

---

(Approved October 16, 2017)

## Planning and Development Committee

### Date

2017/09/25

### 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)
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

Mayor Bonnie Crombie	Mayor (other municipal business)
----------------------	----------------------------------

### Find it online

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

**Staff Present**

Ms. Lesley Pavan, Director, Development & Design Division  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Mr. Steve Cjaka, Manager, Information Planning, Policy Division  
Mr. Ray Poitras, Manager, Development South  
Ms. Marcia Taggart, Deputy City Solicitor  
Mr. Jeremy Blair, Manager, Transportation & Asset Management  
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division  
Mr. Eric Lucic, Team Leader, Parks & Forestry Division  
Mr. Darren Bryan, Sign Unit Supervisor, Building Division  
Ms. Stephanie-Gray, Development Planner  
Ms. Lisa Christie, Development Planner  
Mr. Frank Marzo, Policy Planner  
Ms. Karin Phuong, Policy Planner  
Ms. Ashlee Rivet, Development Planner  
Mr. David Ferro, Development Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 6:30 PM  
Councillor Carlson noted that Item 4.7 will be moved up after the consideration of Item 4.3 on the agenda.

2. DECLARATION OF CONFLICT OF INTEREST

3. MINUTES OF PREVIOUS MEETING

Minutes of Meeting held on June 26, 2017.

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

- 4.1. 3D Visualization Products and Services Launch Video

Steve Cjaka, Manager, Information Planning, Policy Division, presented a video launching 3D visualization products and services.

Councillor Tovey noted that Mississauga has a well-earned reputation for innovation in city building and planning and has pioneered many new techniques in pursuit of planning excellence such as E-Plans and 3D modelling.

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

**RECOMMENDATION**

PDC-0045-2017

1. That Planning and Building review, cost out, and report back to the Planning and Development Committee what it would take to require developers to submit all 'significant' development applications in a 3D BIM format so that the City of Mississauga can display them inside the Planning Information Hub's new 3D map and related products;
2. That Planning and Building determine the definition of significant development applications;
3. That Transportation and Works review, cost out, and report back to the Planning and Development Committee what it would take to publish the City's high-resolution terrain mapping data on open data in combination with the new 3D Massing Model from Planning and Building.

**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 (11, 0, 1-Absent, 1-Abstain)

4.2. Sign Variance Applications 16-03821, 17-04319, 17-04329 - (Ward 9) - Sign By-law 0054-2002, as amended

Councillor Saito expressed support for the proposed two ground signs adjacent to the driveways leading to 2757 Battleford Road and 6599 Glen Erin Drive and the ground signs displaying the municipal addresses and commercial advertising. Darren Bryan, Supervisor, Sign Unit, confirmed Councillor Saito’s concern that the corner signage proposed is more than double the square footage permitted, and that only one ground sign is permitted per street frontage.

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

**RECOMMENDATION**

PDC-0046-2017

1. That the following Sign Variances **be granted**:  
 Sign Variance Applications 16-03821, 17-04319, 17-4329 (Ward 9)  
 CVL Group, 6599 Glen Erin Drive & 2757 Battleford Road

To permit the following:

- (a) Two (2) ground signs, one adjacent to each driveway leading to the properties of 2757 Battleford Rd. and 6599 Glen Erin Dr.
- (b) Two (2) ground signs displaying the municipal addresses and commercial advertising, each with a sign face area of 1.9 sq. m.

2. That the following Sign Variance **not be granted**:  
 Sign Variance Application 16-03821 (Ward 9)

To permit the following:

- (a) One (1) ground sign, fronting Glen Erin Dr., with a 2.5m (8.2ft) setback from a driveway leading to 6599 Glen Erin Dr.
- (b) One (1) ground sign, located at the southwest corner of the property of 2757 Battleford Rd.

**APPROVED** (Councillor P. Saito)

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)

4.3. **RECOMMENDATION REPORT TO REMOVE AN "H" HOLDING SYMBOL (WARD 5)**  
Application to remove the "H" Holding Symbol to permit a one storey warehouse building with accessory office spaces, 75 Skyway Drive, east side of Maritz Drive, north of Skyway Drive

Owner: Fremato Canada Ltd.

File: H-OZ 16/003 W5

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

**RECOMMENDATION**

PDC-0047-2017

That the report dated September 1, 2017, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H OZ 16/003 W5, Fremato Canada Ltd., 75 Skyway Drive, east side of Maritz Drive, north of Skyway Drive, be adopted and that the Planning and Building Department be authorized to prepare the by law for Council's passage.

**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 (11, 0, 1-Absent)

4.7. **PUBLIC MEETING INFORMATION REPORT (All Wards)**

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

File: CD.06 HOR

Ashlee Rivet, Development Planner, Edward Nicolucci, Urban Planner reviewed the proposed By-law amendments and Urban Design Guidelines.

The Committee commented as follows:

- That basements include separate entrances;
- Ensure there is enough light and green space;
- Waste management challenges.

Ms. Rivet spoke to the above comments and noted that the proposed amendments will not apply to active applications.

The following oral submission was made:

Jim Levac, Glen Schnarr & Associates Inc., representing Dunpar Homes, advised that his colleague, Glen Broll, was unable to be present but has provided written submission to the City. He urged that some flexibility and tolerance be built into the guidelines specifically for set-backs, heights and distances between blocks, for these alternative types of built forms which are providing entry level homes.

