

City of Mississauga
Minutes



Approved: December 2, 2019

Planning and Development Committee

Date

2019/11/11

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 Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor Carolyn Parrish	Ward 5 (ex-officio)

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. Jason Bevan, Director, City Planning Strategies
Mr. Hugh Lynch, Manager, Development South
Mr. Chris Rouse, Manager, Development North
Mr. Romas Juknevicius, Manager, Planning Programs
Mr. Graham Walsh, Legal Counsel
Mr. Jeremy Blair, Manager, Transportation Infrastructure Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Ms. Sangita Manandhar, Team Leader, Park Assets
Mr. Christian Binette, Planner
Mr. David Ferro, Planner
Mr. Paul Stewart, Planner
Ms. Angie Melo, Legislative Coordinator
Ms. Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 6:00 PM
2. DECLARATIONS OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Approval of the October 28, 2019 Draft Minutes

Approved (Councillor S. McFadden)

4. MATTERS CONSIDERED

- 4.1. PUBLIC MEETING INFORMATION REPORT (WARDS 1, 2, 3, 4, 6, 7, 8)
Dundas Street Right-of-Way Mississauga Official Plan Amendment – Implementing Dundas Connects Master Plan

In response to Councillor Fonseca's inquiry regarding next steps and opportunities for the community to receive new information and provide feedback, Jason Bevan, Director, City Planning Strategies advised that Transportation and Works staff are undertaking the study to examine engineering elements relating to flooding in the area, and offered to meet with Councillor Fonseca and staff to provide an update.

In response to Councillor Damerla's inquiry regarding the acquisition of lands required to widen Dundas Street, Mr. Bevan, Director, City Planning Strategies explained the process.

The following person spoke:

1. Maurizio Rogato, Principal, Blackthorn Development Corporation, spoke on behalf of two land owners in the proposed development area, and noted support for the amendments to the Mississauga Official Plan and noted that he would like to see a more comprehensive implementation of the Master Plan that would include land use designation. Mr. Rogato requested that the lands recently designated by the province as employment, be considered as significant mixed use lands. Mr. Rogato further requested a copy of the Mississauga Official Plan as it was not included in the agenda, so that they can review and provide further comments.

RECOMMENDATION

PDC-0081-2019

1. That the report titled “Dundas Street Right-of-Way Mississauga Official Plan Amendment – Implementing Dundas Connects Master Plan,” dated October 18, 2019 from the Commissioner of Planning and Building, be received for information.

2. That the submissions made at the public meeting held on November 11, 2019 to consider the report titled “Dundas Street Right-of-Way Mississauga Official Plan Amendment – Implementing Dundas Connects Master Plan” dated October 18, 2019, from the Commissioner of Planning and Building, be received.

3. That one oral submission be received.

Received (Councillor J. Kovac) (11, 0, 0 – Absent)

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			

4.2. **PERMISSION TO APPLY TO COMMITTEE OF ADJUSTMENT (WARD 2)**

To permit the property owner to apply for minor variances in accordance with section 45.1.4 of the *Planning Act*

1101 – 1125 Clarkson Road North

Owner: 1101 - 1125 Clarkson Road Developments Inc.

File: OZ 15/003 W2

In response to Councillor Ras’ inquiry regarding the applicant’s submission of new information, David Ferro, Planner confirmed that staff are requesting a deferral of this matter to allow the opportunity to review further information submitted by the applicant.

Councillor Ras moved an amending motion to defer the matter to a future Planning and Development Committee meeting.

RECOMMENDATION

PDC-0082-2019

That the report dated October 18, 2019 from the Commissioner of Planning and Development titled “PERMISSION TO APPLY TO COMMITTEE OF ADJUSTMENT (WARD 2) To permit the property owner to apply for minor variances in accordance with section 45.1.4 of the *Planning Act*, 1101 – 1125 Clarkson Road North - Owner: 1101 - 1125 Clarkson Road Developments Inc. - File: OZ 15/003 W2” be deferred to a future Planning and Development Committee meeting.

