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(Approved June 26, 2017)

## Planning and Development Committee

### Date

2017/06/12

### 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	(left 8:23pm)
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 Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### Members Absent

Councillor Ron Starr	Ward 6 (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. Marcia Taggart, Legal Services  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division  
Mr. Chris Rouse, Manager, Development North  
Mr. Ray Poitras, Manager, Development South  
Ms. Marianne Cassin, Manager, Development Central  
Ms. Leslie Green, Manager, Transportation Projects, Transportation & Asset Management  
Mr. Lincoln Kan, Manager, Environmental Services, Transportation & Works  
Mr. Mark Howard, Team Leader, Parks & Forestry Division  
Ms. Ashlee Rivet, Development Planner, Development and Design Division  
Ms. Lisa Christie, Development Planner, Development and Design Division  
Mr. Michael Hynes, Development Planner, Development and Design Division  
Ms. Shahada Khan, Policy Planner, Policy Planning Division  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 7:00 p.m.
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

The Chair noted that the record should reflect that the submissions in the recommendations for Items 4.3, 4.4, 4.5 and 4.6 were oral. The Minutes of May 29, 2017 Meeting were approved as amended.

**APPROVED** (Councillor C. Parrish)

4. MATTERS TO BE CONSIDERED

- 4.1. **PUBLIC MEETING INFORMATION REPORT (WARD 8)**

Application to permit 144 horizontal multiple dwelling units (back to back stacked townhouses) on a private condominium road, 2277 South Millway, North of The Collegeway, west of Erin Mills Parkway  
Owner: 2277 South Millway G.P. Inc. - File: OZ 16/004 W8

Jim Levac, Planner, Glenn Schnarr & Associates Inc., provided an overview of the Application.

Councillor Saito expressed concern regarding the problem of storage that condominium residents face with garbage carts. She said residents do not have enough room in their garage for storage of the large carts which, she noted, will be standard issue from the Region of Peel. Lesley Pavan, Director, Development and Design, said that staff will follow up on this matter with the Region of Peel.

The following persons made oral submissions citing concerns with obstruction of views, shadowing, tree canopy, and if the 100 ft. tall trees must come down, recycle them:

Christine Foley, Resident;  
James Patterson, Resident

Mr. Levac noted that every effort will be made to preserve as many trees as possible.

Councillor Mahoney spoke to the shadowing studies, tree canopy, and parking concerns on South Millway Court. He advised that this is an information gathering meeting and no decisions are being made at tonight's meeting.

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

**RECOMMENDATION**

PDC-0031-2017

That the report dated May 19, 2017, from the Commissioner of Planning and Building regarding the applications by 2277 South Millway G.P. Inc. to permit 144 horizontal multiple dwelling units (back to back stacked townhouses) on a private condominium road under File OZ 16/004 W8, 2277 South Millway, be received for information.

**RECEIVED** (Councillor M. Mahoney)

<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 (11, 0, 1-Absent)

4.2. **PUBLIC MEETING INFORMATION REPORT (WARDS 1-11)**

Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007 - File: BL-09-COM

Lisa Christie, Planner, provided an overview of the proposed amendments.

Councillor Saito raised a concern with regard to the proposed reduction in maximum driveway width, thereby taking away the rights of residents given to them when their homes were built. She said at the same time the City is promoting secondary units and residents are requesting to widen their driveways. Ed Sajecki, Commissioner, Planning and Building, took this under advisement and said this will be reviewed further.

Councillor Kovac and Councillor Parrish spoke to the under-utilization of the glass pavilion on Celebration Square and suggested that staff look at opportunities to increase its use including perhaps a café and installation of outdoor accessible washrooms. Councillor Parrish suggested a permanent tenting along one side for the farmers market, and Councillor Iannicca suggested the latticed area on the easterly side be permanently covered to allow for the lack of shade elsewhere on Celebration Square.

The following persons made oral submissions:

Jim Levac, Planner, Glen Schnarr & Associates Inc., spoke to the regulation affecting

roof top patio setback for horizontal multiple dwellings or stacked back to back townhouses. Ms. Christie advised that this is a general regulation applicable city-wide and not just for horizontal multiple dwellings and the intent is not to penalize applications in process.

Ken Riddell, Resident, expressed concern that the proposed amendments negate the provisions of the previous flat roof by-law which restricts height to 24 ft. 6in to reduce massing. In response, Ms. Christie said that these amendments will provide another vehicle to be used when looking at heights.

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

**RECOMMENDATION**

PDC-0032-2017

That the Report dated May 19, 2017, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information.

