



## MINUTES

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, APRIL 14, 2014 - 7:00 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 Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7 <b>(Chair)</b>
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

#### Members Absent

Councillor Bonnie Crombie      Ward 5 (on Personal Business)

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk  
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STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department  
Ms. Lesley Pavan, Director, Development and Design Division  
Ms. Kelly Yerxa, Legal Services  
Ms. Heather MacDonald, Director, Policy Planning Division  
Ms. Wendy Alexander, Director, Transportation and Infrastructure Planning Division  
Mr. Ray Poitras, Manager, Development South, Development & Design Division  
Mr. David Marcucci, Manager, Park Planning, Parks & Forestry Division  
Mr. Darren Morita, Manager, Development Engineering, Transportation and Infrastructure Planning Division  
Mr. Darren Bryan, Supervisor, Sign Unit  
Ms. Eva Kliwer, Planner, Policy Planning Division  
Mr. Michael Hynes, Planner, Development & Design Division  
Ms. Lisa Christie, Planner, Development & Design Division  
Mr. Steve Czajka, Manager, Information Planning, Policy Planning Division  
Ms. Karen Crouse, Planner, Policy Planning Division  
Ms. Shahada Khan, Planner, Policy Planning division  
Ms. Carmela Radice, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

Minutes Prepared by: Ms. Mumtaz Alikhan, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – APRIL 14, 2014****CALL TO ORDER**

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

**DECLARATIONS OF CONFLICT OF INTEREST - Nil****APPROVAL OF PREVIOUS MINUTES**

The Minutes of the Planning and Development Committee held on March 24, 2014, were approved as presented.

**APPROVED** (Councillor R. Starr)

**MATTERS TO BE CONSIDERED**

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

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

**PDC-0022-2014**

That the report dated March 25, 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 of the Report, be adopted in accordance with the following:

That the following Sign Variance be granted:

- (a) Sign Variance Application 14-00198  
Ward 3  
Valu-Mart  
1125 Bloor St.

To permit the following:

- (i) One (1) sign which projects above the parapet of the building.

**ADOPTED** – (Councillor S. McFadden)  
File: BL.03-SIG (2014)

**2. PUBLIC MEETING****Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments - File: CD.02.MIS**

Councillor Iannicca referred to correspondence, dated April 11, 2014, from Davies Howe Partners LLP, Counsel to Beverley Homes Holding Corporation.

Mr. Joseph Vescio, owner of Roma's Banquet Hall, spoke against the proposal, and Item 4 – Proposal to re-zone and re-designate City owned lands for parkland and greenbelt uses. Mr. Vescio said that the restoration of a parking lot that generates revenues for the City and enables the operation of a viable business goes beyond the intent of the Corporate Report. He noted that occasional use of the off-site parking lot is critical to the viability of his business which he may be forced to close.

In response to Madam Mayor's query with respect to communication with affected property owners, Ms. Eva Kliwer, Planner, Policy Planning Division, advised that a Report on Comments will be brought back to the Committee for consideration. Mr. David Marcucci, Manager, Park Planning, Parks & Forestry Division, advised that Mr. Vescio has been leasing a portion of the City property in the greenbelt, and that the City is negotiating a temporary lease renewal until the owner finds alternative parking. Mr. Marcucci also advised that the proposed amendments only affect city lands.

Councillor Iannicca noted that this item is for receipt and that a final decision will not be made tonight.

Councillor Dale suggested that in order to restore Mr. Vescio's confidence, staff clarify to him in writing as to how the proposed amendments will impact his property.

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

**PDC-0023-2014**

1. That the submissions made at the public meeting to be held at the Planning and Development Committee meeting on April 14, 2014 to consider the proposed Mississauga Official Plan amendments as outlined in the report titled "Natural Heritage and Urban Forest Strategy - Proposed Mississauga Official Plan Amendments" dated March 25, 2014, from the Commissioner of Planning and Building, be received.
2. That Planning and Building Department staff report back on the submissions.

