



## MINUTES

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, FEBRUARY 24, 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 Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5 ( <b>Chair</b> )
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7 (Left at 7:05pm)
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

#### Members Absent

Councillor Jim Tovey	Ward 1
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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. Marcia Taggart, Legal Services  
Mr. Ray Poitras, Manager, Development South, Development & Design Division  
Mr. Chris Rouse, Manager, Development North, Development & Design Division  
Mr. Darren Morita, Manager, Development Engineering, Transportation & Infrastructure Planning Division  
Mr. David Marcucci, Manager, Park Planning Division  
Mr. Darren Bryan, Supervisor, Sign Unit  
Ms. Lisa Christie, Planner, Development & Design Division  
Ms. Lauren Eramo-Russo, Planner, Development & Design Division  
Mr. David Breveglieri, Planner, Development & Design Division  
Ms. Mumtaz Alikhan, Legislative Coordinator

**PLANNING & DEVELOPMENT COMMITTEE – February 24, 2014**

**CALL TO ORDER**

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

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Nil.

**APPROVAL OF MINUTES**

The Minutes of the Planning and Development Committee held on February 3, 2014, were approved as presented.

**APPROVED** (Councillor N. Iannicca)

**MATTERS TO BE CONSIDERED**

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

Councillor Iannicca noted his support for Sign Variance Application 13-06975 to Thamor Jewels. He explained that there are two separate units owned by the applicant, and should not be treated as one.

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

**PDC-0010-2014**

That the Report dated February 4, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 of the Report, be adopted, as amended, in accordance with the following:

1. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 13-06001  
Ward 1  
Wingporium  
170 Lakeshore Road East

To permit the following:

(i) One (1) fascia sign on the south elevation with a sign area equal to 23.4% of the building façade.

(b) Sign Variance Application 13-06512  
Ward 11

Rama Gaming Centre  
2295 Battleford Road

To permit the following:

(i) One (1) ground sign that is located on a vacant lot adjacent to the property on which the goods, services or events are offered.

2. That the following Sign Variance **be granted**:

(a) Sign Variance Application 13-06975  
Ward 7

Thamor Jewels  
107 Dundas Street East

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

(ii) One (1) fascia sign on the south (front) elevation which projects above the parapet of the building.

**ADOPTED** – (Councillor N. Iannicca)  
File: BL.03-SIG (2014)

The order of business was changed as follows:

3. Removal of the "H" Holding Symbol Application from Zoning By-law 0225-2007, 7427, 7431 and 7445 Ninth Line, east side of Ninth Line south of Highway 401  
Owner/Applicant: Erin Mills Development Corporation (Wards 9)  
File: H-OZ 13/003 W9

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

**PDC-0011-2014**

That the Report dated February 4, 2014, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 13/003 W9, Erin Mills Development Corporation, 7427, 7431, 7445 Ninth Line, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

**ADOPTED** – (Councillor P. Saito)  
File: H-OZ 13/003 W9

Councillor Crombie read the Statement from the Planning Act pertaining to the two statutory public meetings on the agenda, Item 2 and Item 4.

2. PUBLIC MEETING

Information Report on Proposal to rezone and redesignate City owned lands for parkland and greenbelt uses

City of Mississauga, **Bill 51**, (Wards 1, 7, 8, 9 & 11)

File: CD.21.CON

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

**PDC-0012-2014**

That the Report dated February 4, 2014, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to permit Open Space or Greenbelt uses for certain City owned sites, as well as to permit Residential uses for a small portion of a Peel District School Board (PDSB) property, involved in a land exchange with the City, be received for information.

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

File: CD.21.CON

4. PUBLIC MEETING

Information Report on Draft Plan of Subdivision Application and Removal of the "H" Holding Symbol to permit 16 detached dwellings on a public road, 5525 Ethan Drive, north side of Ethan Drive, west of Oscar Peterson Boulevard

Owner: Argo Park Development Corporation

Applicant: Freeman Planning Solutions, **Bill 51**, (Ward 10)

File: H-OZ 13/005 W10 and T-M13006 W10

Councillor McFadden moved the following motion, subject to the notwithstanding clause, which was voted on and carried as amended:

**PDC-0013-2014**

That the Report dated February 4, 2014, from the Commissioner of Planning and Building regarding the application for a Draft Plan of Subdivision to permit 16 detached dwellings under file T-M13006 W10 and an application to remove the "H" holding symbol under file H-OZ 13/005 W10, Argo Park Development Corporation, 5525 Ethan Drive, be received for information and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

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

Files: H-OZ 13/005 W10 and T-M13006 W10

Councillor Iannicca left the meeting at 7:05 p.m.

5. SUPPLEMENTARY REPORT

Official Plan Amendment and Rezoning Applications to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses, 1572, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North

Owner: 2286974 Ontario Inc.

Applicant: Bousfields Inc, **Bill 51**, (Ward 2) - File: OZ 12/010 W2

Mr. David Breveglieri, Planner, Development & Design Division, gave a PowerPoint presentation of the proposal.

Councillor Mullin noted that the partially completed structure has been an eyesore for several years and the residents were concerned with the development of the site as it is an entrance way to the Clarkson Village. In response to her query with respect to the site plan, Mr. Heinz Vogt, SMV Architects, confirmed the site plan is as presented and that it includes the adjustments to the retail space requested by residents and staff. Councillor Mullin hoped that low impact development measures will be incorporated. She also reiterated her position made at the May 27, 2013 Public Meeting with respect to community benefits under Section 37 of the *Planning Act*. Councillor Mullin said the benefits should be based on the original zoning for three single-family homes, and wished to see this addressed in the subsequent report as per Recommendation #5 in the Report dated February 4, 2014 from the Commissioner of Planning and Building.

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

**PDC-0014-2014**

That the Report dated February 4, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, minor changes to the applications have been proposed, including the reduction in the amount of commercial floor space, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan for a portion of the subject lands from "Residential High Density - Special Site 6" to "Residential High Density – Special Site" to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses, be approved.

3. That the application to change the Zoning from "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt - Natural Hazards) to "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception" (Mainstreet Commercial) and "G1" (Greenbelt - Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses be approved in accordance with the proposed zoning standards described in the Information Report, with the exception of the reduced commercial space from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.), subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
4. That the "H" Holding Symbol is to be removed from the "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception" (Mainstreet Commercial) zonings applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated February 4, 2014, from the Commissioner of Planning and Building, have been satisfactorily addressed.
5. In the event these applications are approved by Council, and that a further amendment to remove the "H" Holding Symbol be applied for, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
6. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**ADOPTED** – (Councillor P. Mullin)  
File: OZ 12/010 W2

**ADJOURNMENT** – 7:19 pm (Councillor R. Starr)