

Planning and Development Committee

Date

2018/12/10

Time

7:00 PM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present

Councillor George Carlson	Ward 11 (Chair)
Councillor Stephen Dasko	Ward 1
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

Members Absent

Mayor Bonnie Crombie		(Other Municipal Business)
Councillor Karen Ras	Ward 2	(Other Municipal Business)

Find it online

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

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Jason Bevan, Director, City Planning Strategies
Mr. Michal Minkowski, Legal Services
Mr. Chris Rouse, Manager, Development North
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Ms. Lorie Sterritt, Development Planner
Ms. Tori Stockwell, Development Planner,
Ms. Sharleen Bayovo, Planner
Ms. Erinma Chibututu, Urban Designer
Mr. Michael Karowich, Urban Designer
Mr. Darren Bryan, Supervisor, Signs Unit
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Stephanie Smith, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 7:04 PM

The meeting was called to order by Councillor Dipika Damerla as Acting Mayor.

APPOINTMENT OF CHAIR

Councillor Carlson accepted a nomination from Councillor Parrish to be Chair of the Planning and Development Committee. There were no further nominations.

PDC-0066-2018

That Councillor Carlson be appointed Chair of the Planning and Development Committee for the period ending November 14, 2022, or until a successor is appointed.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras			X	
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla				X
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (9, 0, 2 – Absent, 1 - Abstain)

2. DECLARATION OF CONFLICT OF INTEREST – Nil

3. MINUTES OF PREVIOUS MEETING - June 25, 2018

APPROVED (Councillor R. Starr)

4. MATTERS CONSIDERED

4.1. **Sign Variance Application 18-2908 (Ward 9)**

Councillor Pat Saito spoke to the matter and requested clarification with respect to the number of storeys on the building, as the Corporate Report and the Letter of Rationale reflects different number of storeys.

Michael Karowich, Urban Designer, noted that to his knowledge, the building is a 3 storey building.

Doug Reynolds, President of Sunovion Pharmaceuticals noted that the building is a 3 storey building. Mr. Reynolds further noted and that there are several buildings in the area under 4 storeys that have fascia signs.

Councillor Saito advised that she will move the motion to approve the application. Councillor Saito noted that there are several buildings in the City that are less than 4 storeys which have fascia signs. Councillor Saito requested that staff conduct a review of the Sign By-law section that relates to applications for fascia signs on buildings with less than 4 storeys.

Councillor Parrish advised that the Sign By-law was reviewed approximately 2 years ago and that Council agreed that approval for applications for fascia signs on buildings less than 4 storeys would be discretionary.

RECOMMENDATION

PDC-0067-2018

That the following Sign Variances be granted:

Sign Variance Application 18-2908 (Ward 9)
Sunovion Pharmaceuticals
7025 Langer Dr.

To permit the following:

- (a) One (1) fascia sign located on the third storey of the east elevation.
File: BL.03-SIG (2018)
(Ward 9)

APPROVED (Councillor P. Saito)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras			X	
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (10, 0, 2 - Absent)

4.2. **Sign Variance Application 18-2087 (Ward 1)**

John Hennessy, tenant of 507 Lakeshore Road East, spoke to the matter requesting that he be allowed to have a fascia sign installed on the second storey at 507 Lakeshore Road East. Mr. Hennessy advised that he has received a letter from the property development owner Trinity Group stating that they have no objection to the installation of the sign. Mr. Hennessy’s son spoke to the matter noting that there are other tenants who have fascia signs on the building located on the second floor.

Erinma Chibututu, Urban Designer, explained that the intent for this part of the City is to maintain the pedestrian scale of the area and avoid having second storey signs. Ms. Chibututu further explained that the Pet Smart sign located at 507 Lakeshore Road East that was referenced by Mr. Hennessy, is within the limits of the first storey. Ms. Chibututu advised that staff have met with the property owners and have requested a sign package to be reviewed comprehensively. Ms. Chibututu further advised that staff have suggested alternatives such as vertical banner signs.

Councillor Dasko suggested that Mr. Hennessy contact his office to arrange a meeting to discuss the matter further.

RECOMMENDATION

PDC-0068-2018

1. That the Sign Variance Application 18-2087 for a Law Office at 507 Lakeshore Rd. E. be deferred and that the applicant meet with Councillor Dasko to discuss further.

2. That the oral submission from the Applicant be received.
 File: BL.03-SIG (2018)
 (Ward 1).

APPROVED (Councillor S. Dasko)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras			X	
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (10, 0, 2 - Absent)

4.3. **Sign Variance Application 16-3821 (Ward 9)**

Jenn Morrison, Development Manager, CLV Group, and Josie Tavares, Planner with Interrent Reit, property owners of 2757 Battleford Road. Ms. Morrison spoke to the matter and requested that a variance to the Sign By-law to locate a second ground sign fronting at the northeast corner of Battleford Road and Glen Erin Drive, a ground sign displaying commercial advertising, and a ground sign having a total sign area of 3.3m² be approved.

Ms. Morrison noted that City staff have expressed concern with the sign containing the address of the adjacent property (6599 Glen Erin Drive), and have requested that the adjacent property address be removed, as having both addresses on the sign may cause confusion to Emergency Services. Ms. Morrison noted that there are several commercial spaces in the area with ground signs that display a various amount of advertising, corporate brands and multiple addresses.

Councillor Pat Saito inquired with staff if Emergency Services reviewed the applicant's request and raised concerns about the display of the two addresses. Staff advised that it was not circulated to Emergency Services, and that it is not their process to circulate and obtain comments.

Councillor Saito inquired about the dimension of the signs and how does it compare to the other signs located in the area.

