

Approved: November 11, 2019

Planning and Development Committee

Date

2019/10/28

Time

6:02 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 Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Carolyn Parrish	Ward 5 (ex-officio)

Members Absent

Councillor Sue McFadden	Ward 10
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Find it online

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

Staff Present

Mr. Andrew Whittmore, Commissioner, Planning & Building
Mr. Ezio Savini, Director, of Building and Chief Building Officer
Mr. Paul Mitcham, Commissioner, Community Services
Ms. Jodi Robillos, Director Parks and Forestry
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
Mr. Steve Czajka, Manager, Data and Visualization
Ms. Melanie Zakarian, Statistician and Project Lead
Ms. Caleigh McInnes, Development Planner
Mr. Robert Ruggiero, Development Planner
Mr. David Breveglieri, Development Planner
Ms. Lia Magi, Legal Counsel, Legal Services
Ms. Lin Rogers, Project Manager Transportation
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Ms. Angie Melo, Legislative Coordinator
Ms. Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 6:02 PM
2. DECLARATIONS OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of the October 15, 2019 Draft Minutes

Approved (Councillor R. Starr)

4. MATTERS CONSIDERED

- 4.1. A By-law to repeal By-law 251-13 Construction, Demolition and Change of Use Permits, inspections and related matters (The Building By-law) and adopt a new Building By-law

There was no discussion on this matter.

RECOMMENDATION

PDC-0076-2019

1. That By-law 251-13 be repealed.
2. A new By-law be enacted respecting construction, demolition and change of use permit, inspections and related matters (The Building By-law) in accordance with Appendix 1 of the report dated October 4th, 2019 from the Commissioner of Planning and Building, be approved.

Approved (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 S. McFadden			X	
Councillor G. Carlson	X			

Carried (9, 0, 2 – Absent)

4.2. Census Hub

Steve Czajka, Manager, Data and Visualization Studio, and Melanie Zakarian, Statistician and Project Lead, provided an overview of the Census Hub and demonstrated the ward comparison dashboards on various census topics.

Councillor Ras and Councillor Fonseca, thanked staff and encouraged everyone to get the news out that this tool is available.

RECOMMENDATION

PDC-0077-2019

That the report titled “Census Hub” from the Commissioner of Planning and Building, dated October 4, 2019, be received for information.

Received (Councillor J. Kovac)

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)

4.3. PUBLIC MEETING INFORMATION REPORT (WARD 5)

Rezoning application to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium

6710 Hurontario Street, west side of Hurontario Street between Courtneypark Drive

West and Skyway Drive

Owner: 2660430 Ontario Inc. (Flato Developments Inc.)

File: OZ 19/009 W5

There was no discussion on this matter.

Councillor Parrish requested that a notwithstanding clause be added to the recommendation.

RECOMMENDATION

PDC-0078-2019

That the report dated October 4, 2019, from the Commissioner of Planning and Building regarding the application by 2660430 Ontario Inc. to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium, under File OZ 19/009 W5, 6710 Hurontario Street, be received for information and notwithstanding Planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

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 S. McFadden			X	
Councillor G. Carlson	X			

Carried (9, 0, 2 – Absent)

4.4. PUBLIC MEETING INFORMATION REPORT (WARD 2)

Official Plan amendment and rezoning applications to permit 7 townhomes

1110 Lorne Park Road, northwest of Lakeshore Road West and Lorne Park Road at Albertson Crescent and Bramblewood Lane

Owner: Jacan Construction Ltd

File: OZ 19/006 W2

Franz Kloibhofer, Planning Consultant, A. J. Clarke and Associates Ltd. provided an overview of the application on behalf of the applicant.

Councillor Ras inquired regarding the data details of the traffic study and agreements with Metrolinx regarding the crash wall.

Mr. Kloibhofer advised that through the Development Application Review Committee ("DARC") meeting staff deemed that a traffic study was not required to assess, and that they looked at specific locations to address resident s concerns.

Mr. Kloibhofer further advised that there would be a cost sharing agreement between the units to pay to maintain the crash wall in accordance with the required standards of Metrolinx.

