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## Planning and Development Committee

**Date:** March 8, 2021  
**Time:** 6:02 PM  
**Location:** Online Video Conference

Members Present	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 (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)

### Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building  
Mr. Michal Minkowski,, 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. Paulina Mikicich, Manager, Planning Innovations  
Mr. Ben Phillips, Manager, Manager, Official Plan  
Ms. Sharleen Bayovo, Planner  
Mr. Francisco Cordero, Researcher (NCO), Planning Innovation  
Ms. Tori Stockwell, Planner  
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER - 6:02 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING
- 3.1 Planning and Development Committee Meeting Draft Minutes - February 16, 2021  
Approved (Councillor J. Kovac)
4. MATTERS CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit a 15 storey rental apartment building containing 250 units. The two existing 12 storey rental apartment buildings will remain

2570 and 2590 Argyle Road, west side of Argyle Road, south of Dundas Street West  
Owner: 574199 Ontario Inc.

Files: OZ 20/017 W7

Allison Chewter, Associate, Bousfields Inc., provided an overview of the Official Plan Amendment and Zoning Application.

The following persons spoke:

1. Heather Z. Wang, Resident, expressed concerns with the proposed bylaw amendments to increase height and density; decrease minimum setbacks, reduce parking aisle width and number of spaces, loss of privacy, risk of flooding and depreciation of property values.
2. Edward J. Maksimowski, Resident, commented on the petition that was submitted to the City Clerk's office containing 150+ signatures and expressed concerns with the proposed amendments to increase height and density, decrease the minimum setback requirements, reduce parking spaces and parking aisle width; lack of sunlight exposure, increased air and noise pollution, and increased risk of flooding due to high water table.
3. Karen Miller, Resident, commented on the petition that was submitted to the City Clerk's office and expressed concerns with insufficient parking, high volume of traffic, privacy issues, increase of noise and air pollution, unsafe location to build because of high water table, displacement of wildlife and damage to the habitat of the creek. Ms. Miller suggested that the existing buildings undergo improvements rather than build a large structure that violates existing bylaws.

Councillor Damerla acknowledged the residents who spoke and the concerns they raised and advised that she will continue to work with the community, staff and the developer to address the issues.

RECOMMENDATION PDC-0015-2021

Moved By Councillor D. Damerla

1. That the report dated February 12, 2021, from the Commissioner of Planning and Building, regarding the applications by 574199 Ontario Inc. to permit a 15 storey rental apartment building containing 250 units, under file OZ 20/017 W7, 2570 and 2590 Argyle Road, be received for information.
2. That four oral submissions be received.

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

Carried (11 to 0)

#### 4.2 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 12 storey condominium apartment building containing 195 residential units with “live/work” units at grade and two levels of underground parking.

Address: 420 Lakeshore Road East

Applicant: Starbank Group of Companies

File: OZ 20 / 009 W1

James Levac, Partner, Glen Schnarr and Associates, provided an overview of the Official Plan Amendment and Rezoning applications and outlined the revisions to the original plans which will be submitted at the end of the month.

In response to Councillor McFadden's inquiry with respect to accommodating ground floor retail to replace the current retailers; James Levac, Partner, Glen Schnarr and Associates advised that only the beer store would be removed and that the other retail amenities in the plaza are remaining. Mr. Levac will take those concerns and comments expressed by Councillor McFadden back to the applicant.

The following persons spoke:

1. Boris Rosolak, Resident, expressed concern that this development is inconsistent with the Official Plan on this site, and noted that his property is adjacent to the proposed development and described the impacts of the building's height, features and amenities would have on his property and enjoyment.

2. Deborah Goss, Lakeview Ratepayers Association, provided background on the Lakeview Ratepayers Association's involvement in developing the Lakeview area noting that the site was not identified for high density; the developer has not engaged the Ratepayers Association and the community prior to their submission, and described the impacts this development would have on the community, especially the single family homes adjacent to the proposed development. Ms. Goss suggested that a Lakeshore Road Study be conducted prior to any further decision on this application is made.
3. Johnathan Giggs, Resident, inquired on the amount of square footage and tenure of the proposed retail space; what the parking standards and the setbacks on the west elevation.

James Levac, Glen Schnarr and Associates responded to Mr. Giggs inquiries.

Mr. Giggs noted that he would wait for further submissions posted on the City's website and would make any necessary inquiries at that time.

