

Issued March 19, 2012



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 27, 2012 - 7:05 P.M.

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
Councillor Chris Fonseca	Ward 3 (Departed at 8:59 p.m.)
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5 (Chair)
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor George Carlson	Ward 11

Members Absent

Mayor Hazel McCallion	
Councillor Ron Starr	Ward 6
Councillor Sue McFadden	Ward 10

Laura Wilson, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: laura.wilson@mississauga.ca

STAFF PRPRESENT

Mr. E. Sajeki, Commissioner, Planning and Building
Mr. G. Kent, Director, City Strategy and Innovation
Ms. M. Ball, Director, Development and Design
Mr. J. Calvert, Director, Planning
H. MacDonald, Director, Strategic Housing Initiative and
Business Services
Ms. K. Yerxa, Legal Counsel
Ms. D. Rusnov, Manager, Development Central
Mr. D. Marcucci, Manager, Park Planning
Mr. S. Barrett, Manager, Transportation and Asset Management
Ms. I. Sultz McDowell, Manager, Planning Services Centre
Mr. F. Spagnolo, Manager, Planning Examination Services
Ms. S. Tanabe, Manager, Community Planning, Policy Planning
Division
Mr. S. Czajka, Supervisor, Information Planning
Mr. T. Lee, Planner
Mr. P. Stewart, Planner
Ms. C. Radice, Legislative Coordinator
Ms. L. Wilson, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 27, 2012**CALL TO ORDER**

7:05 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

NIL

MATTERS TO BE CONSIDERED

1. Draft Port Credit Local Area Plan

Report dated February 7, 2012 from the Commissioner of Planning and Building with respect to the Draft Port Credit Local Area Plan.
CD.03.POR

Paul Stewart, Planner and Susan Tanabe, Manager, Community Planning, Policy Planning Division made a deputation with respect to the Draft Port Credit Local Area Plan. They noted the goals of the plan which included the creation of an urban village, the delineation of a distinct water front, the enhancement of the public realm, ensuring balanced growth and the protection and enhancement of a complete community.

Councillor Jim Tovey, Ward 1, sought clarification with respect to timelines and Mr. Stewart outlined the projected timelines, which included possible open houses in April and May, and the circulation process beginning in the fall of 2012.

Councillor Pat Mullin, Ward 2, sought clarification with respect to the Imperial Oil Lands and it was noted that the lands were identified as a key waterfront site. Gary Kent, Director, City Strategy and Innovation noted that staff would come back with an update regarding the lands.

Councillor Jim Tovey, moved the following motion which was voted on and carried:

PDC-0015-2012

That a public meeting be held by the Planning and Development Committee to consider the Draft Port Credit Local Area Plan attached, under separate cover, to the report titled "*Draft Port Credit Local Area Plan*" dated February 7, 2012 from the Commissioner of Planning and Building and further, that the Draft Port Credit Local Area Plan be placed on public display and circulated to City Departments, agencies and stakeholders for review and comment.

File: CD.03.POR

APPROVED – (Councillor J. Tovey)

2. Focus on Mississauga 2012, Residential Directory 2012, Office Directory 2012, and Mississauga Existing Land Use Study 2010

Report dated February 7, 2012 from the Commissioner of Planning and Building with respect to Focus on Mississauga 2012, Residential Directory 2012, Office Directory 2012, and Mississauga Existing Land Use Study 2010.

CD.15.MIS

Steve Czajka, Supervisor, Information Planning, presented Focus on Mississauga 2012, the Residential Directory 2012, the Office Directory 2012, and the Mississauga Existing Land Use Study 2010. He gave an overview of each document, outlined the key findings and noted that the reports help monitor the Official Plan.

Discussion ensued with respect to areas in the City of Mississauga that were meeting or exceeding projected density and the cumulative affect of intensification on the City of Mississauga. An information session with respect to the matter was suggested and it was further noted that the Official Plan identified areas where intensification should take place. The Planning and Development Committee discussed provincial funding for transit and it was noted that due to growth, rapid transit would be necessary and requires support from the Province.

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

PDC-0016-2012

That the report titled "Focus on Mississauga 2012", "Residential Directory 2012", "Office Directory 2012" and "Mississauga Existing Land Use Study 2012" dated February 7, 2012 from the Commissioner of Planning and Building, be received.