The following persons spoke:

1. Janice Manson, Resident, spoke in support of a residential area being developed and removing the driveway to Lorne Park Avenue, however, Ms. Manson suggested reducing the number of units and to consider a non-flat roof design. Ms. Manson noted that the intersection is curved due to drainage issues and that the city would have to pay the costs to straighten the intersection and make improvements to ensure there would be no flooding issues.
2. Scott Fraser, Resident, expressed concerns regarding traffic congestion, and the high volume of on-street parking. Mr. Fraser also noted that the proposed development will take up one of the very few greenspaces in the area.
3. Laurie MacDonald, Resident, Bramblewood Lane noted that the applicant has requested many amendments to the zoning regulations and inquired when do requests get decided on and how many exceptions to the Zoning Regulations are allowed and how often.

Hugh Lynch, Manager, Development South, responded to Ms. MacDonald's inquiries regarding amendments to the Zoning Regulations on infill developments on irregular lots, and requested Ms. MacDonald provide her contact information to Planning staff to be notified of future meetings.

4. Mr. Rami, Resident, expressed concern with the property size and the number of units being proposed. Mr. Rami commented on the building material and aesthetics being proposed, citing that they do not fit with the modernizing neighbourhood character.
5. Bill Snodgrass, Resident, expressed concerns regarding storm water sewer capacity and potential connecting water systems in the area causing flooding of basements and other infrastructure in the area.
6. Ms. Siek, Resident, expressed concern regarding drainage and flooding and managing construction challenges.

RECOMMENDATION

PDC-0079-2019

1. That the report dated October 4, 2019, from the Commissioner of Planning and Building regarding the applications by Jacan Construction Ltd. (LJM Developments) to permit seven townhomes, under File OZ 19/006 W2, 1110 Lorne Park Road, be received for information.
2. That six oral submissions be received

Received (Councillor K. Ras)

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)

4.5. RECOMMENDATION REPORT (WARD 1)

Lakeview Waterfront Master Plan

Owner: Lakeview Community Partners Limited

File: Lakeview Waterfront Development Master Plan

Andrew Whittemore, Commissioner, Planning and Building provided an overview of the process, purpose, and status of the original master plan, and requested that the Committee endorse the Master Plan in order to move this process forward.

Glen Broll, Glen Schnarr and Associates, provided an overview of the project highlighting key elements that are being worked on, the collaborative efforts of the community partners and consultant team, and presented a video through the site.

Paul Schlapobersky, Associate Principal/Urban Designer, Sasaki Associates Inc., explained the process undertaken by Sasaki Associates Inc., with respect to the Master Plan.

David Breveglieri, Planner, provided an overview of the recommendation report.

Mr. Whittemore responded to Councillor Carlson's inquiry regarding assigning people to see this project though it's lengthy timeframe of completion.

The following persons spoke:

1. Rea Lingo-Santaguida, Resident, spoke in support of the Development and Master Plan, and commented on the need for more housing for those on fixed incomes and mixed use housing that is affordable. Ms. Lingo-Santaguida noted that this development will attract customers to make businesses thrive, and further noted the importance of public transportation to extend the community. Ms. Lingo-Santaguida submitted to the Committee a petition with approximately 500 signatures.
2. Andrew Profenna, Resident, spoke in support of the Development and Master Plan, noting that this development would create a Community that would be recognized world-wide.
3. Joel Dennis, Resident, spoke in support of the Development and Master Plan, noting that this development would generate more jobs and provide affordable housing.
4. Assaf Weisz, Chief Strategy Officer, Artscape, spoke in support of the Development and Master Plan, and provided an overview of what Artscape is about and how Artscape can create opportunities for the community.

