

Issued October 3, 2012



## MINUTES

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, SEPTEMBER 17, 2012 - 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

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3 ( <b>Chair</b> )
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7 (Departed 8:10 p.m.)
Councillor Katie Mahoney	Ward 8 (Departed 8:11 p.m.)
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11 (Departed 8:30 p.m.)

Laura Wilson, Legislative Coordinator, Office of the City Clerk  
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STAFF PRESENT:

Mr. E. Sajecki, Commissioner, Planning and Building  
Mr. J. Calvert, Director, Policy Planning  
Ms. M. Ball, Director, Development and Design  
Ms. M. Taggart, Legal Counsel  
Ms. R. Poitras, Manager, Development South  
Mr. S. Barrett, Manager, Transportation and Asset Management  
Mr. D. Morita, Manager, Development Engineering  
Mr. Paul Stewart, Policy Planner  
Ms. Karen Crouse, Policy Planner  
Ms. Karin Phuong, Policy Planner  
Ms. C. Radice, Legislative Coordinator  
Ms. L. Wilson, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 17, 2012****CALL TO ORDER**

Councillor Fonseca, Chair, called this meeting to order at 7:00 p.m.

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

Nil

**MATTERS TO BE CONSIDERED**

Councillor Tovey made a motion to change the Agenda order and the items on the Planning and Development Committee Agenda for September 17, 2012 were dealt with in the following order:

Item 2  
Item 3  
Item 4  
Item 1

1. **PUBLIC MEETING**  
Draft Port Credit Local Area Plan, Ward 1  
File: CD.03.POR

Councillor Fonseca, Chair, called this public meeting to order at 7:21 p.m.

Paul Stewart, Development Planner, Policy Division, addressed the Planning and Development Committee with respect to the Draft Port Credit Local Area Plan. He noted that the purpose of the meeting was to obtain comments from the public regarding the plan. He further noted that these comments would be addressed in a subsequent report to the Planning and Development Committee.

Mr. Stewart noted that the Draft Port Credit Local Area Plan was part of the Mississauga Official Plan and that local area plans were intended to address unique circumstances in areas that require a more extensive planning framework. He outlined the geographic limits of the plan noting that the boundaries were roughly the railway, Lake Ontario, Seneca Avenue and lands just west of Shawnmarr Road. Mr. Stewart specified that the Draft Port Credit Local Area Plan included a community node character area, neighbourhood character area, green system and corridors and stipulated the policies within the plan reflect the different elements. He noted that the plan had been drafted as part of the New Mississauga Official Plan which was before the Ontario Municipal Board. Mr. Stewart outlined the public engagement and circulation process and outlined the next steps in the planning process.

Madam Mayor raised a question with respect to a comprehensive plan for the lakefront lands across Mississauga. Ed Sajecki, Commissioner of Planning and Building noted that a plan encompassing the entire waterfront throughout the city would be created in the future.

The following persons were in the audience and spoke to the item:

Frank Giannone  
Chris Mackie  
Dorothy Tomiuk  
Dirk Blyleven  
John Cassan

Frank Giannone, resident, addressed the committee with respect to several properties including the Ports Hotel, Elmwood Plaza and the Liquor Control Board of Ontario (LCBO) Plaza. He noted that the Ports Hotel should fall into a separate category due to its location and encouraged the Planning and Development Committee and staff to consider a higher density when applying zoning to the Elmwood Plaza and the LCBO Plaza.

Chris Mackie, resident and Cranberry Cove Homeowners Association representative detailed the area represented by the association and encouraged the Planning and Development Committee and staff to consider the area as separate from the south residential neighbourhoods. He requested that the description in Draft Port Credit Local Area Plan of the Cranberry Cove neighbourhood reflect the history of the area, and raised a concern with respect to the statement regarding infill in section ten point three point five (10.3.5) of the document. He further requested that the appropriate type of infill for the Cranberry Cove area be stipulated in the plan. Mr. Mackie also requested that the plan address the preservation and enhancement of the tree canopy and pedestrian safety. He raised a concern with respect to the height of infill and re-development and requested that height and the way in which height was measured be addressed. Mr. Mackie noted that the Cranberry Cove Homeowners Association was willing to re-write the section regarding the Cranberry Cove area and submit it to the Planning and Building Department.

