

Planning and Development Committee

Date

2019/06/10

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		(departed at 4:30pm)
Councillor Stephen Dasko	Ward 1	(departed at 4:30pm)
Councillor Karen Ras	Ward 2	
Councillor Chris Fonseca	Ward 3	
Councillor John Kovac	Ward 4	
Councillor Carolyn Parrish	Ward 5	
Councillor Dipika Damerla	Ward 7	(departed at 4:50pm)
Councillor Matt Mahoney	Ward 8	
Councillor Pat Saito	Ward 9	
Councillor Sue McFadden	Ward 10	

Members Absent

Councillor Ron Starr	Ward 6 (Personal Matters)
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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. Angela Dietrich, Manager, Planning Strategies
Mr. Chris Rouse, Manager, Development North
Ms. Marianne Cassin, Manager, Development Central
Mr. Jordan Lee, Planner
Ms. Lori Streritt, Planner
Mr. Adam Lucas, Planner
Ms. Caleigh MacInnes, Planner
Ms. Paulina Mikicich, Manager, Planning Innovations
Ms. Graham Walsh, Legal Counsel, Legal Services
Ms. Jeremy Blair, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Ms. Sue Ann Laking, Strategic Leader
Ms. Sangita Manandhar, Team Leader, Parks & Forestry Division
Ms. Angie Melo, Legislative Coordinator
Ms. Megan Piercey, Legislative Coordinator
Ms. Krystal Christopher, Legislative Coordinator

1. CALL TO ORDER – 1:52PM
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING

Approval of the May 21, 2019 Draft Minutes

Approved (Councillor J. Kovac):

4. MATTERS TO BE CONSIDERED

- 4.1. Applications to permit 64 back to back stacked townhomes
3016, 3020, 3026, 3032 and 3034 Kirwin Avenue
West side of Kirwin Avenue and north of Dundas Street East
Owner: 2531388 Ontario Inc. (ASO: Yashar Fatehi)
File: OZ 18/006 W7

Tim Jessop, Development Manager, NYX Capital Corporation, presented on behalf of the owner, an overview of the application.

In response to Councillor Ras' inquiry, regarding stormwater management and the change in the development design, Mr. Jessop advised that they have significantly increased the size of the storage tank in the underground parking area; there are no openings to the north, west and east of the property below a certain elevation and permeable pavement is what is being proposed. Mr. Jessop noted that there is a lot of bedrock near the site which does not allow for much parking spaces, and that many residents expressed concern to a hotel being built, which was the plan from the previous owner of the property.

The following persons spoke:

1. Swaroop Dogra, Resident, expressed concern with the amount of trees that would be cut down and inquired about the City's tree cutting and replacement policy. Mr. Jessop advised that the drawing illustrates the area of trees that will be cut. Marianne Cassain, Manager, Development Central, further advised that the number of trees to be cut and replaced have not yet been identified until a site plan review is conducted. Sangita Manandhar, Team Leader, Parks & Forestry Division, noted that through application process an environment impact statement is required to review the current health of the woodlot and through this process staff would seek a compensation planting plan.
2. Elvira Sanchez de Malicki, Resident, expressed concern that the proposed development of town homes does not fit the vision for the neighbourhood.

Councillor Damerla spoke to the revitalization of the Hurontario Street and Dundas Street neighbourhood, and noted that staff have been directed to report back with a more vibrant plan for the area, that would include a larger greenspace. Councillor Damerla noted that although the area needs to intensify, that it be reasonable intensification, and looks forward to working with the developer to ensure that the density of this development is appropriate for the area.

RECOMMENDATION

PDC-0041-2019

1. That the report dated April 30, 2019, from the Commissioner of Planning and Building regarding the applications by 2531388 Ontario Inc. to permit 64 back to back stacked townhomes, under File OZ 18/006 W7, 3016, 3020, 3032 and 3034 Kirwin Avenue, be received for information.
2. That 2 oral submissions be received.

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. REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 1)

Application to remove the "H" Holding Symbol to permit 20 common element condominium townhomes

1640 Crestview Avenue

Owner: Carlyle Communities (Crestview) Inc.

File: H-OZ 18/005 W1

No discussion on this matter.

