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(Approved June 13, 2016)

## **Planning and Development Committee**

### **Date**

2016/05/30

### **Time**

7:00 PM

### **Location**

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

### **Members Present**

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
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**

### **Find it online**

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

**Staff Present**

Mr. Ed Sajecki, Commissioner, Planning & Building  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Mr. Ezio Savini, Building Division  
Ms. Susan Burt, Director, Strategic Community Initiatives Division  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division  
Mr. Ray Poitras, Manager, Development South  
Mr. Raj Kehar, Legal Services  
Ms. Marianne Cassin, Manager, Development & Design Central  
Mr. Steve Barrett, Manager, Transportation & Asset Management  
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division  
Mr. Eric Lucic, Team Leader, Parks & Forestry Division  
Ms. Sharleen Bayovo, Policy Planner  
Mr. David Breveglieri, Development Planner  
Ms. Ruth Marland, Strategic Leader, Strategic Community Initiatives Division  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Sacha Smith, Legislative Coordinator

1. CALL TO ORDER

2. APPOINTMENT OF CHAIR

**PDC-0038-2016**

That Councillor Carlson be appointed Chair of the Planning and Development Committee for a period ending November 2018, or until a successor is appointed.

**APPROVED** (Councillor S. McFadden)

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING  
Approval of Minutes of May 16, 2016 Meeting.

**APPROVED** (Councillor C. Parrish)

5. MATTERS TO BE CONSIDERED

5.1. Sign Variance Application 16-00179 (Ward 2) - Sign By-law 0054-2002, as amended  
File: BL.03.SIGN

Councillor Ras noted that the applicant has blatantly disregarded the requirements and did not support the request for a deferral.

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

**PDC-0039-2016**

That the following Sign Variance **not be granted**:

- (a) Sign Variance Application 16-00179 (Ward 2)  
Sam McDadi Real Estate Inc.  
1034 Clarkson Rd. No.

To permit the following:

- (i) Eight (8) fascia signs erected on four (4) elevations of the building  
exceeding 15% of the area of the building face on which they are located.

File: BL.03.SIGN

**APPROVED** (Councillor K. Ras)

5.2. **PUBLIC MEETING**

Proposed amendments to Mississauga Official Plan policies, respecting updated noise and railway proximity guidelines - File: EC.19.ENV

Sharleen Bayovo, Policy Planner, reviewed the proposed amendments.

Councillor Saito asked for clarification with respect to how the noise mitigation practices will be enforceable in the future. Ed Sajecki, Commissioner of Planning and Building,

responded that this is a site plan issue and Planning and Building is currently in discussions with Legal Services to determine if it is possible to register site plan agreements on title. He said this issue will be included in the process.

In response to Councillor Ras regarding noise impact studies for existing residential areas in terms of the frequency of train service increases, Ms. Bayovo advised that the Class 4 Policy only applies to stationary noise sources.

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

**PDC-0040-2016**

That the submissions made at the public meeting to consider the report titled "Proposed amendments to Mississauga Official Plan policies, respecting updated noise and railway proximity guidelines" dated March 1, 2016, from the Commissioner of Planning and Building, be received.

File: EC.19.ENV

**RECEIVED** (Councillor R. Starr)

5.3.

**PUBLIC MEETING**

Information Report on Applications to permit 24 townhouses on a condominium road, 1629, 1635 and 1639 Blanefield Road, Southeast corner of South Service Road and Blanefield Road

Owner: Tupelo Investments Limited - File: OZ 15/009 W1

Daniel Cudizio, De Luca Group, and Ron Possamai, Global Architect Inc., Agents for Tupelo Investments Limited, reviewed the Applications.

