
(Approved June 27, 2016)

Planning and Development Committee

Date

2016/06/13

Time

1:30 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 Sue McFadden	Ward 10

Members Absent

Councillor Pat Saito	Ward 9 (away – personal)
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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 Whittemore, Director, Policy Planning Division
Mr. Ezio Savini, Director, Building 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. 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. Frank Marzo, Policy Planner
Ms. Shahada Khan, Policy Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Diana Haas, Council Support Assistant

1. CALL TO ORDER – 1:30 pm
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of May 30, 2016 Meeting

APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

- 4.1. Sign Variance Application (Ward 8) - Sign By-law 0054-2002, as amended
File: BL.03-SIG (2016)

Sid Capilano, Pattison Outdoor Advertising, representing Erin Mills Development, noted that the existing billboard has been around for 20 years. He said the size, height and location will remain the same and requested that the Committee approve the change from static to an electronic digital display, similar to Celebration Square. He stated that technology has changed and the new format will enable ease of maintenance and twenty four hour monitoring.

Councillor Mahoney felt that the proposed sign does not fit in the area and supported the staff recommendation to deny the application.

Councillor Parrish agreed with Councillor Mahoney and noted that staff review each application individually and that this application was not appropriate for the area.

RECOMMENDATION

PDC-0044-2016

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

- a) Sign Variance Application 16-00562 (Ward 8)
Erin Mills Development
3005 Ninth Line

To permit the following:

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

File: BL.03-SIG (2016)

APPROVED (Councillor M. Mahoney)

- 4.2. Imagining Ward 3: A Pilot Project for Neighbourhood Planning Update
File: CD.04-WAR

Frank Marzo, Policy Planner, presented an overview of the Pilot Project.

Councillor Fonseca noted that the Rathwood and Applewood Neighbourhoods are large, but contained within them are smaller defined neighbourhoods. She said there are arterial roads which play a key role in connecting other areas of Mississauga, but also connect into the neighbourhoods in Ward 3 from a livability stand point. Councillor Fonseca said the Project will provide the tools for use when considering development applications moving forward, and she looked forward to the recommendation report.

RECOMMENDATION

PDC-0045-2016

That the report entitled “Imagining Ward 3: A Pilot Project for Neighbourhood Planning”, dated May 24, 2016, from the Commissioner of Planning and Building, be received for information.

File: CD.04-WAR

RECEIVED (Councillor C. Fonseca)

4.3. Draft Downtown Community Improvement Plan (Wards 4 and 7)
File: CD.04.COM

Shahada Khan, Policy Planner, reviewed the Draft Plan for Wards 4 and 7.

Councillor Kovac noted his support for the recommendations allowing the City to formulate future plans for the Downtown. He said however that the no height restriction still in place is a barrier and would be commercial and office developers are aware of this so having the Community Improvement Plan will be very beneficial for the City going forward.

Councillor Iannicca stated that a parking authority needs to be established for the City such as ones in all the great cities in the world. He added that it is important for the City to start purchasing parcels of land to establish paid municipal parking lots. Councillor Iannicca noted that it is time to eliminate free and cheap parking so that the City builds for people and not cars.

Mayor Crombie agreed with Councillor Iannicca with respect to establishing a municipal funded parking program and land banking is important. She said this is an opportunity to revitalize the area by building a livable and walkable downtown. In response to Mayor Crombie’s question regarding the timeframe for finalizing the process, Ms. Khan advised that the final Community Improvement Plan would be before Council in the Spring of 2017.

In response to Councillor Parrish about the lack of height restriction, Mr. Sajecki noted there was nothing that could be done about this. Councillor Parrish stated that there are much better uses of land in the Downtown Core to make it an exciting place to attract a walkable population, rather than for fire stations or parking.

Councillor Tovey noted the biggest challenge is that the City owns very little land for municipal parking lots. He felt that in addition to Tax Increment Equivalent Grants (TIEGs), the City needs to explore the tax lift from commercial developments to finance

city owned parking. He also expressed concern with respect to the lack of area specific development charges. Mr. Sajecki said that the City will be able to use the tools under the Community Improvement Plan that are not currently available.

RECOMMENDATION

PDC-0046-2016

1. That the Community Improvement Project Area boundary, as defined by By-law #0052-2013, be amended, to include all lands within the Downtown Core Character Area;
2. That a public meeting be held to consider the Draft Downtown Community Improvement Plan (Appendix 1);
3. That the report titled "Draft Downtown Community Improvement Plan" dated May 24, 2016 from the Commissioner of Planning and Building, be received and forwarded to the Ministry of Municipal Affairs and Housing; and
4. That the Region of Peel be requested to work with City Staff to explore the development of a complementary community improvement plan for Mississauga's downtown.

File: CD.04.COM

APPROVED (Councillor J. Kovac)

5. ADJOURNMENT - 2:21pm pm (Councillor N. Iannicca)