
(Approved February 26, 2018)

Planning and Development Committee

Date

2018/02/05

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 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 Whitemore, 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
Mr. Michael Minkowski, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Ms. Paulina Mikicich, Manager, Planning Innovation
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
Ms. Lorie Sterritt, Development Planner
Mr. Jordan Lee, Planner
Mr. Romas Juknevicus, Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator

1. CALL TO ORDER – 7:00 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING
Approval of Minutes of Meeting held on January 15, 2018

APPROVED (Councillor N. Iannicca)

4. MATTERS TO BE CONSIDERED

4.1. **PUBLIC MEETING INFORMATION REPORT (WARD 9)**

Applications to permit a 12 storey residential building with 208 rental apartments with a two storey podium, 6550 Glen Erin Drive (southwest corner of Glen Erin Drive and Battleford Road)

Owner: BCIMC Realty Corporation

File: OZ 17/010 W9

Councillor Saito spoke of the residents’ concerns which she shared and the fact that each application that comes forward before the visioning exercise is completed throws off the long range planning for the Meadowvale community. She noted that the matter is for receipt and no decisions will be made at the meeting tonight.

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

RECOMMENDATION

PDC-0008-2018

That the report dated February 5, 2018, from the Commissioner of Planning and Building regarding the applications by BCIMC Realty Corporation to permit a 12 storey apartment building containing 208 rental apartments with a 2 storey component that links the new building with the existing 15 storey, 113 unit apartment building under File OZ 17/010 W9, 6550 Glen Erin Drive, be received for information.

File: OZ 17/010 W9

RECEIVED (Councillor P. Saito)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	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 (9-0-2Absent-0)

4.2. Reimagining the Mall Update Report - Phase One Completion
File: CD.03.REI

Jordan Lee, Planner City Planning Strategies Division reviewed the Reimagining the Mall Update Report with respect to the conclusion of Phase One, the Existing Conditions Analysis.

Councillor Saito expressed concern that each development application coming forward that surrounds the Meadowvale Town Centre will negatively impact its future development. Ed Sajecki, Commissioner of Planning and Building responded that whilst these applications cannot be frozen, each application will be carefully analysed.

Councillor Fonseca noted that residents questioned, during the Rockwood Mall walkabout, how traffic will impact the surrounding communities since the only studies conducted are for impact from each individual application.

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

RECOMMENDATION

PDC-0009-2018

That the report entitled “Reimagining the Mall Update Report”, dated January 10, 2018, from the Commissioner of Planning and Building, be received for information.

File: CD.03.REI

RECEIVED (Councillor P. Saito)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	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 (9-0-2Absent-0)

4.3. **PUBLIC MEETING (WARDS 9 AND 10)**

Ninth Line Lands - Proposed Neighbourhood Character Area Policies and Zoning CD.04.NIN

Romas Juknevičius, Planner, City Planning Strategies Division, provided a review of the Proposed Neighbourhood Character Area Policies and Zoning.

The following persons made oral submissions citing concerns with the still outstanding Ministry of Transportation (MTO) transit study; increased traffic and density in a land locked area; school and hospital crowding; the built form on west side of Ninth Line should mimic the east side; unresolved storm water problems; bike lanes should not be on road ways to ensure safety; preservation of heritage and green space; there needs to be increased communication; the size of the future transit station north of Derry Road; encourage the City to initiate amendments to delete any lands not required for the transit way so that they can be developed with the rest of the lands; the density outlined in the Report is confusing; proposed heights north of Derry Road do not provide appropriate transition; the continued use of an unapproved proposed 407 Transit way Alignment does not reflect good planning and adversely impacts properties north of Britannia Road; the current land use proposal unfairly excludes three smaller properties from development opportunities as well as the proposed Flood Plain Line; since the Annexation in the Fall of 2009 from Halton Region, property taxes have tripled;

1. Scott Plavnik, Lisgar Residents' Association;
2. Jim Levac, Glen Schnarr & Associates Inc., representing Mattamy Homes and Argo Development Corporation;
3. Jennifer Renaud, Resident;
4. Peter Skiry, Chair of Ninth Line Owners Association (1997);
5. Joe Amato, Resident;
6. Glenn Voakes, Resident;
7. Jaswinder Kumar, Resident;
8. Fatah Ladena, Resident;
9. Mary McPherson, Resident, expressed support for the Proposed Neighbourhood Character Area Policies and Zoning of the Ninth Line Lands.

Councillor Saito spoke to the fact that the MTO had recently come forward and advised the City that they will require more land for the transit way. She said that the City has no control over this as it is a Provincial decision. She also said that the City will work with property owners to ensure they receive as much development as possible.

Mr. Juknevičius advised that the overall average density is prescribed by the Province.

Mr. Andrew Whittemore, Director of City Planning Strategies, advised that this is a high level land use plan and as the City moves through the process, it needs to ensure that the Provincial density targets are met. He explained the Section 37 Policy which allows

community benefit in exchange for additional density.

Councillor McFadden noted that the Lisgar Community will get the much needed school. She said that this is just the first part in the planning process to get the policies underway and work will continue towards ensuring the Community’s needs and wants are taken into consideration.

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

RECOMMENDATION

PDC-0010-2018

1. That the submissions made at the public meeting held on February 5, 2018, to consider the report “Ninth Line Lands – Proposed Neighbourhood Character Area Policies and Zoning” dated January 16, 2018, be received, and
2. That staff report back to Planning and Development Committee on the submissions made, outlining any modifications to the original proposed amendments and zoning changes, if necessary.
3. That nine oral submissions made to the Planning and Development Committee at its meeting dated February 6, 2018, be received.

File: CD.04.NIN

RECEIVED (Councillor S. McFadden)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	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 (9-0-2(Absent)-0)

4.4. National Housing Strategy – Comments
File: CD.06.AFF

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

RECOMMENDATION

PDC-0011-2018

That the report titled, “National Housing Strategy – Comments” from the Commissioner of Planning and Building, dated January 16, 2018 be received and forwarded by the City Clerk to Canada Mortgage and Housing Corporation (CMHC).

File: CD.06.AFF

APPROVED (Councillor N. Iannicca)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	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 (9-0-2(Absent)-0)

5. ADJOURNMENT - 8:43 pm (Councillor J. Kovac)