

Approved: January 13, 2020

Planning and Development Committee

Date: December 2, 2019**Time:** 6:00 PM**Location:** Civic Centre, Council Chamber
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

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| Members | Mayor Bonnie Crombie | Arrived at 6:17 PM |
| | Councillor Stephen Dasko | Ward 1 |
| | Councillor Karen Ras | Ward 2 |
| | Councillor Chris Fonseca | Ward 3 |
| | Councillor John Kovac | Ward 4 |
| | Councillor Carolyn Parrish (<i>ex-officio</i>) | Ward 5 |
| | Councillor Ron Starr | Ward 6 |
| | Councillor Matt Mahoney | Ward 8 |
| | Councillor George Carlson | Ward 11 (Chair) |
| Members Absent | Councillor Dipika Damerla (Personal) | Ward 7 |
| | Councillor Sue McFadden | Ward 10 |
| Others Present | Mr. Andrew Whitemore, Commissioner, Planning & Building Ms. Lesley Pavan, Director, Development & Design Division Mr. Graham Walsh, Deputy City Solicitor Ms. Sangita Manandhar, Team Leader Parks Ms. Lin Rogers, Project Manager, Transportation and Works, Emma Calvert, Manager, Engineering and Construction, Transportation and Works Mr. Chris Rouse, Manager, Development North Ms. Marianne Cassin, Manager, Development Central Mr. Hugh Lynch, Development South Mr. David Ferro, Development Planner Ms. Tori Stockwell, Development Planner Ms. Lori Sterritt, Development Planner Ms. Angie Melo, Legislative Coordinator Ms. Megan Piercey, Legislative Coordinator | |

1. CALL TO ORDER - 6:03 PM
2. DECLARATION OF CONFLICT OF INTEREST – Nil
3. MINUTES OF PREVIOUS MEETING – Nil
4. MATTERS CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 4)
 Applications to permit one new 25 storey rental apartment building consisting of 271 units - 600 and 620 Lolita Gardens, northwest corner of Dundas Street East and Cawthra Road (connection to Dundas Street East)
 Owner: Hanseatic Holdings Limited c/o Park Property Management
 File: OZ 19/016 W4

Councillor Kovac spoke to the subject report.

Lindsay Dale-Harris, Partner, Bousfields Inc. provided background on Hanseatic Holdings Limited, spoke to the need for affordable rental housing, and provided an overview of the application on behalf of the applicant.

Anna Madeira, Quadrangle Architects, spoke to the site plan proposal highlighting improving current amenities and adding more landscape; creating new enlarged play space and community garden; creating pedestrian pathways and connection to Cawthra Road and Dundas Street, and building materials and configuration.

In response to Councillor Kovac's inquiry regarding the pedestrian path connection and the choice of building materials, Ms. Madeira, advised that the current path is not a properly designed path connection, nor is it being maintained; however, under the proposed application, this path will be properly designed and maintained. Further Ms. Madeira advised that the precast material is more durable and provides better isolation.

The following persons spoke:

1. David Ellison, Resident, raised a concern that the proposed application does not adhere to the Mississauga Official Plan with respect to building height and density.
2. Yan Huoca, Resident, spoke in opposition of the application and advised that he has collected over 500 resident signatures in a petition opposing this application.
3. Sarah Ellison, Resident, spoke to the applicant's representation that the subject lands are underutilized, noting that City's Planning staff confirmed that the

- Mississauga Official Plan does not provide a definition of underutilized, and that the Dundas Connects Master Plan 2018 does not identify the subject lands for intensification, infill or redevelopment.
4. Danish Sheikh, Resident, raised concerns with the applicant's request for a zoning amendment and how it relates to a reduction of amenity space, and shadowing and sunlight casting.
 5. Kathrin Ellison, Resident, noted that the current pedestrian path to Dundas Street is unsafe, not maintained and is unauthorized as a pathway. Ms. Ellison noted that these concerns are identified in the Dundas Connects Master Plan. Ms. Ellison noted that pedestrians would need to walk 1.1km (outside of the 800 metre transit station area designation) to get to transit on Dundas Street.
 6. Tshijere (TJ) Shurland, Resident, spoke regarding community and social aspects of the development, raising of rents, forcing existing tenants out, and noted that creating high density developments in a high needs community is not the way forward.
 7. Nancy Barron, Resident, raised concerns that the proposed development will take away children's play area, increase traffic congestion, and increase density.
 8. Donald Brown, Resident, spoke regarding no pedestrian and vehicle access to Cawthra Road and Dundas Street, existing infrastructure does not support more density; current traffic congestion. Mr. Brown requested that traffic studies be conducted and address traffic congestion concerns prior to approving the recommendation report.

In response to Mr. Brown's inquiry regarding traffic study results, Lin Rogers, Project Manager, Transportation and Works advised that some results were shared at the second public meeting and that there are still some count information that is being gathered and concerns being reviewed, which will be addressed through the process. Ms. Rogers further noted that Traffic staff will gather further counts at newly identified sites, and that all results will be available prior to the approval of the recommendation report.

Mayor Bonnie arrived at 6:17 PM

9. Cara Stewart, Resident, expressed concerns with road safety on Lolita Gardens, and provided details of accidents on Lolita Gardens and requested the City consider road design and the impact of higher density increasing traffic congestion.

Anna Madeira, responded to Councillor Kovac's inquiry regarding amenity space, noting that the space is an increase to the by-law standards, and further noted that a green buffer and fencing would be built to provide for children safety.

Marianne Cassin, Manager, Development Central, confirmed that the applicant is requesting an increase, not a reduction.

Councillor Kovac encouraged the property owner to make necessary enhancements to the existing buildings.

