

Approved: April 29, 2019

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## Planning and Development Committee

### Date

2019/04/15

### Time

1:30 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 (arrived 2:12 PM)
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### Members Absent

Councillor Dipika Damerla	Ward 7
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### Find it online

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

**Staff Present**

Mr. Andrew Whitemore, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Ms. Paulina Mikicich, Manager, Planning Innovations, Planning & Building  
Mr. Michael Karowich, Urban Designer, Planning & Building  
Ms. Erinma Chibututu, Urban Designer, Planning & Building  
Ms. Lisa Christie, Special Projects Planner, Planning & Building  
Ms. Shaesta Hussen, Planner, Planning & Building  
Ms. Catherine Parsons, Planner, Planning & Building  
Ms. Melissa Slupik, Planner, Planning & Building  
Mr. Jeremy Blair, Manager, Transportation & Asset Management  
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division  
Ms. Sharon Chapman, Manager, Parks Planning, Parks & Forestry Division  
Mr. Michal Minkowski, Legal Counsel  
Ms. Karen Morden, Legislative Coordinator  
Ms. Krystal Christopher, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 1:30 PM
2. DECLARATION OF CONFLICT OF INTEREST - NIL
3. MINUTES OF PREVIOUS MEETING – March 18, 2019

Approved (Councillor C. Parrish)

4. MATTERS CONSIDERED
- 4.1. RECOMMENDATION REPORT (WARD 2)

Sign Variance Application to permit a second story projecting sign with electronic changing copy, encroaching on to City property and to permit a fascia sign above the upper limit of the first floor

1699 Lakeshore Road West

Applicant: Top Mortgages

File: SGN BLD 17- 6126 VAR W2

Michael Karowich, Urban Designer, provided an overview of staffs review and recommendation of the sign variance application.

The following person made an oral submission:

1. Bill Outghtred, W.E. Oughtred and Associates, spoke regarding the sign variance application on behalf of the Applicant, Top Mortgages, noting that neighbouring residents, businesses and the BIA, have expressed no concerns with the electronic changing copy sign, and, requested the Committee's approval of the sign variance application.

Councillor Ras expressed support for the approval of the sign variance application but recommended that the second storey electronic changing copy not be permitted to change more than two days.

#### RECOMMENDATION

PDC-0024-2019

1. That the report dated March 22, 2019 from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGN BLD 17- 6126 VAR (W2), Top Mortgages, 1699 Lakeshore Road West be received for information.
2. That the request to permit a second storey projecting sign with electronic changing copy, encroaching on to City Property be approved.
3. That the request to permit a fascia sign above the upper limit of the first floor be approved.

- 4. That the second storey projecting sign with electronic changing copy not be permitted to change more than two days.
- 5. That one oral submission be received.

Approved (Councillor K. Ras)

<b>Recorded Vote</b>	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. RECOMMENDATION REPORT (WARD 5)

Sign Variance Application to permit one billboard sign having electronic changing copy  
6975 Tranmere Drive

Applicant: Pattison Outdoor Advertising

File: SGNBLD 18-3449 VAR W5

Erinma Chibututu, Urban Designer, provided an overview of the sign variance application, the guidelines and staff's recommendation.

Marcia Marciniak and Nicholas Campney, Pattison Outdoor Advertising provided an overview of the sign variance application and requested Committee's support for the approval of the sign variance application.

Councillor Parrish spoke in support for the approval of the sign variance application.

**RECOMMENDATION**

PDC-0025-2019

1. That the report dated March 22, 2019 from Commissioner of Planning and Building regarding variances to the Sign By-law to permit one billboard sign having electronic changing copy, under File SGNBLD 18-3449 VAR (W5), Pattison Outdoor Advertising, 6975 Tranmere be received for information.
2. That the request to permit one billboard sign having electronic changing copy be approved.
3. That two Oral Submissions be received.

Approved (Councillor C. Parrish)

<b>Recorded Vote</b>	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 (All Wards)  
Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law  
0225-2007  
File: BL.09-COM  
Bill 139

Councillor Saito spoke regarding amending the report to capture the properties to be considered for rezoning at 7500 Danbro Crescent as outlined in the Memorandum dated April 11, 2019 from Andrew Whittemore, Commissioner, Planning and Building, namely 7540 Danbro Crescent, 7360 and 7390 Danbro Crescent, that it also be amended to include the prohibited uses for composting facilities, waste processing and waste transfer stations, and further that notwithstanding planning protocol, that staff refer the Recommendation Report and applicable by-laws directly to Council.

In response to Councillor Saito's inquiry regarding the wording with respect to driveway widths, Lisa Christie, Special Projects Planner, confirmed that the wording in the By-law is being amended for better understanding, and that it does not change any numbers with respect to driveway widths.

In response to Councillor Saito's inquiry regarding the amendment to permitted uses in residential medium density designation to existing apartment building lands, Ms. Christie, advised that the amendments are to provide better clarity, and that it does not change any of the requirements.

In response to Councillor Saito's inquiry regarding removing the amendments with respect to Group Homes, Lesley Pavan, Director, Development and Design advised that through the Human Rights Commission, there have been rulings that zoning by-laws cannot prejudice certain groups and housing types, and that by putting restrictions on group homes, it has been struck down by the Courts.

