

## Planning and Development Committee

**Date:** December 2, 2019

**Time:** 1:30 PM

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

Members	Mayor Bonnie Crombie	Arrived at 1:41 PM
	Councillor Stephen Dasko	Ward 1
	Councillor Karen Ras	Ward 2
	Councillor Chris Fonseca	Ward 3
	Councillor John Kovac	Ward 4
	Councillor Carolyn Parrish ( <i>ex-officio</i> )	Ward 5
	Councillor Ron Starr	Ward 6
	Councillor Matt Mahoney	Ward 8
	Councillor Sue McFadden	Ward 10 (departed - 1:37 PM)
	Councillor George Carlson	Ward 11 (Chair)

Members Absent	Councillor Dipika Damerla (Personal)	Ward 7
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Others Present	Mr. Andrew Whittemore, Commissioner, Planning & Building
	Ms. Lesley Pavan, Director, Development & Design Division
	Mr. Graham Walsh, Deputy City Solicitor
	Ms. Sangita Manandhar, Team Leader, Park Assets
	Ms. Emma Calvert, Manager, Development Engineering and Construction, Transportation and Works
	Ms. Lin Rogers, Project Manager, Transportation and Works
	Ms. Lisa Christie, Special Projects Planner
	Ms. Ashlee Rivet-Boyle, Development Planner
	Ms. Karin Phuong, Planner
	Mr. Chris Rouse, Manager, Development North
	Ms. Angie Melo, Legislative Coordinator
	Ms. Krystal Christopher, Legislative Coordinator
	Ms. Stephanie Smith, Legislative Coordinator

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1. CALL TO ORDER – 1:33 PM

2. DECLARATION OF CONFLICT OF INTEREST

Councillor McFadden declared a conflict of interest with Item 4.2. as her son is employed by Mattamy Homes.

3. MINUTES OF PREVIOUS MEETING

Approval of Draft Minutes of November 11, 2019 meeting

Approved (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

4.1 PUBLIC MEETING INFORMATION REPORT (Wards 5, 8 and 11)

Proposal to Rezone and Redesignate Six City Owned Properties  
File: CD.21-CON

There was no discussion on this matter.

Councillor Sue McFadden departed at 1:36 PM

RECOMMENDATION

PDC-0084-2019

1. That the report dated November 8, 2019 from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan and/or Zoning By-law 0225-2007 to redesignate and rezone six City owned properties, be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

Approved (Councillor C. Parrish)

YES (8): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor M. Mahoney,

NO (0)

ABSTAIN (0)

ABSENT (3) Mayor Bonnie Crombie, Councillor D. Damerla, Councillor S. McFadden

#### 4.2 PUBLIC MEETING INFORMATION REPORT (Ward 10)

Rezoning applications to permit between 1,039 and 2109 residential homes consisting of a mix of detached homes, several types of townhomes, apartments, institutional uses, open space and greenland uses 6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6432, 6500 and 0 Ninth Line (Part of Lots 6, 7, 8 and 9, Concession 9, N.S.)  
West side of Ninth Line, south of Derry Road West and north of Britannia Road West  
Owner: Derry Britannia Developments Limited (Mattamy Homes)  
Files: North - OZ 19/012 W10 & T-M19003 W10  
South - OZ 19/013 W10 & T-M 19004 W10

Jim Levac, Glen Scharr & Associates provided an overview of the application on behalf of the applicant.

Mayor Bonnie Crombie arrived at 1:41 PM

Councillor Parrish spoke to the history of the development application and commended the applicant for the great work they have done.

The following persons spoke:

1. Susan Thistle, Scott Plavnick and Jacqueline Vrbanatz, Lisgar Residents' Association, spoke to concerns regarding the infrastructure, traffic congestion, additional parking for the condominium, floodplains, sewer pumping stations, shadow and shade study, sustainability study, mature trees, basement apartments, wildlife, storm water pond, parkland, density and the need to widen Ninth Line.
2. Peter Skira, Resident, spoke to the 407 alignment and good planning principals.

Mayor Crombie thanked the Association for their engagement and noted she is looking forward to the progress of this development.

#### RECOMMENDATION

PDC-0085-2019

1. That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the rezoning applications by Derry Britannia Developments Limited (Mattamy Homes) to permit between 1,039 and 2,109 residential homes consisting of a mix of detached homes, several types of townhomes, apartments, institutional uses, open space and greenland uses, under Files North - OZ 19/012 W10, T-M19003 W10 and South – OZ 19/013 W10, T-M19004 W10, 6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6432, 6500 and 0 Ninth Line (Part of Lots 6, 7, 8 and 9, Concession 9, N.S), be received for information.
2. That five oral submissions be received.

Received (Councillor J. Kovac)

YES (8): Mayor Bonnie Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor M. Mahoney

NO (0)

ABSTAIN (0)

ABSENT (3) Councillor C. Fonseca, Councillor D. Damerla, Councillor S. McFadden,

4.3 RECOMMENDATION REPORT (Ward 5)

MyMalton - Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre  
 Councillor Parrish spoke to the boundaries of Punjab Business Centre and noted her excitement for the project.

RECOMMENDATION

PDC-0086-2019

1. That the report titled "Recommendation Report - MyMalton – Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre," dated November 8, 2019 from the Commissioner of Planning and Building recommending approval of the official plan and zoning by-law amendments, be adopted.
2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Malton Neighbourhood Character Area and Northeast Employment Character Area policies in accordance with the proposed changes contained in Appendix 1A and Appendix 1B of this report.
3. That the zoning by-law be amended in accordance with the proposed changes contained in Appendix 1A and Appendix 1B of this report.
4. That notwithstanding that subsequent to the public meeting, minor changes to the 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.

Approved (Councillor C. Parrish)

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YES (8): Mayor Bonnie Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor M. Mahoney

NO (0)

ABSTAIN (0)

ABSENT (3) Councillor C. Fonseca, Councillor D. Damerla, Councillor S. McFadden,

5. ADJOURNMENT - 2:17 PM (Councillor M. Mahoney)