
(Approved September 25, 2017)

Planning and Development Committee

Date

2017/06/26

Time

6:30 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 Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10

Members Absent

Councillor Nando Iannicca	Ward 7 (other municipal business)
Councillor Pat Saito	Ward 9 (other municipal business)

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
Ms. Ingrid Sulz-McDowell, Acting Director, Development and Design Division
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division
Mr. Chris Rouse, Manager, Development North
Mr. Ray Poitras, Manager, Development South
Mr. Michal Minkowski, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Ms. Leslie Green, Manager, Transportation Projects, Transportation & Works
Mr. Dave Martin, Supervisor, Development Engineering, Transportation & Infrastructure Planning Division
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Mr. Darren Bryan, Supervisor, Sign Unit
Ms. Mila Yeung, Development Planner, Development and Design Division
Ms. Caleigh McInnes, Development Planner, Development and Design Division
Ms. Stephanie Segreti-Gray, Development Planner, Development and Design Division
Mr. David Breveglieri, Development Planner, Development and Design Division
Mr. Paul Stewart, Policy Planner, Policy Planning Division
Ms. Ashlee Rivet, Development Planner, Development and Design Division
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator

1. CALL TO ORDER – 6:31 pm
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING

Approval of June 12, 2017 Meeting.

APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

The Agenda was modified as follows:

- 4.8. **RECOMMENDATION REPORT (WARD 2)**

Application to permit 104 horizontal multiple dwellings (back to back townhouses) on a private condominium road, 2210 and 2230 Bromsgrove Road, south side of Bromsgrove Road, west of Southdown Road

Owner: United Lands Corporation (Bromsgrove) - File: OZ 15/011 W2

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

RECOMMENDATION

PDC-0037-2017

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ 15/011 W2, 2210 and 2230 Bromsgrove Road to amend Mississauga Official Plan to **Residential High Density – Special Site**; to change the zoning to **RM9 – Exception (Horizontal Multiple Dwellings with more than 6 dwelling units)** to permit 104 horizontal multiple dwellings on a private condominium road in conformity with the provisions outlined in Appendix 4, be approved subject to the conditions referenced in the staff report.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of 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.
5. 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.

File: OZ 15/011 W2

APPROVED (Councillor K. Ras)

RECORDED VOTE	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, 0, 2-Absent)

4.1. **INFORMATION REPORT (ALL WARDS)**

Proposed Amendments to Corporate Policy # 05-01-08 - Portable Signs on Road Allowances

Councillor Parrish expressed opposition to the permission for signage given to MPs and MPPs. She spoke to a number of items that require further review, specifically with respect to mobile signs and suggested that the matter be referred back to staff for review with the following directions for inclusion:

1. Rationalization and reduction of numbers of signs on road allowances where appropriate;
2. Maps show locations for each Ward and justify locations as necessary;
3. Investigate various portable sign providers from the perspective of clarity, safety, aesthetics and effectiveness;
4. A study of the development, and costs, for installing permanent in-ground concrete anchors which could receive temporary signs thereby eliminating unsightly blow-overs and eliminating metal “feet” that pose a danger to cyclists and pedestrians;
5. A request for proposals tendering five year contracts to provide and service portable signs on road allowances for the City of Mississauga.

Mayor Crombie said she could support MPs and MPPs using the signs for community purposes, providing the City does not need them at the time.

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

RECOMMENDATION

PDC-0038-2017

That the Portable Signs on Road Allowances Policy 05-01-08, as outlined in the Corporate Report dated April 10, 2017 from the Commissioner of Planning and Building, be referred to staff for further review.

APPROVED (Councillor C. Parrish)

RECORDED VOTE	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, 0, 2-Absent)

4.2. **PUBLIC MEETING/INFORMATION REPORT (WARD 11)**

Application to permit two office buildings with accessory uses such as medical laboratories, small retail stores and person service establishments, 270 Derry Road West, South side of Derry Road West, East of McLaughlin Road
 Owner: Aujla Investments Inc.- File: OZ 13/019 W11

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

RECOMMENDATION

PDC-0039-2017

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the application by Aujla Investments Inc. to permit two office buildings with accessory uses such as medical laboratories, small retail stores and personal service establishments under File OZ 13/019 W11, 270 Derry Road West, be received for information.

