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(Approved June 25, 2018)

## Planning and Development Committee

### Date

2018/06/18

### Time

5:30 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	
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 5:47p.m.)
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 - Nil**

**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  
Mr. Michal Minkowski, Legal Services  
Mr. Jeremy Blair, Manager, Transportation & Asset Management  
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Works  
Ms. Karen Crouse, Manager, Planning Programs  
Mr. Darren Bryan, Supervisor, Sign Unit  
Ms. Lisa Christie, Development Planner  
Ms. Caleigh McInnes, Development Planner  
Mr. Ben Phillips, Development Planner  
Mr. David Ferro, Development Planner  
Mr. Jonathan Famme, Development Planner  
Mr. Roman Juknevicius, Development Planner  
Mr. Michael Hynes, Development Planner  
Ms. Diana Rusnov, Director of Legislative Services and City Clerk  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Trish Sarnicki, Legislative Coordinator  
Ms. Laura Wilson, Elections Officer

1. CALL TO ORDER – 5:33 PM

2. DECLARATION OF CONFLICT OF INTEREST – Nil

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 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.

3. MINUTES OF PREVIOUS MEETING – June 11, 2018 – 1:30 PM & 6:30 PM sessions

**APPROVED** (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

4.1. **Sign Variance Application 18-00372 - Ward 9**

Councillor Saito spoke to the matter and explained that the Ministry of Transportation (MTO) is widening the highway and requesting that the sign be placed further back. Councillor Saito noted the sign has always been there, and is only being moved due to the MTO request, thus, she will be moving approval of the sign variance.

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

**RECOMMENDATION**

PDC-0048-2018

That the following Sign Variances be granted:

Sign Variance Application 18-00372 (Ward 9)  
 Stanley Security  
 2495 Meadowpine Blvd.

To permit the following:

- (a) One (1) ground sign located in the rear yard of a lot adjacent to a Provincial highway.

**APPROVED** (Councillor P. Saito)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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. **2nd RECOMMENDATION REPORT (ALL WARDS)**

Proposed Zoning By-law Amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses  
File: CD.06-HOR

The following person made one oral submission on behalf of Dunpar Homes and MapleValley Development Corporation:

Jim Levac, Glen Schnarr & Associates Inc., representing Dunpar Homes, and MapleValley Development Corporation noted several concerns with respect to staff proposals. His first concern is regarding the proposal requesting deleting the inclusion of landscaped mews from the definition of an amenity area, when mews have always been allowed in open space calculations. His second concern is with respect to wall to wall distances between blocks of townhouses, with the preference of the developer for a wall to wall distance which changes when the building meets a certain height. He noted that the City of Toronto has a standard wall to wall distance at 11 metres, and once the building hits a certain height, it changes to 13 metres. Currently, he noted staff are proposing 13 metres as standard. Similarly, with respect to unit widths, the developer prefers a minimum of 4.5 metres, with minimum of 5 metres being proposed by staff. His third concern is whether by-laws approved at the meeting will be applied retroactively, to active applications.

Lesley Pavan, Director, Development & Design Division, noted that by-laws are not being applied retroactively, and that efforts have been made to simplify the calculation of the on-site amenity area, dropping the requirement in half, and deleting mews from the definition.

Edward Nicolucci, Urban Designer, noted that typically, for 3 story buildings the wall to wall separation is 12 metres between building faces, for 4 story buildings the wall to wall separation is 15 meters, noting as buildings go higher, separation distance should be greater.

Mr. Levac noted the request is for the wall to wall distance between buildings to be based on a certain height and not the stories of the building.

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

**RECOMMENDATION**

PDC-0049-2018

1. That notwithstanding that subsequent to the public meeting, changes to the Zoning By-law Amendments and Urban Design Guidelines 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 proposed amendments to Zoning By-law 0225-2007 be approved in accordance with Appendix 2 of this report.
3. That the proposed Urban Design Guidelines for Back to Back and Stacked Townhouses be approved in accordance with Appendix 3 of this report.

