
(Approved November 14, 2016)

Planning and Development Committee

Date

2016/10/24

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

Members Absent

Councillor Sue McFadden	Ward 10 (away – personal)
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Find it online

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

Staff Present

Ms. Lesley Pavan, Director, Development & Design Division
Mr. Andrew Whittemore, Director, Policy Planning Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Chris Rouse, Manager, Development North
Mr. Michal Minkowski, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Mr. Steve Barrett, Manager, Transportation & Asset Management
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure Planning
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Ms. Shahada Khan, Policy Planner
Ms. Lisa Christie, Zoning By-law Planner
Ms. Sharleen Bayovo, Policy Planner
Mr. Ben Phillips, Development Planner
Ms. Aiden Stanley, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Karen Morden, Legislative Coordinator

1. CALL TO ORDER – 7:01 p.m.
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. APPROVAL OF MINUTES OF PREVIOUS MEETING - October 11, 2016

APPROVED (Councillor C. Parrish)

4. MATTERS TO BE CONSIDERED

- 4.1. **PUBLIC MEETING (Wards 4 and 7)**
Draft Downtown Community Improvement Plan - File: CD.04.COM

Shahada Khan, Policy Planner, gave an overview of the draft Downtown Community Improvement Plan (CIP).

Councillor Kovac said it is an enabling tool giving Council the strength to move forward.

Councillor Iannicca noted that this is a step in the right direction. He noted his preference for City owned parking.

Mayor Crombie stated that the complication is the free parking available at the Square One Shopping Centre. She also stated that the upcoming LRT should offer developers the necessary incentive. In response to the Mayor's question regarding the timeframe, Andrew Whitemore, Director, Policy Planning Division, advised that once the CIP has been adopted, a program will be developed in order to kick start new proposals quickly.

The following made oral submissions:

John Filipetti, Oxford Properties Group, spoke on behalf of Square One Shopping Centre, noting that in principal the draft CIP is a step forward in addressing some of the economic challenges. He however noted concerns with respect to lack of clarity in the proposal around project eligibility, the timing of the approval process for applications and suggested that Council delegate this authority to staff similar to that implemented by the City of Toronto. Mr. Filipetti also suggested that whilst municipally owned parking is a good approach, there may be other mechanisms that could be explored to reduce parking which is the single biggest issue holding back office development in the downtown area.

Margaret Knowles, Morguard Investments Limited, advised that the company has been an active participant and stakeholder in office development since the late 1960's and the 1970's, and the draft CIP does not adequately acknowledge and support office developments already in existence in the downtown core which minimises these buildings. She also noted that parking is not only a barrier for developers but a challenge for existing land owners. Ms. Knowles requested that these concerns be addressed in the draft CIP and be brought to stakeholders for further review.

June Samaras, Streetsville resident, asked what the office of the future will look like given the advancements in technology, which is not geographically specific. She also asked how people will be able to access the proposed parking space given the traffic gridlock. Mr. Whittemore responded that designs change according to available amenities. With respect to traffic he noted that the proximity of the LRT will encourage commuters to use public transit.

Alex Lach, Meadowvale resident, stated that innovative thinking is required with future office developments in order to create a demand in a new economic reality where office space is shared.

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

RECOMMENDATION

PDC-0075-2016

1. That the submissions made at the public meeting held on October 24, 2016, to consider the report "Draft Downtown Community Improvement Plan – Public Meeting" dated October 4, 2016, be received; and
2. That staff report back to Planning and Development Committee on the submissions made, outlining any modifications to the original proposed community improvement plan, if necessary.

File: CD.04.COM

RECEIVED (Councillor J. Kovac)

4.2.

PUBLIC MEETING INFORMATION REPORT (ALL WARDS except W9)

Proposal to rezone and redesignate 21 City owned properties, one property owned by Credit Valley Conservation and one privately owned property – File CD.21.CON

Lisa Christie, Zoning By-law Planner, gave an overview of the Proposal.

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

RECOMMENDATION

PDC-0076-2016

1. That the report dated October 4, 2016, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to redesignate and rezone 21 City owned properties and a property owned by Credit Valley Conservation and a privately owned property, be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

File: CD.21.CON

RECEIVED (Councillor N. Iannicca)

4.3. Provincial Coordinated Land Use Planning Review - Proposed Plans
File: LA.07-PRO

Sharleen Bayovo, Policy Planner, gave an overview of the proposed plans.

