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(Approved September 21, 2015)

## Planning and Development Committee

### Date

September 8, 2015

### Time

7:00 p.m.

### Location

Council Chambers

### Members Present

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
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 Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### Members Absent

Councillor Chris Fonseca	Ward 3 (other Municipal Business)
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### Find it online

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

**Staff Present**

Mr. E. Sajecki, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Mr. Ray Poitras, Manager, Development South  
Ms. Marianne Cassin, Manager, Development & Design Central  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division  
Mr. Hugh Lynch, Acting Manager, Development & Design North  
Mr. Michal Minkowski, Legal Services  
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. Antonia Krijan, Development Planner  
Mr. Michael Hynes, Development Planner  
Mr. David Breveglieri, Development Planner  
Mr. Ben Phillips, Development Planner  
Ms. Shahada Khan, Policy Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER

Councillor Carlson called the meeting to order at 7:00 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 June 22, 2015, were approved as presented.

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

Councillor Parrish requested an addition to the agenda to discuss the upcoming Development Charges approval at the Region of Peel as they affect Mississauga.

Mayor Crombie noted that she will not participate in the discussion under Item 4.5 - Mississauga Road Scenic Route Policies Review, since she resides in the area, although she has no pecuniary interest.

4.1 PUBLIC MEETING

Information Report on Applications to permit a 15 storey, 66 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

Calvin Brook, Architect, Brook McIlroy, provided an overview of the Applications.

The following persons made oral submissions in favour of the development noting that the new proposal was much more in keeping in a non-transit intensification hub; more residential solutions are needed for a growing urban village like Port Credit and FRAM has done much to make Port Credit a visually great place to live in; intensification is needed to support local businesses and homes will go up in value; condos like these provide housing choices for families who would otherwise move to Toronto; Port Credit provides both automobile and transit options; want main street

feeling to survive, prosper and renew itself; and this development will benefit the community overall:

- Mary Simpson, President, Town of Port Credit Association;
- Christopher Thomson;
- John Bozzo;
- Natasha Heck;
- John Cassan

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

**PDC-0049-2015**

That the report dated August 18, 2015, from the Commissioner of Planning and Building regarding the applications by F.S. 6810 Limited Partnership (FRAM Building Group) to permit a 15 storey, 66 unit apartment building and two 3 storey semi-detached homes fronting onto High Street East under File OZ 14/007 W1, at 6, 8, and 10 Ann Street, be received for information.

**RECEIVED** (Councillor J. Tovey)

File: OZ 14/007 W1

4.2 **PUBLIC MEETING**

Information Report on Applications to permit 4 three storey live/work townhomes, 2560 and 2564 Confederation Parkway, West side of Confederation Parkway, south of Dundas Street West – Applicant: Ahmed Al Sabbagh and Mohammed Albarrak  
File: OZ 14/006 W7

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

**PDC-0050-2015**

That the report dated August 18, 2015 from the Commissioner of Planning and Building regarding the applications by Ahmed Al Sabbagh and Mohammed Albarrak to permit 4 three storey live/work townhomes under File OZ 14/006 W7, at 2560 and 2564 Confederation Parkway, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

**RECEIVED** (Councillor N. Iannicca)

File: OZ 14/006 W7

#### 4.3 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

Hugh Lynch, Acting Manager, Development and Design North, provided an overview of the Applications.

Councillor Saito stated her opposition to the development noting that it is located in an area not designated for intensification. The City would be going against its own Official Plan policies, as approved by Council, that designate community nodes where intensification can be accommodated. She said the development is premature. She said a Meadowvale Development Strategy is needed and advised that she will be meeting with the steering committee made up of residents regarding this on September 16, 2015. She further stated that the Region of Peel (Region) had indicated that at this time a maximum of 350 additional people can be accommodated given the existing water main, and that the sanitary sewer pipes are at capacity. She said there are no plans in the Region's budget to expand the water mains or sewer pipes for the next 15 years, nor is this cost included in the development's construction plans. Councillor Saito felt that the timing is critical especially when it comes to servicing the Community. She asked that the Committee consider a recommendation to refuse the applications as there are too many variables not known in order to approve and allow a development that will have an impact on the infrastructure, as well as to have the time to develop and approve a Meadowvale development strategy.

