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(Approved January 16, 2017)

## **Planning and Development Committee**

### **Date**

2016/12/05

### **Time**

6:30 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

### **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, Acting Manager, Development North  
Mr. Ray Poitras, Manager, Development South  
Ms. Marcia Taggart, Legal Services  
Ms. Marianne Cassin, Manager, Development Central  
Mr. Steve Barrett, Manager, Transportation & Asset Management  
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure Planning Division  
Mr. Mark Howard, Team Leader, Parks & Forestry Division  
Mr. Darren Bryan, Sign Unit Supervisor, Building Division  
Mr. Jonathan Famme, Development Planner  
Ms. Lisa Christie, Zoning By-law Planner  
Ms. Karen Crouse, Project Manager  
Ms. Aiden Stanley, Development Planner  
Ms. Ashlee Rivet, Development Planner  
Mr. Timothy Lee, Development Planner  
Mr. David Breveglieri, Development Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Carmela Radice, Legislative Coordinator

1. CALL TO ORDER – 6:30 pm.
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of Meeting held on November 14, 2016  
**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

- 4.1. Sign Variance Application 16-01439 (Ward 2) - Sign By-law 0054-2002, as amended

Steve Wolowich, Senior Director of Real Estate, Outfront Media Canada, spoke to the advantages of digital signs. He noted that a 5% time allocation for community messaging on the sign will be provided to the City at no cost. In addition, the size of the sign has been reduced and the height conforms to the City's by-law. Councillor Ras said that she has had several discussions with the Applicant and is pleased with the allocation of 5% to the City, the fact that the sign will be shut down from midnight to 6am and reminded Mr. Wolowich to ensure that the landowner cleans up the area around the proposed sign. She further stated that the sign will not impact residents and expressed support for the Application.

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

**RECOMMENDATION**

PDC-0084-2016

That the following Sign Variances **be granted**:

- (a) Sign Variance Application 16-01439, Ward 2  
OUTFRONT Media, 2085 North Sheridan Way

To permit the following:

One (1) billboard sign with:

- (i) an electronic changing copy sign face.
- (ii) an overall height of 12.19m (40.0 ft).
- (iii) a sign face area of 64.23m<sup>2</sup> (691.39 ft<sup>2</sup>).

- (b) That the deputation from OUTFRONT Media, be received.  
File: BL.03-SIG (2016)

**APPROVED** (Councillor K. Ras)

- 4.2. Reinstatement of "H" Holding Symbol  
100 City Centre Drive, Northeast of City Centre Drive and Duke of York Boulevard  
Owner: OMERS Realty Management Corporation and Square One Property Corporation  
File: HOZ 13/004 W4

Councillor Kovac expressed support for the reinstatement of the "H" Holding Symbol.

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

**RECOMMENDATION**

PDC-0085-2016

That the report dated November 15, 2016, from the Commissioner of Planning and Building recommending the "H" Holding Symbol be reinstated on part of the lands under File HOZ 13/004 W4, OMERS Realty Management Corporation and Square One Property Corporation, 100 City Centre Drive, northeast of City Centre Drive and Duke of York Boulevard, be adopted in accordance with the following:

1. That the Planning and Building Department be authorized to prepare a by-law for Council's passage to reinstate the "H" Holding Symbol on the Phase 2 future development lands as identified within this report.

File: HOZ 13/004 W4

**APPROVED** (Councillor J. Kovac)

- 4.3. RECOMMENDATION REPORT (ALL WARDS except W9)  
Proposal to rezone and redesignate 21 City owned properties, one property owned by Credit Valley Conservation and one privately owned property - File: CD.21.CON

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

**RECOMMENDATION**

PDC-0086-2016

That the report dated November 15, 2016, from the Commissioner of Planning and Building recommending approval of the proposed amendments to Mississauga Official Plan and/or the Zoning By-law to redesignate and rezone 21 City owned properties and a property owned by Credit Valley Conservation and a privately owned property be adopted in accordance with the following:

1. That the proposal to amend Mississauga Official Plan and/or Zoning By-law in conformity with the chart included in the Information Report and attached as Appendix 1 to this report, be approved.

