



## MINUTES

### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, DECEMBER 3, 2012 - 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 (Chair)
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor George Carlson	Ward 11

#### Members Absent

Councillor Sue McFadden	Ward 10
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Stephanie Smith, 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. H. MacDonald, Director, Business Services  
Ms. M. Taggart, Legal Counsel  
Mr. D. Marcucci, Manager, Park Planning  
Mr. S. Barrett, Manager, Transportation Asset Management  
Ms. C. Radice, Legislative Coordinator  
Ms. Stephanie Smith, Legislative Coordinator  
Ms. Sacha Smith, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 3, 2012**

**CALL TO ORDER**

Councillor Iannicca 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 (2012)

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

PDC-0071-2012

That the report dated November 13, 2012 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications as described in the Appendices of the report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 12-01411  
Ward 4  
Connect Hearing  
377 Burnhamthorpe Rd. E.

To permit the following:

- (i) One (1) fascia sign that is not located on the unit occupied by the business.
- (b) Sign Variance Application 12-02765  
Ward 4  
Target  
100 City Centre Drive

To permit the following:

- (i) Four (4) fascia signs not expressly permitted by the Sign By-law.
- (c) Sign Variance Application 12-01365  
Ward 5  
Booster Juice  
80 Courtneypark Drive East

To permit the following:

- (i) One (1) fascia sign attached to an exterior wall which is not forming part of the unit occupied by the business.
- (d) Sign Variance Application 12-02392  
Ward 9  
Churchill Meadows Christian Church  
7755 Tenth Line West

To permit the following:

- (i) One (1) fascia sign with a sign area of 24.96 sq. m. (268.67 sq. ft.).
- (e) Sign Variance Application 12-02850  
Ward 11  
DuPont/Pioneer  
1919 Minnesota Crt.

To permit the following:

- (i) A third (3<sup>rd</sup>) sign located between the limits of the top floor and the parapet.
  - (ii) A second (2<sup>nd</sup>) ground sign on a property having only one street line.
2. That the following Sign Variances be deferred to a future Planning and Development Committee meeting to allow for further review:

- (a) Sign Variance Application 12-02248  
Ward 5  
Nanda & Associate Lawyers  
2980 Drew Rd.

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

While a precedent has been established for second storey signage on this building, the proposed signage is not designed in similar scale or character to the other second storey signage and does not compliment the architectural features of the building.

APPROVED – (Councillor Dale)  
FILE: BL.03-SIG (2012)

2. Proposed Amendment 2 to the Growth Plan for the Greater Golden Horseshoe, 2006  
File: LA.07.PRO

Councillor Nando Iannicca noted that there were no requests from members of the Committee for a presentation on this matter.

Councillor Tovey inquired if there are sufficient numbers provided for staff to review. Ed Sajecki noted that staff are satisfied with the numbers and that staff are confident that there are enough numbers to work with.

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

PDC-0072-2012

That the report titled "Proposed Amendment 2 the Growth for the Greater Golden Horseshoe, 2006", dated November 13, 2012 from the Commissioner of Planning and Building, be received and forwarded, by the City Clerk, to the Ministry of Infrastructure the Region of Peel, the City of Brampton and the Town of Caledon.  
LA.07.PRO

APPROVED - Councillor Tovey

3. Housing Choices: Second Units Implementation Strategy  
File: CD 06 AFF

Councillor Mullin spoke to the matter and noted the concerns expressed during public consultation. Heather MacDonald, Director Strategy Housing Initiatives & Business Services responded that staff would recommend that the zoning regulations require that the owner occupy the home for secondary units. If someone wishes to rent their basement, but they are not residing in the home they would be required to go to the Committee of Adjustment to get permission. The City would not

have the right of entry, however if there are complaints, Enforcement Division staff would not require entry to determine if a secondary suite is present.

Councillor Mullin enquired about the opportunity to gain additional revenue with secondary suites. Ms. MacDonald responded that staff met with the Municipal Property Assessment Corporation and there are no plans to have a separate property tax assessment category. Staff are proposing a 2- tiered licensing fee to cover the licensing costs for secondary suites in owner occupied homes and investment properties.

Councillor Saito expressed concern about the licensing fee if a separate property tax assessment class is not created. She noted that the proposed licensing fee is low and should be reviewed. She also spoke to a distance restriction for secondary suites. Ms. MacDonald advised that legislation permits secondary suites throughout the City. Discussion ensued with respect to restrictions on rooming houses.

