



## MINUTES

Issued: January 12, 2015

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, DECEMBER 8, 2014**

**AFTERNOON SESSION – 1.30 P.M.**

**EVENING SESSION – 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 Bonnie Crombie       |                                 |
| Councillor Jim Tovey       | Ward 1 ( <b>Chair</b> )         |
| Councillor Karen Ras       | Ward 2                          |
| Councillor Chris Fonseca   | Ward 3                          |
| Councillor Carolyn Parrish | Ward 5                          |
| Councillor Ron Starr       | Ward 6 (left 7:40pm)            |
| Councillor Nando Iannicca  | Ward 7 (arr 1:38pm/left 7:07pm) |
| Councillor Matt Mahoney    | Ward 8                          |
| Councillor Sue McFadden    | Ward 10                         |
| Councillor George Carlson  | Ward 11 (left 7:57pm)           |

#### Members Absent

|                      |                            |
|----------------------|----------------------------|
| Councillor Pat Saito | Ward 9 (Personal Business) |
|----------------------|----------------------------|

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

STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department  
Ms. Lesley Pavan, Director, Development and Design Division  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning  
Division  
Ms. Kelly Yerxa, Deputy Legal Counsel Legal Services  
Ms. Marcia Taggart, Legal Counsel, Legal Services  
Mr. Chris Rouse, Manager, Development North, Development and  
Design Division  
Ms. Carmen Gucciardi, Manager, Development Services  
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. Antonia Krijan, Development Planner  
Ms. Mila Yeung, Development Planner  
Mr. Jonathan Famme, Development Planner  
Ms. Lisa Christie, Zoning By-law Review Planner  
Ms. Karin Phuong, Policy Planner  
Mr. Ben Phillips, Development Planner  
Ms. Stephanie Segreti, Development Planner  
Ms. Sheena Harrington Slade, Development Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Diana Haas, Council Support Services Assistant (Afternoon  
Session)  
Ms. Sacha Smith, Legislative Coordinator (Evening Session)

**PLANNING & DEVELOPMENT COMMITTEE – December 8, 2014****AFTERNOON SESSION – 1.30 P.M.****CALL TO ORDER**

Councillor Carlson called the meeting to order at 1:32 p.m.

**DECLARATIONS OF CONFLICT OF INTEREST**

Nil.

**APPROVAL OF MINUTES**

The Minutes of the Planning and Development Committee held on September 8, 2014, were approved as presented.

**APPROVED** (Councillor R. Starr)

Councillor Carlson 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.

**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 Mahoney moved the motion with the proviso that item 1(a) Sign Variance Application # 14-00406 should include illumination. The motion was voted on and carried:

**PDC-0073-2014**

That the Report dated November 18, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested nine (9) Sign Variance Applications described in Appendices 1 to 9, be adopted, as amended, in accordance with the following;

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

- (a) Sign Variance Application 14-00406  
Ward 1  
Chartwell Regency Retirement Residence, 29 Mississauga Road North

To permit the following:

- (i) One (1) ground sign having a total sign area of 2.8 sq. m. (30.25 sq. ft.) per sign face, with the provision that it is illuminated.
- (ii) One (1) fascia sign on the south (front) elevation of the canopy having a total sign area of 0.75 sq. m. (8.07 sq. ft.).

- (b) Sign Variance Application 14-02207  
Ward 5  
McDonald's, 44 Bristol Road East

To permit the following:

- (i) One (1) menu board to have a sign area of 5.46 sq. m. (58.77 sq. ft.).

- (c) Sign Variance Application 14-02433  
Ward 5  
Portable Packaging, 5875 Chedworth Way

To permit the following:

- (i) One (1) fascia sign attached to the south elevation which does not face a street or contain the main entrance for the public.

- (d) Sign Variance Application 14-03207  
Ward 5  
Billboard Sign, 255 Derry Road East

To permit the following:

- (i) One (1) billboard sign proposed on lands zoned Development "D", provided the sign be removed when the property is rezoned.

- (e) Sign Variance Application 14-01450  
Ward 5  
ADP, 6200 Kenway Drive

To permit the following:

- (i) One (1) fascia sign erected on the second storey of the building.

