
(Approved November 13, 2017)

Planning and Development Committee

Date

2017/10/30

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
Councillor Sue McFadden	Ward 10

Members Absent

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
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
Mr. Michael Minkowski, Legal Services
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Ms. Karen Crouse, Acting Manager, Planning Programs, City Planning Strategies
Mr. Edward Nicolucci, Urban Designer
Ms. Ashlee Rivet, Development Planner
Mr. Michael Hynes, Development Planner
Ms. Eva Kliwer, Planner, City Planning Strategies
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Sacha Smith, Manager and Deputy City Clerk, Legislative Services Division

1. CALL TO ORDER – 7:00 pm
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING - October 16, 2017

APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

4.1. Mississauga Road Scenic Route Urban Design Guidelines (Wards 2, 3, 8 and 11)

Mr. Edward Nicolucci, Urban Designer, Development and Design Division, provided an overview of the Guidelines.

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

RECOMMENDATION

PDC-0058-2017

1. That the report dated October 5, 2017 from the Commissioner of Planning and Building and the accompanying *Mississauga Road Scenic Route Urban Design Guidelines*, attached as Appendix 1, be approved.
2. That if the Official Plan policies in Official Plan Amendment (OPA 64) are modified through any Ontario Municipal Board proceedings, updated design guidelines be brought back to Planning and Development Committee for further consideration.

File: CD21-DEV

APPROVED (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			
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Carried (11, 0, Abstain- 1)

4.2. **PUBLIC MEETING INFORMATION REPORT**

Applications to permit 80 horizontal multiple dwellings (back to back stacked townhouses) on a private condominium road, 2200 Bromsgrove Road, South side of Bromsgrove Road, west of Southdown Road
Owner: Haven Property Development Inc.- File: OZ 16/015 W2

Craig Hunter, Hunter & Associates Limited and Barry Graziani, Graziani Corazza Architects Inc., provided an overview of the Applications.

Committee Members commented about adequate natural light in the units; drainage for bottom level units; proposed parking spaces are inadequate for a development of this size; common amenity areas for this type of built form; and privacy of the adjacent dwellings.

Mr. Hunter responded that the upper levels will be pulled back to allow for natural lighting, that there will be drains for bottom units, as well as that an increase in separation is proposed for distances between the adjacent homes.

Ed Sajecki, Commissioner of Planning and Building, noted that staff will be looking at the amenity areas and that the proposal will be evaluated within the context of the City's guidelines for this type of built form.

The following persons made oral submissions with respect to environmental and shadowing studies, concerns with natural light, and the impact to those in the neighbourhood as the proposal is twice the height:

1. Bradley Bezeau;
2. Meagan Brooks

Ashlee Rivet, Development Planner, advised that Phase 1 and 2 of the environmental studies have been submitted and are being reviewed by staff. Emma Calvert, Manager, Development Engineering, advised that studies must be completed before a building permit can be issued. Ms. Rivet noted that a sunshine study has been submitted which is also under review.

Councillor Ras advised that no decision is being made tonight other than receiving the report, and that the applicant will be reviewing the design.

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

RECOMMENDATION

PDC-0059-2017

1. That the report dated October 5, 2017, from the Commissioner of Planning and

Building regarding the applications by Haven Property Development Inc. to permit 80 horizontal multiple dwellings (back to back stacked townhomes) under File OZ 16/015 W2, 2200 Bromsgrove Road, be received for information.

2. That two oral submissions made to the Planning and Development Committee on October 30, 2017, be received.

File: OZ 16/015 W2

RECEIVED (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 (12, 0, 0)

4.3. **PUBLIC MEETING INFORMATION REPORT (WARD 7)**

Applications to permit a 40 storey, 360 unit apartment building, 3480 Hurontario Street, northwest corner of Hurontario Street and Central Parkway West

Owner: CGIV Developments Inc. - File: OZ 17/005 W7

Jim Lethbridge, James Lethbridge Planning and Sal Vitiello, Richmond Architects Ltd., provided an overview of the Applications.

