

Planning and Development Committee

Date

2016/02/22

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)
Mayor Bonnie Crombie	
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 (Arr. 7:30 pm)

Members Absent

Councillor Sue McFadden	Ward 10 (illness)
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Find it online

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

Staff Present

Mr. Ed Sajecki, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Andrew Whitemore, Director, Policy Planning Division
Mr. Ezio Savini, Director, Building Division
Ms. Susan Burt, Director, Strategic Community Initiatives Division
Mr. Ray Poitras, Manager, Development South
Mr. Hugh Lynch, Acting Manager, Development North
Mr. Michal Minkowski, 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. David Ferro, Development Planner
Mr. Michael Hynes, Development Planner
Ms. Aiden Stanley, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Sacha Smith, Legislative Coordinator

1. CALL TO ORDER – 7:00 pm

Councillor Carlson advised that the Committee will deal with Item 4.4 first on the agenda.

2. DECLARATION OF CONFLICT OF INTEREST

Nil.

3. MINUTES OF PREVIOUS MEETING - February 1, 2016

APPROVED (Councillor N. Iannicca)

4. MATTERS TO BE CONSIDERED

4.4. RECOMMENDATION REPORT

Applications to permit two new condominium apartment buildings of 12 and 15 storeys in addition to the two existing rental apartment buildings, 1850 Rathburn Road East and 4100 Ponytrail Drive

Owner: Forest Park Circle Ltd. - File: OZ 12/009 W3

Councillor Fonseca requested a deferral in order to get further information and clarification from both City staff and the Applicant with respect to the proposed development. Members of the Committee agreed to the deferral.

Councillor Fonseca thanked residents who had planned to speak at tonight's meeting and advised that they will have an opportunity to do so at a future Planning and Development Committee Meeting.

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

RECOMMENDATION

PDC-0008-2016

That the Report dated February 2, 2016 from the Commissioner of Planning and Building with respect to applications under File OZ 12/009 W3, Forest Park Circle Ltd., 1850 Rathburn Road East and 4100 Ponytrail Drive, be deferred to a future Planning and Development Committee Meeting in order to provide an opportunity for further discussion between City Staff, the Applicant, and Residents, to address Residents' concerns.

File: OZ 12/009 W3

APPROVED (Councillor C. Fonseca)

4.1. Sign Variance Application - Sign By-law 0054-2002, as amended (Ward 8)

Peter Schiavella, Owner of The Archways, asked for an explanation as to why the Sign Variance Application had been refused. Ezio Savini, Director, Building Division,

responded that it does not comply with the City's By-law and the application was for signage on Eglinton Avenue for a development that is not located on Eglinton Avenue.

Councillor Mahoney said that it would have been more appropriate for the Applicant to discuss this matter with him rather than bringing it to the Committee. He expressed support for the staff recommendation.

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

RECOMMENDATION

PDC-0009-2016

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

- (a) Sign Variance Application 15-07483
Ward 8, The Archways, 1775 Thornybrae Place

To permit the following:

- (i) One billboard sign erected on a property zoned residential.
- (ii) One (1) billboard sign erected within 92m of a residential zoned property.
- (iii) One (1) billboard sign setback 3.0m from the property line.
- (iv) One (1) billboard sign having a sign face area of 35.67 sq. m.

File: BL.03-SIG (2016)

APPROVED (Councillor M. Mahoney)

4.2. **PUBLIC MEETING INFORMATION REPORT**

Proposal to revise the zoning to restrict the height of sloped roof houses and eaves and add a maximum house depth regulation for residential properties in parts of Ward 1 not subject to infill housing regulations; to limit the height of flat roof homes for certain residential zones in Ward 1 along Hurontario Street not included in By-law 01271-2015 passed by Council June 2015

Applicant: City of Mississauga - File: CD.06.REP

David Ferro, Planner, Development and Design Division, reviewed the Zoning By-law revisions.