**APPROVED** (Councillor N. Iannicca)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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))

4.3. **PUBLIC MEETING INFORMATION REPORT (ALL WARDS)**

Proposed Mississauga Official Plan Amendments for Back to Back and Stacked Townhouses City Wide

File: CD.06-HOR

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

**RECOMMENDATION**

PDC-0050-2018

That the report dated May 24, 2018, from the Commissioner of Planning and Building recommending approval of the City-initiated amendment to Mississauga Official Plan to replace references to horizontal multiple dwellings throughout the Plan, be adopted in accordance with the following:

1. That notwithstanding the planning protocol, the City-initiated Mississauga Official

Plan Amendment to replace references to horizontal multiple dwellings with townhouses throughout the Plan, in conformity with the provisions outlined in Appendix 1, be approved.

**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 (11-0(Absent)-1(Abstain))

The Committee recessed at 5:49 p.m., returning at 6:30 p.m.

4.4.

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

Application to permit one detached dwelling, 7090 Old Mill Lane  
Owner: Credit Valley Conservation Authority  
File: OZ 18/004 W11

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

**RECOMMENDATION**

PDC-0051-2018

That the report dated May 24, 2018, from the Commissioner of Planning and Building regarding the application by Credit Valley Conservation (CVC) to permit one detached home, under File OZ 18/004 W11, 7060 Old Mill Lane, be received for information.

**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 (12-0)

4.5. **PUBLIC MEETING INFORMATION REPORT (WARD 1)**

Applications to permit a new multi-phase waterfront community comprising a mix of residential, commercial, institutional and open space uses, 70 Mississauga Road South and 181 Lakeshore Road West

Owner: Port Credit West Village Partners Inc.

File: OZ 18/004 W11

Pino Di Mascio, Planning Consultant, on behalf of Port Credit West Village Partners Inc. provided an overview of the Applications.

In response to a question from Councillor Ras, Mr. Di Mascio responded that the detail of how low-impact development features will be incorporated remains to be seen, but that opportunities to collect and reuse stormwater, as well as include bioswales in public areas are being explored.

The following persons made oral submissions noting concerns regarding open space being surrounded by buildings; excessive building height; congestion and traffic around Lakeshore Boulevard; support for a progressive and flexible approach to affordable housing; whether the City is financially prepared to address infrastructure and transit concerns; preference for the original application submitted in August 2017; support for higher density within compact design; that lack of transportation should not prevent development of the site; support for a YMCA; concerns regarding westbound rush-hour left turns from Lakeshore Road onto Stavebank Road; that development charges be reinvested into the area; issues with transit services during construction; ratio of residents to jobs; that through roads are not necessary through the Port Credit heritage district; that the Port Credit Heritage Conservation District by-law trounce the Port Credit local area plan within the official plan; opportunity for urban lakeside waterfront park with outdoor waterside amenities; traffic concerns; more affordable housing units needed than the proposed 120 units; consideration of rent to own units; support for a city-run community centre; suggestion for community and allotment gardens; and concerns regarding school capacity:

1. Janet Glass, Resident;
2. Roger Broad, Habitat for Humanity Halton/Mississauga;

3. Chris Mackie, Resident;
4. Dorothy Tomiuk, and Mary Simpson, Town of Port Credit Association;
5. Eli Aaron, Port Credit BIA;
6. Chris Dohn, Resident;
7. Debra Powell, Resident;
8. Antoine Musiol (ph), Resident;
9. Donna Grey, Resident;
10. Katyryna Stachiw, Resident;
11. Matthew Bergshoeff, Resident;
12. Hugh MacKenzie, Resident;
13. Lori Ebos, Resident.

In response to a question from Mayor Crombie, Ms. Pavan responded that the site will be subject to Section 37 community benefits. Mr. Whittemore also noted that development charges are under review.

In response to a question from Mayor Crombie, Ben Phillips, Development Planner responded that 120 units are proposed for subsidized housing and that there are ongoing discussions with the developer to increase those numbers, as well as to include rental purpose built housing. Mayor Crombie noted that the YMCA offers a wider range of programming than the City, as well as offering daycare.

