
(Approved September 6, 2016)

Planning and Development Committee

Date

2016/06/27

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 Pat Saito Ward 9

Councillor Sue McFadden Ward 10

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 Whittlemore, Director, Policy Planning Division

Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division

Ms. Sharon Mittman, Manager, Urban Design

Mr. Raj Kehar, Legal Services

Ms. Marianne Cassin, Manager, Development & Design Central

Ms. Sharleen Bayovo, Policy Planner

Ms. Emily Irvine, Policy Planner

Ms. Paulina Mikicich, Policy Planner

Ms. Lisa Christie, Zoning By-law Planner

Ms. Carmela Radice, Legislative Coordinator

Ms. Stephanie Smith, Legislative Coordinator

1. CALL TO ORDER – 1:30 PM
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING - June 13, 2016

APPROVED (Councillor Starr)

4. MATTERS TO BE CONSIDERED

- 4.1. Sign Variance Application 16-00319 (Ward 5) - Sign By-law 0054-2002, as amended

Shan Muralee, Lambton Community College spoke to the Campus of Lambton Community College sign variance application. He noted the size, height, location and spoke to other signs characteristics in the area.

Councillor Parrish requested that the item be deferred and noted that she would meet with Mr. Muralee to find a solution.

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

RECOMMENDATION

PDC-0047-2016

That the Sign Variance Application 16-00319 for Campus of Lambton Community College be deferred and that the applicant meet with Councillor Parrish to discuss further.

File: BL.03-SIG (2016)

APPROVED (Councillor C. Parrish)

- 4.2. RECOMMENDATION REPORT (All Wards)
Proposed amendments to Mississauga Official Plan policies, respecting updated noise and railway proximity guidelines - Report on Comments
File: CD.01-MIS

Councillor Saito enquired about residential application along railroads and asked how the amendments would apply. Angela Dietrich, Manager, City Wide Planning, responded that they would look at any new Provincial guidelines and would review on an individual basis.

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

RECOMMENDATION

PDC-0048-2016

That the amendments to Mississauga Official Plan proposed in the report titled "Proposed amendments to Mississauga Official Plan policies, respecting updated noise and railway proximity guidelines – Report on Comments", dated June 7, 2016, from the Commissioner of Planning and Building, be approved.

File: CD.01-MIS

APPROVED (Councillor Tovey)

- 4.3. **INFORMATION REPORT (Ward 5)**
Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan
File: EC.07-AIR

Sharleen Bayovo, Policy Planner reviewed the Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan.

Councillor Parrish and Mayor Crombie expressed support and thanked staff for the proposed amendments as outlined in the report.

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

RECOMMENDATION

PDC-0049-2016

1. That a public meeting be held to consider the proposed amendments to Mississauga Official Plan contained in the report titled "Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan" dated June 6, 2016, from the Commissioner of Planning and Building.
2. That the report titled "Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan" dated June 6, 2016, from the Commissioner of Planning and Building, be circulated to the Region of Peel and the Greater Toronto Airports Authority.

File: EC.07-AIR (Ward 5)

APPROVED (Councillor C. Parrish)

- 4.4. **INFORMATION REPORT (All Wards)**
Affordable Housing Program: Public Land for Housing First - File: CD.06.AFF

Please note that the committee discussed items 4.4 and 4.5 under item 4.4

Emily Irvine, Policy Planner presented an overview of the Affordable Housing Program: Public Land for Housing First and Preservation of Rental Housing.

Councillor Parrish, spoke to affordable housing in Mississauga and noted that this

affordable housing program is achievable.

Mayor Crombie spoke to surplus land and enquired if those lands could be used for affordable housing. Paulina Mikicich, Policy Planner noted that the proposal would allow staff to review the surplus land sites for future development.

Councillor Tovey enquired if there is a breakdown of the number of rental units in each ward and if tax sales could be used for affordable housing. Raj Kehar, Legal Services noted that staff would look into the matter and report back. Ed Sajecki, Commissioner, Planning & Building noted that once land becomes available everything would be looked at on case by case bases.

Councillor Carlson spoke to potential challenges of the conversion of rental properties.

Brad Butt, Director, Government Relations, Mississauga Board of Trade noted that the Mississauga Board of Trade does not have any issue with the Affordable Housing Program: Public Land for Housing First report. He further spoke to the preservation of rental housing and noted that each application should be reviewed on their own merit and that the policy should not be over restricted.

Councillor Parrish enquired why taxes are more favorable in a condo than in a rental and spoke to a potential loophole in the report. Staff responded that condos and rental properties have different tax rates and that the corporate report outlines potential ideas and that staff are working through the implementation process.

