



MINUTES

Issued: September 8, 2014

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 23, 2014

AFTERNOON SESSION – 1.30 P.M.

EVENING SESSION – 7:00 P.M

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present

Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3 (Evening session only)
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5 (Arr. 1:40 pm)
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8 (Afternoon session only)
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10 (Chair)
Councillor George Carlson	Ward 11

Members Absent

Mayor Hazel McCallion (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. Lesley Pavan, Director, Development and Design Division
Ms. Heather MacDonald, Director, Policy Planning Division
Ms. Mary Ellen Bench, City Solicitor
Ms. Susan Burt, Director, Strategic Community Initiatives
Ms. Kelly Yerxa, Deputy Legal Counsel Legal Services
Mr. Chris Rouse, Manager, Development North, Development and Design Division
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
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Darren Bryan, Supervisor, Sign Unit
Mr. Eric Lucic, Team Leader, Park Assets, Parks & Forestry Division
Ms. Lisa Christie, Planner, Development & Design Division
Mr. Steve Czajka, Manager, Information Planning, Policy Planning
Ms. Teresa Kerr, Planner, Policy Planning Division
Ms. Eva Kliwer, Planner, Policy Planning Division
Ms. Karen Crouse, Planner, Policy Planning Division
Ms. Sharleen Bayovo, Planner, Policy Planning Division
Mr. Lorenzo Ruffini, Strategic Leader, Planning & Building Department
Ms. Emily Irvine, Planner, Policy Planning Division
Ms. Stephanie Segreti, Planner, Development & Design Division
Mr. Michael Hynes, Planner, Development & Design Division
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Diana Haas, Council Support Assistant (Morning Session)
Ms. Sacha Smith, Legislative Coordinator (Evening Session)

PLANNING & DEVELOPMENT COMMITTEE – June 23, 2014**AFTERNOON SESSION – 1.30 P.M.****CALL TO ORDER**

Councillor McFadden called the meeting to order at 1:33 p.m.

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

The Minutes of the Planning and Development Committee held on June 2, 2014, were approved as presented.

APPROVED (Councillor J. Tovey)

Councillor McFadden noted that any written submissions pertaining to this afternoon's agenda have been submitted to the Planning and Building Department and are now 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 one statutory public meeting on the 1:30 pm agenda, Item 2.

The order of the agenda was changed as follows:

MATTERS TO BE CONSIDERED

The order of the Agenda was changed as follows:

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

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

PDC-0044-2014

That the report dated June 3, 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 12-00327 (Ward 4)

4310 Sherwoodtowne Blvd.
583167 Ontario Inc.

To permit the following:

- (i) One (1) ground sign, for a commercial undertaking, with a maximum height of 8.2m (27.0 ft.).
- (b) Sign Variance Application 14-00737 (Ward 5)
Starbucks Coffee, 5019 Spectrum Way
To permit the following:
 - (i) One (1) sign projecting above the canopy located at the entrance to the unit.
 - (ii) One (1) fascia sign on the rear elevation of the building which does not contain an entrance for the public, face a parking lot or driveway.
- (c) Sign Variance Application 14-00709 (Ward 8)
Daniels Corporation, 4600 Kimbermount Ave.
To permit the following:
 - (i) One (1) additional ground sign with a sign area of 8.92 sq. m. (96 sq. ft.) and a height of 4.9m (16.0 ft.).
 - (iii) Ten (10) signs, similar to new home development signs, advertising the sale of units in a townhouse complex that was constructed in the early 2000s.

The granted variances are subject to compliance with other provisions of the Sign By-law.

ADOPTED – (Councillor R. Starr)
File: BL.03-SIG (2014)

2. **PUBLIC MEETING**
Information Report on Proposed Housekeeping Amendments – Mississauga Zoning By-law 0225-2007 – City of Mississauga, Bill 51
File: **BL.09-COM (Wards 1 – 11)**

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

PDC-0045-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding proposed housekeeping amendments 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.

File: BL.09-COM (Wards 1 – 11)

RECEIVED – (Councillor K. Mahoney)

File: File: BL.09-COM (Wards 1 – 11)

3. 2014 Annual and Special Reports – 2011 Census Results: Ward Profiles; 2011 Census Results: National Household Survey; 2014 Vacant Lands; 2014 Existing Land Use; and City of Mississauga Age Structure Forecast 2011 – 2041
File: CD.15.MIS

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

PDC-0046-2014

That the report titled "2014 Annual and Special Reports – 2011 Census Results: Ward Profiles; 2011 Census Results: National Household Survey; 2014 Vacant Lands; 2014 Existing Land Use; and City of Mississauga Age Structure Forecast 2011 - 2041" dated June 3, 2014 from the Commissioner of Planning and Building, be received for information.

