

Planning and Development Committee

Date

2019/07/29

Time

6:00 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 John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8

Members Absent

Councillor Chris Fonseca	Ward 3
Councillor Sue McFadden	Ward 10
Councillor Pat Saito	

Find it online

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

Staff Present

Mr. Andrew Whitemore, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Hugh Lynch, Manager, Development South
Ms. Lia Magi, Legal Counsel, Legal Services
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Ben Phillips, Development Planner
Ms. Sharon Chapman, Manager, Parks Planning, Parks & Forestry Division
Ms. Angie Melo, Legislative Coordinator
Ms. Megan Piercey, Legislative Coordinator

1. CALL TO ORDER – 6:04 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of the July 29, 2019 Draft Minutes

4. MATTERS CONSIDERED

- 4.1. 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
Pre-Bill 139

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

The following persons spoke:

1. Bob Blazeovski, President and CEO, Diamond Corporation, noted that partnership of Diamond Corporation, Dream Unlimited Corporation, FRAM + Slokker Building Group and Kilmer Van Nostrand Co. Limited are owners of the property branded as Brightwater. Mr. Blazeovski spoke regarding the application process and acknowledged, with thanks, the community association's involvement, staff and Members of Council.
2. Cyndi Rottenberg-Walker, Partner, Urban Strategies Inc., on behalf of the applicant provided an overview of the final Master Plan, highlighting the revisions being proposed; summarized the principles that guided the development, and economic and community benefits.
3. Chris Mackie, Resident, noted that in addition to expressing his concerns, Mr. Mackie would be representing the interests of a number of residents on the east side of Pine Avenue South with respect to the building of four storey townhouses close to Pine Avenue South. Mr. Mackie highlighted his concerns with the revised Master Plan for Brightwater, commenting on the traffic migration into the Heritage District, parking spaces shortfall, Section 37 Benefits, environmental rehabilitation, and parkland dedication. Mr. Mackie further commented on the commitment to fund the YMCA and the land dedication for low income housing.

4. Dorothy Tomiuk, on behalf of the Town of Port Credit Association (TOPCA), outlined TOPCA's involvement throughout the process and commented on the collaboration with Lakeview Ratepayers Association as they too have waterfront developments in progress. Ms. Tomiuk commented on Mississauga's Official Plan; the physical aspects of the Master Plan; transportation and adjoining neighbourhood connections, uses and programming of the site, and people engagement. Ms. Tomiuk requested that city generated 3D views and revisions be available.
5. Deborah Goss, Lakeview Ratepayers Association, spoke regarding the large developments along the Lakeshore corridor and noted that West Village Partners has worked closely and respected the community by sticking to appropriate density and ensuring tall buildings were properly located so there are no shadowing issues. Ms. Goss noted that they would be monitoring how through road connections to arterial roads will be worked through mitigations and community consultation.
6. Rod Male, Resident, commented on the level of collaboration and engagement of the community and the need to continue community involvement going forward. Mr. Male noted that the Campus is vital to create and sustain an active animated waterfront element with an opportunity to create jobs. Mr. Male emphasized that the campus concept should be regarded with great priority.
7. Jake Pedler, Chair, Port Credit BIA, commented on the BIA's involvement in the process and noted that the development is a vital to the Port Credit business community. Mr. Pedler expressed the desire for an active and connecting lakeshore, and noted that the Port Credit BIA supports of the Brightwater vision.
8. Hugh Mackenzie, Vice-President Cranberry Cove Ratepayers Association, expressed concern with the transportation issue to the campus area and that further consideration be given to an access route.
9. Robert Denhollander, Resident, inquired regarding the cost, developer contribution and location of a pedestrian bridge, what is to be developed if the YMCA does not proceed, who will pay for the 150 affordable units, and the shuttle service program. Mr. Denhollander commented on Section 37 benefit and noted that the funding for the bridge and traffic calming measures are inadequate.

