

Planning and Development Committee

Date

2017/01/16

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	(Arr. 7:03pm)
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 Nando Iannicca	Ward 7
Councillor Sue McFadden	Ward 10 (Arr. 6:48pm)

Members Absent

Councillor Ron Starr	Ward 6 (personal)
Councillor Matt Mahoney	Ward 8 (personal)
Councillor Pat Saito	Ward 9 (personal)

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. 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. Eric Lucic, Team Leader, Parks & Forestry Division
Mr. Darren Bryan, Sign Unit Supervisor
Mr. Michael Hynes, Development Planner
Mr. David Ferro, Development Planner
Ms. Caleigh McInnes, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator

1. CALL TO ORDER – 6:31 p.m.
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING - December 5, 2016
APPROVED (Councillor N. Iannicca)
4. MATTERS TO BE CONSIDERED – The order of the Agenda was changed as follows:
- 4.4. Sign Variance Application 16-01756 (Ward 5) - Sign By-law 0054-2002, as amended

Glen Broll, Glen Schnarr & Associates Inc., representing Dixie Crossing Inc., spoke to the sign variance application and requested the Committee’s approval of the signage facing Eglinton Avenue East. Councillor Parrish advised that she visited the site and expressed support for the fascia signs.

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

RECOMMENDATION

PDC-0001-2017

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

1. Sign Variance Application 16-01756 (Ward 5)
LA Fitness, 5077 Dixie Road
To permit the following:
 - (i) Three (3) fascia signs on the south elevation.

APPROVED (Councillor C. Parrish)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr			X	
Councillor N. Iannicca	X			
Councillor M. Mahoney			X	
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (7, 0, 5-Absent)

- 4.1. **RECOMMENDATION REPORT (WARD 2)**

Applications to permit a two storey office building at 1516 and 1526 Southdown Road, west side of Southdown Road, between South Sheridan Way and Truscott Drive
Owner: JG & G Holdings Inc. - File: OZ 15/010 W2

Sue Shanley, Meadow Wood Rattray Ratepayers Association, commented that residents associations in Ward 2 feel that the proposal fits in with the area.

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

RECOMMENDATION

PDC-0002-2017

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ 15/010 W2, 1516 and 1526 Southdown Road, to amend Mississauga Official Plan from **Residential Low Density II to Office** and to change the zoning from **R3** (Detached Dwellings – Typical Lots) to **O – Exception** (Office) to permit a two storey office building, be approved subject to the conditions referenced in the staff report.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. 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.
5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

APPROVED (Councillor K. Ras)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr			X	
Councillor N. Iannicca	X			
Councillor M. Mahoney			X	
Councillor P. Saito			X	
Councillor S. McFadden			X	

Councillor G. Carlson	X			
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Carried (7, 0, 5-Absent)

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

Application to permit business employment uses including a banquet hall and hotel, 4598 Tomken Road, west side of Tomken Road south of Eglinton Avenue East
Owner: 2425316 Ontario Limited - File: OZ 14/009 W3

Councillor Fonseca asked for comments from with respect to a letter dated January 12, 2017 from M. Virginia MacLean, Barrister & Solicitor for the owners of the abutting lands located at 900-920 Eglinton Avenue East. Michael Hynes, Development Planner, advised that there is no authorization in the *Planning Act* for the granting of a condition in zoning for easements. He noted that such requests are normally reviewed through site plan control. He said that the applicant is willing to consider an easement even though he is not required to do so.

A.J. Lamba, owner of 900-920 Eglinton Avenue East, addressed the Committee. He spoke to the appraised value of the easement which should typically be \$30,000 but the applicant is asking for \$500,000, which is not practical.

Mr. Hynes also noted that the Applicant has the option to build the sanitary sewer from 900 to 920 Eglinton Avenue West down to hook up with a sanitary sewer on Tomken Road, or obtain an easement over the property owned by King Wallia to a proposed sanitary sewer being constructed on Winchester Boulevard. He reiterated that the easement will be a private matter between the aforementioned two land owners, and can be achieved through site plan control.

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

RECOMMENDATION

PDC-0003-2017

That the application to change the zoning from **D (Development)** to **E2 – Exception (Employment)** to permit employment uses including a banquet hall and hotel in accordance with the proposed zoning standards described in the Information Report (Appendix 1) of this report, be approved subject to the following conditions:

1. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
2. 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.
3. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application.
4. That one deputation be received.

APPROVED (Councillor C. Fonseca)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr			X	
Councillor N. Iannicca	X			
Councillor M. Mahoney			X	
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (7, 0, 5-Absent)

4.3. **INFORMATION REPORT (All Wards)**

Short-Term Accommodation Overview of Current Status and Regulatory Options
File: CD.21.SHO

Caleigh McInnes, Development Planner, provided an overview of the information report.

The Committee commented as follows:

- there needs to be a parallel process with that of the City of Toronto who is currently reviewing regulations for short term rentals;
- wide range of community and stakeholder consultations must be conducted;
- take action now as the number of short term rentals are growing at a fast pace and disrupting neighbourhoods;
- underground economy raising everyone’s taxes;
- fair share of taxes must be paid;
- regulation is key as the short term rental option will not go away, and will benefit Mississauga as a global international city.

William Chudiak, MIRANET, addressed the Committee. He stated that MIRANET appreciates the extensive work done by staff with respect to short term accommodation in the Mississauga. He stated that there are a number of options outlined in the Corporate Report dated December 20, 2016 that MIRANET agrees with, but suggested that the duration defining temporary accommodation be 14 days and not 30 days; that a by-law be enacted for licensing fees for short term accommodations; and appropriate liability coverage is essential. He stated that neighbourhood disruption is of greatest concern to residents around Airbnb rentals and this needs to be controlled. He said the City already has rules for bed and breakfast operations but not for Airbnb. Mr. Chudiak noted that there is currently no avenue for public complaints.

Councillor Carlson responded that residents are able to lodge complaints with their local councillors. Councillor Tovey noted that Airbnb provides users with the ability to complain on their website.

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

RECOMMENDATION

PDC-0004-2017

1. That the report dated December 20, 2016 from the Commissioner of Planning and Building titled "Short-Term Accommodation Overview of Current Status and Regulatory Options" be received for information.
2. That this report be circulated to interested stakeholders for review and comment.
3. That the letter dated January 16, 2017 from Alex Dagg, Airbnb Canada, be received.
4. That one deputation be received.

RECEIVED (Councillor J. Tovey)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr			X	
Councillor N. Iannicca	X			
Councillor M. Mahoney			X	
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (9, 0, 3-Absent)

5. ADJOURNMENT – 7:38 p.m. (Mayor Bonnie Crombie)