- (f) Sign Variance Application 14-01513  
Ward 10  
Caliber Homes, Churchill Meadows, 5353 Ninth Line

To permit the following:

- (i) One (1) construction site sign with a sign area of 89.76 sq. m. (966.24 sq. ft.) provided the overall height be reduced to match the ridge height.
  - (ii) One (1) construction site sign to be located with 100 m (328.08 ft.) of another construction site sign on the same street line and on the same project.
- (g) Sign Variance Application 14-02115 **be deferred**  
Ward 1  
Fram Building Group, 141 Lakeshore Road East
- To permit the following:
- (i) One (1) ground sign having an overall height of 4.40 m (14.44 ft.).

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

- (a) Sign Variance Application 14-01908  
Ward 8  
LensCrafters, 2225 Erin Mills Parkway
- To permit the following:
- (i) One (1) fascia sign not located on the exterior wall forming part of the unit occupied by the business.
- (b) Sign Variance Application 14-02115  
Ward 1, Fram Building Group, 141 Lakeshore Road East
- To permit the following:
- (i) One (1) ground sign having a sign area of 5.28 sq. m. (56.84 sq. ft.) per sign face.
  - (ii) One (1) ground sign having a changing copy area equal to approximately 89% of the total sign face area.
- (c) Sign Variance Application 14-02195  
Ward 7  
Cash Money, 3024 Hurontario Street
- To permit the following:
- (i) One (1) fascia sign erected on the second storey of the building.

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

2. Payment-in-lieu of Off-Street Parking (PIL) Application, 215 Broadway Street, East side of Broadway Street, North of Thomas Street  
Owner: 215 Broadway Holdings Inc.  
Applicant: Weston Consulting Group  
File: FA.31 14/002 W11

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

**PDC-0074-2014**

That the Report dated November 18, 2014 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 14/002 W11, 215 Broadway Holdings Inc., 215 Broadway Street, east side of Broadway Street, north of Thomas Street, be adopted in accordance with the following for "Installment Payment" agreements:

1. That the sum of \$35,360.00 be approved as the amount for the payment-in-lieu of four (4) off-street parking spaces and that the owner enter into an agreement with the City of Mississauga for the payment of the amount owing in installment payments.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 215 Broadway Holdings Inc. for a new three (3) storey mixed use building.
3. That the execution of the PIL agreement and payment be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties and the accompanying payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

**ADOPTED** – (Councillor G. Carlson)

File: FA.31 14/002 W11

3. **PUBLIC MEETING**  
Information Report on Rezoning Application to permit a temporary extension of outdoor storage of refrigeration trailers, 46 William Street, West side of William Street, south of James Street  
Owner: City of Mississauga  
Applicant: Quickchill Draught Refrigeration Ltd. (Joe Ponzio), **Bill 51**, (Ward 11)  
File: OZ 14/005 W11

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

**PDC-0075-2014**

That the Report dated November 18, 2014 from the Commissioner of Planning and Building regarding the application to change the zoning from "D-12" (Development) to "D-Exception" (Development) in By-law 0225-2007, to permit a temporary extension of outdoor storage of refrigeration trailers, under file OZ 14/005 W11, Quickchill Draught Refrigeration Ltd. (Joe Ponzio), 46 William Street, be received for information.

**RECEIVED** – (Councillor G. Carlson)

File: OZ 14/005 W11

4. Removal of the "H" Holding Symbol to permit Phase 2 of the Pinnacle Grand Park development, part of Lot 20, Concession 1, N.D.S., 3975 Grand Park Drive and 565 Webb Drive, Northeast corner of Webb Drive and Grand Park Drive  
Owner/Applicant: Pinnacle International (Grand Park) Land Ltd., Bill 51 (Ward 7)  
File: HOZ 12/004 W7

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

**PDC-0076-2014**

That the Report dated November 18, 2014, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 12/004 W7, Pinnacle International (Grand Park) Land Ltd., 3975 Grand Park Drive and 565 Webb Drive, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

**APPROVED** – (Mayor B. Crombie)

File: H-OZ 12/004 W7

5. Site Plan Control By-law Update – Century Avenue and Meadowvale Village Neighbourhood Character Area, City of Mississauga  
File: CD.21.SIT

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

**PDC-0077-2014**

That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft By-law attached as Appendix 1 to the report dated November 18, 2014, from the Commissioner of Planning and Building.