RECOMMENDATION

PDC-0026-2019

That the properties at 7500 and 7540 Danbro Crescent and 7360 and 7390 East Danbro Crescent also be considered to be rezoned to prohibit uses for composting facilities, waste processing and waste transfer stations, notwithstanding planning protocol, that the Recommendation Report with respect to rezoning of 7500 and 7540, 7360 and 7390 Danbro Crescent be brought directly to a future Council meeting.

Approved (Councillor P. Saito)

<b>Recorded Vote</b>	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)

In response to Councillor Parrish's inquiry regarding mixed use gross floor area, and home offices, Lisa Christie, Special Projects Planner advised that the amendment applies to all mixed used sites across the city, and is not just restricted to retail, it also applies to other non-residential uses, and does not prohibit a developer or applicant from requesting an amendment to the Official Plan and rezoning to the appropriate land use; and further that the homes office provisions is not being removed only the clause is being amended not the permissions.

Councillor Parish noted that the policy on car dealership and employment lands has not been addressed and directed staff to bring to a future Planning and Development Committee meeting a policy that models the City of Toronto's.

Andrew Whittemore advised that the new policy gives Council more authority to negotiate.

Councillor Mahoney spoke in support of the policy noting that the policy provides for more opportunity for input and say in the community.

The following persons made oral submissions:

1. Glen Broll, Schnarr and Associates inquired whether there is an opportunity to meet with staff to go over some the proposed revisions to mixed use designations and other policy changes, for clarity and understanding. Lesley Pavan, Director, Development and Design advised that staff will meet with Mr. Broll.
  
2. Phil Stewart, Pound & Stewart Planning Consultants, on behalf of Orlando Corporation sought confirmation that the Committee is in receipt of his letter dated April 15<sup>th</sup> regarding proposed changes with respect to definitions on manufacturing facilities and office building.

Councillor Starr arrived at 2:12 PM

**RECOMMENDATION**

PDC-0027-2019

1. That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be received for information.
2. That two oral submissions be received.

Received (Councillor M. Mahoney)

<b>Recorded Vote</b>	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				
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 (ALL WARDS)  
Proposed Updates to the Mandatory Pre-Application Meetings By-law 0128-2008

The following person made an oral submission:

1. Glen Broll, Schnarr and Associates spoke regarding the fees payable by the applicant after the pre-application meeting and resubmission, if required

RECOMMENDATION

PDC-0028-2019

1. That the Report dated March 22, 2019 from the Commissioner of Planning and Building regarding the proposed updates to the Mandatory Pre-Application Meetings By-law 0128-2008 under File LA.07-BIL (Bill 139) for all wards, be adopted, and that By-law 0128-2008, be further amended in accordance with the prepared amended regulations, attached as Appendix 2 to this report.
2. That one oral submission be received.

Approved (Councillor R. Starr)

<b>Recorded Vote</b>	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				
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)

4.5. INFORMATION REPORTFederal Budget 2019 and Implications for Housing Affordability in Mississauga

Catherine Parsons, provided an overview of the Federal Budget 2019 and Implications for Housing Affordability in Mississauga, highlighting First Time Home Buyer Initiative, Modernization of Home Buyer's Plan, Top-up Rental Construction Financing, Home Supply Challenge, Green Municipal Fund and National Housing Strategy Legislation.

In response to Councillor Starr's inquiry regarding who determines the area of need, Paulina Mikicich, Manager, Planning and Innovation advised that the areas of need are identified as areas with low rental vacancy. Should a non-profit organization be interested to seek funding under this program, they would have to contact CHMC first as there are a set of processes and criteria to meet and support from the Municipality.

Councillor Parrish commented on financial incentives from the Federal Government to Municipalities, and, co-op housing models.

In response to Councillor Parrish's inquiry regarding financial incentives from the Federal Government to Municipalities and whether staff have looked at a co-op housing model, and analysis on how many co-op's are still left in the City that have been paid off, Paulina Mikicich advised that affordable housing strategies are reviewing all forms of ownership and strategies. She further advised that through submissions, staff have requested that some version of the co-op, land leasing programs be reinstated, and further, that staff have not yet conducted an analysis of existing co-op's.

RECOMMENDATION

PDC-0029-2019

That the report titled, "Federal Budget 2019 and Implications for Housing Affordability in Mississauga" from the Commissioner of Planning and Building, dated March 22, 2019 be received for information.

Received (Councillor C. Parrish)

<b>Recorded Vote</b>	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				
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)

4.6. MyMalton Action Plan Implementation (Ward 5)

Councillor Parrish spoke regarding the Lincoln Alexander conversion to a youth drop-in centre, pathway lighting and chalk bars, temporary space at underutilized parking spaces, construction of the Goreway Bridge, Eco Source Group at Lincoln Alexander Public School and the collaboration with the BIA to getting all the work done for the Malton Community.

RECOMMENDATION

PDC-0030-2019

1. That the report titled “MyMalton Action Plan Implementation”, dated March 13, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the report and accompanying appendix, “MyMalton Action Plan”, be forwarded to proposed partners (local landowners, the Greater Toronto Airport Authority, the Region of Peel, the Malton Business Improvement Area, and the Toronto and Region Conservation Authority) for their review and consideration.

Received (Councillor C. Parrish)

<b>Recorded Vote</b>	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				
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 – 2:37 PM (Councillor J. Kovac)