
(Approved February 22, 2016)

Planning and Development Committee

Date

2016/02/01

Time

7:00 PM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members Present

Councillor George Carlson	Ward 11 (Chair)
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

Members Absent

Mayor Bonnie Crombie (Other municipal business)

Find it online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

Staff Present

Mr. Ed Sajecki, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Develop and Design Division
Mr. Andrew Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Ray Poitras, Manager, Development South
Mr. Hugh Lynch, Acting Manager, Development North
Mr. Raj Kehar, Legal Services
Ms. Marianne Cassin, Manager, Development & Design Central
Mr. Steve Barrett, Manager, Transportation & Asset Management
Mr. Darren Morita, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Mr. Paul Stewart, Policy Planner
Ms. Emily Irvine, Policy Planner
Ms. Lisa Christie, Zoning By-law Planner
Mr. David Breveglieri, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Karen Morden, Legislative Coordinator

1. CALL TO ORDER – 7:00 p.m.
2. DECLARATION OF CONFLICT OF INTEREST – Nil
3. MINUTES OF PREVIOUS MEETING - January 18, 2016

APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

4.1. PUBLIC MEETING

Port Credit GO Station Southeast Area Master Plan Implementation - Proposed Changes To Mississauga Official Plan
File: CD.04-POR

Paul Stewart, Policy Planner, reviewed the proposed changes to the Mississauga Official Plan related to the Port Credit GO Station Southeast Area.

In response to Councillor Tovey, Mr. Li Dong, Senior Property Officer, Metrolinx, advised that a Request for Quotation (RFQ) was completed in 2015 and Metrolinx is now preparing for a Request for Proposal (RFP) which is to be issued tentatively in June of this year. He said that this process will take approximately four months to complete.

Chris Mackie, Cranberry Cove Port Credit Ratepayers Association, expressed concern about the mass of the parking structure being proposed, that the former Lawn Bowling Club site should be preserved and used as a park for the high density area instead of an 18 storey building; and that the Master Plan should guide the planning of the community, not a warehouse for cars. Mr. Mackie further stated that if Metrolinx charged for parking, the demand for it will be reduced which would result in the reduction of the size of the proposed parking structure.

Councillor Parrish commented that free parking may sound bad, but it is a way to induce people to use the GO.

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

RECOMMENDATION

PDC-0004-2016

1. That the submissions made at the Planning and Development Committee Public Meeting held on February 1, 2016, regarding the report titled “Port Credit GO Station Southeast Area Master Plan Implementation - Proposed Changes To Mississauga Official Plan - Public Meeting”, dated January 12, 2016, from the Commissioner of Planning and Building, be received.

2. That staff report back to Planning and Development Committee on the submissions made from the public, and comments made from circulated departments and agencies, regarding the proposed changes to Mississauga Official Plan to implement the Port Credit GO Station Southeast Area Master Plan.

File: CD.04-POR

RECEIVED (Councillor J. Tovey)

4.2. Affordable Housing Program: Strategic Framework and Work Plan

File: CD.06.AFF

Emily Irvine, Policy Planner, summarized the proposed Affordable Housing Program.

Members of the Committee spoke to the matter as follows:

- Removal of existing administrative processes is a cause for concern under the Second Units Licensing Review;
- Need for reporting to the Committee as the process moves along;
- Include in the Cost Analysis of Incentives land banking, Development Charges reductions, density bonus, and reductions in parking demands as a result of the LRT;
- Include representation from Habitat for Humanity, the school boards, the Mayor, Chair of Planning and Development Committee and a Councillor on the Housing Advisory Panel;
- The process will not work if the spatial distribution is not citywide;
- Funding from the Federal and Provincial governments is needed;
- Maintaining affordability needs to be addressed as the homes built now will increase in value as time progresses;
- Too many criteria for licensing requirements in Mississauga discouraging residents to legalize second units;
- The overall plan should include energy efficiencies;
- Support for those who are, in the meantime, looking to build rental or affordable housing but facing barriers;
- Look at examples of what the Region of Peel is doing as well as other jurisdictions worldwide.

