
(Approved June 11, 2018 at 1:30 pm Meeting)

Planning and Development Committee

Date

2018/05/28

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	(Left 8:10pm)
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. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Ms. Angela Dietrich, Acting Director, City Planning Strategies Division
Mr. Chris Rouse, Manager, Development North
Mr. Ray Poitras, Manager, Development South
Ms. Lia Magi, 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
Ms. Sangita Manandhar, Team Leader, Parks & Forestry Division
Ms. Lisa Christie, Development Planner
Ms. Emily Irvine, Planner, City Planning Strategies
Ms. Caleigh McInnes, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Megan Piercey, Committee Assistant

- 1. CALL TO ORDER – 7:01 PM
- 2. DECLARATION OF CONFLICT OF INTEREST - Nil
- 3. MINUTES OF PREVIOUS MEETING - April 30, 2018
APPROVED (Councillor J. Kovac)

MATTERS TO BE CONSIDERED

- 4.1. **PUBLIC MEETING INFORMATION REPORT (All Wards)**
Proposed City Initiated Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007
File: BL.09-COM - City of Mississauga

Lisa Christie, Planner, reviewed the proposed City initiated amendments to the Mississauga Official Plan and the Mississauga Zoning By-law 0225-2007.

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

RECOMMENDATION

PDC-0032-2018

That the report dated May 4, 2018, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

File: BL.09-COM

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 (11-1(absent)-0)

4.2. Mississauga Housing Strategy: Rental Housing Protection
File: CD.06.AFF

Emily Irvine, Planner, City Planning Strategies, provided an overview of the Rental Housing Protection By-law.

Members of the Committee made the following comments:

- Concern with the range of \$1,300 to \$2,500 average market rent, as \$2,500 is not an affordable option for most people;
- Protecting existing renters from increases in rental properties undergoing upgrades;
- A practical solution would be cash-in-Lieu reserve fund for affordable housing;
- The approval process and the subsequent financial implications for upgrading existing and building new rental housing;
- Ensure displaced renters that are subsidized are not uprooted from existing communities they have relied upon.

The following persons made oral submissions:

1. Jim Levac, Glen Schnarr & Associates Inc., on behalf of Hydro Quebec Pension Fund, noted that his client wishes to ensure there is flexibility built into the by-law and does not become punitive. In response to Mr. Levac with respect to impact on existing applications, Lia Magi, Legal Counsel, advised that these will not be impacted.
2. Daryl Chong, President, Greater Toronto Apartment Association (GTAA), noted that most of the existing purpose built rental stock was built 50 years ago with very little new development since. He said a better approach is to encourage and stimulate construction and supply of new modern rental units. Mr. Chong cautioned the City to ensure that the end effect does not eliminate or deter the modernization and intensification of existing rental apartment sites. He stated that most of GTAA's members wish to build new rental in Mississauga but the economics do not justify construction and making new rental construction more difficult will result in even fewer units coming to fruition. In response to Councillor Parrish, Mr. Chong advised that the creation of a financial package of incentives would be encouraging for new developments.

Paulina Mikicich, Manager, Planning Innovation, responded that flexibility is being built into the by-law to counteract the dampening effect on redevelopment. She said that with respect to the cash-in-Lieu reserve fund, the contribution rates will need to be determined prior to the by-law taking effect, and a program to be developed with the Region of Peel to help administer the funds.

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

RECOMMENDATION

PDC-0033-2018

1. That the approach and criteria proposed for the Rental Housing Protection By-law as outlined in the report titled “Mississauga Housing Strategy: Rental Housing Protection By-law” dated May 4, 2018 from the Commissioner of Planning and Building be endorsed.

2. That the City Solicitor be directed to prepare all necessary by-laws and agreements as outlined in the report titled “Mississauga Housing Strategy: Rental Housing Protection By-law” dated May 4, 2018 from the Commissioner of Planning and Building.

3. That two oral submissions be received.
File: CD.06.AFF

APPROVED (Mayor B. Crombie)

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(absent)-0)

4.3. **Inclusionary Zoning for Affordable Housing - Final Regulations**
File: CD.06.AFF

In response to Mayor Crombie, Ms. Mikicich advised that this is a discretionary land-use planning tool that allows municipalities to require developers to include affordable housing units in new residential developments.

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

RECOMMENDATION

PDC-0034-2018

That staff prepare the studies and by-laws required for the implementation of inclusionary zoning as outlined in the report titled “Inclusionary Zoning for Affordable Housing – Final Regulations” dated May 4, 2018 from the Commissioner of Planning and Building.

File: CD.06.AFF

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 (11-1(absent)-0)

4.4. **PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)**

Applications to permit 201 residential units (14 semi-detached, 57 standard townhouse dwellings, and 130 back-to-back townhouse dwellings), 80 Thomas Street, North side of Thomas Street, East of Joymar Drive

Owner: 1672736 ONTARIO INC. (Dunpar Homes)

File: OZ 16/013 W11

Caleigh McInnes, Development Planner, provided an overview of the Recommendation Report with respect to the Applications.

The following person made oral submissions on behalf of Dunpar Homes:

- (a) Jim Levac, Glen Schnarr & Associates Inc., representing Dunpar Homes, reviewed both the original proposal and the second submission made in August 2017. He spoke to the developer preferring to hide cars and decentralization of private amenities so they are distributed throughout the proposed development. He noted that the set-backs fronting Joymar Drive have been increased, the number of units

has been reduced to 195, one access point has been removed off Joymar Drive, patios have been eliminated and heights have been reduced. He said a waste management plan has been submitted to staff and spoke to the proposed eight small garbage storage rooms with a private contractor responsible for moving the garbage to six visitor parking stalls on municipal collection day. He said that using the visitor parking stalls will not create a deficiency for that period. Mr. Levac requested the Committee to receive the report and defer it to the June 6, 2018 Council Meeting in order to provide an opportunity to work with staff to negotiate a settlement.

The following residents made oral submissions citing concerns with the set-backs; the heights; privacy concerns; garbage handling in a timely manner given the fact that some visitor stalls will be utilised for this purpose and could impact emergency vehicles; that the land adjacent to the site seems to be inaccessible for maintenance purposes and this matter should be addressed:

- (b) Dan During, Resident;
- (c) Robert Huber, Resident

Councillor Carlson said that he is not against the townhouse development, but too much is being proposed on the subject site and supported the staff recommendation. He stated that over the past two years since the application was submitted, there has been a lack of cooperation on the part of the proponent to address staff and community concerns.

Lesley Pavan, Director of Development and Design, stated that staff stand by their recommendation. She said that despite several plans being submitted by the Applicant creating confusion, staff are willing to continue to work on the proposal to reach a fair decision.

Councillors Parrish, Ras and Iannicca expressed support for the staff recommendation for a refusal.

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

RECOMMENDATION

PDC-0035-2018

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal (LPAT) proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated May 11, 2018 from the Commissioner of Planning and Building that concludes that the proposed official plan amendment and rezoning applications do not represent good planning and should be refused.
2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the LPAT hearing process; however if there is a potential for

settlement then a report shall be brought back to Council by the City Solicitor.

3. That three oral submissions be received.
 File: OZ 16/013 W11

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 (10-2(absent)-0)

5. ADJOURNMENT 8:42 PM (Councillor D. Cook)