
Planning and Development Committee

Date

2019/02/19

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)
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

Members Absent

Mayor Bonnie Crombie (other municipal business)

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
Mr. Jason Bevan, Director, City Planning Strategies
Ms. Lia Maggi, Legal Services
Mr. Michal Minkowski, Legal Services
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Hugh Lynch, Manager, Development South
Ms. Paulina Mikicich, Manager, Development and Innovation
Mr. Ben Phillips, Planner
Ms. Tori Stockwell, Planner
Mr. Paul Stewart, Planner
Ms. Sharon Chapman, Manager, Parks Planning
Ms. Krystal Christopher, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 6:30 PM
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING - Nil
4. MATTERS CONSIDERED
- 4.1. PUBLIC MEETING INFORMATION REPORT (WARD 11)
Applications to permit 7 freehold townhomes and 19 condominium townhomes on a private condominium road
36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wyndham Street
Owner: City Park (Main Street) Inc.
File: OZ 17/020 W11 and T-M17007 W11
Pre-Bill 139

Jim Levac, Glen Schnarr & Associates provided an overview of the application on behalf of the applicant.

The following persons made oral submissions:

1. Joseph Milcic, resident spoke in objection of the development; overcrowded; offence to heritage; units facing Wyndham Street; blocks natural light; requested that along Wyndham Street that 3 story be replaced with 2 storey detached homes; proposal does not address any concerns of the 1st meeting. Streetscape is not shown so others can see how significant this is; RM5 zoning.
2. Ed Gallery, resident, expressed support of the development; however expressed concern regarding parking.

Councillor Carlson reminded Mr. Levac that there were concerns identified at a public meeting that are not reflected in the presentation. Mr. Levac advised that the applicant has not resubmitted the plans, and that the presentation was based on the initial application.

RECOMMENDATION

PDC-0010-2019

1. That the report dated January 25, 2019 from the Commissioner of Planning and Building regarding the applications by City Park (Main Street) Inc. to permit 7 freehold townhomes and 19 condominium townhomes, and 2 greenlands blocks, under Files OZ 17/020 W11 and T M17007 W11, 36, 38, 40, 44 and 46 Main Street, be received for information.

2. That two oral submissions made to the Planning and Development Committee at its meeting dated February 29, 2019, be received.

File: OZ 17/020 W11 and T-M17007 W11

Received (Councillor R. Starr)

Recorded Vote	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 - Absent)

- 4.2. **PUBLIC MEETING STATUS UPDATE REPORT (WARD 10)**
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 (former Imperial Oil Lands)
Southwest quadrant of Lakeshore Road West and Mississauga Road South
Owner: Port Credit West Village Partners Inc.
Files: OZ 17/012 W1 and T-M17004 W1

Ben Phillips, Planner, provided an overview of the application.

The following persons made oral submissions:

1. Pino Di Mascio, Consulting Planner, Urban Strategies provided clarification regarding the campus area and the redeployment of density.
2. Bob Blazeovski, Port Credit West Village Partners, advised that he is available to answer any questions.
3. Dorothy Tomiuk, Town of Port Credit Association, spoke regarding the responsive configuration in density; harmony between the different building types, transportation outcomes will be model of the new way; strengthening of roads, innovative support expansion of riverside. Ms. Tomiuk suggested the following, that DC charges be transferred to the need of infrastructure, negotiation of community benefits now, transparency public consultation and continued citizen engagement and further town hall meetings regarding the retail component, campus area and community benefit.
4. Chris Mackie, resident, emphasized the importance of funding for the YMCA development; and commented on affordable housing; traffic congestion, community benefit, and residential population. Mr. Mackie noted that these issues can be resolved before the approval of the City's Official Plan Amendments and Official Master Plan.
5. Greg Whelan, resident, expressed concern for the traffic congestion and access to public transportation during construction phase.
6. Chris Dawn, resident, expressed concern of the preservation of heritage character, traffic congestion and through roads into the heritage district.
7. Rob Holland, resident noted that the proposal falls short of what the official plan calls for noting the following: not enough surface acreage for local schools, reduction in parking requirements, reduction in green space requirements; additional height contrary to the plan, road networks that don't comply, restricted access to the waterfronts with obstructed views and increasing number of units/density, unidentified community benefits. Mr. Holland emphasized the importance of maintaining a high level and frequency of community input and involvement.
8. Janet Davies, Tecumseh Area Residents' Association Inc. (TARA) in Ward 2, expressed concerns regarding the height of the units, the development is not in keeping with the characteristics of the Port Credit district, parking spaces, traffic congestion and increase of police resources.

Councillor Dasko thanked the residents who attended the meeting and those who have put forward their comments. Councillor Dasko highlighted the uniqueness of the heritage district. Councillor Dasko emphasized the importance of the spirit of collaboration and identifying community benefits, which he hopes to have a few identified in the first quarter 2019.

RECOMMENDATION

PDC-0011-2019

1. That the report dated January 25, 2019, 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 space 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 notwithstanding Corporate Policy 07-03-01 (Bonus Zoning), Section 37 community benefit negotiations proceed as outlined on page 8 of this Report.

