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(Approved October 26, 2015)

## Planning and Development Committee

### Date

October 5, 2015

### Time

7:00 p.m.

### Location

Council Chambers

### Members Present

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Karen Ras	Ward 2
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10

### Members Absent

Councillor Jim Tovey	Ward 1 (Other Municipal Business)
Councillor Chris Fonseca	Ward 3 (Personal)
Councillor Pat Saito	Ward 9 (Personal)

### Find it online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

**Staff Present**

Ms. Lesley Pavan, Director, Development & Design Division

Mr. Andrew Whittemore, Director, Policy Planning Division

Mr. Hugh Lynch, Acting Manager, Development North

Mr. Ray Poitras, Manager, Development South

Ms. Michal Minkowski, Legal Services

Ms. Marianne Cassin, Manager, Development Central

Mr. Steve Barrett, Manager, Transportation & Asset Management

Mr. Darren Morita, Manager, Development Engineering, Transportation & Infrastructure Planning Division

Mr. Eric Lucic, Team Leader, Parks & Forestry Division

Mr. Jonathan Famme, Development Planner

Ms. Aiden Stanley, Development Planner

Mr. Michael Hynes, Development Planner

Ms. Mumtaz Alikhan, Legislative Coordinator

Ms. Karen Morden, Legislative Coordinator

1. CALL TO ORDER

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

Councillor Carlson noted that any written submissions pertaining to today'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. He then read the Statement as per the Planning Act pertaining to two statutory public meetings – Items 4.1 and 4.2

2. DECLARATION OF CONFLICT OF INTEREST – Nil.

3. MINUTES OF PREVIOUS MEETING

The Minutes of the Planning and Development Committee Meeting held on September 21, 2015, were approved as presented.

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

4.1 PUBLIC MEETING/RECOMMENDATION

Applications to permit an increase in the number of units within two apartment buildings and to add fourteen horizontal multiple townhouse dwellings, 630 - 670 Courtney Valley Road, Southwest corner of Eglinton Avenue West and Mavis Road  
Applicant: Southlawn Developments Inc.  
File: OZ 13/001 W6

Jonathan Famme, Development Planner, provided an overview of the Applications and indicated that the item is both the public meeting and recommendation report.

The following persons made oral submissions against the development, citing concerns with increased volume of traffic; pedestrian safety for those crossing Eglinton Avenue to get to the shopping plaza with many accidents already occurring in the area; the increased number of units proposed; safety of children; Courtney Valley Road is narrow and there is no sidewalk for at least 50 metres on both sides; currently there exists a blind spot between Sandford Farm Drive and Stargazer Drive intersection; proponent is not providing adequate parking which will result in overflow on the streets; park system already busy; a 4 way stop at Sandford Farm Drive and Stargazer Drive is needed; timing of construction from start to finish:

Margaret Sanders, Board President of Peel Standard Condominium 855;  
Rashid Jama;  
Ed Hill;

Martina Wood;  
Blanc Collat (?);  
Fawzia Jama;  
Heather Cripps

With respect to the school accommodation, Mr. Famme advised that both the Peel District School Board and the Dufferin-Peel Catholic District School Board are satisfied with the current provision of education facilities. As far as the reduction in parking standard for the proposed development, Mr. Famme advised that it is based on the location and experience with other similar condominium buildings. Mr. Famme said that the timing of the construction is difficult to predict.

Councillor Starr said that the original application was approved in 2007 and that the Zoning By-law has been in place for 22 years. He said this matter has been ongoing for a long time and staff have come up with a best compromise for the Ontario Municipal Board (OMB) Hearing. He noted that traffic is a universal problem, however he will review the concerns with respect to the intersection at Sandford Farm Drive and Stargazer Drive to see if safety features are warranted.

Councillor Iannicca and Councillor Parrish commented that residential intensification is a reality in a high density node and this application is a much better plan with a smaller footprint than the original one approved in 2007.

Councillor Starr encouraged residents to provide input for consideration prior to the OMB Hearing to his office or the Planning and Building Department.

In response to a resident's questions regarding the possibility of a subway along Eglinton Avenue, Mayor Crombie invited residents to provide input at the Transportation Summit called *Mississauga Moves* on November 9, 2015.

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

**PDC-0056-2015**

That the Report dated September 15, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/001 W6, Southlawn Developments Inc., 630 - 670 Courtney Valley Road, be adopted in accordance with the following:

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Municipal Board hearing on the subject applications in support of the recommendations outlined in the report dated September 15, 2015, that concludes that the proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved subject to the provisions outlined in Appendices 9 and 10.

