
Planning and Development Committee

Date: February 3, 2020

Time: 6:00 PM

Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

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| Members | 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 (<i>ex-officio</i>) | Ward 5 |
| | Councillor Ron Starr | Ward 6 |
| | Councillor Dipika Damerla | Ward 7 (Arrived at 6:58 PM; Departed at 8:18 PM) |
| | Councillor Matt Mahoney | Ward 8 |
| | Councillor Pat Saito (<i>ex-officio</i>) | Ward 9 |
| | Councillor George Carlson | Ward 11 (Chair) |
| | | |
| Members Absent | Councillor Sue McFadden (Personal) | Ward 10 (Resolution 0299-2019) |

Others Present Mr. Andrew Whittemore, Commissioner, Planning & Building
 Ms. Lesley Pavan, Director, Development & Design Division
 Ms. Lia Magi, Solicitor
 Ms. Sangita Manandhar, Team Leader Parks
 Ms. Lin Rogers, Manager, Transportation Projects
 Mr. Dave Martin, Supervisor, Development Engineer,
 Ms. Sharon Mittman, Manager, Urban Design
 Mr. Darren Bryan, Supervisor, Sign Unit
 Mr. Romas Juknevičius, Manager, Planning Programs,
 Ms. Erinma Chibututu, Urban Designer
 Mr. Chris Rouse, Manager, Development South
 Ms. Caleigh McInnes, Development Planner
 Mr. Robert Ruggiero, Development Planner
 Mr. Hugh Lynch, Manager, Development South
 Ms. Marianne Cassin, Manager, Development Central
 Ms. Angie Melo, Legislative Coordinator
 Ms. Megan Piercey, Legislative Coordinator

Contact

Angie Melo, Legislative Coordinator, Legislative Services

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1. CALL TO ORDER - 6:00 PM

2. DECLARATION OF CONFLICT OF INTEREST

Councillor Carlson declared a conflict of interest with Item 4.5., as he owns property within the area of the proposed development.

3. MINUTES OF PREVIOUS MEETING

Approval of Draft Minutes of January 13, 2020 Meeting

Approved (Councillor R. Starr)

4. MATTERS CONSIDERED

The Chair noted a correction to Item 4.7., Recommendation #2 that it reflect the correct public meeting on February 3, 2020.

4.1 RECOMMENDATION REPORT (WARD 9)

Sign Variance Application to permit one billboard sign with two electronic changing copy faces - 6020 Winston Churchill Boulevard

Applicant: Permit World Consulting Services Inc.

File SGNBLD 19-7383 VAR (W9)

Councillor Saito advised that she has been in contact with the applicant and that he advised that he would not be attending this evening's Planning and Development Committee meeting, and that he would not be pursuing the matter further. Councillor Saito further advised that upon learning that this matter was to be considered at the February 3, 2020 Planning and Development Committee meeting, she immediately delivered letters to the area residents to inform them that she has been working with the applicant in an attempt to reach a solution on this matter.

The following persons spoke:

1. Diana Mohammed and Kass Mohammed thanked Council for their support in refusing the application.

Approved (Councillor Saito)

RECOMMENDATION PDC-0004-2020

1. That the report dated January 10, 2020 from the Commissioner of Planning and Building regarding variances to the Sign By-law 54-2002 under File SGNBLD 19-7383 VAR (W9), Permit World Consulting Services Inc. 6020 Winston Churchill Boulevard, be received for information.

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2. That the request to permit one (1) billboard sign with two (2) electronic changing copy faces be refused.
 3. That one oral submission be received.

YES (10): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor Carolyn Parrish, Councillor Saito, and Councillor G. Carlson

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

4.2 RECOMMENDATION REPORT (ALL WARDS) - Proposed City Initiated Amendments to Sign By-law 0054-2002 to include a Twenty (20) Day Sign Variance Appeal Period
Proposed City Initiated Amendments to Sign By-Law

In response to Councillor Ras' inquiry regarding the number of days in the appeal period, and the history of appeals filed, Sharon Mittman, Manager, Urban Design, advised that the appeal period is comparable to the appeal periods in other Ontario Municipalities, and in accordance with the *Planning Act*.

