
Planning and Development Committee

Date

2017/03/20

Time

4:00 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 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 Sue McFadden	Ward 10

Members Absent

Councillor Pat Saito	Ward 9 (Personal)
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Find it online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

Staff Present

Ms. Janice Baker, City Manager and Chief Administrative Officer

Mr. Ed Sajecki, Commissioner, Planning & Building

Ms. Lesley Pavan, Director, Development & Design Division

Mr. Andrew Whittemore, Director, Policy Planning Division

Ms. Marianne Cassin, Manager, Development Central

Mr. Steve Barrett, Manager, Transportation & Asset Management

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

Mr. Michal Minkowski, Legal Services

Mr. Mark Howard, Team Leader - Parks Assets, Parks & Forestry

Ms. Stephanie Smith, Legislative Coordinator

Ms. Karen Morden, Legislative Coordinator

1. CALL TO ORDER- 4:00 PM
2. DECLARATION OF CONFLICT OF INTEREST – Nil
3. MINUTES OF PREVIOUS MEETING - February 27, 2017

Approved (Councillor Mahoney)

4. MATTERS CONSIDERED

- 4.1. Making Room for the Middle: A Housing Strategy for Mississauga (Draft)

Ed Sajecki, Commissioner, Planning & Building made opening remarks and introduced Andrea Calla who chaired the city's affordable housing advisory panel.

Mr. Calla spoke to the Mississauga Housing Strategy and commended Mississauga on working on the strategy and opening the dialogue. Andrew Whitemore, Director, Policing Planning Division provided an overview of the housing strategy for Mississauga.

Mayor Crombie thanked staff and raised the following questions: what kind of feedback had been received from the development industry; what short term goals are being implemented; Federal Government funding rules and regulations; lower tier Regional housing; inventory of surplus lands; illegal second units; and sizes of affordable housing for families. Ed Sajecki, Commissioner, Planning & Building and staff responded.

Councillor Parrish spoke to reducing development charges, municipal bonds or adding a land transfer tax to create a pool of funds that the City could use as an incentive for a developer to include affordable units in projects. She spoke to concrete recommendations that could be implemented immediately, streamlining approvals, and the need for the City to take action and build affordable housing within city owned land.

Councillors Iannicca, Starr, Tovey and Mayor Crombie spoke to the need for Federal and Provincial Government funding, basement apartments, streamlining the approval process, subsidized housing, a Regional levy tax, implementation of municipal bonds and that the presentation needs to be presented at the Region of Peel.

Janice Baker, City Manager provided background information on municipal bonds and that the City and Region cannot do municipal bonds. She further spoke to tax exemptions, a special levy for housing, a land transfer tax and lobbying the Provincial Government for revenue tools.

Councillor Parrish spoke to available of City owned land in the Downtown Core and asked Frank Giannone, President, FRAM Building Group what he would do with the available land. Mr. Giannone spoke to the zoning of the available land and outlined a current partnership in place with Toronto Community Housing. Discussion ensued with respect to Toronto Community Housing and Councillor Parrish enquired about the setup of Toronto Community Housing and requested staff to research municipal bonds.

Mayor Crombie moved the following motion, which was voted on and carried:

RECOMMENDATION

1. That the report titled "*Making Room for the Middle: A Housing Strategy for Mississauga (Draft)*", from the Commissioner of Planning and Building, dated March 7, 2017, be received and be forwarded by the City Clerk to the Region of Peel, Ministry of Municipal Affairs, Ministry of Housing, and Canada Mortgage and Housing Corporation.

2. That Council endorse the interim housing targets as outlined in the report titled "*Making Room for the Middle: A Housing Strategy for Mississauga (Draft)*", from the Commissioner of Planning and Building, dated March 7, 2017.

3. That staff table the final Strategy subsequent to the Housing Forum scheduled for May, 2017.

APPROVED (Mayor Crombie)
 Recommendation PDC-0010-2017

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 (11, 0, 1-Absent)

5. 2016 Year In Review

Ed Sajecki, Commissioner, Planning and Building, reviewed the Planning and Building Department activities and successes over 2016 as well as initiatives for 2017. The following gave an overview of the Divisions within the Department.

Andrew Whittemore, Director, Policy Planning Division, spoke to Strategic Community Initiatives and Policy Planning projects within the department:

- Hurontario LRT
- Britannia Farm
- Downtown Mississauga
- Vision Cooksville
- Waterfront Inspirations; Lakeview and Port Credit
- Affordable Housing
- Shaping Ninth Line
- Dundas Connects
- Imagining Ward 3
- Planning Information Hub
- Growth Management and Forecasting
- Business Directory
- 3D Visualization

Lesley Pavan, Director, Development and Design Division spoke to the following division, projects within the department and notable projects were outlined:

- Zoning By-law
- Special Planning Studies
- Process Improvements
- Urban Design

Ezio Savini, Director, Building, Chief Building Official spoke to; promoting public safety, working with various departments, the Electronic Plans (ePlans), the City of Mississauga Building Department brand, construction value, application status reports, Hickory Drive explosion partnerships and second units.

Councillor Tovey thanked staff and spoke to ePlans, polices being innovated and 3D technologies.

Councillor Fonseca thanked staff for the community engagement and the departments support given to Hickory Drive residents.

Councillor Parrish thanked staff for the MyMalton project.

Mayor Crombie thanked staff for their leadership and guidance within the department.

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

RECOMMENDATION

That the PowerPoint Presentation from the Commissioner and Directors, Planning and Building Department, entitled "2016 – Year in Review" to the Planning and Development Committee be received for information.

RECEIVED (Councillor Starr)
Recommendation PDC-0011-2017

6. ADJOURNMENT – 5:59PM (Councillor Starr)