Councillor Saito noted that Meadowvale is a community designed for an equal number of jobs and people yet surprisingly, and of concern, is that it only reaches a density of 42.8 residents and jobs per hectare, and the only community achieving the province's minimum of 80 is Churchill Meadows.

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

RECOMMENDATION

PDC-0077-2016

1. That the recommended directions in the report titled "Provincial Coordinated Land Use Planning Review – Proposed Plans" dated October 4, 2016, from the Commissioner of Planning and Building, be endorsed.
2. That the report titled "Provincial Coordinated Land Use Planning Review – Proposed Plans" dated October 4, 2016, from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Ministry of Municipal Affairs, the Association of Municipalities of Ontario (AMO), the Region of Peel, the City of Brampton and the Town of Caledon.

File: LA.07-PRO

APPROVED (Councillor J. Tovey)

4.4. **REPORT ON COMMENTS (Wards 1, 2, 8 and 11)**
Mississauga Road Scenic Route Policies Review
Implementation - Proposed Changes to Mississauga Official Plan
File: CD.21-MIS

Ben Phillips, Development Planner, gave an overview of the proposed changes to the Mississauga Official Plan.

Councillor Ras commented that the trees are very old and need to be replaced.

The following persons made oral submissions citing concerns that the zoning is getting unreasonably exploited; heritage concepts must be included in the revised policies; various deletions in a previous iteration of the proposed policies, in particular the phrase "*Other forms of residential developments will not be permitted abutting Mississauga Road*", should be reinstated; traffic implications; will the regulations be Ontario Municipal Board (OMB) proof; the proposed policies speak to massing but not height and this is a serious omission exploited by developers; natural heritage also needs to be protected:

Sajid Aziz, Resident; Ward 11 Resident;
June Samaras, Ward 11 Resident;
Violet Aziz, Resident; Ward 11 Resident

Mr. Phillips spoke to the concerns expressed. He said that the proposed policies

already speak to heritage issues including how new buildings should be developed at the north end of the study area, and that the architecture should reflect the best historic examples in the area. Mr. Phillips also noted that the only recommended change to the policies presented at the June 27th, 2016 public meeting of the Committee is the deletion of wording that would have modified the *Residential Low Density I* land use policies in the Central Erin Mills and Erin Mills Neighbourhoods.

Mark Warrack, Manager, Cultural Planning, advised that the Mississauga Road Scenic Route has been identified as a cultural landscape since 2004 which includes a combination of both built and natural heritage. He said that when it comes to the natural elements such as trees, these can only take on a heritage significance if they are connected either to a person or an event. Mr. Warrack also noted that heritage conservation districts (HCDs) are not immune to appeal to the OMB and applications within an HCD can similarly be appealed.

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

RECOMMENDATION

PDC-0078-2016

1. That the report dated October 4, 2016, from the Commissioner of Planning and Building titled "Report on Comments (Wards 1, 2, 8 and 11) Mississauga Road Scenic Route Policies Review Implementation - Proposed Changes to Mississauga Official Plan", be deferred pending further consultation between Ward 11 Councillor, staff and residents.
2. That the oral submissions made at the Planning and Development Committee meeting held on October 24, 2016, and written submissions from Glen Schnarr & Associates Inc. and Sajid and Violet Aziz, be received.

File: CD.21-MIS

APPROVED (Councillor N. Iannicca)

4.5. **SECTION 37 COMMUNITY BENEFITS (Ward 3)**

1715 Audubon Boulevard, Northeast corner of Audubon Boulevard and Fieldgate Drive

Owner: Beverley Homes Holding Corp.

File: OZ 13/006 W3

Aiden Stanley, Development Planner, confirmed that residents may contact the Planner if they wish to see the independent land appraisal.

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

RECOMMENDATION

PDC-0079-2016

That the report dated October 4, 2016, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under File OZ 13/006 W3, Beverley Homes Holding Corp., 1715 Audubon Boulevard be adopted, and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$60,000.00 be approved as the amount for the Section 37 Community Benefit contribution.
2. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with Beverley Homes Holding Corp., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution.

File: OZ 13/006 W3

ADOPTED (Councillor C. Fonseca)

5. ADJOURNMENT – 8:45 p.m. (Councillor P. Saito)