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## Planning and Development Committee

**Date:** May 9, 2022  
**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 Chris Fonseca	Ward 3
	Councillor John Kovac	Ward 4
	Councillor Ron Starr	Ward 6 (Vice-Chair)
	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 Mullin	Ward 2 (ex-officio)
Members Absent	Mayor Bonnie Crombie	
	Councillor Dipika Damerla	Ward 7 (Leave of Absence)
	Councillor Pat Saito	Ward 9 (ex-officio)

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### Staff Present

Andrew Whittemore, Commissioner, Planning & Building  
 Shari Lichterman, Commissioner, Corporate Services & CFO  
 Chris Rouse, Director, Development & Design  
 Jason Bevan, Director, City Planning Strategies  
 Emma Calvert, Manager, Engineering and Construction  
 Graham Walsh, Deputy City Solicitor  
 Ryan Au, Traffic Planning Coordinator  
 Sangita Manandhar, Team Leader, Park Assets  
 Jeremy Blair, Manager, Transportation Infrastructure Management  
 Bashar Al-Hussaini, Planner  
 Christian Binette, Planner  
 Romas Juknevicus, Project Leader, Planning Programs  
 Luisa Galli, Manager, Planning  
 Sacha Smith, Manager, Legislative Services & Deputy Clerk  
 Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 6:01 PM
2. INDIGENOUS LAND STATEMENT  
Councillor G. Carlson recited the Indigenous Land Statement.
3. DECLARATION OF CONFLICT OF INTEREST - Nil
4. MINUTES OF PREVIOUS MEETING - Nil
5. MATTERS CONSIDERED (AFTERNOON SESSION) - Nil
6. MATTERS CONSIDERED (EVENING SESSION)
- 6.1 PUBLIC MEETING INFORMATION REPORT (ALL WARDS)

City-Wide Major Transit Station Area Study - Draft Official Plan Amendment  
File: LA.07-CIT

Bashar Al-Hussaini, Planner provided an overview of the Draft Official Plan Amendment. Committee Members engaged in discussion regarding height requirements, the Ministry of Environments role, density targets, shadow impacts, and the floodplain in the Dixie and Dundas area at the Etobicoke boarder. Mr. Al-Hussaini and Jason Bevan, Director, City Planning Strategies responded to questions.

The following person spoke:

1. Peter Gross, Gowling WLG LLP requested a pre-consultation meeting with Ahmed Developments Inc. regarding the proposed 9 storey limit in this area before the Official Plan Amendment is approved.

Andrew, Whittemore, Commissioner, Planning and Building responded to questions. Councillor S. Dasko directed planning staff to have an informal discussion with Ahmed Developments Inc.

RECOMMENDATION PDC-0040-2022

Moved By Councillor S. Dasko

1. That the report titled “City-Wide Major Transit Station Area Study - Draft Official Plan Amendment” dated, April 14, 2022, from the Commissioner of Planning and Building, and any submissions received at the public meeting held on May 9, 2022, be received for information.
2. That 1 oral submission be received.

YES (9): Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , Councillor C. Parrish, and Councillor P. Mullin

ABSENT (3): Mayor Crombie, Councillor D. Damerla, and Councillor P. Saito

Carried (9 to 0)

6.2 PUBLIC MEETING INFORMATION REPORT (WARDS 4 and 7)

Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Draft Official Plan Amendment and Built Form Standards

File: CD.03-DOW

Christian Binette, Planner provided an overview of the Draft Official Plan Amendment and Built Form Standards.

The following persons spoke:

1. Mary Ellen Bench, Dentons Canada LLP spoke on behalf of Bronte College with respect to the implications of the proposed draft official plan amendment. Ms. Bench noted her client would like to remain in this location, is supportive of the Residential High Density designation, and requested that the subject property have far greater height potential than the proposed maximum 12 storey height limit.
2. Larry Lindsay, Resident expressed concerns regarding the built form standards, transitional plane, height, shadowing, flooding and the impact to the existing character of Burdock Place.
3. Glen Broll, GSAI spoke on behalf of Equity Three Holdings Inc. and spoke to the built form standards and the 25 storey height restriction. Mr. Broll advised that his client currently has an application in for 35 storeys and noted concerns for the maximum height restriction, minimum 3 storeys of non-residential uses and whether new protected Major Transit Station Area policies will impact the processing of development applications currently under review.
4. Robin Vanderfleet, Resident spoke to the importance of ensuring affordable housing and inclusionary zoning.
5. Richard Paciorek, Resident expressed concerns regarding height, privacy, security, shadowing and flooding.

Councillor J. Kovac requested clarity on the City's plan for growth with the proposed policies. Mr. Binette, Andrew Whittemore, Commissioner, Planning & Building and Jason Bevan, Director, City Planning Strategies responded to questions.

RECOMMENDATION PDC-0041-2022

Moved By Councillor C. Parrish

1. That the corporate report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Draft Official Plan Amendment and Built Form Standards” dated April 14, 2022, from the Commissioner of Planning and Building and any submissions made at the public meeting held on May 9, 2022, be received for information.
2. That 5 oral submissions be received.

YES (8): Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , Councillor C. Parrish, and Councillor P. Mullin

ABSENT (4): Mayor Crombie, Councillor R. Starr, Councillor D. Damerla, and Councillor P. Saito

Carried (8 to 0)

7. ADJOURNMENT - 7:45 PM (Councillor C. Fonseca)