
Planning and Development Committee

Date: March 29, 2021
Time: 6:03 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)
	Councillor Pat Saito	Ward 9 (ex-officio)

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lia Magi, Legal Counsel
Mr. Chris Rouse, Director, Development and Design
Ms. Sanitga Manandhar, Team Leader, Parks Assets
Ms. Lin Rogers, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Engineering and Construction
Ms. Lorie Sterritt, Manager, Development North,
Mr. Stephen Sterling, Manager, Development and Design Initiatives
Ms. Stephanie Bacani, Planner
Mr. Jordan Lee, Planner
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Angie Melo, Legislative Coordinator

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 - March 8, 2021
Approved (Councillor R. Starr)
4. MATTERS CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a 12 storey apartment building and 33 townhomes in addition to the existing 13 storey apartment building at the northeast corner of Aquitaine Avenue and Glen Erin Drive.

Address: 6719 Glen Erin Drive

Applicant: Blackrock Aquitaine Limited

File: OZ 20/019 W9

Bruce McCall-Richmond, Planner, Glen Schnarr & Associates provided an overview of the Official Plan Amendment and Rezoning Applications.

Councillor Saito spoke with respect to the concerns that she has brought to the attention of staff and the developer regarding the removal of block 3 of the townhouses; the location of the resident drop off and the feasibility of installing traffic signals to the entrance of the building; proposed parking spaces lower than required, especially when there will be no additional parking on Glen Erin Drive due to road integrated projects; the distance between the podium and the building; and the traffic concerns along Aquitaine Avenue and proposed pilot that may alleviate traffic congestion and issues relating to vehicles making left turns onto Aquitaine Avenue.

The following person spoke:

1. Jonathan Giggs, Resident inquired regarding the indoor ground floor and 2 storey podium amenity spaces.

Mr. McCall-Richmond, Planner, Glen Schnarr & Associates advised that the ground floor and rooftop spaces are under review and that more details will emerge during the design stage.

RECOMMENDATION PDC-0019-2021

Moved By Councillor P. Saito

1. That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding the applications by Blackrock Aquitaine Limited to permit a 12 storey apartment building and 33 townhomes, under File OZ 20/019 W9, 6719 Glen Erin Drive, be received for information.
2. That two oral submissions be received.

YES (12): 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, Councillor C. Parrish, and Councillor P. Saito

Carried (12 to 0)

4.2 RECOMMENDATION REPORT (WARD 5)

Official Plan Amendment and Rezoning Applications to permit 18 and 24 storey apartment buildings connected by a six storey podium with ground floor retail and service commercial uses at the Southeast corner of Bristol Road East and Hurontario. Address: 30 Bristol Road East (Riotrin)
Applicant: Riowalk Sandalwood Inc.
File: OZ 19/004 W5

Lorie Sterritt, Manager, Development North, provided an overview of the Recommendation Report with respect to the Official Plan Amendment and Rezoning Application.

The following persons spoke:

1. Cheryl Lyons, Resident, inquired regarding the type of units, income rental eligibility or rent control; when will construction commence and expected date of completion, and whether existing retail will remain.

Lorie Sterritt, Manager, Development North advised the following:

- the proposed development will be apartments, with one or more bedroom units;
 - rent will be offered at market rental prices
 - timelines for construction commencement and completion will depend on the developer satisfying the requirements for the removal of the "H" symbol and obtaining site plan application and building permit approvals;
 - the existing retail space is not part of the parcel of land for this development and, therefore, will remain.
2. Anna D'Lima, Resident, commented on the type of retail that should be proposed for this location, noting that many residents have expressed a desire to have a particular grocery chain lease space at this location.

Councillor Parrish advised that the zoning of this development does permit a grocery store; however, the developer has not yet determined what type of retail will occupy the space.

RECOMMENDATION PDC-0020-2021

Moved By Councillor C. Parrish

1. That the applications under File OZ 19/004 W5, Riowalk Sandalwood Inc., 30 Bristol Road East to amend Mississauga Official Plan to Residential High Density; to change the zoning to H-RA5-56 (Apartments – Exception) to permit 18 and 24 storey apartment buildings connected by a six storey podium with ground floor retail and service commercial uses, be approved subject to the conditions referenced in the staff report dated March 5, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the “H” holding symbol is to be removed from the H-RA5-56 (Apartments – Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and the City Departments that matters, as outlined in the report dated March 5, 2021 from the Commissioner of Planning and Building, have been satisfactorily addressed.
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 18 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 FSI shall not increase.
6. That two oral submissions be received.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, 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 (1): Councillor D. Damerla

Carried (11 to 0)

4.3 INFORMATION REPORT (All Wards)

Proposed City Initiated Amendments to Zoning By-law 0225-2007

Jordan Lee, Planner provided an overview the proposed amendments to the transit terminal and/or transit corridor, and to the rezoning of seven properties on Kelly Road.

RECOMMENDATION PDC-0021-2021

Moved By Councillor K. Ras

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, under File BL.09-CIT, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

YES (12): 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 , Councillor C. Parrish, and Councillor P. Saito

Carried (12 to 0)

4.4 INFORMATION REPORT (WARD 11)

Meadowvale Village Heritage Conservation District Zoning By-law Amendments to Permit Permeable Driveways.

No discussion took place on this matter.

RECOMMENDATION PDC-0022-2021

Moved By Councillor R. Starr

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding zoning by-law amendments to permit permeable driveways on five properties within the Meadowvale Village Heritage Conservation District (HCD) under File CD.03-MEA W11, be received for information.

YES (12): 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 , Councillor C. Parrish, and Councillor P. Saito

Carried (12 to 0)

5. ADJOURNMENT - 6:59 PM (Councillor R. Starr)