

Planning and Development Committee

Date

October 26, 2015

Time

7:00 p.m.

Location

Council Chambers

Members Present

Councillor George Carlson	Ward 11 (Chair)
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5 (Left at 9:06 pm)
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10

Members Absent

Mayor Bonnie Crombie	(Other Municipal Business)
Councillor Pat Saito	Ward 9 (Other Municipal Business)

Find it online

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

Staff Present

Mr. Ed Sajecki, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Andrew Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Ray Poitras, Manager, Development South
Mr. Hugh Lynch, Acting Manager, Development North
Mr. Raj Kehar, Legal Services
Ms. Marianne Cassin, Manager, Development & Design 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
Ms. Mila Yeung, Development Planner
Mr. David Ferro, Development Planner
Mr. Jonathan Famme, Development Planner
Ms. Lauren Eramo-Russo, Development Planner
Mr. Ben Phillips, Development Planner
Ms. Eva Kliwer, Policy Planner
Mr. Paul Stewart, Policy Planner
Ms. Lisa Christie, Zoning By-law Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Diana Haas, Council Support Assistant

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 three statutory public meetings – Items 4.1, 4.2 and 4.3.

2. DECLARATION OF CONFLICT OF INTEREST – Nil.

3. MINUTES OF PREVIOUS MEETING

The Minutes of the Planning and Development Committee Meeting held on October 5, 2015, were approved as presented.

APPROVED (Councillor M. Mahoney)

4. MATTERS TO BE CONSIDERED

4.1 PUBLIC MEETING

Information Report on Application to permit business employment uses, 6900 Dixie Road, west side of Dixie Road, south of Derry Road East
Applicant: Leonard Regina, Joan Pighin and Michelle Regina
File: OZ 15/001 W5

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

PDC-0059-2015

That the Report dated October 2, 2015, from the Commissioner of Planning and Building regarding the application by Leonard Regina, Joan Pighin and Michelle Regina to permit Business Employment uses under File OZ 15/001 W5, at 6900 Dixie Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

RECEIVED (Councillor C. Parrish)

File: OZ 15/001 W5

4.2 PUBLIC MEETING

Information Report on Application to permit additional industrial uses, 388 Hazelhurst Road, west side of Hazelhurst Road, north of Lakeshore Road
Applicant: 388 Hazelhurst Road LP
File: OZ 15/004 W2

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

PDC-0060-2015

That the report dated October 2, 2015, from the Commissioner of Planning and Building regarding the application by 388 Hazelhurst Road LP to permit additional industrial uses under File OZ 15/004 W2, at 388 Hazelhurst Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

RECEIVED (Councillor K. Ras)
File: OZ 15/004 W2

4.3 PUBLIC MEETING

Information Report on Applications to permit two apartment buildings (32 and 25 storeys) consisting of 545 units with retail commercial uses at grade, and 49 back to back townhouse units within four blocks, 2114, 2124 and 2130 Hurontario Street and 2095, 2107, 2113, 2121, 2129, 2137 and 2143 Grange Drive, west side of Hurontario Street, north of Harborn Road
Applicant: Gordon Woods Development Limited
File: OZ 12/003 W7

David McComb, President and Chief Executive Officer, Edenshaw Developments Ltd., and Mansoor Kazerouni, IBI Group provided an overview of the Applications.

Councillor Iannicca stated that this matter is for information only and a decision will not be made tonight. He advised that he will be hosting an informal session for residents, the ratepayers associations and the Trillium Health Care Centre (Hospital), so that staff from the Planning and Building Department and Transportation Department can provide information and clarity as it relates to the Light Rapid Transit (LRT) and the associated changes it will bring to the area.

