
(Amended April 30, 2018 – See Note under Recorded Vote for Item 4.5)

Planning and Development Committee

Date

2018/04/09

Time

6:30 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 Dave 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. Lia Magi, Legal Services
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. Jonathan Famme, Development Planner
Ms. Caleigh McInnes, Development Planner
Ms. Mila Yeung, Development Planner
Ms. Aiden Stanley, Development Planner
Mr. Jordan Lee, Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator

- 1. CALL TO ORDER – 6:32 pm
- 2. DECLARATION OF CONFLICT OF INTEREST – Nil
- 3. MINUTES OF PREVIOUS MEETING
Approval of Minutes of Meeting held on March 19, 2018

APPROVED (Councillor R. Starr)

- 4. MATTERS TO BE CONSIDERED

- 4.1. **REMOVAL OF "H" HOLDING SYMBOL (WARD 3)**
Application to Remove "H" Holding Symbol to permit 12 storey apartment building with 128 units, 1355 Silver Spear Road, west side of Dixie Road south of Burnhamthorpe Road East
Owner: Killam Kamres (Silver Spear) Inc.
File: HOZ 16/001 W3

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

RECOMMENDATION

PDC-0023-2018

That the report dated March 16, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 16/001 W3, Killam Kamres (Silver Spear Inc.), 1355 Silver Spear Road, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

File: H-OZ 16/001 W3

APPROVED (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)

4.2. **REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 5)**

Application to remove the "H" Holding Symbol to permit a 33 storey apartment building 8 Nahani Way, southeast corner of Hurontario Street and Nahani Way

Owner: Alfonso Gallucci General Construction Limited

File: H-OZ 17/004 W5

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

RECOMMENDATION

PDC-0024-2018

That the report dated March 16, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 17/004 W5, Alfonso Gallucci General Construction Limited, 8 Nahani Way, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

File: H-OZ 17/004 W5

APPROVED (Councillor C. Parrish)

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)

4.3. **PUBLIC MEETING INFORMATION REPORT (WARD 11)**

Application to permit a temporary extension of outdoor storage of refrigeration trailers.
Owner: City of Mississauga
Applicant: Quickchill Mobile Refrigeration Ltd.
File: OZ 17/015 W11

Councillor Starr moved the following motion with a notwithstanding clause, which was voted on and carried:

RECOMMENDATION

PDC-0025-2018

That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the application by Quickchill Mobile Refrigeration Ltd. to permit the temporary extension of outdoor storage of refrigeration trailers under File OZ 17/015 W11, 46 William Street, be received for information, and notwithstanding planning protocol that the recommendation report be brought directly to a future Council Meeting.

File: OZ 17/015 W11

RECEIVED (Councillor R. Starr)

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 7)**

Applications to permit eight detached homes fronting on the extension of Antigua Road 227 and 233 Queensway West, north side of Queensway West, west of Confederation Parkway
Owner: 2522800 Ontario Inc.
Files: OZ 17/004 W7 and T-M17002 W7

Arlene Beaumont, W.E. Oughtred & Associates Inc., provided an overview of the

Applications on behalf of the Applicant.

In response to Councillor Iannicca, Ms. Beaumont confirmed that if the eight detached homes received approval, the proponent would be willing to build them without Antigua Road being open to through traffic.

The following person made oral submissions citing concerns that residents value the maintenance of their quiet street; a barrier to through vehicular traffic be provided on Antigua Road as is the case on Louis Drive; the proposal will lead to loss of privacy and safety; the value of existing homes should not be compromised:

- Marian Matson, Resident

Councillor Iannicca directed that staff look at the option of keeping Antigua Road unopened.

Councillor Iannicca moved the following motion with a notwithstanding clause, which was voted on and carried:

RECOMMENDATION

PDC-0026-2018

1. That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by 2522800 Ontario Inc. to permit eight detached homes fronting onto the extension of Antigua Road, under Files OZ 17/004 W7 and T-M17002 W7, 227 and 233 Queensway West, be received for information, and notwithstanding planning protocol that the recommendation report be brought directly to a future Council meeting.

2. That one oral submission be received.
Files: OZ 17/004 W7 and T-M17002 W7

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)

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

Applications to permit 144 Back-to-Back Stacked Townhomes, 2024 and 2040 Camilla Road, North side of North Service Road, west side of Camilla Road

Owner: Consulate Management Ltd.- File: OZ 11/015 W7

Glen Broll, Glen Schnarr & Associates Inc., provided an overview of the Applications on behalf of the Applicant. He noted that Section 37 not be applied to this site given that the proposed development is lower in density than is permitted in the Mississauga Official Plan.

Councillor Iannicca said he was seeking a contribution to Hancock Woodlot for amenity improvements which the larger community could all use. He noted that whilst the proposal is acceptable, the Applications cannot move forward without approval from the Credit Valley Conservation Authority (CVC), and the Ministry of Transportation clearance on the traffic impact.

Mr. Broll noted that the CVC has hired consultants to determine the flood fringe, however the proponent’s analysis shows the subject site is in the flood fringe of Cooksville Creek and therefore not constrained land, making it available for development. He said that the proponent will work with the CVC. He stated that this proposal has been scaled back from the original application for high rise apartment buildings.

The following persons made oral submissions citing that residents would support townhouses but not a high rise apartment building; concerns with flood containment as the area is amongst the worst in the entire city when it comes to flooding; there is standing water most of the year making the subject property swamp land, not flood fringe; where will the drainage go from running sump pumps from the proposed development; the density needs to be further reduced as it will impact traffic on the already busy North Service Road; the Credit Valley Conservation Authority must do its due diligence; Section 37 community benefits should be imposed; the issue of expanding the culvert under the Queen Elizabeth Way needs to be addressed; the site should be left as a park area:

- Adrian Wood, Resident;
- Andrew Gassmann, Cooksville Munden Park Homeowners Organization;
- Roger Cook, President, PCC 38, 2145 Sherobee Road Townhomes;
- Nicholas Dell, Greg Dell and Associates

Mr. Broll said that if the proposal meets approval, it will be contained to 144 back-to-back stacked townhomes. He spoke to the standing water on the subject site as being surface water and grading will prevent water from flooding lower levels of the proposed

development.

Councillor Iannicca reiterated that the proponent must work with the Credit Valley Conservation Authority before this Application can move forward, as well as address the transportation issues. He expressed appreciation that the proposal is of a lower density on a site zoned for apartment buildings.

Ed Sajecki, Commissioner of Planning and Building, advised that the goal is to bring back the recommendation report to the Planning and Development Committee by June 2018.

Councillor Parrish left the meeting at 7:56 pm.

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

RECOMMENDATION

PDC-0027-2018

1. That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit 144 Back-to-Back Stacked Townhomes, under File OZ 11/015 W7, 2024 and 2040 Camilla Road, be received for information.
2. That four oral submissions be received.
File: OZ 11/015 W7

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 (11-1-0) ** Councillor Iannicca missed the technical vote and wished the record to reflect his support of the Information Report.

4.6. **Healthy by Design Pilot Program**

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

RECOMMENDATION

PDC-0028-2018

That the report entitled “Healthy by Design Pilot Program”, dated March 16, 2018, from the Commissioner of Planning and Building, be received for information.

File: CD.21.HEA

RECEIVED (Councillor R. Starr)

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 (11-1-0)

5. **ADJOURNMENT – 8:08 PM (Councillor N. Iannicca)**