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(Approved January 15, 2018)

## **Planning and Development Committee**

### **Date**

2017/12/04

### **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 Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### **Members Absent**

Councillor Matt Mahoney	Ward 8 (Personal)
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### **Find it online**

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

**Staff Present**

Mr. Ed Sajecki, Commissioner, Planning & Building  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Mr. Ezio Savini, Director, Building Division  
Mr. Chris Rouse, Manager, Development North  
Mr. Ray Poitras, Manager, Development South  
Ms. Paulina Mikicich, Manager, Planning Innovation  
Mr. Michael Minkowski, Legal Services  
Ms. Marianne Cassin, Manager, Development Central  
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, Supervisor, Sign Unit, Building Division  
Mr. Romas Juknevicius, Planner, City Planning Strategies  
Ms. Stephanie Segreti-Gray, Development Planner  
Ms. Ashlee Rivet, Development Planner  
Mr. Ben Phillips, Development Planner  
Mr. David Breveglieri, Development Planner  
Ms. Caleigh McInnes, Development Planner  
Ms. Mila Yeung, Development Planner  
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

Approval of Minutes of the Meeting held on November 13, 2017

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

- 4.1. Proposed Amendments to Corporate Policy # 05-01-08 - Portable Signs on Road Allowances

Ezio Savini, Director, Policy Division, spoke to the Portable Signs on Road Allowances.

In response to Councillor Parrish regarding usage of signs by MPs and MPPs, Mr. Savini advised that they are excluded from the Sign By-law.

Councillor Starr spoke to the space limitation for signage to the entrance way to Erindale Park and Mr. Savini advised that staff will be looking at various scenarios and will work with the Councillor to find an appropriate solution.

Councillor Saito said that when it comes to deletion of locations in multi-use trails, there has to be better coordination between the Planning and Building and Transportation and Works departments.

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

**RECOMMENDATION**

PDC-0069-2017

That the Portable Signs on Road Allowances Policy 05-01-08 be adopted as outlined in the Corporate Report dated October 24, 2017 from the Commissioner of Planning and Building and in the Appendices attached.

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

4.2. **INFORMATION REPORT (Wards 9 and 10)**

Proposed Ninth Line Neighbourhood Character Area Policies

Andrew Whittaker, Director, Policy Division and Romas Juknevicus, Planner, Strategies Division provided an overview of the proposed Ninth Line Neighbourhood Character Area Policies.

The following made oral submissions citing concerns that increased density will impact traffic, will add more burden to schools and hospitals; ensure new developments provide effective drainage systems to support new infrastructure and prevent any adverse impact on the existing storm water systems; separate bike paths off the roadway constructed to ensure safety; noise and aesthetics; ensure design consistency on both sides of Ninth Line; preservation of St. Peter’s Mission Church and Cemetery, and greenspace; equitable land valuation; safe connectivity across Ninth Line for pedestrians and bikes; include the community in the design process; transit ways should be built around the community; impact on the public realm and natural heritage if the site is fragmented by building a separate roadway; and less density is not an affordable luxury with scarcity of affordable housing:

Suzanne Thistle, Representing Lisgar Residents Association;  
Rahul Mehta, Erin Mills Resident

Councillor Saito said that the community should contact their Member of Provincial Parliament as the decision with respect to density is made by the Province. She commented that the decision of where transit ways are placed is also made by the Province. She noted that Ninth Line is the western gateway to the City and the City is going to ensure appropriate development and growth occurs in the corridor.

Mayor Crombie stated that the City is compelled to meet the targets on density which, in this instance is the minimum standard set by the Province. She said that the City will ensure appropriate measures are put in place as development occurs.

In response to Councillor McFadden’s question regarding St. Peter’s Mission Church and Cemetery, Mr. Juknevicus confirmed that they will be protected as heritage sites.

Councillor McFadden directed that staff include single family dwellings as part of the land use concept on the west side of Ninth Line to mirror the Lisgar community, that with 10,000 new residents coming into the area that a school site be investigated, and to proceed with a public meeting on February 5, 2018.

