



## **MINUTES**

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### **PLANNING & DEVELOPMENT COMMITTEE**

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, FEBRUARY 11, 2013 - 7:01 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1  
<http://www.mississauga.ca>

#### **Members Present**

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

Stephanie Smith, Legislative Coordinator, Office of the City Clerk  
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email: [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)

STAFF PRESENT:

Mr. M. Powell, Commissioner, Transportation and Woks  
Ms. M. Ball, Director, Development and Design  
Mr. D. Marcucci, Manager, Parks Planning  
Ms. M. Taggert, Legal Counsel  
Mr. S. Barrett, Manager, Transportation Asset Management  
Ms. Diana Rusnov, Manager  
Mr. Steven Bell, Urban Designer  
Mr. S. Czajka, Manager, Information Planning  
Mr. D. Kraljevic, Researcher  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Sacha Smith, Legislative Coordinator  
Ms. Stephanie Smith, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – February 11, 2013****CALL TO ORDER**

Councillor Saito called the meeting to order at 7:01p.m.

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

Nil

**MATTERS TO BE CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended  
File: BL.03-SIG (2011)

Ron Kanter, Representing Nanda & Associate Lawyers, expressed his appreciation of the sign variance application process and thanked staff for the approval.

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

PDC-0004-2013

That the report dated January 22, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested seven (7) Sign Variance Applications described in Appendices of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 12-02860  
Ward 4  
Mississauga Civic Centre  
300 City Centre Drive  
  
To permit the following:
    - (i) Two (2) banner signs displayed on the south elevation of the building.

(b) Sign Variance Application 12-02583

Ward 5

Touchless Car Wash

7280 Dixie Road

To permit the following:

- (i) One (1) sign that extends above the roof line of a building.
- (ii) One (1) fascia sign having an area of 20.01% of the building elevation facing the gas pumps.

(c) Sign Variance Application 12-02248

Ward 5

Nanda & Associates Lawyers

2980 Drew Road

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the building.

(d) Sign Variance Application 12-03094

Ward 5

AIMIA

2845 Matheson Blvd. East

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the building.

(e) Sign Variance Application 12-01638

Ward 6

Crown Property Management

115 Matheson Blvd. W.

To permit the following:

- (i) One (1) additional ground sign on the property.

- (f) Sign Variance Application 12-01862  
Ward 8  
Amica Mature Lifestyles Inc.  
4620 Kimbermount Ave.

To permit the following:

- (i) One (1) banner sign installed on the 4, 5, and 6<sup>th</sup> floors of the west elevation until October 31, 2013.

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

- (a) Sign Variance Report 12-01824  
Ward 11  
Henkel  
6200 Millcreek Drive
- (i) A third ground sign fronting Millcreek Drive.

FILE: BL.03-SIG (2011)  
CARRIED – (Councillor Crombie)

2. 2011 Census Results, Office Directory 2013, Residential Directory 2013  
File: CD.15.MIS

Steve Czajka, OLS, Manager, Information Planning spoke to the Committee and noted that their website had currently received one million downloads.

David Kranjcevic, Research, Information Planning, outlined the Corporate Report and specifically how the City of Mississauga has changed since 2006.

He spoke to the following subject matters:

- Population and Dwelling Counts
- Age and Sex
- Households, Families, Marital Status and Housing
- Languages
- Office Directory 2013
- Residential Directory 2013

Mr. Kranjcevic noted that the next voluntary survey is the National Household Survey and would be released in August 2013.

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

PDC-0005-2013

That the report titled "2011 Census Results", "Office Directory 2013", "Residential Directory 2013", dated January 22, 2013, from the Commissioner of Planning and Building, be received.

File: CD. 15.MIS

RECEIVED (Councillor Iannicca)

3. Report on Comments for Proposed Official Plan Amendment, Zoning By-Law Amendment and Built Form Standards for the Downtown Core.  
Wards 4 and 7  
File: CD.21.DOW

Diana Rusnov, Manager, Legislative Services, Deputy Clerk, and Steven Bell, Urban Designer presented the Implementing Documents that established the planning framework for the Downtown Core. They addressed that the Interim Control By-law allowed them to evaluate gaps in the existing planning process and establish a framework to create the ultimate Downtown vision of a vibrant, multimodal and mix use centre. Mr. Bell outlined the Downtown 21 Master plan 6 key principals that formed the framework and implementation documents.

