

Approved: May 21, 2019

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## Planning and Development Committee

### Date

2019/04/29

### Time

1:30 PM

### Location

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

### Members Present

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Stephen Dasko	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 Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### 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  
Mr. Hugh Lynch, Manager,  
Mr. David Ferro, Development Planner  
Mr. Ben Phillips, Development Planner  
Mr. David Breveglieri, Development Planner  
Mr. Jordan Lee, Planner  
Ms. Lia Maggi, Solicitor, Legal Counsel, Legal Services  
Mr. Jeremy Blair, Manager, Transportation & Asset Management  
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division  
Mr. Sharon Chapman, Manager, Parks Planning, Parks & Forestry Division  
Ms. Stephanie Smith, Legislative Coordinator  
Ms. Dayna Obaseki, Legislative Coordinator

1. CALL TO ORDER: 1:30 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of meetings held on April 15, 2019 at 1:30 PM and 7:00 PM

Approved (Councillor R. Starr)

4. MATTERS CONSIDERED

- 4.1. PUBLIC MEETING INFORMATION REPORT (ALL WARDS)  
Potential Zoning By-law Amendments for Accessory Buildings and Structures  
File: CD.06-ACC  
Bill 139

In response to Councillor Starr’s inquiry regarding the definitions and restricted sizes of outdoor accessory building structures, Jordon Lee, Planner explained that the current Zoning By-law differentiates between accessory buildings, and that the proposed changes would remove the restriction on differentiating accessory buildings and structures and would combine the maximum area for all accessory buildings and structures.

In response to Councillor Saito’s inquiry regarding maximum and combined size, and outdoor fireplaces, Jordan Lee explained the provisions for determining the area. Mr. Lee further explained that the proposed amendments with respect to outdoor fireplaces are in accordance with the requirements of the *Ontario Building Code*.

RECOMMENDATION

PDC-0035-2019

That the report dated April 5, 2019, from the Commissioner of Planning and Building regarding potential zoning by-law amendments for accessory buildings and structures under File CD.06 ACC (All Wards), be received for information.

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			

Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Received (Councillor K. Ras) - (12, 0, 0 – Unanimous)

4.2. STATUS REPORT (Ward 1)

Lakeview Waterfront Draft Master Plan

Owner: Lakeview Community Partners Limited

File: Lakeview Waterfront Development Master Plan

David Breveglieri, Planner provided an overview of the Draft Lakeview Waterfront Development Master Plan.

The following persons made oral submissions:

1. Deborah Goss, Lakeview Community Advisory Panel, spoke of the benefits and vision of the Lakeview Waterfront development. Ms. Goss further spoke regarding Lakeview Community Advisory Panel’s role in this process and commented on the timelines of the Official Plan Amendments which consequently resulted in key components being missed that were important to the community, and noted that through continued dialogue with City staff, there will be an opportunity to address these matters.
2. Barry Gilbert, President, Eagle Spirit of the Great Waters, Indigenous Arts and Culture, provided background of the indigenous community, specifically in the Lakeview Community and spoke of healing and reconciliation through art and the creation of a waterfront village that ties both First Nations and Non-Indigenous groups.
3. Glen Broll, Glen Schnarr and Associates, on behalf of Lakeview Community Partners Limited, provided an update and overview of what the group has been working on to advance this project, and the discussions with members of the First Nations for the opportunities for the park space to illustrate where these lands came from.

RECOMMENDATION

That the report dated April 5, 2019, from the Commissioner of Planning and Building regarding the initial submission of the Lakeview Waterfront Draft Master Plan by Lakeview Community Partners Limited, be received for information.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Received (Councillor S. Dasko) - (12, 0, 0 – Unanimous)

4.3. PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan amendment and rezoning applications to permit two detached homes fronting Hollow Oak Terrace and to add commercial and office uses permissions for the lands fronting onto Clarkson Road North

1137 & 1141 Clarkson Road North, east side of Clarkson Road North between the CN Railway and Hollow Oak Terrace

Owner: Trig Investments Inc.

File: OZ 16/012 W2

Bill 139

RECOMMENDATION

1. That the applications under File OZ 16/012 W2, Trig Investments Inc., 1137 & 1141 Clarkson Road North to amend Mississauga Official Plan from Residential Low Density I – Exempt Site 2 & Residential Low Density I to Mixed Use; to change the zoning to C4 (Mainstreet Commercial) and R3 1 (Detached Dwellings – Typical Lots) to permit two detached homes fronting Hollow Oak Terrace and commercial and office uses for the lands fronting onto Clarkson Road North, be approved subject to the conditions referenced in the staff report dated April 15, 2019, from the Commissioner of Planning and Building.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That 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.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Approved (Councillor S. Dasko) - (11, 0, 1 – Absent)

4.4. RECOMMENDATION REPORT (WARD 1)

Application to permit one new unit in the existing triplex  
9 Benson Avenue, north of Lakeshore Road West, west of Mississauga Road

Owner: Medhat and Samia Elias

File: OZ 17/022 W1

Bill 139

RECOMMENDATION

1. That the application under File OZ 17/022 W1, Medhat and Samia Elias, 9 Benson Avenue to change the zoning to RM7-Exception (Detached, Semi-detached, Duplex and Triplex) to permit a fourth residential unit in the existing triplex, be approved subject to the conditions referenced in the staff report dated April 5, 2019 from the Commissioner of Planning and Building.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That 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.

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Approved (Councillor S. Dasko) - (12, 0, 0 – Unanimous)

5. ADJOURNMENT: 2:27 PM (Councillor P. Saito)