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(Approved May 2, 2016)

## **Planning and Development Committee**

### **Date**

2016/04/11

### **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 Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### **Members Absent**

### **Find it online**

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

**Staff Present**

Mr. Ed Sajecki, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division  
Mr. Ray Poitras, Manager, Development South  
Mr. Hugh Lynch, Acting Manager, Development North  
Mr. Michal Minkowski, Legal Services  
Ms. Marianne Cassin, Manager, Development & Design Central  
Mr. Steve Barrett, Manager, Transportation & Asset Management  
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure Planning  
Mr. Eric Lucic, Team Leader, Parks & Forestry Division  
Ms. Teresa Kerr, Policy Planner  
Ms. Lauren Eramo-Russo, Development Planner  
Mr. Michael Hynes, Development Planner  
Mr. David Breveglieri, Development Planner  
Ms. Lisa Christie, Zoning By-law Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Karen Morden, Legislative Coordinator

1. CALL TO ORDER – 7:00 p.m.

Councillor Ras welcomed the 4<sup>th</sup> Clarkson Cub Scouts who were in attendance to view the proceedings.

2. DECLARATION OF CONFLICT OF INTEREST

Declared by Councillor Starr for Item 4.3.

3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of the Meeting held on March 21, 2016.

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

The order of the Agenda was changed as follows:

4.1. **2nd RECOMMENDATION REPORT**

**Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre**  
**File: CD.05.SHE**

Mayor Crombie suggested an alternate recommendation notwithstanding the one in the Corporate Report from the Commissioner of Planning and Building dated March 22, 2016. She spoke to the recommendation that the Mississauga Official Plan and Zoning By-law 0225-2007 be amended to permit an education campus of a private elementary school, secondary school and post-secondary educational facility.

Councillors Ras, Saito, Parrish and Iannicca spoke in support of Madam Mayor's alternate recommendation.

Abdullatif Bakbak, Principal, and students of Olive Grove School thanked the Committee for supporting the school's expansion plans.

Glen Broll, Glen Schnarr & Associates Inc., advised that there are a few conflicts he is concerned with, but will work with staff on these issues.

Lovel Vining, Resident, expressed concern regarding the lack of communication and consultation with area residents on the proposed changes. He stated that a vast number of residents are opposed to the amendment as the Sheridan Park Corporate Centre is not intended for educational purposes.

Councillor Ras advised that the Sheridan Park Master Plan has been in process for the last three years and there have been public meetings held during this time. She said that should Olive Grove School move forward with their expansion plans, those

applications will be part of the public process. Councillor Ras further stated that public notices have been published in the local newspaper as well as information provided in her regular newsletters to residents in the Ward.

Mayor Crombie noted that this is a site specific exemption to permit an educational campus, and echoed Councillor Ras's comments that any application for a secondary school will be going through the public process.

With respect to Mr. Vining's comments, Councillor Iannicca noted that this is the second report and that Sheridan Park Corporate Centre's vision has been an ongoing process for the past 28 years.

Mayor Crombie moved the following amended motion, which was voted on and carried:

**PDC-0022-2016**

1. That notwithstanding the recommendation from the Commissioner of Planning and Building in the Corporate Report dated March 22, 2016, the Business Employment policies for the properties at 2270 and 2300 Speakman Drive be amended to permit an education campus of a private elementary and secondary school and post-secondary educational facility;
2. And further that the Private School located at 2300 Speakman Drive continue to be a permitted use in the Zoning By-law;
3. And further that any future development at 2270 and 2300 Speakman Drive would be subject to all approvals required by the City of Mississauga.

File: CD.05.SHE

**APPROVED** (Mayor B. Crombie)

- 4.2. Malton Official Plan Character Areas Review - MyMalton Community Vision Directions Report (Ward 5)  
File: CD.03.MAL

Teresa Kerr, Policy Planner, reviewed the "MyMalton Community Vision Directions Report", and Pino Dimagio, Urban Strategies Inc., spoke to the Visioning Exercise.