Councillor Iannicca said that the subject property is not developable and he could not support the proposal. He directed that this matter be referred back to staff for an expedited report.

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

RECOMMENDATION

PDC-0060-2017

That regarding the report dated October 5, 2017, from the Commissioner of Planning

and Building regarding the applications by CGIV Developments Inc. to permit a 40 storey, 360 unit apartment building with a 5 storey podium and ground level retail commercial uses under File OZ 17/005 W7, 3480 Hurontario Street, that staff consult with the area Councillor on the appropriateness of a motion for an expedited recommendation report on this matter.
 File: OZ 17/005 W7

RECEIVED (Councillor N. Iannicca)

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)

4.4. **PUBLIC MEETING INFORMATION REPORT (WARD 3)**

Applications to permit 102 horizontal multiple dwellings (back to back stacked townhomes) on a private condominium road, 4005 Hickory Drive, northeast corner of Burnhamthorpe Road East and Hickory Drive

Owner: 4005 Hickory Drive Ltd.

File: OZ 17/006 W3

Kurt Franklin, Planner, Weston Consulting, provided an overview of Applications.

The following persons made oral submissions citing concerns that the proposed development will affect safety of Hickory Drive, is in direct contradiction of what is stated in the Official Plan, the proposal is not compatible with the existing single family dwellings; increased traffic on Hickory Drive; new residents will inevitably use Hickory Drive for parking; preservation of mature trees and green space; noise footprint; if rezoning from office to residential, development should be sustainable and stacked townhomes do not fit a neighbourhood of detached dwellings:

1. Giovina Petruccelli;
2. Laura Rubino, spoke on behalf of Nina Rubino;

3. Luis Vaz

In response to Councillor Fonseca, Michael Hynes, Development Planner, spoke to the rezoning from office to medium density residential; relocation of the proposed access to the existing drive way; that a sun shadow study was submitted and is under review; the proposed parking exceeds City standards; a noise study has been received but staff will request an air quality study; and that the City is reviewing the traffic analysis.

Councillor Fonseca advised residents that this is an opportunity for them to provide input and no decision will be made tonight.

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

RECOMMENDATION

PDC-0061-2017

1. That the report dated October 5, 2017, from the Commissioner of Planning and Building regarding the applications by 4005 Hickory Drive Ltd. to permit 102 horizontal multiple dwellings (back to back stacked townhomes) on a private condominium road under File OZ 17/006 W3, 4005 Hickory Drive, be received for information.
2. That three oral submissions made to the Planning and Development Committee Meeting on October 30, 2017, be received.
File: OZ 17/006 W3

RECEIVED (Councillor C. Fonseca)

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)

4.5. **PUBLIC MEETING INFORMATION REPORT**

Port Credit Local Area Plan - Mississauga Official Plan Amendment and Implementing Zoning - File: CD.03.POR

Eva Kliwer, Planner, City Planning Strategies, provided an overview of the proposed changes to the Port Credit Local Area Plan.

Brian Spence, resident, expressed support for detached dwellings but objected to semi-detached homes being permitted. Karen Crouse, Acting Manager, Planning Programs, advised that Mr. Spence’s comments will be taken into consideration.

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

RECOMMENDATION

PDC-0062-2017

1. That the report titled “Port Credit Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning “ dated October 5, 2017 from the Commissioner of Planning and Building be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.
3. That one oral submission made to the Planning and Development Committee on October 30, 2017, be received.

File: CD.03.POR

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 (12, 0, 0)

4.6. RECOMMENDATION REPORT

Applications to permit two apartment buildings (29 and 26 storeys) consisting of 521 units with retail commercial uses on the ground floor, and 49 back to back townhouse dwellings, 2114, 2124 and 2130 Hurontario Street and 2095-2143 Grange Drive, west side of Hurontario Street, north of Harborn Road
Owner: Gordon Woods Development Limited
File: OZ 12/003 W7

Ms. Lesley Pavan, Director, Development and Design Division, provided an overview of the Applications.

