

Planning and Development Committee

Date

2019/06/24

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)
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 (Departed at 6:48PM)
Councillor Sue McFadden	Ward 10

Members Absent

Mayor Bonnie Crombie	(Personal)
Councillor Sue McFadden	(Other Municipal Business)

Find it online

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

Staff Present

Mr. Andrew Whitemore, Commissioner, Planning & Building
Mr. Ezio Savini, Director, Building and Chief Building Officer
Mr. Jason Bevan, Director, City Planning strategies,
Ms. Marianne Cassin, Manager, Development Central
Mr. Hugh Lynch, Manager, Development South
Mr. Michal Minkowski, Legal Counsel, Legal Services
Mr. Jeremy Blair, Manager, Transportation Infrastructure Management
Mr. Dave Martin, Supervisor, Development Engineer - South,
Ms. Sangita Manandhar, Team Leader, Parks & Forestry Division
Mr. David Breveglieri, Development Planner
Mr. Jonathan Famme, Development Planner
Mr. Adam Lucas, Development Planner
Ms. Lorie Sterritt, Development Planner
Ms. Angie Melo, Legislative Coordinator
Ms. Krystal Christopher, Legislative Coordinator

1. CALL TO ORDER - 6:33 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING - Nil
4. MATTER CONSIDERED

The order of the agenda was amended at the request of Councillor Saito to move Item 4.4 to the beginning of the agenda.

- 4.4. PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)
Official Plan amendment and rezoning applications to permit a 12 storey residential apartment building with 174 apartment dwelling units
6550 Glen Erin Drive, southwest corner of Glen Erin Drive and Battleford Road
Owner: BCIMC Realty Corporation
File: OZ 17/010 W9
Pre-Bill 139

Lorie Sterritt, Development Planner, provided an overview of the recommendation report.

Councillor Saito spoke in support of the application and noted that area residents will be consulted with respect to Community Benefits under Section 37. Councillor Saito commented on the number of parking spaces and requested that staff ensure that the increase of parking spaces is reflected in the implementing By-law.

RECOMMENDATION

PDC-0054-2019

1. That the applications under File OZ 17/010 W9, BCIMC Realty Corporation, 6550 Glen Erin Drive to amend Mississauga Official Plan to add a **High Density Residential – Special Site** and remove the existing floor space index range; to change the zoning to **RA4-Exception** (Apartments) to permit a 12 storey residential apartment building with 174 apartment dwelling units and a two storey component that links to the existing 15 storey residential apartment building with a maximum floor space index (FSI) of 2.12, be approved subject to the conditions reference in the staff report dated May 30, 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.

3. 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.
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.

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)

- 4.1. STATUS REPORT (Ward 1)
Lakeview Waterfront Draft Master Plan
Owner: Lakeview Community Partners Limited
File: Lakeview Waterfront Development Master Plan

David Breveglieri, Development Planner, provided an overview of the Lakeview Waterfront Draft Master Plan.

Glen Broll, Glen Schnarr & Associates, on behalf of Lakeview Community Partners, and Dennis Pieprz, Urban Designer, Sasaki Associates Inc., provided an update on the Lakeview Waterfront Development Master Plan process and noted that following discussions with staff and input from the community, they will work on finalizing the Plan, to be presented at a future Planning and Development Committee meeting.

The following persons made oral submissions:

1. Deborah Goss, on behalf of Lakeview Advisory Panel provided comments from the community with respect to the increase in units from the initial Master Plan and concerns with the location of the four tall buildings along the waterfront which, to the community to the west, will be impacted with a visually unappealing wall of high buildings.
2. John Danahy, Resident, spoke regarding the changes being proposed from the initial Master Plan with respect to heights and density and provided images and an explanation of alternate Plans.
3. Barry Gilbert, President, Eagle Spirits of the Great Waters Indigenous Arts and Culture, expressed concerns with the height and density of what is being proposed, and further spoke of the Indigenous Arts and Culture Village, which has received overwhelming support, and will be incorporated into the Master Plan.
4. Sue Klein-Shanly, President, Meadow Wood Rattray Ratepayers Association on behalf of Miranet, expressed concern with the building height and the location of the buildings along the water's edge and not in the centre. Ms. Klein-Shanly further spoke of the late Jim Tovey's vision and the community's desire to connect the west to the east with access to the lake and noted that this proposal is not in keeping with this vision.
5. Kia Chester, Resident, expressed concern with the increased height and density of the newly proposed Master Plan. Ms. Chester further noted that the community was encouraged to be involved in the planning of this development and that the feedback and vision from the community is not reflected in the proposed Master Plan.
6. Austin Vander Starren, Resident, expressed concern with the increase in intensification along the Lakeshore corridor, noting that this increase exceeds the Provincial government's mandated live to work ratios. Mr. Vander Starren noted that the current infrastructure barely supports the current use, and will not support any increase in traffic volume. Mr. Vander Starren further noted that the proposed development is no longer a mid-rise development but rather a high-rise development.
7. Rosemary Martin, Resident, explained sustainable development, which is comprised of mid-rise developments, and noted that the proposed high-rise development is not sustainable and does not conform to the vision of the late Jim Tovey and the community.

