

## Planning and Development Committee

### Date

2019/06/24

### 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 (Departed at 1:54pm) |
| Councillor Ron Starr       | Ward 6                      |
| Councillor Matt Mahoney    | Ward 8                      |
| Councillor Sue McFadden    | Ward 10                     |

### Members Absent

|                           |                                   |
|---------------------------|-----------------------------------|
| Councillor Dipika Damerla | Ward 7 (Other Municipal Business) |
| Councillor Pat Saito      | Ward 9 (Personal Matters)         |

### Find it online

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

**Staff Present**

Mr. Andrew Whittemore, Commissioner, Planning & Building  
Mr. Ezio Savini, Director, Building and Chief Building Officer  
Mr. Jason Bevan, Director, City Planning strategies,  
Ms. Marianne Cassin, Manager, Development Central  
Ms. Paulina Mikicich, Manager, Planning Innovation,  
Mr. Hugh Lynch, Manager, Development South  
Mr. Michal Minkowski, Legal Counsel, Legal Services  
Mr. Jeremy Blair, Manager, Transportation Infrastructure Management  
Mr. Dave Martin, Supervisor, Development Engineer - South,  
Ms. Sangita Manandhar, Team Leader, Parks & Forestry Division  
Mr. Jonathan Famme, Planner  
Mr. David Ferro, Planner  
Mr. Christian Binette, Planner  
Mr. Jordan Lee, Planner  
Ms. Lisa Christie, Planner  
Ms. Tori Stockwell, Planner  
Ms. Karin Phuong, Planner  
Ms. Angie Melo, Legislative Coordinator  
Ms. Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 1:32 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of the June 10, 2019 Draft Minutes

Approved: (Councillor R. Starr)

4. MATTERS CONSIDERED

The order of the agenda was amended at the request of Councillor Parrish to move Item 4.7 immediately after Item 4.4.

- 4.1. Gateway Corporate Centre Character Area - City-initiated Zoning By-law Amendment

RECOMMENDATION

PDC-0047-2019

1. That the report titled “Gateway Corporate Centre Character Area – City-initiated Zoning By-law Amendment” dated May 31, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the statutory public meeting be held in the fall of 2019.

| <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   |    |        |         |

Carried (8, 0, 4 – Absent)

4.2. REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 AND SECTION 37 COMMUNITY BENEFITS REPORT (WARD 1)

21 – 29 Park Street East, south side of Park Street East, east of Stavebank Road

Owner: Edenshaw Park Developments Ltd.

File: H-OZ 18/001 W1

Bill 139

RECOMMENDATION

PDC-0048-2019

That the report dated May 31, 2019, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 18/001 W1, Edenshaw Park Developments Ltd., 21-29 Park Street East, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

| <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   |    |        |         |

Carried (9, 0, 3 – Absent)

4.3. PUBLIC MEETING RECOMMENDATION REPORT (All Wards)

Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

File BL.09-COM

Bill 139

**RECOMMENDATION**

PDC-0049-2019

1. That notwithstanding that subsequent to the public meeting, changes to the draft amendments 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 proposal to amend Mississauga Official Plan and Zoning By-law 0225-2007 under File BL.09-COM, be approved subject to the proposed changes included in the chart labelled Appendix 1 in the staff report dated March 22, 2019 from the Commissioner of Planning and Building, and as updated in Appendix 2 to this Report.

| <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   |    |        |         |

Carried (9, 0, 3 – Absent)

- 4.4. **PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)**  
Proposed Zoning By-law Amendments for Accessory Buildings and Structures  
File: CD.06-ACC  
Bill 139

**RECOMMENDATION**

PDC-0050-2019

That the report dated May 31, 2019, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for accessory buildings and structures, be adopted in accordance with the following:

1. The proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2, be approved, and that an implementing zoning by-law be brought to a future City Council meeting.

| <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   |    |        |         |

Carried (9, 0, 3 – Absent)

4.7. PUBLIC MEETING INFORMATION REPORT (WARD 5)

MyMalton - Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre

The following persons spoke:

1. Mr. Charanjit Dhir, Resident expressed concerns with the traffic congestion in the area, and the volume of tractor trailer driving schools in the area.
2. Mr. Mark Bradley, Glen Schnarr & Associates, raised concerns regarding the proposed cap to permitted uses under the current Zoning By-law and noted that current permitted uses should not be included in the 50% cap.