**APPROVED** (Councillor G. Carlson)

File: CD.21.SIT

**6. PUBLIC MEETING**

Information Report on Mississauga Official Plan/Zoning By-law Conformity, Quick Service Restaurants Ontario Municipal Board Decision

Applicant: City of Mississauga, **Bill 51**, (Wards 1-11)

File: BL.09-MOP

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

**PDC-0078-2014**

1. That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding proposed amendments to Zoning By-law 0225-2007, as amended, for properties within Intensification Areas as identified in Mississauga Official Plan, to bring the Zoning By-law into conformity with Mississauga Official Plan, be received for information, and notwithstanding planning protocol, that a Supplementary Report be brought directly to a future Council meeting.
2. Letter dated December 8, 2014 from Victor Labreche, Senior Principal, Labreche Patterson & Associates Inc., be received.

**RECEIVED** – (Councillor S. McFadden)

File: BL.09-MOP

**7. Proposed Expansion to the Port Credit Business Improvement Area (BIA)**

File: CD.05.POR (Port Credit BIA)

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

**PDC-0079-2014**

1. That the report titled “Proposed Expansion to the Port Credit Business Improvement Area (BIA)” dated November 18, 2014 from the Commissioner of Planning and Building, be received.
2. That the City Clerk be authorized to give notice to the Board of Management of the Port Credit Business Improvement Association and to all commercial and industrial property owners defined under the *Municipal Act, 2001*, within the current Port Credit BIA boundary and the proposed boundary expansion, of City Council’s intention to enact a by-law to expand the boundaries of the Port Credit BIA as shown on Appendix 4.

**RECEIVED** – (Councillor K. Ras)

File: CD.05.POR (Port Credit BIA)

**The Committee recessed at 1: 40pm**



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

Councillor Tovey called the meeting to order.

Councillor Tovey noted that any written submissions pertaining to the evening 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. He then read the Statement from the Planning Act pertaining to three statutory public meetings – Items 8, 9 and 10.

1. Sign Variance Application 1(g) # 14-02115 (Ward 1)

Councillor Tovey noted that Sign Variance Application #14-02115 dealt with at today's 1:30 p.m. session of the Planning and Development Committee Meeting is to be deferred at the request of the applicant – Fram Building Group, pending further discussion with staff.

8. PUBLIC MEETING

Information Report on Official Plan Amendment and Rezoning Applications to permit three (3) detached dwellings, 1007 Mississauga Road, Northwest corner of

Mississauga Road and North Sheridan Way

Owner: Marilyn Raphael

Applicant: John D. Rogers & Associates Inc., **Bill 51** (Ward 2)

File: OZ 13/024 W8

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

**PDC-0080-2014**

That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "Residential Low Density I" and to change the Zoning from "C5-14" (Motor Vehicle Commercial) to "R1-Exception" (Detached Dwellings – Typical Lots), to permit three (3) detached dwellings under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

**RECEIVED** – (Councillor M. Mahoney)

File: OZ 13/024 W8

Councillor Iannicca left the meeting at 7:07 p.m.

9. PUBLIC MEETING

Information Report on Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site, 320 Derry Road West, South side of Derry Road West, East of McLaughlin Road

Owner: 320 Derry Road Developments Inc. (By Offer of Purchase and Sale)

Applicant: Weston Consulting Group Inc.

Files: OZ 13/021 W11 & T-M13007 W11

Presentation by Mr. Jim Levac, Weston Consulting Group, reviewed the Official Plan Amendment, Rezoning and Subdivision Application on behalf of 320 Derry Road Developments Inc., and requested a notwithstanding clause.

The following persons made oral submissions:

Mr. Lorenzo Bonofiglio, representing 919848 Ontario Inc. and 1368781 Ontario Inc. (the developers who built the subdivision to the west) requested compensation from the City for half of the construction cost of Longview Place based on current market value and that Lots 115, 116 and three-quarters of Lot 177 be deeded back to the developer as agreed.

Mr. Slava Dimitra on behalf of the St. Ilija Macedonian Orthodox Church, advised that the Macedonian community gave the City 18 acres of land to the south neighbouring this development. A lease agreement was entered into to allow the Church use of the valley lands. The lands used to access the City valley lands has been sold. The current owner has denied access to the City valley lands by the Macedonian Church. It was their understanding that access to the City valley lands was to be provided to the Church from the new road being proposed through the subject application. The Church requested a long term solution to accessing the locked land in question.

