
(Approved April 9, 2018)

Planning and Development Committee

Date

2018/03/19

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	(Arr. 7:08pm)
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
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
Mr. Michael Minkowski, 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. Darren Bryan, Supervisor, Sign Unit, Building Division
Ms. Mojan Jianfar, Culture Planner, Culture Division
Ms. Lisa Christie, Planner
Mr. Jonathan Famme, Development 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 February 26, 2018 Meeting

APPROVED (Councillor C. Parrish)

- 4. MATTERS TO BE CONSIDERED

- 4.1. Sign Variance Application #17-6914 - (Ward 7) - Sign By-law 0054-2002, as amended

Councillor Iannicca felt that pending further review between the Applicant, Staff and himself, that a decision be deferred.

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

RECOMMENDATION

PDC-0018-2018

That the following Sign Variance Application be deferred pending further review with the Applicant and City staff:

Sign Variance Application #17-6914 (Ward 7)
 Lou Mastromarco / Pattison Outdoor Advertising
 135 Dundas St. E.

To permit the following:
 One (1) billboard sign having changing copy faces.

APPROVED (Councillor N. Iannicca)

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))

4.2. Sign Variance Application #17-6393 - (Ward 8) - Sign By-law 0054-2002, as amended

Councillor Mahoney stated he could not support a flashing sign proposed in an area of heavy traffic.

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

RECOMMENDATION

PDC-0019-2018

That the following Sign Variance Application **not be granted**:

Sign Variance Application #17-6393 (Ward 8)
 Credit Valley Hospital / Outfront Media
 2200 Eglinton Ave. W.

To permit the following:

One (1) billboard sign:

- (i) having changing copy sign faces.
- (ii) located less than 92m from a residential zoned property.
- (iii) with a setback of 1m from the property line.
- (iv) located on a property zoned institutional (I).

APPROVED (Councillor M. Mahoney)

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))

- 4.3. **PUBLIC MEETING INFORMATION AND RECOMMENDATION REPORT (WARD 1)**
City Initiated Rezoning – Temporary Use By-law
Proposal to continue to permit uses outside a building on private property in the Port
Credit Culture Node - Lakeshore Road frontage, generally between Maple Avenue and
Cooksville Creek
Applicant: City of Mississauga - File: CD.07.POR W1

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

RECOMMENDATION

PDC-0020-2018

That the report dated February 15th, 2018, from the Commissioner of Community Services, recommending a three year renewal of Temporary Use By-law 0126-2015 for the Port Credit Culture Node, be approved.

File: CD.07.POR (W1)

APPROVED (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))

4.4. **PUBLIC MEETING INFORMATION REPORT (WARDS 2, 5, 7 and 8)**

Proposal to rezone and redesignate six City owned properties
File CD.21.CON

Councillor Mahoney expressed support and moved that notwithstanding planning protocol, that the recommendation report be brought directly to a future Council Meeting.

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

RECOMMENDATION

PDC-0021-2018

That the report dated February 23, 2018, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to redesignate and rezone six City owned properties be received for information, and notwithstanding planning protocol that the recommendation report be brought directly to Council.

RECEIVED (Councillor M. Mahoney)

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

Applications to permit an eight storey mixed use building with 96 units and commercial uses on the ground floor, 1646 Dundas Street West, Southeast corner of Dundas Street West and Nanticoke Road
Owner: Erindale Village Living Inc.
File: OZ 16/009 W7

Martin Quarcoopome, Weston Consulting Planning and Urban Design, and Alan J.

Tregebov, A.J. Tregebov Architects, provided an overview of the proposed development on behalf of the proponent.

Councillor Iannicca noted that the Applicant has already appealed to the Ontario Municipal Board. He could not support the proposed development noting that a rapid transit line only exists in theory, and this site is not in an intensification node, that the proposed built form is not in keeping with the character of Erindale Village consisting of no more than two storey buildings, and Nanticoke Road, adjacent to the proposed site, will become even more treacherous.

Mr. Quarcoopome responded that in terms of traffic, the proponent will ensure it meets the City's and Region of Peel's standards to ensure it causes no adverse impacts. He said the Transportation Study, submitted to the City for review, suggests that the road network can handle the proposed development. He noted that in terms of parking, a Parking Plan has been submitted and is under review by City staff. Mr. Quarcoopome advised that in order to fit into the context of the area, the proposed building is being terraced and stepped back on three sides in order to give an appearance of three storeys from Dundas Street. He said they are also working with Heritage staff in terms of materials to use in order to fit in with the neighbourhood.

Councillor Starr spoke to the inadequate parking of 1.75 spaces for a 3 or 4 bedroom unit, and to the access and egress, especially when making a left hand turn onto Dundas Street when leaving the site.

Councillor Cook quoted a written submission from David Culham, former Mississauga City Councillor, dated March 12, 2018, asking if this application adequately meets the criteria of the long-term planning goals as outlined in various City Planning documents for this site within Erindale Village and the greater Erindale Official Plan, and since the beginning of the City of Mississauga in 1974, no apartment or any other building has been constructed near the banks of the Credit River with the height of this proposal.

Councillor Ras, Councillor Parrish, Mayor Crombie and Councillor Carlson expressed support for the residents' concerns citing that the heritage of the Village needs to be taken into account and an eight storey building does not fit within its context.

The following persons made oral submissions citing concerns that the proposal is not sensitive to the character of Erindale Village (Village) which is a named historical location over 200 years old; the proposal is massive when the existing Mississauga Official Plan restricts development to a maximum of three stories; the Village is bordered by the Credit River, Credit Valley Conservation lands and Erindale Park; if approved, the proposal will be a precedent for future developments and the Village will lose its historic character; the Village is a mature and stable area and this proposal will pose further challenges with traffic; the proposed parking; storm water management issues; preservation of mature trees; safety of the Village residents; pollution; illegal signs that have been erected two years in a row at the site causing anxiety within the community; the Mississauga Official Plan was written in an effort to protect residential neighbourhoods and the City should guard against high rise developments; why demolish a perfectly good building for this proposal; the quality of Village life will be

impacted; preserve the character of Erindale Village for future generations; a hundred percent of Village residents are opposed to the proposed development and urged the Committee to refuse this Application:

- (a) David Lawton, Resident,
- (b) Peter Langdon, President, Erindale Village Association,
- (c) Celia Desmond, Resident,
- (d) Jennifer Xu, Resident,
- (e) Terry Murphy, Resident,
- (f) Dick Joiner, Resident,
- (g) Genevieve Alexander, Resident,
- (h) Derek Fox, Resident

In response to Councillor Iannicca’s question regarding the next steps, Jonathan Famme, Development Planner, advised that staff hope to bring back the recommendation report to the June 11, 2018 Planning and Development Committee Meeting prior to the Ontario Municipal Board prehearing scheduled for June 15, 2018. Councillors Iannicca, Cook and Parrish expressed concerns regarding delays given Council’s break after July 4, 2018 for the Municipal Elections.

Councillor Carlson advised residents that the report before the Committee is for receipt and no decisions will be made tonight.

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

RECOMMENDATION

PDC-0022-2018

1. That the report dated February 23, 2018, from the Commissioner of Planning and Building regarding the applications by Erindale Village Living Inc. to permit an eight storey mixed use building with 96 residential units and commercial uses on the ground floor under File OZ 16/009 W7, 1646 Dundas Street West, be received for information.
2. That eight oral submissions made at the Planning and Development Committee Meeting held on March 19, 2018, be received.

RECEIVED (Councillor N. Iannicca)

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)

5. ADJOURNMENT – 8:35 PM (Councillor N. Iannicca)