

## Planning and Development Committee

### Date

2019/02/19

### 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 Stephen Dasko	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 Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### Find it online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

**Staff Present**

Mr. Andrew Whittlemore, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Mr. Jason Bevan, Director, City Planning Strategies  
Ms. Michal Minkowski, Legal Services  
Mr. Lin Rogers, Project Manager, Transportation Projects  
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division  
Ms. Sangita Manandhar, Team Leader, Park Asset  
Mr. Chris Rouse, Manager, Development North  
Mr. Paul Stewart, Planner  
Mr. Ben Phillips, Planner  
Ms. Tori Stockwell, Planner  
Ms. Lorie Sterritt, Planner  
Mr. David Ferro, Planner  
Ms. Caleigh McInnes, Planner  
Ms. Emily Irvine, Planner  
Ms. Krystal Christopher, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 1:30 PM
2. DECLARATION OF CONFLICT OF INTEREST - NIL
3. MINUTES OF PREVIOUS MEETING

Minutes of Meeting held on January 14, 2019

**APPROVED** (Councillor R. Starr)

4. MATTERS CONSIDERED
- 4.1. Demolition Control By-Law for Residential Uses

Councillor Saito spoke to a specific application that has gone through rezoning and obtained permission from LPAT to build new units in place of existing units, and how this bylaw would apply. Jason Bevan, Director, City Planning Strategies explained that the bylaw deals specifically with demolitions and that the intent of the by-law would be to restrict or provide conditions on demolitions, subject to future demolition applications. Emily Irvine, Planner further added that the applicant would need to apply for a demolition control permit and will need a plan in place to redevelop units; conditions may be imposed, and the applicant would need to comply with applicable By-laws.

Councillor Saito expressed concern with respect to the loss of existing affordable housing and how this by-law protects the people living in these units that are being demolished. Ms. Irvine noted that before a demolition permit is approved, the applicant would have to provide plans that comply with applicable By-laws, such as the Rental Housing Protection By-law.

Andrew Whittemore, Commissioner, Planning and Building, further added that there may be a need for further review for legal considerations.

Michal Minkowski, Legal Counsel, explained the different policy streams; and noted that this by-law deals with the properties that have been demolished and left undeveloped, and that the Rental Conversion By-law coming into effect in July 2019 will address the concerns expressed by Councillor Saito regarding protection of affordable housing.

Councillor Saito further inquired about demolition of residential parking garages adjacent apartment buildings and how this by-law applies. Mr. Bevan highlighted that this by-law does not apply to commercial parking and advised that staff will review this matter further and report back.

Councillor Damerla inquired regarding whether the by-law is applicable to individual homeowners, and whether they are subject to rebuilding within time limits, and the imposition of conditions and penalties as a result of construction delays.

Mr. Bevan advised that the focus of the process for individual home owners is really streamlined; however they may also be subject to conditions and/or penalties; however, focus is on buildings larger than 8 units.

Mr. Whittemore advised that staff will monitor the situation and if it is not working changes can be made along the way.

Mr. Minkowski also noted that there is a provision in the bylaw that allows for applicants to make an application for an extension of time, should the conditions be too onerous.

Councillor Parrish commented on the reference to Health and Safety Standards and the section regarding appeals, and suggested staff review these sections and amend as required.

In response to Councillor's Parrish's inquiry regarding imposing an application fee, Mr. Bevan advised that the volume of applications and the impact of staff time will be assessed over the next few months to determine if a fee is required.

Councillor Parrish suggested that a small fee be added now and that following their assessment, adjust the fee if required.

Councillor Carlson confirmed that staff will report back with the minor amendments as noted.

#### RECOMMENDATION

PDC-0005-2019

1. That the *Demolition Control By-law*, as outlined in the report titled "Demolition Control By-law for Residential Uses" dated January 25, 2019 from the Commissioner of Planning and Building, be approved in principle and that staff report back on the amendments as discussed at the Planning and Development Committee meeting on February 19, 2019.
2. That the City Solicitor be directed to prepare all necessary by-laws and agreements as outlined in the report titled "Demolition Control By-law for Residential Uses" dated January 25, 2019 from the Commissioner of Planning and Building.

**Approved** (Councillor C. Parrish)

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla				X
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11-0-1- Abstain)

4.2. PUBLIC MEETING INFORMATION REPORT (WARD 11)

Application for a proposed plan of subdivision

Addresses

Owner: 2725312 Canada Inc. (Quad Real Property Group)

File: T-18004 W11

Bill 139

RECOMMENDATION

PDC-0006-2019

That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the application by 2725312 Canada Inc., under File T-18004 W11, 1950 Meadowvale Blvd., 7125 Mississauga Road, 0, 6696, 6774A, 6775, 6855, 6897, 6948-6990, 6985 Financial Drive, 7030 Royal Bank Drive, 6901, 6911, 6920, 6950, 6955, 6980, 6990 Creditview Road, be received for information.

