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## Planning and Development Committee

**Date:** March 9, 2020  
**Time:** 6:00 PM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11 (Chair)
Councillor Carolyn Parrish	Ward 5 (ex-officio)
Councillor Pat Saito	Ward 9 (ex-officio)

Members Absent

Councillor Sue McFadden (Ward 10) - Resolution 0299-2019)
Councillor Dipika Damerla (Ward 7) - Personal

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Mr. Graham Walsh, Deputy City Solicitor  
Ms. Sharon Chapman, Manager, Parks Planning  
Ms. Lin Rogers, Manager, Transportation Projects  
Ms. Emma Calvert, Manager, Engineering and Construction  
Mr. Hugh Lynch, Manager, Development South  
Mr. David Ferro, Development Planner  
Mr. Ben Phillips, Manager, Official Plan Review  
Mr. Jordan Lee, Planner  
Ms. Sharleen Bayovo, Planner  
Ms. Angie Melo, Legislative Services  
Ms. Dayna Obaseki, Legislative Coordinator  
Ms. Krystal Christopher, Legislative Coordinator

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1. CALL TO ORDER - 6:00 PM
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING

Approval of the February 24, 2020 Planning and Development Committee meeting minutes.

Approved: (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED
- 4.1 SECTION 37 COMMUNITY BENEFITS REPORT (WARD 1)

RECOMMENDATION PDC-0016-2020  
Moved By Councillor S. Dasko

That the report dated February 14, 2020, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under File OZ 18/007 W1, Brown Maple Investments Ltd. (FRAM), 55 Port Street East, be adopted and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$178,500 be approved as the amount for the Section 37 Community Benefits contribution.
2. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with Brown Maple Investments Ltd. and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution.

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

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

Carried (9 to 0)

- 4.2 PUBLIC MEETING INFORMATION REPORT (ALL WARDS)

Proposed Zoning By-law Amendments for Notes  
File: BL.09-ZON

RECOMMENDATION PDC-0017-2020

Moved By Councillor K. Ras

That the report dated February 14, 2020, from the Commissioner of Planning and Building regarding proposed zoning by-law amendments for Notes under File BL.09-ZON, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

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

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

Carried (9 to 0)

4.3 INFORMATION REPORT (ALL WARDS)

Mississauga Official Plan Review – Status Update and Engagement Timeline

In response to Councillor Parrish's inquiries regarding including sale price data for infill developments on the Recommendation Report, and whether studies can be or have been conducted with respect to increased hydro costs on glass and chrome buildings, Andrew Whittemore, Commissioner, Planning and Building advised that although the exact sale price is not available from the developers, staff will include approximate values based on cost of square footage and will also include the percentage of affordability units. Mr. Whittemore further advised that there have been studies conducted, and that the climate change options will be explored and addressed through the Official Plan.

In response to Councillor Dasko's request for clarification on the reference to the February 5, 2020 Council's directive on a review of ways to intensify to allow replacement of the same type of homes without requiring development application, Andrew Whittemore, Commissioner, Planning and Building, advised that at the time this matter was discussed, Councillor Dasko did make a request to be involved in the analysis process, and that staff will report back with opportunities for intensification for Council's consideration.

Councillor Fonseca requested that staff reach out to her to discuss inquiries she has regarding the impact on the Dundas Connect project and the GTAA noise Management Action Plan.

Sharleen Bayovo, Planner, provided an overview of the updates to the Mississauga Official Plan Amendment, highlighting the reasons for the update, the progress, and the engagement and outreach program process of the Mississauga Official Plan.

In response to Councillor Dasko's inquiry regarding the online survey advertisement and participation, Sharleen Bayovo advised that participants can submit comments through the website and by submitting the survey cards at engagement sessions. Andrew Whittemore, Commissioner, Planning and Building advised that it has been a soft level of engagement with a more robust engagement process to begin with the discussion papers, and there will be a promotion campaign launched.

Councillor Parrish commented on the City of Toronto's housing infill model and requested that staff report back, on what type of house can replace what type of house, and that a few different scenarios be provided.

RECOMMENDATION PDC-0018-2020

Moved By Councillor M. Mahoney

That the report titled "Mississauga Official Plan Review – Status Update and Engagement Timeline" dated February 14, 2020 from the Commissioner of Planning and Building, be received for information.

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

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

Carried (9 to 0)

5. ADJOURNMENT - 6:31 PM (Councillor M. Mahoney)