3. That eight oral submissions made to the Planning and Development Committee at its meeting dated February 19, 2019, be received.

File: OZ17/012 W1 and T-M17004 W1

Received (Councillor S. Dasko)

Recorded Vote	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 (10, 0, 2 - Absent)

4.3. PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit 8 freehold detached homes and 18 common element condominium detached homes

2103, 2107, 2113, 2119 Primate Road, 1351, 1357 Wealthy Place, and 2112, 2116 Dixie Road

West side of Dixie Road, north of the Queen Elizabeth Way

Owner: City Park (Dixie Road) Inc.

File: OZ 18/003 W1 and T-M 18002 W1

Bill 139

Jim Levac, Glen Schnarr and Associates provided an overview of the application on behalf of the applicant.

The following persons made oral submissions:

1. Joanne Puddock, resident, expressed objection to the proposed development noting that it does not meet the criteria for appropriate and compatible transition for infill, character preservation, precedence, need and desirability and maintaining the intent of policies and principles of the Mississauga Official Plan, Lakeview Local Area Plan and Lakeview Built Form Standards. Ms. Puddock highlighted key concerns with the proposal, which are all outlined in a twenty-five page document dated February 15, 2019, and was submitted to the Planning and Development Coordinator on February 19, 2019.
2. Beryl Chamberlain, President of the Applewood Acres Homeowner's Association, expressed objection to the development and noted that it does not conform to the Mississauga Official Plan and Lakeview Community Plan. Ms. Chamberlain spoke to the concerns of access, zoning, heights and overshadowing, tree preservation, lot sizes, setbacks from the road and neighbouring homes, increased density, traffic safety, and the lack of community meetings and input.
3. Lisa McCumber, Applewood Acres Homeowner's association, expressed objection to the development and provided images of infill and renovated houses that respect the R3 By-law and are fitting the character of the neighbourhood. Ms. McCumber noted that the development does not conform to the Mississauga Official Plan, and the Lakeview Community Plan. Ms. McCumber raised concerns and commented regarding changes to access from Dixie Road, as initially proposed; increase in traffic; stormwater studies not completed and lack of stormwater maintenance, insufficient parking; limited access to public transit; traffic study does not reflect the current proposal; emergency vehicle access; pedestrian safety; increased in noise and air pollution during and after construction; acoustic barriers, environmental issues and geotechnical studies not being conducted. Ms. McCumber noted that none of the community concerns raised at the informal public meeting in June 2018

- have been addressed. Ms. McCumber highlighted the recommendations for the development and requested that public consultations be scheduled, provisions for community benefit and to establish a steering committee.
4. Paul Downs, resident, expressed objection to the development, noting that the development is not in keeping with the character of the area.
 5. Lorie Arbeau, resident, expressed opposition to the application and spoke to maintaining and respecting the character of the neighbourhood.
 6. Patrick Cohen, resident, expressed concerns regarding zoning issues, noting that the developer has purchased some homes for their private gain, and that one of the homes will be turned into a private roadway for their benefit and . Ms. Cohen referenced the Official Plan with respect to protecting established neighbourhoods; intensification shouldn't be allowed at the expense of the existing home owners who will remain in the neighbourhood.
 7. Paul Burnyard, resident, expressed objection to the development and noted the substandard nature of the road network which will provide egress to the proposed development and highlighted quotes from the Mississauga Official Plan and the Transportation and Works Department's Development Requirements Manual that speaks to road standards. Mr. Burnyard posed questions the following questions, which could be answered at a later date; will the roads be upgraded? Will there be road grades? And who will pay for these upgrades? Will the City pay for the road improvements outside the developed area? Will the City impose levees to homeowners?
 8. Jamie Pugh, President, Sherway Homeowners and Recreation Association expressed objection to the development noting concerns with zoning, traffic patterns along the Dixie corridor, and shared the view of the other residents who spoke this evening.
 9. Ryan Enright, Director, Sherway Homeowners and Recreation Association explained the importance of the character of Sherway neighbourhood and Applewood neighbourhood expressed concern of the precedent of the proposed design style.
 10. Gordon Taylor, resident, expressed opposition to the development and explained the flooding issues and the area and his concerns for more flooding should this development be approved.

In response to Councillor Ras' inquiry regarding playground spaces, Mr. Levac provided the rationale as to why there are no requirements to include a playground.

Councillor Ras raised concerns with infill, setbacks, height and floor area, and stormwater issues, and commented on neighbourhood conditions, noting that the proposed development does not fit with the neighbourhood and suggested the developer work with the local Councillor and the community.

Mr. Levac explained that there have been 2 meetings with the public and further explained that this development is mild intensification by comparison to other developments. Mr. Levac advised that the applicant will be resubmitting, taking into consideration the concerns expressed.

Councillor Dasko thanked everyone in the community who came out to the meeting and for sharing their detailed concerns and comments. Councillor Dasko also thanked Councillor Ras for her comments and noted that he too has those same concerns and emphasized the importance of collaboration.

