



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MAY 4, 2015

7:00 P.M

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Vacant	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8 (Chair)
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department
Ms. Lesley Pavan, Director, Development and Design Division
Mr. Andrew Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning
Division
Ms. Marcia Taggart, Legal Services
Mr. Chris Rouse, Manager, Development North, Development and
Design Division
Mr. Steve Barrett, Manager, Transportation & Asset Management,
Transportation and Works Department
Mr. Darren Morita, Manager, Development Engineering,
Transportation and Infrastructure Planning Division
Mr. Eric Lucic, Team Leader Park Assets, Parks & Forestry Division
Ms. Lauren Eramo-Russo, Development Planner
Ms. Stephanie Segreti, Development Planner
Mr. Michael Hynes, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – May 4, 2015**CALL TO ORDER**

Councillor Mahoney called the meeting to order at 7:01 p.m.

Councillor Mahoney noted that any written submissions pertaining to this evening's agenda have been submitted to the Planning and Building Department and are now part of the Public Record and preserves the right to appeal at the Ontario Municipal Board.

DECLARATIONS OF CONFLICT OF INTEREST

Nil

APPROVAL OF MINUTES

- (a) The Minutes of the Planning and Development Committee Meeting held on April 13, 2015, were approved as presented.

APPROVED (Councillor R. Starr)

- (b) Councillor Mahoney noted the following addition to the approved Minutes of the Planning and Development Committee Meeting held on March 23, 2015 under Item 3 entitled "*Applications to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys at 2550 and 2560 Eglinton Avenue West, Owner: Daniels HR Corporation – File: OZ 13/005 W8*":

"The community voiced opposition to the approval of the rezoning to allow commercial operations on the first 3 storeys of the 17 storey mixed use building at 2550 and 2560 Eglinton Avenue West, under File OZ: 13/005 W8."

The Minutes of the Planning and Development Committee Meeting held on March 23, 2015 were approved as amended.

APPROVED (Councillor N. Iannicca)

MATTERS TO BE CONSIDERED

1. Application to remove an "H" Holding Symbol, 3600 Thomas Street, Southwest corner of Thomas Street and Tenth Line West
Owner/Applicant: City of Mississauga
File: CD.21.TH0 (Ward 10)

Councillor McFadden moved the following motion which was voted on and carried:

PDC-0024-2015

1. That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File CD.21.THO, City of Mississauga, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.
2. That the Commissioner of Corporate Services be authorized to sign an Owner Certification Statement in order to file a Record of Site Condition for the subject lands with the Ministry of Environment and Climate Change (MOECC).
File: CD.21.THO

ADOPTED – (Councillor S. McFadden)

File: CD.21.THO (Ward 10)

2. RECOMMENDATION REPORT

Applications to permit 7 detached dwellings, 6155 Ninth Line and Blocks 220, 221 and 228 on Plan 43M-1457, Southeast corner of Ninth Line and Osprey Boulevard
Owner: Centreville Homes (Ninth Line) Inc.
Files: OZ 13/015 W10 and T-M13005 W10

Councillor McFadden moved the following motion which was voted on and carried:

PDC-0025-2015

That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/015 W10 and T-M13005 W10, Centreville Homes (Ninth Line) Inc., 6155 Ninth Line and Blocks 220, 221 and 228 on Plan 43M-1457, southeast corner of Ninth Line and Osprey Boulevard, be adopted in accordance with the following:

1. That the application to change the Zoning from "R1" (Residential - Detached Dwellings – Typical Lots) and "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "R7-Exception" (Residential – Detached Dwellings – Shallow Lots) and "B" (Buffer) to permit a plan of subdivision for seven (7) detached dwellings and a buffer block in accordance with the proposed revised zoning standards described in Appendix R-9 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision under File T-M13005 W10 be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory

arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel District School Board not apply to the subject lands.

2. That the City initiated request to change the zoning for City owned Block 228 on Plan 43M-1457 from "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "B" (Buffer) to permit a buffer block be approved.
3. That the draft plan of subdivision under file T-M13005 W10, be recommended for approval subject to the conditions contained in Appendix R-10.
4. 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 36 months of the Council decision.

ADOPTED – (Councillor S. McFadden)

Files: OZ 13/015 W10 and T-M13005 W10

3. **RECOMMENDATION REPORT**

Applications to permit the replacement of three existing 3 storey rental apartment buildings with three rental apartment buildings with heights of 17, 18 and 19 storeys, 2700 Aquitaine Avenue, South side of Aquitaine Avenue, east of Glen Erin Drive
Owner: 7838794 Canada Inc. (c/o Carttera Private Equities Inc.)
File: OZ 13/013 W9

Michael Hynes, Development Planner, noted an amendment on page 3.3, fifth bullet, in the Corporate Report dated April 14, 2015 with respect to the number of units per hectare which should read as follows: "*Number of units per hectare reduced from 190 units/hectare (77 units/acre) to 152 units/hectare (61 units/acre)*". He then gave an overview of the proposed development.

