
(Approved October 30, 2017)

Planning and Development Committee

Date

2017/10/16

Time

6:30 PM

Location

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

Members Present

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	(Arr. 6:50pm)
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

Ms. Janice Baker, City Manager and Chief Administrative Officer
Mr. Ed Sajecki, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Andrew Whittemore, Director, Policy Planning Division
Mr. Chris Rouse, Manager, Development North
Mr. Ray Poitras, Manager, Development South
Mr. Michal Minkowski, Legal Counsel, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Ms. Emma Calvert, Manager, Transportation & Asset Management
Mr. Jeremy Blair, Manager, Development Engineering, Transportation & Infrastructure Planning
Mr. Eric Lucic, Team Leader, Parks & Forestry Division
Ms. Paulina Mikicich, Manager, Planning Innovation
Ms. Emily Irvine, Planner, Planning Innovation
Ms. Sharlene Bayovo, Planner, Planning Innovation
Ms. Caleigh McInnes, Development Planner
Mr. David Breveglieri, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Sacha Smith, Legislative Coordinator

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

Approval of September 25, 2017 Meeting.

APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

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

Making Room for the Middle: A Housing Strategy for Mississauga (Strategy)

File: CD.06.AFF

Andrew Whittemore, Director, Policy Division and Andrea Calla, Chair, Mississauga Housing Affordability Advisory Panel, spoke to the Housing Strategy for Mississauga.

The Committee commented as follows:

- Ensure tools in place for public funds to be used for long term housing affordability;
- Using city owned lands for affordable housing;
- Waiting for Federal and Municipal subsidies is futile;
- Important to ensure that affordable housing stays affordable permanently.

Ed Sajecki, Commissioner of Planning and Building, Andrew Whittemore, Director of Policy Planning and Paulina Mikicich, Manager, Planning Innovation, spoke to the above comments.

The following persons made oral submissions highlighting emphasis on inclusionary zoning and actions that will have direct impact for those who meet the low income criteria; support tenants in privately-owned rental housing; 60% of low income households face affordable housing issues; this is a good first step towards addressing the City's housing needs:

1. Virginia Vaithilingam, Co-Chair, Mississauga Chapter of ACORN;
2. Kenn Hale, Legal Director, Advocacy Centre for Tenants of Ontario (ACTO);
3. Varthan Arulsundaram and Madeleine Burkhardt-Jones, Mississauga Community Legal Services;
4. Carmina Tupe, Building Industry and Land development Association (BILD)
5. Daryl Chong, president and CEO, Greater Toronto Apartment Association;
6. Martin Blake, Vice President of the Daniels Corporation.

Councillor Saito said that the City needs to move forward and is not ignoring the lower income citizens.

Mayor Crombie noted that this is a framework for moving forward and that Mississauga is the

only municipality dealing with this issue.

Mayor Crombie moved the following motion which was voted on and carried:

RECOMMENDATION

PDC-0054-2017

1. That “Making Room for the Middle: A Housing Strategy for Mississauga” as outlined in the report entitled “Making Room for the Middle: A Housing Strategy for Mississauga” from the Commissioner of Planning and Building dated October 2, 2017, be adopted.

2. That seven (7) oral deputations made to the Planning and Development Committee at its meeting held on October 16, 2017, be received.

ADOPTED (Mayor B. Crombie)

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 (12, 0, 0)

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

New Planning Legislation and Policies for Resilient, Efficient and Transit-Oriented City Building - File: LA.07-PRO

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

RECOMMENDATION

PDC-0055-2017

1. That the report titled “New Planning Legislation and Policies for Resilient, Efficient and Transit-Oriented City Building” dated September 28, 2017, from the Commissioner of Planning and Building, be received for information.

2. That the report titled “New Planning Legislation and Policies for Resilient, Efficient and

Transit-Oriented City Building” dated September 28, 2017, from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Region of Peel, the City of Brampton and the Town of Caledon.

File: LA.07-PRO

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 (11, 0, 1-Abstain)

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

Applications to permit three apartment buildings with heights of 22, 25, and 36 storeys and retail and commercial uses on the first two to four floors, 2475 Eglinton Avenue West, Northeast quadrant of Eglinton Avenue West and Erin Mills Parkway
Owner: Daniels HR Corporation - File: OZ 16/003 W11

Glen Broll, Glen Schnarr & Associates Inc., provided an overview of the Applications.

