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(Approved May 29, 2017)

## Planning and Development Committee

**Date**

2017/05/01

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

**Members Absent**

Councillor Chris Fonseca	Ward 3 (Illness)
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**Find it online**

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

**Staff Present**

Ms. Lesley Pavan, Director, Development & Design Division

Mr. Ray Poitras, Manager, Development South

Mr. Michal Minkowski, Legal Services

Ms. Leslie Green, Manager, Transportation Projects

Mr. Dave Martin, Supervisor, Development Engineering, Transportation & Infrastructure Planning Division

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

Mr. Darren Bryan, Supervisor Sign Unit, Building Division

Mr. David Ferro, Development Planner, Development & Design Division

Ms. Ashlee Rivet, Development Planner, Development & Design Division

Ms. Sharleen Bayovo, Planner, Policy Planning Division

Ms. Mumtaz Alikhan, Legislative Coordinator

Ms. Karen Morden, Legislative Coordinator

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

Approval of Minutes of the Meeting held on April 10, 2017.

**APPROVED** (Councillor R. Starr)

- 4. MATTERS TO BE CONSIDERED

- 4.1. Sign Variance Application 16-02348 (Ward 5) - Sign By-law 0054-2002, as amended

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

**RECOMMENDATION**

**PDC-0019-2017**

That the following Sign Variances not be granted:

- 1(a) Sign Variance Application 16-02348 - Ward 5  
Mr. Lube, 111 Brunel Rd.  
To permit the following:
  - (i) Three (3) fascia signs on the south elevation which is not considered a building façade as defined in the Sign By-law.

File: BL.03-SIG (2017)

**APPROVED** (Councillor C. Parrish)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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)

**4.2. PUBLIC MEETING**

Information Report on Applications to permit 4 two storey detached homes on a private condominium road, 1260 Kane Road, west side of Kane Road, south of Indian Road, north of the CN Railway

Owner: 1854290 Ontario Ltd.

Files: OZ 16/007 W2 & T-M16002 W2

Nicholas Dell, Greg Dell & Associates, gave an overview of the Applications.

The following persons made oral submissions citing concerns with a conveyance dispute with the Owner; six to eight foot change in grading affecting the bordering property of the proposed development which will result in runoff; massive effect on drainage; preservation of trees as endangered trees have already been destroyed; and visitor parking bordering private property; proposal is not fitting in with the neighbourhood:

Claude Sturm;  
Joe and Alicia Schoroth

Michal Minkowski, Legal Counsel, advised that the validity of an application is affected if there is a property boundary dispute.

Councillor Carlson noted that each application has to satisfy the City's drainage requirements

In response to Councillor Ras, Mr. Dell spoke to the conveyance dispute, the checks and balances a development application imposes on a developer, and the maintenance of the existence landscape buffers and enhancements.

David Ferro, Development Planner, noted that once the re-submission has been received, it is expected that the next report will be brought back to the Committee in the Fall of this year.

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

**RECOMMENDATION****PDC-0020-2017**

1. That the report dated April 7, 2017, from the Commissioner of Planning and Building regarding the applications by 1854290 Ontario Ltd. to permit 4, two storey detached homes on a private condominium road under files OZ 16/007 W2 and T-M16002 W2, 1260 Kane Road, be received for information.

2. That two oral submissions made at the Planning and Development Committee Meeting held on May 1, 2017, be received.

Files: OZ 16/007 W2 and T-M16002 W2

**RECEIVED** (Councillor K. Ras)

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)

4.3. **PUBLIC MEETING**

Information Report on Application to permit two detached homes on Hollow Oak Terrace and additional commercial and office uses within the existing heritage dwelling known as The Clarkson Paisley House (1141 Clarkson Road North), 1137 & 1141 Clarkson Road Owner: Trig Investments Inc. - File: OZ 16/012 W2

Alejandra Padron, Planner, Glen Schnarr & Associates Inc., gave an overview of the Application.

In response to Councillor Ras, Ms. Padron advised that the site is large enough to accommodate parking and no trees will be removed. She further noted that the preference for one, instead of the proposed two dwellings, will be taken under advisement.