Approved (Councillor Ras)

RECOMMENDATION PDC-0005-2020

1. That the Report dated January 10, 2020, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Sign By-Law 0054-2002 to include a Twenty (20) Day Sign Variance Appeal Period be approved.
2. That the existing Sign By-Law 0054-2002 be amended to include a Twenty (20) Day Appeal Period from the date of notice of staff recommendation to refuse a sign variance application, and within which an applicant shall confirm to the Planning and Building Department, the applicant's intent to appeal the decision to Planning and Development Committee (PDC). Where no confirmation of intent to appeal is received within the Twenty (20) Day Appeal Period, and once the Twenty (20) Day Appeal Period has expired, the decision of the Commissioner of Planning and Building or designate, to refuse the sign variance application shall be final.

YES (10): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor Carolyn Parrish, Councillor Saito, and Councillor G. Carlson

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

4.3 INFORMATION STATUS REPORT AND REMOVAL OF "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 4)

Application to remove the "H" holding symbol to permit seven towers within three mixed use blocks - 4130-4150 Parkside Village Drive, 4152-4180 Confederation Parkway and 430-452 Square One Drive, west side of Confederation Parkway, south of Rathburn Road West

Owner: Amacon Development (City Centre) Corp.
File H-OZ 10/001 W4

Jonathan Famme, Development Planner, explained details of the application and the reason to recommend removal of the H symbol.

In response to Councillor Kovac's inquiry regarding the time frame and any challenges anticipated, Lin Rogers, Manager, Transportation Projects, advised that the project is currently in the detailed design phase, permits are being secured for the widening of the roadway, and that construction is scheduled to commence in 2021.

Approved (Councillor J. Kovac)

RECOMMENDATION PDC-0006-2020

That the report dated January 10, 2020, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding symbol application, under File H-OZ 19/001 W4, Amacon Development (City Centre) Corp., 4130-4150 Parkside Village Drive, 4152-4180 Confederation Parkway and 430-452 Square One Drive, be received for information, and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

YES (10): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor Carolyn Parrish, Councillor Saito, and Councillor G. Carlson

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

4.4 SECTION 37 COMMUNITY BENEFITS REPORT (WARD 11)

Community Benefits contribution under Section 37 to permit three apartment buildings with heights of 11, 15 and 25 storeys with accessory retail and office commercial uses 2475 Eglinton Avenue West, northeast quadrant of Eglinton Avenue West and Erin Mills Parkway

Owner: Daniels HR Corporation (Daniels)
File: OZ 16/003 W11

In response to Councillor Parrish's inquiry regarding Daniels HR Corporation's agreement to, affordability housing initiatives, negotiating practices throughout the city, staff responded as follows:

- Caleigh McInnes, Development Planner advised that they have agreed in principle to the amount set out in the report, and that the division of the funds between the four different options will be discussed further with the local Councillor.
- Lesley Pavan, Director, Development and Design, clarified that the land use of the three buildings was settled in June 2019, when the Local Planning Appeal Tribunal (LPAT) rendered its decision, and cannot be renegotiated.
- Andrew Whittemore, Commissioner, Planning and Building, explained that the current focus is on building new stock of affordable housing, and that moving forward the City will take on a more aggressive approach. Whittemore advised that there will be new policies in place that will give the City more strength to negotiate Section 37 Community Benefits. Mr. Whittemore further advised that staff will provide an update to the Committee, once further information is received.

In response to Councillor Saito's inquiry regarding accepting the low end percentage of Section 37 Community benefits, Andrew Whittemore, Commissioner, Planning and Building advised that the process is being reviewed and will be updated to address these concerns. Mr. Whittemore, further advised that Council can direct staff to negotiate a higher percentage.

