



## MINUTES

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MAY 5, 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 Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8 <b>(Chair)</b>
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

#### Members Absent

Councillor Pat Saito	Ward 9 (Illness)
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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. Marcia Taggart, Legal Services  
Mr. Chris Rouse, Manager, Development North, Development and Design Divisions  
Mr. David Marcucci, Manager, Park Planning, Parks & Forestry Division  
Mr. Darren Morita, Manager, Development Engineering, Transportation and Infrastructure Planning Division  
Mr. Steve Barrett, Manager, Transportation & Asset Management, Transportation and Works Department  
Mr. Darren Bryan, Supervisor, Sign Unit  
Ms. Sheena Harrington Slade, Planner, Development & Design Division  
Ms. Lauren Eramo-Russo, Planner, Development & Design Division  
Mr. Michael Hynes, Planner, Development & Design Division  
Ms. Sharleen Bayovo, Planner, Policy Planning Division  
Ms. Emily Irvine, Planner, Policy Planning Division  
Ms. Lisa Christie, Planner, Development & Design Division  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Stephanie Smith, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – May 5, 2014****CALL TO ORDER**

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

Councillor Mahoney addressed housekeeping issues for the meeting. She noted that written submissions submitted to the Planning and Building Department are part of the Public Record and preserves the right to appeal at the Ontario Municipal Board. She then read the Statement from the Planning Act pertaining to the two statutory public meetings on the agenda, Item 2 and Item 3.

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

The Minutes of the Planning and Development Committee held on April 14, 2014, were approved as presented.

**APPROVED** (Councillor S. McFadden)

**MATTERS TO BE CONSIDERED**

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

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

**PDC-0030-2014**

That the report dated April 15, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, to permit the requested three (3) Sign Variance Applications described in Appendices 1 to 3, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 14-00054 - Ward 5  
Beer Store, 5900 Explorer Drive

To permit the following:

- (i) Two (2) fascia signs erected on the second storey of the building.

- (b) Sign Variance 13-06524 - Ward 8  
Retirement Life Communities, 1665 The Collegeway  
To permit the following:
  - (i) One (1) ground sign for a residential use located on a commercial zoned property.
  
- (c) Sign Variance 14-00345 - Ward 8  
Food Basics, 3476 Glen Erin Drive  
To permit the following:
  - (i) One (1) sign projecting above the roof of the building.
  - (ii) One (1) sign projecting 2.86m (9.38 ft.) from the exterior wall of the building.

**ADOPTED** – (Councillor B. Crombie)  
File: BL.03-SIG (2014)

2. **PUBLIC MEETING**

Information Report on Rezoning Application to permit a four storey self-storage facility, 3995 Ninth Line, Southeast corner of Burnhamthorpe Road West and Ninth Line - Owner: The Erin Mills Development Corporation  
Applicant: Stantec Consulting Limited, **Bill 51** - File: OZ 12/011 W8

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

**PDC-0031-2014**

That the Report dated April 15, 2014, from the Commissioner of Planning and Building regarding the application to change the Zoning from "E2-93" (Employment - Exception) to "E2 - Exception" (Employment - Exception), to permit a four storey self-storage facility under file OZ 12/011 W8, The Erin Mills Development Corporation, 3995 Ninth Line, southeast corner of Burnhamthorpe Road West and Ninth Line, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

**RECEIVED** – (Mayor McCallion)  
File: OZ 12/011 W8

3. **PUBLIC MEETING**

Information Report on Rezoning Application to permit two apartment buildings with heights of 23 and 26 storeys, 5025 and 5033 Four Springs Avenue, Northwest quadrant of Hurontario Street and Eglinton Avenue West  
Applicant/Owner: Pinnacle International (Ontario) Limited, **Bill 51**  
File: OZ 13/020 W5

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

**PDC-0032-2014**

That the Report dated April 15, 2014, from the Commissioner of Planning and Building regarding the application to amend the "RA5-42" (Apartment Dwellings-Exception) zone provisions to permit two apartment buildings with heights of 23 and 26 storeys under File OZ 13/020 W5, Pinnacle International (Ontario) Limited, 5025 and 5033 Four Springs Avenue, be received for information.

**RECEIVED** – (Councillor B. Crombie)

File: OZ 13/020 W5

4. Information Status Report on Removal of the "H" Holding Symbol Application to permit two residential apartment buildings with heights of 43 and 50 storeys, 0 Enfield Place, 3606 and 3618 Hurontario Street, Southwest corner of Matthews Gate and Hurontario Street  
Owner: Armdale Estates Inc., Lima Valley Inc., (1077022 Ontario Inc., and Touchtone Construction Ltd.)  
Applicant: Kirkor Architects and Planners, **Bill 51** (Ward 7)  
File: H-OZ 13/006 W7

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

**PDC-0033-2014**

That the Report dated April 15, 2014, from the Commissioner of Planning and Building, outlining the details of the application for removal of the "H" Holding Symbol to permit two residential apartment buildings with heights of 43 and 50 storeys under file H-OZ 13/006 W7, Armdale Estates Inc., Lima Valley Inc., (1077022 Ontario Inc. and Touchtone Construction Ltd.), 0 Enfield Place, 3606 and 3618 Hurontario Street, be received for information.

File: H-OZ 13/006 W7

**RECEIVED** – (Councillor N. Iannicca)

File: H-OZ 13/006 W7

5. General Amendment to Mississauga Official Plan – Report on Comments  
File: CD-02.MIS

In response to Councillor Mullin's request for clarification with respect to Policy 16.1.2.1 referenced on Page 5-3 of the Report dated April 15, 2014 from the Commissioner of Planning and Building, Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division, explained that the amendment will ensure that the same criteria will apply to all infill developments and will recognize the various legal mechanisms used in the land development process.

Councillor Mullin noted that the change to the wording in Policy 9.5.4.6. from “should” to “will” is an improvement to ensure that outdoor storage is not located adjacent to, or be visible from city boundaries, the public realm or residential land uses.

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

**PDC-0034-2014**

That the proposed amendments to Mississauga Official Plan contained in the report titled “General Amendment to Mississauga Official Plan- Report on Comments” dated April 15, 2014, from the Commissioner of Planning and Building, be approved.

**APPROVED** – (Councillor P. Mullin)

File: CD-02.MIS

6. Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan  
File: CD.03.MIS

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

**PDC-0035-2014**

That a public meeting be held to consider proposed official plan amendments as recommended in the report titled “Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan” dated April 15, 2014, from the Commissioner of Planning and Building.

**APPROVED** (Councillor S. McFadden)

File: CD.03.MIS

7. Site Plan Control By-law Update – Ninth Line  
City of Mississauga  
File: CD.21.SIT (W 10)

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

**PDC-0036-2014**

That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft By-law attached as Appendix 2 to the report dated April 15, 2014, from the Commissioner of Planning and Building.

**APPROVED** (Councillor S. McFadden)

File: CD.21.SIT (W10)

**ADJOURNMENT** – 7:15 pm(Councillor R. Starr)