



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 2, 2008
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 Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3)
Councillor Eve Adams (Ward 5)
Councillor Carolyn Parrish (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8) (Chair)
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: 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. L. Pavan, Manager, Development Team East
Mr. C. Rouse, Acting Manager, Development Team Central
Ms. M. Cassin, Manager, Zoning By-law Review Team
Ms. J. McAuliffe, Planner, Zoning By-law Review Team
Ms. S. Khan, Planner, Policy Planning
Mr. W. Nishihama, Manager, Design Team
Mr. D. Bryan, Supervisor Sign Unit
Mr. S. Barrett, Manager, Transportation Asset Management
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

INDEX - PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 2, 2008

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. Sign Variance Applications, Sign By-law 0054-2002, as amended
2. Payment-in-Lieu of Off-Street Parking (PIL) Application – 33 Pearl Street, Debbie Cosic and Mira Tomljenovic (Planning and Engineering Initiatives Ltd. (PEIL)), FA.31 08/003 Ward 11.
3. SUPPLEMENTARY REPORT - Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, City of Mississauga, Bill 51, BL.09-COM, Wards 1-11.

EVENING SESSION - CANCELLED

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 2, 2008**CALL TO ORDER****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS CONSIDERED****AFTERNOON SESSION – 1:30 P.M.**

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

Report dated August 12, 2008 from the Commissioner of Planning and Building with respect to Sign Variance Applications, Sign By-law 0054-2002, as amended.

RECOMMENDATION:

That the Report dated August 12, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eleven (11) Sign Variance Applications described in Appendices 1 to 11 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-00402
Ward 1
The Beer Store
420 Lakeshore Road East

To permit the following:

- (i) One (1) ground sign with a height of 5.18m (16.99 ft.)
- (ii) One (1) ground sign with a setback of 0.45m (1.5 ft.) from the property line.

Provided the two illegal signs fronting Lakeshore Road East be removed.

- (b) Sign Variance Application 08-01668
Ward 5
Konica Minolta
60 Courtneypark Drive West, Unit 4

To permit the following:

- (i) One (1) roof sign supported by the roof or structure of the building.

- (c) Sign Variance Application 08-01182
Ward 5
ProLogis Canada Inc.
255 Courtneypark Drive West

To permit the following:

- (i) One (1) directional sign with a sign area of 1.28m^2 (13.78 sq. ft.).

(ii) One (1) directional sign with a height of 2.38m (7.81 ft.).

- (d) Sign Variance Application 08-01191
Ward 5
ProLogis Canada Inc.
300 Courtneypark Drive West

To permit the following:

- (i) Six (6) directional signs with a sign area of 1.28m^2 (13.78 sq. ft.).

(ii) Six (6) directional signs with a height of 2.38m (7.81 ft.).

- (e) Sign Variance Application 08-01188
Ward 5
ProLogis Canada Inc
450 Courtneypark Drive West

To permit the following:

(i) Two (2) directional signs with a sign area of 1.28 m² (13.78 sq. ft.).

(ii) Two (2) directional signs with a height of 2.38m (7.81 ft.).

(f) Sign Variance Application 08-00420

Ward 5

Mr. Greek Express

5985 Mavis Road, Unit 402

To permit the following:

(i) One (1) fascia sign not located on the unit occupied by the business.

(g) Sign Variance Application 08-01641

Ward 11

No Frills Store

6465 Erin Mills Parkway

To permit the following:

(i) One (1) fascia sign located on a building façade which does not have a main entrance for the public or faces a parking lot or driveway.

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

(a) Sign Variance Application 08-01173

Ward 1

Penningtons / Addition Elle 14+

1970 Dundas Street East

To permit the following:

(i) One (1) fascia sign not located on the unit occupied by the business.

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

To permit the following:

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

- (c) Sign Variance Application 07-07782
Ward 7
Ready Import Limited – Mississauga Honda
432 Hensall Circle

To permit the following:

- (i) One (1) additional ground sign with an area of 18.58m² (200 sq. ft.).
(ii) One (1) ground sign with a height of 10.66m (35ft.).

- (d) Sign Variance Application 08-00401
Ward 7
ICICI Bank
3024 Hurontario St.

To permit the following:

- (i) One (1) fascia sign located on the third storey of the building façade.
(ii) One (1) fascia sign not located on the unit occupied by the business.

Ward 3 Councillor Maja Prentice referenced Item 2 (b), Sign Variance Application 08-01066, Rockwest Property Inc., 4120 Dixie Road and advised that she had been contacted by the applicant. Councillor Prentice requested the application be deferred to provide an opportunity for her to meet with the applicant.

