
Planning and Development Committee

Date

2018/06/25

Time

5:30 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 (Left at 6:23pm)
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10 (Left at 6:23pm)

Members Absent

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
Ms. Karen Crouse, Manager, Planning Programs
Ms. Lia Magi, Legal Services
Ms. Marianne Cassin, Manager, Development Central
Mr. Jeremy Blair, Manager, Transportation Infrastructure Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure Planning Division
Ms. Sharon Chapman, Manager, Parks Planning,
Ms. Karin Phuong, Planner
Mr. Paul Stewart, Planner
Ms. Aiden Stanley, Development Planner
Mr. David Ferro, Development Planner
Ms. Lorie Sterritt, Development Planner
Mr. David Breveglieri, Development Planner
Ms. Aiden Stanley, Development Planner
Mr. Michael Hynes, Development Planner
Ms. Mumtaz Alikhan, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator
Ms. Megan Piercey, Committee Assistant

1. CALL TO ORDER – 5:30pm
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING - June 18, 2018
APPROVED (Councillor R. Starr)

4. MATTERS TO BE CONSIDERED

4.1. **REPORT ON COMMENTS (WARD 1)**

Proposed Secondary Plan - Lakeview Waterfront Major Node Character Area Policies - Amendments to Mississauga Official Plan
File: CD.03.LAK – (Bill 139)

Paul Stewart, Planner, City Planning Strategies Division, provided an overview of the final City initiated Amendments to the Mississauga Official Plan.

Councillor Cook said that work will continue help make the late Councillor Jim Tovey's vision for the Lakeview Waterfront a reality. He proposed an amendment to the staff recommendation. Andrew Whittemore, Commissioner of Planning and Building, explained that the recommendation includes reference to an urban village as the community felt strongly about this matter. He stated that the real work will begin with the development of the master plan once the policies are approved.

Mayor Crombie commented that these policies were constructed with the development consortium, the community and the City, and supports a community consultation group, affirms that the urban village will exist, and respects the vision of the community.

The following oral submissions were made:

1. Glen Broll, Glen Schnarr & Associates Inc., on behalf of Lakeview Community Partners, and asked the Committee to endorse the policies.

Mr. Broll also spoke on behalf of Northam Realty Advisors, owners of 848-872, 974 Lakeshore Road East; 885, 983, 1025 Rangeview Road; 925, 930 Lakefront Promenade; 2547046 Ontario Inc., owners of 1021 Rangeview Road; and 2545488 Ontario Inc., owners of 1083 Rangeview Road. He said the above are also supportive of the plans moving forward, however requested the City's assistance with moving forward the Municipal Comprehensive Review at the Province. The requirements by the Province will prohibit 55 acres of land from being converted soon. Councillor Carlson said this will be taken under advisement.

The following oral submissions spoke to issues with respect to the provision of dependent/elder care centres; accessible rent for low income earners; keeping massing and heights away from the waterfront; establishing a citizen advisory panel; include as a priority, affordable housing for all ages, including the aging wishing to

transition but remain in the area; create an urban village; keep it walkable for the community; link public transit to the developments; maintain continued engagement of the community in the development process:

2. Sharmila Setaram, Resident;
3. Jim Judge, The Legacy Group;
4. Rea Lingo-Santaguida, President, Lakeview Ratepayer’s Association;
5. John Danahy, Resident

Mr. Whittemore spoke to the City’s proposed rental protection by-law, affordable housing initiatives, and future zoning.

