
(Approved February 5, 2018)

Planning and Development Committee

Date

2018/01/15

Time

7:00 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	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3 (left at 8:22 p.m.)
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 Sue McFadden	Ward 10

Members Absent

Councillor Pat Saito	Ward 9 (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 Whittlemore, Director, Policy Planning Division

Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division

Mr. Chris Rouse, Manager, Development North

Mr. Ray Poitras, Manager, Development South

Ms. Marcia Taggart, Deputy City Solicitor, Legal Services

Ms. Marianne Cassin, Manager, Development Central

Mr. Jeremy Blair, Manager, Transportation & Asset Management

Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure Planning Division

Mr. Eric Lucic, Team Leader, Parks & Forestry Division

Mr. David Ferro, Development Planner

Ms. Aiden Stanley, Development Planner

Ms. Sharleen Bayovo, Policy Planner

Mr. Gaspare Annibale, Planning Associate

Ms. Ashlee Rivet, Development Planner

Ms. Angie Melo, Legislative Coordinator

Ms. Karen Morden, Legislative Coordinator

1. CALL TO ORDER – 7:00 PM
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING

Minutes of the Meeting held on December 4, 2017

APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

Councillor Carlson, Chair, advised of two items to be added to today's Agenda. He said that Councillor Parrish wished to speak to amendments to the Sign By-law 54-2002, as amended, and that Councillor McFadden wished to speak to the Regional Official Plan Amendment for the Ninth Line Lands.

The Agenda was amended as follows:

OTHER BUSINESS

(a) Amendments to the Sign By-Law 54-2002, as amended

Councillor Carolyn Parrish advised that she received a call from an elementary school advising that a permit to post kindergarten registration information on a portable sign could not be issued as a result of amendments made to the Sign By-Law 54-2002, as amended, and Corporate Policy 05-01-08 as it excluded permissions for schools boards to utilize the City's sign locations. She requested that staff be directed to make the appropriate amendments to the Sign By-Law 54-2002, as amended, and to the Corporate Policy 05-01-08, to include the Dufferin-Peel Catholic District School Board and the Peel District School Board to utilize the City's sign locations for notice of kindergarten registration.

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

RECOMMENDATION

PDC-0001-2018

1. That an exception to the Sign By-Law 54-2002, as amended, and Corporate Policy 05-01-08 be made to include the Dufferin-Peel Catholic District School Board and the Peel District School Board, as eligible to utilize the City's sign locations for kindergarten registration.
2. That staff make the appropriate amendment to the Sign By-Law 54-02, as amended, and Corporate Policy 05-01-08 to include the Dufferin-Peel Catholic District School Board and the Peel District School Board as eligible to utilize the City's sign locations for notice of kindergarten registration.

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 (11-0-1(Absent)-0)

(b) Regional Official Plan Amendment (ROPA) – Ninth Line Lands Update

In response to Councillor McFadden's request for an update on the status of the Regional Official Plan Amendments ("ROPA") for the Ninth Line Lands, Andrew Whittemore, Director, City Planning Strategies, advised that the province has reviewed the proposal and provided its comments to the Region of Peel (Region). He said that City staff will be meeting with staff from the Region to understand the implications of the Province's comments. Mr. Whittemore, further advised that following the meeting with the Region, staff will review and develop strategies and report back to Council.

Councillor McFadden requested that staff provide her with an update following the meeting with the Region. She said that at Regional Council, a request was made to send the Minister of Municipal Affairs a letter on behalf of the Mayors and Regional Chair, stating their concerns with respect to the Ministry's comments.

In response to Councillor Parrish's inquiry regarding the Ministry's conclusion comment, Ed Sajecki, Commissioner of Planning and Building advised that staff will take this matter to the Deputy Minister level to explain the City's concerns.

Councillor McFadden moved receipt of staff's update with respect to the ROPA for the Ninth Line Lands.

At this point Councillor Iannicca requested the Committee's indulgence in dealing with Item 4.2 next.

4.2. **RECOMMENDATION REPORT (WARD 7)**

Applications to permit 4 three-storey live/work townhomes

2560 and 2564 Confederation Parkway, west side of Confederation Parkway, south of Dundas Street West

Owners: Ahmed Al Sabbagh and Mohammed Albarrak - File: OZ 14/006 W7

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

RECOMMENDATION

PDC-0002-2018

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 14/006 W7, Ahmed Al Sabbagh and Mohammed Albarrak, 2560 and 2564 Confederation Parkway to amend Mississauga Official Plan to Mixed Use; to change the zoning to C4 – Exception (Mainstreet Commercial) to permit 4 three storey live/work townhomes with the provisions outlined in Appendix 3 be approved.
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 number of units shall remain the same.