The following persons made oral submissions against the development, citing concerns with: traffic is a major concern, with total gridlock unless an alternative is found; emergency vehicles cannot get through and Hurontario Street will be reduced to two lanes each way for the LRT; pedestrian safety and traffic backups; Queen Elizabeth Way ramp will be jammed; why have an Official Plan and Zoning when you are going to change it anyway; 100 year old trees have already been lost despite being under application; the possible damage to the water table; neighbourhood character is important and prefer transitional buildings instead of high rises; trees being cut down; protection of wildlife; lack of detailed traffic studies; children's safety will be compromised because of construction and traffic; Grange Drive is already a huge parking lot; detailed environmental studies to protect the flora and fauna are

needed; the project is way too massive for Grange Drive; traffic in the area is dangerous and with 600 more cars coming in will further increase the danger, the development should conform to the area's Secondary Plan:

- (a) Don Stewart;
- (b) Sharon Giraud, President, Gordon Woods Homeowners Association;
- (c) Raif Barbaros;
- (d) Anita Khanna and J. Khanna;
- (e) Jona Sanda (?);
- (f) Angie Christopolous;
- (g) R. Mutrik(?);
- (h) Ted M.(?);
- (i) Alan Campbell

The following persons made oral submissions in favour noting that with the advent of the LRT such developments are attractive and valuable alternatives for people wishing to live in a walkable environment with easy connection to downtown Toronto and Square One Shopping Centre; living at a higher elevation provides more serenity and enjoyable views; positive for businesses wishing to attract employees who want to live and work in the same area; intensification is an important part of the LRT corridor; hospital is finding it difficult to attract and retain qualified professionals for lack of quality yet affordable community living:

- (a) Jordan Leffler(?);
- (b) Shawn Donovan;
- (c) Deanne McColm, read a letter from Dr. Geoff Puley;
- (d) Ed Hakim

Councillor Iannicca stated that the public information session he will be hosting will speak to the residents' fundamental questions and concerns they have expressed. He noted that density will be doubling in the next 15 years because of the provincial mandate to have intensification corridors, and ultimately, if Council refuses the application, a decision will be made by the Ontario Municipal Board.

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

PDC-0061-2015

That the report dated October 2, 2015 from the Commissioner of Planning and Building regarding the applications by Gordon Woods Development Limited to permit two apartment buildings (32 and 25 storeys) consisting of 545 units with retail commercial uses at grade, and 49 back to back townhouse units within four blocks under file OZ 12/003 W7, at 2114, 2124 and 2130 Hurontario Street and 2095-2143 Grange Drive, be received for information.

RECEIVED (Councillor N. Iannicca)
File: OZ 12/003 W7

4.4 City Initiated Lifting of the 'H' Application for the Marina Parkland (Ward 1)
File: CD.21.FRO

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

PDC-0062-2015

That the Report dated October 2, 2015, from the Commissioner of Planning and Building recommending approval of the removal of the H holding symbol application, under File CD.21.FRO, City of Mississauga, Marina Park (P-112), 15 Front Street South, east side of Front Street South, south of Lakeshore Road West, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

ADOPTED (Councillor J. Tovey)

File: CD.21.FRO

Councillor Parrish left the meeting at 9:06 p.m.

4.5 RECOMMENDATION REPORT

Applications to permit an 8 storey, 170 unit rental retirement apartment building, an 8 storey, 139 unit apartment building, 16 townhouses and street level retail commercial uses, 266-194 Lakeshore Road West, 125-143 High Street West, 7 Benson Avenue and 5 Benson Avenue, north side of Lakeshore Road West, east of Benson Avenue
Applicant: High Benson Holdings Inc.
File: OZ 13/016 W1

Ben Phillips, Development Planner, provided an overview of the Applications.

Councillor Tovey noted the lack of a traffic light at the intersection of Benson Avenue and Lakeshore Road West and said it was essential that it be included as part of the proposed project.

The following persons made oral submissions in support of the development, noting that the proposed adult lifestyle community will provide the options when healthcare requirements are demanded for residents that wish to remain in Port Credit as they age; the proposed development is well designed and not too high; positive economic impact on the businesses in the area and approximately 120 new jobs will be created; such a development is a necessity in the area;

- (a) Ron Duquette;
- (b) Tommy Donnelly, Brogue Inn;
- (c) Pat Anderson;
- (c) Ellen Timms, Port Credit Business Improvement Association
- (d) John Bozzo;
- (e) John Fraser