Lesley Pavan, Director, Development and Design, advised that on the advice from the former City Solicitor, that setting a percentage is considered a tax, and that there is no authority to impose a tax on the application. Ms. Pavan further advised that there have been negotiations of a higher percentage in other developments.

In response to Councillor Ras' inquiry regarding the process, should Council override staff's recommendation to a higher percentage of Section 37 Community benefit, Chris Rouse, Manager, Development North, advised that the matter is before LPAT and that the implementing documents have not yet been finalized, and further advised that if a higher percentage is to be negotiated, Daniels HR Corporation may object to the amount at LPAT. Lesley Pavan, Director, Development and Design, noted that on a previous application before LPAT the City was not awarded any Section 37 Community Benefit, the LPAT Board Member noted that the application had gone on long enough.

Councillor Carlson, spoke to the matter and noted that this matter is before the LPAT, and that staff advised him that this was the best outcome and that there may not be any room to renegotiate a higher percentage.

Councillor Ras directed staff to report back on how many developments still fall under the old Section 37 Community Benefit process, and how we can strategize to maximize it, given that it will no longer be available.

Approved (Councillor C. Parrish)

RECOMMENDATION PDC-0007-2020

That the report dated January 10, 2020, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under File OZ 16/003 W11, Daniels, 2475 Eglinton Avenue West, be adopted and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$660,000 be approved as the amount for the Section 37 Community Benefits contribution.
2. That City Council enact a by-law under Section 37 of the Planning Act to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with Daniels, and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution.

YES (10): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor Carolyn Parrish, Councillor Saito, and Councillor G. Carlson

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

6:58 PM Councillor Parrish assumed the Chair position due to Councillor Carlson declaring a conflict of interest with item 4.5.

Councillor Damerla arrived

4.5 PUBLIC INFORMATION REPORT (WARD 11)

Official Plan amendment and rezoning applications to permit 239 back to back and stacked condominium townhomes, and to amend the limits of the Greenlands 64 and 66 Thomas Street and 65 Tannery Street, east side of Joymar Drive between Tannery Street and Thomas Street

Owner: Dezen Realty Company Limited

File: OZ 19/011 W11

There was no discussion on this matter.

Approved (Councillor M. Mahoney)

RECOMMENDATION PDC-0008-2020

That the report dated January 10, 2020, from the Commissioner of Planning and Building regarding the applications by Dezen Realty Company Limited to permit 239 back to back and stacked condominium townhomes and to amend the limits of the Greenlands, under File OZ 19/011 W11, 64 and 66 Thomas Street and 65 Tannery Street, be received for information.

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

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

4.6 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Rezoning and Plan of Subdivision applications to permit 22 detached homes on a common element condominium road

1583 Cormack Crescent, southeast of Dixie Road and the Queen Elizabeth Way

Owner: Elm Cormack (2017) Inc.

Files: OZ 19/014 W1 and T-M19005 W1

Keith MacKinnon, Partner, KLM Planning Partners provided an overview of the application.

The following persons spoke:

1. Janet Jackson, Resident, expressed concern with the high density, road access, and traffic. Ms. Jackson stated that future development for this site should be required to build in accordance with current zoning regulations and not require further amendments.
2. Paul Saunders, Resident, expressed concern regarding road access, traffic and the timing of construction on the Dixie Road interchange coinciding with the construction of this project. Mr. Saunders noted that condo maintenance fees, should be re-negotiated, so that the community is not at a disadvantage by this development.
3. Garry Smith, expressed concerns with respect to access and exit from the Cormack lands, and that the proposed development compromises the integrity and character of the Orchard Heights Community.
4. Elaine Walsh, inquired regarding the impact on the community with the increase of traffic, especially for the school/day care children, and, noted that 75% of the schools in the neighbourhood are already at full capacity. Hugh Lynch, Development, South, advised that comments received from the school boards indicate that they are satisfied with the current provision of educational facilities for the catchment area, and noted that some schools may be under capacity.

