
(Approved March 19, 2018)

Planning and Development Committee

Date

2018/02/26

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 David Cook	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
Mr. Andrew Whittemore, 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, 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
Ms. Lisa Christie, Planner
Ms. Gillian McGinnis, Planner
Ms. Aiden Stanley, Planner
Mr. David Ferro, Planner
Mr. David Breveglieri, Planner
Ms. Eva Kliwer, Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Trish Sarnicki, Legislative Coordinator

1. CALL TO ORDER – 7:00 PM

Councillor Carlson welcomed Ward 1 Councillor Dave Cook, to the meeting.

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING

Approval of Minutes of Meeting held on February 5, 2018
APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

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

Review of Commercial Motor Vehicle Parking Regulations
 File: BL.09-COM

Committee Members noted that small buses should not be permitted to park on private residential drive ways and sought clarification with regard to the number of hours on-street parking is permitted from Monday to Friday. Lesley Pavan, Director of Development and Design, explained that there are two by-laws that govern parking in the City. She said that parking on private properties is governed by the Zoning By-law and on-street parking is governed by the Traffic By-law. She stated that in view of the Committee’s concerns, no changes will be made to the Zoning By-law and staff will bring back clarification with respect to the parking time limit for on-street parking.

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

RECOMMENDATION

PDC-0012-2018

1. That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the review of the existing commercial motor vehicle parking regulations, which includes small school buses, be received for information.
2. That staff be directed to obtain feedback on the possible amendments to the Zoning By-law and/or Traffic By-law contained in this report.

File: BL.09-COM

APPROVED (Councillor S. McFadden)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor D. Cook	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 (11-0-0)

4.2. **PUBLIC MEETING INFORMATION REPORT (WARD 5)**

Applications to permit three car dealerships, 6350 Mavis Road, southeast corner of Mavis Road and Highway 401

Owner: Orlando Corporation - File: OZ 17/009 W5

Glen Broll, Glen Schnarr & Associates Inc., provided an overview of the Applications on behalf of Orlando Corporation.

Councillor Parrish expressed support for the proposal and requested that the recommendation report be brought directly to a Council meeting. She also suggested that there is a need for a re-envisioning study of car dealerships.

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

RECOMMENDATION

PDC-0013-2018

1. That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the application by Orlando Corporation to permit three car dealerships under File OZ 17/009 W5 be received for information and notwithstanding Planning protocol, that the Recommendation Report be brought directly to a future Council meeting.
2. That staff be requested to conduct a re-envisioning of car dealerships.
File: OZ17/009 W5

RECEIVED (Councillor C. Parrish)

RECORDED VOTE	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor David Cook	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 2)**

Applications to permit 6 townhomes, 1996 Lushes Avenue

Applicant: Lushes Developments Inc.

File: OZ 15/007 W2

Alan Young, A. Young Planner Limited, provided an overview of the Applications on behalf of Lushes Developments Inc.

Councillor Ras noted the concerns with respect to the insufficient visitor parking and said she will work with staff to come up with creative solutions to meet garbage day needs.

The following persons made oral submissions citing concerns with respect to construction activities and suggested that heavy equipment should not be allowed through Boca Drive and Oana Drive; parking by construction and trades men on private roads should not be permitted and be enforced; ensure that roads are maintained and repaired during and after construction is completed; visitor parking is insufficient; there is no need for the garbage pick-up pad; preservation of existing trees especially on the west side of the proposed development; storm water drainage:

- (a) Tom Lebour, President, Peel Common Element Condominium Corporation 859;
- (b) Marianne Mobray, Resident

In response to Councillor Ras’s question regarding a construction management plan for the roads, Jeremy Blair, Manager, Transportation and Asset Management, confirmed that staff will work with the proponent for options to deal with vehicular access to be phased in order to minimise impact during construction.

Councillor Ras asked about the storm water management plan. Emma Calvert, Manager, Development Engineering, responded that the City will ensure that pre and post development drainage is contained on the site. Ms. Calvert also noted that the City will communicate with the Region of Peel to consider positioning the sewer line on the east side of the proposed development, possibly under the side walk, so that the trees

on the west side can be preserved.

