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(Approved October 11, 2016)

## **Planning and Development Committee**

### **Date**

2016/09/19

### **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
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. Ray Poitras, Manager, Development South

Mr. Hugh Lynch, Acting Manager, Development North

Mr. Michal Minkowski, Legal Services

Mr. Steve Barrett, Manager, Transportation & Asset Management

Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division

Mr. Eric Lucic, Team Leader, Parks & Forestry Division

Ms. Karen Crouse, Project Leader, Policy Planning Division

Mr. Paul Stewart, Policy Planner

Ms. Karin Phuong, Policy Planner

Ms. Sharleen Bayovo, Policy Planner

Ms. Ashlee Rivet, Development Planner

Ms. Mumtaz Alikhan, Legislative Coordinator

Ms. Carmela Radice, Legislative Coordinator

1. CALL TO ORDER – 7:01 pm
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING – September 6, 2016

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

4.1. Lakeview Waterfront - Draft Major Node Character Area Policies  
File: CD.03.LAK

Paul Stewart, Policy Planner, gave an overview of the Lakeview Waterfront – Draft Major Node Character Area Policies.

Councillor Tovey spoke in favour of the proposed Policies stating they are the most forward thinking in the Province and are paving the way towards sustainable development. He noted that the City needs to explore financial tools available to it to enable Mississauga to create more innovation opportunities within the concept.

Mayor Crombie complimented Councillor Tovey on his efforts and said this is one of the largest piece of waterfront property which will provide a leading edge new community. In response to the Mayor's question regarding timelines from the Province with respect to releasing the Ontario Power Generating lands for sale, Ed Sajecki, Commissioner of Planning and Building, advised that the next step in the process is an environmental assessment which is expected to be completed by the Spring of 2017.

The following person made an oral submission:

Glen Broll, Glen Schnarr & Associates Inc., spoke on behalf of a consortium of land owners in the area – Diamond Corporation, Northern Realty and Elias Brothers Construction Limited – representing 20 acres of the under-utilized employment lands, and noted his clients' appreciation for moving forward with the proposed policies. He said it is important that enough time is spent with land owners and requested a session prior to the scheduled open house, cited earlier by Mr. Stewart, specifically for the land owners. Mr. Andrew Whittemore, Director, Policy Division, advised Mr. Broll to contact his office to arrange such a session with the stakeholders.

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

**PDC-0069-2016**

1. That a public meeting be held to consider proposed amendments to Mississauga Official Plan contained in the report titled "Lakeview Waterfront – Proposed Major

Node Character Area Policies” dated August 30, 2016 from the Commissioner of Planning and Building.

2. That the report titled “Lakeview Waterfront – Proposed Major Node Character Area Policies” dated August 30, 2016, from the Commissioner of Planning and Building, be circulated to City Departments, agencies and stakeholders for review and comment.
3. That prior to the public meeting, an open house be held with area land owners, the public and other stakeholders to obtain their initial feedback on the proposed amendments.

File: CD.03.LAK

**APPROVED** (Councillor J. Tovey)

4.2. Provincial Bill 73: Smart Growth for Our Communities Act, 2015 - Status, Implications and Actions

File: LA.07-PRO

Councillor Tovey spoke to Council’s March 27, 2013 Resolution 0048-2013 requesting the Province of Ontario to make amendments to the *Planning Act* which have not been addressed in Bill 73.

Councillors Tovey and Iannicca spoke to the lack of meaningful legislative reforms to the Ontario Municipal Board (OMB) as had been promised by the Province to make it accountable to municipalities.

In response to Councillor Tovey’s request that the City Solicitor attend the Growth Management Committee at the Region of Peel in order to create a consensus on meaningful OMB reform as soon as possible, Mr. Michal Minkowski, Legal Counsel, advised that the City Solicitor will participate in any area that contributes to the role of the City’s decision making process. He further noted that the Province will be issuing a consultation paper in the Fall of this year to stimulate further discussions with the goal of legislative reforms around the OMB.

Mayor Crombie advised that she will be taking part in an affordable housing summit in Toronto on September 30, 2016 which will be attended by Mayors from across Canada.

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

**PDC-0070-2016**

That the report titled “Provincial Bill 73: *Smart Growth for Our Communities Act, 2015 – Status, Implications and Actions*” dated August 30, 2016, from the Commissioner of Planning and Building, be received for information, and that the recommended actions in the report be endorsed.

File: LA.07-PRO

**APPROVED** (Councillor P. Saito)

4.3. Horizontal Multiple Dwellings - Urban Design Guidelines  
File: CD.06.HOR

Ashlee Rivet, Development Planner gave an overview of the Horizontal Multiple Dwellings – Urban Design Guidelines.

Committee Members commented as follows:

- Ensure that affordability remains a key focus;
- Ensure appropriate urban design guidelines address grading, heights, amenities and placement of utilities;
- Consider two storey multi-use buildings like those in Paris;
- Negotiate different heights and different amenities for the community.

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

**PDC-0071-2016**

1. That the report titled "Horizontal Multiple Dwellings – Urban Design Guidelines (All Wards)", dated August 30, 2016, from the Commissioner of Planning and Building, be received for information.
2. That urban design guidelines for horizontal multiple dwellings be prepared by staff to be brought forward to a future Planning and Development Committee Meeting for Council endorsement.
3. That staff review the current zoning terminology and **RM8** and **RM9** zone regulations for horizontal multiple dwellings and determine if amendments to the by-law are required.

File: CD.06.HOR

**APPROVED** (Councillor S. McFadden)

5. ADJOURNMENT - 8:26 pm (Councillor R. Starr )