File: CD.21.CON

**ADOPTED** (Councillor N. Iannicca)

4.4. PUBLIC MEETING - Draft Lakeview Waterfront Major Node Character Area Policies  
File: CD.03.LAK

Karen Crouse, Project Leader, Policy and Planning Division, reviewed the proposed policies.

Councillor Tovey noted that the City needs to have its Official Plan Policies completed to be in a readiness position when the Province places the former Lakeview Generating Plant lands up for sale. He said that the City is committed to working with the land owners during the process.

The following made oral submissions:

Glen Broll, Glen Schnarr & Associates Inc., spoke in favour of the draft policies that give the landowners an opportunity to see the vision. He expressed appreciation for the opportunity provided to the land owners group comprising 75 acres of the 245 acre area to be involved in the process and requested that they be allowed to continue to work with staff to help shape the Official Plan Policies. Councillor Tovey reiterated the City's commitment to work collaboratively with land owners.

Peter Patsalos and Louise Blumstein, representing Stratos Technologies Inc., read a letter from Mary Flynn-Guglietti, McMillan, their solicitors dated December 2, 2016, citing concerns related to how the vision is to be implemented. The letter noted that the extension of Ogden Avenue will directly run through their property located at 1024 Rangeview Road which will render the rest of it undevelopable, creating a negative impact on some landowners whilst others will be winners. They requested that the Official Plan Policies should not proceed in isolation of a solution to ensure equity and fairness amongst landowners.

Ed Sajecki, Commissioner of Planning and Building, responded that the comments will be taken under advisement, so that the Official Plan Policies can be developed responsibly.

Bert Rebelo, Oasis Catering Ltd., noted that his concern that after 24 years it will not be fair to lose his family business.

Donald Barber, resident, expressed concern with the environmental impact on Cawthra Bush with the proposed increase of 20,000 people to the area. Ms. Crouse responded that Cawthra Bush is outside of the area of influence, hence it has not been included in the environmental studies. Mr. Barber further stated that with a proposed development of this size, there will be an impact on the surrounding community's lives and health and the environment needs to be considered before the City proceeds with its plans.

Councillor Tovey commented that the plan is to build the world's most environmentally sustainable community prudently, taking growth at a medium density to preserve and protect the waterfront.

Madam Mayor agreed that the City wishes for an accessible waterfront for everyone and

to ensure neighbourhoods are protected.

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

**RECOMMENDATION**

PDC-0087-2016

1. That the submissions made at the public meeting held on December 5, 2016, to consider the report "Lakeview Waterfront – Proposed Major Node Character Area Policies – Public Meeting" dated November 15, 2016, be received, and
2. That staff report back to Planning and Development Committee on the submissions made, outlining any modifications to the original proposed amendments, if necessary.
3. That the oral submissions made at the Planning and Development Committee Meeting dated December 5, 2016 be received.

File: CD.03.LAK

**RECEIVED** (Councillor J. Tovey)

- 4.5. **PUBLIC MEETING INFORMATION REPORT WARD 3**  
Applications to permit 38 three storey stacked townhomes, a public walkway and the completion of a cul-de-sac, 3111 and 3123 Cawthra Road, East side of Cawthra Road, north of Dundas Street East  
Owner: Maple Valley Development Corporation  
Files: OZ 16/001 W3 and T-M16001 W3

Jim Levac, Associate, Glen Schnarr & Associates Inc., gave an overview of the applications on behalf of Maple Valley Development Corporation.

The following person made an oral submission:

Adam Grossi, KLM Planning Partners Inc., spoke on behalf of Sky Cawthra Development Inc.'s property located at 3105 Cawthra Road, directly south of the proposed development. He noted his client's concern with the single connection point that is being provided to their lands rendering their site landlocked and undevelopable. He advised that discussions are underway with City staff and the Applicant to come up with a workable solution. Mr. Gross noted that his client is also preparing an application to be submitted in due course.

The following residents made oral submissions citing concerns that two detached dwellings are acceptable, not the proposed 4 townhomes fronting Ericson Road; the grading of the dwellings at the end of the proposed Ericson Road cul-de-sac would result in Ericson Road becoming a river during heavy rainfall; the retaining wall is built from boulders and if part of it is removed, the rest will collapse adding additional expense to the impacted property owner; the proposed cul-de-sac would result in a secluded Ericson Road becoming wide open to drivers taking a shortcut to Cawthra

Road; oppose the walkway along the north side of the property to allow access to Cawthra Road from Ericson Road; stormwater flowing east from this development will not be tolerated; safety of children from traffic if Ericson Road is extended:

Jack Clark;  
Bernie Griling(?);  
Ms. Bing

John Andriano, resident, acknowledged staff efforts in facilitating and spearheading communications with the parties concerned.