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

**RECOMMENDATION**

PDC-0048-2017

1. That the report dated September 1, 2017, from the Commissioner of Planning and Building regarding the proposed Zoning By-law Amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses under File CD.06 HOR (All Wards), be received for information.
  
2. That one oral submission to the Planning and Development Committee made on September 25, 2017, be received.

**RECEIVED** (Councillor C. Parrish)

<b>RECORDED VOTE</b>	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)

4.4. **RECOMMENDATION REPORT (WARDS 1-11)**

Revised Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007  
File: BL.09-COM (Wards 1-11)

Councillor Saito requested that community input be sought when the issue of amending driveway width and soft landscape area regulations is reconsidered by staff in the future.

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

**RECOMMENDATION**

PDC-0049-2017

That the Report dated September 1, 2017, from the Commissioner of Planning and Building regarding the revised proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That notwithstanding the planning protocol, the proposed City initiated amendments to Mississauga Official Plan, as detailed in Appendix 3 and the revisions to the proposed City initiated changes to Zoning By-law 0225-2007, as detailed in Appendix 4, be approved.

File: BL.09-COM

**APPROVED** (Councillor P. Saito)

<b>RECORDED VOTE</b>	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)

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

Imagining Ward 3 - Mississauga Official Plan Amendment - Applewood and Rathwood Neighbourhood Character Area Policies

File: CD.04.WAR

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

**RECOMMENDATION**

PDC-0050-2017

That the amendment to Mississauga Official Plan proposed in the report titled “Recommendation Report (Ward 3) Imagining Ward 3 – Mississauga Official Plan Amendment – Applewood and Rathwood Neighbourhood Character Area Policies” dated September 1, 2017, from the Commissioner of Planning and Building, be adopted in accordance with the report.

File: CD.04.WAR

**ADOPTED** (Councillor C. Fonseca)

<b>RECORDED VOTE</b>	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)

4.6. **RECOMMENDATION REPORT (WARD 1)**

Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning

File: CD.03-LAK

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

**RECOMMENDATION**

PDC-0051-2017

1. That the report titled “Recommendation Report - Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning” dated September 1, 2017 from the Commissioner of Planning and Building recommending approval of the official plan and zoning by-law amendments, be adopted.
2. That subsequent to the public meeting an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Lakeview Local Area Plan in accordance with the proposed changes contained in Appendix 1 to this report and in accordance with the revisions in the “Recommendation Report.”
3. That the zoning by-law be amended, in accordance with the proposed zoning changes contained in Appendix 1 to this report and the revisions in the “Recommendation Report.”

File: CD.03-LAK

**ADOPTED** (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 (11, 0, 1-Absent)

4.8. **RECOMMENDATION REPORT (WARD 2)**

Applications to permit 4 two storey detached homes on a private condominium road, 1260 Kane Road, west side of Kane Road, south of Indian Road, north of the CN Railway

Owner: 1854290 Ontario Ltd.

File: OZ 16/007 and T-M16002 W2

David Ferro, Development Planner, gave an overview of the Applications.

The following persons made oral submissions citing harassment by the proponent’s lawyers to sell their property; the proposal is inappropriate and sets a precedent; the dangerous impact of traffic at the intersections at both the north and south ends of Kane Road currently in existence:

Knut Sturm;  
Mark Philips

Councillor Ras said the proposal is not good planning and expressed support for the staff recommendation to refuse the applications.

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

**RECOMMENDATION**

PDC-0052-2017

1. That the applications under Files OZ 16/007 W2 & T-M16002 W2, 1854290 Ontario Ltd., 1260 Kane Road to change the zoning to R16-Exception (Detached Dwellings on a CEC – Private Road) and for approval of a draft plan of

subdivision to permit 4 detached homes on a private condominium road, be refused.

2. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any possible Ontario Municipal Board (OMB) hearing on the subject applications in support of the recommendations outlined in the report dated September 1, 2017, that concludes that the proposed rezoning and draft plan of subdivision are not acceptable from a planning standpoint and should not be approved.
3. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before any OMB hearing process, however if there is a potential for settlement then a report shall be brought back to Council by the City Solicitor.
4. That two oral submissions made to the Planning and Development Committee on September 25, 2017, be received.

**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			

Carried (11, 0, 1-Absent)

- 4.9. Update on Bill 139, an Act to enact the Local Planning Appeal Tribunal Act, 2017 and the Local Planning Appeal Support Centre Act, 2017 and to amend the Planning Act, the Conservation Authorities Act and various other Acts  
File: LA.07.139

Marcia Taggart, Deputy City Solicitor, provided an overview of Bill 139.

Ms. Taggart responded to a question regarding financial implications to the City which she said are unknown at this time.

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

**RECOMMENDATION**

PDC-0053-2017

That the Mayor or her designate be authorized to make submissions to the Standing Committee in support of Bill 139 and with respect to the issues raised in this report of the City Solicitor dated September 11 , 2017 titled “Update on Bill 139, an Act to enact the Local Planning Appeal Tribunal Act, 2017 and the Local Planning Appeal Support Centre Act, 2017 and to amend the Planning Act, the Conservation Authorities Act and various other Acts”, or to otherwise provide comments in writing as part of the Ministry’s public consultation process.

**APPROVED** (Councillor J. Tovey)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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. ADJOURNMENT – 7:53pm (Councillor Mahoney)