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

RECOMMENDATION

PDC-0014-2018

1. That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the application by Lushes Developments Inc. to permit 6 townhomes, under File OZ 15/007 W2, 1996 Lushes Avenue, be received for information.

2. That two oral submissions made to the Planning and Development Committee on February 26, 2018, be received.

File: OZ 15/007 W2

RECEIVED (Councillor K. Ras)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor D. Cook	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 1)**

Application to permit a 15 storey apartment building with 207 units and three levels of underground parking, 21 - 29 Park Street East, south side of Park Street East, east of Stavebank Road

Owner: Edenshaw Park Developments Ltd. - File: OZ 17/013 W1

Councillor Carlson noted that the community meeting held on January 31, 2018, as noted in the Corporate Report dated February 6, 2018, did not take place due to the untimely demise of Councillor Jim Tovey.

Dana Anderson, MHBC Planning Urban Design & Landscape Architecture, and Mansoor Kazerouni, IBI Group Architects, on behalf of Edenshaw Park Developments Ltd.,

provided an overview of the Application.

Mary Simpson, Town of Port Credit Association (TOPCA), advised that a community meeting is scheduled to be held on March 26, 2018 at the Clark Hall in Port Credit and requested the Applicant to make this presentation to the residents as well.

The following persons made oral submissions citing that a public meeting is important to residents; concerns with what the impact will be to the tenants, especially seniors, of the 5 storey neighbouring building in terms of the proposed grading; there seems to be a focus on taller buildings as a comparison in the concept plans; concern with the hard surface and drainage if grade is raised; traffic congestion and data should also be gathered on traffic and parking on weekends:

- (a) Steve Parkman, Resident;
- (b) Karen Coldwell, Resident

In response to Councillor Iannicca's comment that this Application proceed prior to Council's recess for the Municipal Elections, Mr. Sajecki said that staff will work towards this goal.

In response to Councillor Cook's question regarding a shadow study, David Ferro, Development Planner, advised that one was submitted as part of the original application and it is currently under review. Councillor Cook noted that he is looking forward to the community meeting scheduled on March 26, 2018.

With respect to Councillor Parrish's comments regarding affordable housing, Mr. Anderson advised that the Applicant is committed to an affordable home ownership program with this proposal. He also stated that they are willing to attend and participate at the March 26, 2018 community meeting organized by TOPCA.

Councillor Starr felt that increasing the visitor parking spaces needs to be addressed.

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

RECOMMENDATION

PDC-0015-2018

1. That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the application by Edenshaw Park Developments Ltd. to permit a 15 storey apartment building with 207 units and three levels of underground parking, under File OZ 17/013 W1, 21 – 29 Park Street East, be received for information.
2. That three oral submissions made to the Planning and Development Committee on February 26, 2018, be received.

File: OZ 17/013 W1

RECEIVED (Councillor D. Cook)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor D. Cook	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. **RECOMMENDATION REPORT (WARD 1)**

Port Credit Local Area Plan-Mississauga Official Plan Amendment and Implementing Zoning (Ward 1)

File: CD.03.POR

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

RECOMMENDATION

PDC-0016-2018

1. That the report titled “ *Recommendation Report (Ward 1) Port Credit Local Area Plan -Mississauga Official Plan Amendment and Implementing Zoning* “ dated February 6, 2018 from the Commissioner of Planning and Building recommending approval of the official plan and zoning by-law amendments, be adopted.
2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Port Credit Local Area Plan in accordance with the proposed changes contained in Appendix 1 to this report.
3. That the zoning by-law be amended, in accordance with the proposed zoning changes contained in Appendix 1 to this report.

File: CD.03.POR

ADOPTED (Councillor D. Cook)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			

Councillor D. Cook	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))

- 4.6. **MATTER DEFERRED FROM JANUARY 15, 2018 MEETING**
Amended 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

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

RECOMMENDATION

PDC-0017-2018

That the report dated March 5, 2018 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 adopted and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$750,000.00 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 12/009 W3

ADOPTED (Councillor C. Fonseca)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			

Councillor D. Cook	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)

ADJOURNMENT - 8:40 pm (Councillor D. Cook)