

**Date:** September 7, 2021  
**Time:** 6:01 PM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
And Online Video Conference

<b>Members Present</b>	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 (Vice-Chair)
	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)

<b>Members Absent</b>	Mayor Bonnie Crombie	
	Councillor Pat Saito	Ward 9 (ex-officio)

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## Staff Present

Andrew Whittemore, Commissioner, Planning & Building  
Graham Walsh, Deputy City Solicitor  
Chris Rouse, Director, Development and Design  
Emma Calvert, Manager, Engineering and Construction  
Lin Rogers, Manager, Transportation Projects  
Sangita Manandhar, Team Leader, Park Assets  
Hugh Lynch, Manager, Development South  
Sharon Mittmann, Manager, Urban Design  
Amr Merdan, Urban Designer  
Michael Franzolini, Development Planner  
Paul Stewart, Development Planner  
Sacha Smith, Manager, Legislative Services and Deputy Clerk  
Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 6:01 PM

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Planning and Development Committee Draft Minutes - June 28, 2021

Item 4.3 on the minutes were amended to reflect the following: "Deborah Goss, Resident expressed concerns with the design of the building, and requested that the ground floor of the proposed development be integrated with the neighbourhood to the west."

Approved, as amended (Councillor R. Starr)

4. MATTERS CONSIDERED

4.1 RECOMMENDATION REPORT (WARD 2)

Sign Variance Application to permit one (1) Billboard Sign with two (2) electronic changing copy sign faces

Address: 2175 Royal Windsor Drive

Applicant: Nick Mercouris

File: SGNBLD 21-5852 VAR (W2)

No discussion took place on this matter.

RECOMMENDATION PDC-0049-2021

Moved By Councillor K. Ras

1. That the report dated August 13, 2021, from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGNBLD 21-5852 VAR (W2), Nick Mercouris, 2175 Royal Windsor Drive, be received for information.

2. That the request to permit one (1) Billboard Sign with two (2) electronic changing copy sign faces be approved.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson, and Councillor C. Parrish

ABSENT (2): Mayor Crombie, and Councillor P. Saito

Carried (10 to 0)

4.2 PUBLIC MEETING INFORMATION REPORT (WARD 8)

Rezoning application to permit a place of religious assembly (Phase 1) and a three storey private community services centre (Phase 2)

Address: 0 Ninth Line, east side of Ninth Line, south of Burnhamthorpe Road West

Owner: The Erin Mills Development Corporation on behalf of St. Mark and St. Demiana

Coptic Orthodox Church  
File: OZ 20/016 W8

Mark Rogers, John D. Rogers & Associates Inc., provided an overview of the Rezoning application. Councillor Mahoney noted that he had not received any resident feedback on this application and expressed concerns regarding potential increased traffic flow. Emma Calvert, Manager, Engineering and Construction advised that a traffic impact study would be completed. Councillor McFadden requested a traffic light on Ninth Line and Ms. Calvert advised that the request would be considered as part of the traffic review.

RECOMMENDATION PDC-0050-2021

Moved By Councillor M. Mahoney

That the report dated August 13 2021, from the Commissioner of Planning and Building regarding the application by The Erin Mills Development Corporation on behalf of St. Mark and St. Demiana Coptic Orthodox Church to permit a place of religious assembly (Phase 1) and a three storey private community services centre (Phase 2), under File OZ 20/016 W8, 0 Ninth Line, be received for information.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

ABSENT (2): Mayor Crombie, and Councillor P. Saito

Carried (10 to 0)

4.3 PUBLIC MEETING INFORMATION REPORT (WARD 8)

Rezoning application to permit a five storey self-storage building and 2 two storey industrial condominium buildings

Address: 3855 Dundas Street West, northeast quadrant of Ninth Line and Dundas Street West

Owner: 3855 Dundas West Storage GP Corp.

File: OZ 18/018 W8

Celeste Salvagna, MHBC Planning provided an overview of the Rezoning application. Councillor Mahoney noted concerns regarding traffic and Lin Rogers, Manager, Transportation Projects advised that a traffic study had been submitted to the Ministry of Transportation (MTO) as it was in their jurisdiction and noted that there were several comments that the applicant must address.

RECOMMENDATION PDC-0051-2021

Moved By Councillor M. Mahoney

That the report dated August 13, 2021, from the Commissioner of Planning and Building regarding the application by 3855 Dundas West Storage GP Corp. to permit a five storey selfstorage building and 2 two storey industrial condominium buildings, under File OZ 18/018 W8, 3855 Dundas Street West, be received for information.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

ABSENT (2): Mayor Crombie, and Councillor P. Saito

Carried (10 to 0)

#### 4.4 REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 2)

Application to remove the "H" holding provision to permit two single storey office buildings, 2495 and 2505 Speakman Drive, north side of Speakman Drive, northwest of Flavelle Boulevard

Address: 2495 and 2505 Speakman Drive

Owner: Magnum Integrated Properties Inc.

File: H-OZ 19/010 W2

No discussion took place on this matter.

RECOMMENDATION PDC-0052-2021

Moved By Councillor K. Ras

That the report dated August 13, 2021, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 19/010 W2, Magnum Integrated Properties Inc., 2495 and 2505 Speakman Drive, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

ABSENT (2): Mayor Crombie, and Councillor P. Saito

Carried (10 to 0)

5. ADJOURNMENT - 6:48 PM (Councillor R. Starr)

Councillor Parrish noted concerns regarding the timelines of the municipal planning process and enquired how the process could be sped up. Andrew Whittemore, Commissioner, Planning & Building advised that the City is constantly striving for continuous improvement and that the Planning and Building Department had completed 2 initiatives that would cut down a few months off of the current planning process and that staff would report back.

Councillor Damerla enquired about building permit timelines and if there was a limit where developers must build in that timeline or request a new building permit. Chris Rouse, Director, Development and Design advised that building permits were currently valid for 1 year and expire after 1 year if building hasn't started.