**RECEIVED** – (Mayor McCallion)  
File: CD.02.MIS

**3. PUBLIC MEETING**

Information Report on Official Plan Amendment and Rezoning Applications. To permit the replacement of three existing 3 storey rental apartment buildings with three rental apartment buildings with heights of 17, 18 and 19 storeys 2700 Aquitaine Avenue, South side of Aquitaine Avenue, East of Glen Erin Drive Owner: 7838794 Canada Inc. (c/o Carttera Private Equities Inc.) Applicant: Weston Consulting Group Inc. – **Bill 51** (Ward 9) - File: OZ 13/013 W9

Ms. Mary Flynn-Guglietti, Legal Counsel for the Applicant, and Mr. Jim Levac, Weston Consulting Group Inc. reviewed the application. Ms. Guglietti reviewed the context and noted that the application complies with the Peel Regional Official Plan. She said that purpose built rental housing is declining and this application fills a critical need. Mr. Levac reviewed the technical aspects of the application and noted that after meetings with staff, the application was resubmitted with decreased heights of 17, 18 and 19 storey buildings instead of the original proposal for 19, 22 and 25 storeys.

Councillor Iannicca advised that this item is for receipt and no decisions will be made at this meeting. He re-stated that the application before the Committee has changed from the original proposal.

Councillor Saito advised that she learned of the new proposal this evening, however the impact on the community will remain unchanged and there is no mention of the environmental impact on Lake Aquitaine and the Park's heavily used trails. She has received over 185 emails from residents and more from condominium corporations against the application, which have been forwarded to Planning and Building.

Councillor Mahoney was impressed with the green space around Lake Aquitaine, and agreed with Councillor Saito's concern with respect to the impact on the environment.

The following residents spoke in opposition of the application citing environmental impact on the eco system, increased density in a park system, traffic congestion, increase in crime, management of properties when the Minto Condominium Corporation cannot keep up with the current cleaning process, non-conformity of the Mississauga Official Plan, and the impact on the peace and serenity of Lake Aquitaine Park:

- Lisa Cook;
- Ken Nugent;
- Mr. Tony Finelli;
- Rita Nugent, 6818 Barrisdale Drive who read a letter dated April 10, 2014 from Toronto Zoo to Mississauga City Council noting support for the protection of the wetland habitat in Lake Aquitaine Park, which Councillor Saito advised she also received;
- Humberto Junco

Councillor Saito said that Meadowvale has well managed and well maintained rental housing and those residents take pride in the community. She expressed opposition to the current application and noted that there is a lot of work to be done on it.

Madam Mayor said that it was unacceptable to present a new plan at this meeting when even the Ward Councillor had not seen it.

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

**PDC-0024-2014**

That the Report dated March 25, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "RA4-32" (Apartment Dwellings - Exception) to "RA5-Exception" (Apartment Dwellings - Exception) to permit the replacement of three existing 3 storey rental apartment buildings with three rental apartment buildings with heights of 17, 18 and 19 storeys, respectively, under File OZ 13/013 W9, 7838794 Canada Inc., 2700 Aquitaine Avenue be received for information.

**RECEIVED** – (Councillor Saito)

File: OZ 13/013 W9

4. **SUPPLEMENTARY REPORT**

**Proposal to rezone and redesignate City owned lands for parkland and greenbelt uses**

**City of Mississauga (Wards 1, 7, 8, 9 & 11)**

**File: CD.21.CON**

Mr. David Marcucci confirmed that Mr. Joseph Vescio's property lease is not affected by this Report.

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

**PDC-0025-2014**

1. That the Report dated March 25, 2014, from the Commissioner of Planning and Building recommending approval of the proposal to amend Mississauga Official Plan and Zoning By-law 0225-2007, as amended, be adopted in accordance with the following:
  - (a) Douglas Drive closed road allowance be redesignated from no designation to "Greenbelt" and be rezoned from "R2-1" (Detached Dwellings - Typical Lots - Exception) and "R2-4" (Detached Dwellings - Typical Lots - Exception) to "G1"(Greenbelt - Natural Hazards);

