



MINUTES

Issued: February 3, 2015

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JANUARY 12, 2015

7:00 P.M

COUNCIL CHAMBER, 2ND 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
Councillor Karen Ras	Ward 2 (Chair)
Councillor Chris Fonseca	Ward 3
Councillor Carolyn Parrish	Ward 5
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor George Carlson	Ward 11

Members Absent

Councillor Ron Starr	Ward 6
Councillor Pat Saito	Ward 9 (Personal Business)
Councillor Sue McFadden	Ward 10 (Medical Leave)

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
Mr. Andrew Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning
Division
Ms. Marcia Taggart, 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
Mr. Darren Bryan, Supervisor, Sign Unit
Mr. Michael Hynes, Development Planner
Ms. Sharleen Bayovo, Policy Planner
Ms. Mumtaz Alikhan, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – January 12, 2015**CALL TO ORDER**

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

DECLARATIONS OF CONFLICT OF INTEREST

Nil.

APPROVAL OF MINUTES

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

APPROVED (Councillor J. Tovey)

Councillor Ras noted that any written submissions pertaining to this evening'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 (2015)

Councillor Parrish noted that the City's Sign By-law is in place to provide staff with an appropriate tool to deal with Sign Variance Applications and should therefore not require Planning and Development Committee approval. She directed staff to conduct a survey of the City of Toronto's policy specifically, as well as other GTA municipalities with respect to electronic changing signs and report back. Councillor Parrish also directed staff to review the Sign By-law to include electronic changing signs. She said that signs on City facilities should be operated within the Sign By-law.

Councillor Parrish agreed to the deferral of Application 14-01057 in Ward 5.

Councillor Mahoney agreed to the deferral request of Application 14-01485 in Ward 8.

PDC-0001-2015

That the Report dated December 2, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6, be adopted, as amended, in accordance with the following;

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

- (a) Sign Variance Application 14-02622, Ward 3,
Dental, 775 Dundas Street East

To permit the following:

- (i) One (1) fascia sign erected above the first storey of an office building.

- (b) Sign Variance Application 14-02274, Ward 3,
Bulk Barn, 915 Rathburn Road East

To permit the following:

- (i) Three (3) elevations with a percentage of window sign coverage equal to 46% on the north elevation, 80% on the south elevation and 100% on the east elevation. The signs will also obstruct visibility into the interior of the premises.

- (c) Sign Variance Application 14-02015, Ward 9,
LCBO, 3017 Argentia Road

To permit the following:

- (i) Window signs exceeding 25% of the area of a single window or group of windows located on the north, west and south elevations.

- (d) Sign Variance Application 14-01057, Ward 5,
2212264 Ontario Inc., 1885 Sismet Road

To permit the following:

- (i) One (1) billboard sign located 1.0m (3.28 ft.) from the street line.

2. That the following Sign Variances **be deferred**:

- (a) Sign Variance Application 14-01057, Ward 5
2212264 Ontario Inc., 1885 Sismet Road

To permit the following:

- (i) One (1) billboard sign having electronic changing sign faces.

- (b) Sign Variance Application 14-01485, Ward 8,
Ford, 2455 Motorway Boulevard

To permit the following:

- (i) One (1) ground sign located 0.45m (1.5 ft.) from the street line.

That the following Sign Variance **not be granted**:

- (c) Sign Variance Application 14-01849, Ward 10,
Fourth Terragar Holdings Ltd., 3221 Derry Road West

To permit the following:

- (i) Two (2) ground signs with a height of 8.96m (29.4 ft.).

The granted variances are subject to compliance with all other provisions of the Sign Bylaw.

3. That staff be directed to bring back a report as follows:
- (a) that staff be permitted to approve future Sign Variance Applications without approval from the Planning and Development Committee;
 - (b) incorporate electronic changing sign faces into the Sign By-law;
 - (c) review the electronic signs on City facilities.

ADOPTED – (Councillor C. Parrish)
File: BL.03-SIG (2015)

2. **PUBLIC MEETING**

Information Report on Official Plan Amendment and Rezoning Applications
To permit an 18 storey apartment building and 3 storey townhouse horizontal
multiplex, 0 Webb Drive, South side of Webb Drive, east of the unopened Palgrave
Road allowance and south of the proposed Main Street
Owner: Baif Developments Limited
Applicant: MMM Group Limited, Bill 51 (Ward 7)
File: OZ 12/007 W7

Chad John-Baptiste, Planner, MMM Group Limited and Steve Kirshenblatt, Senior Partner, Kirkor Architects & Planners, reviewed the application.

Councillor Iannicca noted that several attempts to give access to the school from Webb Drive have been rejected. He noted that with this proposal, and another on the horizon shortly, Webb Drive will be completed all the way to Kariya Drive. Councillor Iannicca was pleased that this development will transition well with the existing residential homes.

The following persons made oral submissions citing concerns with obstruction of view, traffic congestion generated by the construction, traffic through Webb Drive especially when school starts, construction timing due to noise levels, privacy and parking problems:

Sumeet Goutim;
Darko Dodig;
Melinda Mills

Michael Hynes, Development Planner, Planning and Building Department, noted that under the Planning Act, distance between buildings can be regulated but not views. With respect to the time line for the completion of the development, it could take two years. Mr. John-Baptiste advised that all the parking for the development will be underground and from a traffic perspective, a traffic study, with and without the proposed development, determined no change in congestion. The developer's objective is to balance the look and feel of Webb Drive whilst dealing with access.

Councillor Iannicca said that the developer could have proposed a high-rise project instead of townhomes, considering there are no height restrictions in the downtown core.

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

PDC-0002-2015

That the Report dated December 2, 2014 That the Report dated December 2, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Downtown Core Character Area from "Residential High Density" to "Residential High Density- Special Site" and to change the Zoning from "D" (Development) to "H-RA5-Exception" (Apartment Dwellings - with a Holding Symbol) to permit an 18 storey apartment building and a 3 storey townhouse building under File OZ 12/007 W7, Baif Developments Limited, 0 Webb Drive be received for information, and notwithstanding planning protocol with the exception of the site plan approval process, that the Supplementary Report be brought directly to a future Council meeting.

RECEIVED – (Councillor N. Iannicca)

File: OZ 12/007 W7

3. Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production – Report On Comments

Ms. Sharleen Bayovo gave an overview of the proposed amendments to the Zoning By-law and a Licensing By-law for medical marihuana production facilities.

Councillor Tovey provided direction that stringent security requirements must be implemented for methadone clinics when reviewing the licensing requirements for

methadone clinics.

Ms. Bayovo responded that there will be layers of security requirements to gain a producers licence.

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

PDC-0002-2015

That the Zoning By-law amendments and the licensing of medical marihuana production facilities proposed in the report titled "Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production – Report on Comments" dated December 2, 2014, from the Commissioner of Planning and Building, be approved.

APPROVED – (Councillor C. Parrish)

ADJOURNMENT – 7:56pm (Councillor C. Fonseca)