
Planning and Development Committee

Date: May 31, 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 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 Dipika Damerla	Ward 7

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Mr. Geoff Wright, Commissioner, Transportation & Works
Ms. Lia Magi, Legal Counsel
Mr. Chris Rouse, Director, Development and Design
Ms. Lin Rogers, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Engineering and Construction
Ms. Lorie Sterritt, Manager, Manager, Development North
Mr. Stephen Sterling, Manager, Development and Design Initiatives
Ms. Paulina Mikicich, Manager, Planning Innovations
Ms. Marianne Cassin, Manager, Development Central
Ms. Katherine Morton, Manager, Planning Strategies
Ms. Sharon Mittmann, Manager, Urban Design
Mr. Matthew Shilton, Planner
Ms. Tori Stockwell, Planner
Ms. Eniber Cabrera, Planner
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Megan Piercey, Legislative Coordinator

1. CALL TO ORDER – 6:01 PM2. DECLARATION OF CONFLICT OF INTEREST

Councillor McFadden declared a conflict of interest for items 4.2 and 4.3, as her son is employed by Mattamy Homes.

3. MINUTES OF PREVIOUS MEETING3.1 Planning and Development Committee Meeting Draft Minutes - May 10, 2021

Approved (Councillor S. McFadden)

4. MATTERS CONSIDERED4.1 INFORMATION REPORT (WARD 5)

Sign Variance Application to permit one (1) Billboard Sign with two (2) electronic changing copy sign faces

5965 Dixie Road

Applicant: Permit World

File: SGNBLD 20-1229 VAR (W5)

No discussion took place on this matter.

RECOMMENDATION PDC-0034-2021

Moved By Councillor C. Parrish

1. That the report dated May 7, 2021, from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGNBLD 20-1229 VAR (W5), Permit World, 5965 Dixie Road, be received for information.
2. That the request to permit one (1) Billboard Sign with two (2) electronic changing copy sign faces be approved.

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)

Due to a conflict of interest, Councillor McFadden departed the meeting at 6:05 PM prior to discussion of items 4.2 and 4.3.

4.2 PUBLIC MEETING INFORMATION REPORT (WARD 10)

Rezoning and Draft Plan of Subdivision applications to permit 47 townhomes (42 back to back townhomes and 5 condominium townhomes) on condominium roads 5150 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West

Owner: Mattamy (5150 Ninth Line) Limited
Files: OZ 20/021 W10 T-M20005 W10

Wayne Coutinho, Korsiak Planning provided an overview of the Rezoning and Draft Plan of Subdivision applications.

In response to Councillor Ras' inquiry with respect to the status of the transit way, Mr. Coutinho advised that the detail design stage was currently under review by the Ministry of Transportation and noted that there was not currently a timeline for approval.

RECOMMENDATION PDC-0035-2021

Moved By Councillor M. Mahoney

That the report dated May 7, 2021, from the Commissioner of Planning and Building regarding the applications by Mattamy (5150 Ninth Line) Limited to permit 42 back to back townhomes and 5 condominium townhomes under Files OZ 20/021 W10 and T-M20005 W10, 5150 Ninth Line, be received for information.

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

ABSENT (2): Councillor D. Damerla and Councillor S. McFadden

Carried (10 to 0)

4.3 RECOMMENDATION REPORT (WARD 10)

Rezoning and Draft Plan of Subdivision applications to permit 122 townhomes on condominium roads and a new public road from Ninth Line
5150 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West
Owner: Mattamy (5150 Ninth Line) Limited
Files: OZ 19/018 W10 and T-M19006 W10

Matthew Shilton, Planner provided an overview of the Rezoning and Draft Plan of Subdivision applications.

Councillor Ras spoke in support of the applications and requested that any further Recommendation Reports be brought directly to a future Council meeting.

