
Planning and Development Committee

Date

2019/01/14

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) |
| Mayor Bonnie Crombie | |
| Councillor Stephen Dasko | 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 Dipika Damerla | Ward 7 |
| Councillor Matt Mahoney | Ward 8 |
| Councillor Sue McFadden | Ward 10 |

Members Absent

| | | |
|----------------------|--------|------------|
| Councillor Pat Saito | Ward 9 | (Personal) |
|----------------------|--------|------------|

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
Ms. Lia Maggi, Legal Services
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Darren Bryan, Supervisor, Signs Unit
Mr. Hugh Lynch, Manager, Development South
Ms. Paulina Mikicich, Manager, Development and Innovation
Mr. Ben Phillips, Planner
Ms. Sharon Chapman, Manager, Parks Planning
Ms. Stephanie Smith, Legislative Coordinator
Ms. Krystal Christopher, 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 December 10, 2018 meeting

APPROVED (Councillor R. Starr)

4. MATTERS CONSIDERED

- 4.1. Sign By-law 0054-2002, as amended
Proposed Amendments for Real Estate Related Signs

Councillors Starr, Dasko and Ras spoke to the matter and raised concerns with the number of open house signs allowed, the amount of time that sold signs are allowed to remain up, the rules around the “Coming Soon to MLS’ signs, and suggested further consultation with the Mississauga Real Estate Board, as well as with Toronto, Brampton and Oakville Boards and that staff report back to the Planning and Development Committee.

Councillor Parrish inquired with whether staff had consultations with the Mississauga Real Estate Board.

Darren Bryant advised that staff sent out an advisory to all Real Estate Boards in the spring 2018 and that no concerns were expressed with what staff was proposing.

RECOMMENDATION

PDC-0001-2019

That the report titled “Sign By-law 0054-2002, as amended – Proposed Amendments for Real Estate Related Signs” from the Chief Building Official, dated December 13, 2018 be referred back to staff for further consultation with the Mississauga Real Estate Board and report back to the Planning and Development Committee.

Referred (Councillor K. Ras)

| 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, 2, 1 - Absent)

4.2. INFORMATION REPORT (All Wards)
Increasing Housing Supply in Ontario Consultation - Comments
File: CD.06-AFF

Paulina Mikich, Manager, Planning and Innovation, provided an overview of the affordable housing initiative.

Councillor Parrish noted that the province has to step up and put money into this initiative. Councillor Parrish further noted that land is an issue and suggested that staff do an inventory of excess land in the City and report back.

Mayor Crombie supported the comments in the report and would like to see this initiative move forward.

In response to a question from Councillor Fonseca, Andrew Whitemore, Commissioner, Planning and Building advised that comments are being forwarded to the Province. Councillor Fonseca commented on the increased development costs not being passed on to current and to proposed new renters and challenges within the rental housing protection by-law in which some buildings would have to give up some existing units in order to build additional units.

Councillor Ras supported the comments in the report.

Councillor Parrish noted that Habitat for Humanity has a great Plan and suggested that staff look at this plan and incorporate it with our comments.

RECOMMENDATION

PDC-0002-2019

1. That the report titled, “Increasing Housing Supply in Ontario Consultation - Comments” from the Commissioner of Planning and Building, dated December 11, 2018 be received and forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing.

2. That staff be directed to complete the Ministry’s online survey based on the contents of this report, specifically the draft responses in Appendix 2 and additional comments made by the Planning and Development Committee.

Approved (Councillor Fonseca)

| 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. PUBLIC MEETING INFORMATION REPORT (WARD 1)

Application to permit one new unit in existing triplex

9 Benson Avenue, north of Lakeshore Road West, west of Mississauga Road

Owner: Medhat and Samia Elias

File: OZ 17/022 W1

Bill 139

RECOMMENDATION

PDC-0003-2019

That the report dated December 11, 2018, from the Commissioner of Planning and Building regarding the application by Medhat and Samia Elias to permit one new unit in the existing triplex, under File OZ 17/022 W1, 9 Benson Avenue, be received for information.

Received (Councillor 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 (11, 0, 1 - Absent)

4.4. PUBLIC MEETING INFORMATION REPORT (WARD 2)

Applications to permit a three to five storey retirement residence and seniors apartment building

2132 Dundas Street West, southwest corner of Dundas Street West and Fifth Line

Owner: Devonshire Erin Mills c/o Sifton Properties Limited

File: OZ 17/001 W2

Eldon Theodore, Partner, MacNaughton, Hermsen, Britton, Clarkson, Planning LTD, provided an overview of the applications on behalf of the applicant.

Denis Pereira, Resident raised concerns regarding the number of storeys building built, noting that he had been advised that the building would be only 3 storeys and that it appears that a 4th storey building is being built. Mr. Pereira requested an explanation.

Councillor Ras provided clarification regarding the number of storeys and assured Mr. Pereira that the first phase closest to his house is a three storey building; immediately behind that building is a 4 storey; and that the building closest to Dundas Street is five storeys. Councillor Ras further noted that there were 2 public meetings regarding the first phase and that the comments emanating from those meetings were to set the 4th storey back to mitigate any massing on the residents on Herridge Drive.

Bob Moore, Resident inquired regarding the number of underground and surface parking. Paul Stewart, Planner, advised that the 2nd phase 5 storey building will have approximately 71 underground parking spaces. Mr. Stewart further advised that a parking study was conducted of retirement homes and senior apartment building and confirmed that the parking standards are reasonable.

Councillor Ras, noted that staff have advised that the community benefit under Section 37 has not yet been determined.

RECOMMENDATION

PDC-0004-2019

1. That the report dated December 11, 2018, from the Commissioner of Planning and Building regarding the applications by Devonshire Erin Mills Inc. to permit redevelopment of the property with a four storey retirement building and a five storey seniors apartment building, under File OZ 17/001 W2, 2132 Dundas Street West and 2630 Fifth Line West, be received for information.
2. That the 2 oral submissions be received.

Received (Councillor Ras)

| 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 (11, 0, 1 - Absent)

5. ADJOURNMENT – 7:49 PM (Councillor S. Dasko)