
(Approved May 16, 2016)

Planning and Development Committee

Date

2016/05/02

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 (Arr. 7:21pm)
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

Members Absent

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 Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Chris Rouse, Manager, Development North
Mr. Ray Poitras, Manager, Development South
Mr. Raj Kehar, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure Planning
Mr. Steve Barrett, Manager, Transportation & Asset Management
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Ms. Stephanie Segreti-Gray, Development Planner
Mr. Frank Marzo, Policy Planner
Ms. Emily Irvine, Policy Planner
Ms. Paulina Mikicich, Policy Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator

1. CALL TO ORDER – 7:00 pm
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of April 11, 2016

APPROVED (Councillor S. McFadden)

4. MATTERS TO BE CONSIDERED

- 4.1. Sign Variance Application - Sign By-law 0054-2002, as amended (Ward 11)

Councillor Carlson noted that staff are reviewing the Application with the proponent and the Committee agreed to refer it to the next Council Meeting for a decision.

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

PDC-0027-2016

That Sign Variance Application 15-08508 (Ward 11) from Credit River Retirement, 175 Rutledge Road, be referred to the next Council Meeting for a decision.

File: BL.03-SIG (2016)

APPROVED (Councillor C. Parrish)

- 4.2. **RECOMMENDATION REPORT**

Removal of the "H" Holding Symbol, 90 Skyway Drive, east side of Maritz Drive, south of Skyway Drive

Owner: Nowtash Holdings Ltd.

File: HOZ 15/002 W5

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

PDC-0028-2016

That the Report dated April 12, 2016, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 15/002 W5, Nowtash Holdings Ltd., 90 Skyway Drive, east side of Maritz Drive, south of Skyway Drive, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's consideration.

File: HOZ 15/002 W5

APPROVED (Councillor C. Parrish)

4.3. **RECOMMENDATION REPORT**

Applications to permit 20 semi-detached homes and 1 detached home on a common element condominium road at 6532 and 6544 Winston Churchill Boulevard and Block 19 on Registered Plan 43M-932, West side of Winston Churchill Boulevard, south of Aquitaine Avenue
Owner: Ideal (WC) Developments Inc.
Files: OZ 14/008 W9 and T-M14002 W9

Stephanie Segreti-Gray, Development Planner, reviewed the Applications.

Bronwen Frankforth, Resident, expressed her satisfaction with the current proposal.

Councillor Saito noted that the applicant is willing to address a concern with the replacement of the old fences between the existing residences during the site plan process. She noted that this is a much better application and exactly as envisioned.

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

PDC-0029-2016

That the Report dated April 12, 2016, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 14/008 W9 and T-M14002 W9, Ideal (WC) Developments Inc., 6532 and 6544 Winston Churchill Boulevard and Block 19 on Registered Plan 43M-932, west side of Winston Churchill Boulevard, south of Aquitaine Avenue, be adopted in accordance with the following:

1. That the application to change the Zoning from **R1** (Detached Dwellings -Typical Lots) and **R5** (Detached Dwellings – Typical Lots) to **RM3-Exception** (Semi-Detached Dwellings on a CEC-Private Road - Exception) to permit 20 semi-detached homes and 1 detached home on a common element condominium road in accordance with the proposed revised zoning standards described in Appendix 5 of this report, be approved subject to the following conditions:
 - a. That the draft plan of subdivision be approved
 - b. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development
 - c. 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 Peel District and Dufferin-Peel Catholic District School Boards not apply to the subject lands
 - d. That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling not be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development.
2. That the Plan of Subdivision under file T-M14002 W9, be recommended for approval subject to the conditions contained in Appendix 7.

3. 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 36 months of the Council decision.

Files: OZ 14/008 W9 and T-M14002 W9

ADOPTED (Councillor P. Saito)

- 4.4. Ninth Line Lands Study Project Status Update – Phase One Completion
File: CD.04.NIN (Wards 9 and 10)

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

PDC-0030-2016

That the report entitled “Ninth Line Lands Study Project Status Update- Phase One Completion”, dated April 18, 2016, from the Commissioner of Planning and Building, be received for information.

File: CD.04.NIN (Wards 9 and 10)

RECEIVED (Councillor S. McFadden)

- 4.5. Affordable Housing Program - Housing Gap Assessment and Municipal Best Practices
File: CD.06.AFF

Andrew Whittemore, Director, Policy Planning Division, and Emily Irvine, Policy Planner, reviewed the project scope, work plan, affordability gap and best practices.

Mayor Crombie expressed concern about some of the best practices outlined in the Report, but said the residents’ needs need to be met.

Councillor Parrish noted that Mississauga has affordability challenges. She stated that it is important for Mississauga to form a housing strategy and look at how the housing funds at the Region of Peel can be returned to Mississauga. She also requested that staff look at the city’s inventory of land for affordable housing, including the parcels currently being used for parking by Sheridan College in the Downtown Core. In addition, Councillor Parrish said other sites to consider would be the Britannia Farm and the Imperial Oil lands in Port Credit.

Councillor Fonseca was concerned that the older rental apartment buildings in the Dixie Bloor Corridor need redeveloping whilst at the same time their tenants need to be protected. She also noted that there needs to be cooperation with the Region of Peel because a lot of the properties are tied to it due to provincial and federal funding such as assistance for 20% of the seniors. She said it is also important to look at different types of affordable housing on the Dundas Corridor.

Paulina Mikicich, Project Leader, City Planning, spoke to the Tax Increment Equivalent Grants (TIEGs) which are time limited and de-escalating grants available over a certain

period of time after which the City receives the property tax revenue in perpetuity. The rationale for the incentive is to attract development that would otherwise not occur. She said the next step will be to hire a consultant to conduct a cost-benefit analysis of this and other high priority strategies.

Kevin Whyte, Habitat for Humanity, addressed the Committee stating that the City should look at making affordable housing available in perpetuity and a meaningful way to use inclusionary zoning.

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

PDC-0031-2016

That the directions contained in the report titled “Affordable Housing Program – Housing Gap Assessment and Municipal Best Practices” from the Commissioner of Planning and Building, dated April 12, 2016 be endorsed.

File: CD.06AFF

APPROVED (Councillor C. Parrish)

5. ADJOURNMENT – 8:09pm (Councillor N. Iannicca)