Councillor Iannicca said he agreed with the residents that the proposed walkway would be trouble. He commented that a cul-de-sac and two detached lots make sense.

Councillor Fonseca reminded residents that tonight's meeting is a preliminary information gathering meeting and assured residents that there will be no road that connects Cawthra Road to Ericson Road. She thanked the Applicant for an option of or two single detached homes instead of the option of townhomes along the end of Ericson Road. Staff confirmed that studies with respect to concerns of grading, storm water, the retaining wall and noise issues will form part of the recommendation report. and the applicant have met and the cooperation and at the time there will be another public meeting. In response to Councillor Fonseca's concern about the widening of Cawthra Road, Steve Barrett, Manager, Transportation & Asset Management, and Shawn Carrick, Transportation Supervisor, Region of Peel, responded that it is to dedicate a road right of way and not a physical widening. Councillor Fonseca expressed concern with the proposed location and width of the walkway raising safety issues.

In response to Councillor Iannicca's questions as to whether the Applicant would be willing to agree to the drainage issue, agree to the completion of the cul-de-sac, and two detached lots instead of a walkway, Mr. Levac said that the rule is that drainage has to be accommodated within the property, the completion of the cul-de-sac would improve the situation and the Applicant would not have a problem with the two detached lots and no walkway.

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

### **RECOMMENDATION**

PDC-0088-2016

1. That the report dated November 15, 2016, from the Commissioner of Planning and Building regarding the applications by Maple Valley Development Corporation to permit 38 three storey stacked townhomes, 4 three storey street townhomes, a public walkway and the completion of a public road (cul-de-sac) under Files OZ 16/001 W3 and T-M16001 W3, 3111 and 3123 Cawthra Road, be received for information.
2. That the oral submissions made at the Planning and Development Committee Meeting dated December 5, 2016 be received.

Files: OZ 16/001 W3 and T-M16001 W3

**RECEIVED** (Councillor C. Fonseca)

4.6. PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit 154 horizontal multiple dwellings on a private condominium road, 1174 - 1206 Cawthra Road, West side of Cawthra Road, south of Atwater Avenue

Owner: Queenscorp (Cawthra South) Inc.

File: OZ 16/002 W1

Mark Bozzo, Queenscorp Group, gave an overview of the Applications.

In response to Councillor Tovey, Mr. Bozzo said the site is self-sustaining. He said it is a new and evolutionary housing format.

Councillor Starr requested Mr. Bozzo to send details of similar built form to Council to which he agreed.

The following persons made oral submissions citing objections with the increased density; what safeguards are in place to ensure that the population does not skyrocket dramatically for rental profit; environmental impacts are not stated with respect to Cawthra Bush given the proposed intensification of Cawthra Road and needs to be taken seriously; the proposed development looks more like an institution; the proposal is overly dense with 154 units proposed in an area where there were 5 homes; offers no benefits to the community except problems with drainage and traffic especially with lack of public transit; there is no green space or sidewalks; it is not a good development and is not in keeping with the character of the existing area; notification should have been to residents at least 400 metres from this massive proposal; the height of Block 7 will result in shadowing for the neighbouring residents directly abutting it:

Don Barber;  
Ilda Fereia;  
Gabe Larouche;  
Janet Lynch

Councillor Saito commented that when considering the Province's growth plan, this proposal is nothing compared to what is coming and she would willingly trade for it. She suggested residents contact their Members of Provincial Parliament because it is the Province's growth plan that is forcing intensification.

With respect to garbage, Mr. Bozzo advised that there will be no garbage on the surface but that it will be managed underground until collection time.

Councillor Fonseca noted that that flooding is an issue in the area issue and needs to be addressed during the site plan process.

