
(Approved, as amended, June 12, 2017)

Planning and Development Committee

Date

2017/05/29

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)
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 Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9

Members Absent

Mayor Bonnie Crombie	(other municipal business)
Councillor Ron Starr	Ward 6 (other municipal business)
Councillor Sue McFadden	Ward 10 (other municipal business)

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. Chris Rouse, Manager, Development North
Mr. Michal Minkowski, Legal Services
Ms. Leslie Green, Manager, Transportation Projects, Transportation & Asset Management
Mr. Dave Martin, Supervisor, Development Engineering, Transportation & Infrastructure Planning Division
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Mr. Darren Bryan, Sign Unit Supervisor, Building Division
Mr. Frank Marzo, Policy Planner, Policy Planning Division
Mr. Michael Hynes, Development Planner, Development & Design Division
Mr. David Breveglieri, Development Planner, Development & Design Division
Ms. Gillian McGinnis, Development Planner, Development & Design Division
Ms. Caleigh McInnes, Development Planner, Development & Design Division
Mr. Timothy Lee, Planner, Development & Design Division
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Karen Morden, 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 the Meeting held on May 1, 2017.

APPROVED (Councillor N. Iannicca)

4. MATTERS TO BE CONSIDERED

4.1. Sign Variance Application 16-03965 (Ward 5) - Sign By-law 0054-2002, as amended

Councillor Parrish expressed support for the Sign Variance Application.

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

RECOMMENDATION

PDC-0024-2017

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

Sign Variance Application 16-03965 (Ward 5)

Eric Jain (2523360 Ontario Inc.)

7055 Torbram Rd.

To permit the following:

(a) One (1) double sided billboard sign having 100% changing copy sign faces.

(b) One (1) double sided billboard sign with an overall height of 8.53m above grade.

(c) One (1) double sided billboard sign with a sign area of 25.78m² per sign face (an increase of 28.9%).

File: BL.03-SIG (2017)

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 (9, 0, 3-Absent)

4.2. **PUBLIC MEETING (WARD 3)**

Imagining Ward 3 – Mississauga Official Plan Amendment - Applewood and Rathwood Neighbourhood Character Areas

File: CD.04.WAR W3

Frank Marzo, Policy Planner, provided an overview of the Mississauga Official Plan Amendment of the Applewood and Rathwood Neighbourhood Character Areas in Ward 3.

Councillor Fonseca noted that this exercise provided an opportunity for long term residents and newer families to have a conversation about the character of their neighbourhoods.

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

RECOMMENDATION

PDC-0025-2017

That the report titled *Imagining Ward 3 – Mississauga Official Plan Amendment - Applewood and Rathwood Neighbourhood Character Areas* dated May 5, 2017, from the Commissioner of Planning and Building, be received for information.

File: CD.04.WAR W3

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 (9, 0, 3-Absent)

4.3. **PUBLIC MEETING (WARD 7)**

Application to permit a 29 storey, 300 unit apartment building, 86-90 Dundas Street East
Owner: Higher Living Development Inc. - File: OZ 16/008 W7

Jack Neal, Ruth Victor and Associates, and Moiz Behar, M. Behar Planning and Design Inc., presented an overview of the Application.

In response to concerns regarding the encroachment of the 3 storey underground parking garage to the Cooksville Creek which is prone to flooding from Councillors Ras and Tovey, Mr. Behar advised that it will not be constructed underneath the Creek but will encroach on the 10 metre set back portion which is feasible and has been done in previous projects. He also said that the Credit Valley Conservation Authority will be consulted to meet environmental standards.

Doug Kwan, Mississauga Community Legal Services, addressed the Committee and asked whether the proposed development will be an apartment building or a condominium, and how the application meets the objectives of the Affordable Housing Strategy. Mr. Behar responded that a decision has not been made as to the tenure of the building.

Councillor Iannicca expressed support for the application. He noted that he is aware of the conservation concerns and that there is more work to be done.

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

RECOMMENDATION
PDC-0026-2017

1. That the report dated May 5, 2017, from the Commissioner of Planning and Building regarding the applications by Higher Living Development Inc. to permit a 29 storey apartment building under File OZ 16/008 W7, 86-90 Dundas Street East, be received for information.
2. That one oral submission made at the public meeting held on May 29, 2017 to consider the report dated May 5, 2017 from the Commissioner of Planning and Building, be received.