Mr. Phillips noted that the recommendation report is scheduled to be brought back in the spring of 2019.

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

**RECOMMENDATION**

PDC-0052-2018

1. That the report dated May 24, 2018, from the Commissioner of Planning and Building regarding the applications by Port Credit West Village Partners Inc. to permit a new multi-phase waterfront community comprising a mix of residential, commercial, institutional and open spaces uses under Files OZ 17/012 W1 and T-M17004 W1, 70 Mississauga Road South and 181 Lakeshore Road West, be received for information.
2. That thirteen oral submissions be received.

**APPROVED** (Councillor D. Cook)

<b>RECORDED VOTE</b>	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)

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

Applications to permit a condominium development consisting of four semi-detached homes and six townhomes; and three freehold detached homes on Garden Road  
Owner: 2517015 Ontario Inc (Format Group)  
File: OZ 16/014 W2

David Ferro, Planner, provided an overview of the Recommendation Report with respect to the Applications.

In response to Councillor Ras, Emma Calvert, Manager, Development Engineering, Transportation & Works, spoke to required noise mitigation measures, noting that a two metre high wall had been proposed, with the details of the material being decided during the site plan approval process. Councillor Ras noted that the matter must be re-visited if the application goes forward, as the noise wall would not enhance the development or positively impact the neighbouring residents. Mr. Ferro added that the location and pedestrian-orientation of the site speaks to the enhancement of the area as another choice for residents.

The following persons made oral submissions noting concerns regarding the loss of tree canopy; that written permission is not being given by owners of neighbouring properties for destruction of trees; the parking garage is encroaching on root structure of neighbouring trees; that the arborist report is incomplete and does not include visits to all impacted residences; that the current proposal is too intense; concerns with the underground parking garage impacting water tables, drainage and sewage; no environmental benefits; already a fair amount of exemptions to zoning laws with respect to setbacks; that the development does not reflect the character of the neighbourhood; that this area is a protected corridor; and that there is no precedence for underground parking:

1. Ruth Connelly, Resident;
2. Ian Flett, Solicitor for Ms. Connelly and Mr. Davies;
3. Gautam Malkani, Residents Coalition, St. Lawrence Park;
4. Swaminathan Raghu (ph), Resident;
5. Dave Procunier, Resident.

In response to questions from Mayor Crombie and Councillor Carlson, Bill Hicks, Architect for the developer responded that there are increased setbacks from site lines, and that the Arborist Report confirms the trees will not be damaged, and that the underground parking foundation line aligns with the face of the building and does not go beyond. Mario Patitucci, Adesso Design Inc., clarified that encroachment of the tree protection zone only occurs on hedging along the proposed single family units, but that on the actual condominium site, grading is ensured to occur outside of the zone. LA noted that the bulk of trees will not be injured.

Councillor Carlson inquired whether compensation for the loss of the trees could be provided by the developer. In response, Mr. Patitucci said that the Applicant is open to discussion and noted that large native trees will be planted to replace those removed. Mr. Ferro also said that the Applicant will be subject to a tree permit.

Members of Council expressed the following concerns and comments:

- That underground parking does not seem to fit this application;
- Importance of preserving neighbourhood;
- Not enough weight given to environmental issues.

In response to these comments, Mr. Ferro noted that there are no policies or regulations that allow for a rejection to an underground garage as long as City standards are met.

Councillors Ras, Fonseca, Parrish, Cook, Mahoney, and Carlson noted their opposition to the proposed development.

