



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, SEPTEMBER 30, 2013 - 7:00 P.M.

COUNCIL CHAMBER, 2ND 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 (Left at 7:37 p.m.)
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9 (Chair)
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Councillor Nando Iannicca	Ward 7 (other municipal business)
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Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
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email: mumtaz.alikhan@mississauga.ca

STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department
Mr. Ray Poitras, Acting Director, Development and Design Division
Mr. John Calvert, Director, Policy Planning Division
Ms. Kelly Yerxa, Deputy City Solicitor, Legal Services
Mr. Steve Barrett, Manager, Transportation Asset Management,
Transportation and Works Department
Mr. Darren Morita, Manager, Development Engineering
Mr. David Marcucci, Manager, Park Planning
Mr. Edward Nicolucci, Urban Designer
Mr. Ken Franklin, Service Agreement Coordinator, Transportation
and Works Department
Ms. Katherine Mahoney, Development Planner
Mr. David Breveglieri, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Sacha Smith, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 30, 2013**CALL TO ORDER**

Councillor Saito called the meeting to order at 7:00 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil

APPROVAL OF MINUTES

The Minutes of the Planning and Development Committee held on September 16, 2013, were approved as presented.

MATTERS TO BE CONSIDERED

The order of the agenda was changed as follows:

3. **PUBLIC MEETING**

Information Report on a City-initiated Official Plan Amendment and Rezoning to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, 990-994 Lakeshore Road West, south side of Lakeshore Road West, east of Lorne Park Road.

Owner: Roland Smitas, Sylvia Smitas and Simone Bradley

Applicant: City of Mississauga, Bill 51, (Ward 2)

File: CD.21 LAK

David Brevleglieri, Planner, Development and Design Division, Planning and Building Department reviewed the context of the subject property and the background of the application. The proposed amendments are City-initiated in order to change the zoning from private open space designation to detached residential as permitted prior to the implementation of Zoning By-law 0225-2007. The applicant's request to revert the zoning to allow detached dwellings with the same standards as previously permitted necessitates an Official Plan Amendment, however, it should be noted that the hazard lands associated with Moore Creek must remain within a "Greenbelt" designation with an associated "G1" (Greenbelt) zone. This will protect the sensitive natural hazards located on the eastern portion of the site.

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

PDC-0063-2013

- (a) That the Report dated September 10, 2013, from the Commissioner of Planning and Building regarding the City-initiated amendment to the Official Plan from "Private Open Space" and "Greenbelt" to "Residential Low Density I" and "Greenbelt" and to change the Zoning from "OS1-2" (Open Space) to "R2-5" (Detached Dwellings – Typical Lots) to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.) on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek under file CD.21 LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990 – 994 Lakeshore Road West, be received for information.
- (b) That the letter dated September 30, 2013 from Scott Zies, President, Lorne Park Estates Association, be received.

RECEIVED (Councillor P. Mullin)

File: CD.21 LAK

1. Role of Mississauga Urban Design Advisory Panel
File: MG.11.URB

The Committee noted that the signed waiver letter alluded to the Mississauga Urban Design Panel (Panel) members' attendance, and not the Panel's comments, being used at the Ontario Municipal Board (OMB) proceedings. Mr. Ed Sajecki, Commissioner, Planning and Building Department, responded that the waiver will ensure that a member cannot be retained by an applicant while he sits on the Panel to prevent conflict of interest, and that the protocol has been changed so that in-camera discussions will not be recorded. He advised that minutes for open discussions will be taken to record the Panel's comments and recommendations based on specific questions posed by City staff. Ms. Kelly Yerxa, Deputy City Solicitor, confirmed that the waiver would provide protection against a member using the Panel's comments in favour of an applicant at an OMB proceeding.

The Committee questioned the necessity for recording any minutes of the Panel's discussions.

Mr. Edward Nicolucci, Urban Designer, Development and Design Division, noted that in instances where the Planning and Building Department determines that there are unresolved land use issues with an application, the matter would not go to the Panel.

The Committee felt that the role of the Panel has expanded from its original vision of advisor to staff on urban design issues, and recent events had created dangerous precedence. It was also noted that staff are capable of determining architectural design issues. Members also expressed concern that the Panel's in-camera

sessions will be utilized for land use and policy discussions. Mr. Sajecki responded that it is useful for staff to have the flexibility of the Panel's expertise with respect to clarification on design issues versus land use in instances where the former does not comply with the Official Plan and Zoning By-law.

The Committee members reiterated their concern that the Panel will give advice with respect to any proposed policy or guidelines affecting a community's physical environment. The role of the Panel should be to strictly comment on design issues and that there should be no in-camera sessions discussing land use or policies.

Madam Mayor moved the following motion which was voted on and carried:

PDC-0064-2013

That the Report dated September 10, 2013 from the Commissioner of Planning and Building entitled "Mississauga Urban Design Advisory Panel – Revised Terms of Reference and Protocol", be referred to staff to further simplify the Terms of Reference and clearly define the Panel's role as an advisor to staff on issues related specifically to design, and report back to the Planning and Development Committee.

RECEIVED – (Mayor McCallion)
File: MG.11.URB

(Councillor Mullin left the meeting at 7:37 p.m.)

2. **PUBLIC MEETING**

Information Report on Rezoning and Draft Plan of Subdivision Applications to permit 24 semi-detached dwellings, 5337 and 5353 Ninth Line, South of Tacc Drive, east side of Ninth Line

Owner: Cal-Arvona Developments Inc.

Applicant: KLM Planning Partners Inc, Bill 51, (Ward 10)

File: OZ 13/004 W10 and T-M13001 W10

Mr. Ryan Virtanen, Senior Partner, KLM Planning Partners Inc., provided a brief overview of the context, the rezoning applications and the architectural elevations of the subject property.

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

PDC-0065-2013

That the Report dated September 10, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1" (Detached Dwelling - Typical Lots) and "RM1-1" (Semi-Detached Dwellings) to "RM1-1 " (Semi-Detached Dwellings) and "RM1 - Exception" (Semi-Detached Dwellings) zones under file OZ 13/004 W10 and a Draft Plan of Subdivision to permit 24 semi-detached dwellings under file T-M13001 W10, Cal-Arvona Developments Inc., 5337 and 5353 Ninth Line, be received for information, subject to the notwithstanding clause.

RECEIVED – (Councillor S. McFadden)

File: OZ 13/004 W10 and T-M13001 W10

ADJOURNMENT - 7:46 pm (Councillor R. Starr)