RECOMMENDATION

PDC-0012-2019

1. That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by City Park (Dixie Rd.) Inc. to permit 8 freehold detached homes and 18 common element condominium detached homes, under Files OZ 18/003 W1 and T M 18002 W1, 2103, 2107, 2113 and 2119 Primate Road, 1351 and 1357 Wealthy Place and 2116, 2122 Dixie Road, be received for information.
2. That ten oral submissions made to the Planning and Development Committee at its meeting dated February 19, 2019, be received.

File: OZ 18/003 W1 and T-M 18002 W1

Received (Councillor S. Dasko)

Recorded Vote	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 - Absent)

4.4. PUBLIC MEETING INFORMATION REPORT (WARD 6)

Applications to Permit 83 Townhomes on a Private Condominium Road

1707-1725 Barbertown Road, North side of Barbertown Road, east of Creditview Road

Owner: Barbertown Ventures Inc.

Files: OZ 17/002 W6 & T-M17001 W6

Pre-Bill 139

Jim Levac, Glen Schnarr & Associates Inc. on behalf of the Sterling Group provided an overview of the application on behalf of the applicant.

The following persons made oral submissions:

1. Rich Mattiuzzo, resident expressed concern regarding increased traffic congestion and the impact it will have on entering and exiting from his driveway, and the safety for pedestrians walking along the street as there are no sidewalks and no room for widening the road; increased noise level, and the reduction of green spaces in the community.

2. Frank Cobbett, ADM Milling Co. ("ADM") explained the operations of ADM, and the noise impacts that may impact the homeowners of the new development. Mr. Cobbett provided detailed information regarding the noise assessment reviews ADM has conducted and noted that this data has been shared with the City and the developer. Mr. Cobbett expressed concern that the applications with respect to noise levels, would impact alternations and/or expansion of operations at ADM, and that the development is not compatible with the operations of the ADM. Mr. Cobbett advised that ADM will continue to work with the developer on land use compatibility and requested that Planning staff circulate to ADM any noise assessments conducted.

In response to Councillor Saito's inquiry regarding noise complaints, Councillor Starr advised that his office receives very few complaints.

Mr. Levac advised that an acoustic study was conducted and did not identify any concerns. Mr. Levac offered to work with ADM Milling Co. on any noise issues that may arise.

Councillor Starr advised that although some issues have been addressed, there are still a few more to be worked on, and recommended that the recommendation report be brought directly to a future Council meeting.

RECOMMENDATION

PDC-0013-2019

1. That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by Barbertown Ventures Inc. to permit 83 townhomes on a private condominium road, under Files OZ 17/002 W6 and T-M17001 W6, 1707-1725 Barbertown Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future meeting.
2. That two oral submissions made to the Planning and Development Committee at its meeting dated February 19, 2019, be received.
Files: OZ 17/002 W6 and T-M17001 W6

Received (Councillor R. Starr)

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras	X			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, 1 – (Absent), 1 – (Abstain))

4.5. PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit a new 8 storey apartment building with 159 units, and retain the existing 8 storey apartment building

1315 Silver Spear Road, south side of Burnhamthorpe Road East, west of Dixie Road

Owner: IMH 1315 Silver Spear Ltd.

File: OZ 18/005 W3

John Rogers, President, John D. Rogers and Associates Inc. provided an overview of the application on behalf of the applicant.

The following persons made oral submissions:

1. Colin Tyler, The Northeast Applewood Hills Residents' Association (NAHRA), expressed concerns regarding, high density, higher volume of traffic and speeding along Silver Spear Road without proper pedestrian cross walks which is cause for concern as there is a lot of school aged children walking to and from school;
2. Cathy Costopoulous, resident, expressed concern regarding traffic congestion; access from Dixie Road no longer an option, and inquired about Transportation Master Plan

Andrew Whittemore, Commissioner, Planning and Building, provided clarification regarding the applicants application process and advised that there has been a request made for a traffic report.

Councillor Fonseca advised that the applicant will be including the traffic impact study in their resubmission.

Councillor Fonseca thanked the residents who attended the meeting and those who have organized other meetings. Councillor Fonseca raised concern with the distribution of density.

In response to Councillor Fonseca's inquiry regarding the proposed access to Burhamthorpe Road, and visitor parking program, staff advised that there is no proposal for access to Burnhamthorpe, and that upon receipt of a traffic study, staff will review; and further, that there is surplus parking available.

Councillor Fonseca further spoke to the concerns raised in community meetings regarding grading, storm water, removal of mature trees and construction and staging plan.

RECOMMENDATION

PDC-0014-2019

1. That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by IMH 1315 Silver Spear Ltd. to permit a new 8 storey apartment building with 159 units, and retain the existing 8 storey apartment building, under File OZ 18/005 W3, 1315 Silver Spear Road, be received for information.
2. That two oral submissions made to the Planning and Development Committee at its meeting dated February 19, 2019, be received.

File: OZ 18/005 W3

Received (Councillor C. Fonseca)

Recorded Vote	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 (10, 0, 2 - Absent)

5. ADJOURNMENT – 9:57 PM