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(Approved May 30, 2016)

## **Planning and Development Committee**

### **Date**

2016/05/16

### **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  
Mr. Ezio Savini, Director, Building Division  
Mr. Chris Rouse, Manager, Development North  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division  
Mr. Ray Poitras, Manager, Development South  
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. Lauren Eramo-Russo, Development Planner  
Ms. Lisa Christie, Zoning By-law Planner  
Ms. Stephanie Segreti-Gray, Development Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Karen Morden, Legislative Coordinator

1. CALL TO ORDER – 7:00 p.m.

Councillor Carlson noted an addition to the Agenda under Item 4.6 – Sign Variance Application 15-08437 (Ward 9)

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING  
Approval of Minutes of Meeting held on May 2, 2016

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

**The order of the Agenda was changed as follows:**

4.1. Sign Variance Application 16-00562 (Ward 8) - Sign By-law 0054-2002, as amended

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

**PDC-0032-2016**

That the following Sign Variance **be deferred** to the June 13, 2016 Planning and Development Committee Meeting:

- (a) Sign Variance Application 16-00562 - Ward 8  
Erin Mills Development, 3005 Ninth Line

To permit the following:

- (i) One (1) billboard sign with electronic changing copy sign faces.  
File: BL.03-SIG (2016)

**APPROVED** (Councillor M. Mahoney)

4.6. Sign Variance Application 15-08437 (Ward 9) - Sign By-law 0054-2002 as amended

Councillor Saito expressed support for the Sign Variance application noting that whilst the location is directly across the street from Erin Mills Town Centre thereby rendering it not in a true residential zone and was satisfied that the sign will not be an eyesore in the community. The Committee approved the application.

Nokha Dakhroub, Trustee, Peel District School Board, expressed appreciation to the Committee for approving the sign.

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

**PDC-0033-2016**

That the following Sign Variance **be granted**:

- (a) Sign Variance Application 15-08437 - Ward 9  
Peel District School Board, 2665 Erin Centre Blvd.

To permit the following:

- (i) One (1) ground sign identifying the occupants of the building and a business, product or services not located on the property on which the sign is located (third party advertising).  
(ii) One ground sign with an area of approximately 5.96m<sup>2</sup>

File: BL.03-SIG (2016)

**APPROVED** (Councillor P. Saito)

4.2.

**PUBLIC MEETING**

Proposed City Initiated Official Plan and Rezoning Amendments Mississauga Official Plan and Mississauga Zoning By-law 0225-2007 - File: CD.01-MIS

Councillor Iannicca moved the following motion, which was voted on and approved:

**PDC-0034-2016**

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Recommendation report be brought directly to a future Council meeting.

File: CD.01-MIS

**RECEIVED** (Councillor N. Iannicca)

4.3.

**PUBLIC MEETING**

Proposed City Initiated Official Plan and Rezoning Amendments Mississauga Official Plan and Mississauga Zoning By-law 0255-2007 City of Mississauga - File: BL.09-COM (All Wards)

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

**PDC-0035-2016**

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Recommendation report be brought directly to a future Council meeting.

File: BL.09-COM (All Wards)

**RECEIVED** (Councillor K. Ras)

4.4.

**PUBLIC MEETING**

Information Report on applications to permit 30 semi-detached homes at 3233 Brandon Gate Drive, north of Morning Star Drive, east of Airport Road, west of Goreway Drive  
Owner: Your Home Developments (Brandon Gate) Inc.  
Files: OZ 15/008 W5 and T-M 15004 W5

John Zipay of John Zipay and Associates provided an overview of the Applications.

In response to Councillor Saito's question whether the proponent had considered the option of retail with residential above, Mr. Zipay advised that they had not. He commented that there is a sense that Netherwood Plaza (Plaza) has become a hangout.

The following persons made oral submissions against the applications citing concerns that store owners have been in business for nearly 40 years and will lose their livelihood whilst at the same time negatively impacting the community, especially the hundreds of kids that use the Plaza like a home, providing affordable lunches; for residents in the area the Plaza has become a staple and provides their needs affordably; seniors who cannot drive will be impacted; there are no other retail stores accessible to the community in the area; other plazas in the GTA have become hangouts; since the advent of the Holy Remnant Apostolic Church (Church) in the Plaza, crime has gone down; how is taking away things that are affordable and accessible to the community helping it; redevelop the Plaza for better use for the neighbourhood, but not with housing; traffic congestion is a serious issue on Goreway Drive; save the Plaza as the community depends on it:

Jae Hoon Cho, Tenant, Netherwood Plaza;  
Sidrell Williams, Senior Pastor, The Holy Remnant Apostolic Church;  
Norbert Shield;  
Donato Petroccia;  
(?) Unknown (Lives on Redstone Road);  
Debbie Harris;  
Joseph Ledgister, Pastor, The Holy Remnant Apostolic Church;  
Evron Frazer;  
Anna Endrizzi

Councillor Carlson advised that no decisions will be made at tonight's meeting.

