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## Planning and Development Committee

**Date:** May 10, 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. Graham Walsh, Legal Counsel  
Mr. Chris Rouse, Director, Development and Design  
Mr. Jason Bevan, Director, City Planning Strategies  
Ms. Sharon Chapman, Manager, Parks Planning,  
Mr. Jeremy Blair, Manager, Manager Transportation Infrastructure Management  
Ms. Emma Calvert, Manager, Engineering and Construction  
Ms. Marianne Cassin, Manager, Development Central  
Mr. Romas Juknevičius, Project Leader, Planning Programs,  
Mr. Hugh Lynch, Manager, Development South  
Ms. Lorie Sterritt, Manger, Development North  
Ms. Katherine Morton, Manager, Planning Strategies  
Mr. Jonathan Famme, Development Planner  
Mr. Bashar Al-Hussaini, Planner, City Planning Strategies  
Mr. Adam Lucas, Development Planner  
Mr. Paul Stewart, Planner  
Mr. David Ferro, Development Planner  
Ms. Mojan Jianfar, Planner  
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk  
Ms. Angie Melo, Legislative Coordinator

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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 - April 19, 2021

Approved (Councillor R. Starr)

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

Official Plan Amendment and Rezoning applications to permit three apartment buildings with heights of 21, 33 and 42 storeys with ground floor retail uses

5081 Hurontario Street

Owner: 1997937 Ontario Inc. (Liberty Development Corp.)

File: OZ 20/020 W5

David McKay, MHBC Planning, provided an overview of the Official Plan Amendment and Rezoning applications.

Councillor Parrish noted that there are some outstanding issues to be resolved and further, that staff have no objection to bring the recommendation report directly to Council once those issues have been resolved.

In response to Councillor Damerla's inquiry regarding the impact of 45 degree angular plane to the town/semi-detached homes adjacent to the property, Chris Rouse, Director, Development and Design explained that there is no height change to the side of the building adjacent to the town/semi-detached homes, and that the change to increase the height of the building is on the west side.

RECOMMENDATION PDC-0027-2021

Moved By Councillor C. Parrish

That the report dated April 16, 2021, from the Commissioner of Planning and Building regarding the applications by 1997937 Ontario Inc. (Liberty Development Corp.) to permit three apartment buildings with heights of 21, 33 and 42 storeys, under File OZ 20/020 W5, 5081 Hurontario Street, 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 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 INFORMATION REPORT Dundas Connects Master Plan Implementation – Update

Bashar Al-Hussaini, Planner, provided an overview of the Dundas Connects Master Plan (DCMP) highlighting key recommendations within the DCMP related to land uses, transportation and corridor design; inter-related projects; Transit Project Assessment Process; public engagement process, flood related studies; Major Transit Station Area Policies (MTSA); and next steps.

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

- incorporate pedestrian oriented in the language
- strengthen the concept of vibrant main streets
- consideration to development of a 25 storey building in a flood prone area at Dundas Street and Dixie Road
- review of the pinch point at Cawthra Road at Dundas Street, and at the little Etobicoke Creek through the Transit Project Assess Process
- presenting an update with respect to the proposed cycle track to the Mississauga Cycling Advisory Committee
- what type of flood mitigation/modelling is planned for the Etobicoke Creek
- timelines for approving the Dixie Community Node boundary
- flooding factored into for potential density
- impact to existing local businesses
- providing cyclist protection in the separated bicycle lanes
- capital costs; Provincial funding commitment

Bashar Al-Hussaini, Planner, Anthony DiGiandomenico, Storm Drainage Engineer, T&W/Stormwater Projects & Approvals, and Matthew Williams, Project Leader (NCC), T&W/Rapid Transit, responded as follows:

- Dundas Street and Dixie Road is one of two major focal areas considered appropriate for higher density, subject to outcomes of the flood and mitigation studies
- Consultants are currently reviewing the pinch point locations referenced
- Consultants should be prepared to provide updates to the Mississauga Cycling Committee and the public in the Fall 2021
- The Toronto and Region Conservation Authority is part of the team conducting the flood mitigation feasibility study.

- Proposed Dundas Community Node boundaries would be implemented through the Dundas Connects Master Plan Official Plan Amendment which may potentially come to Council in the second quarter of 2022
- Modelling considers flooding factor for the entire community for potential density. Staff will speak to consultants for more details and respond to Councillor Dasko.
- Staff are working with Consultants on the terms of reference in assessing land use compatibility, and that the recommendations, which would consider residential uses on sites for employment use, and some of those sites close to established businesses, would be considered as part of the application.
- Preliminary designs and on-going engagement of stakeholders with respect to multimodal transportation infrastructure options. Cycling facilities were developed through the Hurontario Project in accordance to city standards
- Funding for one section of the corridor has been submitted to the Federal and Provincial government; (Confederation Parkway to Etobicoke) with the other section of the corridor, west of Confederation Parkway not yet submitted

#### RECOMMENDATION PDC-0028-2021

Moved By Councillor C. Fonseca

1. That the report titled “Dundas Connects Master Plan Implementation – Update” dated, May 10, 2021, from the Commissioner of Planning and Building, be received.
2. That a draft Official Pan Amendment to implement the Dundas Connects Master Plan be presented through an engagement initiative later this year, followed by a Statutory Public Meeting.