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

**RECOMMENDATION**

PDC-0070-2017

1. That a public meeting be held to consider the proposed amendments to the Mississauga Official Plan (MOP) contained in the report titled “Ninth Line Lands - Proposed Neighbourhood Character Area Policies and Zoning” dated November 10, 2017, from the Commissioner of Planning and Building.
2. That the report titled “Proposed Ninth Line Neighbourhood Character Area Policies” dated November 10, 2017, from the Commissioner of Planning and Building, be circulated to City Departments, agencies and stakeholders for review and comment.
3. That two oral submissions made to the Planning and Development Committee at its meeting held on December 4, 2017, be received.

File: CD.04.NIN

**APPROVED** (Councillor S. McFadden)

<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 (11-1-0)

4.3. **PUBLIC MEETING INFORMATION REPORT (WARD 5)**

Application to change the land use designation for a portion of Britannia Farm from Institutional to Mixed Use, Northwest corner of Hurontario Street and Bristol Road West  
Owner: Peel District School Board - File: OZ 17/008 W5

Emily Reisman, Urban Strategies Inc., provided an overview of the Application on behalf of the Peel District School Board.

The following persons made oral submissions citing concerns that the proposal will result in the loss of accountability and stewardship of a public asset; that the development of a portion of the land and the potential of the proposed LRT cutting through Britannia Farm further threatens the environmental integrity of the remaining; ensure there is public engagement and transparency throughout the process; Britannia Farm is prime agricultural land and hate to see commercial development pave into this historical farmland; ensure whatever is being built is affordable; social housing is at a crisis:

- (a) Jessica, Resident (also spoke on behalf of Brent Gelhar, Co-Chair of The Backyard Farm and Market Board;
- (b) Virginia Visalingham(?), Resident;
- (c) Richard Antonio, Chair, Peel Poverty Action Group;

Councillor Parrish noted that the Peel District School Board has committed to putting in affordable housing. She said that the Urban Design Advisory Panel's involvement should be deleted, that there need to be towers built by the intersection of Hurontario Street and Bristol Road West, that there should not be any roads cutting through Britannia Farm. She said that this Application needs to move forward as soon as possible.

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

**RECOMMENDATION**

PDC-0071-2017

1. That the report dated November 10, 2017, from the Commissioner of Planning and Building regarding the application by the Peel District School Board to change the City's Official Plan designation for a portion of the Britannia Farm property from Institutional to Mixed Use under File OZ 17/008 W5, northwest corner of Hurontario Street and Bristol Road West, be received for information.
2. That three oral submissions made to the Planning and Development Committee at its meeting held on December 4, 2017, be received.

File: OZ 17/008 W5

**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 (11-1-0)

4.4. **PUBLIC MEETING INFORMATION REPORT (WARD 2)**

Applications to permit a condominium development consisting of four semi-detached homes and six townhouses on a private condominium road and three freehold detached homes on Garden Road, 1190 and 1200 Lorne Park Road, southeast corner of Lorne Park Road and Garden Road

Owner: 2517015 Ontario Inc. - File: OZ 16/014 W2

Jack Neal, Ruth Victor and Associates and Bill Hicks, Hicks Design Studio, provided an overview of the Applications.

The following persons made oral submissions citing concerns with mature tree preservation, set-backs not in keeping with the current zoning, parking, the underground parking garages; proposed 2.3 parking is considerably less than most dwellings in Lorne Park; impact on adjacent neighbours with respect to overshadowing and overlook into backyards thereby infringe on privacy; scale back the development to fit it in with a neighbourhood of single family dwellings by eliminating townhomes; the location of the underground parking ramp is dangerous and poses a safety issue for school children; the proposal will increase traffic congestion, and the underground parking will result in removal of trees:

- (a) Ruth Connelly, Resident;
- (b) Tim Connelly, Resident;
- (c) Andrew Davies; Resident;
- (d) Sam Revere, Resident.

The following person made an oral submission in support of the proposed development noting that other developments have occurred that have set a precedence and have served to enhance the neighbourhood:

- (e) Philip Denishaw, Resident

Councillor Ras asked about the storm-water capture when it comes to underground

parking. Mr. Hicks advised that the proponent will be subject to very rigorous requirements for storm-water mitigation measures and technical solutions will form part of the site plan approval process. He also noted that the neighbours will be consulted to address concerns with respect to tree preservation and tree planting.

