

City of Mississauga
Minutes



Approved: October 28, 2019

Planning and Development Committee

Date

2019/10/15

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 Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5 (<i>ex-officio</i>)
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10

Members Absent

Councillor Dipika Damerla	Ward 7
Councillor Ron Starr	Ward 6

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
Mr. Hugh Lynch, Manager, Development South
Ms. Marianne Cassin, Manager, Development Central
Mr. Chris Rouse, Manager, Development North
Ms. Michal Minkowski, Legal Counsel, Legal Services
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Ms. Sharon Chapman, Manager, Parks Planning, Parks & Forestry Division
Ms. Angie Melo, Legislative Coordinator
Ms. Krystal Christopher, Legislative Coordinator

1. CALL TO ORDER – 6:03 PM
2. DECLARATIONS OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of the September 16, 2019 Draft Minutes

Approved (Councillor J. Kovac)

4. MATTERS CONSIDERED

- 4.1. PUBLIC MEETING INFORMATION REPORT (WARD 4)

Application to revise the zoning to permit reduced parking requirements and broadened shared parking permissions for the subject lands

2, 97, 100, and 101 City Centre Drive, 25-155 Square One Drive, 30-309 Rathburn Road West, and 4220 Living Arts Drive

Southwest of Centre View Drive and Hurontario Street

Owner: OMERS Realty Management Corporation

File: OZ 19/005 W4

Ralph Bond, Executive Chairman, BA Consulting Group provided an overview of the application on behalf of the applicant.

In response to Councillor Kovac's inquiry regarding shared parking arrangements, timing of the Recommendation Report to the Planning Committee, Marianne Cassin, Manager, Development Central, advised that it is anticipated that the proposed shared parking permissions will encourage office development and, further, Ms. Cassin advised that staff anticipate that the Recommendation Report will be presented to the Planning and Development Committee in the new year.

RECOMMENDATION

PDC-0072-2019

That the report dated August 23, 2019, from the Commissioner of Planning and Building regarding the application by OMERS Realty Management Corporation to permit reduced parking requirements and broadened shared parking permissions for the subject lands, under File OZ 19/005 W4, 2, 97, 100 and 101 City Centre Drive, 25-155 Square One Drive, 30-309 Rathburn Road West, and 4220 Living Arts Drive, be received for information.

* Due to technical difficulties, individual voting results were not available, only final voting results.

Carried (7, 0, 4 – Absent)

4.2. PUBLIC MEETING INFORMATION REPORT (WARD 8)

Official plan amendment and rezoning applications to permit a two storey detached home, 37 three storey street townhouses, and the extension of Thorny-Brae Place - 1745, 1765 and 1775 Thorny-Brae Place, southeast corner of Mississauga Road and Eglinton Avenue West

Owner: 2462357 Ontario Inc. (Pace Developments)

Files: OZ 17/018 W8 and T-M17006 W8

Pre-Bill 139

RECOMMENDATION

PDC-0073-2019

That the report dated August 23, 2019, from the Commissioner of Planning and Building regarding the applications by 2462357 Ontario Inc. to permit a two storey detached home, 37 three storey street townhouses and the extension of Thorny-Brae Place, under Files OZ 17/018 W8 and T-M17006 W8, 1745, 1765 and 1775 Thorny-Brae Place, 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 S. McFadden	X			
Councillor G. Carlson	X			

Carried (8, 0, 3 – Absent)

4.3. PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit 16 storey and 25 storey residential apartment buildings connected by a 6 storey podium with retail and service commercial uses on the ground floor

60 Bristol Road East, southeast corner of Hurontario Street and Bristol Road East

Owner: 151516 Canada Inc. (RioCan)

File: OZ 19/004 W5

Bill 139

Glen Broll, Partner, Glen Schnarr and Associates provided an overview of the Official Plan Amendment and Zoning application on behalf of the applicant.

In response to Councillor Parrish's inquiry regarding market value range, Mr. Broll advised that the market value of this development has not yet been determined and that they will work on this subject matter with the Ward Councillor.

The following persons spoke:

1. Wilfredo Trujillo, Resident; expressed concerns regarding traffic congestion and the impact that the construction of the LRT will have in the area, and the decrease in market value to the area as a result of this development.

In response to Mr. Trujillo's concerns regarding traffic congestion, Mr. Broll provided data from the traffic impact study, and further advised that the applicant will work with city staff to address traffic concerns identified.

2. Lisa Fortier, Resident expressed concerns with the high volume of units being proposed and how this will cause further traffic congestion on Bristol Road, especially since it was reduced to a one lane road to accommodate a bicycle lane.
3. Mr. Franzi, Resident, expressed concerns regarding traffic safety, issues relating to parking and challenges of a rental development and the market value of neighbouring properties.
4. James Knott, Resident, expressed concerns regarding traffic congestion and safety for students attending neighbouring schools, insufficient parking spaces and that the height being proposed will impact on sun/shadowing issues.

Glen Broll, Glen Schnarr and Associates, advised that setback revisions were made to address sun/shadow issues. Mr. Broll further noted that the shared parking capacity is at the right amount for retail and visitor parking ratio.

Kenneth Chan, Traffic Consultant on behalf of Rio Can, explained the data results of the parking survey conducted over a three day period and noted that the parking capacity did not exceed 50% during those days.

5. Albert Lam, Resident, expressed concerns regarding traffic congestion, market value and insufficient parking.
6. Harish Vaishnav, Resident, expressed concerns regarding traffic congestion and insufficient parking and inquired regarding the process for residents to object to this development.

