



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 13, 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 (left at 7:54pm)	
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 (Chair)
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Members Absent

Councillor Pat Saito	Ward 9 (personal business)
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Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
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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. Darren Morita, Manager, Development Engineering,
Transportation and Works Department
Mr. Eric Lucic, Team Leader Park Assets, Parks & Forestry Division
Mr. Chris Rouse, Manager, Development North, Development and
Design Division
Ms. Lisa Christie, Zoning By-law Planner
Ms. Sheena Harrington Slade, Development Planner
Ms. Stephanie Segreti, Development Planner
Mr. Ben Phillips, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Carmela Radice, Legislative Coordinator

PLANNING & DEVELOPMENT COMMITTEE – April 13, 2015**CALL TO ORDER**

Councillor Iannicca called the meeting to order at 7:00 p.m.

Councillor Iannicca 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 March 23, 2015, were approved as presented.

APPROVED (Councillor S. McFadden)

Councillor Iannicca departed at 7:02 pm, and Councillor Parrish assumed the chair.

MATTERS TO BE CONSIDERED

1. **PUBLIC MEETING/INFORMATION REPORT**
Proposed Zoning Amendment – Regulation of Height for Dwellings with Flat Roofs
File: CD.06-REP W1

Lisa Christie, Zoning By-law Planner, reviewed the Proposed Zoning Amendment.

Councillor Iannicca resumed the chair at 7:06 pm.

The following persons made oral submissions in opposition of the Proposed Zoning Amendment citing concerns that:

- the neighbourhoods are undergoing gentrification and new residents to Mississauga do not want to live in smaller bungalows;
- negative environmental and financial impact to the City;
- new dwellings allow for maximizing the footprint without limiting square footage;
- attracting families to the community to enjoy what Inspiration Lakeview is bringing;
- pitch versus flat roof lines can provide more sunlight;

- modern flat roof homes have driven up the value of all homes in the neighbourhood and putting Lakeview on the map and made the area the hottest market in the GTA;
- positive environmental impact because a three-storey home with flat roof lines can provide more sunlight to neighbours than a two-storey pitch roof, and families can be more engaged with the outdoors and have private space to retreat to;
- flat roofs have been used in industrial applications for centuries with success;
- more efficient for heating and cooling flat roof homes with solar panels which are 300% more expensive to install on pitch roofs;
- Lakeview has unusual lot sizes where builds need to satisfy demand, and particularly appropriate for luxury homes because of its proximity to the harbour;
- proposed restriction will eliminate the potential for roof top landscaping and reduced heat island effect;
- over-regulation will push people away;
- the build potential by eliminating the flat roof will have a significant negative financial impact on the narrow 25 ft. lots;
- takes away freedom of architectural expression;
- flat roof dwellings are a premium to build and will entice higher income buyers;
- 3 floor flat roofs are often stepped back in contrast with pitched roof dwellings;
- status-quo cannot be maintained as progress has already started.

In response to the claims about his position on the matter made by Cindy Wennerstrom, Councillor Tovey noted for the record that the claims have no truth.

- (a) Peter Hatzioannou;
- (b) Cindy Wennerstrom, President, Oro Properties;
- (c) Paul Silva;
- (d) Mike Galea, representing AXIIS Architects;
- (e) Deborah Goss, Lakeview Ratepayers Association;
- (f) Tibor Urac;
- (g) Rob Kojak

Note: Marcin Wroblewski, did not speak as he was satisfied that his points were covered by the foregoing deputants;

The following persons made oral submissions in support of the Proposed Zoning Amendment citing concerns that:

- the predominant character of the neighbourhood is bungalows which are more characteristic of Indian Heights;
- flat roof dwellings do not display any architectural harmony and overshadow their neighbours;
- the proposed amendment will not ban flat roof homes but only limits height;

- change is inevitable but should respect the character of the neighbourhood but also the quality of life for those living alongside the new builds;
 - three storey flat roof homes are extreme from a scale and footprint standpoint;
 - more fulsome community consultations are needed;
 - eliminating the third floor will impact the build potential on 25ft. lots as well as a detrimental financial one;
 - height should be measured from highest point of the roof;
 - lot domination leaves no ground room for children to play;
 - bungalows are preferred by Zoomers;
 - families are much smaller these days.
- (a) Chris Mackie, Cranberry Cove Ratepayers Association;
(b) Mary Simpson, Town of Port Credit Association (TOPCA);
(c) Gavin Clark, Resident

Mayor Crombie left at 7:54pm

Councillor Iannicca advised that this matter is for receipt of public input and no decisions will be made tonight.