2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the Ontario Municipal Board hearing process, and if necessary, enter into minutes of settlement related to the appeals on the subject lands in accordance with the recommendations of this report.

**ADOPTED** (Councillor R. Starr)

File: OZ 13/001 W6

#### 4.2 PUBLIC MEETING

Information Report on Applications to permit retail commercial uses and the existing Warehouse/Distribution Centres and Gas Recovery Building, 5855 Terry Fox Way, 950 Plymouth Drive and 850 Matheson Boulevard West, northeast corner of Matheson Boulevard West and Terry Fox Way  
Applicant: Orlando Corporation and Stevron Holdings Limited  
File: OZ 13/003 W6

Maurice Luchich, Senior Partner, Glen Schnarr & Associates Inc. provided an overview of the Applications.

Councillor Ras commented that valuable employment lands are being lost forever to retail and residential uses.

Councillor Starr moved the following motion with a notwithstanding clause, which was voted on and carried:

#### **PDC-0057-2015**

That the report dated September 15, 2015 from the Commissioner of Planning and Building regarding the applications by Orlando Corporation and Stevron Holdings to permit retail commercial uses and the existing warehouse/distribution centres and gas recovery building under File OZ 13/003 W6, at 5855 Terry Fox Way, and 950 Plymouth Drive and 850 Matheson Boulevard West, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

**RECEIVED** (Councillor R. Starr)

File: OZ 13/003 W6

#### 4.3 RECOMMENDATION REPORT

Applications to permit a 25 storey apartment building and 3 storey horizontal multiple townhouse dwellings, 180 and 190 Webb Drive, South side of Webb Drive, east of the unopened Palgrave Road allowance and south of the proposed Main Street (now called The Exchange)

Applicant: Baif Developments Limited

File: OZ 12/007 W7

Michael Hynes, Development Planner, provided an overview of the Applications.

In response to Councillor Iannicca, Mr. Hynes confirmed that Palgrave Road will not be opened up to vehicular traffic and will remain a pedestrian corridor, and the proposed townhouse dwellings will act as a buffer for the adjacent single family detached dwellings to achieve transition.

The following persons made oral submissions citing concerns with storm water mitigation measures and not just management; noise spilling into backyards from the playground; allow for resident input with respect to green initiatives; school kids using backyards rather than sidewalks to walk to and from schools; the lot is overgrown with noxious weeds and needs a clean-up; overflow visitor parking on Webb Drive as insufficient visitor parking is proposed:

Bea Mabbott;

Sandra (?);

Toni James, President, Peel Condominium Corporation;

Ed Hill;

Joseph Vion(?);

Alexander Taylor;

Stacey Mabbott;

Gilbert DeSousa

Councillor Iannicca stated that when the application for a development on Webb Drive comes before the Committee, this will complete Webb Drive to link up with Kariya Drive in three to five years. He also noted that his requests to the Peel District School Board that the Fairview Public School should have access from Webb Drive and not Palgrave Road have been futile to-date, but he will persevere. He said a collective effort is also needed to pursue this further with the School Board.

Councillor Iannicca advised that he will have a meeting with the residents abutting the proposed development to discuss site plan issues such as buffers, landscaping and the playground.

Councillor McFadden suggested to the residents to write and delegate to the Peel District School Board regarding their concerns with the school children cutting through backyards and congregation, as well as to contact Safe City Mississauga to start a neighbourhood watch.

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

**PDC-0058-2015**

That the Report dated September 15, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/007 W7, Baif Developments Limited, 180 and 190 Webb Drive, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan from Residential High Density to Residential High Density – Special Site to permit horizontal multiple townhouse dwellings in addition to apartments, be approved.
2. That the application to change the Zoning from D (Development) to H-RA5-Exception (Apartment Dwellings – Exception) to permit a 25 storey apartment building and 3 storey horizontal multiple townhouse dwellings be approved subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
  - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
3. That the “H” Holding symbol is to be removed from the H-RA5-Exception (Apartment Dwellings-Exception) zoning applicable to the subject lands, by further amendment, upon confirmation that the applicant has:
  - (a) Made satisfactory arrangements with Enersource for connection to a new proposed hydro substation on nearby lands;
  - (b) Delivered an executed development agreement and servicing agreement in a form satisfactory to the City of Mississauga including, but not limited to, the following:
    - (i) The design of Webb Drive abutting the property; and
    - (ii) Detailed landscape plans for the unopened Palgrave Road right-of-way.

4. In the event these applications are approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the Planning Act and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
5. 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 N. Iannicca)

File: OZ 12/007 W7

**ADJOURNMENT** – 8:34 pm (Councillor J. Kovac)