



MINUTES

Amended May 4, 2015 (Item 3)

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MARCH 23, 2015
7:01 P.M

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1
<http://www.mississauga.ca>

Members Present

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 (Chair)
Councillor Nando Iannicca	Ward 7 (arrived at 7:40 p.m.)
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Mayor Bonnie Crombie	(other municipal business)
Councillor Pat Saito	Ward 9 (on personal business)

Angie Melo, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5423 / Fax 905-615-4181
email: angie.melo@mississauga.ca

STAFF PRESENT: Mr. E. Sajecki, Commissioner, Planning and Building Department
Mr. Ezio Savini, Director, Chief Building Official
Ms. Kelly Yerxa, Deputy Solicitor, Legal Services
Mr. Chris Rouse, Manager, Development North, Development and Design Division
Mr. Ray Poitras, Manager, Development South, 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. Lisa Christie, Planner, Development & Design Division
Ms. Aiden Stanley, Development Planner, Development & Design Division
Mr. David Breveglieri, Development Planner, Development & Design Division
Ms. Angie Melo, Legislative Coordinator
Ms. Carmela Radice, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – March 23, 2015**CALL TO ORDER**

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

Councillor Starr 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**

The Minutes of the Planning and Development Committee held on February 23, 2015, were approved as presented.

APPROVED (Councillor J. Tovey)

MATTERS TO BE CONSIDERED

1. **PUBLIC MEETING**
Proposed Amendments to the Building By-law 251-13 to authorize the use of ePlans
File: CD.21-FEE

Ezio Savini, Director, Building and Chief Building Official reviewed the proposed amendments to the Building By-law 251-13 to authorize the use of ePlans, which allows the integration of ePlans as a way to accept applications into the City. Councillor Jim Tovey inquired about the type of ePlans proposed and the timelines for the implementation. Mr. Savini explained that there will be a staged process, with a soft launch of ePlans in July 2015 and that until full automation is implemented, applications will continue to be accepted over the counter.

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

PDC-0017-2015

That a by-law be enacted to amend Building By-law 251-13 to authorize the use of ePlans, in a form substantially similar to the draft by-law as set out in Appendix 1 of the report from the Commissioner of Planning and Building dated March 9, 2015 titled "Proposed Amendments to the Building By-law 251-13 to authorize the use of ePlans."

File: CD.21-FEE

APPROVED – (Councillor J. Tovey)

File: CD.21-FEE

2. PUBLIC MEETING/INFORMATION REPORT

Applications to permit a 6 storey, mixed use building with 56 residential units and commercial uses on the ground floor, 971 Burnhamthorpe Road East (Ward 3)

Owner: Reza Tahmesbi

File: OZ 14/001 W3

Andrew Ferancik, Senior Associate, Walker, Nott, Dragicevic Associates Limited, on behalf of the owner of 971 Burnhamthorpe Road East, reviewed the proposed applications.

Councillor Saito asked if this development is within a designated intensification zone and what is the maximum allowable height permitted.

Aiden Stanley, Planner, responded that this is a neighbourhood area and not a designated intensification area. She noted that the allowable height is 4 storeys.

The following persons made oral submissions in opposition to the development citing concerns with the location of the development, shadowing, the recent flooding in the area, commercial parking space availability, and pedestrian and vehicle traffic safety.

- (a) Ron Ruta;
- (b) Ted Milette; and
- (c) Alex Borgiel

Andrew Feranick indicated that the parking requirements are met by providing 17 spaces.

Councillor Fonseca indicated that she does not support the application for a 6 storey structure as it is too large for the site and it will not enhance the community. She raised the concerns that were expressed by residents regarding the access to the site; pedestrian and vehicle traffic safety, the types of businesses that would be occupying the space and the recent flooding issues in the area.

Councillor Fonseca requested staff to look at the feasibility of extending the traffic island; relocating the bus stop at Tomken Road and Burnhamthorpe Road East, a gap study and whether shadow studies have been conducted. Steve Barrett, Manager, Transportation & Asset Management, Transportation and Works Department indicated that staff has requested a gap analysis. Aiden Stanley, Development Planner, indicated that residents can contact her regarding the shadow studies.

Ed Sajecki, Commissioner, Planning and Building Department reiterated that the area is designated as a neighbourhood.

Councillor McFadden recommended that the traffic study be conducted during the school times as there is a large volume of students in the area and suggested the removal of the retail component of the plan so that business is not taken away from the businesses at the strip mall across the street.