Councillor Mullin sought clarification from Mr. Mackie asking if he was requesting an infill by-law and specific zoning related to height and side yards. Mr. Mackie confirmed that the association was requesting a height restriction and a change in the way height was measured.

Dorothy Tomiuk, resident and Town of Port Credit Association representative addressed the Planning and Development Committee with respect to the Draft Port Credit Local Area Plan. She outlined the components that should be considered when developing the plan. These components included engagement, the waterfront corridor, the green corridor, the transportation corridor, the neighbourhood corridor, the cultural/ heritage corridor and the economic corridor. Ms. Tomiuk further noted that the association wanted two (2) to three (3) storey development for the Lakeshore Corridor and raised concerns with respect to an increase in infill and re-development density and height. She requested that the ambiguity between zoning

by-law, Mississauga Official Plan and the Draft Port Credit Local Area Plan be addressed. Ms. Tomiuk noted that metrics for height and floor space index (FSI) were important and spoke to paragraph ten point three point six point two (10.3.6.2) regarding the assembly of adjacent properties encouraging the Planning and Development Committee and staff to clearly define expectations for Port Credit.

Dirk Blyleven, representing Sal Muccio, property owner in Port Credit addressed the Planning and Development Committee. He raised concerns with respect to height limits and noted that the height restrictions were not desirable for re-development. He suggested that schedule two (2) B of the Draft Port Credit Local Area Plan be amended to allow for an increase in storeys for the properties approximately located along Stavebank Road, north of Lakeshore Road East which had currently allowed for two (2) to four (4) storeys.

John Cassan, Real Estate Appraiser, Cassan Appraisals, raised a concern with respect to height restrictions noting that re-developing a building from two (2) to three (3) storeys was not desirable. He noted that increasing height restrictions would make more economic sense for re-development.

Councillor Mullin spoke to the character of the area and noted that an infill by-law and appropriate zoning would ensure that the character of the area was maintained.

Councillor Tovey noted that all parties and stakeholders involved would have to compromise in order to obtain the goal of a human scale water front. He noted his appreciation for all those involved.

Madam Mayor sought clarification as to whether or not Light Rail Transit (LRT) was proposed for the area noting that the installation of the LRT would impact planning in Port Credit and therefore it needed to be considered if it was to be installed. Mr. Sajecki confirmed that the installation of the LRT in Port Credit was not a priority and was not encompassed in the plan noting that upgraded bussing was more likely. Councillor Tovey noted his support for upgrading bussing.

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

PDC-0054-2012

1. That the report titled "*Draft Port Credit Local Area Plan*", dated August 28, 2012 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held at the Planning and Development Committee meeting on September 17, 2012, be received.
3. That staff report back to Planning and Development Committee on the submissions made.

4. That the following correspondences be received:
  - a. Email and letter dated April 13, 2012 from Victor Labreche, Labreche Patterson and Associates
  - b. Email and attached letter dated September 7, 2012 from Marie and Gavin Clark
  - c. Email September 17 and attached letter dated September 13, 2012 from Denise Baker, Townsend and Associates
  - d. Email dated September 16, 2012 from Peter and Anezka Adamek
  - e. Email dated September 16, 2012 from Glen Menzie
  - f. Email dated September 17, 2012 from Lois Campbell
  - g. Email and attached letter dated September 17, 2012 from John M. Alati, Davies Howe Partners LLP
  - h. Email and attached letter dated September 17, 2012 from James Cox, Canada Lands Company CLC Ltd.
  - i. Email and attached letter dated September 17, 2012 from Michael Spazinani

File: CD.03.POR

APPROVED – (Councillor Tovey)

This public meeting closed at 9:36 p.m.

2. Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area, Ward 5  
File: CD.03.GAT

Madam Mayor addressed page six (6) of Appendix two (2) of the Corporate Report, dated August 28, 2012 from the Commissioner of Planning and Building regarding Proposed Amendments to Mississauga Official Plan (2011) and sought clarification regarding legal non-conforming permission being denied. Marcia Taggart, Legal Counsel noted that the legal department would look into the matter and discuss it with staff. Madam Mayor asked if Highland Farms had been informed of the proposal and Karen Crouse, Policy Planner, confirmed that the Planning and Building Department were requesting permission from the Planning and Development Committee to circulate the Corporate Report to City Departments, agencies and stakeholders for review and comment further confirming that all business owners would be notified. Madam Mayor noted her support for the policy that no vehicle repair shops or tire stores be recommended for the area. In response to a question posed by Madam Mayor, Ms. Crouse confirmed that zoning for a restaurant would be changed if the recommended policies were approved.

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

PDC-0055-2012

That a public meeting be held to consider proposed official plan amendments as recommended in the report titled "*Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area*" dated August 28, 2012 from the Commissioner of Planning and Building, and that the report be circulated to City departments, agencies and stakeholders for review and comment.

File: CD.03.GAT

APPROVED – (Councillor Crombie)

3. Establishment of a Malton Business Improvement Area (BIA), Ward 5  
File: CD.05.MAL

Sam Kohli, President of Malton Business Improvement Area (BIA) Steering Committee spoke in support of establishing a BIA noting that it would benefit Malton through revitalization, beautification and unification of the image. He outlined the goals of the BIA which included beatifying the Malton business district, promoting the community and delineating it as a destination for the rest of Mississauga and the Greater Toronto Area.

Councillor Crombie spoke in support of establishing the BIA noting that it would help Malton become a destination for shoppers. She suggested that if established, the BIA could work in conjunction with the City of Mississauga's Community Improvement Plan. Councillor Crombie also spoke to the possible timeline noting if the BIA were established, advertising money would be pooled by the next tax cycle in the spring of 2013 and the benefits of the BIA would be visible soon after.

Councillor Tovey spoke in support of the BIA and Madam Mayor noted that the BIA would give Malton status and further noted that the actions of the BIA could help create community spirit. She further noted that through the beatification process, areas of concern in Malton would be addressed. Councillor Fonseca spoke to the matter and noted that the establishment of the BIA connected with three (3) of the City of Mississauga's pillars including belonging, connecting and prospering.

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

PDC-0056-2012

1. That the report titled "Establishment of a Malton Business Improvement Area (BIA)" dated August 28, 2012 from the Commissioner of Planning and Building, be received.

2. That the City Clerk give notice to all commercial and industrial property owners defined under the *Municipal Act, 2001*, within the proposed BIA boundary, of City Council's intention to enact a by-law to establish the boundaries of the Malton BIA as shown on Appendix 4.

File: CD.05.MAL

APPROVED – (Councillor Crombie)

4. Information Report - Cooksville Mobility Hub Plan Implementation, Land Use and Design Regulatory Framework Project  
File: CD.03.DOW

Councillor Iannicca spoke to the purpose of the initiative noting that the planning framework would deal with the re-vitalization of Cooksville, a mobility hub, developing a transit oriented community, an urban village and the T.L. Kennedy site.

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

PDC-0057-2012

1. That the report titled "Information Report Cooksville Mobility Hub Plan Implementation - Land Use and Design Regulatory Framework Project" dated August 28, 2012, from the Commissioner of Planning and Building, be received for information.
2. That Planning and Building staff be directed to carry out the work plan as attached as Appendix 1 and report back on the draft regulatory framework prior to proceeding to a public meeting.

File: CD.03.DOW

APPROVED – (Councillor Iannicca)

**ADJOURNMENT** – 8:37 p.m.,  
(Councillor Starr)