

## Planning and Development Committee

### Date

2015/12/07

### Time

7:00 PM

### Location

Civic Centre, Council Chamber, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1

### Members

Bonnie Crombie, Mayor

Jim Tovey, Councillor - Ward 1

Karen Ras, Councillor - Ward 2

Chris Fonseca, Councillor - Ward 3

John Kovac, Councillor - Ward 4

Carolyn Parrish, Councillor - Ward 5

Ron Starr, Councillor - Ward 6

Nando Iannicca, Councillor - Ward 7 (Left at 7:28 pm)

Matt Mahoney, Councillor - Ward 8

Pat Saito, Councillor - Ward 9

George Carlson, Councillor - Ward 11 (Chair)

### Members Absent

Sue McFadden, Councillor - Ward 10

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**Staff Present**

Mr. E. Sajecki, Commissioner, Planning & Building

Ms. Lesley Pavan, Director, Development & Design Division

Mr. Hugh Lynch, Acting Manager, Development North

Mr. Michal Minkowski, Legal Services

Mr. Steve Barrett, Manager, Transportation & Asset Management

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

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

Mr. Michael Hynes, Development Planner

Mr. David Breveglieri, Development Planner

Ms. Ruth Marland, Strategic Leader, Strategic Community Initiatives Division

Ms. Mumtaz Alikhan, Legislative Coordinator

Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

Councillor Carlson then 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.

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. APPROVAL MINUTES OF PREVIOUS MEETING

**APPROVED** (Councillor N. Iannicca)

4. MATTERS TO BE CONSIDERED

4.1. **Addendum Recommendation Report**

Applications to permit 83 condominium townhouse and stacked townhouse dwellings in addition to the existing 13 storey rental apartment building, 6719 Glen Erin Drive, Northeast corner of Glen Erin Drive and Aquitaine Avenue  
Applicant: Blackrock Aquitaine Limited  
File: OZ 14/002 W9

Michael Hynes, Development Planner, noted that this Report is an addendum following a deferral from the September 8, 2015 Planning and Development Committee meeting directing staff to obtain clarity with respect to water and sewer capacity. He stated that the Region of Peel has advised that there is sufficient capacity to accommodate this proposal. Mr. Hynes also noted that a staff review of development capacity in Meadowvale found that future development at the scale proposed by this application will not have a detrimental impact on community services and traffic, but some servicing upgrades will be required on particular streets within the area.

Councillor Saito noted that although there is sufficient capacity for this development, another sizeable application currently at the Ontario Municipal Board, will have a detrimental effect if it is approved. She said that the proposal is also not in an intensification zone and the residents have a right to expect the City to abide by its intensification policies. Councillor Saito said she will move the motion with reluctance.

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

**RECOMMENDATION**

**PDC-0068-2015**

That the Report dated November 17, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/002 W9, Blackrock Aquitaine Limited, 6719 Glen Erin 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 townhouse and stacked townhouse dwellings in addition to the existing apartment building and a maximum FSI of 1.4 be approved.
2. That the application to change the Zoning from **RA4-1 (Apartment Dwellings)** to **RA5-Exception (Apartment Dwellings)** to permit 83 condominium townhouse and stacked townhouse dwellings in addition to the existing 13 storey rental apartment building and a maximum FSI of 1.4 be approved.
3. That the Official Plan and Zoning By-law Amendments be subject to satisfying all the requirements of the City and any other official agency concerned with the development.
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 18 months of the Council decision.

**ADOPTED** (Councillor P. Saito)

File: OZ 14/002 W9

4.2.

**Recommendation Report**

Applications to permit a 15 storey, 68 unit apartment building and two 3 storey semi-detached homes, 6, 8 and 10 Ann Street, southwest corner of High Street East and Ann Street. Applicant: F.S. 6810 Limited Partnership (FRAM Building Group)

File: OZ 14/007 W1

David Breveglieri, Development Planner, gave an overview of the Applications.

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

**RECOMMENDATION**

**PDC-0069-2015**

That the Report dated November 17, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/007 W1, F.S. 6810 Limited Partnership (FRAM Building Group), be adopted 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 **Mixed Use to Residential High Density – Special Site** to permit a 15 storey apartment building and two 3 storey semi-detached homes with an overall FSI of 4.27 be approved.
3. That the application to change the Zoning from **C4 (Mainstreet Commercial)** to **RA5 - Exception (Apartment Dwellings)** to permit a 15 storey, 68 unit apartment building and two semi-detached homes in accordance with the proposed revised zoning standards described in Appendix 4 of this report, be approved subject to the following conditions:
  - (a) That the applicant agrees 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, the Peel District School Board and the Dufferin-Peel Catholic District School Board not apply to the subject lands.
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 18 months of the Council decision.

**ADOPTED** (Councillor J. Tovey)

File: OZ 14/007 W1

4.3. Inspiration Port Credit - Master Planning Framework for 70 Mississauga Road South  
File: CD.21.POR

Ruth Marland, Strategic Leader, Strategic Community Initiatives, gave an overview of the Master Planning Framework to guide the future of the former Texaco Refinery site.

Chris Mackie, President, Cranberry Cove Port Credit Ratepayer Association, addressed the Committee regarding the future status of the Waterfront Trail with an emphasis directed at protecting the section owned by Imperial Oil in the event the land is sold and the new owners decide to close access to the waterfront. He stated that now is the time for the framework to be laid to safeguard the access to the Waterfront Trail for future generations to enjoy. Ms. Marland responded that this will be addressed through the master planning process.

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

**RECOMMENDATION**

**PDC-0070-2015**

That the report dated November 17, 2015 from the Commissioner of Planning and Building, titled "Inspiration Port Credit - Master Planning Framework for 70 Mississauga Road South", and the accompanying Master Planning Framework - 70 Mississauga Road South, be approved to provide guidance to the future master plan for 70 Mississauga Road South.

**APPROVED** (Councillor J. Tovey)

5. ADJOURNMENT – 7:58 p.m. (Councillor R. Starr)