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5. Orchard Heights Resident, inquired whether all the proposed developments for the area are being considered individually or in its totality. Lesley Pavan, Director, Development and Design, advised that when the Official Plan was done in 2012, it looked at growth for the entire city and that there will be a refresh of the updated 2019 Official Plan. Ms. Pavan noted that there are a lot of development pressures and that they are looking at ways to manage those pressures. Ms. Pavan further advised that applications are considered on an accumulative level and all agencies are consulted.
 6. John Dormaal, Resident, provided background of the previous developments and expressed concern of not knowing the impact of the traffic accessing Edencrest Drive and Marionville Drive. In response to Councillor Ras' inquiry regarding developments proposing access through a condominium road, and would construction vehicles also access the condominium road, Hugh Lynch, Manager, Development, South, explained the access arrangements and advised that should Council approve the development, staff would recommend that a requirement for cost sharing arrangements with the adjacent condominium, for the sharing of services be made. Emma Calvert, Development Engineering and Construction, advised that construction vehicles will have access to through Cormack Crescent and would not require access through Edencrest Drive. Councillor Dasko, noted that the resident's concerns are mainly road related, and inquired regarding examining access roads. Lin Rogers, Manager, Transportation Projects, advised that staff are working with the Ministry of Transportation to find a suitable access road from Dixie Road.
 7. Mark Magenic, spoke to concerns of the density and zoning changes and noted that he doesn't object to the development as long as it follows the precedent set many years ago

Approved (Councillor S. Dasko)

RECOMMENDATION PDC-0009-2020

1. That the report dated January 10, 2020, from the Commissioner of Planning and Building regarding the applications by Elm Cormack (2017) Inc. to permit 22 detached homes on a condominium road, under Files OZ 19/014 W1 and T-M19005 W1, 1583 Cormack Crescent, be received for information.
2. That seven oral submissions be received.

YES (10): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor Carolyn Parrish, Councillor Saito, and Councillor G. Carlson

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

4.7 REIMAGINING THE MALL - (ALL WARDS)

Reimagining the Mall - Official Plan Amendment Implementation

In response to Councillor Starr's inquiry regarding defining size of site, transitioning projections to smaller nodes, and where does the City of Mississauga rank in comparison to other areas in Canada and the United States, Ben Phillips, Manager, Official Plan Amendment Review, advised that one of the key elements is that it be in an existing intensification area, with infrastructure and access to transit. Mr. Phillips further advised that there are planning policies in place to give direction of the next stage of development. Mr. Phillips explained that the sites went through detailed demonstration plans showing the type, unit numbers and populations and that they all work within the 15 storey height limit, with the exception of Erin Mills, and that they want to be proactive on affordable housing. Mr. Phillips further explained that the City of Mississauga is on the leading edge, in comparison to other municipalities, and that no other municipalities have similar malls. Jason Bevan, Director, City Planning and Strategies provided numbers on the scale of growth for one node.

Councillor Saito noted that applications are starting to come forward for reimagining the mall lands and she looking forward to getting policies approved. Councillor Saito noted that one of the issues identified by residents was the lack of walkability to transit stations. Councillor Saito suggested that when developing the residential buildings at Erin Mills Town Centre and Meadowvale Town Centre, that the policy require, the developer create a safe pedestrian pathway to the mall, and that the City should look at reduced parking requirements if the space is required to create a safe pedestrian pathway.

In response to Councillor Saito's inquiry regarding defining mid-rise level and why it's being proposed, Mr. Phillips advised that they will be reviewing the definition before the final recommendation report and explained the rationale for defining mid-rise levels that would be applied city wide.

Councillor Fonseca sought clarification on the use of the wording "may be required" and "will be required". Mr. Phillips advised that staff will review and adjust the wording as required.