The following persons made oral submissions citing concerns with the preservation of trees, specifically the over 200 year old oak tree in Hollow Oak Park; there is no framework in place in the event of a future retail parking lot and its traffic impact on Clarkson Road North; the type of future retail or commercial use:

Catherine Soplet, Hillcrest Residents Association;  
 William Chudiak, Clarkson Ratepayers Association;  
 John Pegram and Sue Shanly, Meadow Wood Rattray Ratepayers Association

Mr. Ferro noted that Hollow Oak Park is not part of the subject application and drainage properties will be looked at during the site plan process. Ms. Padron noted that the Arborist Report cited no impact due to the proposed development.

Councillor Ras reiterated the preference for one dwelling. David Ferro, Development

Planner, noted that it is expected that the recommendation report will be brought back to the Committee in the Fall of this year.

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

**RECOMMENDATION**

**PDC-0021-2017**

1. That the report dated April 7, 2017, from the Commissioner of Planning and Building regarding the applications by Trig Investments Inc. to permit two detached homes fronting Hollow Oak Terrace and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House, under file OZ 16/012 W2, 1137 & 1141 Clarkson Road North, be received for information.
2. That three oral submissions made at the Planning and Development Committee Meeting held on May 1, 2017, be received.

File: OZ 16/012 W2

**RECEIVED** (Councillor K. Ras)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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)

4.4. **RECOMMENDATION REPORT (WARD 1)**

Applications to permit 148 horizontal multiple dwellings on a private condominium road, 1174-1206 Cawthra Road, West side of Cawthra Road, south of Atwater Avenue  
Owner: Queenscorp (Cawthra South) Inc., - File: OZ 16/002 W1

Ashlee Rivet, Development Planner, reviewed the Recommendation Report.

Councillor Tovey spoke to the agreement approved in 2003 between Peartree Estates,

the Region of Peel and the City with respect to the temporary condition of the existing access to 1130 Cawthra Road of which most of the unit owners seem to be unaware of.

The following persons made oral submissions citing concerns: the proposed future internal road severely limits development of the property located at 1168 Cawthra Road; the new road access will not contribute to any reduction in traffic on Cawthra Road; loss of the left-turn ingress for residents of 1130 Cawthra Road (Pinetree Estates), rise in maintenance fees and detrimental effect on resale value; an interior connection makes no sense:

- Andrea Forsyth representing Ron and Joan Bosniak, owners of 1168 Cawthra Road;
- Janet Lynch;
- Mansi Arora

Councillor Tovey reiterated that the residents of Peartree Estates should have been made aware of the agreement when the development was approved in 2003.

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

### **RECOMMENDATION**

#### **PDC-0022-2017**

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ 16/002 W1, 1174 -1206 Cawthra Road to amend Mississauga Official Plan to **Residential Medium Density – Special Site** and to change the zoning to **RM9 – Exception** (Horizontal Multiple Dwellings with more than 6 dwelling units) to permit 148 horizontal multiple dwellings on a private condominium road in conformity with the provisions outlined in Appendix 6, be approved subject to the conditions referenced in the staff report.
3. That the applicant agree to satisfy all of the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.
6. That three oral submissions made at the Planning and Development Committee Meeting held on May 1, 2017, be received.

File: OZ 16/002 W1

**APPROVED** (Councillor J. Tovey)

<b>RECORDED VOTE</b>	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)

4.5. **REPORT ON COMMENTS (Ward 5, 6, 11)**

Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan  
File: EC.07-AIR

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

**RECOMMENDATION**  
**PDC-0023-2017**

1. That the amendments to Mississauga Official Plan proposed in the report titled "Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan" dated April 7, 2017, from the Commissioner of Planning and Building, be approved.
2. That the recommendations regarding an Aircraft Noise Warning Agreement and/or a Development Agreement, in the report titled "Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan" dated April 7, 2017, from the Commissioner of Planning and Building, be approved.
3. That the report titled "Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan" dated April 7, 2017, from the Commissioner of Planning and Building, be circulated to the Region of Peel and the Greater Toronto Airports Authority.
4. That city staff be authorized to make application to the Region of Peel to amend the Regional Official Plan.



File: EC.07-AIR

**APPROVED** (Councillor C. Parrish)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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)

5. ADJOURNMENT - 8:30 p.m. (Councillor M. Mahoney)