File: OZ 14/006 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			
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Carried (11-0-1(Absent)-0)

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

Application to permit 344 Back to Back and Stacked Townhouse Units within 12 residential blocks and 36 Back to Back and Stacked Townhouse within a mixed use building containing ground floor commercial
Owner: Collegeway Mississauga Holdings Limited - File: OZ 16/005 W8

Adam Brown, Sherman Brown, Barristers and Solicitor for Sorbara Group, apologized on behalf of the client with respect to the client’s approach and timing on the termination of tenancy. Mr. Brown noted that the tenancy issues have now been resolved.

Mr. Brown provided an overview of the Application.

The following persons made oral submissions citing concerns with the increase of traffic congestion, secondary access exit point, insufficient parking, affordable rental costs, service options for residents while plaza is in construction phase, and potential subsidized housing development in the future:

1. Robert Champion, Resident
2. Mary Gallagher, Representative of Subway Restaurant
3. Darcy McCallum, Executive Director, Erin Mills Youth Centre
4. Ken Grant, Resident

In response to Mayor Crombie’s inquiry regarding the secondary access location, Mr. Brown advised that these plans had not yet been submitted.

Councillor Mahoney thanked the residents for attending today’s meeting and recognized that the weather may have played a role in fewer residents attending than at the public meeting held at the Loyola Catholic Secondary School. He spoke to the actions of the Sorbara Group noting they had conducted public meetings without notice to himself and City staff, issuing eviction notices to the tenants just days prior to Christmas 2016, the numerous property standards violations with respect to the maintenance of the property, the increase in units from its original proposal, and its treatment of the community.

Councillor Mahoney expressed opposition to the proposed development, and advised that the developer has filed an appeal with the Ontario Municipal Board (OMB). He expressed concerns the proposal will result in high volume of traffic and potential for an increase in accidents; the proposed parking space deficiencies; entrance and exit access locations; and the high density.

Mayor Crombie commented on the unacceptable increase in density from the original proposal.

Councillor Parrish commented on the need to provide services to the existing residents during construction, and suggested that construction be in stages rather than a complete shutdown.

Councillor Iannicca and Councillor Starr expressed opposition to the current proposal.

Councillor Ras commented on the high volume of accidents in the area and that adding approximately 1200 more residents will worsen the situation. She commented on the protection of employment lands, and, that the decline of the viability of the shops may have been a result of the management of the property.

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

RECOMMENDATION

PDC-0003-2018

1. That the report dated December 15, 2017, from the Commissioner of Planning and Building regarding the application by Collegeway Mississauga Holdings Limited to permit 344 horizontal multiple dwellings (back to back stacked townhomes) within 12 four storey residential blocks and 36 horizontal multiple dwellings (stacked townhomes) within a four storey mixed use building containing ground floor commercial uses, under File OZ 16/005 W8, 3355 The Collegeway, be received for information.

2. That four oral submissions made to the Planning and Development Committee at its meeting held on January 15, 2018, be received.

File: OZ 16/005 W8

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 (11-0-1(Absent)-0)

4.3. Interim Control By-law 0012-2017 for Certain Lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas - One Year Extension

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

RECOMMENDATION

PDC-0004-2018

1. That the report titled “Interim Control By-law 0012-2017 for Certain Lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas – One Year Extension” dated December 15, 2017, from the Commissioner of Planning and Building, be received.
2. That Interim Control By-law 0012-2017 be extended for one year, to allow for the completion of the study for certain lands within the Dixie Employment Area and Mavis-Erindale Employment Area Character Areas (see Appendix 1).

File: CD.21-INT

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 (11-0-1(Absent)-0)

4.4. SECTION 37 COMMUNITY BENEFITS REPORT (WARD 3)

1850 Rathburn Road East and 4100 Ponytrail Drive, west side of Ponytrail Drive, north of Burnhamthorpe Road East

Owner: Forest Park Circle Ltd.