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

RECOMMENDATION

PDC-0057-2018

WHEREAS Planning and Development Committee is considering the Report on Comments from the Commissioner of Planning and Building for the Proposed Secondary Plan – Lakeview Waterfront Major Node Character Area Policies;

AND WHEREAS an amended recommendation and additional recommendations are now considered appropriate,

NOW THEREFORE BE IT RESOLVED;
 THAT the following recommendations be approved:

1. That amendments to Mississauga Official Plan in accordance with the report titled “Report on Comments (Ward 1) Proposed Secondary Plan – Lakeview Waterfront Major Node Character Area Policies – Amendments to Mississauga Official Plan” dated June 11, 2018, from the Commissioner of Planning and Building, be approved and that an Amendment to Mississauga Official Plan be brought forward to Council for adoption.
2. That the guiding principles of the Lakeview Waterfront Official Plan Amendment be revised as follows:
 - 13.4.3.1
 Vibrant - create a mixed use community, affordable and welcoming to all, including cultural uses, housing, retail, office and community amenities. Develop an urban village at a human-scale, near the waterfront that will be a focal point for the community. Provide a range of building typologies with an emphasis on mid-rise development, orient buildings for optimal exposure, microclimate and maximize at grade light. Enable improved health and well-being through provision of affordable and accessible public transportation and housing.
3. That section 13.4.6 Complete Communities, second paragraph, first sentence, be revised as follows:

An urban village is planned for the southeast quadrant of the community that will be a focal point where cultural, commercial, office, institutional and recreational open spaces converge.

4. That policy 13.4.8.3.20 Cultural Waterfront Precinct, third bullet, c., be revised as follows:
 - c. a mixed use focal point on the eastern portion of the precinct that provides an active and vibrant area primarily for commercial, cultural, institutional (e.g. post-secondary campus) and recreational activities. This area will be designed as an urban village near the waterfront, with an emphasis on pedestrian oriented development and the public realm.

5. That policy 13.4.11.1 be revised as follows:
Development applications will be considered premature and not “complete” under the Planning Act until the area wide studies have been completed and development master plan(s) have been endorsed by Council.

6. That policy 13.4.11.2 be revised as follows:
Notwithstanding policy 13.4.11.1, development applications may be submitted in conjunction with development master plans and area wide studies, all of which may be reviewed by staff, however in such case, the development applications shall not be considered “complete” under the Planning Act until the Council endorsement referred to in Section 13.4.11.1 has been obtained. Should modifications be required by the City to development master plans, development applications shall be revised prior to Council approval.

7. That policy 13.4.11.3 be revised as follows:
The preparation of development master plans will include a public consultation component, including input from the local ratepayer’s association, to the City’s satisfaction.

8. That five oral submissions be received.
File: CD.03.LAK

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 (12-0-0)

At this point the Committee recessed at 6:19pm and reconvened at 6:32pm.

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.

4.2. **RECOMMENDATION REPORT (WARD 8)**

Application to permit 340 horizontal multiple dwellings (back to back stacked townhomes) within 12 four storey residential blocks and 24 horizontal multiple dwellings (stacked townhomes) within a four storey mixed use building containing ground floor commercial uses, 3355 The Collegeway, northeast corner of The Collegeway and Ridgeway Drive
Owner: 3355 The Collegeway G.P. Inc. - File: OZ 16/005 W8

David Ferro, Development Planner, provided an overview of the Application.

Councillor Mahoney expressed his opposition to the proposal and stated that the community is clear about the proposed density; the impact on existing traffic with 400 more cars and the Burnhamthorpe Road widening six years away, the lack of commercial amenities to facilitate a walkable and livable community; the insufficient parking proposed; and there is only one bus route servicing six buildings without counting the new residents from the proposed development.

Mr. Ferro spoke to the neighbourhood intensification policies and that the proposal meets the density. With respect to the bus service, he said that Mi-Way Mississauga did not identify requirements for additional service and will convey the feedback to them. Jeremy Blair, Manager, Transportation Infrastructure Management, said the road network will be able to accommodate the growth from the proposal.

Oral submissions were made as follows:

1. Adam Brown, of Sherman Brown, Barristers and Solicitors, spoke on behalf of the Applicant citing that many revisions have been made to the application. He said that the Applicant has reached out to the community with respect to community benefits and in response, space for a youth program for the summer months has already been provided. He said one of the agreements is contribution of space in the development for a community facility of 3000 sq.ft. Mr. Brown stated that if this application is approved, the Applicant will be providing community benefits well in excess of the provision in Section 37.