The following persons made oral submissions against the development citing concerns with increased traffic; the height and density proposed; the proposed development will be backing on to single family residences; negative impact on

emergency services; the site is too small for such a massive development in Indian Heights; will set a precedence for other developers if the Local Area Plan is not adhered to; that any community benefits derived from the proposed development be invested exclusively in Indian Heights since it will bear the impact and aggravation if the application proceeds; development does not blend in with the area; overflow traffic from Lakeshore Road and Mississauga Road:

- (a) Mary Simpson, President, Town of Port Credit Association;
- (b) Chris Mackie, President, Cranberry Cove Ratepayers Association;
- (c) James Peto;
- (d) Annamaria Dubek;
- (e) Peter Odomak;
- (f) Pamela S;
- (g) Barbara Pickett;
- (h) Dorothy Tomiuk, Town of Port Credit Association

Councillor Tovey moved the following motion, as amended, which was voted on and carried:

PDC-0063-2015

That the Report dated October 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/016 W1, High Benson Holdings Inc., 266-294 Lakeshore Road West, 125-143 High Street West and 5-7 Benson Avenue, be adopted, as amended, in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from Residential Low Density II, Mixed Use, Mixed Use – Special Site 28 and Mixed Use – Special Site 38 to Mixed Use – Special Site to permit retirement dwelling units, apartment dwelling units, townhouses and street level commercial uses consistent with the provisions outlined in Appendix 1 (I-9) be approved.
3. That the application to change the Zoning from RM7 (Detached, Semi-Detached, Duplex and Triplex Dwellings), C4 (Mainstreet Commercial) and C4-17 (Mainstreet Commercial) to H-C4-Exception (Mainstreet Commercial with Holding Provision) to permit retirement dwelling units, apartment dwelling units, townhouses and street level commercial uses in accordance with the proposed revised zoning standards described in Appendix 6 of this report, 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) 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 Peel District and the Dufferin-Peel Catholic District School Boards not apply to the subject lands.

4. That the "H" Holding Provision is to be removed from the H-C4-Exception (Mainstreet Commercial with Holding Provision) zoning applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated October 2, 2015, from the Commissioner of Planning and Building, have been satisfactorily addressed.
5. In the event these applications are approved by Council and that a further amendment to remove the "H" Holding Symbol be applied for, 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 report outlining the recommended community benefits upon conclusion of the discussions.
6. 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.
7. That as an additional condition for the "H" holding provision to be removed, the developer must provide funding to the satisfaction of the City for the installation of traffic signal lights and associated infrastructure at the intersection of Benson Avenue and Lakeshore Road West
8. That the letter dated October 26, 2015 from Arlene Beaumont, W.E. Oughtred & Associates, be received.

ADOPTED (Councillor J. Tovey)

File: OZ 13/016 W1

4.6 Conservation Authorities Act Review - File: LA.07.CON

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

PDC-0064-2015

That the report titled, "Conservation Authorities Act Review" from the Commissioner of Planning and Building dated October 2, 2015 be forwarded by the City Clerk to the Ministry of Natural Resources and Forestry, Region of Peel, City of Brampton, Town of Caledon, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation Authority.

APPROVED (Councillor N. Iannicca)

File: LA.07.CON

4.7 Port Credit GO Station Southeast Area Master Plan Study
File: CD.04-POR

Paul Stewart, Policy Planner, provided an overview of the Study.

The following persons made oral submissions: They noted the importance of the creation of a vibrant community while preserving the character of the area; that land development be compatible with the surrounding area; the proposed Metrolinx parking structure is massive and should be underground; wide range of mixed-use development is needed; not enough public exposure for the community to absorb the Master Plan; Metrolinx has no plans to charge for parking and yet it will be costly to the tax payer to build; more community input is required:

- (a) Dorothy Tomiuk, Town of Port Credit Association;
- (b) David Fisher;
- (c) Chris Mackie

Councillor Tovey advised that there will be more public meetings, but it is important that Metrolinx has a framework of the Master Plan to be embedded into an RFP.