Councillor Saito asked whether the owner of the property appealed the intensification policies of the City at the time they were put in place. Mr. Hynes responded that the owner did not appeal the four storey maximum height limits and intensification policies.

Jim Levac, Glen Schnarr & Associates Inc., spoke on behalf of the Owner, 7838794 Canada Inc. He noted that the City's decision has been appealed to the Ontario Municipal Board (OMB) for a November hearing date. Mr. Levac said that it took almost a year for staff to comment on the developer's revisions made on April 10, 2014 which reduced the height of the build and unit count by 122 units. They have not had enough time to review staff comments or discuss with staff issues such as shadowing and tree removal. He said that the provincial Places to Grow Plan supports the concept of smart growth and intensification which optimizes use of existing hard and soft services in the area. Mr. Levac stated that the proposed

development would not bring in the type of density seen in the city centre or other community nodes in Mississauga. With respect to the Mississauga Official Plan, Mr. Levac noted that it does not prohibit or restrict intensification proposals outside a designated node to a four storey maximum height where it is considered to be compatible in built form and scale with what surrounds it. Mr. Levac stated further that the site has the attributes to support the strong demand for purpose built rental housing.

The following persons made oral submissions against the development citing concerns with the density; further increase in density will have a detrimental impact on services and result in deterioration of quality of life; traffic congestion; the proposed development does not comply with the City's Zoning By-laws or the Official Plan; what guarantee is there that the units will be maintained and not left in a state of disrepair like the current ones; what assurances are there that the rental properties will not be converted into condos; the impact on the surrounding environment; and this development will create a precedence:

- (a) Eva Junco, Resident, read her letter to the OMB dated May 4, 2015, opposing the proposed development;
- (b) Al Cormier;
- (c) Michael Braid, Bent Oak Circle Community;
- (d) Heather Westerby

In response to Councillor Ras's question about the displacement of the current renters, Mr. Levac advised that since the conception of the project in 2012, rental vacancies that have been occurring have not been filled.

Mr. Levac noted that the properties are owned by a pension fund who is not legally allowed to sell units and therefore cannot convert to condominiums. With respect to the environmental impact, Mr. Levac stated that an Environmental Impact Study showed that the proposed development would not impact the environment.

Councillor Saito stated that the community is very concerned about the proposed development. She said Meadowvale will take its share of density and intensification in areas approved for it such as the Meadowvale Town Centre, but this land is not in the intensification node. Councillor Saito said that Council and staff are aware of the province's Places to Grow Plan. She said that if the City goes beyond what has already been designated for intensification, then it is not upholding its own policies. Councillor Saito expressed support for the staff recommendation to refuse the applications and noted that this is the first time she has had a project in her Ward go to the OMB. She also lauded the residents who have signed up to be part of the OMB hearing. Councillor Saito said that this development will negatively impact the wildlife and the environment around Lake Aquitaine which is a federal fishery and on which a lot of money has been spent by the Credit Valley Conservation Authority to revitalize. She noted that construction will be in phases and will take 9 years to complete, and that the residents who live in this complex are also very concerned

about this application. Councillor Saito stated that Meadowvale has rental vacancies and is not in dire need of the amount of rental properties proposed.

Councillor Saito moved the following motion which was voted on and carried:

PDC-0026-2015

That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending the applications under file OZ 13/013 W9, 7838794 Canada Inc. (c/o Carttera Private Equities Inc.), 2700 Aquitaine Avenue, south side of Aquitaine Avenue, east of Glen Erin Drive, be adopted in accordance with the following:

1. That the application to amend the Official Plan from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" to permit the replacement of three existing, 3 storey rental apartment buildings with rental apartment buildings with heights of 17, 18 and 19 storeys, be refused.
2. That the application to change the Zoning from "RA4-32" (Apartment Dwellings-Exception) to "RA5-Exception" (Apartment Dwellings – Exception) to permit the replacement of three existing, 3 storey rental apartment buildings with 17, 18 and 19 storey rental apartment buildings, be refused.
3. That Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants, to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with the applications, in support of the recommendations outlined in the report dated April 14, 2015.
4. In the event that the OMB renders a decision on the applicant's appeals that result in an increase in height or density beyond what is existing on the site, that Legal Services staff be directed to request the OMB to impose a requirement that the applicant provide community benefits, in accordance with Section 37 of the *Planning Act* and the City Corporate Policy and Procedure on Bonus Zoning, and to request the OMB to withhold its Order pending notification by the City and the applicant that a Section 37 Agreement has been reached between the parties.
5. That the letter from Humberto and Eva Junco dated May 4, 2015, Residents, to the OMB opposing the proposed development, be received.

RECEIVED – (Councillor P. Saito)
File: OZ 13/013 W9

ADJOURNMENT – 7:45pm (Councillor N. Iannicca)