

City of Mississauga  
**Additional Agenda**



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**Council**

**Date**

June 19, 2019

**Time**

9:00 AM

**Location**

Council Chamber, 2<sup>nd</sup> Floor Civic Centre  
300 City Centre Drive, Mississauga, ON L5B 3C1

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11. PRESENTATION OF COMMITTEE REPORTS

REVISED:

11.3. Planning and Development Committee Report 10-2019 dated June 10, 2019



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## **REPORT 10 - 2019**

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its tenth report for 2019 and recommends:

### PDC-0041-2019

1. That the report dated April 30, 2019, from the Commissioner of Planning and Building regarding the applications by 2531388 Ontario Inc. to permit 64 back to back stacked townhomes, under File OZ 18/006 W7, 3016, 3020, 3032 and 3034 Kirwin Avenue, be received for information.
2. That 2 oral submissions be received.

### PDC-0042-2019

That the report dated May 17, 2019, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 18/005 W1, Carlyle Communities (Crestview) Inc., be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

### PDC-0043-2019

1. That the report titled "Reimagining the Mall Directions Report" dated May 17, 2019 from the Commissioner of Planning and Building, be endorsed with the following amendments:
  - a) Remove from the Maximum Building Height Section 4. the following statement, "notwithstanding 2. and 3. above, provide for up to 20% higher maximum building heights in specific locations subject to meeting good planning and urban design criteria and the provision of community benefits
  - b) That the following sentence in the Affordable Housing section be amended as follows: "The recommendation from the Directions Report is that a minimum of 20% affordable, including ownership and rental units, should be required."
2. That staff prepare an Official Plan amendment for the City's mall-based nodes, based on the recommendations outlined in the Reimagining the Mall Directions Report, dated May 2019 from Gladki Planning Associates.
3. That 1 oral submission be received.

### PDC-0044-2019

1. That the application under File T-M18004 W11, 2725312 Canada Inc. (Quad Real Property Group) to create a plan of subdivision, be approved subject to the conditions referenced in the staff report dated May 16, 2019 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements

PDC-0045-2019

1. **WHEREAS** Daniels HR Corporation filed an Official Plan Amendment application and a Rezoning application at the property located at 2475 Eglinton Avenue West, at the northeast quadrant of Eglinton Avenue West and Erin Mills Parkway, for the purpose of seeking approval to develop three apartment buildings at heights of 24, 25 and 36 storeys, with ground floor retail and commercial space;

**AND WHEREAS** Daniels HR Corporation appealed its applications to the Local Planning Appeal Tribunal (“LPAT”) on March 20, 2018 as the City of Mississauga had not made a decision regarding the applications within the statutory period;

**AND WHEREAS** a hearing has been scheduled to occur with respect to the appeal commencing on March 16, 2020;

**AND WHEREAS** Daniels HR Corporation made revisions to its development proposal to reduce the height of the proposed buildings to 11, 15 and 29 storeys;

**AND WHEREAS** Planning staff prepared a Recommendation Report, dated May 16, 2019 recommending that the City appear at the LPAT appeal in support of the revised propose proposal, subject to conditions as set out within the staff report;

**AND WHEREAS** the Planning staff report was considered at Planning Committee on June 10, 2016, after submissions were heard by members of the public, representatives of Daniels HR Corporation and from representatives from the Trillium Heath Partners;

**AND WHEREAS** Planning Committee decided at its meeting on June 10, 2019 that it is in the public interest to reject Planning staff’s recommendation and that City should appear at the LPAT hearing in opposition to the revised proposal;

**NOW THEREFORE** be it resolved that:

1. That City Council adopt the recommendation of Planning Committee dated June 10, 2019 and it hereby directs Legal Services to retain external legal counsel and any necessary consultants to attend at the Local Planning Appeal Tribunal proceedings to oppose the approval of the proposed development based upon, but not limited to, the following grounds:
  - a. The proposed building height of 29 storeys is not consistent with the Provincial Policy Statement, 2017 and it does not conform to the Growth Plan for the Greater Golden Horseshoe and the Mississauga Official Plan;
  - b. The density of the proposed development is too great for the subject site and is not consistent with, and does not conform to, the above noted policy documents;
  - c. There are insufficient municipal and other public services available to accommodate the proposed development at the density proposed;

- d. The height and density of the proposed development do not conform to, are inconsistent with, and will prejudice the implementation of, the existing and planned urban hierarchy of the City Structure;
  - e. The height and density of the proposed development, if approved, will prejudice the ongoing planning process related to future development of Erin Mills Town Centre; and,
  - f. The development will cause unacceptable land use impacts upon neighbouring properties.
2. That 5 oral submissions be received.

PDC-0046-2019

That the Report dated May 17, 2019 from the Commissioner of Planning and Building regarding the *Downtown Core Public Realm Strategy* and tactical urbanism pilot on Livings Arts Drive under File CD.03.STE (W4), be received for information.