
(Approved June 18, 2018)

Planning and Development Committee

Date

2018/06/11

Time

1:30 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 Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5 – Arrived 1:42pm
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10

Members Absent

Councillor Pat Saito	Ward 9 (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
Mr. Michael Minkowski, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Ms. Lin Rogers, Project Manager Transportation, Transportation & Works
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Ms. Ms. Sangita Manandhar, Team Leader, Parks & Forestry Division
Mr. Ben Philips, Development Planner
Ms. Lorie Sterritt, Development Planner
Ms. Gillian McGinnis, Development Planner
Ms. Shaesta Hussen, Development Planner
Ms. Sharleen Bayovo, Planner
Mr. Andrew Miller, Project Leader, Dundas Corridor Study
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator
Ms. Megan Piercey, Committee Assistant, Legislative Services Division

1. CALL TO ORDER – 1:32 PM
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING

Minutes of Meeting held on May 28, 2018
APPROVED (Councillor N. Iannicca)

4. MATTERS TO BE CONSIDERED

4.1. Sign Variance Application 16-00562 (Ward 8) - Sign By-law 0054-2002, as amended

Councillor Mahoney noted that he met with the applicant and city staff and expressed support for the application subject to conditions outlined in the Corporate Report dated June 11, 2018 from Ezio Savini, Chief Building Officer.

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

RECOMMENDATION

PDC-0036-2018

That the following Sign Variances **be granted**:

Sign Variance Application 16-00562 (Ward 8)

Erin Mills Development

3005 Ninth Line

To permit the following:

One (1) billboard sign with electronic changing copy sign faces.

Subject to the following conditions:

1. That the approval is temporary for a period of five years so that we may assess the sign’s impact of driver’s behaviour in the area, particularly at the intersection where a significant driver decision point along Dundas Street West has been identified, and
2. That a traffic engineer certifies by letter that the electronic changing copy billboard will not pose any risks at the identified “driver decision point” in the nearby intersection.

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 (10-2(Absent)-0)

4.2. **REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 AND SECTION 37 COMMUNITY BENEFITS REPORT (WARD 1)**

Application to remove the "H" Holding Symbol to permit an 8 storey, 170 unit rental retirement apartment building, an 8 storey, 139 unit apartment building, 16 townhouses and street level retail commercial uses, 264-294 Lakeshore Road West, 115-145 High Street West, 5-7 Benson Avenue, north side of Lakeshore Road West, east of Benson Avenue

Owner: High Benson Holdings Inc.

File: H-OZ 16/002 W1 – Bill 139

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

RECOMMENDATION

PDC-0037-2018

That the report dated May 18, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application and outlining the recommended Section 37 Community Benefits, under File H-OZ 16/002 W1, High Benson Holdings Inc., 266-294 Lakeshore Road West, 115-145 High Street West, 7 Benson Avenue, be adopted in accordance with the following:

1. That the sum of \$630,000.00 be approved as the amount of the Section 37 Community Benefit contribution.
2. That City Council enact a by-law to authorize the Commissioner of Planning and Building and the City Clerk to execute the Development 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 matters related to the subject development, including a Community Benefits contribution of \$630,000.00 under Section 37 of the *Planning Act*.
3. That the Planning and Building Department be authorized to prepare the by-law for Council's passage for removal of the "H" holding symbol subject to finalization of the Development Agreement and Lakeshore Road West land dedication.

File: H-OZ 16/002 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 (10-2(Absent)-0)

The agenda was changed as follows:

4.5. **PUBLIC INFORMATION REPORT (WARD 11)**

Application to permit a six storey self storage facility, 250 Derry Road West, south side of Derry Road West, east of McLaughlin Road

Owner: Derry Storage Corporation

File: OZ 17/019 W11 - Bill 139

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

RECOMMENDATION

PDC-0038-2018

That the report dated April 30, 2018, from the Commissioner of Planning and Building regarding the application by Derry Storage Corporation to permit a six storey self-storage facility, under File OZ 17/019 W11, 250 Derry Road West, be received for information.

File: OZ 17/019 W11

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 (10-2(Absent)-0)

4.6. **PUBLIC MEETING INFORMATION REPORT (WARDS 1, 3 & 6)**

Land Use Compatibility Assessment Results and Proposed Approach RE: Interim Control By-law 0012-2017, as amended - File: CD.21-INT

The following addressed the Committee citing support for the recommendations:

1. Phil Stewart, Pound and Sterling, respecting 510 Hensall Circle;
2. David Tang, Miller Thomson LLP, representing Mother Parkers Coffee and Tea.