Glen Broll, Glen Schnarr & Associates Inc., representing owners of 516 and 518 Richey Avenue, advised that both properties have narrow lots and the restrictions limiting heights and depths would adversely impact the development of the lots with three storey detached dwellings. He requested that the Committee consider exempting these properties from the proposed by-law due to their unique situation. Councillor Tovey noted that the owners had purchased the properties before the first three storey flat roof by-law was in place and have also proactively communicated their plans to their neighbours. He proposed to Mr. Broll to meet with City staff to see what can be done. The following persons made oral submissions in support of the proposals noting that pencil like dwellings look ridiculous and dwarf their neighbours; shadowing; tremendous impact on the storm water system and the walking trail; new dwellings should embrace the essence of proportionality in the neighbourhood and requires sensitive handling; homeowners should be taxed on impermeable surface driveways, walkways, decks and pools; the proposed revisions to the zoning should be approved and enforced without

any exemptions; regulations tend to reduce the number of large houses as well as the number of challenges:

Fiona Campbell;

Ken Riddell;

Chris Mackie, Cranberry Cove Ratepayers Association, *who are also prepared to participate at the Ontario Municipal Board Hearings to support the proposed restrictions in the staff report;*

Gavin Clark.

The following persons made oral submissions against the proposals citing concerns that the restrictions will not be economically viable; the opportunity to go up in height is important as is the length; other narrower homes have been tastefully built in the area and beauty is in the eye of the beholder; the Zoning By-law keeps changing and the owners aren't aware of this until the last minute:

Lee Looyenga;

Anthony and Deborah Martucci

Councillor Tovey noted that the community is looking for some scale in the area. He also stated that public notices are issued in the local newspapers, e-blasts, and letters are sent to affected neighbours whenever zoning changes are being proposed.

In response to Councillor Saito regarding the proposed revisions to the Zoning By-law being considered for the entire City, Ed Sajecki, Commissioner, Planning and Building, advised that these are undertaken on an area basis, and should continue to do so, as it is a huge undertaking and very controversial.

Councillor Tovey stated that the City wants to ensure revitalization is appropriate in an older neighbourhood.

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

RECOMMENDATION

PDC-0010-2016

1. That the report dated February 2, 2016, from the Commissioner of Planning and Building regarding the proposed amendments to the Zoning By-law for residential areas in the Port Credit, Lakeview and Mineola neighbourhoods, be received for information.
2. That the Planning and Building Department report back on any public submissions received and make recommendations on the proposed zoning amendments for residential areas in parts of Ward 1. File: CD.06.REP

RECEIVED (Councillor J. Tovey)

4.3. **RECOMMENDATION REPORT**

Application to permit a private elementary school, 935 Eglinton Avenue West, North side of Eglinton Avenue West, West of Terry Fox Way

Applicant: Masjid-e Farooq-e Azam Mississauga & Makkah Holdings Inc.

File: OZ 09/009 W6

Michael Hynes, Planner, Development and Design Division, reviewed the Rezoning Application.

Angela Sciberras, Planning Consultant, Maccaulay Shiomi Howson Ltd., was present to answer questions from the Committee and Residents present on behalf of the Applicant.

Martina Wood, resident, expressed concern with the parking being insufficient considering the number of cars parked on streets when the Mosque is in service, the traffic volume and the uncertainty that the Mosque will not use the gymnasium for religious gatherings. Councillor Starr advised that these are concerns that will be the subject of ongoing discussions. He said that a lot of changes were made incorporating comments raised by residents. In response to Ms. Wood's concern regarding noise from calls to service, Mr. Hynes stated that he was unaware of such noise emanating from a private school but will take the concern under advisement.

Saleem Deshmukh, resident, said they have a very large contingent of volunteers to control traffic and extended an invitation to residents that they should raise their concerns with the Imam at the Mosque to address them. He noted that in the past, very few residents have taken up this opportunity.

