
(Approved June 18, 2018)

Planning and Development Committee

Date

2018/06/11

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 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 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 Whitemore, 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 & Works
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Ms. Ms. Sangita Manandhar, Team Leader, Parks & Forestry Division
Ms. Mila Young, Development Planner
Ms. Lorie Sterritt, Development Planner
Mr. David Breveglieri, Development Planner
Mr. Jonathan Famme, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator
Ms. Michelle D'Fiore, Elections Assistant

1. CALL TO ORDER – 6:30pm

Diana Rusnov, Director of Legislative Services and City Clerk, advised that today's meeting is being conducted under the new Local Planning Appeal Tribunal Rules (LPAT). She noted that in accordance with the Council Procedures By-law 0139-2013, as amended, deputations will be subject to a ten minute speaking limit and that all oral comments and written submissions will become part of the public record preserving the rights of the deputations to become part of an LPAT hearing in the event of an appeal.

2. MINUTES OF PREVIOUS MEETING - Nil

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MATTERS TO BE CONSIDERED

4.1. **RECOMMENDATION REPORT (WARD 11)**

Applications to permit 4 three storey detached homes along Barbertown Road, 2 semi detached homes and 14 three storey townhomes on a private condominium road and 4 two storey back to back dwelling units within the existing heritage building (Old Barber House), 5155 Mississauga Road, Northeast corner of Mississauga Road and Barbertown Road

Owner: City Park (Old Barber) Homes Inc.

Files: OZ 16/011 W11 and T-M16003 W11 – Pre-Bill 139

Robert Ruggiero, Planner, provided an overview of the Applications.

The following residents made oral submissions citing concerns with the traffic congestion; three storey height of the townhomes and the density without widening Mississauga Road will only put more congestion, this proposal brings conflict into the community and is not compatible within the area; Mississauga Road is designated a scenic route; three townhouses are not reasonable and will create a precedence in the neighbourhood; look at the overall picture in the area and not just site specific traffic studies; Heritage and Scenic Route Policies should be respected; ability to live and move has been deteriorating as the aggregate number of vehicles has gone up exponentially; traffic flow issues are serious and downtown Streetsville cannot handle any more; there are no artistic qualities to the designs which look like cookie-cutter tenements going up; do the road statistics include the proposed increase in GO service; decrease the density; negative impact on existing property prices should result in lower taxes; residents are subject to the rules yet they do not apply to developers:

1. Izabella Walicht
2. Sajid Aziz
3. Rob Richards
4. June Samaras
5. Steve Trofimchuk
6. Mary Caaras
7. Neil Sadaranganey
8. Violet Aziz

Councillor Carlson noted that three years have been spent on this project and agreed

with the residents to refuse the proposal.

Mayor Crombie said that there is too much density proposed and could not support the development.

Councillors Iannicca, Parrish and Cook expressed support citing that it is a reasonable development.

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

RECOMMENDATION

PDC-0044-2018

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal hearing on the subject applications under files OZ 16/011 W11 and T-M16003 W11, City Park (Old Barber) Homes Inc., 5155 Mississauga Road, in support of the recommendations outlined in the report dated May 18, 2018 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved subject to the provisions outlined in Appendix 7.
2. That City Council provide the Commissioner of Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process.
3. That eight oral submissions be received.
Files: OZ 16/011 W11 and T-M16003 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 (7-4(No)-1(Absent)-0)

4.2. PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit a 15 storey apartment building and a 6 storey apartment building
1750 Bloor Street and 3315 Fieldgate Drive

Owner: TC Core GP Inc.

File: OZ 17/014 W3 – Bill 139

David Moore, Architect, WZMH Architects, reviewed the Applications on behalf of the Applicant.

The following persons made oral submissions citing concerns that the proposal is violating the current Zoning By-law in terms of density, townhouses, height, front, side and rear yards, the above grade separations; protection and conservation of the stable residential neighbourhood; not enough parking or green space; traffic; noise; safety issues and impact to the neighbourhood during construction; garbage storage and collection; shadowing; adequate school capacity; criminal activity; additional cars will overflow onto the streets; air quality; loss of privacy for neighbouring homes; too much density on the small site; parking for residents in existing buildings during construction:

1. Alexander Shvets
2. Oksana Bratkov
3. Manuel Parreira
4. Abba Schvets

Councillor Fonseca advised the residents that no decision is being made this evening and that this is an opportunity for community input and it is clear that there is a lot of feedback to be reviewed. Lorie Sterritt, Planner, advised that the setbacks, grade separation, distance between buildings, stormwater management, the retaining wall in the underground parking will all be reviewed by staff. She said the current zoning does not permit townhouses. Councillor Fonseca said that the sun shadow study warrants further review. She said that the intensification and configuration is doubling and has to be scaled back. She stated that applications should be looked at as an aggregate for the area. Councillor Fonseca advised she will work with staff and the school board with regards to existing school capacity. She spoke to current maintenance issues, the setbacks and privacy, Section 37 Community Benefits to address the lack of adequate amenities, increased Police presence and a commitment to work with the Crime Unit and Safe City to develop a community safety plan.

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

RECOMMENDATION

PDC-0045-2018

1. That the report dated May 18, 2018, from the Commissioner of Planning and Building regarding the applications by TC Core GP Inc. to permit a 15 storey apartment building and a 6 storey apartment building under File OZ 17/014 W3, 1750 Bloor Street and 3315 Fieldgate Drive, be received for information.
File: OZ 17/014 W3
2. That four oral submissions be received.