RECOMMENDATION

PDC-0042-2019

That the report dated May 17, 2019, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 18/005 W1, Carlyle Communities (Crestview) Inc., be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

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. Reimagining the Mall Directions Report
File: CD.03.REI

Members of the Committee raised the following concerns and comments:

- Concerns that requests for 20% higher maximum building heights will increase
- Concerns that the policy only allows for either affordable housing or rental;
- What are the plans for improvements to transit system
- What calculation was used to assess people and jobs per hectare;
- What is the Development Permit System;
- Where will the spillover of traffic be along Dixie Road
- What is the targeted percentage of affordable housing;
- Continuation of meeting spaces
- Will the lack of Community Benefits jeopardize the feasibility of the development becoming a reality
- Will Bill 108 impact these policies

Andrew Whitemore, Commissioner, Planning and Building, Jason Bevan, Director, City Planning Strategies, Jordan Lee, Planner, Andrew Davidge, Development Manager, Gladki Planning Associates responded to questions from the Committee.

The following person spoke:

Joe Silva, Resident, expressed concerns with the height allowance. Mr. Silva commented on the definition of affordable housing, noting the need for more affordable homes people can buy.

RECOMMENDATION

PDC-0043-2019

1. That the report titled “Reimagining the Mall Directions Report” dated May 17, 2019 from the Commissioner of Planning and Building, be endorsed with the following amendments:
 - a) Remove from the Maximum Building Height Section 4. the following statement, “notwithstanding 2. and 3. above, provide for up to 20% higher maximum building heights in specific locations subject to meeting good planning and urban design criteria and the provision of community benefits
 - b) That the following sentence in the Affordable Housing section be amended as follows: “The recommendation from the Directions Report is that a minimum of 20% affordable, including ownership and rental units, should be required.”
2. That staff prepare an Official Plan amendment for the City’s mall-based nodes, based on the recommendations outlined in the Reimagining the Mall Directions Report, dated May 2019 from Gladki Planning Associates.
3. That 1 oral submission be received.

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. RECOMMENDATION REPORT (WARD 11)

Draft Plan of Subdivision

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
2725321 Canada Inc. (Quad Real Property Group)

Lori Sterritt, Planner, provided an overview of the Draft Plan of Subdivision Recommendation Report, Ward 11.

RECOMMENDATION

PDC-0044-2019

1. That the application under File T-M18004 W11, 2725312 Canada Inc. (Quad Real Property Group) to create a plan of subdivision, be approved subject to the conditions referenced in the staff report dated May 16, 2019 from the Commissioner of Planning and Building.

2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

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)

- 4.5. PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)
Applications to permit three apartment buildings with heights of 11, 15 and 29 storeys with retail and office commercial uses in the podiums
2475 Eglinton Avenue West
Northeast quadrant of Eglinton Avenue West and Erin Mills Parkway
Owner: Daniels HR Corporation (Daniels)
File: OZ 16/003 W11

Caleigh MacInnes, Planner, provided an overview of the Recommendation Report.

Members of the Committee raised the following concerns and comments:

- Concerns with the increased density and maximum building height
- Protection of flight path
- Does the development provide affordable rental units
- Development is not consistent with the City's Official Plan;
- Concerns regarding the wind shear and noise impact
- Clarification on whether occupancy will be rental and senior homes

Andrew Whittemore, Commissioner Planning and Building, Caleigh MacInnes, Planner, provided responses to Committee Members.

The following persons spoke:

1. Shawn Kerr, Associate Vice President, Public Affairs and Strategic Partnership, Trillium Health Partners, spoke to the collaboration between Trillium Health Partners, the City and Daniels Corporation on developing a plan for effective operation of the hospital and protection of the flight path. Mr. Kerr further noted that Trillium Health Partners does not object to development as long as the Daniels Corporation honour their commitment to the amendments.
2. Catherine Lyons, Partner, Goodmans LLP, representing Trillium Health Partners, spoke regarding the concerns that the initial land use planning which did not address the concerns of the hospital's operation with respect to the protection of the flight path, and noted that through collaboration with the City and Daniels Corporation, that a plan has been developed to protect and safeguard the hospital's medical helipads. Ms. Lyons requested changes to the Zoning By-law include the requirement of revised plans to demonstrate compliance of the protection of the Credit Valley's hospital flight path. Ms. Lyons further spoke regarding the pending LPAT proceedings in this Trillium Health Partners are a party to those proceedings.
3. Mark Flowers, Partner, Davies Howe, representing Daniels Corporation, spoke to the extensive redesign of its plans undertaken by Daniels Corporation to protect the flight path for the Credit Valley Hospital. Mr. Flowers further spoke regarding the modest increase of density, and the shadow studies.

