



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MAY 16, 2011

AFTERNOON SESSION – (CANCELLED)

EVENING SESSION – 7:00 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 Frank Dale (Ward 4)
Councillor Ron Starr (Ward 6)
Councillor Katie Mahoney (Ward 8) **(Chair)**
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Chris Fonseca (Ward 3) – other municipal business
Councillor Nando Iannicca (Ward 7)
Councillor Pat Saito (Ward 9)

John Britto, Legislative Coordinator, Office of the City Clerk
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STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building

Ms. H. A. MacDonald, Director, Business Services, Planning &
Building

Mr. R. Poitras, Manager of Development & Design

Ms. A. Wilson-Peebles, Legal Counsel, Legal Services

Mr. S. Barrett, Manager Transportation and Asset Management

Mr. D. Bryan, Supervisor, Signs Unit

Ms. E. Irvine, Planner, Policy Planning

Mr. J. Hardcastle, Planner, Development & Design

Ms. K. McConkey, Office of the City Clerk

Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – MAY 16, 2011

CALL TO ORDER : 7:00 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil

The Committee concurred to move Item 3 on the Agenda forward to be discussed ahead of Item 2

MATTERS CONSIDERED

EVENING SESSION – 7:00 P.M.

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

Corporate Report dated April 12, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

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

PDC-0021-2011

That the Report dated April 12, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Applications described in Appendix 1 and 2 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 10-00566 (Ward 1)
1252 Hurontario St.

To permit the following:

- (i) A ground sign in the Mineola special sign district with a height of 2.89m (9.48 ft.).

- (b) Sign Variance Application 10-02521 (Ward 2)
2125 North Sheridan Way

To permit the following:

- (i) A third fascia sign located between the limits of the top floor and the parapet.

BL.03-SIG (2011)

APPROVED (Councillor Jim Tovey)

3. **SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, to permit a two storey office building at 1110 Lorne Park Road, northwest corner of Lorne Park Road and Albertson Crescent. Owner: Jacan Construction Ltd, Applicant: Wellings**

Planning Consultants Inc., OZ 08/015 W2, **Bill 51**

Councillor Katie Mahoney called this public meeting to order at approximately 7:05 p.m. and read the staff recommendation.

Mr. J. Hardcastle, Planner, Development and Design Division, presented the Corporate Report and recommendations pertaining to the official plan amendment and rezoning application to develop a two storey office building at 1110 Lorne Park Road.

Mr. R. McDougall, resident addressed the Committee expressing a preference for single family dwellings. Mr. McDougall commented on the proposed landscape plans, and stated that the local residents look forward to a successful resolution of this issue.

Councillor Pat Mullin thanked the Focus Group for attending the meetings and participating in the planning process relating to the proposed development.

Councillor Pat Mullin moved the following amendment motion which was voted on and carried.

PDC-0022-2011

That the Report dated April 26, 2011, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 08/015 W2, Jacan Construction Ltd., 1110 Lorne Park Road, northwest corner of Lorne Park Road and Albertson Crescent, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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 amendment is hereby waived.
2. That the application to amend Mississauga Plan from "Residential - Low Density I" to "Office" to permit a two storey office building, be approved.
3. That the application to change the Zoning from "R2-1" (Detached Dwellings - Typical Lots) to "O-Exception" (Office) to permit a two storey office building in accordance with the proposed zoning standards described in Appendix S-5 of this report, be approved subject to the following condition:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential - Low Density I" to "Office".
6. That the correspondence from Agnes Steflik, resident, received by the Clerk's Office on May 16, 2011, be received.
7. That the Development Agreement to be executed prior to by-law enactment include the concept elevation drawings and provisions to ensure that the building as constructed be substantially consistent with the elevations appended to the Agreement.