Deferred (Councillor K. Ras) - (10, 0, 1 – Absent)

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			

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

Rezoning and draft plan of subdivision applications to permit 8 freehold detached homes and 18 common element condominium detached homes

2103, 2107, 2113, 2119 Primate Road, 1351, 1357 Wealthy Place, and 2116, 2122 Dixie Road, west side of Dixie Road, north of the Queen Elizabeth Way

Owner: City Park (Dixie Rd.) Inc.

Files: OZ 18/003 W1 and T-M 18002 W1

Paul Stewart, Planner, provided an overview of the Recommendation Report.

Committee Members commented regarding allowable and proposed heights, acceptable water table depth, liability if flooding occurs, and requirement for all homes to have sump pumps and permeable pavement driveways.

Paul Stewart, Planner explained the allowable heights in the Zoning By-law. Mr. Stewart, advised that Transportation and Works staff advised of the risk of sump pumps working 24/7 and advised it was not appropriate to have deep basements. Mr. Stewart further advised that the applicant submitted a storm water management study that did not identify any adverse impact to ground water and surrounding homes; this study was reviewed by Transportation and Works staff and deemed acceptable.

Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure, advised that the storm water management proposal includes rain barrels and infiltration trenches which will be managed onsite.

Lesley Pavan, Director, Development & Design Division, advised that they can require the developer to have permeable pavement driveways and to ensure that it is maintained annually.

The following persons spoke:

1. Joanne Puttock, Resident, spoke opposing the development expressing concern with the level of intensification, increased density, height and traffic.
2. Beryl Chamberlain, Resident, spoke in opposition of this development, and echoed Ms. Puttock's comments, and noted that the community's request for public consultation was ignored.
3. Lisa MacCumber, Resident, spoke in opposition to the development and noted that the concerns expressed by the community have not been addressed, and further Ms. MacCumber questions the accuracy of the traffic study data and the misleading photo's included in the report.
4. Jim Levac, Partner, Glen Schnarr & Associates, spoke on behalf of the applicant and supports the staff's recommendation report and commended staff for their assistance in addressing technical issues.
5. Ryan Enright, Director, Sherway Homeowners and Recreation Association, spoke opposing the development expressing concerns with the proposed heights.
6. Paul Downs, Resident, spoke opposing the development and expressed concerns with the level of intensification and noted that the developer has ignored the concerns raised by the community. Mr. Downs requested the Committee not approve the development and request that the developer provide a proposal more suitable to the community.

7. Adam Norton, Resident, spoke opposing the development expressing concern with proposed heights and storm water management, noting that although homes will be required to have a rain barrel; what happens when they remove the rain barrel and go to a downspout method. Mr. Norton noted that current zoning by-laws ought to be maintained.

Councillor Dasko noted that his office has received over 130 emails from the community expressing concern that the development does not fit the neighbourhood character, increase in density/intensification, the challenges and pressures on services and infrastructure, parking capacity and roadway entrances/exits into the development.

Councillor Dasko opposes the development as presented and put forward an amended Motion, which was voted on and failed.

Councillor Parrish spoke in support of the development and moved the Recommendation Report Motion.

RECOMMENDATION

PDC-0083-2019

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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 OZ18/003 W1, City Park (Dixie Rd.) Inc., 2103, 2107, 2113, 2119 Primate Road, 1351, 1357 Wealthy Place, and 2116, 2122 Dixie Road, to change the zoning to R4-Exception (Detached Dwellings) and R16-Exception (Detached Dwellings on a CEC-Road) and the draft plan of subdivision under File T-M 18002 W1, be approved subject to the provisions referenced in the staff report dated October 18, 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 36 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 number of dwelling units shall not increase.

6. That seven oral submissions be received.

Approved (Councillor C. Parrish) - (8, 2, 1 – Absent)

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			

5. ADJOURNMENT – 7:13 PM (Councillor M. Mahoney)