Ed Sajecki, Commissioner of Planning and Building, advised that the licensing process is deemed cumbersome, but the concerns with respect to removal of administrative processes will be forwarded to the Enforcement Division. He also said the City is in discussion with the Region of Peel and will partner with them, other levels of government and the private industry regarding best practices.

Andrew Whittemore, Director, Policy Division, advised that as the process moves along, regular reports will be provided to the Committee culminating in a final report and strategy. He also advised that staff will look into supporting those that are looking to develop rental and affordable housing in the meantime.

Councillor Parrish stated that it was important that the City takes responsibility and establishes the rules instead of waiting for funding from elsewhere.

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

RECOMMENDATION

PDC-0005-2016

1. That the report titled "*Affordable Housing Program: Strategic Framework and Work Plan*", from the Commissioner of Planning and Building, dated January 12, 2016, be received.
2. That \$200,000 be allocated to the Planning and Building Department (PN#13962 Affordable Housing Strategy) from the Planning Process Update Reserve 305160 for the purpose of completing the work for the Affordable Housing Program as outlined in the report titled "*Affordable Housing Program: Strategic Framework and Work Plan*", from the Commissioner of Planning and Building dated January 12, 2016.

File: CD.06.AFF

APPROVED (Councillor C. Parrish)

4.3. **RECOMMENDATION REPORT**

City Wide Proposed Updates to Site Plan Control By-law 0293-2006, as amended

File: CD.21.SIT

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

RECOMMENDATION

PDC-0006-2016

That the Report dated January 12, 2016 from the Commissioner of Planning and Building titled "Proposed Updates to Site Plan Control By-law 0293-2006" be adopted, and 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 this report.

File: CD.21.SIT

ADOPTED (Councillor C. Fonseca)

4.4. **Section 37 Community Benefits Report, 1571, 1575 and 1601 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North**

File H-OZ 13/007 W2

Applicant: 2286974 Ontario Inc.

Sue Shanly, resident, asked how the City came up with the value of the Community Benefit which has been very contentious for many years and the residents feel is very low.

David Breveglieri, Development Planner, responded that an independent land appraiser has determined the increased value of the land to be \$315,000 and according to the City's Corporate Policy and Procedures, a Community Benefit should be in the range of 20% to 40% of the increased value. He noted that the \$150,000 Community Benefit exceeds the prescribed range.

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

RECOMMENDATION

PDC-0007-2016

That the Report dated January 12, 2016 from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under file H-OZ 13/007 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be adopted and that a Section 37 agreement be executed in accordance with the following:

1. That the design and installation of the eastern Clarkson Village entry feature to be located within the municipal right-of-way on the north side of Lakeshore Road West, east of Clarkson Road North, be approved as Section 37 Community Benefits contribution and that the owner enter into a Section 37 agreement with the City of Mississauga.
2. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with 2286974 Ontario Inc., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the Community Benefits.

File: H-OZ 13/007 W2

ADOPTED (Councillor K. Ras)

4.5 Other Business

(a) **A Note of Appreciation**

Councillor Iannicca expressed his appreciation of Greg Kirton, Committee of Adjustment Planner, who, unasked, had put together the history with respect to a sensitive matter and sent it to him. He said this was above and beyond what was called for. Mr. Sajecki said he would convey Councillor Iannicca's appreciation of Mr. Kirton's efforts.

(b) **Planning and Building Department Priorities**

Councillor Saito expressed concern with the work load and priorities for the Planning and Building Department staff especially as they relate to the various studies which are waiting to get underway. She requested a Work Plan from the Commissioner so that the Committee can determine priorities.

5. **ADJOURNMENT – 8:41pm (Councillor N. Iannicca)**