The following subject matters were outlined and spoken to that resulted from the studies required and undertaken by Staff to address the Interim Control By-law to ensure the vision for the Downtown was achieved:

- Local Area Plan
  - The section was expanded to elaborate on the functions of the Downtown Core and its position as the employment, retail, civic and culture center with residential, educational and entertainment within the City. The Local Area Plan also addressed; density, population projections, special site policies, and an implementation section that addressed site plan requirements and acquisition of new roads.
- Zoning By-law Amendments
- Built Form Standards
- Changes to the Mississauga Official Plan
  - Regarding right of way widths
- Site Plan By-Law Amendments to implement the Built Form Standards

Ms. Rusnov outlined schedules associated with the Local Area Plan.

Mr. Bell addressed pedestrians and vehicle passages through street frontages. He noted refinements to the built form standards, zoning by-laws, and retail activation streets. He outlined the Urban Design that was implemented to ensure the Downtown vision was achieved to create a public realm.

Dennis Wood, Wood Bull LLP., representing Morguard Investments Ltd., addressed the Committee and noted previous concerns that had been raised and noted that Morguard had met with staff to discuss the concerns. He stated that the report is premature and requested that it be deferred to allow conversation to happen regarding the LRT and the road system. He also raised concerns regarding language that had been inserted into the Official Plan including conditions related to the holding provisions and felt that the issue is beyond that limits of the municipality and requested input from the City Solicitor. He also addressed concerns with the proposed Site Control By-law amendments that state that development should be consistent with the Built Form Standards.

Marilyn Ball, Director, Development and Design outlined that the LRT and road network planning process incorporates Councils vision for higher order transit in the Downtown Core.

Marcia Taggart, Legal Council requested that the Legal questions raised be deferred to the next Council meeting.

Councillor Mullin noted that the City needs to be consistent and have strong clear views on architectural design for the City and that flexibility in guidelines needs to be removed.

Councillor Dale noted that the existing Downtown Plan and Zoning By-laws permit land uses that are incompatible with Councils vision of the Downtown.

Madam Mayor commented that flexibility in the Downtown Core needs to come to an end. She noted that transportation is a key issue to create a pedestrian friendly Downtown Core and that the LRT is a key component. She also noted to achieve a vibrant Downtown Core it requires office and commercial buildings and activity for the younger generation.

Martin Powell, Commissioner, Transportation and Works noted that the concerns received from Morguard are being reviewed and that that LRT and road network would go through an environmental assessment.

John Filipetti, Vice President of Development, Oxford Properties introduced Cyndi Rottenberg-Walker, Partner, Urban Strategies Inc. Ms. Rottenberg-Walker outlined the concerns of Oxford Properties as follows; specific policies to allow Square One and the Downtown Core to evolve together; integration of the future Square One Master Plan; associated block size; characteristics of streets; mix of permitted uses; and, the location of the transit hub. She requested that the Committee defer the approval of the documents so further discussions can occur.

Councillor Starr posed the question to Oxford Properties regarding conceptual designs outlining changes to the subject lands and inquired if discussions had occurred with Staff. Mr. Filipetti noted that Staff were present and discussion had occurred.

Marilyn Ball commended Oxford Properties on creating a Master Plan and noted that dialogue will continue between staff and Oxford Properties.

Madam Mayor noted the importance of the road network to ensure success of a vibrant Downtown Core and that Oxford Properties and City Staff need to work together to achieve this.

Councillor Dale commented that the report aligns with the Downtown 21 Master Plan and that City Staff need to work together with landowners for a successful Downtown Core.

Councillor Iannicca noted that the report is a long time coming and thanked staff for all their hard work.

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

PDC-0006-2013

That the Report dated January 22, 2013, from the Commissioner of Planning and Building, titled "Report on Comments - Proposed Official Plan Amendment, Zoning By-law Amendments and Built Form Standards for the Downtown Core " be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, 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 Downtown Core Local Area Plan in Mississauga Official Plan be deleted and replaced with the Downtown Core Local Area Plan, attached to this report.
3. That Mississauga Official Plan Table 8-3: Road Classification – Minor Collector be amended to add the Downtown Core to the Character Area categories with a Right of Way width range of 23-26 m (75.5 – 85.3 ft.) and Table 8-4: Road Classification – Local Roads be amended to delete the reference to the Downtown Core right of way being 20 m (65.6 ft.) and replacing it with 23 m (75.5 ft.).



4. That the proposed amendments to Zoning By-law 0225-2007 as attached in Appendix 5 of this report, be approved.
5. That the Built Form Standards for the Downtown Core attached as Appendix 6 of this report, be approved.
6. That the Site Plan Control By-law 0293-2006, as amended, be further amended to require all applications for site plan approval in the Downtown Core to provide plans and drawings that are consistent with the Built Form Standards for the Downtown Core as attached as Appendix 7.
7. That the letter dated February 8, 2013 from Dennis H. Wood on behalf of Morguard Investments Limited be received.

APPROVED – (Councillor Dale)

**ADJOURNMENT – 8:15 pm**  
(Councillor Starr)