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

RECOMMENDATION

PDC-0039-2018

1. That the submissions made at the public meeting held on June 11, 2018, to consider the report titled “Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended”, dated April 6, 2018, from the Commissioner of Planning and Building, be received.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the report titled “Land Use Compatibility Assessment Results and Recommendations RE: Interim Control By-law 0012-2017, as amended”, dated April 6, 2018, from the Commissioner of Planning and Building.
3. That two oral submissions be received.
File: CD.21-INT

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 (10-1(Absent)-1(Abstain))

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

Application to remove the "H" Holding Symbol to permit a warehouse and distribution centre with accessory two storey office, 6775 Maritz Drive

Owner: Blum Canada Limited

File: H-OZ 17/003 W5 – Bill 139

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

RECOMMENDATION

PDC-0040-2018

That the report dated May 18, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 17/003 W5, Blum Canada Limited, 6775 Maritz Drive, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

File: H-OZ 17/003 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 (11-1(Absent)-0)

- 4.4. **SECTION 37 COMMUNITY BENEFITS REPORT (WARD 5)**
3233 Brandon Gate Drive, North of Brandon Gate Drive and east of Netherwood Road
Owner: Your Home Developments (Brandon Gate) Inc.
File: OZ 15/008 W5 – Bill 139

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

RECOMMENDATION

PDC-0041-2018

That the report dated May 18, 2018 from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefit contribution under Files OZ 15/008 W5 and T-M 15004 W5, Your Home Developments (Brandon Gate) Inc., be adopted in accordance with the following:

1. That the sum of \$276,750.00 be approved as the amount for the Section 37 Community Benefit contribution.
2. That the City enact a by-law under Section 37 of the *Planning Act*, to authorize the Commissioner of Planner 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.
3. That the contribution be deposited into the Section 37 Reserve fund account 35220.
4. That \$276,750.00 be transferred to Bridge Rehabilitation PN A18-324 from the Section 37 Reserve fund 35220.
5. That all necessary By-laws be enacted.
 Files: OZ 15/008 W5 and T-M 15004 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 (11-1(Absent)-0)

4.7. **Public Education Session**
Transit Initiatives – Dundas Street and Lakeshore Road

Helen Noehammer, Director, Transportation and Infrastructure Planning Division, and Susan Tanabe, Manager, Transportation Planning, provided a Power Point Presentation with respect to Transit Initiatives for Dundas Street and Lakeshore Road arising from the Dundas Connects Master Plan.

Mayor Crombie said that it is critical that the recommendations from the studies be added to the City’s list of priority rapid transit initiatives.

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

RECOMMENDATION

PDC-0042-2018

1. That the PowerPoint Presentation from Helen Noehammer, Director, Transportation and Infrastructure Planning Division, and Susan Tanabe, Manager, Transportation Planning, entitled *Transit Initiatives – Dundas Street and Lakeshore Road*, to the Planning and Development Committee dated June 11, 2018, be received for information.
2. That the rapid transit recommendations arising out of Dundas Connects (Dundas Street) and Lakeshore Connecting Communities (Lakeshore Road) studies be added to the list of priority rapid transit initiatives endorsed by Council in April 2017.

RECEIVED (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)

4.8. **Dundas Connects Master Plan**

Andrew Miller, Project Lead, City Planning Strategies, provided an overview of the Master Plan.

Councillor Iannicca expressed concern that the language in the City’s official documents is inconsistent. The Councillor also said that the move from the Ontario Municipal Board regime to the Local Planning Appeal Tribunal was creating uncertainty among landowners. He said there is a need to understand the difference between intensification, redevelopment and densification, and these terms, and the City’s expectations of each should be clearly articulated. Andrew Whitemore, Commissioner of Planning and Building, responded that the Dundas Connects Master Plan (Master Plan) is a guiding tool and there will be opportunities for evaluation on a site specific basis.

