
(Approved May 28, 2018)

Planning and Development Committee

Date

2018/04/30

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 (Arr. 7:12pm)
Councillor Sue McFadden	Ward 10

Members Absent

Find it online

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

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Chris Rouse, Manager, Development North
Mr. Ray Poitras, Manager, Development South
Mr. Michal Minkowski, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Mr. David Ferro, Development Planner
Mr. Andrew Miller, Project Manager, City Planning Strategies
Ms. Sharleen Bayovo, Planner, City Planning Strategies
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 7:01 PM

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING – April 9, 2018
 Councillor Iannicca missed the technical vote but moved receipt of the Information Report and the deputations, and requested that the Minutes be amended to reflect his support for Item 4.5. The Minutes of the Meeting held on April 9, 2018 were approved, as amended.

APPROVED (Councillor N. Iannicca)

4. MATTERS ARISING

The Agenda was changed as follows:

- 4.2. Dundas Connects Master Plan (Plan)
File: CD.04-DUN

Councillor Iannicca noted that a document of this magnitude is like a blue print, and instead of dealing with site specific concerns tonight, he proposed that this item be deferred in order to provide stakeholders with an opportunity for more input and to seek clarity. Councillors Fonseca and Cook spoke to the number of concerns they have received as well as the number of deputations at tonight’s meeting, and agreed with Councillor Iannicca’s proposal to defer.

In response to Councillor Iannicca, Andrew Whittemore, Commissioner of Planning and Building, responded that this item will be brought back to the June 11, 2018 meeting of the Planning and Development Committee.

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

RECOMMENDATION

PDC-0029-2018

That consideration of the Dundas Connects Master Plan as the recommended plan for the Dundas Corridor be deferred to the June 11, 2018 Planning and Development Committee Meeting.

File CD.04-DUN

APPROVED (Councillor N. Iannicca)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			

Councillor D. Cook	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 (11-1(absent)-0)

Councillor Saito arrived at 7:12 pm.

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

Application to permit a private secondary school in an existing building, 2270 Speakman Drive, southwest corner of Speakman Drive and Hadwen Road

Owner: Muslim Association of Canada

File: OZ 17/016 W2

Mark Bradley, Glen Schnarr & Associates Inc. provided an overview of the Application.

The following made oral submissions citing concerns that traffic is underestimated in the Traffic Impact Study; the proposed access from Hadwen Road will result in increased congestion as parents park to drop off students and wait to pick them up:

- (a) Tony Carnevale, Resident;
- (b) Stuart Cottrelle, President, Bayshore HealthCare

In response to Mr. Carnevale, Mr. Bradley advised that there are no plans to use the existing public parks in the area and the subject property will operate as an education campus with facilities on site such as a gymnasium. He noted that a Transportation Impact Study has been submitted to the City for review which concludes that the roads could support the traffic, and the schools will operate at different peak times so not all of the students are expected to be in school at the same time.

Councillor Ras and Mayor Crombie asked if the school had looked at potential partnerships to enhance research and development, parking mitigating measures and replacement of trees. Mr. Abdul Bakbak, Principal, Olive Grove School, responded that meetings have been held with the neighbouring businesses, different educational institutions and the community. He stated that the School will continue to forge partnerships with businesses and the community. With respect to concerns regarding

parking, he said there will be consultations so that everyone in the community and the students can feel safe. He also said that high school students will be bussed in at different times to reduce impact on traffic. Mr. Bakbak noted that replanting of trees has already commenced with more than 300 planted in the school and any trees removed as a result of the subject proposal will be replaced with twice as many.

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

RECOMMENDATION

PDC-0030-2018

1. That the report dated April 6, 2018, from the Commissioner of Planning and Building regarding the application by the Muslim Association of Canada to permit a private secondary school in an existing building, under File OZ 17/016 W2, 2270 Speakman Drive, be received for information.

2. That two oral submissions be received.
File: OZ 17/016 W2

RECEIVED (Councillor K. Ras)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor D. Cook	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 (12-0-0)

4.3. **INFORMATION REPORT (WARDS 1, 3 & 6)**

Interim Control By-law 0012-2017, as amended, for Certain Lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas - Study Update - File CD.21-INT

Sharleen Bayovo, Planner, City Planning Strategies, provided an overview of the Study Update.

Councillor Ras asked if the city-wide review will encapsulate future uses, and with respect to air quality, whether a benchmarking study will be conducted. Ms. Bayovo advised that the intent of the review is to look at existing industrial uses and the proposed prohibited use list for compatibility with residential and other sensitive land uses. She said that Councillor Ras's suggestion to conduct an air quality benchmarking study will be taken under advisement.

The following made an oral submission:

- (a) Eric Davis, Partner, Miller Thomson LLP, addressed the Committee on behalf of Mother Parker's Tea & Coffee, owners of 2530, 2531 and 2470 Stanfield Road. He noted that his client's primary concern is to ensure their continued operations as well as future expansion. Mr. Davis requested that as this Item fits together with the Dundas Connects Master Plan, that it be similarly deferred in order to provide an opportunity for review and to make comments.

In response to Mr. Davis's request for a deferral, Mr. Whittemore advised that this is time sensitive as the current Interim Control By-law will be expiring in February 2019. He said that the Report before the Committee is for receipt with a request to hold a public meeting to consider proposed amendments to the Zoning By-law 0225-2007, as amended.

RECOMMENDATION

PDC-0031-2018

1. That the report titled "Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended" dated April 6, 2018, from the Commissioner of Planning and Building, be received.
2. That the Dundas Connects Study consider the proposed approach outlined in this report for its implementation phase.
3. That a public meeting be held to consider proposed amendments to Zoning By-law 0225-2007, as amended, as outlined in this report.
4. That Interim Control By-law 0012-2017, as amended, be amended to include only those uses identified in this report as being incompatible with residential and other sensitive land uses.
5. That a city-wide review of Employment zoned properties that are in close proximity to residential areas be conducted, to prohibit uses identified in this report as being incompatible with residential and other sensitive land uses.
6. That one oral submission be received.
File: CD.21-INT

APPROVED (Councillor K. Ras)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor D. Cook	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 (12-0-0)

5. ADJOURNMENT - 7:50PM (Councillor N. Iannicca)