
Planning and Development Committee

Date

2019/03/04

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)	
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	(arrived at 2:22 PM)
Councillor Sue McFadden	Ward 10	(departed at 4:20 PM)

Members Absent

Mayor Bonnie Crombie (other Municipal business)

Find it online

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

Staff Present

Mr. Graham Walsh, Legal Services
Mr. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Chris Rouse, Manager, Development North
Mr. Hugh Lynch, Manager, Development South
Ms. Marianne Cassin, Manager, Development Central
Mr. David Ferro, Planner,
Mr. Jonathan Famme, Planner
Ms. Carleigh MacInnes, Planner
Ms. Shaesta Hussen, Planner
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Ms. Sangita Manandhar, Team Leader, Parks & Forestry Division
Ms. Angie Melo, Legislative Coordinator
Ms. Krystal Christopher, Legislative Coordinator

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

Approval of Minutes of February 19, 2019 1:30 PM and 6:30 PM Sessions

APPROVED (Councillor R. Starr)

4. MATTERS CONSIDERED

- 4.1. **PUBLIC MEETING INFORMATION REPORT (WARD 1)**
Application to permit a 4-12 storey apartment building proposing 397 units and ground floor related commercial facing Lakeshore Road East.
Owner: Vandyk Group of Companies
File: OZ 18/009 W1

Councillor Dasko requested that this matter be deferred, and that staff be directed to schedule an evening meeting of the Planning and Development Committee, for this matter to be considered.

RECOMMENDATION

PDC-0015-2019

That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Vandyk Group of Companies to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East, under File OZ 18/009 W1, 1345 Lakeshore Road East, be deferred, and that staff be directed to schedule an evening meeting of the Planning and Development Committee and place this matter on the agenda.

Deferred (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)

4.2. PUBLIC MEETING INFORMATION REPORT (WARD 7)
Applications to permit 112 Back to Back Stacked Townhomes
2512, 2522 and 2532 Argyle Road, south of Dundas Street West, west of Confederation
Parkway
Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)
File: OZ 18/017 W7

TJ Cieciora, Design Plan Services, provided an overview of the application on behalf of the applicant.

The following persons made oral submissions:

1. Barbara Frank, resident, expressed concerns regarding crowded streets, insufficient access to on street and underground parking, safety for children, lack of street cleaning, heavy construction, and further noted that this development is not appropriate for this location.
2. Val Cesselli, resident, expressed concerns of the increase of intensification over the years, lack of visitors parking, and the lack of infrastructure to deal with flooding.
3. Diana Brookes, resident, commented on the current neighbourhood's lifestyle, sense of safety in the community, and expressed her concern for the environmental change, adding more intensification, lack of greenspace and amenities on development site, increased crime and overcrowded hospital.
4. Judith DSouza, resident, expressed concern regarding flooding, lack of visitor parking, and requested the developer consider a development with smaller/gentler density.
5. Paul Baranski, resident, expressed objection to the development noting the increase in intensification not suitable for an already crowded area.
6. Pawel Biernat, resident, commented on why developers are allowed rezoning for greater density than the property they have purchased.
7. Ms. Limarova, resident, expressed concern with increased use of the amenities at her Condominium, and increased crime.
8. Ms. Manjugata, resident, expressed concern regarding, parking; traffic congestion, safety of children exiting the school bus; increase of garbage; lack of space to widen the road and too much density for the location.
9. Tony, (no last name provided) resident, spoke on behalf of his parents in favour of selling their home for the creation of this new development, citing that the new generation needs affordable housing.
10. Ji Wang, resident expressed concern regarding children safety, and too much density and requested the developer consider reducing the units to approximately 60.

11. Candice Thomas, resident, commented on the blackouts in the neighbourhood that have occurred in the past and expressed concerns that there would be an increase of power disruptions with the increase of density, noting that the current transformer grid is unable to handle the extra density, and there is no controlled intersection, making it extremely unsafe exiting the road.
12. Donna Halfyard, resident, expressed concerns regarding the congestion on the road; street parking; increased enrollment at local school, and overcrowding at the hospital, creating longer wait times.
13. John Braga, resident, expressed concern with the lack of trees on the street, increased garbage on the street, and on-street parking.
14. Romeo Pilotti, resident, noted that the development of 40+ townhomes recently developed has already shown the impact it has had on the increase of traffic congestion and insufficient parking.
15. Sue Kotiesen, resident, expressed concern with the increase of traffic congestion, power outages, and noted that the development is too dense for the neighbourhood.
16. Alvina Kiselewski, resident, expressed concern regarding the increase of ridership on the transit system that already is lacking; snow removal with more cars parking on the road.
17. Mr. Harpalani, resident, expressed concerns regarding the increase in use of the catwalk crossing and the extra cars parking on the road.