Councillor Saito, commented on Mr. Butt deputation and noted that putting polices in that are too restricted can be can harmful to a community.

Councillor Tovey spoke to the conversion of land use to condos and noted that the report needs increased detail and would support the recommendation in principal. Mr. Sajecki noted that staff are coming back in the fall when more information.

Councillor Iannicca spoke to the difference between affordable housing and subsidized housing. He further spoke to the need for Provincial funding.

Councillor Saito spoke to affordable housing and enquired when a development is being approved through the planning tender process can staff enforce that affordable and subsidized units are being offered. Mr. Sajecki spoke to the complexity of the issue and spoke to Section 37 of the Planning Act. He further spoke to the responsibilities of the Region of Peel. Staff and Councillor Tovey further spoke to the Section 37 of the Planning Act.

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

RECOMMENDATION

PDC-0050-2016

1. That the report from the Commissioner of Planning and Building, dated June 7, 2016 titled "Affordable Housing Program: Public Land for Housing First", be

approved.

2. That staff be directed to amend City Corporate Policy and Procedure 05-04-01 - Acquisition and Disposal of Real Property, to apply a "housing first" approach, as outlined in the above-referenced report.

File: CD.06.AFF

APPROVED (Councillor Tovey)

- 4.5. INFORMATION REPORT
Affordable Housing Program: Rental Housing, Opportunities
File: CD.06.AFF

Daryl Chong, President & CEO, Greater Toronto Apartment Association spoke to the Affordable Housing Program: Preservation of Rental Housing and outlined the City of Toronto's common practices, purpose built housing and encouraged the City of Mississauga to have long term goals and not quick fixes.

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

RECOMMENDATION

PDC-0051-2016

1. That the report from the Commissioner of Planning and Building, dated June 7, 2016 titled "Affordable Housing Program: Preservation of Rental Housing", be approved in principle.
2. That staff prepare a rental housing demolition and conversion to condominium ownership control by-law as outlined in the report from the Commissioner of Planning and Building, dated June 7, 2016 titled "Affordable Housing Program: Preservation of Rental Housing".

File: CD.06.AFF

APPROVED (Councillor Iannicca)

- 4.6. Amended Boulevard Treatment Expansion

Sharon Mittmann, Manager, Urban Design presented an overview of the Proposed Expansion of the Amended Boulevard Treatment for Rights-of-Ways within areas of the City of Mississauga.

Councillor Ras, enquired if this would allow the City to receive additional funds for new development. Staff noted that this would get developers more involved through the site plan process.

Councillor Tovey expressed support of the report and enquired if staff were considering granite curbs. Mrs. Mittmann noted granite curbs could be discussed in future. Councillor Parrish expressed concern over the potential cost of granite curbs.

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

RECOMMENDATION

PDC-0052-2016

That the Report dated June 7, 2016 from the Commissioner of Planning and Building recommending approval of amended boulevard treatments for areas within Mississauga be approved in accordance with the following;

1. That the "Amended Boulevard Treatment for Rights-of-Way within the City Centre District" be expanded to include the areas shown on Appendix 1 of this report, entitled Expanded Boulevard Treatment, within the City of Mississauga.
2. That the "Amended Boulevard Treatment" be imposed on all site plan applications, as shown on Appendix 1 and for sites where buildings have been brought to the street to create an urban environment.
3. That the Commissioner of Planning and Building be granted the discretion to modify the "Amended Boulevard Treatment" in order to incorporate best practices and/or where local constraints require unique design standards.

File: CD.03.STE

APPROVED (Councillor Mahoney)

- 4.7. Execution of Development Agreement as a Condition of Consent at 3160 Derry Road East, south side of Derry Road East, west of Professional Court
Owner: Magellan Aerospace Limited - File: "B" 21/15

Councillor Parrish enquired how much the City would hold in security and thanked staff for the report.

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

RECOMMENDATION

PDC-0053-2016

That a by-law be enacted authorizing the Commissioner of Planning and Building and the City Clerk to execute and affix the corporate seal to a Development Agreement, and subsequent amending agreements and/or ancillary documents, between the City of Mississauga and Magellan Aerospace Limited, as owner of 3160 Derry Road East, and/or future owner of the severed parcel at 3160 Derry Road East, to permit Magellan Aerospace Limited and/or the future owner of the severed parcel to undertake remedial work, such Agreement to be in a form and content satisfactory to the City Solicitor.

File: "B" 21/15

APPROVED (Councillor C. Parrish)

5. ADJOURNMENT 2:57PM (Councillor Iannicca)