The following persons made oral submissions against the applications citing concerns with the density, adding 24 units to Blanefield Road will create havoc in terms of traffic and parking; major traffic incidences already occur at the corner of Blanefield Road and South Service Road; recommend that the proponent utilizes South Service Road; the development is not in keeping with the neighbourhood and does not enhance it; storm water drainage and flooding; proposed development sets a precedence for similar land use in the parcels of lands being sold north of Arbor Street on Cawthra Road; keep the greenery; safety of children being picked up or dropped off at the intersection where it is difficult to see oncoming cars down South Service Road; influx of people coming out of the proposed development will result in traffic nightmare; infrastructure for sewage and water; the development is introducing 2.4 dwellings on a 50 foot lot which currently houses one dwelling; snow clearance onto Blanefield Road; impact on privacy from the row of proposed 3 storey townhomes looking down on adjacent properties; traffic congestion and increased parking; the proposed development is not low density; there are no other townhomes in the area which is made up of small family dwellings; choose a more appropriate development in keeping with the neighbourhood:

Tony Martini (submitted a petition with 126 resident signatures in opposition to the proposed development);

Kimberly Scory(?);

Ivan Knezevic;

John Morrice;  
John Viveiros;  
Gary Semple;  
Antonio Almeida;  
Dermot Coughlan;  
Jan Aleksander

Councillor Tovey advised that the intensification policies are not the City's but they are mandated by the Province. He reminded residents that the meeting tonight is for information and there will be no decisions being made.

With respect to Mr. Martini's request for results of a recent traffic survey, Steve Barratt, Manager, Transportation & Asset Management, advised that he can provide these to him as soon as they are available.

Councillor Tovey noted that no decisions are being made today and that staff will conduct due diligence before bringing back a recommendation.

Mayor Crombie stated that the proponent needs to seek a more workable solution from the very narrow townhomes that are being proposed.

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

**PDC-0041-2016**

That the report dated May 10, 2016, from the Commissioner of Planning and Building regarding the applications by Tupelo Investments Limited to permit 24 townhouses on a private condominium road under File OZ 15/009 W1, 1629,1635 and 1639 Blanefield Road, southeast corner of South Service Road and Blanefield Road, be received for information.

File: OZ 15/009 W1

**APPROVED** (Councillor J. Tovey)

5.4. **RECOMMENDATION REPORT**

To remove an "H" HOLDING SYMBOL (WARD 2), 1571, 1575 and 1601 Lakeshore Road West, North side of Lakeshore Road West, east of Clarkson Road North  
Owner: 2286974 Ontario Inc. (Vandyk Developments) - File: H-OZ 13/007 W2

David Breveglieri, Development Planner, reviewed the Recommendation Report.

The following persons made oral submissions citing concerns with the amount of the Section 37 community benefits which is too low and not based on the three original dwellings as identified in the Corporate Report dated December 7, 2005; lack of consultation with the residents; the process in determining Section 37 community benefits should be a public and transparent one and in consultation with residents; residents have been ignored by both Vandyk Developments and the City; and the lifting of the 'H' Holding Symbol be deferred for further clarification in its determination:

Sue Shanley, MIRANET;

Wendy Davies, resident;  
Beverley Bleakley, Birch Glen Residents Association;  
Boyd Upper, resident;  
Julie Morris, MIRANET

Councillor Tovey stated that the Province established Section 37 community benefits provisions, and the City formulated a by-law to create an arms-length and transparent process that works for the community.

Councillor Iannicca commented that only when all the conditions have been fulfilled by an applicant is the lifting of an 'H' Holding Symbol recommended. He said to obtain community consensus would be impossible. Councillor Iannicca reiterated Councillor Tovey's comments with respect to the City's process and transparency.

Councillor Ras stated that in this particular case, and in terms of transparency, the Corporate Report had been sent to residents, and the Clarkson Village Gateway entry feature had also been highlighted in her newsletter to residents, but feedback was not received. She noted her support for the lifting of the 'H' Holding Symbol.

Mayor Crombie said that the residents are misunderstanding how Section 37 community benefits are calculated, which is not based on the prior zoning that was in force to permit the original three dwellings. Raj Kehar, Legal Counsel, confirmed that the *Planning Act* does not permit lift value to be based on a prior height and/or density but on the permitted zoning that was in force when the rezoning occurred in 2014. He advised that under the *Planning Act* a Section 37 community benefit is based on the lift value of the land determined by calculating the spread between the permitted height and/or density and the proposed height and/or density in the Zoning Bylaw. He noted that the City has a Corporate Policy and Procedure on Bonus Zoning that guides the City's implementation of Section 37 and requires the City to retain an independent land appraiser to determine the lift value of the lands. Mr. Kehar also stated that the Corporate Policy sets a target range of 20% to 40% of the lift value as the desirable amount for a community benefit. He said that in this instance, more than 40% was obtained, exceeding the City's targeted range.