Councillor Mahoney spoke to the matter and referred to parking and the use of transit. Ms. MacDonald advised that most people in basement apartments have one car and it was clear in the public consultation that there must be one parking spot for the unit. Discussion ensued with respect to the number of secondary units in the City.

Mayor McCallion expressed concern that the report notes that the financial impact would be revenue neutral. She noted that secondary units would help the housing problem, but will have an impact on City services.

Councillor Starr spoke to the matter and noted the parking issues and impact on City services with basement apartments. He expressed concern with the one-time licensing fee as people can make changes to the home after the inspection. He suggested that there be an annual fee because it is a business. Councillor Carlson spoke to the matter and noted that the City will have to find ways to make secondary suites work.

Councillor Fonseca enquired about municipalities that charge an annual licensing fee. Ms. MacDonald noted that there are some municipalities that charge an annual fee. Councillor Fonseca requested additional information on municipalities that charge an annual fee. Discussion ensued with respect to implementing a licensing fee.

Councillor Saito enquired about implementing fines. Ms. MacDonald advised that a report would be coming forward on the licensing requirements. Councillor Saito noted that the City of Waterloo has a separation distance requirement and requested additional information on the requirements. Discussion ensued with respect to the feasibility of disclosure to the City when a home is sold and it is beyond what the zoning includes.

Mayor McCallion suggested that the financial impact section in the report be removed because there are issues with the statement that secondary units would be revenue neutral.

PDC-0073-2012

That the report titled "*Housing Choices: Second Units Implementation Strategy*" dated November 13, 2012 from the Commissioner of Planning and Building be received for information and that a statutory public meeting be scheduled and further that the financial impact section of the report be removed.

CD 06 AFF

Amended/Received (Mayor McCallion)

4. Proposed Amendments to the City of Mississauga Telecommunication Tower/ Antenna Facilities Protocol (Interim)

File: EC.19-TEL

Tim Lee, Planner, addressed the Planning and Development Committee with respect to the proposed amendments to the City of Mississauga Telecommunication Tower/ Antenna Facilities Protocol. He provided background information regarding previous Council adopted interim protocols. He outlined separation distance from sensitive land use, proposed fees and staff resources. He further reviewed and provided clarification to key changes to the interim protocol and concluded proper public notification and consultation is provided to local residents.

Councillor Mullin noted that she previously asked staff to investigate how the Town of Oakville responded to a letter received from the MP and indicated it was not helpful as they went directly to Industry Canada. She addressed the timing of public meetings and asked if antennas under 15cm need public consultation. Mr. Lee responded that public consultation is not necessary as it would require a notice to the municipality of any towers excluded from consultation. Councillor Mullin stated she is in support of the amendments to the Telecommunication Tower Protocol and that the telecommunications industry needs to be challenged to be less invasive and that a distance indicator needs to be placed.

Councillor Fonseca addressed the design of a tower and indicated she would like to see alternative design types to the standard tower. She spoke upon the new provisions of redundant towers. Mr. Lee advised that towers inactive for two years would be requested to be removed and that the site location be returned to the original state.

Councillor Mahoney inquired how you know when the site tower is out of service. Mr. Lee advised that inactive cell towers would appear run down and complaints would be received by residents. Councillor Mahoney indicated that clarification is need surrounding inactive cell towers.

Julie Morris, President, Hillcrest Ratepayers Association addressed the committee and noted that this issue is not just a local issue and would affect everyone. She raised issues of cell tower leases and wondered if staff would be

notified when the lease is expired. Ms. Morris mentioned that pressure needs to continue on the Federal Government and on the Telecommunication Industry.

Councillor Mullin noted that the public needs to continue placing pressure on MP's, MPP's and Industry Canada and to challenge the look of towers to become aesthetically appealing.