Councillor Fonseca shared community feedback regarding Section 37. Mr. Jason Bevan, Director, City Planning Strategies, noted that regulation on what will be replacing Section 37 and whether there will be an opportunity to utilize funds for infrastructure that is currently funded under Section 37, is unknown at this time.

In response to Councillor Fonseca's inquiry regarding road connectivity along Dixie Road, and the vehicle movement of goods, Mr. Phillips, advised that he has reached out to the Region and will follow up on their conversation and will provide her with an update.

Councillor Fonseca, commented on the information she learned from her visit to the Shops at Don Mills regarding prices for rental units and office spaces, and noted that the prices for comparable units outside of the Mall were significantly lower.

In response to Councillor Ras' inquiry regarding reduced parking standards as an incentive to encourage development of affordable housing; Mr. Whittemore explained that the requirement is the inclusionary zoning policy and noted it applies only to major transit station areas (MTSAA) and that the OPA is going to require that 20% be affordable housing. Mr. Phillips explained that they will be reviewing the parking standards.

In response to Councillor Ras' inquiry regarding transit's study, Lin Rogers, Manager, Transportation Projects advised that an impact assessment will be conducted and reviewed to ensure that all the aspects of the Transit Master Plan and OPA are being met.

In response to Councillor Ras' inquiry regarding achieving environmental sustainability, Mr. Phillips advised that at the first initial consultation meetings with the developer, policies will be presented and that they will be encouraged right from application submission that there will be expectations.

In response to Councillor Parrish's inquiry regarding maintaining the existing percentage of retail, Mr. Phillips advised that there is a requirement to maintain the existing GFA of retail; there may be an opportunity to consider a slight variation.

Councillor Mahoney commented on the participation of the community, the proactive approach of staff with the community and the Councillor, and inquired whether there are plans to expand transit. Lin Rogers, Manager, Transportation Projects advised that MiWay is reviewing their service plan and long range expansion plans, and advised that once information is available, staff will reach out to update the Councillor.

Mayor Crombie commented on the change in retail and looking at repurposing our malls, and noted that there are still concerns regarding affordable housing and density.

Councillor Damerla left at 8:18 PM

The following persons spoke:

1. Jae Truesdell, Director Corporate Affairs, Smart Centre expressed appreciation for the City's efforts in revitalizing key sites throughout the city, and looking forward to working with the City on addressing some of the issues of concern as outlined in their letter to the Committee.
2. Jim Levac, Partner, Glen Schnarr and Associates, on behalf of Dunpar Developments and Morguard Corporation, spoke regarding some outstanding issues, which are outlined in the letters submitted to the Committee. Levac would like the opportunity to continue discussions with the staff to address the issues and present site and phase plans for Sheridan Mall.
3. Ed Clements, Resident, expressed concern regarding the impact of more development in the Erin Mills area, as there has been an increase of traffic and would like to know how the City is addressing increased exhaust and water sewage issues, as well as Mr. Clements inquired about the definition of Tactical Urbanism.

In response to Mr. Clement's inquiries Mr. Whittemore advised that staff are considering undertaking a broader study along Eglinton Avenue, and explained Tactical Urbanism and noted that there was an engagement event at City Hall where residents and business owners could see what a new street concept would look like.

Councillor Saito would like the opportunity to sit with Councillor's Mahoney, Councillor Carlson and staff regarding safety concerns for pedestrian and vehicles in the area of Credit Valley Hospital and Erin Mills.

Approved (Councillor K. Ras)

RECOMMENDATION PDC-0010-2020

1. That the report titled "Reimagining the Mall - Official Plan Amendment Implementation" dated January 10, 2020 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held on February 3, 2020 to consider the report titled "Reimagining the Mall - Official Plan Amendment Implementation" dated January 10, 2020, from the Commissioner of Planning and Building, be received.
3. That three oral submissions be received.

YES (10): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor Carolyn Parrish, Councillor Saito, and Councillor G. Carlson

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

5. ADJOURNMENT – (Councillor R. Starr) 8:30 PM