File: OZ 13/019 W11

RECEIVED (Councillor R. Starr)

RECORDED VOTE	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, 0, 2-Absent)

4.3. **PUBLIC MEETING/INFORMATION REPORT (WARD 5)**

Application to permit one 15-storey and one 34-storey apartment building with commercial uses on the first three floors, 0 Four Springs Avenue, Northwest quadrant of Hurontario Street

Owner: Pinnacle International (Ontario) Limited

File: OZ 16/10 W5

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

RECOMMENDATION

PDC-0040-2017

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Limited to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors, under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to Council.
File: OZ 16/010 W5

RECEIVED (Councillor C. Parrish)

RECORDED VOTE	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, 0, 2-Absent)

4.4. **PUBLIC MEETING INFORMATION REPORT (WARD 11)**

Applications to permit 5 three storey detached homes along Barbertown Road, 16 three storey townhomes on a condominium road and 4 two storey back-to-back dwelling units within the existing heritage building (Old Barber House), 5155 Mississauga Road, Northeast corner of Mississauga Road and Barbertown Road
Owner: City Park (Old Barber) Homes Inc.
Files: OZ 16/011 W11 and T-M16003 W11

Jim Levac, Glen Schnarr & Associates, provided an overview of the applications.

The following persons made oral submissions citing that the proposed development is not beneficial to the health and welfare of the community; is not in compliance with the heritage of the neighbourhood; inappropriate densification and type of development; red brick rendering does not improve the streetscape; inadequate parking proposed will result in added overflow street parking; impact on privacy; consider the truck traffic; left turns onto Mississauga Road from Barbertown Road is an issue due to lack of traffic lights; Barber House will be blocked and will look out of place; density and height of the proposed five 3-storey dwellings on 36 ft. lots is not acceptable on Barbertown Road; single detached homes more appropriate in the neighbourhood;

Sajid Aziz, Resident;
 June Samaras, Resident;
 Barry Wong, Resident;
 Amitabh Singh, PORTICO Community Church;
 Rohail Tanoli, Resident;
 Sam Forgione, Resident;
 Mohammed Alashkar, Resident

Councillor Carlson advised that this is the beginning of the process and there is more work to be done on the proposal.

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

RECOMMENDATION

PDC-0041-2017

1. That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by City Park (Old Barber) Homes Inc. to permit 5 three storey detached homes along Barbartown Road, 16 three storey townhomes on a private condominium road and 4 two storey back to back dwelling units within the existing heritage building (Old Barber House) under Files OZ 16/011 W11 and T-M16003 W11, 5155 Mississauga Road, be received for information.

2. That seven oral submissions made at the Planning and Development Committee Meeting held on June 26, 2017, be received.
 Files: OZ 16/011 W11 and T-M16003 W11

RECEIVED (Councillor M. Mahoney)

RECORDED VOTE	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, 0, 2-Absent)

4.5. **PUBLIC MEETING INFORMATION REPORT (WARD 11)**

Application to permit 201 residential units (14 semi-detached, 57 standard townhouse dwellings, and 130 back-to-back townhouse dwellings), 80 Thomas Street North side of Thomas Street, East of Joymar Drive
Owner: 1672736 ONTARIO INC. (Dunpar Homes) - File: OZ 16/13 W11

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

The following persons made oral submissions citing concerns with the closeness of the development to neighbouring property lines impacting privacy; loss of sunlight; heavy traffic on Thomas Street; the density is inappropriate; the proposal is contrary to the City's Urban Design Policies regarding appropriate transitions; development is close to

the Streetsville High School causing safety concerns for children; the principles of the guidelines from the back to back and stacked townhouse study, currently underway, should be applied to the subject development; drainage and waste management issues; and the proposed townhouses are not luxury homes:

Daphne Mao, Resident;
 Max Lee, Resident;
 Stefan(?), Resident;
 Victor Ma, Resident

Mr. Levac spoke to exploring design elements to mitigate the height and that they will be working with the Region of Peel with respect to waste management.

Councillor Carlson noted that this is the beginning of the process and the applicant is showing a willingness to work with the residents.

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

RECOMMENDATION

PDC-0042-2017

1. That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by 1672736 Ontario Inc. (Dunpar Homes) to permit 14 semi-detached homes, 57 standard townhomes, and 130 back to back townhomes under File OZ 16/013 W11, 80 Thomas Street, be received for information.
2. That four oral submissions made at the Planning and Development Committee held on June 26, 2017, be received.