File: CD.15.MIS

APPROVED – (Councillor N. Iannicca)

3. Interim Control By-law for the Downtown, Request for Amendments and a One Year Extension to the By-law

Report dated February 7, 2012 from the Commissioner of Planning and Building with respect to the Interim Control By-law – for the Downtown, Request for Amendments and a One Year Extension to the By-law.

File: CD.21.DOW

Councillor Frank Dale moved the following motion which was voted on and carried:

PDC-0017-2012

1. That the report titled “Interim Control By-law for the Downtown, “Request for a One Year Extension” dated February 7, 2012, from the Commissioner of Planning and Building, be received.
2. That Interim Control By-law 0046-2011 be amended as described in this report and as shown in Appendix I-2.
3. That Interim Control By-law 0046-2011 be extended for an additional period of one year, to provide an opportunity to complete the planning study for the Downtown.

File: CD.21.DOW

APPROVED – (Councillor F. Dale)

4. Planning Application and Building Permit Fees

Report dated February 7, 2012 from the Commissioner of Planning and Building with respect to Planning Application and building Permit Fees.

Andrew Grunda, Watson and Associates Economists Ltd. and Heather MacDonald, Director, Strategic Housing Initiative and Business Services, made a deputation with respect to the Planning Application and Building Permit Fees Corporate Report. Ms. MacDonald provided background with respect to the fees study and Mr. Grunda spoke to the legislative context for the fee review, the methodology, findings and recommendations. He also detailed two proposals for increasing cost recovery for Planning and Building applications. It was noted that City of Mississauga staff supported the second option presented, with modifications which included a change to re-zoning and site plan fees for small scale retail commercial applications, the institution of a development application review committee fee and a change to the zoning letters fee recommended in the Watson and Associates report. It was further noted that the proposed fees would be applicable by May 1st, 2012 and that applications in process would not be affected by fee increases.

Councillor Mullin, sought clarification with respect to fees for small additions. Ms. MacDonald noted that there would not be a one hundred percent (100%) cost recovery on alteration applications and stipulated that this would be made up in fees for other applications. Discussion ensued with respect to the cross subsidization of fees and the building of a reserve fund. It was noted that approximately eight hundred thousand dollars (\$800 000.00) would be put into a reserve fund each year after the new fee structure is implemented.

Councillor Pat Mullin, Ward 2, moved the following motion which was voted on and carried:

PDC-0018-2012

1. That the report titled "Planning Application and Building Permit Fees" from the Commissioner of Planning and Building, dated February 7, 2012, be adopted.
2. That the necessary amending by-law to the City's Planning Act Fees and Charges By-law be prepared in accordance with Appendix 4, attached to the report titled "Planning Application and Building Permit Fees", dated February 7, 2012 to be in effect May 1, 2012.
3. That the necessary amending by-law to the City's General Fees and Charges By-law be prepared to be in effect May 1, 2012.
4. That the necessary amending by-law to the City's Building By-law be prepared to be in effect May 1, 2012.
5. That the following correspondences be received:
 - (a) Letter dated February 24, 2012, to the Commissioner of Planning and Building, from Alana DeGasperis, Planning Coordinator, Building Industry and Land Development Association (BILD).
 - (b) Letter dated February 27, 2012, to the Planning and Development Committee, from Philip J. Stewart, Pound and Stewart, Planning Consultants.

File: CD.15.MIS

APPROVED – (Councillor P. Mullin)

5. City of Mississauga Telecommunications Tower / Antenna Facilities Protocol

Report dated February 15, 2012 from the Commissioner of Planning and building with respect to the City of Mississauga's Telecommunications Tower/ Antenna Facilities Protocol.

Tim Lee, Planner gave presentation with respect to the Report. He outlined the background of the matter and specified that the revised protocol would improve the public notification and consultation process, establish location and design guidelines for applicants, and provide a clear and concise outline of the City's role in the consultation process.

Councillor Mullin suggested that two additional points be added to the recommendation, to be numbered seven (7) and eight (8) and outlined the background and purpose of the additions. She also sought clarification with respect to wording in the protocol and the fee structure. Mr. Lee clarified the wording in the report and Ingrid Sultz McDowell Manager, Planning Services Centre, spoke to the matter and noted that if the protocol is adopted, staff would conduct time tracking and by the end of the year, would determine if fees should be increased.