Darren Bryan, Supervisor, Sign Unit, advised that in speaking with staff from planning, the only objection is with the displaying of the 2 addresses on the sign and not the size of the sign.

Councillor Saito requested that staff circulate the application to Emergency Services for feedback and to report to Council at the December 12, 2018 meeting whether Emergency Services has any concerns or objections to displaying of the 2 addresses on the sign.

RECOMMENDATION

PDC-0069-2018

1. That the Sign Variance Application 16-3821 be referred to Council without a recommendation, pending a response from Emergency Services.
2. That staff be directed to circulate the Sign Variance Application to Emergency Services, for feedback, and, that staff report back to Council.
3. That the PowerPoint presentation made by Jenn Morrison, Development Manager, CLV Group Inc. be received for information.

File: BL.03-SIG (2018)
(Ward 9)

APPROVED (Councillor P. Saito)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras			X	
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (10, 0, 2 - Absent)

4.4. **Recommendation Report (Wards 1, 3 & 6)**

Amendments to Zoning By-law 0225-2007, as amended, RE: Interim Control By-law 0012-2017, as amended

File: CD.21-INT

RECOMMENDATION

PDC-0070-2018

That the amendments to Zoning By-law 0225-2007, as amended, proposed in this report, dated November 20, 2018 from the Commissioner of Planning and Building, be approved.

File: CD.21-INT

(Wards 1, 3 & 6)

APPROVED (Councillor S. McFadden)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras			X	
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			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 Information Report (Ward 5)**

Applications to permit a 14 townhome development at the corner of Goreway Drive and Etude Drive

7170 Goreway Drive

Owner: 2013512 Ontario Inc.

File: OZ 18/013 W5

Mr. Hasan Syed, Malton area resident, inquired about the construction schedule. Lesley Pavan, Director, Development and Design clarified that the report presented at tonight's meeting is an information report/public meeting and that no decision on the application is being made today.

Ms. Pavan advised that the recommendation report may be presented later this winter or early spring and that subject to approval the applicant would have to obtain site plan approval and building permit.

Jessica Damron, Planner, Weston Consulting, advised that at this time there is no construction schedule; however, it is intended that construction would commence shortly thereafter approvals.

Mr. Syed also inquired about whether preference to first time home owners would be given to buyers. Ms. Damron advised that at this time she is not aware of this consideration. Councillor Carlson suggested that Mr. Syed and Ms. Damron exchange contact information to provide further feedback on this matter.

RECOMMENDATION

PDC-0071-2018

That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

File: OZ 18/013 W5

(Ward 5)

APPROVED (Councillor C. Parrish)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko			X	
Councillor K. Ras			X	
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (9, 0, 3 - Absent)

4.6. **PUBLIC MEETING INFORMATION REPORT (Ward 11)**

Application to permit 6 semi-detached lots and 13 condominium townhouses and 2 open space blocks

6611 Second Line West, east side of Second Line West, north of Highway 401

Owner: 2512461 Ontario Limited

Files: OZ 17/017 W11 and T-M17005 W11

Rob Russell, authorized agent for the property owner, provided an overview of the application.

The following residents made oral submissions expressing concerns with the results and timing of the traffic study, further increase of traffic volume due to other land development in the area, safety for students walking to 4 neighbouring schools, low impact development measures, compatibility to density, the reduction of greenspaces, and the increase in ill and dying trees and the cost associated with replacing them.

1. Zofia Beaver, Resident
2. John Baylis, Resident
3. Suzan Ma, Resident
4. Roy Sabino, Resident
5. Suehal Pandya, Resident
6. Niraj Keswani, Resident
7. Pardeep Khunger, Resident
8. Omar Alighazi, Resident
9. Sangeeta Kanjani, Resident
10. Surinder Singh Avjza, Resident
11. Thimathi Palihawadana, Resident
12. Allan Ramsay, Resident
13. Emilian Kowarouy, Resident
14. Lalit Khanduja, Resident

Jeremy Blair, Manager, Transportation Infrastructure, advised that a working team has been created, comprising of staff from Traffic Planning and Traffic Operations, and that the team has met with staff from the Ministry of Transportation regarding the construction projects in the area, which include the widening of the 401, Mavis Road and the creditview bridge over the credit river. Mr. Blair further advised that another factor for the traffic congestion in the area is due to travel route apps that are directing motorists to utilize roads through the community as an alternate.

Mr. Blair provided an update on the following:

- Widening of the 401 - all lanes have reopened at the location that had been closed during the phase of the construction. The Ministry of Transportation has provided an additional lane along the eastbound collector lanes to the core lanes to alleviate the traffic congestion.
- Widening of Mavis Road is on schedule to be completed within the next week, and that all lanes will reopen at that time and remain open throughout the winter, and that the subsequent work will commence in the spring. Staff will work with Capital Works team to better manage the lane restrictions during the next phase.

- Widening of the Creditview Bridge is completed and all lanes are expected to reopen in the next week.

Mr. Blair advised that staff will continue to monitor the situation and will provide updates to senior staff.

RECOMMENDATION

PDC-0072-2018

1. That the report dated November 20, 2018, from the Commissioner of Planning and Building regarding the applications by 2512461 Ontario Limited to permit 3 lots for 6 semi-detached homes and 13 condominium townhomes and a greenlands block, under Files OZ 17/017 W11 and T M17005 W11, 6611 Second Line West, be received for information.
2. That fourteen (14) oral submission made to the Planning and Development Committee at its meeting held on December 10, 2018, be received.

File: OZ 18/013 W5
(Ward 11)

APPROVED (Councillor S. McFadden)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko			X	
Councillor K. Ras			X	
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (9, 0, 3 - Absent)

5. ADJOURNMENT - 8:46 PM (Councillor R. Starr)