Councillor Saito noted that the density of the Central Erin Mills community has fluctuated over the years. She requested that in the recommendation report coming forward staff include how the number of proposed units will fit into the Central Erin Mills community's density from what was proposed when the Official Plan and Secondary Plans came into effect. Councillor Saito expressed concern that the lands surrounding the Erin Mills Town Centre have been zoned for office use. She also said that the heights should be in keeping with the neighbourhood. Mr. Broll responded that the proponent is mindful of the zoning for office space and spoke to the heights within the Erin Mills node.

Councillor Carlson noted that the designs need to be more modest in scope.

The following made oral submissions:

1. Shawn Kerr, Associate Vice President Public Affairs, Trillium Health Partners, noted that they wish to be active participants and are in the process of reviewing the impact the applications will have to the Credit Valley Hospital (Hospital);
2. The following Residents addressed the Committee citing concerns with traffic gridlock, especially on Erin Mills Parkway and Eglinton Avenue West, as well as the congestion on streets within the neighbourhood; the Hospital is already challenged servicing the current community; shadowing; the buildings should respect the City's policy of 25 storeys; consideration be given for provision of long term care and retirement living:
 - (a) Rob Hershman
 - (b) Shamim Shaikh
 - (c) Gada Malik
 - (d) Latika Amin
 - (e) Pravin Dupur

Councillor Mahoney stated that parking at the Hospital is a challenge and, with the proposed development and density, will need to be taken into account.

Councillor Saito commented that it will be important to look at the Hospital's ability to serve the additional residents that are going to be generated with new developments.

Mr. Kerr responded that the Hospital will need to grow substantially to serve additional patients and it is recognized that parking continues to be a challenge. He said that Trillium Health Partners will be providing comments with respect to the Applications.

Councillor Carlson reiterated that the proposal is overly ambitious. Mr. Broll spoke to the continuation of discussions with Trillium Health Partners, the concerns with traffic and shadowing, and the viability of a long term care facility.

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

RECOMMENDATION

PDC-0056-2017

1. That the report dated September 21, 2017, from the Commissioner of Planning and Building regarding the applications by Daniels HR Corporation to permit three apartment buildings with heights of 24, 25 and 36 storeys with accessory retail and office commercial uses under File OZ 16/003 W11, Daniels HR Corporation, 2475 Eglinton Avenue West, be received for information.
2. That six (6) oral submissions made to the Planning and Development Committee at its meeting held on October 16, 2017, be received.

File: OZ 16/003 W11

APPROVED (Councillor N. Iannicca)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
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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 (12, 0, 0)

4.4. **RECOMMENDATION REPORT (WARD 1)**

Applications to permit 17 townhomes and 1 detached home on a private condominium road, 1142 Mona Road, west side of Mona Road, north of the CN Railway
Owner: Queenscorp (Mona Road) Inc. - File: OZ 16/006 W1

David Breveglieri, Development Planner, reviewed the Recommendation Report, recommending refusal of the Applications. He said that the proponent has made an appeal to the Ontario Municipal Board.

Councillor Tovey stated that if there is any settlement with the proponent, that it will be for single family homes.

The following residents made oral submissions citing concerns with the behaviour of Queenscorp (Mona Road) Inc., transit, environmental, public health and safety issues; precedent setting for future proposals in the area; impact to the water table with the proposed underground garage; the unique nature of the residential woodland status deserves protection:

- (a) Richard Reid
- (b) Neil Miller
- (c) GianCarlo Giambattista
- (d) Philip Van Wassenaer

Councillor Tovey advised that the City and community will vigorously defend the staff's position on this proposal at the Ontario Municipal Board.

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

RECOMMENDATION

PDC-0057-2017

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 applications under File OZ 16/006 W1, Queenscorp (Mona Road) Inc., 1142 Mona Road to permit 17 townhomes and 1 detached home on a private condominium road in support of the recommendations outlined in the report dated September 21, 2017 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment and rezoning applications are not acceptable from a planning standpoint and should not be approved.

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, however if there is a potential for settlement then a report shall be brought back to Council by the City Solicitor.

3. That four (4) oral submissions made to the Planning and Development Committee at its meeting held on October 16, 2017, be received.

File: OZ 16/006 W1

APPROVED (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 (12, 0, 0-Absent)

5. ADJOURNMENT – 9:40 pm (Councillor P. Saito)