The following expressed concern with the insufficient parking proposed which will result in overflow onto Colonial Drive, and people purchasing or renting will not take public transit; addition to traffic congestion during construction; 3000 sq.ft. for community space is insufficient; downsize the proposal or increase parking space; find an alternative that is beneficial to the community:

2. Christopher Lapoint;
3. Darcy MacCallum, Executive Director, Erin Mills Youth Centre

Councillor Mahoney said that until a resident notified him in an email, he was not aware of the applicant approaching the community to negotiate Section 37 community benefits prior to the application being approved.

Mayor Crombie stated that there is too much development being proposed for the site and insufficient retail or commercial space provided.

Councillors Ras and Parrish expressed opposition to the proposed development.

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

RECOMMENDATION

PDC-0058-2018

WHEREAS 3355 The Collegeway G.P. Inc. applied for an official plan amendment and rezoning under File OZ 16/005 W8 to permit 340 horizontal multiple dwellings (back to back stacked townhomes) within 12 four storey residential blocks and 24 horizontal multiple dwellings (stacked townhomes) within a four storey mixed use building containing ground floor commercial uses, 3355 The Collegeway, northeast corner of The Collegeway and Ridgeway Drive.

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 June 1, 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 unacceptable density; the proposal will create an unacceptable level of additional traffic; lack of clarity regarding commercial amenities to facilitate a walkable and livable community; the lack of adequate public transit; and insufficient parking proposed;

THEREFORE BE IT RESOLVED

1. That the staff recommendations as outlined in the report dated June 1, 2018, 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 16/005 W8, 3355 The Collegeway G.P. Inc. at 3355 The Collegeway.

3. That three oral submissions be received.
File: OZ 16/005 W8

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 12-0-0)

- 4.3. **RECOMMENDATION REPORT TO REMOVE AN "H" HOLDING SYMBOL (WARD 5)**
Application to remove the "H" Holding Symbol to permit a one storey warehouse building with accessory office space, 6825 Maritz Drive, east side of Maritz Drive, north of Skyway Drive
Owner: CB Supplies Ltd. - File: H-OZ 17/001 W5

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

RECOMMENDATION

PDC-0059-2018

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 17/001 W5, CB Supplies Ltd., 6825 Maritz Drive, north of Skyway Drive, east side of 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 17/001 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)

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

Applications to permit 74 horizontal multiple dwellings (back to back stacked townhouses) on a private condominium road, 2200 Bromsgrove Road, south side of Bromsgrove Road, west of Southdown Road

Owner: Haven Property Development Inc. - File: OZ 16/015 W2

Megan Brooks, Resident, inquired about the proposed public pedestrian access to the GO Station going through their neighbouring condominium private property as well as the preservation of trees on their property.

Craig Hunter, on behalf of Haven Property Development Inc., clarified that the easement will not burden the neighbouring property and that there will be no loss of trees.

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

RECOMMENDATION

PDC-0060-2018

1. That notwithstanding that subsequent to the public meeting, changes to the application has 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 16/015 W2, Haven Property Development Inc., 2200 Bromsgrove Road, to change the zoning to H-RM9 – Exception (Horizontal Multiple Dwellings with more than 6 dwelling units with Holding provision) to permit 74 horizontal multiple dwellings (back to back stacked townhomes) on a private condominium road in conformity with the provisions outlined in Appendix 3, be

approved subject to the conditions referenced in the staff report dated June 1, 2018 from the Commissioner of Planning and Building.

3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. The "H" Holding provision is to be removed from the H-RM9 – Exception (Horizontal Multiple Dwellings with more than 6 dwelling units with Holding provision) zoning applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters outlined in the Report dated June 1, 2018, from the Commissioner of Planning and Building, have been satisfactorily addressed.
5. 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.
6. 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.
7. That one oral submission be received.