File: T-18004 W11

**Received** (Councillor J. Kovac)

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (12-0-0)

4.3. PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit 4 two-storey detached dwellings and 12 three-storey townhome dwellings on a common element condominium private road at 1444, 1450, 1454 and 1458 Cawthra Road, west side of Cawthra, north of Arbor Road

Owner: 2530173 Ontario Corporation

File: OZ 18/010 W1

Bill 139

Franco Romano, Action Planning Consultants, provided an overview of the application on behalf of the applicant.

Councillor Dasko requested clarification on the owner’s definition of the community benefits. Mr. Romano noted that the proposal enhances the underutilized services and infrastructure of benefit to the community.

In response to Councillor Ras’ inquiries regarding storm water management plan, setbacks, replanting and visitor parking, Mr. Romano advised that the function services and grading plans are currently being reviewed, as the Region has requested further information; and noted that the lot coverage is low and much of the storm on this site will be self-maintained/contained, and there is a possibility for the townhomes to have rear yard swells and catch basins. Mr. Romano confirmed the number of meters for individual and townhome setbacks, tree planting and tree preservation, and visitor parking spaces. Councillor Ras noted that the number of visitor parking spaces may present a challenge.

**RECOMMENDATION**

PDC-0007-2019

That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by 2530173 Ontario Corporation to permit 4 two-storey detached dwellings and 12 three-storey townhome dwellings on a common element condominium private road, under File OZ 18/010 W1, 1444, 1450, 1454, and 1458 Cawthra Road, be received for information.

File: OZ 18/010 W1

**Received** (Councillor S. Dasko)

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (12-0-0)

4.4. **PUBLIC MEETING INFORMATION REPORT (WARD 5)**

Applications to permit five apartment buildings of 30, 35, 38, 50, and 50 storeys with 2095 residential units and commercial uses in the podiums

0 and 5044 Hurontario Street, northwest corner of Eglinton Avenue West and Hurontario Street

Owner: Pinnacle International (Ontario) Ltd.

File: OZ 18/011 W5

Jay Claggett, Director, Land Use Planner with IBI Group and Sal Botelho, Principle Architect, with Richmond Architects Ltd., provided an overview of the application on behalf of the applicant.

The following persons made oral submissions:

1. Elaine Higgins, resident expressed concerns in the increase of density from the original plans and the increase of traffic congestion in the area.
2. Yi Li, resident, expressed concerns with the increase of density, traffic congestion, and inquired whether there would still be a park as was indicated in the original plan. Mr. Lin further expressed concern that without a park within the space, persons with disabilities and elderly persons will not have a place to go for short walks.

In response to Mr. Li's inquiry, Chris Rouse, Manager, Planning North, confirmed that there were changes made to the application which included changes to the private amenities spaces.

Councillor Parrish explained the increase in density since the approval of the LRT, and noted that she does not have concerns with the density or the heights as long as resident concerns are addressed and that there are provisions for amenity spaces

Councillor Parrish suggested that there be a list of the community comments received and that the emails are sent to the Councillor's office; and further suggested that the policy be revised to provide responses to those who have submitted comments.

Councillor Parrish expressed concern that the developer has not provided the number of affordable units provided and would like to see the proposal of those numbers.

#### RECOMMENDATION

PDC-0008-2019

That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Ltd. to permit five apartment buildings containing 2,095 units with heights of 30, 35, 38, 50, and 50 storeys with retail and office commercial uses in the podiums, under File OZ 18/011 W5, 0 and 5044 Hurontario Street, be received for information.

File: OZ 18/011 W5

**Received** (Councillor C. Parrish)



<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (12-0-0)

4.5. PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Application to permit a private secondary school in an existing building  
2270 Speakman Drive, southwest corner of Speakman Drive and Hadwen Road  
Owner: Muslim Association of Canada  
File OZ 17/016 W2  
Bill 139

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

Councillor Ras noted that this application conforms to the City’s Growth Plan and Official Plan. Councillor Ras further noted that the applicant is prepared to work with City staff to address any traffic concerns, should they arise.

RECOMMENDATION

PDC-0009-2019

1. That the application under File OZ 17/016 W2, Muslim Association of Canada, 2270 Speakman Drive; to change the zoning to E2-31 (Employment – Exception) to permit a private secondary school in an existing building, be approved subject to the conditions referenced in the staff report dated January 25, 2019, from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

3. 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 not increase.

File OZ 17/016 W2

**Received** (Councillor K. Ras)

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (12-0-0)

5. ADJOURNMENT – 2:39 PM