Councillor Parrish advised that she raised the issue at Council regarding tractor trailer training driving schools in the area and that staff will be reporting back to Council on the matter. Councillor Parrish spoke in support of staff’s recommendation regarding the City’s initiated Zoning By-law amendments.

Ms. Paulina Mikicich, Manager, Planning Innovations, spoke regarding the challenges regarding permitted uses and the 50% cap, and advised that she would be happy to have discussions with the Owner regarding this matter. Ms. Mikicich, noted that the Region of Peel is in agreement with the proposed amendments, and that any further amendments would have to be considered by the Region.

**RECOMMENDATION**

PDC-0051-2019

1. That the report titled “MyMalton – Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre,” dated May 31, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held on June 24, 2019 to consider the report titled “MyMalton - Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre” dated May 31, 2019, from the Commissioner of Planning and Building, be received.
3. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions received.
4. That two oral submissions be received.

| <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   |    |        |         |

Carried (9, 0, 3 – Absent)

4.5. PUBLIC MEETING INFORMATION REPORT (WARD 3)

Application to permit a place of religious assembly

900 Eglinton Avenue East, southwest of Eglinton Avenue East and Tomken Road

Owner: Bani Hashim Society

File: OZ 19/002 W3

Robert MacFarlane, Planner, Zelinka Priamo Ltd, on behalf of the Applicant provided an overview of the application.

The Following persons spoke:

1. Martine Piraino, Resident spoke in opposition of the application expressing concerns with traffic congestion, safety issues, noise and pollution in the area.

In response to Councillor Fonseca's inquiry regarding the operation of the community centre, Mr. MacFarlane advised the Community Centre and Religious Assembly will only operate within specified times.

Staff provided responses to Councillor Fonseca's inquiries regarding parking, traffic studies and security, as follows:

Marianne Cassin, Manager, Development Central advised that there is no change to the parking standards.

Jeremy Blair, Manager, Transportation, Infrastructure Management, advised that a traffic impact study has been requested and will be included in the next report. Mr. Blair further advised that staff will address any issues with the Owners.

Councillor Fonseca noted that it has been brought to her attention that individuals are trespassing through the Montessori School property and requested that the Applicant and staff address the fencing issues.

RECOMMENDATION

PDC-0052-2019

1. That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Bani Hashim Society to permit a place of religious assembly in addition to employment uses, under File OZ 19/002 W3, 900 Eglinton Avenue East, be received for information.
2. That one oral submissions be received.



| <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   |    |        |         |

Carried (8, 0, 4 – Absent)

4.6. PUBLIC MEETING INFORMATION REPORT (WARD 3)

Application to permit 2 one storey commercial buildings

1108 and 1094 Eglinton Avenue East, south side of Eglinton Avenue East, east of Tomken Road

Owner: Ali Rafaqat

File: OZ 17/007 W3

Keith Lew, Lew Associates Ltd., on behalf of the Owner provided an overview of the application.

The following person spoke:

1. Martine Piranio, Resident, spoke in opposition of the application, expressing concern of over building, high density and volume of traffic along Eglinton Avenue, and inquired why there is so many buildings being built.

Mr. Andrew Whittemore, Commissioner, Planning and Building explained that the Province designates the growth down to the Municipality, and that the City reviews the area in which to apply the growth.

In response to Councillor Fonseca’s inquiry regarding the comments noted on page 25, Appendix 1 regarding the impacts of the floodplain area, Mr. Jonathan Famme, Planner, noted that the applicant advised that they have conducted a survey of the as built conditions on-site to identify the impact and where they encroach, and that it has been forwarded to the Toronto Regional Conservation Authority.

Councillor Fonseca requested to be included in meetings between staff, the applicant and the TRCA.

**RECOMMENDATION**

PDC-0053-2019

1. That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Ali Rafaqat to permit 2 one storey commercial buildings, under File OZ 17/007 W3, 1108 and 1094 Eglinton Avenue East, be received for information.
2. That one oral written submission be received.

| <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   |    |        |         |

Carried (8, 0, 4 – Absent)

5. ADJOURNED at 2:18 PM (Councillor R. Starr)