#### 4.3 INFORMATION REPORT (WARDS 4 and 7) – Downtown Urban Growth Centre Office Retention

Mojan Jianfar, Planner, City Planning Strategies provided an overview of the Downtown Urban Growth Centre Office Retention, highlighting Existing Policy Framework; Downtown UGC Population and Job Growth; Development Pressure on Office Space; Proposed Policy Directions for Official Plan Amendment and next steps.

Councillor Parrish spoke of past practices of allowing residential builds in the city centre and suggests that changes to the Official Plan Amendment be paused until further review post COVID impacts. Councillor Parrish noted that the City owned lands in the city centre can be designated office, and emphasised the need to secure funding for the Light Rail Transit (LRT) in order to rebuild the office culture in the city centre.

Jason Bevan, Director, City Planning Strategies City Initiative explained that the retention policy is necessary to shift the imbalance and noted that if nothing is done now, there could potentially be more proposals to demolition office buildings to replace as residential. Mr. Bevan further explained that there has been a shift and greater interest for office rental spaces in downtown Toronto and that the effects of COVID are not yet known, and in which municipality will demand for office space increase.

In response to Councillor Kovac's inquiry with respect to whether the Uptown Node was considered in this report, Katherine Morton, Manager Planning - Strategies advised that the Uptown Node already has its own office retention policies in place.

RECOMMENDATION PDC-0029-2021

Moved By Councillor J. Kovac

1. That the following report titled "Downtown Urban Growth Centre Office Retention", dated April 26 2021, from the Commissioner of Planning and Building, be received.
2. That staff prepare an Official Plan Amendment for the Downtown Urban Growth Centre to address key challenges identified in this report and help ensure that the Downtown can retain its existing office floor space.
3. That staff are authorized to undertake community engagement to support this work, including holding a public meeting at an upcoming Planning and Development Committee meeting in the spring or fall.

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 STATUS REPORT AND REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 4)

Application to remove the "H" holding provision to permit a 48 storey condominium apartment building (574 units) and a 37 storey rental apartment building (428 units) with retail on the ground floor in a common podium  
 395 Square One Drive, 4225 and 4235 Confederation Parkway, southeast corner of Rathburn Road West and Confederation Parkway  
 Owner: OMERS Realty Management Corp. and ARI SQ GP Inc.  
 File: H-OZ 19/002 W4

No discussion took place on this matter.

RECOMMENDATION PDC-0030-2021

Moved By Councillor J. Kovac

That the report dated April 16, 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 19/002 W4, OMERS Realty Management Corp. and ARI SQ GP Inc., 395 Square One Drive, 4225 and 4235 Confederation Parkway, 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)

#### 4.5 PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit an 18 storey apartment with ground floor commercial uses  
85-95 Dundas Street West and 98 Agnes Street, northeast corner of Dundas Street West and Novar Road

Owner: Mississauga II GP Inc. (Emblem Developments)

File: OZ 19/017 W7

No discussion took place on this matter

RECOMMENDATION PDC-0031-2021

Moved By Councillor D. Damerla

1. That the applications under File OZ 19/017 W7, Mississauga II GP Inc. (Emblem Developments), 85-95 Dundas Street West and 98 Agnes Street, to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA4-Exception** (Apartments) to permit an 18 storey apartment building with ground floor commercial uses in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated April 16, 2021 from the Commissioner of Planning and Building.
2. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

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. That the "H" holding symbol is to be removed from the **H-RA4-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. 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.

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)

#### 4.6 RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit four townhouses that are four storeys in height  
 2207 Dixie Road, northeast corner of Dixie Road and Venta Avenue  
 Owner: 2726984 Ontario Ltd. (c/o Fountain Hill Construction and Consulting)  
 File: OZ 20/002 W1

Paul Stewart, Planner provided an overview of the Official Plan Amendment and Rezoning application Recommendation Report.

The following persons spoke:

1. Jonathan Giggs, Resident spoke in support of the development.
2. Gary Kennedy, Resident, expressed concerns with traffic congestion, especially with the ongoing bridge construction and future developments in the area. Mr. Kennedy noted that there are discrepancies within the traffic survey conducted, and emphasised the need to collect data over a longer period than the one day study and commented on the perceived conflict with the survey being commissioned and paid for by the developer.