Councillor Parrish said she did not agree with comments in the Report regarding affordable housing in Malton. She said there is a lack of affordable housing as more than 40% of the people are in the below average income category and 37% of them live under the poverty line. She presented the Committee with a housing price chart prepared by Drohan Real Estate Inc. which listed the average price of a home in Malton at \$578923, and out of reach of the majority of the residents. She noted that in 2014, Ward 5 contributed 26.4 per cent of the tax dollars to the City and 23 per cent to the Region of Peel, but Malton has been ignored. She said it is time to put that money back into Ward 5. Councillor Parrish requested additions to the recommendation in the Report adding funding options.

Mayor Crombie expressed her support stating that Malton's revitalization has been long overdue. She noted that one of the greatest challenges the City faces is with the Greater Toronto Airport Authority for rezoning to occur to permit modern buildings to develop the existing empty lots. She suggested a youth centre also be incorporated into the plan as well as applying for federal infrastructure funding to give Malton the facelift it deserves.

The following persons spoke in favour of the Report noting that the opportunity to bring in additional uses will revitalize underutilized commercial properties; for years Malton has been a step child of Mississauga and now it feels "Cinderella-ish"; the Report is collaborative and comprehensive; consider incorporating a Leadership in Energy and Environmental Design (LEEDS) Initiative as well as develop a greenhouse to feed hungry school children; implement community safety initiatives:

Glen Broll, Glen Schnarr & Associates Inc., representing the Great Punjabi Centre;  
Camar Cameron, Malton Moms;  
Carolina Bernstein, Malton Community Health Centre;  
Jayshree, Resident  
Adrian Wooley, Community Liaison Officer for the Malton

Baljinder Singh Tamber, Virasat Media, noted he was satisfied over all with the Report except for the lack of spaces for youth to play soccer. He pointed to the lack of maintenance by the Boards of Education of their existing facilities as a contributing factor in this regard. He also expressed concern regarding the MyMalton idea of creating a gathering space in the parking lot of the Sri Guru Singh Sabha Gurdwara, noting that the children from the private school use this area to play. Mr. Tamber stated that instead of using new funds, viable solutions need to be sought for existing empty spaces first. Councillor Parrish responded that the City does not have control over private facilities or school grounds, however, adjacent to the Gurdwara, a new park has been built with a gate installed allowing access to it from the Gurdwara.

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

**PDC-0023-2016**

1. That the report titled "Malton Official Plan Character Areas Review – MyMalton Community Vision Directions Report (Ward 5)" dated March 22, 2016 from the Commissioner of Planning and Building, be received for information.
2. That staff prepare an Action Plan for "MyMalton Community Vision" dated March 2016, from Urban Strategies Inc.
3. That staff review and prepare revised Official Plan Policies with consideration of the Vision, Principle Themes, Key Moves and Additional Initiatives outlined in the report titled, "MyMalton Community Vision" dated March 2016, from Urban Strategies Inc.
4. That staff prepare a proposal to designate the Village of Malton a **Community**

**Improvement District**, initially focusing on the four hubs identified in “MyMalton Community Vision” as requiring immediate improvement as follows:

- (a) Malton Community Commons, Westwood Mall, Malton Greenway, Elm creek Park and Darcel Avenue Highrise Complex.
- (b) The area surrounding the intersection of Airport Road and Morningstar, including Derry Greenway, Victory Hall and the Fire Station.
- (c) The area surrounding the intersection of Airport Road and Derry Road including the raised strip plazas and retaining walls and Frank McKechnie Park.
- (d) Paul Coffey Arena and Paul Coffey Park.

Included in the proposal will be necessary changes to the Official Plan Policies as well as by-laws necessary to ensure building rehabilitation, improvements to publicly accessible open space, augmentation of recreational facilities, the additions of affordable housing (especially for seniors), street furniture and improved lighting, reforestation and other landscaping.

Also included in the proposal will be municipal funding programs and financial incentives for private sector investment to assist with eligible works and targeted improvements to specific buildings and facilities.

5. That staff prepare a multi-year action plan, with financing subject to Budget, and report back to Council as soon as possible.

File: CD.03.MAL

**APPROVED** (Councillor C. Parrish)

4.3. **PUBLIC MEETING**

Application to revise the Official Plan and Zoning By-law to permit office uses, medical office, financial institution, and/or commercial school, 3600 Thomas Street, southwest corner of Thomas Street and Tenth Line West

Applicant: City of Mississauga

File: CD.21.THO W10

Councillor McFadden requested clarification with respect to the size of the property as she was under the impression it was just under an acre but the Report states it is nearly two acres.

