
Planning and Development Committee

Date

2017/02/27

Time

7:00 PM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

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

Members Absent

Councillor Jim Tovey	Ward 1 (Personal)
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 Whittemore, Director, Policy Planning Division

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

Ms. Leslie Green, Manager, Transportation Projects, Transportation and Works

Ms. Karen Crouse, Project Leader, Policy Planning Division

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

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

Ms. Karen Morden, Legislative Coordinator

Ms. Stephanie Smith, Legislative Coordinator

1. CALL TO ORDER – 7:00PM
2. DECLARATION OF CONFLICT OF INTEREST – Nil
3. MINUTES OF PREVIOUS MEETING

The recorded voting chart for items 4.1 and 4.2 were amended due to duplicate markings.

Approved (Councillor K. Ras)

4. MATTERS CONSIDERED

- 4.1. Back to Back and Stacked Townhouses - Proposed Zoning By-law Amendments and Urban Design Guidelines

Ashlee Rivet, Planner spoke to previous direction given to staff regarding Back to Back and Stacked Townhouses. She outlined challenges, proposed changes to the Zoning By-law and next steps.

Committee Members commented as follows:

- Ensuring structures do not create challenges of allowing natural light into units
- Below grade units and roof top terrace floor classifications
- The standards for current applications already filed with planning staff
- Using terminology that is understood by the industry

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

RECOMMENDATION

PDC-0005-2017

1. That the report dated February 3, 2017, from the Commissioner of Planning and Building titled "Back to Back and Stacked Townhouses (formerly Horizontal Multiple Dwellings) - Proposed Zoning By-law Amendments and Urban Design Guidelines (All Wards)", be received for information.
2. That staff report back to Planning and Development Committee at a future statutory public meeting with the results of the consultation on the proposed Zoning By-law amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses.

RECEIVED (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			

Carried (10, 0, 2-Absent)

4.2. Imagining Ward 3- A Pilot Project for Neighbourhood Planning

Frank Marzo, Policy Planner gave an overview of the Imagining Ward 3 – A Pilot Project for Neighbourhood Planning.

Councillor Fonseca thanked staff for the pilot project and the proactive dialogue with the community.

Councillor Iannicca spoke the Imaging Ward 3 brochure and recommended future publications include a picture of the local councillor and Mayor.

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

RECOMMENDATION

PDC-0006-2017

1. That the report entitled *Imagining Ward 3 – A Pilot Project for Neighbourhood Planning* dated February 3, 2017, from the Commissioner of Planning and Building, be received for information.
2. That a public meeting be held to consider proposed amendments to the Applewood Neighbourhood and Rathwood Neighbourhood Character Area Policies of Mississauga Official Plan as outlined in the report entitled *Imagining Ward 3 – A Pilot Project for Neighbourhood Planning* dated February 3, 2017, from the Commissioner of Planning and Building.

RECEIVED (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 (10, 0, 2-Absent)

4.3. Update on Dundas Connects - the Dundas Corridor Master Plan

Andrew Miller, Strategic Leader, Dundas Corridor reviewed the Dundas Corridor Master Plan.

Councillor Iannicca and Councillor Parrish thanked staff for their work and expressed support of the Dundas Corridor Master Plan.

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

RECOMMENDATION

PDC-0007-2017

That the report titled ‘Update on Dundas Connects – The Dundas Corridor Master Plan’, dated February 1, 2017, from the Commissioner of Planning and Building, be received.

RECEIVED (Councillor Iannicca)

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 (10, 0, 2-Absent)

4.4. Municipal Comprehensive Review of Employment Lands - 2016 Update

Romas Juknevicus, Policy Planner provided an overview of the Municipal Comprehensive Review of Employment Lands.

Members of the Committee commented as follows;

- Ensuring the study fits into the Provincial Growth Plan to achieve density
- Expressed concern with the public engagement process within the community including land owners and tenants
- Intensification around office, non-residential and medium and high residential density
- Number of jobs created by car dealerships per hector versus industrial jobs created per hector
- Challenges with relocating car dealerships
- Ensuring consistency within mixed land use in employment areas
- Allowing car dealerships to remain competitive and creating jobs within the community
- Expressed concern with the conversion area of the Northeast Employment area, in immediate proximity to the Malton Neighbourhood Character Area.
- Outlined area characteristics for low rise residential land use available in Malton
- Concerns with time and money spent on study
- That there is no room for intensification at the Meadowvale GO Station
- Current land use planning studies underway

Staff responded and provided clarify to Members of the Committee questions.

Glen Broll, Partner, Glen Schnarr & Associates Inc. representing Orlando Corporation spoke to; that some of the major transit terminals are not being located around the BRT stations, car dealerships on employment lands, a current rezoning application for a property located at Highway 401 and Mavis Road, receiving input from the industry on the Corporate Report, outlined data of skilled labour resulting in automotive dealerships, that car dealerships should be permitted within employment areas and requested to work with staff concurrently to file an application and not be considered a conversion application. Staff responded that the report is being circulated for comments and that Mr. Broll can file his application that runs concurrent with further studies.

Ian Kilgoug, Planning Consultant, representing Slight Communications for the property located at 226 Royal Windsor Drive. He outlined the property characteristics and that the property site has the opportunity to achieve mixed land use devolvement. He requested that the City identify the site as part of the City's employment land inventory review and that the report does not restrict a review of mixed land use designation at 226 Royal Windsor Drive. Ed Sajecki, Commissioner, Planning & Building responded to Mr. Kilgoug questions. Councillor Ras spoke to the process and opportunities.

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

RECOMMENDATION

PDC-0008-2017

1. That the strategic conversion of lands within the Major Transit Station Areas identified in the report titled *Municipal Comprehensive Review of Employment Lands – Update 2016*, from the Commissioner of Planning and Building, dated February 3, 2017, be approved.
2. That planning staff be directed to initiate a detailed planning process including the preparation of transit station area plans for selected Major Transit Station Areas as identified in the report titled *Municipal Comprehensive Review of Employment Lands – Update 2016*, from the Commissioner of Planning and Building, dated February 3, 2017.
3. That the report titled *Municipal Comprehensive Review of Employment Lands – Update 2016*, from the Commissioner of Planning and Building, dated February 3, 2017, be circulated for information to the Region of Peel, Mississauga Board of Trade and to the Building Industry and Land Development Association (BILD).

RECEIVED (Councillor C. Parish)

RECOMMENDATION

PDC-0009-2017

That lands around Meadowvale Go not proceed unless it is part of a comprehensive Ward 9 review.

RECEIVED (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 (10, 0, 2-Absent)

5. ADJOURNMENT – 8:36PM (Councillor Iannicca)