form along all roads. Ms. Munroe explained that in response to this concern, staff proposed to set prioritization based on the size of the fronting roads. Another concern Ms. Munroe identified was the proposed prohibition of parking between the main building wall and the main street, which could prohibit parking on three sides of her client's property. Therefore, this would create issues with site plan and requested that prioritization be applied to this restriction as well. Ms. Munroe commented that interim density and height permissions are critical to attract development to the BRT Renforth Station Area during the period leading up to full build-out of the BRT system. She added that staff advised her that they have concerns with such request and Ms. Munroe indicated that she will work with staff. In addition, she would like to know how mezzanine levels will be treated. Lastly, Ms. Munroe requested that the minimum four-storey height restriction be placed only on office buildings since such a height standard would prevent otherwise permitted uses such as banquet halls or entertainment, recreational and sports facilities of less than four stories from locating near a major future transit hub.

PDC-0076-2009

1. *That the report titled "Proposed Official Plan Amendments and Zoning By-law Amendments Airport Corporate District - Renforth Area" dated September 1, 2009, from the Commissioner of Planning and Building, be received for information.*
2. *That the Planning and Building Department report back on the public submissions received and make specific recommendations to amend the Official Plan policies for the Airport Corporate District and to amend the existing E1 (Employment in Nodes) zone standards in order to support transit oriented development.*
3. *That correspondence from Bousfields Inc. dated September 21, 2009 with respect to the proposed Official Plan Amendments and Zoning By-law Amendments Airport Corporate District - Renforth Area, be received.*

This public meeting closed at approximately 1:54 p.m.

Amended / Direction (Councillor Carmen Corbasson)

TS.14.REN W5

2. PUBLIC MEETING - Proposed Official Plan Amendments and Zoning By-law Amendments Airport Corporate District - Spectrum and Orbitor Bus Rapid Transit Station Areas, TS.14.SPE Ward 5

Councillor Eve Adams called this public meeting to order at approximately 1:54 p.m. and read the recommendation from the Corporate Report.

In response to an inquiry from a Committee member, staff explained that the reason for resistance from local area landowners' of underground parking is due to cost and market competition with other area buildings. It was noted that this resistance may decrease as the area becomes more transit oriented. A Committee member suggested that

Mississauga establish a parking authority to address this issue and provide safe and reliable parking for the public as well as generate revenue.

Staff confirmed that the community concern with respect to road infrastructure improvement plans as a result of the implementation of the Bus Rapid Transit system was forwarded to the Transportation and Works Department for review and will be included in the Supplementary Report.

Ed Grusczyk, a local area landowner, expressed concern for the type of transit being initiated, and that Bus Rapid Transit instead of Light Rail Transit will affect the value of his property and will emit more pollutants.

PDC-0077-2009

1. *That the report titled "Proposed Official Plan Amendments and Zoning By-law Amendments Airport Corporate District –Spectrum and Orbitor Bus Rapid Transit Station Areas" dated September 1, 2009, from the Commissioner of Planning and Building, be received for information.*
2. *That the Planning and Building Department report back on the public submissions received and make specific recommendations to amend the Official Plan policies for the Airport Corporate District and to amend the existing E1 (Employment in Nodes) zone standards in order to support transit oriented development.*

This public meeting closed at approximately 2:15 p.m.

Approved / Direction (Councillor Maja Prentice)
TS.14.SPE W5

3. SUPPLEMENTARY REPORT - Proposed Housekeeping Amendments to Mississauga Zoning By-law 0225-2007, City of Mississauga, BL.09.COM Wards 1-11 **Bill 51**

Staff advised that subsequent to the Information Report and public meeting held by this Committee on June 29, 2009, additional amendments to the Zoning By-law 0225-2007 have been identified which are minor in nature. Further details of the proposed amendments are contained in the Supplementary Report.

Committee directed that staff report back on the following issues:

1. With respect to charity drop boxes:
 - a) Not permitting grandfathering/legal non-conforming of existing boxes.
 - b) Licensing of boxes and enforcement under by-law.
 - c) Implementation of setbacks from residential properties.
 - d) That the Charity Drop box industry be notified as soon as possible of the proposed changes and report back on feedback received.
2. With respect to outdoor storage and outdoor display in E3 Zones: Setbacks from a residential area be addressed. Outdoor storage should not abut a residential zone.