OZ 08/015 W2

AMENDED: (Councillor Pat Mullin)

This public meeting closed at approximately 7:25 pm

2. Building Foundations: Building Futures, Ontario's Long-Term Affordable Housing Strategy - Comments

Corporate Report dated April 26, 2011, from the Commissioner of Planning and Building entitled Building Foundations: Building Futures, Ontario's Long-Term Affordable Housing Strategy - Comments, providing information and comments on the implications of the LTAHS and *Bill 140*.

Mayor Hazel McCallion expressed concerns regarding the legislation's impact on community centers and schools in the City. Mayor McCallion also expressed concerns on how secondary units will be assessed for property taxes, with specific emphasis on the loss of revenue from illegal basement apartments in the City.

Ms. H. McDonald, Director of Business Services, Planning and Building Department advised that the Province of Ontario is likely to proclaim the section of the Act relating to secondary units in early 2012.

Responding to a question by Mayor McCallion, Ms. McDonald advised that the Province has held public forums and information sessions as part of the preparation of the Long-Term Affordable Housing Strategy, a couple of which were attended by staff from the City's Planning and Building Department.

Ms. McDonald advised the Committee that staff is currently working on a communication plan that will be presented to a future Planning and Development Committee meeting.

Mayor McCallion expressed concerns on how residents will be informed about the passing of the legislation regarding secondary units.

Mayor Hazel McCallion requested the Commissioner of Planning and Building to prepare a report for consideration by Council, and to register the City's concerns with the Province of Ontario, with regard to secondary units in single family homes.

Councillor Pat Mullin commented on the closure of schools in south Mississauga and its impact on the residents. Councillor Mullin suggested that MPPs should hold public meetings in each riding to seek feedback from the community regarding the legislation for secondary units. Councillor Mullin further suggested that the City work with Peel Living on pilot projects on the management of secondary units in the City.

Responding to a question from Councillor Jim Tovey regarding lack of information on evicting residents who default in the payment of their hydro bills, rent, etc., Ms. McDonald advised that staff have been focusing on the secondary unit aspect of the legislation, and will need to further investigate on how the matter of defaulting payments is managed.

Ms. McDonald advised that an education session for Councillors has been scheduled immediately after General Committee on June 8, 2011.

Mr. Ed Sajecki, Commissioner of Planning and Building suggested that Councillors advise himself or Ms. McDonald of any specific questions they (Councillors) would like answered, which staff will endeavor to include in the education session on June 8, 2011.

Councillor Sue McFadden expressed her willingness to be involved with the proposed focus groups to work on the issues of secondary units. Councillor McFadden supported Councillor Mullin's recommendation that MPPs organize public consultations within their ridings.

Councillor Ron Starr commented on complaints received in his office regarding parking issues faced by residents living in basement apartments.

Councillor Katie Mahoney commented on a zoning by-law that has been put in place by the City for the protection of students. Councillor Mahoney further commented on licensing requirements for renting basement apartments.

Mayor Hazel McCallion and Councillor Pat Mullin moved the following amendment motion which was voted on and carried.

PDC-0023-2011

1. That the report titled "Building Foundations: Building Futures, Ontario's Long-Term Affordable Housing Strategy – Comments," dated April 26, 2011, from the Commissioner of Planning and Building, be received for information.
2. That the report titled "Building Foundations: Building Futures, Ontario's Long-Term Affordable Housing Strategy - Comments," dated April 26, 2011, from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing.
3. That staff prepare a report for Council's consideration, addressing concerns regarding secondary residential units.
4. That staff prepare a letter from the Mayor to the Minister of Municipal Affairs and Housing outlining the City's concerns regarding the financial and implementation challenges to permit second units within the City of Mississauga.
5. That staff prepare a letter from the Mayor to each Member of Provincial Parliament (MPP) representing the City of Mississauga, requesting that they initiate public meetings in each of their ridings to seek public input on the legislation to permit basement apartments in single family dwellings within the City.

CD.06.AFF

APPROVED: (Mayor Hazel McCallion and Councillor Pat Mullin)

ADJOURNMENT – 7:35 P.M.