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

PDC-0074-2012

1. That the Report dated November 13, 2012 from the Commissioner of Planning and Building entitled "Proposed Amendments to the City of Mississauga Telecommunication Tower/Antenna Facilities Protocol (Interim)", be received for information.
2. That the revised "City of Mississauga Telecommunication Tower/Antenna Facilities Protocol" dated November 13, 2012, attached as Appendix 7 to the Report dated November 13, 2012, from the Commissioner of Planning and Building entitled "Proposed Amendments to the City of Mississauga Telecommunication Tower/Antenna Facilities Protocol (Interim)", be adopted to replace the "City of Mississauga Telecommunication Tower/Antenna Facilities Protocol (Interim)" dated March 5, 2012.
3. That the fee of \$2,500.00 for the processing and consultation required for Telecommunication Tower/Antenna Facilities Request Forms be increased to \$5,000.00 where a public information session is required and \$4,000.00 where a public information session is not required and that the necessary amendment to the City's General Fees and Charges By-law be brought forward to Council for consideration.
4. That a fee of \$300.00 be approved for the processing and review required for issuing a Notice of Telecommunication Tower/Antenna Facility Exclusion and that the necessary amendment to the City's General Fees and Charges By-law be brought forward to Council for consideration.
5. That the following correspondence be received:
  - a. Letter dated December 3, 2012 from Stephen J. D'Agostino

EC.19.TEL

RECIEVED - Councillor Mullin

5. City of Mississauga – Outdoor Lighting Review  
File: CD.07.OUT

Councillor Saito addressed concerns related to the planning process and that the site plan control is not strong enough to protect adjacent resident against lights. She addressed concerns related to acceptable and non-acceptable lighting fixtures. She suggested adding a disclaimer to the plan to advise this is not a complete list and other types of lights are not acceptable.

Councillor Mullin made note that she is glad both residential and commercial buildings addressed in the report.

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

PDC-0075-2012

1. That the report dated November 13, 2012, from the Commissioner of Planning and Building entitled "City of Mississauga – Outdoor Lighting Review", be received for information.
2. That the Site Plan Approval process be modified to include a more detailed review of proposed outdoor lighting on properties abutting or adjacent to residentially zoned properties and to require all proposed lighting fixtures to be shielded.

CD.07.OUT

RECIEVED – Councillor Saito

6. PUBLIC MEETING

Information Report - Official Plan Amendment and Rezoning Applications - To permit a 140 unit, 22 storey condominium apartment building with 180 m<sup>2</sup> (1,937 sq. ft.) of commercial uses at street level and surface parking to serve the abutting funeral home to the south 6, 8 and 10 Ann Street, southwest corner of Ann Street and High Street East. Owner: Scott and Deanna Insley and Home Alone Property Management Services Limited Applicant: F.S. 6810 Limited Partnership (FRAM Building Group), **Bill 51**, Ward 1  
File: OZ 11/ 014 W1

Councillor Iannicca, Chair, called this public meeting to order at 8:26 p.m.

Frank Giannone, President, FRAM Building Group, addressed the Committee and outlined previous public consultation meetings with community workshops regarding the proposed development.

Kim Harrison, Senior Planner, FRAM Building Group, addressed the Committee with respect to the proposed development. She described the site location, land designation character area and spoke to the proposed zoning standards. She

compared the RA5 Zone to the proposed RA5-Exception Zone and addressed the lot landscape area.

Ralph Giannone, Principal, Giannone Petricone Associates, addressed the Committee and reviewed the proposed village characteristics. He outlined the base and scale of the proposed building and compared characters of surrounding buildings. He also compared the skyline between 2006 to the future. He presented the building's streetscape from east to west along lakeshore and noted the 2 storey pedestrian podium. He advised that the building design was presented to the Urban Design Committee and they indicated support for the application.

Councillor Mullin commented that it is interesting that developers use the GO Station for intensification purposes. She referred to the Plan Designate Policy and inquired how the form and scale of the new building and is the design compatible in the surrounding area. Ralph Giannone responded by stating that they compared the scale from the existing area noting that the village is comprised of different building heights. Councillor Mullin ask about the lack of sanitary capacities in the area. Ms. Harrison responded that they are currently working with staff on this issue.

Councillor Saito asked for confirmation if the density is 295.2units/acre. Ben Phillips, Planner confirmed that the number was correct.

Councillor Tovey asked if the Urban Design Committee provided any comments regarding the density on the proposed site. Mr. Phillips responded that they did not provide comments regarding the density, but did comment that the design was appropriate.

Mary Simpson, President, Town of Port Credit Association (TOPCA), spoke to the matter and outlined the transitional graduated heights in building, concerns regarding affordable housing and increased traffic creating gridlock. She outlined the City's Corporate Report and indicated what the proposed area would look like if development continues. She advised if exceptions are allowed to continue, it will impact the main street village character. She indicated that the Port Credit smart growth objectives do not appear on the site and stated that this is the wrong project for the site.