In response to Mayor Crombie's question regarding the missing Region of Peel information from the Report, Lesley Pavan, Director of Development and Design, said that this information was just received. Ms. Pavan noted that in July, the Region had identified the need to upgrade the water main on Aquitaine Avenue in order to accommodate growth and that this would be at the developer's cost and would be included in the development and servicing agreement. With respect to the sewer capacity, this was not brought to the staff's attention by the Region at the time. Ms. Pavan noted that there is adequate water for this development as it is for less than 350 people. She said however, that more information is needed from the Region and will be meeting with them shortly.

In response to Councillor Tovey's question with respect to the possibility of a refusal by Council being appealed at the Ontario Municipal Board (OMB), Michal Minkowski, Legal Counsel, advised that it will be up to the Applicant to do so. He noted that the City would seek outside expertise to support Council's position.

Mayor Crombie, Councillors Iannicca, Starr, Tovey and Parrish felt that a decision be deferred until complete information is provided as soon as possible for the Committee to make an informed decision. Councillor Saito agreed to the deferral.

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

**PDC-0051-2015**

1. That the Report dated August 18, 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 deferred until the completion of the Meadowvale Development Strategy, and until staff have obtained clarity with respect to water and sewer capacity.
2. That the email correspondence from the following residents expressing opposition to the proposed development, be received:
  - (a) Kathy Marvin dated August 19, 2015;
  - (b) Brenda Mauricette dated August 21, 2015;
  - (c) Mike Caporicci dated August 23, 2015;
  - (d) Kathleen Woodward dated August 25, 2015;
  - (e) Kellie Paquette dated August 26, 2015;
  - (f) Connie Legget dated August 26, 2015;
  - (g) Catherine Nash dated August 26, 2015;
  - (h) Elliott MacMillan dated August 31, 2015

**ADOPTED** (Councillor P. Saito)

File: OZ 14/002 W9

4.4 **RECOMMENDATION REPORT**

Applications to permit a 19 storey, 346 unit apartment building with retail commercial and office uses on the first 3 storeys, 2550 and 2560 Eglinton Avenue West, Southwest corner of Eglinton Avenue West and Erin Mills Parkway – Applicant: Daniels HR Corporation  
File: OZ 13/005 W8

David Breveglieri, Development Planner reviewed the Applications.

Councillor Mahoney expressed supported for the development.

The following persons made oral submissions against the development, citing concerns with traffic which spills onto Bay Villa Avenue from Metcalfe Avenue; the neighbourhood is becoming more family orientated and there is concern for children's safety; there are no barriers from the development that prevents people from walking through onto Bay Villa Avenue and also to use it as a parking street; residents did not want the zoning changed from residential to commercial because of traffic concerns and, as in other areas of Mississauga, the parking is not balanced off with what is being built; safety concerns as people walk on the road when sidewalks do not get cleared quickly in the Winter:

- Mario Swelvic;
- Roy Christie

Councillor Mahoney said that he is aware of the concerns raised and will continue to work with residents to address them. He said there will be an advisory group who will participate in the traffic monitoring program along Metcalfe Avenue.

Steve Barrett, Manager, Transportation and Asset Management, confirmed that the City will commence monitoring as soon as the Region of Peel has completed its work on Metcalfe Avenue.

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

**PDC-0052-2015**

That the Report dated August 18, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/005 W8, Daniels HR Corporation, 2550 and 2560 Eglinton Avenue West, southwest quadrant of Eglinton Avenue West and Erin Mills Parkway, 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 High Density to Residential High Density - Special Site to permit a mixed use development with apartments, retail uses, offices and townhouses with an overall FSI of 3.15 for the site be approved.
3. That the application to change the Zoning from RA5-34 (Apartment Dwellings) to RA5-Exception (Apartment Dwellings) to permit a 19 storey apartment building and 19 townhouse dwellings and retail commercial and office uses in accordance with the proposed revised zoning standards described in Appendix 7 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) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Peel District School Board 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.
  - (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 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 M. Mahoney)  
File: OZ 13/005 W8

4.5 Mississauga Road Scenic Route Policies Review  
File: CD.21-MIS

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

Councillor Ras supported the changes to strengthen the policies for this unique stretch of Mississauga Road as it is worth preserving.

