
(Approved December 5, 2016)

Planning and Development Committee

Date

2016/11/14

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 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

Councillor Jim Tovey	Ward 1 (Other Municipal Business)
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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
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 Central
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Mark Howard, Team Leader, Parks & Forestry Division
Mr. Darren Bryan, Sign Unit Supervisor
Mr. Michael Hynes, Development Planner
Ms. Emily Irvine, Policy Planner
Ms. Paulina Mikicich, Policy Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Angie Melo, 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 October 24, 2016 Meeting.

APPROVED (Councillor C. Parrish)

4. MATTERS TO BE CONSIDERED

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

Mr. Shan Muralee, Queen's College of Business, noted that the College is new and growing. He said that similar signs have been allowed and they have been waiting patiently since April this year when the application was initiated.

Councillor Parrish expressed support for the Application noting it is in an industrial area unlike an example she showed of those on Burnhamthorpe Road facing a residential area. She noted that the City Sign By-law needs a review and will be bringing this forward at a future General Committee Meeting.

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

RECOMMENDATION

PDC-0080-2016

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 16-00319
Ward 5
Campus of Lambton Community College, 121 Brunel Rd.
To permit the following:
 - (i) One (1) fascia sign erected on the second storey of a building.
2. That the deputation from Shan Muralee, Queen's College of Business, Technology & Public Safety, be received.
File: BL.03-SIG (2016)

APPROVED (Councillor C. Parrish)

4.2. **RECOMMENDATION REPORT (WARD 3)**

Application to permit the conversion of an existing 73-unit (11 storey) rental apartment building to condominium tenure, 3085 Queen Frederica Drive, Part of Block F, RP 784, North of Dundas Street East, west of Dixie Road
Owner: 3085 Queen Frederica Inc. (Ash Singh) – File: CDM-M15005

Michael Hynes, Development Planner, reviewed the Recommendation Report.

Councillor Iannicca noted the building already exists and did not see a difference. He said that there are many buildings in the flood plain in Ward 7 and in the absence of a Provincial mandate, he could not support the recommendation. Councillor Iannicca said that the City is not allowed to regulate tenure. In response, Michal Minkowski, Legal Counsel, agreed but stated that the applicant is required to obtain consent in terms of the legal structure when converting to a condominium. Ed Sajecki, Commissioner of Planning and Building noted that the subject building is designed in a way that it cannot handle flooding. Councillor Iannicca said that this could end up being appealed to the Ontario Municipal Board (OMB) and felt that more clarification is needed before creating new policies.

Quentin Hanchard, Director of Development, Toronto Regional Conservation Authority (TRCA) addressed the Committee raising the concern of risks with the transfer of ownership from one to 73 individual owners each of whom will be held responsible for costs. He said that there could also be insurance limits for the individual owners of units in a flood plain.

Councillor Saito expressed similar concern about tenure and that the City may lose if this matter goes to the OMB. Lesley Pavan, Director of Development and Design, said that the proposal is not a traditional sub-division but creates 73 different parcels within a flood plain. She said that 73 owners in a condominium by-law is cumbersome, and the health and safety of residents needs to be taken into account as well as a possible risk of a special assessment to unit owners.

Councillor Fonseca expressed support for the staff recommendation.

Jacqueline Knowles, JMK Law Barristers & Solicitors, spoke on behalf of the Owner, noting that the justification by the TRCA would suggest that the life cycle of the building as a condominium would be extended while the owner of a rental property will let it dissipate and disappear. She stated that there is no redevelopment or intensification being proposed. She said that a condominium corporation entails one management and one insurance policy governed by the Condominium Act. With respect to the issue of affordable housing, Ms. Knowles advised that her client has entered into rental agreements with the Region of Peel as part of the program and would have been prepared to discuss this with the City had it been raised. She reiterated that the proposal does not entail a development, redevelopment or intensification and there are both rental and condominium buildings existing in the area. She said the Owner would prefer not to pursue the option of appealing at the OMB and requested a deferral.

Councillor Fonseca stated that the individual owners of condominium units who

experienced the flooding in the area in 2013 are still struggling with insurance claims and reiterated her support for the staff recommendation.

