



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, FEBRUARY 3, 2014 - 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 Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4 (Chair)
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Councillor Pat Mullin	Ward 2 (on personal business)
Councillor Pat Saito	Ward 9 (other municipal business)

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department
Ms. Kelly Yerxa, Deputy City Solicitor, Legal Services
Ms. Heather MacDonald, Director, Policy Planning Division
Ms. Wendy Alexander, Director, Transportation & Infrastructure
Planning Division
Mr. Ray Poitras, Manager, Development South, Development &
Design Division
Ms. Ingrid Sulz McDowell, Manager, Planning Services Centre,
Development & Design Division
Ms. Susan Tanabe, Manager, Community Planning, Policy Planning
Division
Mr. Darren Morita, Manager, Development Engineering,
Transportation & Infrastructure Planning Division
Mr. David Marcucci, Manager, Park Planning Division
Mr. Steve Barrett, Manager, Transportation Asset Management,
Transportation and Works Department
Mr. Darren Bryan, Supervisor, Sign Unit
Ms. Karin Phuong, Policy Planner
Ms. Lisa Christie, Planner, Development & Design Division
Mr. Jonathan Famme, Planner, Development & Design Division
Ms. Mumtaz Alikhan, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – February 3, 2014**CALL TO ORDER**

Councillor Dale called the meeting to order at 7:02 p.m.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

Nil.

APPROVAL OF MINUTES

The Minutes of the Planning and Development Committee held on January 13, 2014, were approved as presented.

APPROVED (Councillor J. Tovey)

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2014)

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

PDC-0005-2014

That the Report dated January 14, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 to the Report, be adopted in accordance with the following:

1. That the following Sign Variance **be granted**:
 - (a) Sign Variance Application 13-06207
Ward 3
1127792 Ontario Limited
2225 Dundas St. E.

To permit the following:

- (i) One (1) ground sign located on the city road allowance subject to the issuance of an encroachment agreement with the City.
- (ii) One (1) ground sign with a sign area of 15.34 sq. m. (165.16 sq. ft.) per sign face.

ADOPTED – (Councillor C. Fonseca)
File: BL.03-SIG (2014)

At this point, Councillor Dale read the Statement from the Planning Act pertaining to the two statutory public meetings on the agenda, Item 3 and Item 4.

2. Draft Lakeview Local Area Plan (January 2014)
File: CD.03.LAK

Ms. Karin Phuong, Planner, Policy Planning Division, gave a presentation of the Draft Lakeview Local Area Plan (January 2014) (Area Plan).

In response to Councillor Tovey's query with respect to a comprehensive land use review, Ms. Susan Tanabe, Manager, Community Planning, Policy Planning Division, confirmed that Phase Two of the municipal comprehensive review will be addressed through the next phase of the Inspiration Lakeview Study.

Councillor Tovey requested staff to consider removing marijuana grow-ops and methadone clinics as permitted uses within the Lakeview Area. Ms. Tanabe advised that a city-wide study is underway which will address the issue of medical marijuana and the report is anticipated in the Spring. With respect to the removal of methadone clinics, staff will take this under advisement.

Madam Mayor asked how conclusive the Area Plan is because of the number of other studies that could result in further modifications. Ms. Heather MacDonald, Director, Policy Planning Division, agreed that there are a number of studies taking place concurrently, the main one being the Inspiration Lakeview Study which, once completed, will be incorporated into the Area Plan. Notwithstanding the other studies, further work on the Area Plan can continue.

Councillor Tovey noted that the Inspiration Lakeview Study and the Local Area Plan are expected to be completed by the Fall of this year.

Mr. Glen Broll, Glen Schnarr & Associates, representing Northern Realty and Diamond Corporation, land owners within the Inspiration Lakeview Area, noted that he had addressed the Committee twice before with respect to population and growth potential. He was pleased to learn that a land use review will be conducted but felt that this should include the Inspiration Lakeview site. Ms. Tanabe reiterated that the municipal comprehensive review Phase Two is the master plan that will determine the types of land uses in the Inspiration Lakeview Area. She noted that the underlying designation will not change in the Draft Local Area Plan until the

conclusion of Inspiration Lakeview. Mr. Broll felt that the first two sentences under item 13.1.6.2. (Special Site 6) on page 28 of the Draft Local Area Plan were disconnected and that he will communicate this in writing to staff.

Mr. Edward Kruk, Resident, noted his opposition to the proposed extension of Seventh Avenue to Alexandra Street which would cost the City millions of dollars. His proposal of an infill project of eight homes will result in an increased tax base

instead, and would provide an opportunity for additional infill north on Alexandra Street. Councillor Dale suggested that a written submission be made to staff. Councillor Tovey advised that he would meet with Mr. Kruk for further clarification.