- (b) 2151 Camilla Road be redesignated from "Residential Low Density I" to "Public Open Space" and "Greenbelt" and be rezoned from "R3" (Detached Dwellings - Typical Lots) to "OS1" (Open Space - Community Park) and "G2" (Greenbelt - Natural Features);
  - (c) 2250 Council Ring Road (portion) be redesignated from "Public Open Space" to "Residential Low Density I" and the same portion be rezoned from "OS1" (Open Space - Community Park) to "R3" (Detached Dwellings - Typical Lots);
  - (d) 2264 Council Ring Road (portion) be redesignated from "Residential Low Density I" to "Public Open Space" and the same portion be rezoned from "R3" (Detached Dwellings - Typical Lots) to "OS1" (Open Space - Community Park); and,
  - (e) Streetsville Memorial Cemetery (portion) be rezoned from "OS1" (Open Space - Community Park) to "OS3-5" (Open Space - Cemetery - Exception).
2. That a By-law to rezone 6627 Tenth Line West from "U" (Utility) to "OS1" (Open Space - Community Park) and 190 Church Street from "R3" (Detached Dwellings - Typical Lots) to "OS1" (Open Space - Community Park), be brought to the same City Council meeting as the General Amendments to Mississauga Official Plan.

**ADOPTED** – (Councillor K. Mahoney)  
File: CD.21.CON

5. 2014 Annual Reports – Employment Profile, Office Directory, Residential Directory and Natural Areas System Update  
File: CD.15.MIS

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

**PDC-0026-2014**

That the report titled "2014 Annual Reports – Employment Profile, Office Directory, Residential Directory and Natural Areas System Update" dated March 25, 2014 from the Commissioner of Planning and Building, be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto Mississauga.

**RECEIVED** – (Councillor R. Starr)  
File: CD.15.MIS

6. Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area – Report on Comments (Ward 11)  
File: CD.03.MEA

Carlson Carlson moved the following motion which was voted on and carried:

**PDC-0027-2014**

That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 contained in the report from the Commissioner of Planning and Building dated March 26, 2013, as amended by recommendations in the report titled “Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area – Report on Comments”, dated March 25, 2014, be approved.

**APPROVED** – (Councillor G. Carlson)  
File: CD.03.MEA

Councillor Mullin left the meeting at 8:18 p.m.

7. Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments  
File: CD.04.HUR

Mr. David Fisher, Resident, noted that the Plan is fine in principle but has many flaws. He referenced the chart he prepared and received by the Committee with respect to the walking distance to and from current bus stops on Hurontario Street compared to where they will be when the LRT is in place, and asked that the spacing be reviewed. He also noted his objection to the Loop citing little or no ridership.

Councillor Iannicca commented that a start has to be made somewhere and the first step is to fund the first LRT before the next six.

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

**PDC-0028-2014**

That a public meeting be held to consider proposed official plan amendments as recommended in the report titled “Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments” dated March 25, 2014 from the Commissioner of Planning and Building.

**APPROVED** – (Mayor McCallion)  
File: CD.04.HUR



8. Regional Official Plan Amendment (ROPA) 27 – Peel 2041  
File: LA.09.REG

Councillor Tovey noted that the Region of Peel was suggesting an additional 3% increase and he was concerned with the numbers and the possibility of a shortfall in Development Charges.

Ms. Heather MacDonald, Director, Policy Planning Division, responded that the City is required to review the growth forecast every 5 years in order to move forward with the Development Charges By-law but also for the Provincial Growth Plan. She noted that there will be regular reviews to re-evaluate the growth numbers over the next five years.

Madam Mayor was concerned as to how the City will finance the growth and where to put the growth since Mississauga has matured. Ms. MacDonald noted that there were areas such as the OPG lands, the Imperial Oil site, Canada Lands and Ninth Line where additional growth is expected, as well as intensification areas have been identified along transit corridors and major nodes.

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

**PDC-0029-2014**

1. That the proposed amendments to the Regional Official Plan as outlined in the report titled “Regional Official Plan Amendment (ROPA) 27 - Peel 2041” dated March 25, 2014 from the Commissioner of Planning and Building, be endorsed.
2. That the report titled “Regional Official Plan Amendment (ROPA) 27 - Peel 2041”, dated March 25, 2014 from the Commissioner of Planning and Building, be forwarded by the City Clerk, to the Region of Peel, City of Brampton and Town of Caledon.

**APPROVED** – (Councillor J. Tovey)  
File: LA.09.REG

**ADJOURNMENT** - 8:36 am (Councillor R. Starr)