In response to Mr. Denhollander's inquiries, Ben Phillips, Development Planner commented as follows:

- The estimated cost of the bridge is five million dollars and there would be a study conducted to determine the location of the bridge;
- Non-commercial uses would be proposed, should the YMCA not be built;
- The applicant will not be building the 150 affordable units but rather selling to the Region to build;
- The shuttle program will be in place; may be part of the settlement

Councillor Dasko spoke to the history of this site, the conditions of the site and noted that through this development the site will be cleaned up and at no expense to the City or government. Councillor Dasko thanked the community and local Community Associations for their engagement. Councillor Dasko spoke regarding the traffic calming project and that a local advisory committee on this matter will be established.

Councillor Parrish, commented on through roads and asked staff for their perspective on the matter. Jeremy Blair, Manager, Transportation & Asset Management, noted that staff support the proposed connection from street A to Mississauga Road and noted that concerns staff would have would be impacts through the development and funneling traffic flows. Ben Phillips, Development Planner, added that it is important to get the plan right not only for the present but looking into the next 20 years.

Mayor Crombie commended Councillor Dasko, staff, the community and developer for all their efforts. Mayor Crombie noted that cutting off access through roads does not speak to connectivity and creates silos. Mayor Crombie noted that the city should establish smaller blocks and grids. Mayor Crombie expressed delight over the affordable housing component in this development.

Councillor Carlson, spoke in support of the development and commended all those who worked on this development. Councillor Carlson, commented on road access and through roads.

RECOMMENDATION

PDC-0058-2019

1. That City Council support the proposed development under Files OZ 17/012 W1 and T-M 17004 W1, consistent with the June 2019 Master Plan (Appendix 3) by Port Credit West Village Partners Inc. for 70 Mississauga Road South and 181 Lakeshore Road West, subject to the applicant agreeing to satisfy the City and external agency requirements.
2. That City Council authorize the Planning and Building Department to finalize the proposed official plan amendment, zoning by-law amendment and draft plan of subdivision generally consistent with Appendices 3, 4, 5, 6 and 7 in order to implement the proposed development.
3. That the City Solicitor, or her designate, be authorized to take such additional steps required to support the proposed development at the Local Planning Appeal Tribunal with the assistance of such City staff as may be appropriate.
4. That the City Solicitor, or her designate, be authorized to execute Minutes of Settlement with Port Credit West Village Partners Inc., if required, and that the Commissioner of Planning and Building and the City Clerk be authorized to execute any other documents which may be required to implement the proposed development.
5. That City Council provide the Commissioner of Planning and Building, or his designate, with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process, if any.
6. Notwithstanding subsection 45.1.3 of the Planning Act, should the Local Planning Appeal Tribunal approve the development applications, the applicant can apply for a minor variance application.
7. That the zoning by-law amendment include permission for a temporary sales office related to the development proposal on the subject lands subject to the satisfaction of the Commissioner of Planning and Building.
8. That nine 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, 4 – Absent)

Councillor Dasko presented the following Motion which was voted on :

RECOMMENDATION

PDC-0059-2019

WHEREAS the Old Port Credit Heritage Conservation District (“HCD”) borders the development proposed by Port Credit West Village Partners Inc. for 70 Mississauga Road South and 181 Lakeshore Road West (“WVP Development”);

AND WHEREAS traffic infiltration into the HCD from the WVP Development should be monitored and evaluated, and any impacts mitigated, in an effort to maintain its historic character;

NOW THEREFORE BE IT RESOLVED that, in addition to the Recommendations in the Commissioner of Planning and Building’s Report dated July 5, 2019 regarding the WVP Development:

1. The opening of the connection of Street A with Mississauga Road to vehicular traffic as shown on the June 2019 Master Plan (Appendix 3 to the July 5th staff report) be deferred until Phase 2 of the WVP Development, pending the outcome of a future transportation analysis that evaluates if and when the connection is required from an operation and safety perspective, to the satisfaction of the Commissioner of Transportation and Works; and

2. The Commissioner will consult with the Port Credit Heritage District Committee and with residents of the WVP Development prior to implementing any recommendations arising from the transportation analysis.

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 (7, 2, 3 – Absent)

5. ADJOURNMENT – 7:38PM