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**Planning and Development Committee**

**Date:** November 15, 2021  
**Time:** 6:01 PM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
 300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
 And Online Video Conference

Members Present	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 George Carlson	Ward 11 (Chair)
	Councillor Carolyn Parrish	Ward 5 (ex-officio)
	Councillor Pat Saito	Ward 9 (ex-officio) departed at 6:30 PM
Members Absent	Mayor Bonnie Crombie	
	Councillor Sue McFadden	Ward 10

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**Staff Present**

Andrew Whittemore, Commissioner of Planning and Building  
 Jodi Robillos, Commissioner of Community Services  
 Graham Walsh, Deputy City Solicitor  
 Chris Rouse, Director, Development and Design  
 Jason Bevan, Director, City Planning Strategies  
 Emma Calvert, Manager, Engineering and Construction  
 Lin Rogers, Manager, Transportation Projects  
 Sharon Chapman, Manager, Parks Planning  
 Hugh Lynch, Manager, Development South  
 Stephen Stirling, Manager, Development and Design Initiatives  
 Marianne Cassin, Manager, Development Central  
 Jordan Lee, Development Planner  
 Adam Lucas, Development Planner  
 Robert Ruggiero, Development Planner  
 David Ferro, Development Planner  
 Lucas Petricca, Development Planner  
 Sacha Smith, Manager, Legislative Services and Deputy Clerk  
 Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 6:01 PM

1.1 Indigenous Land Statement

Councillor G. Carlson recited the Indigenous Land Statement.

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Planning and Development Committee Meeting Draft Minutes - November 8, 2021

Approved (Councillor M. Mahoney)

4. MATTERS CONSIDERED

4.1 PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (ALL WARDS)

Temporary Patio and Temporary Outdoor Businesses Programs.  
File: CD.21-TEMP

Jordan Lee, Development Planner provided an overview of the proposed amendments to the by-laws and the waiver of fees related to temporary outdoor patios and temporary outdoor businesses.

Committee Members enquired about the Noise Control By-law, public consultation, and outdoor retail. Mr. Lee responded to questions. Councillor S. Dasko requested that the amendments to the By-laws and the waiver of fees be extended to December 31, 2023.

RECOMMENDATION PDC-0065-2021

Moved By Councillor S. Dasko

1. That the proposed amendments to the by-laws and the waiver of fees, outlined in Appendix 4 of the report dated October 22, 2021, from the Commissioner of Planning and Building related to temporary outdoor patios and temporary outdoor businesses to allow them to operate until December 31, 2023, be approved, and that the necessary implementing by-laws be brought to a future City Council meeting.
2. That the Planning and Building Department report back on public submissions received and make recommendations on permanent regulations for patios and/or outdoor recreational/entertainment establishments.

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

ABSENT (2): Mayor Crombie, and Councillor S. McFadden

Carried (10 to 0)

4.2 PUBLIC MEETING INFORMATION REPORT (WARD 2)

Rezoning application to permit 2 one-storey industrial buildings, north of Lakeshore Road West, east side of Avonhead Road.

Address: 551 Avonhead Road

Owner: 551 Avonhead GP Inc.

File: OZ 21/007 W2

Councillor P. Saito left the meeting at 6:30 PM.

Glen Broll, GSAI provided an overview of the Rezoning application. Councillor K. Ras enquired about stormwater capture, permeable pavement, permitted uses, and traffic safety. Mr. Broll responded to questions.

The following person spoke:

1. Sue Shanly, Resident, Meadow Wood Rattray Ratepayers Association expressed concerns regarding the environment, specifically the Clarkson-Oakville Airshed. Ms. Shanly requested that the City establish an enhanced notification process and assessment for any new residents in the Clarkson Airshed area.

Councillor K. Ras requested that Ms. Shanly provide her speaking notes to her office and the Clerk's office. Councillor K. Ras also enquired about what could be done regarding environmental compliance. Chris Rouse, Director, Development and Design and Hugh Lynch, Manager, Development South responded to questions and advised that there was no environmental compliance certificate required under the zoning or building processes. Mr. Lynch further noted that staff would engage with legal with respect to the particular uses.

RECOMMENDATION PDC-0066-2021

Moved By Councillor K. Ras

That the report dated October 22, 2021 from the Commissioner of Planning and Building regarding the application by 551 Avonhead GP Inc. to permit 2 one storey industrial buildings, under File OZ 21/007 W2, 551 Avonhead Road, be received for information.

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

ABSENT (3): Mayor Crombie, Councillor S. McFadden, and Councillor P. Saito

Carried (9 to 0)

#### 4.3 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Mississauga Official Plan Amendment for the Lakeshore Road East Corridor.  
File: CD.03-LAK W1

Robert Ruggiero, Development Planner provided an overview of the draft Mississauga Official Plan Amendment for the Lakeshore Road East Corridor.