Councillor Pat Saito, Ward 9, spoke to possible locations for telecommunications equipment including the installation of equipment on hydro polls located along major arterial roadways. She suggested that this would ensure that residents would receive adequate service while making the equipment unobtrusive. Marilyn Ball, Director, Planning and Development noted that the proposed protocol dealt only with the installation of telecommunication towers but further noted that the Transportation and Works Department had been involved in conversations with the industry and Enersource regarding new technologies and that information regarding the technologies would be presented in a report at General Committee.

Discussion ensued with respect to the public consultation process and it was noted that public consultation is not required by Industry Canada for towers under a certain height. The Planning and Development Committee sought clarification as to whether or not consultation could be required for all installations regardless of height. Ms Ball noted that while Industry Canada did not make it a requirement the City of Mississauga could ask for public consultation in all instances. Councillor Saito suggested that the protocol specify who was responsible for convening a meeting and further suggested that if a Member of Parliament declined to host a consultation meeting, the Applicant be made responsible for the meeting. Councillor George Carlson, Ward 11, suggested that in practice, the outcome of public consultation meetings should be communicated to the public. Councillor Chris Fonseca, Ward 3, suggested that the protocol stipulate that Members of Parliament be required to hold a public consultation meeting within a specific time frame and report back to the City of Mississauga and if a meeting was not convened, the Applicant be required to hold a meeting. It was noted that staff would look at incorporating the suggestions into the protocol.

Councillor Katie Mahoney, Ward 8, sought clarification with respect to how the City of Mississauga would enforce compliance to height requirements. Ms. Ball noted that when a tower is installed certification outlining what was constructed would be required. Discussion ensued with respect to compliance and enforcement and it was noted that staff would look at enforcement issues.

Councillor Chris Fonseca, Ward 3, departed at 8:55 p.m.

Steven Dagastino, on behalf of Telus, Bell and Rogers Communications gave a deputation with respect to the City of Mississauga's proposed protocol. He described cellular networks, defined a cell and described the evolution of cell networks. Mr. Dagastino also outlined the various methods of tower installation, differing designs and emerging technologies. He then outlined concerns with the protocol and requested that City of Mississauga staff meet with stakeholders to review the concerns.

Discussion ensued with respect to health issues and Mr. Dagastino specified that the IARC's ruling did not note that cell phone tower radio waves are potentially hazardous but that the ruling was specific to cell phone radio waves.

Councillor Jim Tovey, Ward 1, sought clarification as to how many towers would be required in the City of Mississauga to accommodate demand. Mr. Dagastino noted that towers would not necessarily be required and other types technologies could be used but that some towers could be required. Further to Councillor Tovey's comments, Ms. Ball noted that City staff would be willing to engage in discussion with Mr. Dagastino and stakeholders.

Dorothy Tomiuk, resident, MIRINET and Town of Port Credit representative addressed the Planning and Development Committee with respect to the installation of telecommunication towers. She noted her concern with visual pollution and stipulated that her emphasis is on the planning and aesthetics of telecommunication towers. She suggested that the protocol stipulate that if any City of Mississauga Department is aware that a tower is being installed, the Ward office be made aware. Councillor Saito asked if Ms. Tomiuk and the associations had talked about acceptable locations for the installation of telecommunication equipment. Ms. Tomiuk noted that coverage versus capacity would have to be reviewed. Discussion ensued and it was recognized that there was a need for telecommunication equipment but establishing appropriate locations was important.

Dr. Joe Fedwitz (sp), spoke to health concerns connected with telecommunication towers and encouraged the Planning and Development Committee to ensure that the City of Mississauga is absolved of any legal ramifications.

It was noted that staff would consider the comments and suggestions from the Planning and Development Committee and would bring an updated report to City Council.

Councillor Pat Mullin, Ward 2, moved the following motion which was voted on and carried:

PDC-0019-2012

1. That the report dated February 23, 2012 from the Commissioner of Planning and Building, entitled "City of Mississauga Telecommunication Tower/ Antenna Facilities Protocol" be received and referred to Planning and Building Staff to report back with recommendations at the March 7, 2012 Council Meeting.

2. That the deputations made by the following parties be received:
 - (a) Steven Dagastino
 - (b) Dorothy Tomiuk
 - (c) Joe Fedwitz

File: CD.15.MIS

APPROVED – (Councillor P. Mullin)

ADJOURNMENT - 9:38 p.m.
(Councillor N. Iannicca)