In response to Mayor Crombie's question with respect to a permanent wall between the prayer area and the gymnasium, Ms. Sciberras advised that the two are separate and the Applicant has letters of use on file with the City to ensure their commitment that other areas outside of the prayer area will not be used. She also advised that a construction management plan has been submitted to the City and that, at the current level, it is acceptable but will be further refined working with the community in dealing with ingress, egress, construction, vehicular and pedestrian traffic. With respect to landscaping and green initiatives, Ms. Sciberras advised that these issues will be dealt with during the site plan approval process once the zoning matters are resolved.

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

RECOMMENDATION

PDC-0011-2016

That the Report dated February 2, 2016 from the Commissioner of Planning and Building recommending approval of the application under File OZ 09/009 W6, Masjid-e Farooq-e Mississauga & Makkah Holdings Inc., 935 Eglinton Avenue West, Block 127, Plan 43M-1034, north side of Eglinton Avenue West, west of Terry Fox Way be adopted in accordance with the following:

1. That the application to change the Zoning from **RM4-58 (Townhouse Dwellings)** and **RM5-3 (Street Townhouse Dwellings)** to **RM4-Exception (Residential)** to permit a 2 storey private elementary school in conjunction with a place of religious assembly in accordance with the recommended zoning standards described in Appendix 6 of this report, be approved subject to the following conditions:

- (a) That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
 - (b) That the private elementary school be limited to a maximum gross floor area of 2 160 m² (23 250 ft²).
 - (c) That the following clause be included with the Development Agreement to be registered on title:
 - i) Prior to final approval for any building permit clearance, the owner shall include and secure within the site plan for the proposed private elementary school, improvements which meet or exceed those shown on the site plan under File SP 09/074 W6 regarding streetscaping and landscaping to the satisfaction of the Planning and Building Department.
2. That prior to the implementation of the Zoning By-law, the owner of Block 127, Plan 43M-1034 enter into an agreement to grant an easement in perpetuity to the satisfaction of the City, over all of Block 127, for the provision of parking for the existing mosque and proposed private school.

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.

File: OZ 09/009 W6

APPROVED (Councillor R. Starr)

5. DEPUTATION

5.1. 2015 – Year in Review

Ed Sajecki, Commissioner, Planning and Building, reviewed the Planning and Building Department activities and successes over 2015 as well as initiatives for 2016. The following gave an overview of the Divisions within the Department.

Susan Burt, Director, Strategic Community Initiatives Division, spoke with respect to advancing the City's Strategic Plan by developing long range visions for the future, conducting comprehensive and innovative community engagement, and facilitating collaboration with multi-departmental staff and cross-jurisdictional agencies to achieve the City's strategic goals, including:

- Inspiration Lakeview
- Inspiration Port Credit
- Strategic projects including exchange district, Vision Cooksville and Sheridan Phase II;

Andrew Whittemore, Director, Policy Planning Division, spoke with respect to promoting public interest through policy planning with the development of the City's Official Plan focusing on:

- Housing and Growth,

- Transit Development Planning
- Transit Development Planning
- Healthy Community Planning
- Economic Development Planning

Lesley Pavan, Director, Development and Design Division, spoke with respect to delivering the urban vision for the City by shaping development to strengthen our communities and supporting private sector investments including:

- Zoning By-law
- Special Planning Studies
- Process Improvements
- Urban Design

Ezio Savini, Director, Building, Chief Building Official spoke of working with applicants, design teams, construction teams and City staff to bring drawings and reports to reality as well as administering regulations per the Ontario Building Code and the Zoning By-law, Building Inspections, as well as the launching of the ePlans Electronic Plans Submissions Program in 2015 with full implementation in 2016.

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

RECOMMENDATION

PDC-0012-2016

That the PowerPoint Presentation from the Commissioner and Directors, Planning and Building Department, entitled “2015 – Year in Review” to the Planning and Development Committee on February 22, 2016, be received for information.

RECEIVED (Councillor M. Mahoney)

6. ADJOURNMENT – 9:19 pm (Councillor R. Starr)