Councillor Damerla advised that she would be consulting with residents to determine whether an additional public meeting in the evening is required.

Councillor Damerla commented on the density of the proposed townhouse units, noting that the ratio of townhouses per area appeared to be higher than that of other developments approved by Council, and noted that she is not comfortable in supporting the proposal as presented.

RECOMMENDATION

PDC-0016-2019

1. That the report dated February 15, 2019, from the Commissioner of Planning and Building regarding the applications by Plazacorp Properties Limited (by Agreement of Purchase and Sale) to permit 112 Back to Back Stacked Townhomes, under File OZ 18/017 W7, 2512, 2522 and 2532 Argyle Road, be received for information.
2. That 17 oral submissions be received.

Received (Councillor D. Damerla)

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)

- 4.3. Public Meeting Information Report (Ward 3)
Application to permit two new 8 storey rental apartment buildings consisting of 202 residential units.
1485 Williamsport Drive and 3480 Havenwood Drive
Owner: Starlight Group Property Holdings Inc.
File: OZ 18/014 W3
Bill 139

Emily Reisman, Partner, Urban strategies, provided an overview of the application on behalf of the applicant.

The following persons made oral submissions:

1. Anastasia Engineer, resident, expressed concern with the increased density, shadowing, increase in crime, increased parking, and traffic congestion.
2. Waqar Ahmed, resident, expressed concern with overcrowded neighbourhood, shadowing, pedestrian safety with the increase of traffic congestion, lack of parking, increase in crime, and overcrowded schools.
3. Mahmood Mughal, resident, expressed concern with overcrowding in the neighbourhood, pedestrian safety, especially during school entry and dismissal with increased traffic congestion, and the lack of parking which creates issues for on-street overnight parking.
4. Maria Martins, resident, expressed concern with the increase in crime, and the

In response to Councillor Saito and Councillor Fonseca's comments and inquiry regarding school capacity, the school board's position and consideration on development applications, Marianne Cassin, Manager, Development Central, noted that the report indicates schools in the area are below capacity, and that the Boards of Education may request that the City withhold or phase development on an application due to capacity issues in the local schools. Further, Ms. Cassin advised that although development applications are submitted individually, that the school Boards are considering the developments comprehensively. Ms. Cassin advised that staff will follow up with the school Boards to confirm this.

In response to Councillor Starr's comments and inquiry with respect to parking standards, Andrew Whittemore, Commissioner, Planning and Building advised that the City has begun a Parking Master Plan which will provide guidance on the consideration of those reduced parking standards, and that staff will report back on the details of these standards, along with other municipality strategies and benchmarking.

In response to Councillor Fonseca's inquiry regarding resident's comments at recent community meetings Andrew Whittemore, Commissioner, Planning and Building advised that resident's comments from the recent community meetings will be considered, and that staff may be able to assist in the translation of resident's comments. Further, Councillor Fonseca commented on the concerns raised by residents with respect to limited parking, school accommodation, waste management, snow removal on streets and sidewalks along transit routes, traffic congestion and pedestrian safety. Councillor Fonseca spoke to the traffic students in the area and noted that traffic calming is being considered in the Bloor and Havenwood area.

Anastasia Engineer, resident inquired whether there is still time where residents could submit their comments and/or sign a petition in opposition to this development. Andrew Whittemore, Commissioner, Planning and Building advised that comments and/or petitions can be accepted until the creation of the Recommendation Report.

RECOMMENDATION

PDC-0017-2019

1. That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, be received for information.
2. That four oral submissions be received

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)

- 4.4. Public Meeting Information Report (Ward 5)
Applications to permit six apartment buildings with heights of 30, 33, 35, 40, 40 and 45
storeys with commercial uses at grade
91 Eglinton Avenue East and 5055 Hurontario Street
North side of Eglinton Avenue East, East of Hurontario Street
Owner: Liberty Development Corporation (91 Eglinton Limited Partnership)
File: OZ 18/016 W5
Bill 139

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

In response to Councillor Parrish’s inquiry regarding shadowing on the park, Glen Brook, Glenn Schnarr & Associates, advised that this has been identified as a concern and that the applicant will work with City staff to resolve the shadowing issues.

Councillor Parrish requested that consideration be given to on site amenity space to include a gym, or basketball court, to alleviate the user capacity at Frank McKechnie Community Centre. She commented on the traffic congestion and traffic safety concerns in the area, in particular the proposed extension of Belbin Street.