Councillor Starr commented that three visitor parking spots for the proposed ten units are inadequate. Mr. Hicks responded that they will review the possibility of increasing the underground visitors parking.

Councillor Ras advised that this Item is for receipt in order to receive feedback and that a decision is not being made tonight.

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

**RECOMMENDATION**

PDC-0072-2017

1. That the report dated November 10, 2017, from the Commissioner of Planning and Building regarding the applications by 2517015 Ontario Inc. (Format Group) to permit a condominium development consisting of four semi-detached homes and six townhomes; and three freehold detached homes on Garden Road under File OZ 16/014 W2, 1190 and 1200 Lorne Park Road, be received for information.
2. That five oral submissions made to the Planning and Development Committee at its meeting held on December 4, 2017, be received.

File: OZ 16/014 W2

**RECEIVED** (Councillor K. Ras)

<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 (11-1-0)



4.5. **REMOVAL OF “H” HOLDING SYMBOL**

Application to remove the "H" Holding Symbol to permit two detached dwellings, 719 Indian Road, North side of Indian Road, west of Indian Grove  
Owner: Giannone Boyes Corp.  
File: H-OZ 12/003 W2

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

**RECOMMENDATION**

PDC-0073-2017

That the report dated November 10, 2017, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 12/003 W2, Giannone Boyes Corp., 719 Indian Road, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

File: H-OZ 12/003 W2

**ADOPTED** (Councillor K. Ras)

<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 (11-1-0)

RECESS – 9:13 PM

RECONVENED – 9:20 PM

At this point, the Agenda was changed as follows:

- 4.8. **RECOMMENDATION REPORT (WARD 11)**  
Application to permit two office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments.  
270 Derry Road West, south side of Derry Road West, east of McLaughlin Road  
Owner: Aujla Investments Inc. - File: OZ 13/019 W11

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

**RECOMMENDATION**

PDC-0074-2017

1. That notwithstanding that subsequent to the public meeting changes to the application 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 a City-initiated amendment to the Mississauga Official Plan from **Business Employment to Business Employment-Special Site and Greenlands** to permit accessory uses on the lands designated **Business Employment** and to protect the natural features within the proposed **Greenlands** be approved.
3. That the application under File OZ 13/019 W11, Aujla Investments Inc., 270 Derry Road West to change the zoning to **E2-Exception (Employment-Exception)** to permit two office buildings with accessory uses and **G1 (Greenlands-Natural Hazards)** to protect natural and hazard areas be approved subject to the conditions referenced in the staff report dated November 10, 2017 from the Commissioner of Planning and Building.
4. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
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 18 months of the Council decision.
6. 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 minimum number of parking spaces and minimum rear yard setback shall remain the same.

File: OZ 13/019 W11

**APPROVED** (Councillor N. Iannicca)

<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 (11-1-0)

4.6. **COMMUNITY BENEFITS (ALL WARDS)**  
Community Benefits Policy Review (All Wards)  
File CD.02.SEC

David Breveglieri, Development Planner, provided an overview of the Community Benefits Policy Review.

Committee Members commented as follows:

- What are the total development charges expected from the downtown core developments;
- Why is Section 37 not applied to developments in the downtown core;
- Some Wards are seeing little or no development;
- Section 37 benefits should stay in the Ward they are meant for;
- Look at the wording for those Wards that do not have ratepayer groups;
- There needs to be more clarification on where the proposed 5% fund allocated to the Downtown Core from all newly collected Section 37 monetary contributions will be spent;
- Creation of a reserve fund could be used for those Wards where not enough development is occurring.

Mr. Sajecki and Mr. Breveglieri spoke to the Section 37 applications being allocated for specific uses for residents in communities affected by developments, and the proposal of a 5% contribution for the Downtown Core was due to the idea that the City at large will benefit from people coming for festivals and events. Mr. Breveglieri noted that due to the unlimited heights, the Downtown Core does not qualify for Section 37 benefits. Councillor Saito advised that she could not support such a reserve fund.