Marianne Cassin, Manager, Development Central, provided details of the application process, timelines, public meetings, up to and including the Recommendation Report phase.

In response to Councillor Dasko's inquiry, Anna Madeira confirmed types of indoor and outdoor amenities.

In response to Councillor Dasko's inquiry regarding the pathway, Margaret Herd, Hanseatic Holdings Limited, advised that the pathways abut City property, which is not being maintained by the City; therefore, they deemed the pathways unsafe and have not been providing any maintenance on their side.

Councillor Fonseca spoke regarding an environmental assessment being conducted and an opportunity for the City to work with the Region on road safety improvements, and further, Councillor Fonseca spoke to an improvement schedule for the applicant and safety within the existing buildings and considering conducting a CPTED audit.

Margaret Herd, Hanseatic Holdings Limited noted several capital improvements that have already been initialized and noted more to come.

In response to Councillor Parrish's request of the applicant to provide information on their rental fee criteria, Andrew Whittemore, Commissioner, Planning and Development explained the City's standards, which is updated regularly for rental and market owned, and that he would share that information with the applicant.

RECOMMENDATION

PDC-0087-2019

1. That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the applications by Hanseatic Holdings Limited c/o Park Property Management to permit one new 25 storey rental apartment building consisting of 271 units, under File OZ 19/016 W4, 600 and 620 Lolita Gardens, be received for information.
2. That eleven oral submissions be received.

Received (Councillor J. Kovac)

YES (9): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor M. Mahoney, Mayor Bonnie Crombie

NO (0)

ABSTAIN (0)

ABSENT (2) Councillor D. Damerla, Councillor S. McFadden

4.2 PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official Plan amendment and rezoning applications to permit a four storey, 43 unit, condominium apartment building

6620 Rothschild Trail, west of McLaughlin Road, north of Fletchers Creek

Owner: Di Blasio Corporation

File: OZ19/010 W11

Jim Levac, Glen Schnarr & Associates provided an overview of the application and conceptual renderings on behalf of the applicant.

In response to Mayor Crombie's inquiry regarding vehicle egress, Jim Levac, Glen Schnarr & Associates advised that all vehicles would be accessing the development through Rothschild Trail, and noted that a traffic study conducted did not identify any issues.

In response to Councillor Ras' inquiry regarding water tables and storm water management challenges, Mr. Levac advised that they have submitted all the reports and are under review with the City, and further advised that they can contain the water on their site and that there are retaining walls.

The following persons spoke:

1. Mr. Quan, Resident, expressed concerns regarding assessment results of traffic study and increase in traffic, impact of on street parking; no sidewalks being proposed, and increased probability of short term Airbnb rentals.

Councillor Carlson spoke to the traffic study process and on street parking restrictions and no sidewalks.

Jim Levac, Glen Schnarr & Associates advised that the development will have a higher than required amount of visitor parking spaces.

Jill Juhlke, Paradigm Transportation Solutions, advised that Paradigm submitted the terms of reference and work plan to the city and that the traffic study was conducted based on the land use Codes and if requested by the City, they would conduct a further traffic study at a similar building site.

2. Mr. A. Saxena, Resident, expressed concerns regarding vehicle access, increase of traffic, the number of dwellings being built which is not what residents were told initially, property values, and no parkland. Mr. Saxena requested that consideration be given to have vehicles access off of Mavis Road.
3. Mr. A. Cheema, Resident, commented on the development being proposed being a different development than what residents were advised initially.

RECOMMENDATION

PDC-0088-2019

1. That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the applications by Di Blasio Corporation to permit a four storey, 43 unit, condominium apartment building, under File OZ 19/010 W11, 6620 Rothschild Trail, be received for information.
2. That four oral submissions be received.

Received (Councillor R. Starr)

YES (9): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor M. Mahoney, Mayor Bonnie Crombie

NO (0)

ABSTAIN (0)

ABSENT (2) Councillor D. Damerla, Councillor S. McFadden

4.3 RECOMMENDATION REPORT (WARD 1)

Official Plan amendment and rezoning applications to permit a 4 to 12 storey apartment building proposing 393 units and ground floor commercial facing Lakeshore Road East and Dixie Road

1345 Lakeshore Road East, northwest corner of Lakeshore Road East and Dixie Road

Owner: Vandyk Group of Companies

File: OZ 18/009 W1

In response to Councillor Dasko's inquiry regarding flooding, the representative on behalf of the applicant advised that there are no flooding concerns and that they have been working directly with the Credit Valley Conservation on reconstructing and upgrades all along the Applewood creek.

Councillor Dasko requested that consideration be given to affordability and Heritage if Section 37 is applicable.

RECOMMENDATION

PDC-0089-2019

1. That the applications under File OZ 18/009 W1, Vandyk Group of Companies, 1345 Lakeshore Road East, to amend Mississauga Official Plan to Residential High Density and Greenlands, and to change the zoning to H-RA2-57(Apartments) and G1 (Greenlands – Natural Hazards) to permit a 4 to 12 storey apartment building with 393 units and ground floor commercial facing Lakeshore Road East and Dixie Road, be approved subject to the conditions referenced in the staff report dated November 8, 2019 from the Commissioner of Planning and Building.
2. That the applicant agree 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 the "H" holding symbol is to be removed from H-RA2-57 (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated November 8, 2019, from the Commissioner of Planning and Building have been satisfactorily addressed.
5. 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.

Approved (Councillor K. Ras)

YES (8): Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor R. Starr, Councillor G. Carlson, Councillor M. Mahoney, Mayor Bonnie Crombie

NO (1): Councillor S. Dasko

ABSTAIN (0)

ABSENT (2) Councillor D. Damerla, Councillor S. McFadden

5. ADJOURNMENT - 8:11 PM (Councillor M. Mahoney)