**RECEIVED** (Councillor J. Tovey)

<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. **PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (WARD 7)**

Application to create 18 blocks on a private condominium road to accommodate 120 townhome and 20 live/work townhomes, 90, 100, 110 Dundas Street West, southeast corner of Dundas Street West and Confederation Parkway  
Owner: 675553 Ontario Limited (Conservatory Group) - File: T-M15002 W7

Councillor Iannicca noted his support for the proposed development and that the community is getting what it wants.

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

**RECOMMENDATION**

PDC-0033-2017

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Municipal Board hearing on the subject application under File T-M15002 W7, 675553 Ontario Limited (Conservatory Group), 90, 100, 110 Dundas Street West, southeast corner of Dundas Street West and Confederation Parkway, to create 18 blocks on a private condominium road to accommodate 120 townhomes and 20 live/work townhomes, in support of the conclusions, outlined in the report dated May 19, 2017 that concludes that the draft plan of subdivision is acceptable from a planning standpoint subject to the conditions outlined in Appendix 5.
  
2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the Ontario Municipal Board hearing process.

**RECEIVED** (Councillor N. Iannicca)

<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)

4.4. **REPORT ON COMMENTS (WARD 1)**  
1 Port Street East Official Plan Amendment  
File: CD.21.POR

Shahada Khan, Policy Planner, provided an overview of the report.

Dorothy Tomiuk, Vice President, Town of Port Credit Association (TOPCA), expressed TOPCA's support for the Official Plan amendment assuring that the transition of the

lands will be orderly.

Councillor Tovey noted that everyone involved has been engaged and collaborating in the process. He requested that staff provide a visual of the full marina property in future reports.

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

**RECOMMENDATION**

PDC-0034-2017

That the amendments to Mississauga Official Plan proposed in the report titled “1 Port Street East Official Plan Amendment”, dated May 19, 2017, from the Commissioner of Planning and Building, be approved.

**APPROVED** (Councillor J. Tovey)

<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)

Mayor Crombie left the meeting at 8:23pm

4.5. **SECTION 37 COMMUNITY BENEFITS REPORT (WARD 9)**

6719 Glen Erin Drive, east side of Glen Erin Drive, north of Aquitaine Avenue

Owner: Blackrock Aquitaine Limited

File: OZ 14/002 W9

Councillor Saito proposed an alternate recommendation making an exception to allow the contribution to be made prior to the first above grade building permit. Councillor Iannicca said that this has been done before and expressed his support.

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

**RECOMMENDATION**

PDC-0035-2017

That the report dated May 19, 2017, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under OZ 14/002 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive be adopted, as amended, and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of approximately \$427,189 be approved as the amount for the Section 37 Community Benefit contribution.
2. That notwithstanding the Corporate Policy and Procedure on Bonus Zoning requiring cash contributions being paid prior to the implementing zoning by-law, approval be granted to allow the contribution to be made prior to the first above grade building permit, subject to the required contribution being indexed for inflation in accordance with the Statistics Canada Building Construction Price Index.
3. 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 the Registered Owner, and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the Community Benefits.

<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			

**APPROVED** (Councillor P. Saito)

Carried (10, 0, 2-Absent)

- 4.6. Bill 139, an Act to enact the Local Planning Appeal Tribunal Act, 2017 and the Local Planning Appeal Support Centre Act, 2017 and to amend the Planning Act, the Conservation Authorities Act and various other Acts



Marcia Taggart, Deputy City Solicitor, gave an overview of Bill 139.

In response to Councillor Tovey’s questions, Ms. Taggart advised that the Local Planning Appeal Tribunal will be a provincial body and would operate similar to the Ontario Municipal Board (OMB). She said that Bill 139 does not have any implications for the operations of the Committee of Adjustment as Section 45 of the *Planning Act* remains unchanged for minor variances and consent applications. Councillor Tovey raised concerns to the detrimental changes in the Conservation Authorities Act being proposed and Ms. Taggart responded that the changes are significant and Legal Services will be analyzing the implications with Planning and Building and reporting back to the Committee.

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

**RECOMMENDATION**

PDC-0036-2017

That the Information Report dated June 6, 2016 from Mary Ellen Bench, City Solicitor, entitled “Bill 139, an Act to enact the Local Planning Appeal Tribunal Act, 2017 and the Local Planning Appeal Support Centre Act, 2017 and to amend the Planning Act, the Conservation Authorities Act and various other Acts”, be received, and that a supplementary report be brought back once staff have reviewed the implications of the proposed amendments by the Province of Ontario to replace the Ontario Municipal Board Act.

File: LA.07.OMB

<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			

**APPROVED** (Councillor J. Tovey)

Carried (10, 0, 2-Absent)

5. ADJOURNMENT – 8:51 pm (Councillor K. Ras)