4. Shamim Sheikh, resident, expressed concern regarding the height and density of the development and suggested that 2 buildings is more suitable.
5. Rupi Badwal, resident, expressed concern with the higher density, increase of crime, overcapacity of students in the schools.

RECOMMENDATION

PDC-0045-2019

1. **WHEREAS** Daniels HR Corporation filed an Official Plan Amendment application and a Rezoning application at the property located at 2475 Eglinton Avenue West, at the northeast quadrant of Eglinton Avenue West and Erin Mills Parkway, for the purpose of seeking approval to develop three apartment buildings at heights of 24, 25 and 36 storeys, with ground floor retail and commercial space;

AND WHEREAS Daniels HR Corporation appealed its applications to the Local Planning Appeal Tribunal ("LPAT") on March 20, 2018 as the City of Mississauga had not made a decision regarding the applications within the statutory period;

AND WHEREAS a hearing has been scheduled to occur with respect to the appeal commencing on March 16, 2020;

AND WHEREAS Daniels HR Corporation made revisions to its development proposal to reduce the height of the proposed buildings to 11, 15 and 29 storeys;

AND WHEREAS Planning staff prepared a Recommendation Report, dated May 16, 2019 recommending that the City appear at the LPAT appeal in support of the revised propose proposal, subject to conditions as set out within the staff report;

AND WHEREAS the Planning staff report was considered at Planning Committee on June 10, 2019, after submissions were heard by members of the public, representatives of Daniels HR Corporation and from representatives from the Trillium Health Partners;

AND WHEREAS Planning Committee decided at its meeting on June 10, 2019 that it is in the public interest to reject Planning staff's recommendation and that City should appear at the LPAT hearing in opposition to the revised proposal;

NOW THEREFORE be it resolved that:

1. That City Council adopt the recommendation of Planning Committee dated June 10, 2019 and it hereby directs Legal Services to retain external legal counsel and any necessary consultants to attend at the Local Planning Appeal Tribunal proceedings to oppose the approval of the proposed development based upon, but not limited to, the following grounds:
 - a. The proposed building height of 29 storeys is not consistent with the Provincial Policy Statement, 2017 and it does not conform to the Growth Plan for the Greater Golden Horseshoe and the Mississauga Official Plan;

- b. The density of the proposed development is too great for the subject site and is not consistent with, and does not conform to, the above noted policy documents;
 - c. There are insufficient municipal and other public services available to accommodate the proposed development at the density proposed;
 - d. The height and density of the proposed development do not conform to, are inconsistent with, and will prejudice the implementation of, the existing and planned urban hierarchy of the City Structure;
 - e. The height and density of the proposed development, if approved, will prejudice the ongoing planning process related to future development of Erin Mills Town Centre; and,
 - f. The development will cause unacceptable land use impacts upon neighbouring properties.
2. That 5 oral submissions be received.

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 (9, 0, 3 – Absent)

4.6. PUBLIC MEETING INFORMATION REPORT (WARD 4)
Downtown Core Public Realm Strategy and Tactical Urbanism Pilot on Living Arts Drive
File: CD.03.STE (W4)

Sue Ann Laking, Strategic Leader, provided an overview of the downtown core public realm strategy and tactical urbanism pilot project on Living Arts Drive.

Members of the Committee raised the following concerns and comments:

- Safety concerns regarding designated daycare drop-off location;
- Is there an opportunity to make this space permanent and at other sites;
- Safety concerns with objects being too close to the road without any barriers;
- Praises to staff for their participation in this initiative
- What public feedback has been received

Sue Ann Laking, Strategic Leader provided responses to Committee Members.

RECOMMENDATION

PDC-0046-2019

That the Report dated May 17, 2019 from the Commissioner of Planning and Building regarding the *Downtown Core Public Realm Strategy* and tactical urbanism pilot on Living Arts Drive under File CD.03.STE (W4), be received for information.

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 (8, 0, 4 – Absent)

5. Adjournment 5:12 PM