RECEIVED – (Councillor N. Iannicca)
File: CD.15.MIS

4. Mississauga Parking Strategy – Phase II: Port Credit and Lakeview – Final Report – Report on Comments
File: CD.07.MIS (Phase II)

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

PDC-0047-2014

1. That Section 10 Conclusions and Recommendations and Figure 14: Action Plan from the "Mississauga Parking Strategy – Phase II: Port Credit and Lakeview – Final Report", prepared by BA Consulting Group, dated June 2014, be endorsed as a guideline for managing and expanding municipal parking resources in Port Credit and Lakeview and future amendments to the Zoning By-law.
2. That the required amendments to the Fees and Charges By-law and the Corporate Policy and Procedure regarding the establishment of a Lakeview category related to the Payment-in-lieu of Off-Street Parking be undertaken.

APPROVED – (Councillor J. Tovey)
File: CD.07.MIS (Phase II)

5. Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments – Report on Comments
File: CD-02.MIS

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

PDC-0048-2014

That the proposed amendments to Mississauga Official Plan contained in the report titled "Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments – Report on Comments" dated June 3, 2014, from the Commissioner of Planning and Building, be approved.

APPROVED (Councillor G. Carlson)

File: CD-02.MIS

7. Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production
File: BL.09.MED

Councillor Mullin expressed concern that other municipalities were locating medicinal marihuana production in industrial areas, not on lands designated neighbourhood character areas. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division, responded that there are small parcels of land in neighbourhood character areas designated for business employment and the intent is not to permit production in these areas or those in close proximity to residential neighbourhoods. Councillor Mullin said she would like to see clear identification of this in the subsequent Report on Comments as well as what the impact would be to the areas where Medical Marihuana Production is permitted.

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

PDC-0049-2014

That a public meeting be held to consider proposed amendments to the zoning and licensing by-laws as recommended in the report titled "Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production" dated June 3, 2014, from the Commissioner of Planning and Building.
File: BL.09.MED

APPROVED – (Councillor P. Saito)

File: BL.09.MED

6. Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Report on Comments (Ward 5)
File: CD.03.GAT

Kurt Franklin, Planner, Weston Consulting, representing Destination at Mississauga Inc., expressed concern with the proposed public road network and requested clarification of the interpretation of uses within the proposed office designation,

specifically commercial uses. He requested that the Committee refer back to staff for further discussion. Councillor Crombie advised that she had met with the applicant and noted the quality of the proposal and agreed with the request to refer to staff for further discussion.

Paul Lowes, Principal, Sorensen Gravely Lowes, Planners, addressed the Committee on behalf of Derry Ten and Highland Farms. He noted that Derry Ten were concerned with the difference in the built form between the Official Plan and the Zoning By-law, that the site will be impacted by the proposed Hurontario Light Rail Transit project, and allowance for private road access through the site plan approval process. With respect to Highland Farms, Mr. Lowes said they were concerned with the requirement of a new public road. He requested the Committee to defer Derry Ten and Highland Farms pending further discussion. Councillor Crombie advised that she was agreeable to extend the same courtesy of deferral as granted to Destination at Mississauga Inc.

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

PDC-0050-2014

That the amendments to Mississauga Official Plan proposed in the report titled "Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Report on Comments", dated June 3, 2014, from the Commissioner of Planning and Building, be approved; with the deferral of Destination at Mississauga Inc., Derry Ten Ltd., and Highland Farms pending further discussion with staff.

APPROVED – (Councillor B. Crombie)

File: CD.03.GAT

The Committee recessed at 1:52 pm

EVENING SESSION – 7:00 P.M.**The Committee reconvened at 7:00 p.m.**

Councillor McFadden noted that any written submissions pertaining to this afternoon's agenda have been submitted to the Planning and Building Department and are now 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 three statutory public meetings – Items 9, 10 and 11.

8. Inspiration Lakeview Master Plan (Ward 1)
File: CD.21.OPG.26.5A

Sue Burt, Director, Strategic Initiatives, noted that the Inspiration Lakeview Master Plan (Plan) demonstrates that the former Power Plant site located in South East Mississauga can be revitalized into a viable and vibrant community. The Plan was a successful partnership between the Ontario Power Generation (OPG), and their consultants from Infrastructure Ontario, the Province of Ontario, Urban Strategies Inc., the Community and Staff, particularly Lorenzo Ruffini, Strategic Leader, Planning & Building Department. Ms. Burt then introduced Scott Martin, Senior Vice President, Ontario Power Generation (OPG), The Honourable Rick Jennings, Assistant Deputy Minister at Ontario Ministry of Energy and Infrastructure, Supply Policy Division, and Pino Di Mascio, Partner, Urban Strategies Inc. A brief video on the public engagement process was shown.

Mr. Di Mascio presented an overview of the site and scope of the development in the Plan and outlined the next steps in the process, including additional studies to be identified and undertaken, and an official plan amendment to be formalized.

Mr. Martin noted that the process had included considerable stakeholder and public consultations and that the Plan represents a shared vision which included the achievement of commercial value for the OPG while respecting the goals and objectives of the City of Mississauga and the Lakeview Community.