In response to Ms. Lynch's question regarding a linkage south from the subject property



to hers connecting the site sandwiched between both properties, Mr. Bozzo advised that there is no plan to create a linkage. He said if such a connection were to occur, approval from 51% of the residents would be needed to undertake the financial obligations. Ron Bozniak, owner of the property immediately north of Ms. Lynch's under discussion advised that the agreement states that any property to the north would be connected internally to the south, and it is hoped that current left lane which drivers from the south use to make illegal left turns to Cawthra Road would be stopped.

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

**RECOMMENDATION**

PDC-0089-2016

1. That the report dated November 15, 2016, from the Commissioner of Planning and Building regarding the applications by Queenscorp (Cawthra South) Inc. to permit 154 horizontal multiple dwellings on a private condominium road under File OZ 16/002 W1, 1174 - 1206 Cawthra Road, be received for information.
2. That the oral submissions made at the Planning and Development Committee Meeting dated December 5, 2016 be received.

**RECEIVED** (Councillor J. Tovey)

4.7. Proposed Amendments to the Telecommunication Antenna/Tower Siting Protocol

Tim Lee, Development Planner, gave an overview of the proposed amendments.

The Committee raised the following issues:

- It is difficult to mitigate the size and appearance of private antennas and negatively impacts neighbours;
- expand the notification radius for the public to more than 120 metres because the tower affects the broader community and not just those in the 120 metre zone;
- little faith that the Federal Government will encourage and accept the new protocols;

Mr. Lee responded that the City's protocols must be harmonized with the federal government's rules and standards. He advised that any existing applications in the process will not be affected by the proposed amendments. He said that the minimum notification is three times the tower height or 120 metres, whichever is the greater, but will take the expansion of the notification radius beyond 120 metres under advisement.

The following made oral submissions:

Mike Wilde noted that he has submitted a detailed letter to the City and said there is a disconnect between the City and the federal government. He said that the current document does not reflect the roles and bands that amateur radio operators are licensed for and he spoke to the processing fee. Mr. Wilde said that amateur radio rules should

be treated differently from the cell phone towers. He said that he has been waiting to receive an answer with respect to his application from staff for well over the 120 day response time. Mr. Lee responded that the City is considering lowering the fees in 2017 and with respect to having amateur radio towers, the process is the same, whether for a cell tower or amateur radio. Staff will set up a meeting with Mr. Wilde to discuss options.

Stephen D'Agostino, Thomson Rogers Lawyers, spoke on behalf of Bell, Rogers Telecommunications and TELUS. He requested a pause in the process to allow for a more fulsome discussion to occur and come up with better language. He spoke to four areas that could be improved which include designating a municipal official to extend the length of the concurrence period if there is no change in planning circumstances; the changes proposed to the Consultation Conclusion Letter do not indicate whether or not the City "concur" with the proposal resulting in misinterpretation by Federal authorities or the public; replace the phrase "site specific sensitives" with "site specific land use sensitivities"; as well as other concerns outlined in their letter dated December 2, 2016.

Beverley Bleackley, resident, asked if other municipalities in the province are in agreement and if the federal government is willing to work with residents and the telecommunications providers to find solutions for the mutual benefit of everyone. She said with ongoing technological innovations, it should be possible for providers to implement modes of transmitting cell signals without resorting to installing towers of any size in residential areas. She hoped that residents and resident groups will be included in consultations moving forward.

Mr. Lee advised that in 2012 a comparison of protocols of other municipalities were reviewed. With respect to the issue of concurrence, this was amended in 2012 as it gave the impression that the City was the approval authority when it is more of a commenting agency.

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

**RECOMMENDATION**

PDC-0090-2016

1. That the Corporate Report dated November 15, 2016 from the Commissioner of Planning and Building titled "Proposed Amendments to the Telecommunication Antenna/Tower Siting Protocol" be received for information.
2. That the proposed revised "Telecommunication Antenna/Tower Siting Protocol" attached as Appendix 2 to the Corporate Report dated November 15, 2016 from the Commissioner of Planning and Building titled "Proposed Amendments to the Telecommunication Antenna/Tower Siting Protocol" be adopted to replace the "Telecommunication Tower/Antenna Facilities Protocol" adopted by Council on May 8, 2013.
3. That the oral submissions made at the Planning and Development Committee Meeting dated December 5, 2016 be received.
4. That the following written submissions be received:

- (a) Letter dated November 29, 2016 from Mike Wilde, Amateur Radio Operator;
- (b) Email dated December 1, 2016 from Nicola and Herman Lourenco, Residents;
- (c) Letter dated December 2, 2016 from Frank and Jana David;
- (d) Letter dated December 2, 2016 from Stephen D'Agostino, Thomson Rogers Lawyers.