Jeremy Blair, Manager, Transportation Infrastructure, explained the following:

- The traffic study determined sufficient capacity, and sufficient gaps in traffic for operational movement;
- growth rate of 2% was applied as determined by the Region;

- background growth includes applications in progress; no formal development application has been submitted;
- Ministry of Transportation is responsible for the impact to traffic with respect to the bridge overpass construction;
- staff's evaluation determined no impact to traffic for the parked Bell vehicles;
- traffic study has been revised to include the impact of traffic flow from the day care centre.

Councillor Parrish suggested that there be a policy change to have traffic studies commissioned to a third party by the City and that the cost for the study be included in the building permit process.

Councillor Dasko spoke opposing the application and expressed concerns with the traffic impacts, proposed infill and noted that this development does not meet the community requirements

#### RECOMMENDATION PDC-0032-2021

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File 20/002 W1, 2726984 Ontario Ltd. (c/o Fountain Hill Construction and Consulting), 2207 Dixie Road to amend Mississauga Official Plan to **Residential Medium Density** and change the zoning to **RM4-Exceptions** (Townhouses-Exception) to permit four townhouses that are four storeys in height, be approved subject to the conditions referenced in the staff report dated April 16, 2021, from the Commissioner of Planning and Building.
3. That the "H" holding symbol is to be removed from the **H-RM4-Exception** (Townhouses-Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
5. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal (LPAT) hearing on the subject applications under File OZ 20/002 W1, 2726984 Ontario Ltd. (c/o Fountain Hill Construction and Consulting).



6. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process, if any.
7. That the City Solicitor, be authorized to execute Minutes of Settlement with 2726984 Ontario Ltd., if required, and that the Commissioner of Planning and Building and the City Clerk be authorized to execute any other documents which may be necessary to implement the proposed development.
8. That two oral submission be received.

YES (9): 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

NO (1): Councillor S. Dasko

ABSENT (1): Mayor B. Crombie

Carried (9-1-1)

#### 4.7 RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit an 8 to 15 storey condominium apartment building with ground floor commercial space  
 1381 Lakeshore Road East, northeast corner of Lakeshore Road East and Dixie Road  
 Owner: City Park (Lakeshore) Inc.  
 File: OZ 20/018 W1

David Ferro, MCIP, RPP, Development Planner, provided an overview of staff's recommendation to refuse the applications for Official Plan Amendment and Rezoning.

In response to Councillor Starr's inquiry, Chris Rouse, Director, Development and Design advised that there has been discussions with the applicant with respect to potential settlement, and that staff would report to Council should a settlement be considered. Mr. Rouse further advised that the Local Planning Appeal Tribunal (LPAT) has moved away from conducting mediations and only conducting hearings.

Councillor Ras commented that the application does not meet policies and tests for the Lakeview Local Area Plan and further noted that the proposal is too big and no value added to the community.

In response to Councillor Starr's inquiry regarding opportunities to resolve this matter, Leo Longo, Partner, Aird & Berlis LLP, spoke with respect to the definition and intent of infill with tall storey buildings and provided examples of permitted developments. Mr. Longo noted that the applicant has presented to the community and has listened to their concerns. Mr. Longo explained the position and reason for the applicant to take the

proposal to the LPAT, and further explained that the applicant is committed to working with staff and Council to proceed through the LPAT process to resolve this matter, and is looking forward to that opportunity.

The following persons spoke:

1. Deborah Goss, Lakeview Rate Payers Association, spoke in support of staff's recommendation to refuse the application and defend the position at the Local Planning Appeal Tribunal, noting that high rise buildings should not be built to meet intensification targets.
2. Jonathan Giggs, Resident, spoke in support of the staff's recommendation to refuse the application noting that the proposal goes beyond what is acceptable for the community.

Councillor Dasko spoke in opposition of the application and agrees with staff's recommendation to refuse the application and take a position at the Local Planning Appeal Tribunal. Councillor Dasko spoke to the opportunities to continue with good planning and respect local areas and Official Plans.

#### RECOMMENDATION PDC-0033-2021

Moved By Councillor S. Dasko

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal hearing on the subject applications under File OZ 20/018 W1, City Park (Lakeshore) Inc., 1381 Lakeshore Road East to permit an 8 to 15 storey condominium apartment building with ground floor commercial space, in support of the recommendations outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building, that concludes that the proposed Official Plan Amendment and Rezoning applications are not acceptable from a planning standpoint and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process, however, if there is a potential for settlement then a report shall be brought back to Council by Legal Services.
3. 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 D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

Carried (11 to 0)

5. ADJOURNMENT - 8:50 PM (Councillor S. Dasko)