File: OZ 12/009 W3

The following persons made oral submissions citing concerns that the allocation of funds for community benefits are more of a benefit to the property owner rather than the community, noting that the improvements which include landscaping, the upsizing of storm water tanks, and repairs to elevators, are leasehold improvements and should be paid for by the property owner; and, that this matter should not proceed as presented, without further review:

1. Joe Silva, President, Rockwood Homeowners Association
2. Dale Biason, Director, Rockwood Homeowners Association

Aiden Stanley, Development Planner, responded to the concerns expressed by Mr. Silva and advised that funds were allocated based on negotiations with developers and area Councillor, input from community groups and the residents in accordance with the City's Corporate Policy for Section 37.

Councillor Fonseca requested that this matter be referred back to staff for further review and that a report be brought back to the Planning and Development Committee at its first meeting in February 2018.

Glen Broll, Glen Schnarr & Associates requested, on behalf of the proponent, that the Committee approve the staff recommendation as presented.

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

RECOMMENDATION

PDC-0005-2017

1. That the report dated December 15, 2017 from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefit contribution under File OZ 12/009 W3, Forest Park Circle Ltd. be received for information.
2. That three oral submissions made to the Planning and Development Committee at its meeting held on January 15, 2018, be received.
3. That staff be directed to further review the recommended Section 37 Community Benefit contribution under File OZ 12/009 WE, Forest Park Circle Ltd. and report back to the Planning and Development Committee at its first meeting in February 2018.

File: OZ 12/009 W3

APPROVED (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 (11-0-1(Absent)-0)

**4.5. SECTION 37 COMMUNITY BENEFITS REPORT (WARD 1)
1174-1206 Cawthra Road, west side of Cawthra Road, south of Atwater Avenue
Owner: Queenscorp (Reserve) Inc. - File: OZ 16/002 W1**

Councillor Tovey advised that the residents are excited to have fitness equipment installed along the waterfront trail and inquired on the timelines for the installation. Eric Lucic, Manager, Parks and Forestry Division, advised that there are several other items that are a priority but staff will do their best to attend to this matter as soon as possible.

In response to Councillor Tovey’s inquiry regarding an analysis of real estate uplift, and what the timelines are for the final Section 37 By-law, Ms. Pavan advised that the City of Mississauga does not conduct these types of analysis, and, that the Section 37 By-Law could be brought forward in March 2018, once meetings with the building community and public meetings have been held.

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

RECOMMENDATION

PDC-0006-2017

That the report dated December 15, 2017, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under OZ 16/002 W1, Queenscorp (Reserve) Inc., 1174-1206 Cawthra Road be adopted, and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$200,000.00 be approved as the amount for the Section 37 Community Benefit contribution.
2. 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.

File: OZ 16/002 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		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 (11-0-2(Absent)-0)

4.6. RECOMMENDATION REPORT (ALL WARDS)

Proposed Zoning By-law Amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses - File: CD.06 HOR

Ashlee Rivet, Development Planner, provided an overview of the proposed Zoning By-Law amendments and Urban Design Guidelines for back to back and stacked townhouses.

Jim Levac, Glen Schnarr & Associates, addressed the Committee noting that more time is necessary for further dialogue between City staff and the architect community before the amendments are finalized.

Councillor Parrish suggested that staff conduct workshops and invite those who are launching projects, along with their architects and planners, and include the Mayor and Members of Council prior to reporting back to a future Planning and Development Committee meeting. She also requested that staff provide a report on the types of permits issued in 2017, especially for townhomes, as well as their current values.

Ms. Pavan responded to Councillor Tovey's inquiry regarding the interim process for applications for stacked and back-to-back townhouses until the proposed amendments are finalized.

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

RECOMMENDATION

PDC-0007-2018

1. That the Report dated December 15, 2017, from the Commissioner of Planning and Building titled "Recommendation Report (All Wards) Proposed Zoning By-law Amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses", be received for information.
2. That one oral submission made to the Planning and Development Committee at its meeting held on January 15, 2018, be received.
3. That staff be directed to conduct roundtable discussions and invite the Mayor and Members of Council to those discussions with respect to the proposed changes to the Zoning By-law Amendments and Urban Design Guidelines for Back to Back Stacked Townhouses, and report back to a future Planning and Development Committee meeting.

File: CD.06.HOR

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		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 (11-0-2(Absent)-0)

- ADJOURNMENT - 8:48 PM (Councillor M. Mahoney)