Councillor Saito stated that if it is two acres, that such a site could support a large building with sufficient parking for a place of religious assembly such as a mosque. Councillor McFadden noted that if this was the case, she would support such a structure, but she was certain the site was much smaller.

Staff corrected the error and confirmed that the site is 0.87 acres.

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

**PDC-0024-2016**

That the Report dated March 22, 2016 from the Commissioner of Planning and Building regarding the proposal by the City of Mississauga to permit office uses, medical office, financial institution, and/or commercial school on the subject property under File CD.21.THO W10, 3600 Thomas Street, southwest corner of Thomas Street and Tenth Line West, be received for information.

File: CD.21.THO W10

**RECEIVED** (Councillor S. McFadden)

4.4.

**PUBLIC MEETING**

Application to permit business employment uses including a banquet hall, 4598 Tomken Road, Southwest corner of Tomken Road and Eglinton Avenue East

Owner: 2425316 Ontario Limited

File: OZ 14/009 W3

Councillor Starr excused himself due to a conflict of interest with Item 4.3 as his daughter is involved with the application despite the fact that the Integrity Commissioner had clarified that there is no conflict of interest.

Glen Broll, Glen Broll & Associates Inc., representing the owners of the property located at 4496 Tomken Road, expressed concern with respect to the road required to serve lands on the west side of Tomken Road between Eastgate Parkway and Eglinton Avenue East. He noted that his client has attempted to sell the lands without success because of the City's requirement for the municipal road which will fragment the site making it unviable for traditional large scale uses which are becoming more prevalent in the area. He requested that the need for the road be re-evaluated as it is not required to serve his client's lands.

Councillor Fonseca said that there is an opportunity for collaboration to re-evaluate the need for the road for the benefit of all the land owners in the area.

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

**PDC-0025-2016**

That the report dated March 22, 2016, from the Commissioner of Planning and Building regarding the application by 2425316 Ontario Limited (King Walia) to permit employment uses including a banquet hall and hotel under File OZ 14/009 W3, 4598 Tomken Road, be received for information.

File: OZ 14/009 W3

**RECEIVED** (Councillor C. Fonseca)

Councillor Starr returned to the Meeting.

4.5. **PUBLIC MEETING**

Applications to permit Employment and Industrial uses, 701 and 805 Winston Churchill Boulevard, east side of Winston Churchill Boulevard, south of Royal Windsor Drive  
Owner: Lifetime Winston Churchill Inc.  
Files: OZ 15/002 W2 and T-M15001 W2

Councillor Ras commented that although it does not state so in the Report, this relates to the removal of the permission for gas plants. She stated this is an opportunity for the applicant to look at low impact development in the area, and at the same time apply innovative forms of storm water management to the site. She stated it is important to make sure that the significant environmental features are protected while allowing development to proceed. Councillor Ras noted that there is also an opportunity to rename Orr Road which will be extending west to Winston Churchill Boulevard so that it will not be confused with the Orr Road in the residential area, as both are not going to meet to become one road.

Don Marland spoke on behalf of the owner of 645 Winston Churchill Boulevard, located immediately south of the subject property, regarding the impact this application will have on future developments in the south. He said that there is a sizeable piece of land south to Clearview Creek which could be used for a road allowance. David Breveglieri, Development Planner, responded that the issue is the amount of land to be preserved that is associated with Clearview Creek and once the environmental constraints have been identified, the City can determine the limits to be established. Councillor Ras commented that this is a work in progress and the City will ensure that owners to the south of the development are part of the process.

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

**PDC-0026-2016**

That the report dated March 22, 2016, from the Commissioner of Planning and Building regarding the applications by Lifetime Winston Churchill Inc. to permit employment and industrial uses; to protect the natural features; and to create 22 blocks of land on a new public road, including the extension of Orr Road west to Winston Churchill Boulevard under Files OZ 15/002 W2 and T-M15001 W2, 701 and 805 Winston Churchill Boulevard, be received for information.  
Files: OZ 15/002 W2 and T-M15001 W2

**RECEIVED** (Councillor K. Ras)

5. **ADJOURNMENT – 9:03 p.m. (Councillor N. Iannicca)**