Councillor Tovey advised that a petition has been received in favour of the Proposed Zoning Amendment for Council's attention. He felt in the interest of good urban planning that the community's concerns such as overlook and losing of the sun be noted. Councillor Tovey commented that the area is the hottest real estate market in the Greater Toronto Area and flat roof dwellings have not been the reason for the doubling of property prices, but the work the citizens have done to make it a better community.

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

RECOMMENDATION

PDC-0021-2015

That the Report dated March 24, 2015 from the Commissioner of Planning and Building titled "Proposed Zoning Amendment – Regulation of Height for Dwellings with Flat Roofs", be received for information.

File: CD.06-REP W1

RECEIVED – (Councillor J. Tovey)

File: CD.06-REP W1

2. **RECOMMENDATION REPORT**

Applications to permit 8 detached dwellings and the extension of Seventh Street as a public road, 1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue
Owner: 1731860 Ontario Ltd. (by Agreement of Purchase and Sale)
Files: OZ 13/012 W1 and T-M14001 W1

Mary Heyes, Resident on Seventh Street, spoke against the proposed development noting that the concerns of the residents are not addressed in the Report such as noise, the construction mess and substantial change to the character of Seventh Street; previous work had routinely continued on Sundays, holidays and after hours and developers simply do not comply with the bylaws and do not advise the residents despite being asked to; disruption to those who work from home; why not undertake the project from Alexandra Street instead of extending Seventh Street in a cul-de-sac which is of no benefit to the residents.

With respect to the extension of Seventh Street, Ben Phillips, Development Planner, advised that in terms of the visual look of the neighbourhood, it is less impactful to extend the dead end on Seventh Street.

In response to Councillor Tovey, Darren Morita, Manager, Development Engineering, Transportation and Works, assured that the proposed development would not exacerbate the flooding in the area every spring.

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

RECOMMENDATION

PDC-0022-2015

That the Report dated March 24, 2015, from the Commissioner of Planning and Building recommending approval of the applications under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd. (by Agreement of Purchase and Sale), 1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue, 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 "Residential Low Density II" to "Residential Low Density II – Special Site" to permit 8 detached dwellings on a public road, be approved.
3. That the application to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 - Exception" (Detached Dwellings – Typical Lots) to permit 8 detached dwellings on a public road in accordance with the proposed revised zoning standards described in Appendix R-4 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision under file T-M14001 W1 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 School Boards not apply to the subject lands; and
 - (d) That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development shall not apply.
- 4. That the Plan of Subdivision under file T-M14001 W1, be recommended for approval subject to the conditions contained in Appendix R-7, attached to the report dated March 24, 2015 from the Commissioner of Planning and Building.
 - 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

Files: OZ 13/012 W1 and T-M14001 W1

3. RECOMMENDATION REPORT

Application to permit a 33 storey apartment building with ground floor retail commercial uses, Southeast corner of Nahani Way and Hurontario Street
Applicant: Alfonso Gallucci General Construction Limited - File: OZ 13/018 W5

Councillor Parrish made an addition to the Recommendation and further noted that both staff and the developer are in agreement with regard to including the developer's construction of a stub road behind the building as a community benefit when the Section 37 report comes to Council.

Janice Robinson, Senior Associate, Goldberg Group, did not address the Committee as she had previously requested because her issues were satisfactorily dealt with.

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

RECOMMENDATION**PDC-0023-2015**

That the Report dated March 24, 2015, from the Commissioner of Planning and Building recommending approval of the application under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be adopted, as amended, 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 a 33 storey apartment building with ground floor retail commercial uses and a maximum Floor Space Index of 4.9, be approved.
2. That the application to change the Zoning from "RA5-23" (Apartment Dwellings - Exception) to "H-RA5-23" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) to permit a 33 storey apartment building with ground floor retail commercial uses in accordance with the proposed zoning standards included within the draft zoning by-law attached as Appendix R-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 official 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 Dufferin-Peel Catholic District School Boards not apply to the subject lands.
3. 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.
4. In the event the application is 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. Notwithstanding Recommendation 2, that staff be directed to amend the implementing zoning by-law to require a minimum of 50% of the ground floor of the proposed building fronting onto Hurontario Street to be utilized for retail commercial purposes and that staff be directed to work with the applicant to determine what additional residential uses could appropriately be incorporated into the remaining ground floor space of this development and amend the implementing by-law to reflect those changes.

ADOPTED (Councillor J. Tovey)

File: OZ 13/018 W5

ADJOURNMENT – 8:18pm (Councillor J. Tovey)