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

PDC-0018-2015

That the Report dated March 3, 2015 from the Commissioner of Planning and Building regarding the applications by Reza Tahmesbi to permit a 6 storey, mixed use building with 56 residential units and commercial uses on the ground floor under File OZ 14/001 W3, at 971 Burnhamthorpe Road East, be received for information.

RECEIVED – (Councillor C. Fonseca)
File: OZ 14/001 W3

Councillor Iannicca arrived at 7:40 p.m.

3. **PUBLIC MEETING/INFORMATION REPORT**
Applications to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys (Ward 8) , 2550 and 2560 Eglinton Avenue West
Owner: Daniels HR Corporation
File: OZ 13/005 W8

Carmela Liggio, MCIP RPP, Development Manager Daniels HR Corporation, reviewed the proposed applications.

The following persons expressed opposition to the development citing concerns with traffic, height, density, shadowing and parking:

- (a) Stephen Stefanoff;
- (b) John Earley;
- (c) Roy Christie;
- (d) Brad Brigham;
- (e) Fahiz Mahmood and;
- (f) Tony Santos.

Addition at the May 4, 2015 Planning and Development Committee Meeting: 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.

Councillor Saito requested staff to ensure that residents who spoke at the initial public meeting are notified of future public meetings.

Councillor Mahoney asked staff to provide an overview of traffic concerns and the ongoing application process.

Ray Poitras, Manager of Development South indicated that there have been two community meetings and this is the first public meeting for the applications.

Steve Barrett, Manager of Transportation & Asset Management indicated that a petition was received at Council regarding Metcalfe Avenue and there is a monitoring program in effect as suggested closing Metcalfe Avenue would cause more of an issue.

Councillor Mahoney indicated that staff is monitoring traffic on Metcalf Avenue and that the traffic concerns are top priority.

Councillor McFadden advised that she would request the Traffic Safety Council to conduct a traffic study on Metcalfe Avenue related to the students attending Credit Valley Public School.

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

PDC-0019-2015

That the Report dated March 3, 2015, from the Commissioner of Planning and Building regarding the applications by Daniels HR Corporation to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys under File OZ 13/005 W8, at 2550 and 2560 Eglinton Avenue West, be received for information.

File: OZ 13/005 W8

RECEIVED – (Councillor M. Mahoney)

4. **PUBLIC MEETING/INFORMATION REPORT**
City Initiated Rezoning – Temporary Use By-law to permit uses outside a building on private property in the Port Credit Cultural Node – Lakeshore Road frontage, generally between John Street North and South and Seneca Avenue
Applicant: City of Mississauga, Bill 51, (Ward 1)
File: CD.07-POR W1

Councillor Tovey thanked Ellen Timms from the Port Credit Business Improvement Area (BIA) and staff regarding the temporary use by-law to permit uses outside a building on private property in the Port Credit Cultural Node.

Councillors Parrish, Carlson, and Ras congratulated Councillor Tovey on this initiative indicating it was innovative idea.

Councillor Ras indicated that Clarkson BIA will be looking at a similar initiative.

Please note that Councillor Tovey moved the Recommendation contained in the Corporate Report dated March 3, 2014, however incorrect wording was cited in the transcribed written recommendation. The correct recommendation related to the Report regarding the Port Credit Cultural Node will be dealt with at Council's meeting on April 15, 2015, to read as follows:

PDC-0020-2015

That the Report dated March 3, 2015, from the Commissioner of Planning and Building regarding the City initiated proposal to amend the existing zoning for properties with frontage on Lakeshore Road in the Port Credit Cultural Node, on a temporary basis, to permit outdoor patios accessory to take-out restaurants, restaurants, bakeries and the existing billiard hall, as well as art installations, street furniture, retail sales, be received for information, and notwithstanding planning protocol, that a Recommendation Report be brought directly to a future Council meeting.

OTHER BUSINESS

1. Councillor Parrish inquired about whether there is a bylaw that does not permit basement kitchens. Councillor Parish requested research on this matter.

Ray Poitras, Manager, Development South, advised that in a single family dwelling, typically a ground floor kitchen is allowed. He further indicated that he would provide Councillor Parrish with more information regarding her inquiry.

2. Councillor Tovey inquired about habitable basements within a floodplain zone.

Lisa Christie, Planner indicated that the Conservation Authorities have set rules regarding flood plain areas. She further indicated that the second unit By-law provides provisions related to second unit dwellings.

ADJOURNMENT – 8:43 p.m. (Councillor Iannicca)