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

PDC-0065-2015

1. That the report entitled "Port Credit GO Station Southeast Area Master Plan Study", dated October 2, 2015 from the Commissioner of Planning and Building, be endorsed; and
2. That planning staff be directed to prepare an Official Plan Amendment to Mississauga Official Plan and the Port Credit Local Area Plan that implements the Port Credit GO Station Southeast Area Master Plan Study.
3. That realty services staff be directed to initiate the process of declaring the City owned closed Queen Street East road allowance lands surplus for the purposes of negotiating the transfer of these lands to Metrolinx in support of the redevelopment of the Port Credit GO station southeast parking lot.
4. That the Planning and Building Department advise Metrolinx of City Council's request that staff be formally included in the review of redevelopment proposals for the Port Credit GO station southeast parking lot.
5. That the Planning and Building Department advise Metrolinx of City Council's request that a smaller parking structure be considered at the Port Credit GO Station in order to promote active transportation and transit usage.

APPROVED (Councillor J. Tovey)

File: CD.04-POR

MEETING EXTENSION

Councillor Ras moved the following motion for the meeting to proceed past 11 o'clock, which was voted on and carried:

PDC-0066-2015

That in accordance with the Council Procedure By-law 0139-2013, the Planning and Development Committee continue the meeting past 11:00 p.m.

APPROVED (Councillor K. Ras)

4.8 **RECOMMENDATION REPORT**

Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007:
Amendments to Sheridan Park Corporate Centre (Park)
File: CD.05-SHE

Lisa Christie, Zoning By-law Planner, provided an overview of the proposed Amendments.

The following made oral submissions:

- (a) Jay Basian, President, Marland Management Services Inc., 1533 North Sheridan, spoke in favour of the proposed amendments;
- (b) John Keyser, Keyser Mason Ball LLP, and Doug Gibbs, Conor Pacific Development Inc., noted that the Park needs a facelift and the restrictive land use provisions make it difficult to achieve new mixed tenant developments or attract technical companies with a multiple business function under one roof. Mr. Gibbs stated that this matter be deferred until more research is conducted in which he will be pleased to participate;
- (c) Abdullatif Bakbak, Principal, Olive Grove School, advised that the Muslim Association of Canada run a very successful operation in education and feel it is an essential element for the Park's growth catering from pre-school to high school, and looked forward to a favourable consideration of their proposal submitted in their letter dated October 26, 2015 with respect to allowing a private school to exist under the current Zoning By-law;
- (d) Josh Berry, Planner, Weston Consulting, representing the property located at 2333 North Sheridan Way owned by Summit Ltd., stated that they agreed with the intent of the proposed amendments, however he expressed concerns relating to removal of certain zoning provisions that were previously permitted on a site specific basis, specifically manufacturing, warehousing and distribution;
- (e) Brian Parker, representing Bodycote, requested that an opportunity be provided to finalize the appropriate land use designations, and noted that the site should be a business park;

- (f) Andrew Walker, Gagnon & Law Urban Planners Ltd., representing Astra/Quantum, regarding the inclusion of site specific land use to permit wholesaling and warehousing.

Councillor Ras expressed support for the proposed amendments.

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

PDC-0067-2015

That the Report dated October 2, 2015 from the Commissioner of Planning and Building titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre" be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, revisions to the proposed Zoning By-law amendments are being recommended, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendments is hereby waived.
2. That the proposed amendments to Mississauga Official Plan to revise the existing Sheridan Park Corporate Centre Character Area policies be approved in accordance with Appendix 5 of this report.
3. That the proposed amendments to Zoning By-law 0225-2007 to revise the existing zoning regulations for lands in the Sheridan Park Corporate Centre be approved in accordance with Appendix 7 of this report.
4. That the following correspondence be received:
 - (a) Letter dated October 26, 2015 from Abdullatif Bakbak, Muslim Association of Canada;
 - (b) Letter dated October 26, 2015 from Michael Gagnon, Gagnon & Law Urban Planners Ltd.
 - (c) Letter dated October 26, 2015 from Ryan Guetter and Josh Berry, Weston Consulting

ADOPTED (Councillor K. Ras)

File: CD.04-SHE

ADJOURNMENT - 11:24 pm (Councillor R. Starr)