4. Mike Cooke, Resident, advised that his property runs parallel to the proposed development and provided background of the water restrictions and flooding issues over the years, resulting in some residents being denied sewer backup insurance coverage. Mr. Cooke described the effects of the features and amenities that impact on the enjoyment of his home. Mr. Cooke inquired whether there has been ground water studies and shadow studies.

Chris Rouse, Director, Development and Design advised that he and staff from Transportation and Works will reach out to Mr. Cooke to discuss his concerns and respond to his inquiries.

Mayor Crombie spoke to the proposed development noting that it does not conform to the Official Plan and is not appropriate for the size of land, is not in keeping with the Village feel, and does not support this development.

Councillor Dasko spoke to the proposed development noting that although there are revised plans, they do not address any of the concerns raised by the community and that it is still 3 times larger than what is permitted. Councillor Dasko expressed his disappointment that the applicant had not reached out to his office and welcomes the opportunity to work with the developer, and planning staff to address the issues. Councillor Dasko reported that he would be undertaking a traffic study along the Lakeshore corridor.

RECOMMENDATION PDC-0016-2021

Moved By Councillor S. Dasko

1. That the report dated February 12, 2021, from the Commissioner of Planning and Building regarding the applications by the Starbank Group of Companies to permit a 12 storey condominium apartment building containing 195 residential units with “live/work” units at grade and two levels of underground parking, under File OZ 20/009 W1,420 Lakeshore Road East, be received for information.
2. That five oral submissions be received.

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

Carried (11 to 0)

#### 4.3 INFORMATION REPORT (All WARDS)

##### 2020 Housing Market Update

Francisco Cordero, Researcher (NCO), Planning Innovation, provided an overview of how the COVID-19 pandemic impacted Mississauga’s rental and homeownership markets in 2020.

Members of Committee spoke to the matter and raised the following questions and concerns:

- what types of housing options are being explored
- what is the number of approved units (not yet built) in the City
- a desire to see more senior units, mixed model options, smaller single family detached homes and ownership options

Jason Bevan, Director, City Planning Strategies advised that the next item on the agenda will outline other housing options and, further advised that in 2020, there was approximately, 20,000 units and that number has likely increased in 2021 as there has been an increase in the number of applications received.

RECOMMENDATION PDC-0017-2021

Moved By Councillor C. Parrish

That the report titled “2020 Housing Market Update” dated February 12, 2021 from the Commissioner of Planning and Building, be received for information.

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

Carried (11 to 0)

#### 4.4 INFORMATION REPORT (ALL WARDS)

Mississauga Official Plan Review – Engagement Summary and Policy Priorities Update

Sharleen Bayovo, Planner, provided an overview of the Mississauga Official Plan Review – Engagement Summary and Policy Priorities.

Members of the Committee spoke to the matter and raised the following questions and concerns:

- resident awareness of official plan review process
- the effort in creating official plans when development applications seek to override them
- the opportunity to build in a stronger climate change policy into the Official Plan
- incentive opportunities to green build developers
- where the 2020 consultations conducted before and during COVID and what were the difference in response
- build duplex and triplex in place of single family homes and purpose based basement
- consider conducting a study on glass building's waste of energy and submit it to the Province.
- are there any Provincial changes with respect to greenspaces
- transit oriented developments
- consider general education sessions at public meetings for staff to explain Official Plan policies to the public
- Consider mid-rise buildings as taller buildings are not as energy efficient
- Allow opportunities for residents to provide feedback on initiatives along the Dundas and Bloor corridors.

Sharleen Bayovo, Planner, Jason Bevan, Director, City Planning Strategies, and Andrew Whittemore, Commissioner, Planning and Building responded as follows:

- explained the process and legislative requirement to update Official Plans Policies.
- we are undertaking sustainable green development standards, mainly for private buildings; however, until the *Planning Act* and *Building Code* are updated there are limitations.
- Consultations were only conducted during COVID-19 in the Fall 2020.
- a lot of the points raised by the Members of the Committee will be followed up at Council
- reports will be brought forward with respect to Community Benefits charges, parkland dedication rules and cash in lieu rates

RECOMMENDATION PDC-0018-2021

Moved By Councillor C. Fonseca

That the report titled “Mississauga Official Plan Review – Engagement Summary and Policy Priorities Update” dated February 12, 2021 from the Commissioner of Planning and Building, be received for information.

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

Carried (11 to 0)

5. ADJOURNMENT- 8:26 PM (Councillor R. Starr)