

Approved: June 10, 2019

Planning and Development Committee

Date

2019/05/21

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)
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 Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9

Members Absent

Mayor Bonnie Crombie	(personal matters)
Councillor Ron Starr	Ward 6 (personal matters)
Councillor Sue McFadden	Ward 10 (personal matters)

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
Mr. Ezio Savini, Director, Building and Chief Building Officer
Mr. Darren Bryan, Supervisor, Sign Unit
Mr. Jason Bevan, Director, City Planning strategies,
Ms. Emily Irvine, Planner,
Ms. Paulina Mikicich, Manager, Planning Innovations
Ms. Lia Maggi, Legal Counsel, Legal Services
Ms. Lin Rogers, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Sangita Manandhar, Team Leader, Parks & Forestry Division
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER 1:34 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of meeting held on April 29, 2019

Approved (Councillor S. Dasko)

4. MATTERS CONSIDERED
- 4.1. Rental Housing Protection By-law Guidelines

Emily Irvine, Planner, provided an overview of the Rental Housing Protection By-law Guidelines.

In response to Councillor Damerla's concerns regarding the exclusion of Hurontario Street and Dundas Street from the cash-in-lieu offers; timing of the report and Provincial Rules structure with respect to rental control. Jason Bevan, Director, City Planning strategies, explained the rationale for preserving affordable units close to transit stations and areas well serviced by transit. Mr. Bevan further explained that in advance of the By-law taking effect June 1, 2019, the frame work and guidelines had to be in place and noted that a further report will be coming to Council with respect to incentives, specifically on encouraging new affordable rental units. Mr. Bevan noted that there appears to be a two tiered structure not only for Rental Control, but also for property taxes paid on older and new rental stock.

In response to Councillor Carlson's comments regarding alternate plans to negotiate cash-in-lieu options, notwithstanding the restrictions, Emily Irvine, Planner, explained that these are proposed guidelines for the pilot program.

Mr. Bevan provided further clarification regarding both options of either replacing rental units or cash-in-lieu. Mr. Bevan noted that with respect to the policy on isolating Hurontario Street, Dundas Street and major transit station areas, a City wide Policy could be created should Council want to consider.

Councillor Parrish, commented on the exemption of certain streets and the available options and exceptions.

In response to Councillor Parrish's inquiry regarding changes to these By-laws once Bill 108 takes effect, Andrew Whittemore, Commissioner, Planning and Building advised that it is not known yet what the full impact will be of Bill 108 until the regulations are in place.

In response to Councillor Fonseca's inquiry regarding not-for-profit projects, Paulina Mikicich, Manager, Planning Innovations, advised that the next report to Council will outline incentives that not-for-profit projects could apply.

In response to Councillor Ras' inquiry whether there will be a review of cost per unit, Emily Irvine, Planner advised that there will be a review of cost per unit, the land and construction annually.

In response to Councillor Kovac's inquiry regarding whether contributions to the reserve fund are in addition to development charges, Jason Bevan, Director, City Planning strategies advised that it is in addition to development charges.

In response to Councillor Kovac's inquiry regarding protection from potential litigation from land owners interested in demolition, Lia Maggi, Legal Counsel advised that the objectives for collecting the cash-in-lieu is defensible in light of the purposes of the By-law.

The following person spoke:

1. Tahir Qureshi, resident of Ward 11, inquired about how reserve funds will be used, calculating the need for affordable housing, the allocation and distribution affordable housing areas and City's strategies around Bill 108.

Andrew Whittemore, Commissioner, Planning and Development advised that Council establishes criteria for which reserve fund is intended to be used, which is focused on affordable housing, and that the key measures for calculating the need for affordable housing is the vacancy rates. Mr. Whittemore clarified that the By-law is applicable to the entire city and that the areas that are exempt do not have the option of cash-in-lieu; they must provide affordable housing. Mr. Whittemore further advised that the City has adopted housing strategies that speaks to protection of existing rental units and the creation of affordable housing, and further that Council will be making decision on tools for incentives once more is known and understood about Bill 108.