Mr. Greg Dell, representing the owner of Marriott Hotel, Great Lakes Development Inc. as well as Mr. Digamber Singh, owner of the triangular piece of land east of 320 Derry Road West, noted support for the application however he advised that through the rezoning application for the Hotel, the City has required the provision of a registered easement for access between the east and west lands, as well as restricted access to the City into the valley lands for maintenance purposes which has forced the Hotel to disallow access to the Church. The Hotel would be prepared to provide access to the Church if the City permitted.

Mr. David Marcucci, Manager of Park Planning, Parks & Forestry Division, provided a history on the Church property and lease agreement. He noted that the Church sold their proposed church site that provided access to the valley. The Church did not obtain an easement through the lands that were sold for access purposes. No access to the valley from the proposed road on the 320 Derry Road site was contemplated due to the significant slope. The City would not have any concerns if

the Hotel granted an easement or access to the Church over the City easement. The City will continue to work with the Church group to provide alternative venues for the Church's events.

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

**PDC-0081-2014**

That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment - Special Site", "Residential Low Density II – Special Site", "Private Open Space", and "Greenbelt" and to change the Zoning from "D" (Development) and "G1" (Greenbelt – Natural Hazards) to "E2 - Exception" (Employment), "R11" (Detached Dwellings – Garage Control Lots), "RM2 - Exception" (Semi-Detached Dwellings), "G1" (Greenbelt – Natural Hazards), "G2 – Exception" (Greenbelt – Natural Features) and "OS1" (Open Space), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

**RECEIVED** (Councillor G. Carlson)

Files: OZ 13/021 W11 & T-M13007 W11

Councillor Starr left the meeting at 7:45 p.m.

10. **PUBLIC MEETING**

Information Report on Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 8 detached dwellings and the extension of Seventh Street as a public road, 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, East of Cawthra Road, North of Atwater Avenue  
Owner: 1731860 Ontario Ltd. (by Agreement of Purchase and Sale)  
Applicant: Weston Consulting Group Inc. **Bill 51** (Ward 1)  
File: OZ 13/012 W1, T-M14001 W1

Mr. Jim Levac, Weston Consulting Group Inc., reviewed the applications on behalf of the owner 1731860 Ontario Ltd. And requested the notwithstanding clause.

Councillor Tovey reminded the public that the report was for receipt and no decisions will be made tonight.

Councillor Carlson left the meeting at 7:57 p.m.

The following persons made oral submissions citing concerns with flooding and drainage on Seventh Street, especially as the soil is clay and drainage is slow every year, grading, loss of trees which provide natural shade and habitat for wildlife, large dwellings proposed which will change the character of the street, rationale for extending the cul-de-sac which will only invite more traffic and street parking problems, will benefit residents on Alexandra Avenue but will have a detrimental impact on property values on Seventh Street, and that the proposal is not a minor change:

Ms. Mary Heyes requested the Committee to view the video and pictures she provided to staff of the flooding of July 2013;

Mr. Vladimir Adamec;

Mr. Mark Gornik;

Ms. Rhonda MacDonald;

Ms. Adelina Ranucci urged the Committee to review the video and pictures mentioned earlier of the flooding on her property and wished assurance that the development will not aggravate her situation further.

Mr. Tadeusz Kazmierczak noted his support for the development.

In response to Councillor Tovey's question with respect to the rationale for the extension of the cul-de-sac, Steve Barrett, Manager, Transportation & Asset Management, advised that it was identified as one of a number of locations which could provide opportunities for connectivity for future transportation improvements.

Mayor Crombie and Councillor Tovey directed staff to provide them with copies of the video and pictures from residents.

Councillor McFadden noted that Ward 10 has experienced tremendous amount of flooding and in order to alleviate water collection in the cul-de-sacs, measures such as permeable pavements, extra catch basins and installation of sump pumps in each home have been implemented.

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

**PDC-0082-2014**

That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II – Special Site" and to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 – Exception" (Detached Dwellings – Typical Lots), to permit eight (8) detached dwellings and the extension of Seventh

Street as a public road under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd., 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, be received for information.

**RECEIVED** (Mayor B. Crombie)  
Files: OZ 13/012 W1 & T-M14001 W1

**ADJOURNMENT** – 8:22pm (Councillor M. Mahoney)