File OZ 16/008 W7

RECEIVED (Councillor N. 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 (9, 0, 3-Absent)

4.4. **PUBLIC MEETING (WARD 1)**

Proposal to permit outdoor patios and outdoor retail sales on private property on a temporary basis in the Port Credit Cultural Node, 447-515 Lakeshore Road East, north side of Lakeshore Road East, between Enola Avenue and Cooksville Creek
Applicant: City of Mississauga - File: CD.07.POR W1

David Breveglieri, Development Planner, provided an overview of the proposal.

Alejandra Padron, Planner, Glen Schnarr & Associates Inc., representing Coffee Culture, one of the businesses in the Trinity Development, expressed support for the proposal.

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

RECOMMENDATION

PDC-0027-2017

That the report dated May 5, 2017 from the Commissioner of Planning and Building recommending approval of the City-initiated proposal to amend the Zoning By-law for the properties at 447-515 Lakeshore Road East in the Port Credit Cultural Node, be adopted in accordance with the following:

1. That notwithstanding the planning protocol, the City-initiated rezoning to permit outdoor patios accessory to restaurants and take-out restaurants and retail sales accessory to a permitted use, in the space between the front of the building and the front property line, be approved for a three year period through a Temporary Use By-law.
2. That one oral submission made at the public meeting held on May 29, 2017 to consider the report dated May 5, 2017 from the Commissioner of Planning and Building, be received.

File: CD.07.POR W1

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)

4.5. **PUBLIC MEETING (ALL WARDS)**

Proposed Draft Amendments to the Zoning By-law to regulate Short Term

Accommodation

File: CD.21.SHO All Wards

Caleigh McInnes, Development Planner, provided an overview of the proposed Draft Amendments.

Councillor Saito stated that not all ratepayer associations were asked to comment, specifically the Lisgar and Meadowvale resident associations. She also noted that Mississauga Tourism was left out of the consultation process and Chris Rouse, Manager, Development North, advised that this oversight will be rectified.

The following persons made oral submissions citing concerns:

- the vast majority of hosts are everyday people;
- Airbnb guests contribute to the economy of local Mississauga communities;
- Airbnb welcomes fair regulations;
- restricting to principal private residence can be difficult to enforce;
- home sharing is an economic life line for many in the community;
- prohibiting multi-residential dwellings from sharing their homes will disproportionately affect lower income households;
- Airbnb hosts must comply with Mississauga’s parking regulations;
- there should be no requirement for site specific zoning;
- Airbnb believes Mississauga’s regulations should include all property types;

- Airbnb wishes to work with the City to find fair solutions;
- Airbnb is willing to collect any hotel or tourism tax imposed and remit accordingly;
- the City should not interfere in a resident's personal business whether they have invited guests or paying guests;
- Airbnb website has reviews of hosts and guests;
- clarify whether the City will be regulating principal residence of the owner or the host as a host may not be an owner of the property.

- (a) Ange Valentini, Public Policy, Airbnb Canada;
- (b) Mr. Manju Kuppa, resident and Airbnb host/guest;
- (c) Madeline Burkhardt-Jones, Mississauga Community Legal Services.

The following persons made oral submissions citing concerns:

- a business should be conducted in appropriately zoned areas;
- the City must not give up on enforcing regulations, however difficult;
- condominiums should be exempt from hosting short term rentals;
- security is threatened, especially for the high number of seniors residing in condominiums.

- (a) Sue Shanly, Meadowvale Rattray Ratepayers Association and MIRANET;
- (b) Julie Morris, resident;
- (c) William Chudiak, Clarkson Ratepayers Association

Members of the Committee provided the following comments and direction to staff:

- consult with Mississauga Tourism;
- the issue of the hotel tax should also apply to Airbnb in the regulations;
- 300 residents surveyed is not an appropriate sample size;
- hotels provide for training, provide parking and obey rules and are zoned accordingly;
- concern with absentee landlords, lots of parties, loud noises, garbage and inappropriate parking and neighbours are fed up;
- put out an online survey for a wider range of input;
- Airbnb hosts do not pay commercial taxes;
- more property owners are moving to short term hosting platform impacting the availability of long-term rental spaces.