8. Mary Simpson, President, Town of Port Credit Association (TOPCA) explained TOPCA's involvement with development and the benefit of the community's collaboration. Ms. Simpson further explained that with the hiring of a new site architect, the Inspiration Lakeview continues to be in flux, with yet another change of density and design with little or no justification. Ms. Simpson inquired on what was learned in the recent trip to Sweden with respect to transportation and how it is reflected in this development. Ms. Simpson requested that a 3D model of the development be made available so that the community is given the opportunity to better visualize what is planned.
9. Mark Bruni, Board Member, Lakeview Ratepayers Association spoke of the late Jim Tovey's vision for the Inspiration Lakeview Master Plan. Mr. Bruni noted that the proposed development has overlooked the vision and feedback from the community.
10. Pat Farrell, Resident, expressed concern with excessive massing and over development without support of infrastructure and transportation. Mr. Farrell noted that the proposed development is not a good fit for the waterfront and emphasized that preserving the waterfront should be the priority.
11. Peter Patsol, Resident, spoke regarding fair compensation for the property owners affected by this proposal for the development of green spaces.
12. Martha Matella, Resident, spoke regarding water and air pollution, traffic gridlock and the lack of transit to service the area.
13. Charlene McNally spoke in opposition of the proposed development and commented on the environmental impact and traffic challenges, such as exiting onto Lakeshore Road, the reduction of lanes to neighbouring streets, and poor road conditions. Ms. McNally further spoke regarding the development of schools.

Glen Broll, Glen Schnarr and Associates, acknowledged the comments made by the residents at the meeting and advised that they will continue to work with staff and the community to brainstorm through their ideas and vision as well as the distribution of heights and density and make revisions as required.

Members of the Committee raised the following concerns and comments:

- What is appropriate intensification and how do you define it; intensification without high-rises
- Evaluate what other municipalities are doing with respect to mid-rise and high-rise developments;
- Vision and scale of the proposed plan are good; however, residents raised valid points that need to be addressed;
- Communication to residents regarding possible park space reduction should the number of units be reduced to make up for the loss in revenue;
- Four storey buildings on the lake have been known to be extremely expensive;

- Where will educational spaces be developed
- Holistic view of not only the lakefront but also Lakeshore Road.

RECOMMENDATION

PDC-0055-2019

1. That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding a revised submission of the Lakeview Waterfront Development Master Plan by Lakeview Community Partners Limited, be received for information.
2. That thirteen 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)

4.2. **PUBLIC MEETING INFORMATION REPORT (WARD 6)**

Official plan amendment application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing 5 storey long term care home

5510 Mavis Road, southwest corner of Mavis Road and Father D'Souza Drive

Owner: Yee Hong Centre for Geriatric Care

File: OZ 19/001 W6

Bill 139

Barry Morrison, Planner, Barry J. Morrison & Association provided background of the operation of the Yee Hong Centre for Geriatric Care, and an overview of the application on behalf of the owner.

The following persons spoke:

1. Michael Gibbs, Ward 6 Resident, expressed concern with the congestion of traffic and will provide photographs to Councillor Starr
2. Anthony Wong, Building Committee Member, St. Francis Xavier Church, inquired whether there are sufficient parking spaces, as he is concerned that visitors to the Yee Hong Centre for Geriatric Care will utilize the parking spaces at St. Francis Xavier Church.

In response to Mr. Wong's inquiry, Jonathan Famme, Development Planner, advised that the applicant has not specified parking requirements at this point in the process.

Councillor Parrish raised concern that the residents on the east side of Mavis, in Ward 5, have not been given the opportunity to provide any feedback, and as such, Councillor Parrish would not support this development until such time area residents have been surveyed.

Councillor Starr spoke regarding the need to develop long term care facilities and noted that this facility will be a landmark facility and a model for other long term care facilities in Ontario. Councillor Starr further commented on the Yee Hong organization, whom have been very cooperative and very committed to working with the community and have agreed to lower the height from their initial plan.

Councillor Mahoney commented on the importance of communicating with all residents of Wards that will be affected by developments in neighbouring Wards.

RECOMMENDATION

PDC-0056-2019

1. That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Yee Hong Centre for Geriatric Care to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, be received for information.
2. That two 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 (8, 0, 3-Absent, 1-Abstain)

4.3. PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official plan amendment and rezoning applications to permit motor vehicle body repair facility, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor’s yard uses within and outside existing buildings and regularize the existing buildings on the land

473 and 505 Hensall Circle, north of Dundas Street East, west of Cawthra Road

Owner: Canadian Pacific Railway

File: OZ 18/015 W7

Bill 139

In response to Councillor Damerla’s inquiry regarding set-backs, and that staff ensure that exclusions for commercial designation will not permit retail, Marianne Cassin, Manager, Development Central, advised that the applicant has applied for a number of uses and that staff are reviewing the plans, and will consult with the Councillor prior to the recommendation report.

RECOMMENDATION

PDC-0057-2019

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the applications by Canadian Pacific Railway to permit motor vehicle body repair facility, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor’s yard uses within and outside existing buildings, under File OZ 18/015 W7, 473 and 505 Hensall Circle, 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 (9 – 0 – 3 - Absent)

5. ADJOURNMENT – 9:00 PM (Councillor K. Ras)