Chris Rouse, Manager, Development North, explained the process to provide oral and written submissions, Notices provided residents and the appeal process.

7. Magnus Shikshand, Resident, expressed concern with insufficient parking, traffic analysis conducted in non-peak times, shadowing, potential for rental units to be used as Airbnb's and drive market value down.
8. Cynthia Alveida, Director, Condo Board, 95 Trailwood Drive, spoke on behalf of residents inquiring regarding the type of retail that is expected, expected date of development completion, shadowing on playground nearby, consideration to increase Bristol Road to a two lane road, and consider increasing parking spaces so that tenants of the proposed development do not use parking at 95 Trailwood Drive.

Glen Broll, Glen Schnarr and Associates, advised that the retail tenants have not yet been selected and that there is a lot of work to do before applications are approved and before construction commences. Mr. Broll further advised that sun access to nearby playgrounds will not be affected by the development.

Jeremy Blair, Manager, Transportation Infrastructure, advised that staff conduct analysis of traffic conditions and performances, and based on the information from the analysis, there are no plans to remove the bike lanes on Bristol Road to increase motorist lanes.

Councillor Parrish emphasized the need to create more affordable housing, and that residents should expect to see more developments in the LRT corridor. Councillor Parrish reminded residents that she is available to address their concerns, and encouraged them to contact her.

RECOMMENDATION

PDC-0074-2019

1. That the report dated August 23, 2019, from the Commissioner of Planning and Building regarding the applications by 151516 Canada Inc. (RioCan) to permit 16 and 25 storey residential apartment buildings connected by a 6 storey podium with retail and service commercial uses on the ground floor, under File OZ 19/004 W5, 60 Bristol Road East, be received for information.

2. That eight 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 S. McFadden	X			
Councillor G. Carlson	X			

Carried (9, 0, 2 – Absent)

4.4. **RECOMMENDATION REPORT (WARD 1)**

Official Plan amendment and rezoning applications to permit a nine storey condominium apartment building with 35 units and one level of underground parking

55 Port Street East, south side of Port Street East, east of Helene Street South

Owner: Brown Maple Investments Ltd.

File: OZ 18/007 W1

Bill 139

David Ferro, Planner, provided an overview of the staff recommendation report.

The Following Persons Spoke:

1. Carla Fink and Julia farewell, Residents, spoke in opposition of the proposed nine storey condominium development
2. Jonathan Giggs, Resident, spoke in support of development.
3. Eleanor Chestnut, Resident, expressed concerns regarding that the nine storey glass building is in the path of migrating birds. Ms. Chestnut asked that consideration be given that the building not be entirely glass, and the development be approved for a 6 storey condominium rather than a nine storey,
4. Christine Chan, Resident, echoed concerns expressed by previous speakers and noted that a nine storey building is too high.
5. Brad Taylor, Resident, spoke in support of the development.
6. Mauro D’Rosso, Resident, spoke in opposition of development, noting that this development would not provide any improvement to the community and only more revenue to the developers.
7. Craig Petty, Resident, spoke in support of the development.
8. James Chestnut, spoke in opposition of the nine storey building development, noting that it would technically be a ten storey building, as the HVAC equipment is proposed at the top of the building. Mr. Chestnut further noted that this development is not consistent with the other neighbouring properties on Port Street and requested Council not approve this development until a revised Official Plan for Port Credit has been developed.
9. Louie Carnevale, Resident, spoke in support of the development, noting that there should be more high-rise developments along the waterfront.
10. John Pappas, Owner, The Crooked Cue and Member of the BIA Board, spoke in support of the development.
11. Ala Shamas, Resident, noted that number of units is the same whether it is a nine storey slender or six storey wide building, and that a taller slender building provides better views of the waterfront for all to enjoy.
12. Rod Male; Resident, spoke in support of the development.
13. Irene Owchar, spoke in support of the development.
14. Fred Serrafiero, Vice-President, FRAM Building Group; spoke regarding the evolution of buildings in Port Credit and noted that there have been revisions to the Official Plan amendment for other building sites in Port Credit, and with this inspiration, FRAM Building Group looked at developing a nine storey building which would allow for more views than a wider six storey building. Mr. Serrafiero, further noted that traffic and shadowing studies, indicate very little impact.

In response to Mayor Crombie's inquiry regarding the position of the BIA and TOPCA on this development, Councillor Stephen Dasko, advised that the BIA has not taken an official position, and that TOPCA has given deputation earlier this year and they see merits to both sides.

In response to Mayor Crombie's inquiry regarding whether a nine storey building increased the floor space index and whether Council can direct the Developer on the type of building material and design can be used, Hugh Lynch, Manager, Development South, advised that there is a slight increase in floor space index with the increase from a six storey to a nine storey. Further Mr. Lynch advised that architectural design and features can be address during the site plan review and approval.

In response to Councillor Dasko's inquiry regarding the process of amendments to Official Plans and Provincial timelines, Andrew Whittemore, Commissioner, Planning and Building explained the process.

Councillor Dasko noted the amount of time he, staff, the Developer and the community have worked on this development and has considered and understands everyone's position.

RECOMMENDATION

PDC-0075-2019

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 18/007 W1, Brown Maple Investments Ltd., 55 Port Street East, to amend Mississauga Official Plan to Residential High Density; to change the zoning to RA2-Exception (Apartments) to permit a nine storey condominium apartment building with 35 units and one level of underground parking, be approved subject to the conditions referenced in the staff report dated August 23, 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 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.

5. 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.
6. That fourteen 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 (7,1, 4 – Absent)

5. **ADJOURNMENT** – 8:23PM (Councillor M. Mahoney)