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

RECOMMENDATION
PDC-0028-2017

- That the report titled 'Proposed Draft Amendments to the Zoning By-law to Regulate Short-Term Accommodations' dated May 5, 2017, from the Commissioner of Planning and Building be received for information.
 - That following the Public Meeting, staff report back to Planning and Development Committee with their recommendations to regulate Short-Term Accommodations.
3. That six oral submissions made at the meeting held on May 29, 2017 to consider

the report dated May 5, 2017 from the Commissioner of Planning and Development, be received.

File: CD.21.SHO All Wards

RECEIVED (Councillor C. Parrish)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X		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)

4.6. **RECOMMENDATION REPORT (WARD 5)**

Applications to permit 26 semi-detached homes and a three storey mixed use building, 3233 Brandon Gate Drive, North of Brandon Gate Drive and East of Netherwood Road
Owner: Your Home Developments (Brandon Gate) Inc.
Files: OZ 15/008 W5 & T-M 15004 W5

Councillor Parrish noted that a good balance has been struck with the proposed development.

Douglas Hishon, resident, addressed the Committee speaking on behalf of 12 of the 13 dwellings on Roselle Crescent who are opposed to the proposed semi-detached homes. He requested that the Committee consider developing single detached homes in keeping with the surrounding neighbourhood. He said the proposed lower grade dwellings do not conform with the built form that has existed in the area for forty years.

Mr. Crouse spoke to the multi-residential zoning of the subject site.

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

RECOMMENDATION
PDC-0029-2017

1. That the application under File OZ 15/008 W5, 3233 Brandon Gate Drive, to amend

Mississauga Official Plan to **Residential Low Density I - Special Site** on a portion of the property and, to change the zoning to **H-RM2 (Semi-Detached Dwellings with Holding Provision)** and **H-C4-Exception (Mainstreet Commercial with Holding Provision)**, to permit 26 semi-detached homes and a three storey mixed use building, in accordance with the proposed zoning standards described in Appendix 6 of the report dated May 5, 2017 from the Commissioner of Planning and Building, and that the draft plan of subdivision under File T-M15004 W5, be approved subject to the conditions referenced in Appendix 8.

2. That the applicant agree to satisfy all of the requirements of the City and any other external agency concerned with the development.
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, provided that the application is not to increase the total number of dwelling units or the proposed heights.
4. That the "H" Holding Symbol is to be removed from the **H-C4-Exception (Mainstreet Commercial-Exception)** and the **H-RM2 (Semi-Detached Dwellings)** zoning applicable to the subject lands, by further amendment, upon confirmation that the Record of Site Condition (RSC) has been posted to the Environmental Site Registry, the submission of all supporting environmental reports, and the execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City.
5. 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 36 months of the Council decision.
6. That one oral submission made at the meeting held on May 29, 2017 to consider the report dated May 5, 2017 from the Commissioner of Planning and Building, be received.

File: File OZ 15/008 W5

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 (8, 0, 3-Absent, 1-Abstain)

4.7. **SUPPLEMENTARY REPORT (ALL WARDS)**
Proposed Amendments to the Telecommunication Antenna/Tower Siting Protocol
File: EC.19.TEL

In response to Councillor Ras’s question with respect to health and safety, Timothy Lee, Planner, advised that this falls under Health Canada’s jurisdiction. Councillor Ras suggested that future signage include visuals so that the residents can get a sense of what the implications will be. Mr. Lee agreed that this can be incorporated.

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

RECOMMENDATION
PDC-0030-2017

1. That the Corporate Report dated May 5, 2017 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 3 to the Corporate Report dated May 5, 2017 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 necessary amending by-law to the City’s General Fees and Charges By-law be prepared in accordance with Appendices 4 and 5 attached to the report titled "Proposed Amendments to the Telecommunication Antenna/Tower Siting Protocol" dated May 5, 2017.

File: EC.19.TEL

ADOPTED (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 (9, 0, 3-Absent)

5. ADJOURNMENT - 8:55 PM (Councillor J. Tovey)