

Approved: March 8, 2021

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## Planning and Development Committee

**Date:** February 16, 2021  
**Time:** 6:03 PM  
**Location:** Online Video Conference

Members Present	Mayor Bonnie Crombie	
	Councillor Stephen Dasko	Ward 1
	Councillor Chris Fonseca	Ward 3
	Councillor John Kovac	Ward 4
	Councillor Ron Starr	Ward 6 (Vice-Chair)
	Councillor Dipika Damerla	Ward 7
	Councillor Matt Mahoney	Ward 8
	Councillor Sue McFadden	Ward 10
	Councillor George Carlson	Ward 11 (Chair)
	Councillor Carolyn Parrish	Ward 5 (ex-officio)
	Councillor Pat Saito	Ward 9 (ex-officio)

Members Absent	Councillor Karen Ras	Ward 2
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### Staff Present

Mr. Andrew Whitemore, Commissioner, Planning & Building  
Mr. Graham Walsh, Legal Counsel  
Mr. Chris Rouse, Director, Development and Design  
Mr. Jason Bevan, Director, City Planning Strategies  
Ms. Sanitga Manandhar, Team Leader, Parks Assets  
Ms. Lin Rogers, Manager, Transportation Projects  
Ms. Emma Calvert, Manager, Engineering and Construction  
Ms. Lorie Sterritt, Development Planner  
Mr. Stephen Stirling, Manager, Development and Design Initiatives  
Ms. Mila Yeung, Development Planner  
Ms. Katherine Morton, Manager, Planning Strategies  
Ms. Angie Melo, Legislative Coordinator

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1. CALL TO ORDER - 6:03 PM
  2. DECLARATION OF CONFLICT OF INTEREST - Nil
  3. MINUTES OF PREVIOUS MEETING
  - 3.1 Planning and Development Committee Meeting Draft Minutes - January 25, 2021

Approved (Councillor D. Damerla)

4. MATTERS CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes

7085 Goreway Drive

Owner: 7085 Goreway Developments Limited

File: OZ 20/013 W5

Scott Arbuckle, IBI Group provided an overview of the Official Plan Amendment and Rezoning application.

Councillor Parrish spoke in support of the application, noting that the area is in need of residential and affordable housing.

RECOMMENDATION PDC-0012-2021

Moved By Councillor C. Parrish

That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by 7085 Goreway Developments Limited to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes, under File OZ 20/013 W5, 7085 Goreway Drive, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson, Councillor C. Parrish, and Councillor P. Saito

ABSENT (1): Councillor K. Ras

Carried (11 to 0)

#### 4.2 PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official plan Amendment and Rezoning applications to permit a six storey condominium apartment building and five detached homes

6616 McLaughlin Road, west side of McLaughlin Road, north of Navigator Drive

Owner: City Park (McLaughlin) Inc.

Files: OZ 20/014 W11 and T-M20003 W11

Jim Levac, Partner, Schnarr and Associates provided an overview of the Official Plan Amendment and Rezoning application.

The following persons spoke:

1. Joey Pais, Resident noted that he has provided written submissions outlining his objections of the development, and offered suggestions of increasing the amount of units within the same space of land all across the City, and the conversion of office spaces to residential.
2. Anna Glusevic, Resident, inquired regarding the rationale for a 6 storey building.

Chris Rouse, Director, Development and Design explained that the calculation for the number of storeys is based on the average grade from around the perimeter of the building as defined under the Zoning Bylaw.

Ms. Glusevic, expressed her concerns that the development does not fit the character of the Meadowvale Village.

Mr. Rouse, Director, Development and Design noted that this matter has been referred to the Local Planning Appeal Tribunal (LPAT) who will have the final decision on the Application.

3. Elena DiMichele, Resident expressed concerns with the development with respect to neighbour's privacy with the proposed rooftop amenities, insufficient parking, increased traffic, and pedestrian safety concerns. Domenic DiMichele inquired whether a parcel of land around the building would be used as a public pathway.

Jim Levac, Partner, Glen Schnarr and Associates advised that it is a 3 metre easement for the purpose of utilities and this area will be fenced off and will not be a public pathway.

4. Andrei V. Tchouvelev, Resident, expressed concerns that the building is too big for the site and the potential grid lock of traffic. Mr. Tchouvelev noted that the traffic impact report submitted in August 2020 mentioned the delay for vehicles turning left from Navigator Drive to McLaughlin Road; however, it concluded that there were no improvements required. Mr. Tchouvelev further expressed concerns with the impact to wildlife and the environment with this proposed development.