File: OZ 16/013 W11

RECEIVED (Councillor C. Parrish)

RECORDED VOTE	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, 0, 2-Absent)

4.6. **PUBLIC MEETING INFORMATION REPORT (WARD 1)**

Applications to permit 17 townhomes and 1 detached dwelling, 1142 Mona Road, west side of Mona Road, north of the CNR tracks
Owner: Queenscorp (Mona Road) Inc. - File: OZ 16/006 W1

Tyler Grinyer, Bousfields Inc., and Ken Ursic, Ecologist, Beacon Environmental provided an overview of the Applications.

The following persons made oral submissions citing concerns with safety; traffic; that the proposal sets a bad precedent; the cultural landscape will be prejudiced; detrimental impact on the environment; waste management; noise pollution; lack of resident consultations by the proponent; no sidewalks planned; as the largest residential woodland in the City it is already facing numerous threats; parking will overflow onto the streets; fire and emergency access issues; the proposal does not meet Metrolinx buffering guidelines in proximity to railway operations; basement floods; intensification of this type is not needed in the area; Mineola is a residential woodland and the *Natural Heritage and Urban Forest Strategy* identifies residential woodlands as unique in the natural heritage of Mississauga; this short sighted and badly planned proposal should be denied:

- Monica Riopelle, Resident;
- Carlo Vairo, Resident;
- Giancarlo Di Giambattista, Resident;
- Richard Reid, Resident;
- Michelle Walmsley, Resident;
- Mary Furlin, Credit Reserve Association;
- Philip van Wassenaer, Resident

Councillor Tovey supported the community’s concerns and advised residents that no decisions will be made at tonight’s meeting. He noted that as far as intensification is concerned, the Port Credit GO area is exempt as it has exceeded Provincial targets. He also said that it is important to protect the last vestiges of the Carolinian forest in Mineola.

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

RECOMMENDATION

PDC-0043-2017

1. That the report dated June 2, 2017 from the Commissioner of Planning and Building regarding the applications by Queenscorp (Mona Road) Inc. to permit 17 townhomes and 1 detached home on a private condominium road under File OZ 16/006 W1, be received for information.

2. That seven oral submissions made at the Planning and Development Committee held on June 26, 2017, be received.

File: OZ 16/006 W1

RECEIVED (Councillor J. Tovey)

RECORDED VOTE	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, 0, 2-Absent)

4.7. **INFORMATION REPORT (WARD 1)**

Port Credit West Village (formerly Imperial Oil property) - Draft Master Plan - Status Update - File: CD.04-POR

Paul Stewart, Policy Planner, provided a status update of the Port Credit West Village Draft Master Plan.

The following persons made oral submissions noting the non-compliance of the master planning framework with respect to the land use, built form and the heights of the buildings which, in certain areas, are more than double; let the southern portion of the 72 acre property be open space for all residents to use; Waterfront Trail is important to the community; storm water management; the YMCA campus area is not an appropriate location for high-rise condominiums; need traffic calming measures to protect the Port Credit Heritage District from traffic infiltration; transition is important on all sides and mobility challenges need to be addressed; configure density; create innovative public realm; move people not cars; integrate residents of Port Credit West Village with the rest of Port Credit; consider non-car bridge proposal; concern that the primary entrance will be on Lakeshore Road; surface parking is not visually pleasing on Lakeshore Road and will act as a deterrent to foot traffic; sidewalks should be wide enough for patios;

Janet Glass, Resident
 Chris Mackie, Resident
 Mary Simpson and Dorothy Tomiuk, Town of Port Credit Association;
 Eli Aaron, Port Credit Business Improvement Area (BIA)

Pino Di Mascio, Urban Strategies, Planning Consultant for the Port Credit West Village Partners, noted that before the proposed development proceeds, the site will require remediation. He spoke to creating green corridors, revitalizing Lakeshore Road and the water’s edge, the site for the YMCA campus and creation of more open space and the built form.

Councillor Tovey said that more community meetings will be held as the project moves forward.

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

RECOMMENDATION

PDC-0044-2017

1. That the report titled “70 Mississauga Road South (former Imperial Oil property) Status Update – Port Credit West Village Draft Master Plan” dated June 9, 2017 from the Commissioner of Planning and Building, be received for information.
2. That five oral submissions made to the Planning and Development Committee held on June 26, 2017, be received.

RECEIVED (Councillor J. Tovey)

RECORDED VOTE	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, 0, 2-Absent)

5. ADJOURNMENT - 9:55pm (Councillor R. Starr)