



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, OCTOBER 15, 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 Pat Mullin	Ward 2
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Sue McFadden	Ward 10 (Chair)
Councillor George Carlson	Ward 11

Members Absent

Councillor Jim Tovey	Ward 1 (Other Municipal Business)
Councillor Chris Fonseca	Ward 3 (On Personal Business)
Councillor Ron Starr	Ward 6 (Other Municipal Business)
Councillor Pat Saito	Ward 9 (Away due to illness)

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
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email: mumtaz.alikhan@mississauga.ca

STAFF PRESENT: Mr. John Calvert, Director, Policy Planning Division
Ms. Marcia Taggart, Legal Counsel, Legal Services
Mr. Darren Morita, Manager, Development Engineering
Mr. Steve Czajka, Manager, Information Planning
Mr. David Marcucci, Manager, Park Planning, Community Services
Mr. Darren Bryan, Supervisor, Sign Unit
Ms. Stephanie Segreti, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Julie Lavertu, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – October 15, 2013**CALL TO ORDER**

Councillor McFadden called the meeting to order at 6:58 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil

APPROVAL OF MINUTES

The Minutes of the Planning and Development Committee held on September 30, 2013, were approved as presented.

APPROVED (Councillor K. Mahoney)

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2013)

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

PDC-0066-2013

That the Report dated September 24, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 13-04183
Ward 5
Prologis
255 Courtneypark Dr. W.

To permit the following:

- (i) One (1) directional sign with a sign area of 2.79 sq. m. (30.0 sq. ft.) and a height of 2.44m (8.0 ft.).

- (b) Sign Variance Application 13-05258
Ward 5
L & T Infotech
2810 Matheson Blvd. E.

To permit the following:

- (i) Two (2) additional fascia signs located between the limits of the upper floor and the parapet along with two (2) existing fascia signs plus four (4) art logos on the office building.

- (c) Sign Variance Application 13-05415
Ward 11
Cyncorp Developments Inc.
100 Queen St. S.

To permit the following:

- (i) Two (2) fascia signs on the side elevation that does not face a parking lot or a driveway located on the property.
(ii) Eleven (11) fascia signs that project 0.91m (3.0 ft.) from the building face.

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

- (a) Sign Variance Application 12-01757
Ward 1
Starlight Investment Ltd.
206 Lakeshore Rd. E.

To permit the following:

- (i) One (1) ground sign for each street line where the building is set back 2.16m (7.09 ft.) from the street line.
(ii) One (1) ground sign to encroach onto the City road allowance.

- (b) Sign Variance Application 13-01759
Ward 1
Starlight Investment Ltd.
212 Lakeshore Rd. E.

To permit the following:

- (i) One (1) ground sign located within a sight triangle.
(ii) One (1) ground sign for each street line where the building is setback 3.0m (9.84 ft.) from the street line.

ADOPTED – (Councillor B. Crombie)
File: BL.03-SIG (2013)

At this point the order of the agenda was changed as follows:

3. SUPPLEMENTARY REPORT

Official Plan Amendment and Rezoning Applications to permit a crematorium within the existing funeral home on 3263 Derry Road East, north of Derry Road East, east of Airport Road

Owner: 1429036 Ontario Inc. (Benisasia Funeral Home Inc.)

Applicant: Glen Schnarr and Associates Inc., **Bill 51**, (Ward 5)

File: OZ 09/012 W5

Mr. Charles Barclay, on behalf of the Concerned Citizens of Malton, spoke in support of the staff recommendation, and urged the Committee to refuse the application. He cited land use compatibility, air quality and public health concerns. Mr. Barclay also noted that the Concerned Citizens of Malton has been granted participant status at the Ontario Municipal Board (OMB) proceedings.

Councillor Crombie recapped that the *Funeral, Burial and Cremation Services Act, 2002* came into effect on July 1, 2012 allowing crematoriums outside of a cemetery, however, the Ministry of Environment had indicated that it is the City's responsibility to control its own land use. Official Plan Amendment (OPA) No.7 implemented a minimum 300 m (984.2 ft.) separation distance requirement between proposed crematoriums and sensitive land uses. The crematorium does not meet this minimum requirement. In addition to the environmental and land use issues, Councillor Crombie noted that the application did not provide adequate space for the greenbelt setback for parking or adequate disabled parking spaces. Councillor Crombie expressed opposition to the application as it is not in the public's interest.