The following persons made oral submissions noting general support for the proposed review but that it is very important to ensure residents are part of this process; that the process is clear to the citizen; to ensure there is transparency; there should be some type of bonus for the Downtown Core as residents benefit from a lively downtown; proposal to subject Committee of Adjustment applications is a good idea; the Policy should require

two appraisals; creation of a community benefits account for each Ward in the City; the already very low vacancy rate for rental units will decrease further without strict regulations:

- (a) Sue Shanly, MIRANET;
- (b) Chris Mackie, Resident;
- (c) Doug Kwan, Co-Executive Director, Mississauga Community Legal Services

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

**RECOMMENDATION**

PDC-0075-2017

1. That the report titled "Community Benefits Policy Review" dated November 10, 2017, from the Commissioner of Planning and Building, be received for information.
2. That staff report back to Planning and Development Committee at a future statutory public meeting regarding the proposed amendments to the Bonus Zoning policies in Mississauga Official Plan and the revised Corporate Policy and Procedure for Community Benefits (formerly Bonus Zoning).
3. That three oral submissions made to the Planning and Development Committee at its meeting held on December 4, 2017, be received.

File: CD.02.SEC

**RECEIVED** (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 (11-1-0)

At the call of the Chair, the Committee agreed to continue the meeting past 11 pm.

4.7. **RECOMMENDATION REPORT (ALL WARDS)**

Proposed Amendments to the Zoning By-law to Regulate Short-Term Accommodations  
File: CD.21-SHO

Caleigh McInnes, Development Planner, provided an overview of the proposed amendments to the Zoning By-law to regulate Short-Term Accommodations (STAs).

Members of the Committee made the following comments:

- Enforcing absentee landlords;
- STAs are operating as a business and running like hotels;
- Records of complaints need to be collected;
- STAs offer no social benefit to the community;
- STAs are operating without a licence and do not pay taxes.

Ms. McInnes spoke to the challenges posed for the City with respect to enforcing absentee landlords. Chris Rouse, Manager, Development North, noted that 28 days is a reasonable number used by many municipalities to define short term. He said if left undefined, the Landlord and Tenant Act will take precedence which defines even shorter durations.

Councillor Ras directed that the report on recommendations for regulatory control of STAs from the Enforcement Division be made within three months to General Committee.

Councillor Iannicca questioned the social merit of short term accommodations.

The following persons made oral submissions citing concerns that STAs are adding to the loss of affordable housing in Mississauga; all second units should be excluded; regulation will not work without enforcement; STAs should be limited to owner occupied principal residences; violent incidents have occurred in Mississauga as recently as November 4, 2017 where gun shots were fired at an STA rental by an absentee landlord; tax payers will negatively impacted with increased police and enforcement involved; keep records of complaints; 24/7 311 service needs to be available to residents; adverse impact on stable communities; issues with parking and garbage; STAs should be considered illegal and turned over to long term tenants to provide more housing stability:

- (a) Doug Kwan, Co-Executive Director, Mississauga Community Legal Services;
- (b) Stefannie Brunet, Mississauga Community Legal Services;
- (c) William Chudiak, MIRANET;
- (d) Sue Shanly, Meadowood Rattray Residents Association;
- (e) John Pegram, Resident;
- (f) Joe Silva, President, Rockwood Homeowners Association;
- (g) Richard Antonio, Chair, Peel Poverty Action Group;
- (h) Sta Kuzviwanza, Public Policy, Airbnb Canada, spoke to the Company's participation in the City's policy development process and that Airbnb was encouraged to note the statistics of the City's online survey. She also noted that

they supported the recommendation that condominium corporations are the most appropriate group to determine if STAs are right for them.

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

**RECOMMENDATION**

PDC-0076-2017

1. That the report titled 'Proposed Amendments to the Zoning By-law to Regulate Short-term Accommodations' dated November 10, 2017, from the Commissioner of Planning and Building and the accompanying *Summary of Zoning By-law Amendments*, attached as Appendix 3, be approved.
2. That the Enforcement Division report back to General Committee with their recommendations for regulatory control of Short-term Accommodations including the possibility of implementing a registry and/or licensing regime within three months.
3. That eight oral submissions made to the Planning and Development Committee at its meeting held on December 4, 2017, be received.

File: CD.21-SHO

**APPROVED** (Councillor K. Ras)

<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 (9-1-1-Abstain)

5. ADJOURNMENT - 11:22p.m. (Councillor R. Starr)