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

PDC-0006-2014

1. That the Draft Lakeview Local Area Plan (January 2014), under separate cover to the report titled "Draft Lakeview Local Area Plan" dated January 14, 2014 from the Commissioner of Planning and Building be circulated for comment to City Departments, agencies and stakeholders for review, and further, that a public consultation program, including an open house and statutory public meeting, be held.
2. That the letter dated February 3, 2014 from Mr. Jim Levac, Senior Associate, Weston Consulting Group Inc., be received.

APPROVED – (Councillor J. Tovey)
File: CD.03.LAK

3. **PUBLIC MEETING**
Information Report on Proposed Housekeeping Amendment – Mississauga Zoning By-law 0225-2007, City of Mississauga - File: BL.09-COM (Wards 1 – 11)

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

PDC-0007-2014

That the Report dated January 14, 2014, from the Commissioner of Planning and Building regarding a proposed Housekeeping Amendment to Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

RECEIVED – (Councillor N. Iannicca)
File: BL.09-COM

4. **PUBLIC MEETING**
Information Report on Rezoning and Draft Plan of Subdivision Applications to permit 15 detached dwellings, 6565 Ninth Line, east side of Ninth Line, south of Derry Road West
Owner: Argo Trail Corporation
Applicant: Weston Consulting, Bill 51, (Ward 10)
Files: OZ 13/014 W10 and T-M13004 W10

Councillor McFadden moved the following motion, subject to the notwithstanding

clause, which was voted on and carried as amended:

PDC-0008-2014

That the Report dated January 14, 2014, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1" (Detached Dwellings - Typical Lots) to "R4- Exception" (Detached Dwellings - Typical Lots) under file OZ 13/014 W10 and a Draft Plan of Subdivision to permit 15 detached dwellings under file T-M13004 W10, Argo Trail Corporation, 6565 Ninth Line, be received for information and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

RECEIVED – (Councillor S. McFadden)

Files: OZ 13/014 W10 and T-M13004 W10

5. SUPPLEMENTARY REPORT

Official Plan Amendment and Rezoning to permit revisions to the Parkside Village Master Plan to redeploy density from the addition of Square One Drive, Part of Lot 19, Concession 2, N.D.S., west side of Confederation Parkway, north of Burnhamthorpe Road West

Owner: Amacon Development (City Centre) Corp.

Applicant: City of Mississauga, **Bill 51**, (Ward 4)

File: CD.21.AMA W4

Mr. Jonathan Famme, Planner, Development and Design Division, gave an overview of the application.

Councillor Dale noted that the application was initiated as a result of the Downtown 21 Plan.

Ms. Anna Schmidt, Resident, raised concerns relating to the confusion in the wording within the report, the consultation process with the Peel Condominium Corporation 417 (PCC), and sun shadowing. Councillor Dale suggested a meeting with Ms. Schmidt and the Planning staff to address her concerns. Ms. Schmidt asked that she be notified of future developments on the project, including the Environmental Assessment process.

Madam Mayor noted that the proposal before the Committee is for the acquisition of the property from Amacon Development (City Centre) Corporation to extend Square One Drive, which is an essential link in the Downtown 21 Plan.

Mr. Larry Pinto, Resident, spoke of an earlier meeting hosted by City staff at which it was indicated that there was no intention to extend Square One Drive because of the traffic light at Elora Drive. Councillor Dale advised that this was the first he had heard of this. Mr. Pinto also felt that the surrounding communities be included in the consultation process. Councillor Dale advised that as part of the Environmental

Assessment process with respect to the extension of Square One Drive, the condominiums affected will be consulted.

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

PDC-0009-2014

That the Report dated January 14, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File CD.21.AMA W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the amendments 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 Official Plan from "Public Open Space" to "Downtown Mixed Use" and "Public Open Space", as amended, and to add a new Minor Collector road (Square One Drive), be approved, as per Appendix S-3 of this Report. This amendment will permit revised park limits and add a new road.
3. That the application to change the Zoning from "CCOS" (City Centre – Open Space) to "CC4-5" (City Centre – Mixed Use) and "CCOS" (City Centre – Open Space), as amended, and change the CC4 (City Centre – Mixed Use) zoning provisions to permit revised tower placement, heights and floor plates, be approved in accordance with Appendix S-4 of this Report.
4. That Legal Services be directed to prepare an amendment to the Agreement dated December 14, 2005, relating to the Urban Design Control Document to incorporate the revisions as per Appendix S-5, to accommodate the revised master plan.
5. 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.

ADOPTED – (Mayor H. McCallion)
File: CD.21.AMA W4

ADJOURNMENT - 8:24 pm (Councillor R. Starr)