In response to a member's inquiry, staff advised that a provision currently exists in the Zoning By-law for an accessory day care use in Employment Zones, the proposed amendment intends to clarify that a day care is permitted in E1 and E2 zones only. Staff noted that there is an outstanding appeal made by Orlando Corporation which relates to having accessory uses within the airport operating area. That appeal remains outstanding at the Region of Peel and must be resolved at the Region of Peel before it can be addressed in Mississauga Official Plan or Zoning.

Phil Stewart of Pound & Stewart Services, on behalf of Orlando Corporation, mentioned that he is in discussion with staff with respect to their client's concerns. Mr. Stewart requested that Committee received his correspondence dated September 21, 2009 distributed to Committee by the City Clerk's Office at this meeting.

PDC-0078-2009

1. *That the Report dated September 1, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, save and except the Charity Drop Box provision which is deferred to staff for further review and report back to Committee, be adopted in accordance with the following:*
 - (a) *That notwithstanding that subsequent to the public meeting, additional housekeeping changes have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.*
 - (b) *That the proposed housekeeping amendments to Zoning By law 0225-2007 as detailed in Appendix S 1 and S 3 be approved.*
2. *That correspondence from Pound & Stewart Services Planning Consultants dated September 21, 2009 with respect to the proposed housekeeping amendments to Zoning By-law 0225-2007, be received.*

Amended / Direction (Councillor Maja Prentice)
BL.09.COM W1-11

Please note that recommendation PDC-0078-2009 was amended by Council on September 30, 2009 (see Committee Reports section of Council Minutes).

4. Regional Official Plan Amendment 23 (ROPA 23) Housing Policies

Discussion ensued surrounding the general housing issue in Mississauga. Staff advised that through discussions with the Region, which included other regional municipalities, it seemed that the Region acknowledged and understood that Mississauga intends to prevent overlapping of these issues and recognized that the Region can encourage Mississauga, but that housing is Mississauga's responsibility. It was noted that staff will monitor the recommendations with the Region and will report back if there are

outstanding issues. Public input has not been sought at this time with respect to housing, staff will report back on this at an appropriate time.

Committee requested that this report be forwarded to the Region of Peel with a strong statement indicating that the Committee strongly encourages the Region to adopt the enclosed comments as Mississauga feels that certain aspects of ROPA 23 overlap with Mississauga responsibilities.

PDC-0079-2009

1. *That the proposed Regional Official Plan Amendment 23 Housing Policies, attached as Appendix 1, be supported subject to the modifications identified and detailed in Appendix 2 of the report titled "Regional Official Plan Amendment 23 (ROPA 23) Housing Policies" dated September 1, 2009 from the Commissioner of Planning and Building.*
2. *That the report titled "Regional Official Plan Amendment 23 (ROPA 23) Housing Policies", dated September 1, 2009 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.*

Approved / Direction (Councillor Maja Prentice)
CD.21.PEE

6. Sign By-law 0054-2002, as amended - Sign Variance Applications BL.03.SIG (2009)

PDC-0080-2009

That the Report and Addendum Report dated September 17, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Applications described in Appendix 1 to the Report, be adopted in accordance with the following:

1. *That the following Sign Variance **be granted**:*
 - (a) *Sign Variance Application 09-04852
Ward 7
Rasda Holdings Limited
93 Dundas St. E.
To permit the following:
One (1) ground sign with a maximum area of 15.79 sq. m. (170 ft²) and an overall height of 7.3 m (24 ft.)*

Approved (Councillor Nando Iannicca)
BL.03.SIG (2009)

The afternoon session of this meeting recessed at approximately 2:43 p.m., and was scheduled to reconvene for its evening session at 7:00 p.m.

EVENING SESSION – 7:00 P.M.

Committee reconvened for the evening session of its meeting at approximately 7:03 p.m.

5. PUBLIC MEETING – Information Report - Streetsville Infill Housing Study - Potential Zoning Amendments, CD.06.STR Ward 11

Councillor Eve Adams called this public meeting to order at approximately 7:03 p.m. and read the recommendation.