The Honourable Rick Jennings spoke on behalf of the Province citing that the Plan is ambitious, well thought out, and consistent with the shared vision of all the partners involved.

Councillor Saito asked when the financial impact to the municipality will be known. Ms. Burt advised that the City does not own the lands and that at this point the financial impact is unknown. She said that it is a 30 year Plan and there is yet a lot of work to be done. In response to Councillor Saito's question regarding the costs incurred to-date for lands that the City does not own, Ms. Burt advised that approximately \$500,000 has been spent, in addition to staffing costs, over the past 5 years, but two grants totaling \$375,000 will be used to offset these costs.

Councillors Crombie, Mullin and Starr expressed their support for the Lakeview waterfront revitalization.

Councillor Tovey noted that although the City has incurred costs during this process, it has also received similar benefits from the stakeholders. As well, in tracking property values and property taxes for the area, these have risen steeply. Councillor Tovey said that this kind of opportunity to build a vibrant waterfront for the City comes rarely and will provide societal and economic benefits to the City for a long time. Work on this project will start next year.

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

PDC-0051-2014

1. That the report dated June 2, 2014 from the Commissioner of Planning and Building, titled "Inspiration Lakeview Master Plan", and the accompanying Inspiration Lakeview Master Plan document, prepared by Urban Strategies Inc., and provided under separate cover, be received.
2. That the Inspiration Lakeview Master Plan be circulated to stakeholders, agencies, authorities, and City departments for review and comment.

RECEIVED (Councillor J. Tovey)

File: CD.21.OPG.26.5A

9. **PUBLIC MEETING**
Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan
File: CD.03.MIS

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

PDC-0052-2014

That the submissions made at the public meeting to consider the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated June 3, 2014, from the Commissioner of Planning and Building, be received.

RECEIVED (Councillor B. Crombie)

File: CD.03.MIS

10. **PUBLIC MEETING**
Information Report on Official Plan Amendment and Rezoning Applications to permit a 33 storey apartment building which may include ground floor retail commercial uses, southeast corner of Nahani Way and Hurontario Street
Owner: Alfonso Gallucci General Construction Limited
Applicant: Goldberg Group, Bill51, (Ward 5) - File: OZ 13/018 W5

Janice Robinson, Goldberg Group, representing Alfonso Gallucci General Construction Limited, reviewed the application. She gave an overview of two options, Option 1 for a mixed use and Option 2 solely residential. Option 2 is not the preferred option for the developer.

Councillor Crombie advised that she supported the mixed use option and in response to her questions regarding traffic and parking, Ms. Robinson advised that both traffic and parking studies were conducted. The parking study showed that there is sufficient parking for both options. The traffic study concluded that there will not be any adverse impact. Ed Sajecki, Commissioner, Planning and Building, advised that this matter is under review and will be reported back to the Committee.

In response to Councillor Dale's question regarding the phasing of the development in accordance with the City's transportation needs, Mr. Sajecki, advised that phasing cannot be determined until the status of the future Light Rail Transit on Hurontario Street is known. Councillor Dale also said that the most appropriate option should be determined for the site and that he favoured the mixed use option.

Louie Buordolone, Director of Real Estate, Loblaw Companies Ltd, advised that the development is a great supermarket site and his Company supports it.

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

PDC-0053-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Uptown Major Node Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "RA5-23" (Apartment Dwellings - Exception) to "H-RA5-Exception" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) to permit a 33 storey apartment building which may include ground floor retail commercial uses, under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be received for information.

RECEIVED (Councillor B. Crombie)

File: OZ 13/018 W5

11. PUBLIC MEETING
Information Report on Official Plan Amendment and Rezoning Applications to permit a 28 storey, 260 unit apartment building, 45 Agnes Street, northeast corner of Cook Street and Agnes Street, west of Hurontario Street
Owner: Eminence Living Inc.
Applicant: Ruth Victor Associates, **Bill 51**, (Ward 7)
File: OZ 13/017 W7

Ruth Victor, Ruth Victor Planning; Reza Eslami, Icon Architects Inc.; and Michael Spaziani, Urban Designer, presented the details of the development.

The following residents expressed objection to the proposal, citing increased traffic, street parking resulting in driving congestion, detrimental impact on property values, blocked views, safety issues and lack of a playground for children:

Mr. Hasu Pandya;
Ms. Helen Dian

Councillor Iannicca expressed support for the development. He said Cooksville needs to change and this development is part of its revitalization which he welcomes. He advised that he will be holding another public meeting.

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

PDC-0054-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Cooksville Character Area from "Residential High Density – Special Site 3" to "Residential High Density – Special Site" and to change the Zoning from "RA4-27" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings-Exception) to permit a 28 storey, 260 unit apartment building under File OZ 13/017 W7, Eminence Living Inc., 45 Agnes Street, be received for information.

RECEIVED (Councillor N. Iannicca)
File: OZ 13/017 W7

ADJOURNMENT – 8:24 pm (Councillor G. Carlson)