
Planning and Development Committee

Date

2017/03/20

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 Sue McFadden	Ward 10

Members Absent

Councillor Pat Saito	Ward 9 (Personal)
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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. Steve Barrett, Manager, Transportation & Asset Management

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

Ms. Marianne Cassin, Manager, Development Central

Mr. Michael Hynes, Development Planner

Mr. Michal Minkowski, Legal Services

Mr. Mark Howard, Team Leader - Parks Assets, Parks & Forestry

Ms. Stephanie Smith, Legislative Coordinator

Ms. Karen Morden, Legislative Coordinator

- 1. CALL TO ORDER – 7:00PM
- 2. DECLARATION OF CONFLICT OF INTEREST – Nil
- 3. MATTERS CONSIDERED

3.1. **PUBLIC MEETING INFORMATION REPORT (WARD 1)**
Lakeview Local Area Plan - Mississauga Official Plan Amendment and Implementing Zoning

Councillor Tovey spoke to the report and thanked staff.

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

RECOMMENDATION

- 1. That the report titled “Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning,” dated February 24, 2017 from the Commissioner of Planning and Building, be received for information.
- 2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

Received (Councillor Tovey)
 Recommendation PDC-0012-2017

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11, 0, 1-Absent)

3.2. To permit 136 back to back stacked townhouse units and two, three storey commercial buildings

David Ferro, Development Planner, provided an overview of the application to permit 136 four storey back to back stacked townhouses and two three story commercial buildings.

Patrick J. Harrington, Legal Counsel spoke to the application and noted that the applicants preference is to work with staff on design considerations and avoid going to the OMB. He noted that the applicant had created a revised concept to address staffs design concerns and that a prehearing has not been set as the applicant would like to continue their dialogue with the City.

Councillor Ras spoke to the issues identified by staff and that the issues can be resolved.

The following residents made oral submissions expressing support of the proposed development and enquired about proposed timelines for approval and construction.

Terrace Mitzack, Resident
Brad Athison, Resident

The following residents made oral submissions citing concerns with the proposed development. The following concerns were discussed: safety concerns with the proximity to the train tracks and Clarkson Road; losing heritage significance of the area; increased traffic; the future of railway tracks going underground or a bridge over the railway tracks; and Metrolinx setbacks. Lesley Pavan, Director, Development & Design Division responded to concerns.

Ahmed Bashir Ghazi, Resident
Sue Shanley, Resident
Brad Athison, Resident
Charles May, Resident
Terry Whibbs, Resident
William Chudiak, Resident

Councillor Ras thanked members of the public for attending and encouraged staff and the applicant to continue discussions and enquired if a draft settlement could be shared with residents. Ms. Pavan spoke to a draft settlement and agreed to bring it to the community if time permits. Michal Minkowski, Legal Services spoke to the process of mediation and the confidentiality of agreements.

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

RECOMMENDATION

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend Ontario Municipal Board (OMB) proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated February 24, 2017 that concludes that the proposed official plan amendment and rezoning applications do not represent good planning and should be refused.

2. That City Council provide the Planning and Building Department the authority to instruct the City Solicitor on modifications to the position as may be deemed necessary during or before the OMB hearing process; however, if there is a potential for settlement, then a report shall be brought back to Council by the City Solicitor.

Approved (Councillor Ras)
 Recommendation PDC-0013-2017

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11, 0, 1-Absent)

- 3.3. **RECOMMENDATION REPORT**
Draft Plan of Subdivision and Removal of the "H" Holding Symbol
To permit 120 townhouse units and 20 live/work units with 1500 square metres of commercial space, 90, 100, 110 Dundas Street West

Councillor Iannicca spoke to the report and previous zoning of the land.

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

RECOMMENDATION

1. That the application to remove the "H" holding symbol be approved and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.
2. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Municipal Board hearing on the subject applications in support of the recommendation.

Approved (Councillor Iannicca)
 Recommendation PDC-0014-2017

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11, 0, 1-Absent)

3.4. **SUPPLEMENTAL REPORT ON COMMENTS (Wards 1, 2, 8 and 11)**

Mississauga Road Scenic Route Policies Review
 Implementation - Proposed Changes to Mississauga Official Plan
 File: CD.21-MIS

Ben Phillips, Planner provided an overview of the Mississauga Road Scenic Route Policies Review Implementation – Proposed Changes to Mississauga Official Plan.

Councillor Mahoney and Councillor Iannicca thanked staff and spoke to public engagement regarding Mississauga Road

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

RECOMMENDATION

That the report dated February 24, 2017, from the Commissioner of Planning and Building titled “Supplemental Report on Comments (Wards 1, 2, 8 and 11) Mississauga Road Scenic Route Policies Review Implementation – Proposed Changes to Mississauga Official Plan”, be adopted in accordance with the following:

1. That the proposed amendments to Mississauga Official Plan for the Mississauga Road Scenic Route Policies Review be approved in accordance with Appendix 2 of this report.
2. That Urban Design Guidelines for the Mississauga Road Scenic Route Study Area be prepared by staff and brought forward to a future Planning and Development Committee meeting for Council endorsement.

Approved (Councillor Mahoney)
 Recommendation PDC-0015-2017

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11, 0, 1-Absent)

4. ADJOURNMENT – 7:57PM (Councillor Fonseca)