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 9-2(absent)-1(abstain))

Items 4.5 and 4.6 were considered jointly.

4.5. PUBLIC MEETING INFORMATION REPORT/RECOMMENDATION REPORT (WARD 3)

Applications to permit 6 three storey townhomes on a private condominium road,
3105 Cawthra Road, East side of Cawthra Road, north of Dundas Street East
Owner: Sky-Cawthra Developments Inc. - Files: OZ 17/011 W3 & TM-M17003 W3

Aiden Stanley, Development Planner, provided an overview of the Applications under Items 4.5 - 3105 Cawthra Road and 4.6. - 3111 and 3123 Cawthra Road.

1. Christopher Tanzola, Solicitor for the Applicant, noted support for the staff recommendations and advised that the proponent will work with staff with respect to the alternative concept plan.

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

RECOMMENDATION

PDC-0061-2018

1. That notwithstanding Planning Protocol, the recommendations in this combined information/recommendation report be approved.
2. That the applications under File OZ 17/011 W3 and T-M17003 W3, Sky Cawthra Developments Inc., 3105 Cawthra Road to amend Mississauga Official Plan to Residential Medium Density and to change the zoning to RM6 – Exception (Townhouse Dwellings on a CEC-Private Road) to permit 6 three storey townhouse units on a private condominium road be refused.
3. That the Planning and Building Department recommended alternative proposal to amend Mississauga Official Plan to Residential Medium Density and to change the zoning to H-RM6-Exception (Townhouse Dwellings on a CEC-Private Road) be approved.
4. That the development of this site be co-ordinated with the site at 3111 and 3123 Cawthra Road under Files OZ 16/001 W3 and T-M16001 W3 for access.
5. That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
6. That the "H" Holding Symbol is to be removed from the H-RM6-Exception (Townhouse Dwellings on a CEC-Private Road) zone applicable to the subject lands, by further amendment, upon the resolution of all outstanding technical requirements.
7. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to council or LPAT approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI do not increase.
8. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any LPAT proceedings on the subject applications under Files OZ 17/0011 W3 and T-M17003 W3, Sky Cawthra

Developments Inc., 3105 Cawthra Road in support of the recommendations outlined in the report dated June 1, 2018 from the Commissioner of Planning and Building.

9. That City Council provide the Commissioner of Planning and Building or his designate with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the LPAT hearing process, including the authority to instruct and confirm a settlement of the appeal, if any.

10. That one oral submission be received.
Files: OZ 17/011 W3 and TM-M17003 W3

RECEIVED (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 10-2(absent)-0)

4.6. **RECOMMENDATION REPORT WARD 3**

Applications to permit 38 three storey stacked townhomes on a private condominium road, 4 three storey street townhomes, a public walkway and the completion of a public road (cul-de-sac), 3111 and 3123 Cawthra Road, east side of Cawthra Road, north of Dundas Street East
 Owner: Maple Valley Development Corporation
 Files: OZ 16/001 W3 and T-M16001 W3 - Pre-Bill 139

The following made oral submissions:

1. Mary L. Flynn-Guglietti, McMillan LLP – spoke on behalf of the Applicant, Maple Valley Development corporation, noting that staff is actually commenting on the initial application and spoke to a further meeting without prejudice with staff with a revised proposal which they will be taking to LPAT. Lesley Pavan, Director of Development and Design, advised that the without prejudice plan that Ms. Flynn-Gugliatti is referring to has not been submitted to the City for review and is new information being

presented. Lia Magi, City Legal Counsel, recommended that the Committee stay focussed on the Application as presented and that the recommendation under Item 7 in the Corporate Report dated June 1, 2018 provides sufficient flexibility to continue further discussions.