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

PDC-0067-2013

That the Report dated September 24, 2013, from the Commissioner of Planning and Building recommending refusal of the Official Plan Amendment and Rezoning applications under File OZ 09/012 W5, 1429036 Ontario Inc. (Benisasia Funeral Home Inc.), 3263 Derry Road East, north of Derry Road East, east of Airport Road, be adopted in accordance with the following:

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Municipal Board (OMB) hearing on the subject applications in support of the recommendation outlined in the report dated September 24, 2013 from the Commissioner of Planning and Building.
2. The proposed crematorium is not in the public interest under the *Funeral, Burial and Cremation Services Act, 2002* and should be refused.
3. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) hearing arising from Council's decision that the

proposed crematorium is not acceptable from a planning perspective and is not in the public interest under the *Funeral, Burial and Cremation Services Act, 2002*.

4. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on any modifications to the position deemed necessary during or before the OMB hearing process, however, if there is a potential for settlement, then a report shall be brought back to Council by the City Solicitor.

ADOPTED (Councillor B. Crombie)

File: OZ 09/012 W5

2. Mississauga Growth Forecasts 2011 - 2014
File: CD.15.GRO

Mr. Glen Broll, Partner, Glen Schnarr and Associates Inc. addressed the Committee on behalf of Northern Realty and Diamond Corporation, to ensure that the population for their mixed-use high density Lakeview development will be included in the growth forecasts. He noted that the developers are eagerly awaiting the Inspiration Lakeview Master Plan approval in August 2014 in order to move forward with their applications

Mr. John Calvert, Director, Policy Planning Division, responded that most of the population has been assigned, however, for the unallocated portion staff cannot commit to where and when the allocation will be finalized. He noted that Council will need more information to make a decision given all the potential sites that are looking for population allocation.

Mr. Broll noted that his clients have been patiently waiting and he will work with City staff to advance their plans toward a point where they can be moved from unallocated to allocated population.

Madam Mayor expressed concern with the growth forecasts as the existing Development Charges By-law is being appealed before the Ontario Municipal Board (OMB) and if this report is endorsed, there will be appellants at the OMB who will use the growth forecasts to influence its decision. Madam Mayor also expressed concern that there is no provision for the capital costs required to build the infrastructure to support the growth forecasts. Mr. Calvert responded that it is imperative for the growth forecasts to be adopted by Council by December 2013 for the 2014 Development Charges By-law Review. With respect to the capital costs, Mr. Calvert noted that there is a policy in the new Official Plan that growth is subject to the provision of appropriate services and infrastructure.

Madam Mayor stated that the recommendation should include the statement that the growth forecasts are subject to the necessary capital funding being provided through

development charges or the Province of Ontario to provide the appropriate services and infrastructure as outlined in the Official Plan Policy, and that the forecasts are not staff and Council's position.

Councillor Mullin said that the growth forecasts should also be subject to the City's policies on intensification in addition to the Official Plan Policy. She noted that intensification is taking over with no infrastructure to support it and it is essential to ensure the City is protected through its policies.

Councillor Iannicca moved the following motion with the amendments made by Madam Mayor, which was voted on and carried:

PDC-0068-2013

1. That the Steady Growth scenario for the City of Mississauga contained in the report titled "*Mississauga Growth Forecasts 2011-2041*" dated September 24, 2013 from the Commissioner of Planning and Building, as amended to include the statement that the growth forecasts are subject to the necessary capital funding being provided through development charges and/or the Province for the provision of the appropriate services and infrastructure, and that the capacity figures in the corporate report are not the position of staff or Council, be adopted for the purposes of the Development Charges By-law Review and infrastructure and service planning.
2. That the Steady Growth scenario for the City of Mississauga contained in the report titled "*Mississauga Growth Forecasts 2011-2041*" dated September 24, 2013 from the Commissioner of Planning and Building, as amended to include the statement that the growth forecasts are subject to the necessary capital funding being provided through development charges and/or the Province for the provision of the appropriate services and infrastructure, and that the capacity figures in the corporate report are not the position of staff or Council, be adopted for the purpose of input into the Region of Peel's growth allocation exercise.
3. That the report titled "*Mississauga Growth Forecasts 2011-2041*" dated September 24, 2013 from the Commissioner of Planning and Building, as amended to include the statement that the growth forecasts are subject to the necessary capital funding being provided through development charges and/or the Province for the provision of the appropriate services and infrastructure, and that the capacity figures in the corporate report are not the position of staff or Council, be circulated, by the City Clerk, for information to the City of Brampton, Town of Caledon and Region of Peel.

ADOPTED – (Councillor N. Iannicca)
File: CD.15.GRO

ADJOURNMENT - 7:35 pm (Councillor N. Iannicca)