Councillor Parrish advised that she was not in favour of leaving the Plaza in its present condition and the owner has a democratic right to change it. She noted that the rents are well below market value and the Plaza is dying with Four Corners Health Centre leaving resulting in a large vacant space. She said the owner of the Plaza can tear it down and choose to leave the lot vacant with a chain link fence around it. Councillor Parrish said that over 450 letters were sent to residents in the area inviting them to a community meeting but attendance was low.

Councillor Tovey commented that the recommendations will be based on the City's Official Plan Policies and Zoning By-laws.

Councillor Iannicca noted that the property is privately owned and the City cannot tell the owners what to do except for the land use application, which is assessed on its merits.

Mayor Crombie noted that the property owner has not been maintaining the Plaza and changes have to be made. She felt that perhaps a more affordable option can be found for the Church.

Councillor Parrish asked that if the owner chose to apply for a permit to tear the Plaza down and put up a chain link fence, could he do so. Mr. Ed Sajecki, Commissioner of Planning and Building, responded in the affirmative.

In response to Councillor Tovey, Mr. Sajecki stated that there is a transition in the retail sector and several plazas have been closing down.

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

**PDC-0036-2016**

That the report dated April 26, 2016 from the Commissioner of Planning and Building regarding the applications by Your Home Developments (Brandon Gate) Inc. to permit 30 semi-detached homes under Files: OZ 15/008 W5 and T-M 15004 W5 at 3233 Brandon Gate Drive, be received for information.

**RECEIVED** (Councillor C. Parrish)

4.5.

**RECOMMENDATION REPORT**

Application to permit 15 detached homes and the extension of Symphony Court to Mississauga Road at 5175, 5201 and 5215 Mississauga Road, east side of Mississauga Road, south of Melody Drive

Owner: Cachet Estate Homes (Symphony) Inc. - File: T-M14003 W11

Stephanie Segreti-Gray, Development Planner, reviewed the Application.

The following persons made oral submissions against the Application citing concerns that there are four projects in the neighbourhood in various stages of development and should be looked at comprehensively rather than individually - the Pinchin Lands (Cachet Estate Homes); the Credit Mills commercial development, the L.A. Auto site and the Barber House redevelopment; the application be rejected until the issue of the proposed access to the Credit Mills Development Corporation (Credit Mills) site north of Melody Drive from Symphony Court is addressed since this will increase traffic in the neighbourhood and create a shortcut to Mississauga Road; all of the community's concerns have not been addressed; the streets in the area are courts or cul-de-sacs; primary concern is the extension of Symphony Court into a through street, for which a cul-de-sac option is favoured, in keeping with the rest of the neighbourhood; Cachet Estate Homes had proposed a cul-de-sac so why is the City proposing a straight through street; safety concerns; the City needs to focus on traffic flow on arterial roads and not increase it on residential streets:

Sajid Aziz, who also submitted a letter dated May 16, 2016;  
Ghadeer;  
Rob Riches;  
Leo Nucci

Mr. Sajecki advised that each application is dealt with individually, and Chris Rouse, Manager, Development North, noted that it is unknown as yet what L.A. Auto's plans are until an application is submitted.

In response to Councillor Iannicca, Steve Barrett, Manager, Transportation & Asset Management, advised that there will be no direct connection opposite Symphony Court to the commercial portion of the Credit Mills Development but it is important to have Symphony Court connect to Mississauga Road.

Mark Rogers, John D. Rogers & Associates Inc., Planning Consultants on behalf of Cachet Estate Homes (Symphony) Inc., stated that the Ontario Municipal Board has explicitly taken away any permission to an access to Melody Drive from lands zoned commercial at this property. He also stated that the through street on Symphony Drive meets Mississauga's Official Plan Policies. Finally, he noted that the properties that currently have access to Symphony Court will be negligibly impacted from traffic as determined in the Traffic Impact Assessment regardless of whether or not it is a cul-de-sac or a through street.

Councillor Carlson noted that the plan is a good one and completes the neighbourhood but the community has suffered from other developments. He stated most of the streets in the neighbourhood are cul-de-sacs and expressed support for the same configuration for Symphony Drive.

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

**PDC-0037-2016**

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding approval of the application under File T-M14003 W11, Cachet Estate Homes (Symphony) Inc., 5175, 5201 and 5215 Mississauga Road, east side of Mississauga Road, south of Melody Drive, be adopted in accordance with the following:

1. That the Plan of Subdivision under File T-M14003 W11, to create 15 lots and the extension of Symphony Court, be recommended for approval subject to the conditions contained in Appendix 4.

File: T-M14003 W11

**APPROVED** (Councillor N. Iannicca)

5. ADJOURNMENT – 9:14 p.m. (Councillor N. Iannicca)