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

### **RECOMMENDATION**

PDC-0053-2018

WHEREAS 2517015 Ontario Inc. (Format Group) applied for an official plan amendment and rezoning under File OZ 16/014 W2 to permit a condominium development consisting of four semi-detached homes and six townhomes; and three freehold detached homes on Garden Road at 1190 and 1200 Lorne Park Road, southwest corner of Lorne Park Road and Garden 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 24, 2018;

AND WHEREAS Planning and Development Committee after hearing oral and written submissions from the neighbourhood residents determined that the application should be refused for reasons that include, but are not limited to: the incompatibility of the proposal with the surrounding neighbourhood; the failure to provide for the preservation of trees and disagreement with the proposed removal of a substantial number of trees; and the unacceptable impacts of the underground parking garage on adjacent

properties;

**THEREFORE BE IT RESOLVED**

1. That the staff recommendations as outlined in the report dated May 24, 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 16/014 W2 , 2517015 Ontario Inc. (Format Group) at 1190 and 1200 Lorne Park Road.
3. That five oral submissions be received.

**APPROVED** (Councillor K. Ras)

<b>RECORDED VOTE***</b>	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 (2(Yes)-10(No) -0-0)

**\*\*\* *The above vote reflects the Committee’s refusal of the staff recommendation contained in the Corporate Report dated May 24, 2018 from the Commissioner of Planning and Building.***

4.7. **RECOMMENDATION 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

Jonathan Famme, Planner, provided an overview of the Recommendation Report with respect to the Applications.

Councillor Iannicca stated that the site is designated for residential high density, and was in favour of the current proposal for the back-to-back townhomes in lieu of the

previous proposal for two high-rise apartment buildings. He expressed support of the proposed development.

The following persons made an oral submission on behalf of Consulate Management Ltd.:

1. Glen Broll, Glen Schnarr & Associates Inc., representing the Applicant, noted that the density has been lowered from the original application for two high rise apartment buildings. He spoke to the staff recommendation with respect to zoning and amenity space. He requested that the fourteen metre set-back, required to accommodate the Ministry of Transportation buffer for future infrastructure improvements, be applied to the units on North Service Road rather than the 17 metres recommended by staff. Mr. Broll also spoke to a difference of opinion in the calculation of amenity space between staff and the proponent. He noted that the proposal provides mews in between buildings as areas of amenity space, and in lieu, the proponent is making a contribution to Hancock Gardens for the community to enjoy. He also spoke to the setbacks to a side wall of a townhouse to the stairwell and for the waste collection area, as well as a right in right out access on to the North Service Road.
2. John Sorokolit, President, Consulate Management Ltd. noted that consultations with the public led to the consensus that they would rather have a contribution to Hancock Gardens, spoke to the unacceptable loss of 23 units if an amenity space was implemented and that the underground parking garage is costly.

The following persons made oral submissions noting they do not support refusal of H RM9-Exception zoning; support lowering the speed limit around the bend on North Service Road; advanced green light at Hurontario Street and North Service Road to support traffic flow; request that holding zone for garbage be moved as far away from Camilla Road as possible; concerns with traffic and increasing insurance rates; drainage in case of flooding; that even though the property is considered fringe, it is actually on a floodplain:

3. Andrew Gassmann, Cooksville Munden Park Ratepayers Organization;
4. Adrian Wood, Resident

Councillor Iannicca noted that before new provisions introduced today, this application would have otherwise been approved; that the alternative of two 25 storey buildings would not please residents; that townhomes surround the entire site; that the \$450,000.00 financial contribution to Hancock Gardens was vetted by staff; and that Section 37 community benefits would have to reviewed by staff.

Councillor Parrish said there is not enough amenity space provided by the Applicant on the subject site and that the \$450,000 financial contribution to Hancock Gardens is inadequate given the financial gain to the proponent from the development.

In response to Councillor Iannicca, Mr. Famme said that the Credit Valley Conservation Authority has no objections to the proposal, noting that the grade of the property is being

elevated which will help with flood risks. He said that each unit will have an underground storage tank that is sized to capacity. Mr. Broll added that extensive modelling and mapping has been conducted in order to accommodate drainage.

Councillor Iannicca explained that the developers believe they are complying with the Zoning By-law with respect to open space, that the contribution to Hancock Gardens was derived from a negotiation with staff and that the new motion includes that Section 37 community benefits must be agreed upon to the City’s satisfaction.