Committee Members engaged in discussion and enquired about the following:

- Identification of a core area that staff are looking to preserve;
- Applications currently in the queue;
- The impact on the Mississauga Bus Rapid Transit (BRT);
- Lawyers letters received;
- Expansion of the flood plane on the easterly boundary;
- 45 degree angular plane and transition setback; and
- Affordable housing.

Andrew Whittemore, Commissioner, Planning and Building, Chris Rouse, Director, Development and Design, and Mr. Ruggiero responded to questions.

The following persons spoke:

1. Deborah Goss, Resident, Lakeview Ratepayers Association noted concerns with height and density and noted support for the community engagement process.
2. Leo Longo, Aird & Berlis LLP spoke to the written correspondence he submitted setting out his clients concerns and objections regarding the draft Official Plan Amendment. Mr. Longo further noted that staff look into mediation with his client. Graham Walsh, Deputy City Solicitor advised that he would follow up on this file.
3. Boris Rosolak, Resident spoke to the 45 degree angular plane and the transition from 4-8 storeys. Mr. Rosolak further noted concerns with intensification.

Councillor S. Dasko spoke to the community engagement process and directed Planning Staff to look into factoring the mechanical rooms into the building heights. Mr. Whittemore responded that staff would report back to the Councillor.

RECOMMENDATION PDC-0067-2021

Moved By Councillor S. Dasko

1. That the report titled “Mississauga Official Plan Amendment for the Lakeshore Road East Corridor” dated October 21, 2021 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the Public Meeting held on November 15, 2021 to consider the report titled “Mississauga Official Plan Amendment for Lakeshore Road East Corridor” dated October 21, 2021, from the Commissioner of Planning and Building, be received.

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

ABSENT (3): Mayor Crombie, Councillor S. McFadden, and Councillor P. Saito

Carried (9 to 0)

4.4 PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan Amendment and Rezoning applications to permit 6 townhomes, northwest of Lakeshore Road West and Lorne Park Road, at Albertson Crescent and Bramblewood Lane.

Address: 1110 Lorne Park Road

Owner: Jacan Construction Ltd. (LJM Developments)

File: OZ 19/006 W2

David Ferro, Development Planner provided an overview of the Official Plan Amendment and Rezoning applications.

The following person spoke:

1. Franz Kloibhofer, A.J. Clarke & Associates noted support for the proposed recommendation.

Councillor K. Ras enquired about concerns from residents regarding drainage and stormwater issues. Mr. Ferro responded to questions.

RECOMMENDATION PDC-0068-2021

Moved By Councillor K. Ras

1. That the applications under File OZ 19/006 W2, Jacan Construction Ltd. (LJM Developments), 1110 Lorne Park Road to amend Mississauga Official Plan to **Residential Medium Density** and **Greenlands**; to change the zoning to **H-RM5-60** (Street Townhouses) and **G2** (Greenlands) to permit 6 street townhouses, be approved subject to the conditions referenced in the staff report dated October 22, 2021 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **H-RM5-60** (Street Townhouses) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated October 22, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.

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

ABSENT (3): Mayor Crombie, Councillor S. McFadden, and Councillor P. Saito

Carried (9 to 0)

4.5 PUBLIC MEETING INFORMATION REPORT (WARD 4)

Official Plan Amendment and Rezoning applications to permit two 45 storey and one 37 storey apartment buildings with ground floor commercial uses, southwest corner of Eglinton Avenue West and Hurontario Street.

Address: 30 Eglinton Avenue West

Owner: 30 Eglinton Avenue West Limited (c/o Crown Property)

File: OZ 21/002 W4

David Sajecki and Michi McCloskey, Sajecki Planning provided an overview of the Official Plan Amendment and Rezoning applications.

The following persons spoke:

1. Doug Colling, Resident expressed concerns regarding density, and traffic impacts.

2. Yazan Al-Naib, Resident expressed concerns regarding traffic impacts, height, and community engagement.
3. Julian Murray, Resident expressed concerns regarding traffic impacts, noise pollution, loss of privacy, loss of daylight, increased density, and lack of green space.
4. Ka Yipng Tor Mr Law, Resident expressed concerns regarding parking, traffic impacts, lack of fire stations, and lack of schools in the area

Adam Lucas, Development Planner responded to questions and Lin Rogers, Manager, Transportation Projects responded to traffic related questions. Committee Members expressed concerns with the proposed development regarding height, density and traffic impacts.

RECOMMENDATION PDC-0069-2021

Moved By Councillor J. Kovac

That the report dated October 22, 2021, from the Commissioner of Planning and Building regarding the applications by 30 Eglinton Avenue West Limited (c/o Crown Property) to permit two 45 storey and one 37 storey apartment buildings with ground floor commercial uses, under File OZ 21/002 W4, 30 Eglinton Avenue West, be received for information.

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

ABSENT (3): Mayor Crombie, Councillor S. McFadden, and Councillor P. Saito

Carried (9 to 0)

5. ADJOURNMENT – 9:41 PM (Councillor C. Parrish)