Hugh Mackenzie, Vice-President, Cranberry Cove Port Credit Ratepayers' Association spoke to the exquisite design of the building. He further spoke to the development challenges. He noted that: the location of the proposed development poses challenges such as, lack of parking for the adjacent funeral home, parking spaces for visitors, the building height is over the maximum 15 stories, shadowing, and that the site location is too small for the project.

Neil Bolding and Lisa Manera (sp), Resident, addressed the Committee in opposition of the application. Mr. Bolding and Ms. Manera expressed concerns related to the

placement of the proposed development including the parking ramp, the increased exhaust from the underground parking, construction noise, lack of parking, shadowing, loss of enjoyment for residents in the surrounding area which may affect

their investment in the property.

Mr. and Mrs. Nadeera Kadeera (sp), Resident, addressed the Committee in opposition of the application. Mr. and Mrs. Kadeera raised concerns of the proposed building being on a small lot, increased traffic in the area and losing tenants.

John MacKinnon, Chair, Credit Reserve Association, spoke to the proposed development and indicated members of the Association were involved in the stakeholders group. He further spoke to the height, transitional grade and healthy intensification. He also noted that the proposed building is being built in the wrong location. He addressed that the parking outlined in the proposed development needs to be addressed by staff and should comply with the parking by-law.

Heather Clarke and Jeannie Marmen Partner, Skinner & Middlebrook Funeral Home addressed the committee in opposition of the application. Ms. Clarke and Ms. Marmen addressed concerns related to the proposed reduction in parking spaces for the funeral home and the size of the proposed building.

Councillor Starr asked for clarification about the reduction in parking spaces at the funeral home. Ms. Marmen responded that the parking spots on Ann Street would be sold to FRAM by one of their partners and they would have to purchase 17 spots from FRAM.

Scott Kletke, President, Lakeview Rate Payers Association, indicated that the Lakeview Rate Payers Association are in support of the City's guidelines regarding the proposed development. He advised that the Association is also in support with the comments from Town of Port Credit Association and Credit Reserve Association.

Mitchell Fasken, Resident, spoke in support of the application. Mr. Fasken outlined the history of Port Credit, addressed intensification and that the newly constructed development, have positively changed the proposed area. He indicated that this development would bring growth to the area. He also noted that the proposed plan offers great features and is a great building plan.

David McComb, Resident, addressed the committee and spoke in support of the application. He outlined that Port Credit is developing and recognized that this development is forward thinking. He outlined the growth occurring in the golden horseshoe area, spoke upon the tax base and that infrastructure is needed to support the increased growth. He noted that the proposed development provides seniors and graduating students the opportunity to remain in their community. Councillor Tovey thanked everyone for attending the meeting and indicated density and height were his concerns on the proposed development.

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

1. That the Report dated November 13, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Retail Commercial" to "Residential-High Density I-Special Site" and to change the Zoning from "C4" (Mainstreet Commercial) to "RA5-Exception" (Apartment Dwellings), to permit a 140 unit, 22 storey condominium apartment building with 180 m<sup>2</sup> (1,937 sq. ft.) of commercial uses at street level and surface parking to serve the abutting funeral home to the south under file OZ 11/014 W1, Scott and Deanna Insley and Home Alone Property Management Services Limited, 6, 8 and 10 Ann Street, southwest corner of Ann Street and High Street East, be received for information.
2. That the following correspondences be received:
  - a. Email dated December 3, 2012 from Ellen Timms, General Manager, Port Credit Business Association
  - b. Letter dated December 3, 2012 from Dr. & Mrs. A Gavin Clark, Resident
  - c. Email dated December 3, 2012 from Jeannie Rowe Marmen, Funeral Director, Skinner and Middlebrook Funeral Home
  - d. Letter dated December 3, 2012 from Deborah Anderson, Property Manager, Peel Condominium Corporation No. 275
  - e. Email dated December 3, 2012 from Margaret Soden, President, Strus and Associates Inc.
  - f. Email dated December 2, 2012 from Karen O'Neil, Resident
  - g. Email dated November 26, 2012 from Marilyn Bertrand-Lawson, Resident

OZ 11/014 W1

RECEIVED - Councillor Tovey

This public meeting closed at 9:41 p.m.

**ADJOURNMENT – 9:41 pm**  
(Councillor Starr)