5. Saime Sheikh, Resident, expressed concerns that permitting the zoning amendment will alter the character of the area; the development is too large for the area, and suggested that other areas in the City be considered for this type of development. Ms. Sheikh further expressed concern with the insufficient parking for tenants and visitors, traffic congestion and pedestrian safety; the building's driveway entrance is too close to the intersection. Ms. Sheikh suggested that a new traffic study be conducted during school months and over a period of days as the traffic study submitted reflects data from a study conducted while schools were closed.
6. Betul Gamsiz, Resident, spoke on the history of the existing single unit dwelling and noted that a previous proposed development on this property was unsuccessful as it was noted that the property was on a floodplain, and inquired what has changed since then. Mr. Gamsiz expressed concerns with the increase in traffic, lighting into residential homes, increase of noise pollution and the decrease in property value for the neighbourhood.

Chris Rouse, Director, Development and Design, advised that he is not familiar with any previous application for development and any floodplain study conducted for this property. Mr. Rouse did advise that the application has been circulated and is under review by the Conversation Authority and the City's engineering staff. Mr. Rouse further confirmed that building residential homes on floodplain lands are not permitted.

7. Nik Lazarevic, Resident, requested clarification on the involvement of LPAT and whether the residents' comments and concerns are forwarded to LPAT

Councillor Carlson advised that the applicant has applied for adjudication from LPAT and explained the decision process and assured Mr. Lazarevic that all written and oral submissions are forwarded to LPAT.

Mr. Lazarevic spoke in objection to the development noting that this development would be setting a precedent for future development throughout the City; that this development would attract single adults and thus change the family community that is today; and, further echoed the concerns expressed by previous speakers.

Councillor Carlson noted that the comments expressed at this evenings meeting are similar to those expressed at the recent town hall meeting. Councillor Carlson, will continue to communicate with the community on any developments.

#### RECOMMENDATION PDC-0013-2021

Moved By Councillor S. Dasko

1. That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by City Park (McLaughlin) Inc. to permit a six storey condominium apartment building and five detached homes, under Files OZ 20/014 and T-M20003 W11,6616 McLaughlin Road, be received for information.
2. That eight oral submissions be received.

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

ABSENT (2): Councillor K. Ras, and Councillor D. Damerla

Carried (10 to 0)

4.3 Peel 2041 + Regional Official Plan Review and Municipal Comprehensive Review Update, presented by Katherine Morton, Manager, Planning Strategies

Andrew Whittemore, Commissioner, Planning and Development advised that the memorandum recently circulated details what is being considered at the Regional Council and that this presentation by Katherine Morton, Manager, Planning Strategies is a summary of the key points with a focus on the Major Transit Station Area (MTSA) component.

Katherine Morton, Manager, Planning Strategies, provided an overview of the topics for discussion at the upcoming Regional meeting, highlighting the growth forecasts for Mississauga, the Region's proposed allocation to 2051, growth forecast considerations, MTSA's framework, and next steps.

In response to Councillor Dasko's inquiry regarding how the persons and jobs per hectare (ppj/ha) is determined, specifically in Port Credit GO Transit Station, between now and 2051, Katherine Morton, Manager, Planning Strategies, explained that based on targets in the Official Plan, that staff determined the minimum target in cases with a GO Transit Station and community node.

In response to Councillor Dasko's inquiry regarding changes to targets, Jason Bevan, Director, Planning Strategies, advised there are no proposed changes to MTSA targets and that the targets align with the City's and Region's Official Plan.

In response to Councillor Dasko's request for clarification on the MTSA's along the lakefront, Jason Bevan, Director, Planning Strategies explained the lands included in the Haig, Promenade, and Dixie stations, and further explained the targets for the MTSA's along the lakeshore corridor.

Councillor Parrish expressed concern with not being provided an explanation and being consulted on the transportation numbers; the lack of affordable housing; the decision on the GTA west corridor; the financial impact on the portion of water/waste water going into the Town of Caledon; and, whether we can handle the percentage of intensification that the City has agreed too. Councillor Parrish requested that planning staff be available to the Members of Council during the Regional Council meeting to address concerns and provide guidance.

Andrew Whittemore, Commissioner, Planning and Building, advised that Jason Bevan, Director, Planning Strategies and Katherine Morton, Manager, Planning Strategies and he will attend the meeting and be available to support Members of Council to address concerns. Mr. Whittemore noted that the focus needs to be on the settlement boundary expansion; requesting that the Region look at increasing the ppj/ha for the Town of Caledon, the need for fiscal analysis; and moving forward with the MTSA's as it affects the ability to request for inclusionary zoning.

Mayor Crombie, thanked staff for the summary and commented on the environment assessment of the GTA West Corridor, noting that new information is being shared by environmental groups. Mayor Crombie suggested that this matter be discussed further, perhaps at Council and that perhaps a Motion be passed at Region Council.

RECOMMENDATION PDC-0014-2021

Moved By Councillor C. Parrish

That the PowerPoint presentation by Katherine Morton, Manager, Planning Strategies with respect to Regional Planning and Growth Management , Planning and Building Comments, be received.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , Councillor C. Parrish, and Councillor P. Saito

ABSENT (1): Councillor K. Ras

Carried (11 to 0)

5. ADJOURNMENT - 7:40 PM (Councillor S. McFadden)