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(Approved May 1, 2017)

## Planning and Development Committee

### Date

2017/04/10

### 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 (Personal)
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### Find it online

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

**Staff Present**

Mr. Ed Sajecki, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division  
Ms. Marcia Taggart, Legal Services  
Ms. Marianne Cassin, Manager, Development Central  
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure Planning Division  
Ms. Leslie Green, Manager, Transportation Projects  
Ms. Shahada Khan, Planner  
Mr. Michael Hynes, Development Planner  
Ms. Stephanie Smith, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 7:01PM
2. DECLARATION OF CONFLICT OF INTEREST – Nil
3. MINUTES OF PREVIOUS MEETING

Approved (Councillor R. Starr)

4. MATTERS CONSIDERED

- 4.1. **Application to permit a 28-storey, 268 unit apartment building, 45 Agnes Street  
Northeast corner of Cook Street and Agnes Street  
Eminence Living Inc.  
Recommendation Report Ward 7**

Michael Hynes, Development Planner provided an overview of the application to permit a 28-storey, 268 unit apartment building at 45 Agnes Street.

Councillor Iannicca spoke to the application and outlined intensification within the area.

The following residents made oral submissions citing concerns with the proposed development. The following concerns were discussed: condominium ownership versus rental units; potential safety concerns with the increased number of rental units; increased traffic congestion; increased insurance rates in the area; potential fire risks; and lack of natural light.

Mohammed Abdelhady  
Ann Chow  
Nelson  
Craig Mocraig (sp?)

Councillor Iannicca enquired what the difference is between rental and condominium built form. Ed Sajecki, Commissioner, Planning & Building responded.

Ruth Victor, Planner, Ruth Victor Associates spoke to the developer's intension to move forward with a condominium approval and that some units could be rented out by investors.

Leslie Green, Manager, Transportation Projects spoke to previous completed traffic studies within the area and outlined the current investment made to the transportation network in the area.

Councillor Iannicca spoke to previous public meetings held; that Cooksville is currently going through a revitalization; and outlined the planned transportation infrastructure network.

Councillor Starr enquired who the Principals are for the property. John Matas and Sharief Zaman introduced themselves as the Principals of the property.

**RECOMMENDATION**

1. That the applications under File OZ 13/017 W7, 45 Agnes Street to amend Mississauga Official Plan to **Residential High Density – Special Site 3 (amended)** and to change the zoning to **RA4-27 (Apartment Dwellings – Exception, amended)** to permit a 28-storey, 282 unit residential apartment building with a maximum floor space index (FSI) of 7.5 in accordance with the proposed zoning standards, be approved subject to the conditions referenced in the staff report.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council on 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.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

**Received** (Councillor Iannicca)  
 Recommendation PDC-0016-2017

<b>RECORDED VOTE</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr		X		
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (10, 1, 1-Absent)

4.2. Tower Renewal Partnership Project

Councillor Fonseca expressed support of the renewal project and spoke to the need to continue consulting with the CMHC in anticipation of the National Housing Strategy report and the Official Plan Policy. She enquired if a list had been shared outlining what developers already build purpose built rentals. Andrew Whittemore, Director, Policy Planning Division responded.

Councillor Parrish enquired about the difference in operating costs between rental buildings and condominiums. Mr. Whittemore noted that staff would send her that information. She further enquired what it would cost to do a numeration of all the new high-rise buildings in the downtown core before the next election.

Ed Sajecki, Commissioner, Planning & Building spoke to renewal of towers and noted that sites need to be reviewed comprehensively.

**RECOMMENDATION**

That the report titled, “*Tower Renewal Partnership Project*” from the Commissioner of Planning and Building, dated March 3, 2017, be endorsed.

**Received** (Councillor Iannicca)  
 Recommendation PDC-0017-2017

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (11, 0, 1-Absent)

4.3. Downtown Community Improvement Plan - Report on Comments

Councillors Iannicca, Kovac, Tovey thanked staff and spoke to a constructed parking plan, reviewing applications on a case-by-case basis and working within the Planning Act.

Councillor Saito spoke to the Meadowvale Business Park land availability and enquired about the City of Brampton’s and the Peel of Region's participation. Shahada Khan, Planner responded. Councillor Saito spoke to collaborating with the City of Brampton and that both municipalities should request the Regions participation. Ed Sajecki, Commissioner, Planning & Building responded.

Mayor Crombie spoke to the cost related to the underground parking lots, employment versus population ratio and the impact of the LRT. Mr. Sajecki and Ms. Khan responded.

**RECOMMENDATION**

1. That the Downtown Community Improvement Plan, proposed in the report titled “Downtown Community Improvement Plan” dated March 17, 2017 from the Commissioner of Planning and Building, be approved and that an implementing by-law be prepared
2. That a by-law delegating authority to the City Manager, to approve the Downtown Community Improvement Plan Development Processing Fees Grant and Tax Increment Equivalent Grant as proposed in the report titled “Downtown Community Improvement Plan” dated March 17, 2017 from the Commissioner of Planning and Building, be prepared
3. That the City Manager be authorized to sign Incentive Agreements that stipulate the terms and conditions for the granting of incentives under the Downtown Community Improvement Plan
4. That the Region of Peel be requested to develop a Regional Community Improvement Plan to support office development in Mississauga’s Downtown

**Received** (Councillor Iannicca)  
 Recommendation PDC-0018-2017

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor B. Crombie	X			
Councillor J. Tovey	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor N. Iannicca	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (11, 0, 1-Absent)

5. ADJOURNMENT – 8:09 pm (Councillor C. Parrish)