The following made oral submissions:

- (a) Glen Broll, Glen Schnarr & Associates Inc., addressed the Committee with respect to two sites, seeking support for a change of land uses and noted their understanding that there is flexibility. He said they will continue to work with staff through the Official Plan amendment process once the Municipal Comprehensive Review is approved. He also spoke to the lands west of Stanfield Road just south of Dundas Street which are designated for employment, and asked that the subject site be designated as employment residential. He said the existing warehouse employs less than ten people and is a marginal business employment property and has potential for residential uses.
- (b) David Tang, Miller Thomson LLP, representing Mother Parkers Coffee and Tea Inc., stated that his Client has serious concerns with the potential for residential and other sensitive land uses being permitted in close proximity to their operations on Stanfield Road and requested that the subject lands be protected from such uses. Mr. Tang said that lands within one kilometre of his Client’s operations should not be rezoned for residential uses unless a developer is ready to develop and be responsible for appropriate measures to mitigate impact such as noise, traffic, odour, etc. from current industrial facilities.
- (c) James Bujak, Sorbara Group of Companies, representing the owner of the lands at 2025-2087 Dundas Street East asked that the Committee defer endorsement to allow for the provision of further input to clear staff’s misinterpretation of the technical realities of the existing flood risks associated with the Little Etobicoke and Etobicoke Creeks. He said the principal issue is with the land use designation of Employment Area Mixed Use which is not being applied to his Client’s lands which are located outside of the 100 year flood line, and as such depriving the Client of opportunities for further development. He said the subject lands are not considered in the same vein as other sites despite similar attributes.

Councillor Fonseca noted that further clarification is required with regards to flood plain versus flood fringe. Mr. Miller stated that work is ongoing with the relevant conservation and provincial authority and this work will provide a better understanding of the flood plain boundaries to help facilitate decision making. Mr. Whittemore reiterated that the Master Plan is a guiding tool and there is a technical process to be followed, and at its conclusion site-specific applications may be considered.

- (d) Michael L. Franzolini, Goodmans LLP, representing 14-40 Dundas Street East, also requested a deferral to the endorsement noting that their Client's property is located within two intensification corridors, Hurontario LRT and Dundas BRT and in the Cooksville mobility hub, yet their property is subject to an eight storey height limit. Mr. Whittemore noted that staff are committed to reviewing the issue of height in the City to provide guidance on this matter.
- (e) Phil Stewart, Pound and Stewart Planning, representing 3105 Dixie Road Partnership, noted support for the Master Plan and requested that the City move forward with the completion of the Etobicoke Creek Special Policy Area studies, and to recognize Dundas Street as a priority transit corridor.
- (f) Zigi Konstantinou, 1190543 Ontario Inc., expressed support for the Master Plan.
- (g) Colin Tyler, business owner, spoke of the existing heavy traffic volumes on Dundas Street and questioned the further gridlock that will be created from the proposal to reduce general purpose lanes on Dundas Street to regular vehicular traffic. He said that this change would pose serious problems for eastbound emergency vehicles.

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

RECOMMENDATION

PDC-0043-3018

1. That the Dundas Connects Master Plan, attached as Appendix 1, to the report dated May 18, 2018 from the Commissioner of Planning and Building [i.e., this report], be endorsed as the recommended plan for the Dundas Corridor.
2. That Bus Rapid Transit (BRT) be endorsed as the recommended rapid transit solution for the Dundas Corridor.
3. That the first two phases of the Municipal Class Environmental Assessment process for the Dundas Corridor be concluded with a Notice of Completion.
4. That staff be directed to consider revisions to Mississauga Official Plan and the Zoning By-Law to implement the recommendations contained within the Dundas Connects Master Plan, in particular the land-use and urban-design strategy contained therein.
5. That upon completion of the Metrolinx planning study and business case for Dundas BRT already underway, Metrolinx be requested to fund implementation

of Dundas BRT, including completion of the remaining steps of Environmental Assessment, in conjunction with Mississauga and other relevant jurisdictions.

- 6. That the City of Toronto be requested to endorse the proposed BRT link between Kipling Station and the Mississauga border.
- 7. That staff be directed to prepare a motion for Council’s consideration with respect to the City’s compliance with provincial legislation, in particular the provincial Growth Plan, and the implications that the Dundas Connects Master Plan has for growth allocations stemming from that Growth Plan.
- 8. That seven oral submissions be received.
File: CD.04-DUN

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 (11-1(Absent)-0)

- 5. ADJOURNMENT 3:28 PM (Councillor R. Starr)