In response to a question from Councillor Saito, Ms. Pavan responded that staff are recommending a 700 square metre amenity area, with the loss of 23 units, as well as looking into Section 37 community benefits. She said that the current proposal provides there would be no on-site amenity area except for what is in the mews, with a contribution to Hancock Gardens.

Mayor Crombie and Councillors Parrish, Saito, and Carlson noted that they could not support the application due to the lack of amenity area.

Councillor Iannicca suggested that the Report be received and referred to Council for a decision.

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

**RECOMMENDATION**

PDC-0054-2018

1. That the Mississauga Official Plan amendment and rezoning applications under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to permit 144 back to back stacked townhomes, be received and referred to Council for a decision.
2. That four oral submission be received.  
File: OZ 11/015 W7

**APPROVED** (Councillor N. Iannicca )

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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)

4.8. **REPORT ON COMMENTS (WARDS 9 AND 10)**

Ninth Line Lands - Proposed Neighbourhood Character Area Policies and Zoning Implementation - Proposed Changes to Mississauga Official Plan and Zoning By-law  
File: CD.04.NIN

Councillor Saito spoke to an amendment to the motion, noting staff had brought to her attention land that had no designation in Ward 9. She noted the amended motion designated the lands as Greenlands, and that the proposed policy with respect to Section 37 be removed from the policies as it will not apply to development permitted in the Secondary Plan.

Councillor Saito noted concerns with the designation of employment area on the City-owned lands in the northern part, and stated that discussion with staff resulted in the possibility of a recreational facility.

The following person made an oral submission noting concerns with respect to the alignment of the 407 transitway, three specific properties left in the floodplain and the underlying zoning issues with Milton and Halton:

1. Peter Skira, Resident and Ninth Line Owners Association.

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

**RECOMMENDATION**

PDC-0055-2018

1. That amendments to Mississauga Official Plan and Zoning By-law 0225-2007 in accordance with the report titled “Report on Comments (Wards 9 and 10) Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning Implementation – Amendments to Mississauga Official Plan and Zoning By-law 0225-2007” dated May 25, 2018, from the Commissioner of Planning and Building, as amended, be brought forward for approval by Council.
2. That lands generally located at the intersection of Highways 401 and 407 on the west side of Ninth Line be designated Greenlands on Map M-s (Part of Schedule 10 – Land Use Designations of Mississauga Official Plan) whereas they are currently shown with no land use designation in Appendix 7 to the report dated May 25, 2018, from the Commissioner of Planning and Building.
3. That proposed policy 16.20.6.3 of the Secondary Plan – Ninth Line Neighbourhood Character Area Policies be removed from the policies contained in Appendix 7 to the report dated May 25, 2018, from the Commissioner of Planning and Building, and that the Section 37 policies of Mississauga Official Plan be applicable.
4. That one oral submission be received.

**APPROVED** (Councillor P. Saito)

<b>RECORDED VOTE</b>	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)

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

Applications to permit a 40 storey, 360 unit apartment building with ground floor retail commercial uses, 3480 Hurontario Street, northwest corner of Hurontario Street and Central Parkway West

Owner: CGIV Developments Inc.

File: OZ 17/005 W7

Michael Hynes, Planner, provided an overview of the Recommendation Report with respect to the Applications and spoke to several outstanding issues regarding setbacks, height, lack of amenity space and recommended refusing the application.

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

**RECOMMENDATION**

PDC-0056-2018

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) hearing proceedings which may take place in connection with these applications under File OZ 17/005 W7, 3480 Hurontario Street, CGIV Developments Inc, in support of the recommendations outlined in the report dated May 25, 2018 that concludes that the proposed official plan amendment and rezoning applications are not acceptable from a planning standpoint and should not be approved.

2. That City Council provide the Planning and Building Department the authority to instruct the City Solicitor on modifications to the position as may be deemed necessary during or before the Local Planning Appeal Tribunal hearing process; however, if there

is a potential for settlement, then a report shall be brought back to Council by the City Solicitor.

**APPROVED** (Councillor N. Iannicca)

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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)

- 5. ADJOURNMENT 11:01 PM (Councillor J. Kovac)