RECOMMENDATION

PDC-0018-2019

WHEREAS applications for Official Plan Amendments, Rezoning and a Draft Plan of Subdivision have been submitted under files OZ 18/016 and T-M 18005 in Ward 5;

WHEREAS City Staff have proposed extending Belbin Street as a public Road connecting to Eglinton Avenue East;

WHEREAS conditions exist that make the extension of Belbin Street into a busy traffic corridor undesirable at this time, such as:

- significant grade differences between the plaza and the subject property;
- the proximity of an existing service entrance to the adjacent plaza;
- the proximity of the southern entrance/exit of the plaza;
- the existence of a concrete barrier dividing the east/west lanes of Eglinton Avenue East the entire length of the plaza and the subject lands, restricting the proposed extension of Belbin Street to a right-in/right-out access.

NOW THEREFORE BE IT RESOLVED:

That the following Recommendations be approved:

1. That staff be directed to further process the application without the extension of Belbin Street as a public road connecting with Eglinton Avenue East, and further.
2. That the applicant be required to convey public access easements over the private roadway and adjacent sidewalk, as a highlighted on the attached drawing, as a Condition of Condominium registration, for future pedestrian and vehicular access over these lands at such time as redevelopment of the plaza site takes place.

Approved (Councillor C. Parrish)

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)

Councillor Damerla spoke regarding the traffic congestion, the proposed parking, which she noted is much reduced than City’s Standards, and the increase of residents using the local community centre.

Councillor Starr spoke regarding concerns to not extend Belbin Street as a public road and asked for feedback from Transportation and Works staff regarding what impact this would have. Jeremy Blair, Manager, Transportation Infrastructure Management, advised that staff will review the impact on the road network and report back.

Councillor Parrish commented on the extensive review conducted and noted that the proposal to extend Belbin Street is poor and does not work.

Mr. Broll, Glen Schnarr & Associates advised that a detailed analysis of the road was conducted and that Belbin is not a collector road to Hurontario and is not needed. He further advised that should there be a fundamental need for vehicular and/or pedestrian movability, it’s available, whether it’s a public road or an easement, through the condominium road.

In response to Councillor Saito’s inquiry regarding “places to grow”, Andrew Whitemore, Commissioner, Planning and Building advised that this application is within the anticipated growth, consistent with the City’s policies.

Councillor Saito further spoke regarding crowding in Community Centres and whether there is an increase of use when a development is a townhouse versus a highrise given, that a highrise development has the amenities onsite. Sangita Manandhar, Team Leader, Parks & Forestry Division, advised that staff would report back on the impact on the use of a community centre based on the type of development and the future direction for recreation.

In response to Councillor Kovac’s inquiry, regarding the impact of the development, Mr. Broll, Glen Schnarr & Associates and Jeremy Blair, Manager, Transportation Infrastructure Management explained their respective positions on the desire to extend or not extend Belbin Street.

Councillor Ras commented on concerns for traffic congestion on Belbin Street should it be a through road, and expressed support of the Motion as presented.

The following persons made oral submissions:

1. Dimatris Ronis, resident, expressed concerns regarding tree preservation and shadowing, and requested consideration for commercial spaces on the ground level of the development.
2. Karen Carson, resident, expressed concerns regarding flooding and inquired where would the water be directed to, and student enrollment in local schools.

In response to Ms. Carson’s inquiry, Glen Broll, Glen Schnarr & Associates advised that they have engineers currently reviewing the storm water management of this development.

Councillor Parrish advised that the elementary school in the area is currently below capacity, and that they will continue to monitor the enrollment. She further noted that studies showed a higher senior population in the area.

RECOMMENDATION

PDC-0019-2019

1. That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the applications by Liberty Development Corporation to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park, under Files T-M18005 W5 and OZ 18/016 W5, 91 and 131 Eglinton Avenue East and 5055 Hurontario Street, be received for information.
2. That the two oral submissions be received

Received (Councillor C. Parrish)

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			
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Carried (9, 0, 3 - Absent)

- 4.5. RECOMMENDATION REPORT (Ward 11)
Application to permit a six storey self storage facility
250 Derry Road West, south side of Derry Road east of McLaughlin Road
Owner: Derry Storage Corporation
File: OZ 17/019 W11

Shaesta Hussen, Planner, provided an overview of the application.

The following person made an oral submission:

1. Domenic Cavallo inquired regarding whether the development would be fenced off, as he is concerned that this development may be frequented by transient persons.

Glen Broll, Glen Schnarr & Associates explained that it is not the intention to have the entire property fenced; and further explained that there would be user restrictions and securities in place.

RECOMMENDATION

PDC-0020-2019

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 17/019 W11, Derry Storage Corporation, 250 Derry Road West to change the zoning from **D** (Development) to **H-E2-Exception** (Employment with Holding Provision) and **G1** (Greenlands) to permit a six storey self storage facility and a greenlands area be approved subject to the conditions referenced in the staff report dated February 8, 2019 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. That 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.
5. That the one oral submission be received.

Approved (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 (10, 0, 2 - Absent)

5. ADJOURNMENT – 4:46 PM (Councillor M. Mahoney)