Councillor Parrish said she supported the changes and felt that the same rules should apply to preserving areas of McLaughlin Road as well as along the north part of Creditview Road.

Councillor Mahoney expressed support for the proposed policy changes and for the preservation of the heritage aspect of the Mississauga Road Scenic Route which needs to be maintained.

The following persons made oral submissions:

Jim Levac, Glen Schnarr & Associates Inc., spoke on behalf of the property owned by City Parks Streetsville Inc. located at 5515 Mississauga Road (otherwise referred to as the old Barber House property). He noted for the record that this particular site is designated for mixed-use rather than residential in the Official Plan Policies which puts it in conflict with what is being proposed. He said the Report only deals with residential land use but there is no reference to any mixed use areas abutting Mississauga Road. Mr. Levac stated that the subject property is a different type of site that foresees a different type of development within the vast majority of Mississauga Road Scenic Route.



Councillor Carlson said that the subject property is an unusual site, but the Study is looking at the totality of redevelopment along Mississauga Road Scenic Route and how it will add to the streetscape.

Peter Jakovcic, Director of Land Development, Dunpar Homes, distributed a letter dated September 8, 2015, and advised that the owners of 4390 Mississauga Road agreed in principle with the proposed direction and policy changes, but there were concerns regarding built form, site access and service roads. He said Dunpar Homes feel that it is an urban design discussion rather than one of land use and it is possible to deliver semi-detached dwellings which, through architectural design, achieve the same residential character as detached dwellings. Mr. Jakovcic also noted that the provision of a service road to the rear of their development will provide a single, controlled access to it and potentially the lands to the north. He stated that Dunpar Homes would like to participate in the community consultation process.

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

**PDC-0053-2015**

1. That the Report dated August 18, 2015, from the Commissioner of Planning and Building titled "Mississauga Road Scenic Route Policies Review" be received for information;
2. That a City initiated Official Plan Amendment be prepared consistent with Appendix 3 of this report and be considered at a future statutory Public Meeting; and,
3. That the letter distributed by Mr. Peter Jakovcic, Director of Land Development, Dunpar Homes, be received.

**RECEIVED** (Councillor M. Mahoney)

File: CD.21-MIS

4.6 Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014  
File: LA.07.PRO

In response to Councillor Tovey's concern regarding the protection of bioswales, storm-water canals, etc. so that the City's Building Inspectors have the authority to ensure these are put back to their original condition, Angela Dietrich, Manager, City Wide Planning, Policy Planning Division, advised that environmental policies will form part of the upcoming Official Plan review. Councillor Tovey said it is critically important that there is protection in place and that City staff have the necessary authority to enforce it.

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

**PDC-0054-2015**

That a public meeting be held to consider the amendments to Mississauga Official Plan as recommended in the report titled "Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014" dated August 18, 2015, from the Commissioner of Planning and Building.

**APPROVED** (Councillor J. Tovey)

File: LA.07.PRO

4.7 Discussion of Upcoming Development Charges Approval at the Region of Peel as they affect Mississauga

Councillor Parrish notified Committee Members that she will be moving an amendment at the Region of Peel Meeting on Thursday, September 10, 2015 with respect to the Development Charges Proposed 2015 By-law approval as they affect Mississauga. She said this amendment will be for the removal of \$81.6 million of Development Charges for pipes and bridges for Bolton Residential Expansion Study (BRES) which are not required for the next 6 years. Councillor Parrish circulated a chart comparing the impact of fees to developers, including and excluding the BRES expenditures. She noted that with the costs associated with the upcoming building boom along the LRT route and the completion of City Centre, she will propose excluding the BRES expenditures until 2018 rather than have these funds sitting on the Region of Peel's books.

**ADJOURNMENT** - 9:08 pm (Councillor S. McFadden)