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

4.3. **RECOMMENDATION REPORT (WARD 2)**

Application to permit 6 townhomes; 3 fronting onto Lushes Avenue and 3 fronting onto an extension of Oana Drive (a private condominium road)

Owner: Lushes Developments Inc.

File: OZ 15/007 W2 – Bill 139

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

RECOMMENDATION

PDC-0046-2018

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 15/007 W2, Lushes Developments Inc., 1996 Lushes Avenue to change the zoning to **RM5-Exception** (Street Townhouse Dwellings), **RM6-Exception** (Townhouse Dwellings on a CEC-Private Road) and **G1** (Greenlands-Natural Hazard) to permit 6 townhomes and to recognize the natural hazard lands associated with Sheridan Creek flood plain, in conformity with the provisions outlined in Appendix 1, be approved.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.
File: OZ 15/007 W2

APPROVED (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 (9-1(Absent)-2(Abstain))

4.4. **RECOMMENDATION REPORT (WARD 7)**

Applications to permit an eight storey mixed use building with 91 apartment dwelling units and commercial uses on the ground floor such as retail, office and/or restaurant, 1646 Dundas Street West, South side of Dundas Street West, east of Mississauga Road
Owner: Erindale Village Living Inc.
File: OZ 16/009 W7 – Pre-Bill 139

Jonathan Famme, Planner, provided an overview of the Recommendation Report.

Councillor Iannicca said he could not support the staff recommendation and agreed with the community’s concerns that the proposal is out of character for the area, the density and height are inappropriate and it is premature given that the bus rapid transit (BRT) is a future endeavour.

In response to Councillor Parrish, Andrew Whittemore, Commissioner of Planning and Building, advised that the Applicant’s appeal will be heard under the old Ontario Municipal Board rules.

Councillor Parrish asked if Nanticoke Road leading to the subject site is a private road. Mr. Famme advised that it is. Councillor Parrish requested that an estimate of Nanticoke Road be made so that if LPAT approves the proposed development, it can be sold to the developer.

Councillors Starr, Parrish and Ras expressed opposition to the proposed development.

The following residents made oral submissions for THE purposes of preserving their right of appeal at LPAT. They cited objections to the additional traffic that will be generated and will worsen the current conditions; staff are dismissing traffic, safety and protecting the character of the area as insignificant; safety concerns already exist especially when making a left turn off Nanticoke Road onto Dundas Street without the hundreds of people coming in; the buildings on Dundas Street individually and as a whole clearly define the heritage village character; Erindale Village (Village) is an oasis within Mississauga; intensification can be achieved without an eight storey building; the proposal contradicts the Dundas Connects Master Plan include policies that seek to maintain the existing low rise, main street character of the Village; height is three times that which is allowed in the Mississauga Official Plan; heritage component needs to be considered; do not destroy the Village; it does not make sense to build on the bank of the Credit River; the proposed development is just too big; the proposal will create a precedence for future developments:

1. David Lawton, President, Erindale Village Association, also shared a video demonstrating the challenge of making a left turn from Nanticoke Road onto Dundas Street.
2. Alan Skeoch
3. Terry Murphy
4. Celia Desmond
5. Peter Langdon
6. Allen Hallis
7. Janet Miazga
8. Colleen Peddle
9. Peter Ward
10. Michael Manrique
11. Brad Schneller
12. Craig Ross
13. Genoveva Alexandrov
14. Marija Marcinko
15. Colleen Williams
16. Sybil Clothier
17. Vince Girimonte
18. Andre Maraldo

The following expressed support for the proposed development noting that it is fair to consider somebody else's rights, that EV Royale provided an opportunity to get into something new for those who wish to downsize but remain in the area; that the Credit Valley Conservation Authority do not object to the proposal; that traffic is everywhere and this argument is not valid; and that Dundas Street could get more vibrant with this development:

19. Sy(ph) Burchell
20. Anna Jureczek

Councillor Parrish explained that in Erindale Village, the proposed reversible bus rapid transit (BRT) lane will operate eastbound in the morning and westbound in the afternoon.

Councillors Parrish and Iannicca thanked staff for their efforts.

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

RECOMMENDATION

PDC-0047-2018

WHEREAS Erindale Village Living Inc. applied for an official plan amendment and rezoning under File OZ 16/009 W7 to permit a three to eight storey mixed use building with 91 apartment dwelling units and commercial uses on the ground floor at 1646 Dundas Street West, south side of Dundas Street West, east of Mississauga Road;

AND WHEREAS Planning and Building staff reviewed the applications and recommended approval of the proposal for the reasons contained in the report from the Commissioner of Planning and Building dated May 18, 2018;

AND WHEREAS Planning and Development Committee after hearing oral and written submissions from the Erindale Village neighbourhood residents determined that the application should be refused for reasons that include but are not limited to: the development is not in keeping with the historic Erindale Village character; the proposal represents overdevelopment of the site; there will be unacceptable traffic conflicts and safety issues added to the area; it would set an inappropriate precedent for a mid-rise building overlooking the Credit River and the Dundas Connects study does not propose a higher order transit stop in the village;

THEREFORE BE IT RESOLVED that:

1. That the staff recommendations as outlined in the report dated May 18, 2018 from the Commissioner of Planning and Building, be refused.
2. That the City Solicitor take all necessary steps, including retaining outside legal counsel and outside land use planning services, to represent the decision of the Planning and Development Committee at the Local Planning and Appeal Tribunal with respect to applications under File OZ 16/009 W7, Erindale Village Living Inc. at 1646 Dundas Street West.
3. That twenty oral submissions be received.

File: OZ 16/009 W7

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 (11-1(Absent)-0)

5. ADJOURNMENT - 10:46 PM (Councillor R. Starr)