

Approved: February 3, 2020

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## Planning and Development Committee

**Date:** January 13, 2020

**Time:** 1:30 PM

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

Members	Mayor Bonnie Crombie	Arrived at 1:42 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 George Carlson	Ward 11 (Chair)
Members Absent	Councillor Sue McFadden (Personal)	Ward 10 (Resolution 0299-2019)
Others Present	Mr. Andrew Whitemore, Commissioner, Planning & Building Ms. Lesley Pavan, Director, Development & Design Division Mr. Graham Walsh, Deputy City Solicitor Ms. Sangita Manandhar, Team Leader Parks Ms. Lin Rogers, Project Manager, Transportation and Works, Mr. Dave Martin, Supervisor, Development Engineer, Ms. Sharon Mittman, Manager, Urban Design Mr. Romas Juknevicus, Manager, Planning Programs, Ms. Amr Merdan, Urban Designer Mr. Christian Binette, Planner Ms. Angie Melo, Legislative Coordinator Ms. Megan Piercey, Legislative Coordinator	

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

Councillor G. Carlson, Chair, noted a correction to item 4.2., Appendix 2, Page 3, should read as follows:

(1) 6305 Katesone Drive and 50 Capston Drive (Special Site 3)

4.1 RECOMMENDATION REPORT (WARD 5)

Sign Variance Application to permit one (1) double-sided billboard sign with electronic changing copy sign face - 6235 Kennedy Road

Applicant: Sanford Media Group Inc.

File: SGNBLD 19-8273 VAR (W5)

Mike McKague, President, Sanford Media Group Inc., provided background of Sanford Media Group Inc. and an overview of the site plan application.

In response to Councillor Parrish’s inquiry regarding whether the sign application is a duplicate of the sign on Kennedy Road, Mr. McKague, advised that it was not.

RECOMMENDATION

PDC-0001-2020

1. That the report dated December 6, 2019, from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGNBLD 19-8273 VAR (W5), Sanford Media Group Inc., 6235 Kennedy Road be received for information.
2. That the request to permit one (1) double-sided electronic changing copy billboard be approved.
3. That one oral submission be received.

Approved (Councillor C. Parrish)

YES (9): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor D. Damerla Councillor M. Mahoney,

NO (0)

ABSTAIN (0)

ABSENT (2) Mayor B. Crombie, Councillor S. McFadden

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#### 4.2 RECOMMENDATION REPORT (WARD 5)

Gateway Corporate Centre City-initiated Zoning By-law Amendment

Councillor Parrish moved an amending motion regarding applications for minor variance.

#### RECOMMENDATION

PDC-0002-2020

1. That the report titled "Recommendation Report – Gateway Corporate Centre City-initiated Zoning By-law Amendment" dated December 6, 2019 from the Commissioner of Planning and Building recommending approval of the zoning by-law amendment, be adopted.
2. That the Mississauga Zoning By-law 0225-2007 be amended in accordance with the proposed changes contained in this report.
3. That notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the Zoning By-law Amendment, applications for a minor variance can be made for properties subject to the Amendment, provided that the minimum building height is not decreased.

Approved (Councillor C. Parrish)

YES (9): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor D. Damerla, Councillor M. Mahoney,

NO (0)

ABSTAIN (0)

ABSENT (2) Mayor B. Crombie, Councillor S. McFadden

Due to a technical error, Councillor Parrish's vote was not electronically counted

#### 4.3 RECOMMENDATION REPORT (WARDS 1, 2, 3, 4, 6, 7, 8)

Dundas Street Right-of-Way (ROW) Mississauga Official Plan Amendment

Christian Binette, Planner, provided an overview of the Dundas Street Right-of-Way (ROW) Mississauga Official Plan Amendment,

In response to Councillor Ras' inquiry regarding bike lane design, Lin Rogers, Project Manager, Transportation and Works, advised that through the Environmental Assessment (EA) and Transit Project Assessment Process (TPAP), the design aspect will be reviewed, and presented to the Mississauga Cycling Advisory Committee and to Members of Council to determine if any adjustments to the infrastructure pieces are required.

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In response to Councillor Kovac and Councillor Dasko's inquiries regarding impact of widening the road and community feedback, Christian Binette, advised that they have received some written and oral submissions from the Erindale community raising concerns with the impact on community structures, in particular a community church, and that concerns regarding widening the road will be addressed through the EA and TPAP process.

The following persons made oral submissions:

1. Colin Tyler, President, Century Audio Visual Ltd., raised a concern with the reduction of an eastbound/westbound lane along Dundas Street, and the impact it will have maintaining Dundas Street as a viable vehicular use roadway.

In response to Councillor Fonseca's inquiry regarding upcoming opportunities for the community to provide input, Andrew Whittemore, Commissioner, Planning and Building, advised that there will be opportunities for community engagement through the EA, TPAP, and the development of the official plan process.

In response to Councillor Starr and Councillor Fonseca's inquiries regarding future development within the corridor and whether there is an opportunity for the community to learn more regarding additional modeling at the interchanges and transition from industrial to mixed use phases. Lin Rogers, Project Manager, advised that the opportunity to review future needs of the corridor for passenger vehicles and goods transport is through the EA and TPAP process.

2. James Beckwith, St. Peter's Anglican Church, raised a concern regarding the design which indicates a potential reduction of the church's property by 5 meters, and the engineering challenges it would pose.

Councillor Mahoney advised that he would stay in touch throughout the process.

3. Peter Langdon, Resident, inquired about what accommodation will be made for the church front steps ending at the sidewalk; the cost of the project, and whether this project and the repair to the Queen Elizabeth Way bridge will be done at the same time.

Andrew Whittemore, Commissioner, Planning and Building, advised that budget information will be forwarded to the Councillor to communicate to the resident.

Lin Rogers, Project Manager, explained that the next steps are to go through the EA and TPAP process, which reviews the conceptual design to determine the costs and then, depending on funding, commence construction.

4. Mr. Mojan, Resident, raised concerns that Dundas Street is already too wide, and noted that there is a high volume of traffic, speeding vehicles and pedestrians crossing mid-block as a result of wide gaps between signaled crossings. Mr. Mojan inquired regarding hillslope issues in the area overlooking Huron Park and Erindale Park; and consideration to making pedestrian crossings safer, especially at transit stops.

Lin Rogers, Project Manager, Transportation and Works, advised that the EA and TPAP process will review more detailed engineering plans and all the different uses and users. Ms. Rogers further advised that mid-block crossing issues will also be reviewed and that she would refer this matter to traffic management staff to review the current needs.

5. Zisi Konstantinon, Resident, inquired whether there will be future meetings for land owners only.

Andrew Whittemore, Commissioner, Planning and Building advised that there will be opportunities for community engagement throughout the EA, TPAP and official plan process, and explained that there are more details to come.

#### RECOMMENDATION

PDC-0003-2020

1. That the report titled "Recommendation Report – Dundas Street Right-of-Way (ROW) Mississauga Official Plan Amendment" dated December 6, 2019 from the Commissioner of Planning and Building recommending approval of the Official Plan Amendment, be adopted.
2. That an Official Plan Amendment to the Mississauga Official Plan (MOP) be prepared in accordance with the proposed changes in Appendix 1 of this report.
3. That five oral submissions be received.

Approved (Councillor S. Dasko)

YES (9): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor M. Mahoney, Mayor B. Crombie

NO (0)

ABSTAIN (0)

ABSENT (2) Councillor D. Damerla, Councillor S. McFadden

5. ADJOURNMENT 2:36 PM (Councillor C. Fonseca)