
(Approved December 4, 2017)

Planning and Development Committee

Date

2017/11/13

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)
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 Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

Members Absent

Councillor Ron Starr	Ward 6 (personal)
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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
Mr. Ezio Savini, Director, Building Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Chris Rouse, Manager, Development North
Mr. Ray Poitras, Manager, Development South
Ms. Marcia Taggart, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Mr. 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. Lisa Christie, Planner, Special Projects, Development and Design Division
Ms. Aiden Stanley, Development Planner, Development and Design Division
Ms. Ashlee Rivet, Development Planner, Development and Design Division
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 7:00 PM
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING - October 30, 2017
APPROVED (Councillor M. Mahoney)
4. MATTERS TO BE CONSIDERED
- 4.1. Review of Sign By-law 54-2002, as amended

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

RECOMMENDATION

PDC-0064-2017

That Sign By-law 54-2002 be amended in accordance with the consultant report prepared by Martin Rendl Associates, shown as Appendix 1, in the Corporate Report dated November 1, 2017 from the Commissioner of Planning and Building.
 File: BL.03-SIG (2017)

APPROVED (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 (11-1-0)

4.2. **RECOMMENDATION REPORT**
Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy
CD.21.SIG

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

RECOMMENDATION

PDC-0065-2017

1. That the Report dated October 20, 2017, from the Commissioner of Planning and Building regarding Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy, and the accompanying document entitled, *Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy* (Appendix 1), be approved.
2. That staff be directed to review all sign variance applications for billboard signs with electronic changing copy in accordance with the document entitled, *Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy*, prior to making recommendations on such applications and that the recommendation reports for such sign variance applications include the rationale to support each recommendation.

File: CD.21.SIG

APPROVED (Councillor)

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 (11-1-0)

4.3. **RECOMMENDATION REPORT (CITY WIDE)**
Proposed Updates to Site Plan Control By-law 0293-2006

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

RECOMMENDATION

PDC-0066-2017

That the Report dated October 24, 2017 from the Commissioner of Planning and Building titled "Proposed Updates to Site Plan Control By-law 0293-2006" be adopted, and that Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft By-law attached as Appendix 1 to this report.

File: CD.21.SIT

ADOPTED (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 (11-1-0)

4.4. **PUBLIC MEETING INFORMATION REPORT (WARD 3)**
Applications to permit a 14 storey apartment building that steps down to 4 storeys along Dixie Road and 24 stacked townhomes, 4064, 4070 and 4078 Dixie Road, west side of Dixie Road, north of Burnhamthorpe Road East
Owner: Hazelton Development Corp.
File: OZ 17/003 W3

Janice Robinson, Goldberg Group, provided an overview of the Applications on behalf of the Applicant, Hazelton Development Corporation.

Councillor Fonseca spoke to key concerns raised by residents with respect to traffic and transportation impact to the right-in and right-out access may force traffic onto Hickory Drive, the pedestrian access from Dixie Road with heavy vehicle traffic moving at high

speed; the parking; and the shadow impact within the site itself.

Aiden Stanley, Development Planner, responded to the concerns and advised that these will be reviewed through the site and concept plan processes, and addressed in the recommendation report.

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

RECOMMENDATION

PDC-0067-2017

That the report dated October 30, 2017 from the Commissioner of Planning and Building regarding the applications by Hazelton Development Corp. to permit a 14 storey apartment building that steps down to 4 storeys along Dixie Road and 24 stacked townhomes under File OZ 17/003 W3, 4064, 4070 and 4078 Dixie Road, be received for information.

File: OZ 17/003 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 (11-1-0)

4.5. **RECOMMENDATION REPORT (WARD 8)**

Applications to permit 144 horizontal multiple dwelling units (back to back stacked townhouses) on a private condominium road, 2277 South Millway, north of The Collegeway, west of Erin Mills Parkway

Owner: 2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Ashlee Rivet, Development Planner, provided an overview of the Applications.

The following persons made oral submissions citing concerns with the parking spaces; street parking; the proposal has only one entrance posing safety concerns for pedestrians, especially seniors who are dependent on walking; proposal to permit barbeques will bring a potential for dust and carbon to neighbouring residences as well as raccoon infestation; loss of sun; loss of privacy for the neighbours:

Sandra Cummings,
Christine Foley

Ms. Rivet spoke to the reserved parking spaces which is less than required but consistent with what is happening in other parts of the city. She also noted that a sun shadow study was submitted and was considered acceptable.

Councillor Mahoney said that the proposal is compatible with the existing character of the South Common Community Node Character Area. However, he hoped that the Applicant will work with the community to address their concerns as the development proceeds.

Councillor Mahoney moved the following motions, which was voted on and carried:

RECOMMENDATION

PDC-0068-2017

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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 16/004 W8, 2277 South Millway G.P. Inc., 2277 South Millway to amend Mississauga Official Plan to **Residential High Density – Special Site and Greenlands** and to change the zoning to **RM9 – Exception (Horizontal Multiple Dwellings with more than 6 dwelling units)** and **OS2 (Open Space – City Park)** to permit 144 horizontal multiple dwellings units (back to back stacked townhouses) on a private condominium road on the portion of the lands outside the existing woodlot, in conformity with the provisions outlined in Appendix 4, be approved.
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 applications, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

6. That two oral submissions made to the Planning and Development Committee at its meeting held on November 13, 2017, be received.

File: OZ 16/004 W8

APPROVED (Councillor M. Mahoney)

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 (11-1-0)

5. ADJOURNMENT - 7:57 pm (Councillor N. Iannicca)