

## Planning and Development Committee

**Date:** April 19, 2021  
**Time:** 6:01 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**  
**Ms. Sanitga Manandhar, Team Leader, Parks Assets**  
**Ms. Lin Rogers, Manager, Transportation Projects**  
**Ms. Emma Calvert, Manager, Engineering and Construction**  
**Mr. Stephen Sterling, Manager, Development and Design Initiatives**  
**Ms. Paulina Mikicich, Manager, Planning Innovations**  
**Ms. Marianne Cassin, Manager, Development Central**  
**Mr. Jonathan Famme, Development Planner**  
**Mr. Adam Lucas, Development Planner**  
**Ms. Elizabeth Bang, Planner**  
**Mr. Jordan Lee, Planner**  
**Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk**  
**Ms. Angie Melo, Legislative Coordinator**

1. CALL TO ORDER - 6:01 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING
- 3.1 Planning and Development Committee Meeting Draft Minutes - March 29, 2021  
Approved (Councillor S. McFadden)
4. MATTERS CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Potential Zoning By-law amendments for the Lakeview West Infill Housing Study area.

Jordan Lee, Planner provided an overview of the Lakeview West Infill Housing Study.

The following persons spoke:

1. Steve Wild, Resident spoke in support of the proposed zoning by-law amendments.
2. Amrit Dhott, Resident spoke in support of the proposed zoning by-law amendments. In response to Mr. Dhott's inquiry with respect to different zoning standards permitted, Jordan Lee Planner, advised that staff will do a comparison of the different types of zoning and will report them on the Recommendation Report.
3. Juan Villa, Resident spoke in support of the proposed zoning by-law amendments.

Councillor Dasko requested that staff reach out to rate payer groups that did not have an opportunity to provide feedback.

Councillor Dasko noted that decisions from the Committee of Adjustment and Local Planning Appeal Tribunal may not have considered the process being undertaken and that as we move forward in this process, that we be mindful and respectful, especially in the consideration of permitted heights, to the existing community.

Mayor Crombie and Councillor Parrish spoke with respect to community feedback and agree that rate payer groups should be consulted on the process.

#### RECOMMENDATION PDC-0023-2021

Moved By Councillor S. Dasko

1. That the report dated March 26, 2021, from the Commissioner of Planning and Building regarding potential zoning by-law amendments for the Lakeview West Infill Housing Study area under File CD.06-LAK W1, be referred back to staff for further consultation with local rate payers groups and report back to the Planning and Development Committee.

2. That three 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 7)

Official Plan Amendment and Rezoning applications to permit two apartment buildings, 30 and 36 storeys, on a five storey podium with ground floor office and/or retail commercial uses 3420 and 3442 Hurontario Street, southwest corner of Central Parkway West and Hurontario Street.

Address: 3420 and 3442 Hurontario Street

Applicant: 3420 Hurontario St. Inc. and BET Realty Ltd.

File: OZ 20/022 W7

Jim Levac, Partner, Glen Schnarr & Associates Inc. provided an overview of the Official Plan Amendment and Rezoning Applications.

Councillor Damerla noted that there are still some outstanding issues that need to be addressed by the developer with respect to the location of the parking garage, excessive heights, maintaining current office space, architecture and urban design.

#### RECOMMENDATION PDC-0024-2021

Moved By Councillor D. Damerla

1. That the report dated March 26, 2021, from the Commissioner of Planning and Building regarding the applications by BET Realty Limited and 3420 Hurontario Street Incorporated to permit two apartment buildings, 30 and 36 storeys, on a five storey podium with ground floor office and commercial uses, under File OZ 20/022 W7, 3420 and 3442 Hurontario Street, be received for information.

2. That one oral submission 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 STATUS REPORT AND REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 7)

Application to remove the "H" holding provision to permit three mixed use buildings (81, 67 and 21-30 storeys), two new public streets and one private road with public easement on the South side of Burnhamthorpe Road West, west of Confederation Parkway.

Address: 3967-3981 Redmond Road, 448-452 Burnhamthorpe Road West, 465-475 Webb Drive, and 471-513 Soho Avenue  
Applicant: Rogers Telecommunications Limited  
File: HOZ 18/006 W7

In response to Mayor Crombie's inquiry regarding affordable housing and public art, Councillor Damerla advised that in order for construction to move forward, it was necessary to approve removing the "H" holding provision in the first phase, and that discussions on affordable housing and public art will be upcoming in the process.

RECOMMENDATION PDC-0025-2021

Moved By Councillor D. Damerla

That the report dated March 26, 2021, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 18/006 W7, Rogers Telecommunications Limited, 3967-3981 Redmond Road, 448-452 Burnhamthorpe Road West, 465-475 Webb Drive, and 471-513 Soho Avenue, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

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)

Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga's Neighbourhoods Study

Elizabeth Bang, Planner provided an overview of the launch of the Increasing Housing Choices in Mississauga's Neighbourhoods Study.

Councillor Parrish spoke in support of the moving forward with consultations as this will be an excellent system for controlling increased housing prices by providing more housing units without increased land space.

In response to Councillor Ras' inquiry with respect to public consultation and rate payers groups, Elizabeth Bang, Planner, advised that in addition to public meetings, there would be focused discussions with rate payer groups.

In response to Councillor Ras' inquiry with respect to permitted triplex units, balancing physical characteristics of a neighbourhood, addressing parking issues, and how to prevent decisions from the Committee of Adjustment and Local Planning Appeal

Tribunal, that modify Policies, Paulina Mikicich, Manager, Planning Innovations, advised that there are triplex units in the City, primarily in older neighbourhoods and that this type of building pre-dates zoning by-laws. Further, Ms. Mikicich, advised that there could be challenges in unique neighbourhoods, but that through this exercise and consultation they will document key features recognizing neighbourhood characteristics. Ms. Mikicich, noted that the plan is to have clearer Official Plan Policies that would stand up at the Local Planning Appeal Tribunal and provide greater clarity to the Committee of Adjustment.

Councillor Dasko spoke with respect to public consultation and dialogue with rate payers groups, parking issues, neighbourhood characteristics and decisions from Committee of Adjustment and Local Planning Appeal Tribunal.

Councillor Damerla commented on proportionate intensification so that middle class housing is not the subject to all the infill; and the increased value of single family lots.

Councillor Carlson spoke in support of this study and inquired on the number of units that have been added. Elizabeth Bang, Planner advised that there has been a small portion of the overall growth in big cities; and that they will continue to monitor the progress.

Paulina Mikicich, Manager Planning Innovations, spoke of her experience with the Vancouver process, and noted that it took time for the growth to develop. Ms. Mikicich noted that there is an economic impact analysis included in this process that will look at the price of land and what is recommended for middle class groups.

#### RECOMMENDATION PDC-0026-2021

Moved By Councillor R. Starr

That Council endorse the scope of work contained in the report titled, "Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga's Neighbourhoods Study" from the Commissioner of Planning and Building, dated April 5, 2021.

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 - 7:20 PM (Councillor K. Ras)