
(Approved October 24, 2016)

Planning and Development Committee

Date

2016/10/11

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 John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7 (Arr. 7:21 pm)
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10

Members Absent

Councillor Chris Fonseca	Ward 3 (personal business)
Councillor Pat Saito	Ward 9 (personal business)

Find it online

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

Staff Present

Mr. Ed Sajecki, Commissioner, Planning & Building

Mr. Chris Rouse, Manager, Development North

Mr. Ray Poitras, Manager, Development South

Ms. Marcia Taggart, Legal Services

Mr. Steve Barrett, Manager, Transportation & Asset Management

Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure
Planning Division

Mr. Eric Lucic, Team Leader, Parks & Forestry Division

Ms. Ashlee Rivet, Development Planner

Mr. Jordan Lee, Policy Planner

Mr. David Breveglieri, Development Planner

Ms. Mumtaz Alikhan, Legislative Coordinator

Ms. Sacha Smith, Legislative Coordinator

1. CALL TO ORDER – 7:00 p.m.
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING - September 19, 2016

APPROVED (Councillor M. Mahoney)

4. MATTERS TO BE CONSIDERED

- 4.1. **PUBLIC MEETING INFORMATION REPORT (WARD 2)**

Application to permit 104 horizontal multiple dwellings (back-to-back townhouses)
2210 and 2230 Bromsgrove Road, South side of Bromsgrove Road, west of Southdown
Road - Owner: United Lands Corporation (Bromsgrove) - Files: OZ 15/011 W2

Maurice Luchich, Glen Schnarr & Associates Inc., gave an overview of the Application.

Councillor Ras noted that this is an opportunity for collecting information from the community and that there will be no decisions made tonight. She said that the proposed development will be an improvement in the community and help reduce the anomaly between the industrial and residential parcels of lands north of the CN Railway.

In response to Councillor Tovey's question regarding stormwater, Mr. Luchich advised that there have been discussions regarding site layout and grading. He said a large underground tank is proposed to collect water and prevent surface ponding, and the paved surface will be porous.

Paul D'Youville(?), resident asked about contamination reports and also requested that this application not be approved until the land use of the large middle parcel of non-residential land in the immediate area is resolved. Ashlee Rivet, Development Planner, responded that she understood the subject property was owned by United Lands Corporation, but there has been no formal submission of an application for that land at this time. With respect to the environmental studies, she advised that these have been received by the City and are currently under review by staff.

Councillor Ras requested Mr. D'Youville to contact her office so that the contamination reports can be made available to him.

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

RECOMMENDATION

PDC-0072-2016

That the report dated September 20, 2016, from the Commissioner of Planning and Building regarding the applications by United Lands Corporation (Bromsgrove) to permit 104 back-to-back townhouses on a private condominium road under File OZ 15/011 W2, 2210 and 2230 Bromsgrove Road, be received for information.

File: OZ 15/011 W2

RECEIVED (Councillor K. Ras)

4.2. Malton Infill Housing Study: Potential Zoning By-law Amendments
File CD.06.MAL

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

RECOMMENDATION

PDC-0073-2016

That the Report dated September 20, 2016, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for detached dwellings within the Malton Infill Housing Study Area, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the existing **R3, R4 and R4-1 (Detached Dwellings – Typical Lots)** zones, and the lands zoned **RM1 (Semi-Detached Dwellings)** built with detached dwellings in the Malton Infill Housing Study Area be amended to **R3-Exception, R4-Exceptions (Detached Dwellings – Typical Lots)** and **RM1-Exception (Semi-Detached Dwellings)**, as detailed in Appendix 2 of this report, and that an implementing Zoning By-law be brought to a future City Council meeting.

File: CD.06.MAL

ADOPTED (Councillor C. Parrish)

4.3. **ADDENDUM RECOMMENDATION REPORT (WARD 2)**

City-initiated Official Plan Amendment and Rezoning to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, 990-994 Lakeshore Road West, South side of Lakeshore Road West, east of Loren Park Road

Owner: Roland Smitas, Sylvia Smitas and Simone Bradley

File: CD.21 LAK

David Breveglieri, Development Planner, gave an overview of the Addendum Recommendation Report.

In response to resident Hasan Khalid's question regarding the number of dwellings being proposed in the G1 (Greenbelt) Zone, Mr. Breveglieri advised that there will be no development allowed in the protected area. With respect to Mr. Khalid's question regarding excavations currently underway on the property, Councillor Ras advised that this is due to the environmental assessment for Moore Creek being conducted to assess and prevent erosion.

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

RECOMMENDATION

PDC-0074-2016

That the report dated September 20, 2016, from the Commissioner of Planning and Building recommending approval of the City-initiated amendments under File CD.21.LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990-994 Lakeshore Road West, be adopted in accordance with the following:

1. That the City-initiated amendment to Mississauga Official Plan from **Private Open Space** and **Greenbelt** to **Residential Low Density I** and **Greenbelt** to permit detached homes on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, be approved.
2. That the City-initiated amendment to change the Zoning from **OS1-2** (Open Space) to **R2-5** (Detached Dwellings) and **G1** (Greenbelt) to permit detached homes with a minimum lot frontage of 30 m (98.4 ft.) outside of the identified hazard lands, be approved.

File: CD.21 LAK

APPROVED (Councillor K. Ras)

5. ADJOURNMENT - 7:30 pm (Councillor J. Tovey)