File: EC.19.TEL

**ADOPTED** (Councillor M. Mahoney)

4.8. **RECOMMENDATION REPORT (WARD1)**

Applications to permit 24 townhouses on a private condominium road  
1629, 1635 and 1639 Blanefield Road, southeast corner of South Service Road and  
Blanefield Road  
Owner: Tupelo Investments Limited  
File: OZ 15/009 W1

David Breveglieri, Development Planner, reviewed the Recommendation Report.

The following made oral submissions in opposition of the rezoning of the site to medium density citing that the modifications to the concept plan are not significant enough; the proposed townhomes are very narrow and not in keeping with the neighbourhood; traffic and related concerns have not been addressed, there should be no private condominium road; increased density; the environmental impact on Cawthra Bush; tree protection; flooding; impact on privacy for the neighbours; fencing by-laws; parking is a major issue; the intersection at Blanefield Road and South Service Road making a left hand turn is very dangerous already without 24 more homes coming out onto Blanefield Road; when the QEW is backed up, it is difficult to get onto South Service Road; parking on Blanefield Road is already a major concern; this development is not fair:

Tony Martini (submitted a survey of 97 residents);  
Don Barber;  
Andrea Merchant;  
Sharon Crosley

In response to Councillor Tovey, Mr. Breveglieri advised that the concerns with fencing, planting and privacy will be addressed through the site plan process, and there will be additional requirements for stormwater mitigation.

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

**RECOMMENDATION**

PDC-0091-2016

1. That the applications under File OZ 15/009 W1, 1629, 1635 and 1639 Blanefield Road, to amend Mississauga Official Plan to **Residential Medium Density** and to change the zoning to **RM6-Exception** to permit 24 townhouses, with 16 fronting onto a private condominium road and the remaining 8 fronting onto Blanefield

Road, be approved subject to the conditions referenced in the staff report.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
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 18 months of the Council decision.
4. That the oral submissions made at the Planning and Development Committee Meeting dated December 5, 2016 be received.

File OZ 15/009 W1

**APPROVED** (Councillor J. Tovey)

4.9. Ontario Municipal Board (OMB) Review: Consultation Submission to the Ministry of Municipal Affairs (MAH) – File: LA.07.OMB

Marcia Taggart, Legal Counsel, provided an overview of the Consultation Submission.

Members of the Committee commented as follows:

- It is critical that development applications requesting densities in areas other than those identified within the Official Plan of a municipality should have no right of appeal at the Ontario Municipal Board and that Council decision will be final;
- The Province should have elected Members of Provincial Parliament to sit on the Ontario Municipal Board (OMB) for accountability and transparency;
- The mediation process is currently conducted behind closed doors and the OMB makes in camera decisions without providing an opportunity for community consultation making a total mockery of the public process.
- The OMB does serve a purpose but needs refinement.

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

**RECOMMENDATION**

PDC-0092-2016

1. That the Report titled “Ontario Municipal Board (OMB) Review: Consultation Submission to the Ministry of Municipal Affairs (MAH)” be approved by Council for submission to the Ministry of Municipal Affairs (MAH) for consideration during the Ontario Municipal Board (OMB) Review.
2. That Council endorse the following key recommendations for changes to the Provincial land use planning and appeal system:
  - a) If a municipality has an in-effect official plan that has been reviewed and updated in accordance with Provincially established timeframes, there should be no right of appeal to a Council’s refusal of an application to amend the official plan;

- b) There should be no appeal to official plan amendments that have been brought forward to conform to Provincial policy or legislation or an upper-tiered municipal plan;
- c) A statutory amendment should be implemented in order to establish “reasonableness” as the standard of review to define and limit the Board’s appellate jurisdiction, in the place of the current practice of hearings de novo or hearing all evidence fresh, whether presented to Council or not;
- d) The mediation stream should be strengthened and more emphasis placed on pre-screening appeals to allow for early dispute resolution.

File: LA.07.OMB

**APPROVED** (Councillor J. Tovey)

5. ADJOURNMENT - 10:50pm (Mayor B. Crombie )