Councillor Iannicca spoke to the staff recommendation of a conditional approval of the Applications including the addition of an "H" Holding Symbol. He said that there are hurdles that need to be overcome before the 'H' Holding Symbol can be lifted. Councillor Iannicca advised that he will be holding a further community meeting to demonstrate to the residents that all the conditions have been met satisfactorily before lifting the 'H' Holding Symbol.

In response to Councillor Iannicca's question regarding staff's support of the Applications, Ed Sajecki, Commissioner of Planning and Building, advised that the proposal makes sense because Hurontario Street is designated as the dominant corridor for higher density development in the City's Official Plan. He said this densification is tied to rapid transit. Mr. Sajecki also spoke to the expansion of the Trillium Health Centre.

The following persons made oral submissions:

1. Jennifer Maestre, KLM Planning Partners Inc., spoke on behalf of 2090 and 2100 Hurontario Street, requesting that approval be deferred until concerns related to the redevelopment of their client's lands are addressed;
2. Donald Stewart, Gordon Woods Homeowners Association, cited concerns with increase of traffic when two lanes are eliminated on Hurontario Street for the LRT; too many parking spaces proposed for a transit oriented community; the project should be self-sufficient without accessing Grange Drive to service it; increased traffic and parking on Grange Drive and Harborn Trail; hydro poles clutter the landscape along Hurontario Road disputing the image that Mississauga is a world class city; there are a lot of unknowns and therefore it is premature to give a conditional approval.

The following residents made oral submissions citing concerns with traffic; push for less parking in a rapid transit node rather than 700 vehicles using Grange Drive; a previous application for 20 townhomes was rejected by the previous Council as it was deemed too large for the site so how can the proposed 49 townhomes be approved; single family dwellings would be ideal; residents did not get notification of the public meeting held on October 25, 2017; disappointed with the level of community engagement by the developer; people disobey traffic lights and make illegal U-turns; drainage issues:

3. Raif Barbaros;
4. Andrew Gassmann, President, Cooksville Munden Park Homeowners Association;
5. Joanna;
6. Rasmik M(?);
7. Rakesh Desai

The Applicant addressed the Committee as follows:

8. David McCormack, President of Edenshaw, and Brian Hollingworth, IBI Group Inc., spoke to the transportation and planning issues in order to find the right solutions for traffic and safety for the residents. Mr. Hollingworth spoke to the traffic studies and advised that three versions of these studies have been submitted. Mr. McCormack noted that they have spent five years on the project working with staff and conducting studies rather than appealing to the Ontario Municipal Board.

Mr. Sajecki said that the 'H' Holding Symbol will only be lifted when all the conditions have been met to the satisfaction of the City, Metrolinx and the Ministry of Transportation. Jeremy Blair, Manager, Transportation & Asset Management, spoke to the operational issues that will need to be addressed by the Applicant.

Mayor Crombie stated that a reality that has changed from five years ago is that the City has to work with the Province's mandate for intensification. She said the proposed development makes sense as it is in a transit node two station stops away from the Port Credit GO Station and three station stops away from the Cooksville GO Station.

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

RECOMMENDATION

PDC-0063-2017

1. That the applications under File OZ 12/003 W7, 2114, 2124 and 2130 Hurontario Street and 2095-2143 Grange Drive to amend Mississauga Official Plan to **Residential High Density – Special Site**; and to change the zoning to **RA5-Exception (Apartment Dwellings)** to permit two apartment buildings (29 and 26 storeys) consisting of 521 units with retail commercial uses at grade, and 49 back to back townhome dwellings, in accordance with the revised proposed zoning standards described in Appendix 5 be approved, subject to the conditions referenced in the staff report including the addition of an "H" Holding Symbol (**H-RA5-Exception**) to the zoning of the lands.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
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.

5. That eight oral submissions made to the Planning and Development Committee on October 30, 2017, be received.
 File: OZ 12/003 W7

APPROVED (Councillor N. Iannicca)

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)

5. **ADJOURNMENT** - 10:01 pm (Councillor R. Starr)