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

**PDC-0042-2016**

That the report dated May 10, 2016, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol under File H-OZ 13/007 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

File: H-OZ 13/007 W2

**ADOPTED** (Councillor K. Ras)

5.5. Master Plan for 1 Port Street East (Ward 1)  
File: CD.21.POR

Ruth Marland, Strategic Leader, Strategic Community Initiatives, and Ron Palmer, Principal, The Planning Partnership, provided an overview of the Master Plan for 1 Port Street East.

In response to Councillor Starr's inquiry regarding the funding to make the Master Plan sustainable, Ms. Marland advised that the next step is to conclude the Marina Action Plan which will encapsulate the land use and speak to the funding. She said that a number of funding options, including private partnerships, will be explored in the Marina Action Plan.

Mayor Crombie complimented the Master Plan and commented that it will be a preeminent lakefront community in Canada if not North America, and there are a lot of opportunities to do things right on Mississauga's waterfront. She said that the Marina is a critical part of the Plan.

Councillor Parrish commented that priority needs to be given to building more affordable housing over that of a full service Marina. Mr. Palmer responded that the *Planning Act* does not compel developers to comply with the concept of affordable housing, but there would be an opportunity to develop smaller, cheaper units through the mechanism of Section 37 community benefits agreements, and to keep them affordable into the future. Councillor Parrish stated that such units would be considered bachelor pads and too small to affordably accommodate families. Ed Sajecki, Commissioner of Planning and Building, stated that the Province is moving forward with the legislation mandating affordable housing into new builds which will provide new tools to work with in the future.

Councillor Iannicca commented that the waterfront is the City's greatest asset and should be considered priority one because it benefits all the residents of Mississauga.

The following persons made oral submissions:

James Cox, Director of Real Estate, Canada Lands Company, spoke in support of the recommendations in the staff report. He stated that Canada Lands Company has worked diligently with staff and the community in protecting the Marina and to ensure the Port Credit Master Plan meets the City's and the community's needs. He said Canada Lands Company is pleased that the Master Plan provides for a full service marina, significant jobs, a range of housing options, significant public park, long and connected waterfront trails, exceptional architectural opportunities, and sustainable and innovative infrastructure.

Dorothy Tomiuk, Vice President, Town of Port Credit Association, stated that the City must remain in control of the process; that in transitioning the Marina - a city-wide asset - it is not diminished from a full service marina; the concept plan is underwhelming in terms of public spaces which should be maximized, specifically the Destination Park; ensure mixed-use and that built form and built function does not fall by the wayside and the waterfront is left with condominiums.

Chris Mackie, Resident, complimented the Master Plan but expressed concerns with the overall density; many features recommended by DTAH of Toronto have been excluded; open space mostly consists of roads; the Master Plan is a blueprint for dense condominium development on the waterfront; excessive building heights which may set a precedence for the Imperial Oil lands; suggested the removal of the proposed 22 storey landmark building; and, the Destination Park is too small.

Mary Furlin and Keith Metz, Directors, Credit Reserve Association, stated that whilst development and density is supported, it has to be the right development as the location is unique and will draw people to the waterfront; people want a significant component of green space and room for activities, yet the destination park is 5% of the potential development area; the entire east side of the promenade will be in shade for much of the day due to all the buildings on the site; seek public input on different types of built form other than tall condominium buildings.

Councillor Tovey stated that this is a huge building opportunity for the City and that it is a first step in a very long process. He said that the reality is that there has to be a certain amount of density to make it financially viable. He noted that the next step in the process is the Marina Master Plan which will determine access to the waterfront. Councillor Tovey said that the City is committed to the site's economic and financial sustainability and architectural excellence.

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

**PDC-0043-2016**

1. That the report titled "Inspiration Port Credit – Master Plan for 1 Port Street East" from the Commissioner of Planning and Building, dated May 10, 2016, be approved.
2. That a public meeting be held to consider the amendments to the Mississauga Official Plan as recommended in the report titled "Inspiration Port Credit – Master Plan for 1 Port Street East" from the Commissioner of Planning and Building, dated May 10, 2016.

File: CD.21.POR

**APPROVED** (Councillor J. Tovey)

6. ADJOURNMENT – 9:54pm (Mayor Bonnie Crombie)