5. Tony Jasinski, President, Mississauga Majors Baseball Association, spoke in support of the Development and Master Plan, and further spoke regarding the support the Association has received from the Lakeview Community Partners to assist with some of the construction work in relocating the baseball diamonds in the Lakeview area and for their sponsorship of the Mississauga Majors Baseball youth.
6. Michelle Hawkins, Resident, spoke in support of the Development and Master Plan noting that this development will be a great place to live and play.
7. Thomas Lalonde and Kate Pazan, Residents, are currently residents of Port Credit and see the Lakeview development as an opportunity for them to purchase their first home in a community nearby to where they work, and amenity spaces for an active lifestyle, and that is affordable.
8. Lars Henriksson, Honorary Consul General of Sweden in Ontario Similarities to waterfront developments in Sweden, provided an overview of urban sustainable developments in Sweden and the similarities to the Lakeview Village Development. Mr. Henriksson, noted that the Lakeview Village Project is a jewel that will be a wonderful place to live, work and play and will attract lots of interest world-wide.
9. Christina Keighren, Senior Project Manager, Swedish Trade and Invest Council in Toronto, spoke in support of the Development and Master Plan, noting that the development has a great vision for its citizens to transform it to a vibrant community to live in and attract visitors from all over the globe.
10. Bert Rebelo, Owner, Oasis Catering Ltd., noted that he is not opposed to the development or the density; however, he expressed concerns that the Master Plan indicates a road going through his private land, specifically through his building, and that the City has advised him of these plans. Further, Mr. Rebelo expressed concern with road allocation traffic congestion the allocation of more green space on the private lands than those in the OPG lands. Mr. Rebelo noted that the private lands have not yet been approved for conversion to residential and/or commercial lands and sought further information on this matter. Mr. Rebelo

Andrew Whittemore, Commissioner, Planning and Building clarified that the OPG lands were not exempt as they were Utility lands and not business employment, and further that, the decision now lies with the Region. Mr. Whittemore further noted that the City is making this a priority and is working with the Region to move this forward. Mr. Whittemore invited Mr. Rebelo to meet with staff to address his concerns.

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11. Peter Patsalos, Stratos Industry Inc. expressed the same concerns that Mr. Bert Rebelo expressed and further expressed concerns with property values, and delaying the project until the approval for the private lands is complete. Mr. Patsalos noted that the private land owners have a concept proposal for the five acre lands that they wish to share with staff and the Councillor and will schedule a meeting.

 12. Deborah Goss, Lakeview Community Advisory Panel & Lakeview Ratepayers Association, noted that there is a twenty-four storey building that the Association requests it be lowered by approximately 12 storey's and that units be redistributed. Ms. Goss outlined the communities concerns with the increased density, building height and design quality, parkland experience and design, amenities, and the diversity and percentage of floor area that can be adapted for various mixed uses. Ms. Goss sought clarity on how the City's Climate Emergency has been considered in the development of the Master Plan and its impact on zoning and other city requirements, and further, the regulatory authority of the Master Plan regarding the OPA and zoning process.
Ms. Goss, requested that the City's Planning staff host outreach events to explain the development process to the community and respond to community inquiries/concerns.

 13. Barry Gilbert, President, Eagle Spirits of the Great Waters Indigenous Arts and Culture, spoke in opposition to the development noting that the developer has not engaged with the Indigenous Community for any input on this development and the creation of the Indigenous Village which would create jobs and other opportunities for indigenous persons especially the youth. Mr. Gilbert spoke of Provincial and Federal funding to create the Village and the profits going toward supporting youth education and housing.

 14. Arlene Gibula, Resident, inquired on whether studies have been or will be conducted relating to the movement of Policing and emergency vehicles in the area, as well as the water quality and who is responsible for water maintenance costs.

Mayor Crombie noted that staff will schedule community engagement meetings, and further noted that the City will continue to work with the developer to address community concerns.

Mayor Crombie, Councillor Ras and Councillor Stephen Dasko expressed thanks to the Panel, the Community, Lakeview Community Partners and City staff for all their efforts.

Councillor Dasko, spoke of the vision for the Lakeview Community and highlighted primary issues of importance, noting density, height and building proximity to the water and Lakeshore Road, and further noted that he is pleased with the progress, albeit still addressing some concerns relating to the height of the 24 storey building.

Councillor Dasko announced that the Developers will now conduct an architectural competition for the entire marina district, and not just for their signature tower.

RECOMMENDATION

PDC-0080-2019

1. That City Council endorse the Lakeview Waterfront Development Master Plan framework in accordance with the limitations outlined in this report.

2. That in accordance with subsection 22 (2.2) of the Planning Act, notwithstanding the two year moratorium on amendments to the Lakeview Waterfront Official Plan policies, Council permits Lakeview Community Partners Limited to submit an Official Plan Amendment application with respect to height and density.

3. That fourteen oral submissions be received.

Approved (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 S. McFadden			X	
Councillor G. Carlson	X			

Carried (9, 0, 2 – Absent)

Adjourned 8:55 PM (Councillor M. Mahoney)