RECOMMENDATION

PDC-0039-2019

That the guidelines contained in the Report titled "Rental Housing Protection By-law Guidelines" dated April 30, 2019 from the Commissioner of Planning and Building, be endorsed.

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 (7,1, 4 – Absent)

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

The following persons spoke:

1. Helen Goljak and Terhan Kemmel, Mississauga Real Estate Board provided background and the future of the Mississauga Real Estate Board. Ms. Goljak and Kemmel asked Council to approve coming soon signs noting that they are necessary to allow maximum exposure for upcoming listings and that the coming soon signs should be limited to no more than 30 days prior to the listing of the property.
2. John Cassan, Mississauga Real Estate Board, spoke in support of Council approving coming soon signs

Councillor Saito expressed concern to allow coming soon signs for a 30 day period and inquired whether the coming soon signs would be permitted for a shorter period of time and sought clarification whether in the absence of a permitted use in the By-law suggests that it is prohibited.

Ezio Savini, Director, Building and Chief Building Officer, advised that staff reviewed the policies of neighbouring municipalities, which he noted do not allow for coming soon signs, the numerous complaints from residents regarding the length of time a coming soon sign is left up before it is replaced with the listing sign, and the feasibility of enforcing violations, which was the basis for staff not proposing that coming soon signs be permitted. Mr. Savini, explained the legislation regarding by-laws. Darren Bryan, Supervisor Sign Unit, provided further clarification and advised that the City's by-law contains a clause that speaks to what is not expressly permitted, is prohibited.

Councillor Ras inquired with John Cassan regarding what fee would be an appropriate enforcement mechanism to deter realtors to abide by the By-law. Mr. Cassan advised that a fee of \$100.00 would be appropriate.

In response to Councillor Ras' inquiry regarding the cost of recovering signs, Ezio Savini, Director, Building and Chief Building Officer, confirmed that the cost of recovery, which is currently \$250.00. Mr. Savini further advised that in addition to recovering the signs, they must also be stored and if requested to be delivered back to the realtor, must be in good condition. Councillor Ras requested that staff report back on the percentage of recovered signs that are picked up by the realtor.

Councillor Ras inquired with Terhan Kimmel, whether 45 minutes prior to the open house is enough time to prepare. Ms. Kimmel noted that it was not enough time, and provided a description of the steps a realtor takes to prepare for the open house. Councillor Ras advised that she does not support the 45 minute limitation for signs to be placed prior to and after an open house as it is not practical.

Councillor Ras further spoke to Coming Soon signs and suggests that the signs be permitted but limited to a two week period.

Mr. Cassan, advised that should the City of Mississauga permit coming soon signs, that he would ensure that provisions in the Mississauga Real Estate Board's By-law would be created to enforce it with Members of the Mississauga Real Estate Board.

Councillor Saito suggested that the 45 minute provision to permit open house signs be removed and that they be permitted between 10:00 AM to 6:00 PM on the day of the open house.

The following person spoke:

Tahir Qureshi, spoke to the impact of the changes to the sign By-law, provided an overview of the role of Members of the Mississauga Real Estate Board, and outlined solutions.

RECOMMENDATION

PDC-0040-2019

1. That the report dated April 23, 2019 from the Commissioner of Planning and Building regarding proposed amendment to Sign by-law 0054-2002 as amended, pertaining to Real Estate Related Signs, be received for information.
2. That this Planning and Development Committee Meeting serve as public meeting required to amend Sign By-law 0054-2002, as amended.
3. That Sign By-law 0054-2002 as amended, be amended as follows:
 - a. That Open House signs must display hours of the Open House
 - b. That Open House signs are only permitted to be displayed between the hours of 10am and 6pm only on the day of the open house
 - c. That no more than six (6) Open House signs are permitted per open house location
 - d. That Sold signs must be removed within thirty (30) days following sale of the property
 - e. That the display of Coming Soon signs on a property be permitted within two (2) weeks of listing the property for sale

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 (8, 0, 4 – Absent)

5. ADJOURNMENT - 2:55 PM