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

RECOMMENDATION

PDC-0081-2016

That the Report dated October 25, 2016, from the Commissioner of Planning and Building recommending the application under File CDM-M15005 W3, 3085 Queen Frederica Inc. (Ash Singh), 3085 Queen Frederica Drive, north of Dundas Street East, west of Dixie Road, be adopted in accordance with the following:

1. That the application to convert the existing 11 storey, 73 unit rental apartment building to condominium tenure be refused.
2. That Council direct Legal Services, representatives from the appropriate City Departments, and any necessary consultants, to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with the application, in support of the recommendations outlined in the report dated October 25, 2016.
3. That the deputation from Jacqueline Knowles, JMK Law Barristers & Solicitors, be received.

File: CDM-M15005

ADOPTED (Councillor C. Fonseca)

4.3. Affordable Housing Program: Understanding the Cost of Incentives - File:CD.06.AFF

Andrew Whittemore Director, Policy Planning Division, spoke to the matter noting that many cities have dropped the terminology "affordable housing" as it is understood as subsidized housing.

Matthew Bennett, Associate, N. Barry Lyon Consultants Limited, reviewed the economic analysis including test scenarios and locations, financial incentive tools, financial implications for the home owner, barriers and opportunities.

Mayor Crombie noted that it is unfortunate that Mississauga has very little public land available. She expressed a preference for deferral of Development Charges and inclusionary zoning as well as the provision of grants for secondary units.

Councillor Saito expressed concern with maintaining affordability of second units and affordable housing. She felt that while help is being provided to create second units, it will lead to values of properties going up and therefore commanding higher rental income thereby negating affordability.

Councillor Parrish suggested that the definition of 'affordable housing' be changed to

'middle income' housing because most residents earn a middle income in Mississauga.

Councillor Starr commented that the City is trying to do the right thing but it is all about resources. He said that a lot of money goes to the Province and the City should explore other avenues of resources that can be accessed, including partnerships. Mr. Whittemore responded that one of the ways to achieve a dialogue is to conduct a housing forum in early 2017 for the City to bring the development community and politicians together, along with international speakers.

Councillor Iannicca said that as a municipality, the City is ill equipped to deal with affordable housing without provincial and federal government involvement and funding.

Mayor Crombie noted that financial incentives should be under the City's control.

Councillor Parrish agreed with Mayor Crombie's comments that the incentive funds should be under the City's control. She said that it is time for staff to move beyond statistical analysis and start looking at ideas as to what can be done now to create a pool of incentives to disperse within the community. Low and middle income residents are an important part of the City's society.

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

RECOMMENDATION

PDC-0082-2016

1. That the report titled "*Affordable Housing Program: Understanding the Cost of Incentives*", from the Commissioner of Planning and Building, dated October 25, 2016, be received.
2. That staff be directed to develop a draft affordable housing incentive program, in partnership with the Region of Peel, for the 2018 budget and business planning process, to address the following:
 - establishment of an annual affordable housing unit target
 - service delivery model for an incentive program, including the role of the City and Region and other partners (e.g., non-profit and for profit sectors)
 - implications of new powers and programs established through the Provincial Long Term Affordable Housing Strategy and the Federal National Housing Strategy
 - financing options, including existing funding sources at all levels of government and new revenue tools
 - conditions of the program (e.g., incentives offered to condo purchaser versus developer)
 - performance indicators to measure the program's impact

File: CD.06.AFF

RECEIVED (Councillor R. Starr)

4.4. Comments on National Housing Strategy (NHS)
File: CD.06.AFF

Gaspare Annibale, Associate Planner, Policy Planning, reviewed the comments on the National Housing Strategy (NHS).

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

RECOMMENDATION

PDC-0083-2016

That the report titled, "*Comments on the National Housing Strategy*" from the Commissioner of Planning and Building, dated October 25, 2016, be received and forwarded by the City Clerk to Canada Mortgage and Housing Corporation (CMHC).
File: CD.06.AFF

RECEIVED (Councillor C. Parrish)

5. ADJOURNMENT - 8:53 p.m. (Councillor P. Saito)