The following residents expressed concern with the proposed walkway connecting Ericson Road to Cawthra Road citing that cul-de-sac walkways are problematic, unsafe and open to mischief; the serenity of the Buddhist Temple located just north of the proposed walkway will be disrupted and it will lead to public disorder, vandalism, drug dealings, graffiti, and should be removed; parking proposed is insufficient and will result in overflow street parking; and traffic congestion and the resulting safety issues:

2. Jack Clark, Resident;
3. E. K. Weerasinghe, Trustee Halton Peel Cultural Society;
4. Katherine Hibbert, Resident

Councillor Iannicca noted that the proposed public walkway does not make sense.

Councillor Fonseca stated that she could not support the public walkway and proposed that the recommendation be amended accordingly.

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

RECOMMENDATION

PDC-0062-2018

1. That the applications under File OZ 16/001 W3 and T-M16001 W3, Maple Valley Development Corporation, 3111 and 3123 Cawthra Road to amend Mississauga Official Plan to Residential Medium Density – Special Site and Residential Low Density II and to change the zoning to RM9 – Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) and RM5 – Exception (Street Townhouses) to permit 38 three storey stacked townhomes and 4 three storey street townhomes be refused.
2. That the Planning and Building Department recommended alternative proposal to amend Mississauga Official Plan to Residential Medium Density – Special Site and to change the zoning to H-RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) and to H-R5-Exception (Detached Dwellings) be approved except the requirement for a proposed public walkway connecting Ericson Road to Cawthra Road, which will be removed.
3. That the development of this site be coordinated with the site at 3105 Cawthra Road Cawthra Road under Files OZ 17/011 W3 and T-M17003 W3 for access.
4. That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
5. That the "H" Holding Symbol is to be removed from the H-RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) and H-R5-Exception (Detached

Dwellings) zoning applicable to the subject lands, by further amendment, upon the resolution of all outstanding technical requirements.

6. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to council or LPAT (Local Planning Appeals Tribunal) approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
7. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any LPAT proceedings on the subject applications under Files OZ 16/001 W3 and T-M16001 W3, Maple Valley Development Corporation, 3111 and 3123 Cawthra Road in support of the recommendations outlined in the report dated June 1, 2018 from the Commissioner of Planning and Building.
8. That City Council provide the Commissioner of Planning and Building or his designate with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the LPAT hearing process, including the authority to instruct and confirm a settlement of the appeal, if any.
9. That four oral submissions be received.
Files: OZ 16/001 W3 and T-M16001 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 9-2(absent)-1(abstain))

4.7. **RECOMMENDATION REPORT (WARD 3)**

Applications to permit 102 back to back stacked townhomes on a private condominium road, 4005 Hickory Drive, northeast corner of Burnhamthorpe Road East and Hickory Drive
Owner: 4005 Hickory Drive Ltd.
File: OZ 17/006 W3

Michael Hynes, Development Planner, provided an overview of the Applications.

Jane McFarlane, Weston Consulting, along with the Project Architect and Traffic Consultant, were present to respond to questions on behalf of the Applicant.

Jovena Petrocelli, Resident, made an oral submission citing concerns that Hickory Drive cannot support more residents, the proposed location of the garbage area is too close to a neighbouring property; there is no surface parking proposed; reduce the number of units. Ms. Petrocelli also read a letter from Francesco Reda, Resident at 4056 Hickory Drive, who cited the loss of property values if this development is permitted; prefer single family bungalows in the front, and less density; there will be increased traffic and noise; and there will be loss of privacy.

Councillor Fonseca expressed concern that the density from the proposed development is too much for the location and there will be additional traffic generated. She said traffic studies should take into consideration the whole community rather than be conducted on a site specific basis. Councillor Fonseca felt that she could not support the Application and moved for a refusal.