Staff explained that this study was implemented at the request of the Ward 11 Councillor to determine if amendments could be made to the Zoning By-law that would address the issue of replacement housing and large additions that are significantly larger than existing houses and thereby changing the character of established detached dwelling neighbourhoods in Streetsville. From this study, staff determined that massing regulations would be the most effective at resolving the current issues, details of those regulations are contained in their report. Generally, the amendments include the combination of reduction of permitted lot coverage, restrictions of Gross Floor Area ("GFA"), alternate definition of GFA to include attached garage, and reduced building height. Staff noted that flat roof issues will be addressed in the Supplementary Report. Resident meetings were held on January 27, 2009 and September 9, 2009 and community concerns are set out in the staff report.

The ward Councillor, George Carlson thanked staff for their extensive review of this issue. He added that a number of development applications have been received over the years and commented that the size and design of homes is increasing and are compromising the culture of Streetsville.

Committee and staff discussed similar concerns that were addressed in other wards within the City and how they compared to what staff proposed for Streetsville. It was noted that proposed massing regulations in Streetsville are more restrictive than Mississauga has implemented in other wards, however there is not a major difference. It was mentioned that implementing the site plan process for this area would provide regulation of architecture and preservation of trees for redevelopment.

Alan Chan, resident, expressed concern for his ability to expand his home in the future. He commented that these regulations will decrease the value of his property.

Dale Shura, resident, expressed concern for her ability to expand her home in the future. She commented that these regulations will decrease the value of her property. She requested that the existing zoning remain.

Lisa McDonald, resident, expressed support for the proposed regulations and supports the preservation of the Streetsville neighbourhood.

Faria Khan, resident, commented that the existing restrictions are sufficient and felt that the proposed restrictions are unnecessary. The existing homes in Streetsville are approximately thirty-five years of age and therefore may be in need of repair and expressed concern for the proposed regulations which will affect future development of her property. She commented that larger homes in the neighbourhood will increase the overall market value of existing properties.

Suzanne Craig, resident, expressed support for the proposed regulations and maintaining the character of Streetsville.

David Williams, resident, commented that Streetsville is a desirable area and questioned if provision will be made for additions or extensions that maintain the character of the existing home.

Jee loke, resident, expressed concern for her ability to expand on her home in the future. She commented that these regulations will limit the growth potential of Streetsville.

Riziero Vertolli, resident, commented that the regulations would allow expansion of existing homes within reason and would be respectful to the Streetsville neighbourhood.

John Traitses, resident, expressed concern for the decrease in value of his property.

Roman Pylypczak, resident, commented that what one might see as incompatibility another might see as diversity. He asked whether the architectural nature of homes would be regulated.

Subsequently, Councillor Carlson commented that there is strong support for the preservation of Streetsville cultural landscape and noted that it is not the intent to stop development, but to let the homes evolve with the characteristics of the community. He added that the proposed amendments will increase the value of homes as a desirable community.

PDC-0081-2009

1. *That the Report dated September 1, 2009, titled "Streetsville Infill Housing Study - Potential Zoning Amendments" from the Commissioner of Planning and Building, be received for information.*
2. *That the Planning and Building Department report back on the public submissions received and make specific recommendations to amend the existing "R2 7" (Detached Dwelling) and "R3" (Detached Dwelling) zone standards within the Streetsville Infill Housing Study area in order to retain neighbourhood character and improve compatibility between existing housing and replacement housing and detached dwelling additions.*
3. *That the Addendum Report dated September 17, 2009 to the Report dated September 1, 2009, titled "Streetsville Infill Housing Study - Potential Zoning Amendments" be received.*

4. *That correspondence from the following residents, with respect to the Streetsville Infill Housing Study, be received: Tye Beyba dated September 1, 2009; Bert and Ann Romeril dated September 14, 2009; Vicki Martyniuk dated September 20, 2009; Mike and Sandy Whitney dated September 21, 2009; and Dale Shura dated September 21, 2009.*

This public meeting closed at approximately 7:58 p.m.

Amended (Councillor George Carlson)
CD.06.STR W 11

ADJOURNMENT 7:58 P.M.