Councillor Nando Iannicca acknowledged that Bob Redinger of Ready Honda was in the audience representing Item 2 (c), Sign Variance Application 07-07782, Ready Import Limited – Mississauga Honda, 432 Hensall Circle. Councillor Iannicca requested that

Item 2 (c) be deferred allowing an opportunity for him to meet with the applicant.

A verbal motion by Councillor Nando Iannicca to amend Items 2 (b) and 2 (c) of the recommendation to have Sign Variance Applications 08-01066 and 07-07782 deferred pending discussions with the Ward Councillors and applicants, and to approve the remainder of the recommendation as outlined in the Corporate Report dated August 12, 2008 from the Commissioner of Planning and Building, was voted on and carried.

AMENDED/APPROVED

Recommendation PDC-0064-2008 (Councillor Nando Iannicca)

BL.03.SIG (2008)

2. Payment-in-Lieu of Off-Street Parking (PIL) Application – 33 Pearl Street, Debbie Cosic and Mira Tomljenovic (Planning and Engineering Initiatives Ltd. (PEIL)), FA.31 08/003 Ward 11

Report dated August 12, 2008 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) Application -- 33 Pearl Street.

RECOMMENDATION:

That the Report dated August 12, 2008 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/003 W11, Debbie Cosic and Mira Tomljenovic, 33 Pearl Street, southeast quadrant of Pearl Street and Broadway Street, be adopted in accordance with the following for "Lump Sum Payment Report" agreements:

1. That the sum of \$4,308.00 be approved as the amount for the payment-in-lieu of one (1) off-street parking space and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with the owner/occupants for a real estate office.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the

approval will lapse and a new PIL application along with the application fee will be required.

A verbal motion by Councillor George Carlson to approve the recommendation as outlined in the Corporate Report dated August 12, 2008 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) Application for 33 Pearl Street, was voted on and carried.

APPROVED

Recommendation PDC-0065-2008 (Councillor George Carlson)

FA.31 08/003 W11

Note: At the Council Meeting of September 10, 2008 where Recommendation PDC-0065-2008 was considered for adoption, the recommendation outlined in the Corporate Report dated August 12, 2008 from the Commissioner of Planning and Building with respect to file FA.31 08/003 W11 for 33 Pearl Street was amended to change the sum of \$4,308.00, as the amount for the payment-in-lieu, to \$8,616.00 due to an administrative error when interpreting the fees and charges by-law.

3. SUPPLEMENTARY REPORT - Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, City of Mississauga, Bill 51, BL.09-COM, Wards 1-11

Report dated August 12, 2008 from the Commissioner of Planning and Building with respect to Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87.

RECOMMENDATION:

That the Report dated August 12, 2008, from the Commissioner of Planning and Building recommending approval of proposed housekeeping amendments to Zoning By-law 0225-2007 and proposed Official Plan Amendment 87, be adopted in accordance with the following:

1. 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.
2. That the proposed housekeeping amendments to Zoning By-law 0225-2007 as

detailed in Appendices S-1 and S-3 be approved.

3. That Council endorse the proposed changes as noted in Recommendation No. 2 for sites that have been appealed to the Ontario Municipal Board with respect to Zoning By-law 0225-2007.
4. That proposed Official Plan Amendment 87 be approved.

Ward 5 Councillor Eve Adams stated that she had no concerns at this time with respect to the proposed housekeeping amendments. However, she requested a briefing by staff, prior to the passing of the by-law, with respect to the amendments and their relationship to Ward 5.

Councillor Maja Prentice referred to Appendix S-1, Page 34, B/L 131 (Map 19) of the Corporate Report and asked staff to confirm if Pagehurst is an Avenue versus a Road. Edward Sajecki, Commissioner of Planning and Building ensured that the address would be verified and corrected if required.

A verbal motion by Councillor Eve Adams to approve the recommendation as outlined in the Corporate Report dated August 12, 2008 from the Commissioner of Planning and Building with respect to Proposed Housekeeping Amendments – Zoning By-law 0225-2007 and Proposed Official Plan Amendment 87, was voted on and carried.

APPROVED

Recommendation PDC-0066-2008 (Councillor Eve Adams)

BL.09-COM

Councillor Nando Iannicca wondered if the cancellation of tonight's evening session of Planning and Development Committee was a planned decision as a result of the meeting following Labour Day. He stated his support for the decision as he felt that a Planning and Development Committee Meeting directly following Labour Day would not be an appropriate agenda to consider matters of a significant nature. Councillor Iannicca requested that staff consider this as protocol in future.

ADJOURNMENT @ 1:50 p.m.

EVENING SESSION – CANCELLED

REPORT 12 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

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

PDC-0064-2008

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- BL.09-COM