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

RECOMMENDATION

PDC-0063-2018

WHEREAS 4005 Hickory Drive Ltd. applied for an official plan amendment and rezoning under File OZ 17/006 W3 to permit 102 back to back stacked townhomes on a private condominium road, 4005 Hickory Drive, northeast corner of Burnhamthorpe Road East and Hickory Drive;

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 June 1, 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 proposal is not in keeping with the single family detached homes; unacceptable traffic added to the area and specifically on Hickory Drive; the proposal represents overdevelopment at the site;

THEREFORE BE IT RESOLVED

1. That the staff recommendations as outlined in the report dated June 1, 2018, 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 17/006 W3, 4005 Hickory Drive Ltd. at 4005 Hickory Drive.

3. That one oral submission be received.
File: OZ 17/006 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 10-2-0)

4.8. **RECOMMENDATION REPORT (WARD 3)**

Applications to permit a 14 storey apartment building and 16 stacked townhomes 4064, 4070 and 4078 Dixie Road, west side of Dixie Road, north of Burnhamthorpe Road East

Owner: Hazelton Development Corp. - File: OZ 17/003 W3 – (Bill 139)

Aiden Stanley, Development Planner, provided an overview of the Applications.

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

RECOMMENDATION

PDC-0064-2018

1. Notwithstanding that subsequent to the public meeting, changes to the applications 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 applications under File OZ 17/003 W3, Hazelton Development Corp., 4064, 4070 and 4078 Dixie Road to amend Mississauga Official Plan to Residential High Density I – Special Site; to change the zoning to H-RA5 – Exception (Apartments) to permit a 14 storey apartment building that steps down along Dixie Road and 16 stacked townhomes in conformity with the provisions outlined in Appendix 4 and the conditions in this report 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 applications, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

File: OZ 17/003 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 10-2(absent)-0)

4.9. **RECOMMENDATION REPORT (WARD 1)**

Application to permit 15 storey apartment building with 202 units and three levels of underground parking, 21 - 29 Park Street East, south side of Park Street East, east of Stavebank Road

Owner: Edenshaw Park Developments Ltd. - File: OZ 17/013 W1

David Ferro, Development Planner, provided an overview of the Application.

The following made oral submissions noting that the structure is too high, and with a three storey parking structure, there will be more vehicles using Park Street to exit onto Stavebank Road; traffic studies need to account for traffic and parking along the Lakeshore Corridor as a whole, as well as the numerous festivals that take place in the area; more information is needed on the new park and how it is going to be interfaced, as there is a grade decline:

1. Laura Miskowski, Resident;
2. Michelle Hawkins, Resident;
3. Dana Anderson, MAC Planning, requested that the FSI be reflected as 6.3 in the Zoning By-law. Mr. Whittemore agreed to this request.

In response to concerns with the Traffic Study, Jeremy Blair, Manager, Transportation Infrastructure Management, advised that the Study does not incorporate peaks that may be generated by festivals, and that such traffic cannot be attributable to the proposed development.

Mr. Ferro noted that details with respect to grading will be finalized through the site plan approval process.

Mayor Crombie commented that the proposal fits in with the character of the area and will be an enhancement to the community.

Councillor Cook stated that there is a major traffic study underway for Lakeshore Road and that the proposal will not have a detrimental effect on the Vimy Ridge monument.

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

RECOMMENDATION

PDC-0065-2018

1. That notwithstanding that subsequent to the public meeting, changes to the application has 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 17/013 W1, Edenshaw Park Developments Ltd., 21 29 Park Street East to change the zoning to H-RA4-Exception (Apartment Dwellings with Holding provision) to permit a 15 storey apartment building with 202 units and three levels of underground parking, in conformity with the provisions outlined in Appendix 2, 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. The "H" Holding provision is to be removed from the H-RA4-Exception (Apartment Dwellings with Holding Provision) zoning applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments

that matters as outlined in the Report dated June 1, 2018, from the Commissioner of Planning and Building, have been satisfactorily addressed.

5. 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.
6. 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.
7. That three oral submissions be received.
File: OZ 17/013 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)

5. ADJOURNMENT – 9:17pm (Councillor N. Iannicca)