RECOMMENDATION PDC-0036-2021

Moved By Councillor K. Ras

1. That the applications under File OZ 19/018 W10, Mattamy (5150 Ninth Line) Limited, 5150 Ninth Line to change the zoning to **RM5-58** (Street Townhouses – Exception), **RM6-26** and **H-RM6-26** (Townhouses on a CEC Road) **RM6-27** and **H-RM6-27** (Townhouses on a CEC Road), **RM6-28** (Townhouses on a CEC Road – Exception), **RM11-1** (Back to Back Townhouses on a CEC Road – Exception) and **G1** (Greenlands) to permit 122 townhomes (16 dual frontage, 65 condominium, 15 street

and 26 back to back townhomes) on condominium roads and a new public road from Ninth Line, and that the draft plan of subdivision under File T-M19006 W10, be approved subject to the conditions referenced in the staff report dated May 7, 2021 from the Commissioner of Planning and Building.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That the “H” holding symbol is to be removed from the **H-RM6-26** (Townhouses on a CEC – Road) and **H-RM6-27** (Townhouses on a CEC – Road) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters outlined in the report dated May 7, 2021 from the Commissioner of Planning and Building having been satisfactorily addressed.
5. That 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, number of dwelling units and FSI shall not increase.
6. That notwithstanding Council Resolution 0121-91, the applications be approved with the number of car spaces per dwelling and visitor parking spaces proposed.
7. That notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

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

ABSENT (2): Councillor D. Damerla and Councillor S. McFadden

Carried (10 to 0)

Councillor McFadden returned to the meeting at 6:37 PM.

4.4 RECOMMENDATION REPORT (WARD 6)

Official Plan Amendment and Rezoning applications to permit 105 townhomes 1240-1310 Britannia Road West, 0 Cabrera Crescent, 5939-5989 Cabrera Crescent and 1295 Galesway Boulevard, south side of Britannia Road West, east of Whitehorn Avenue

Owner: National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.

File: OZ 20/004 W6

Tori Stockwell, Planner provided an overview of the Official Plan Amendment and Rezoning applications.

The following person spoke:

1. Vidiya Basiram, Resident expressed concern regarding the traffic impacts, removal of trees, the height of the fences and garbage collection. Ms. Basiram also enquired about access to the proposed development from Britannia Road.

Councillor Starr advised that access from Britannia Road was not possible; however, there would be two points of access on Galesway Boulevard. Councillor Starr noted concerns with parts 6, 7 and 9 of the recommendation and requested that Planning staff follow-up. Councillor Starr requested that any further Recommendation Reports be brought directly to a future Council meeting.

RECOMMENDATION PDC-0037-2021

Moved By Councillor R. Starr

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 application under File OZ 20/004 W6, National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd., 1240 Britannia Road West to change the zoning to **RM6-25** (Townhouses on a CEC – Road) to permit 105 townhomes, be approved subject to the conditions referenced in the staff report dated May 7, 2021 from the Commissioner of Planning and Building.
3. That the city initiated, technical official plan amendment to remove the Cabrera Crescent extension from Schedule 10 (Land Use Designation), of Mississauga Official Plan, be approved.
4. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
5. That Realty Services be directed to order an appraisal of Blocks 71, 74, 75 and the lands south of Block 75, in order to establish a purchase price for the lands. That, Legal Services and Realty Services draft an Agreement of Purchase and Sale between National Homes (1240 Britannia) Inc. and the City for these lands once the value of the lands has been determined.
6. That Realty Services be directed to prepare a report for consideration at General Committee, to declare Blocks 71, 74, and 75 of Plan 43M-1563 and the lands south of Block 75 surplus and recommend that the unopened road allowance be closed by by-law.
7. That Council direct the Transportation and Works Department to prepare a by-law to stop up and close the unopened road allowance on the lands south of Block 75 on plan 43M1563.

8. That Council direct staff to amend the existing Development Agreement and Servicing Agreement for Plan 43M-1563, to facilitate the execution of the Agreement of Purchase and Sale to transfer Blocks 71, 74, 75 and the lands south of Block 75 on plan 43M-1563 to the applicant, and that the Commissioner of Planning and Building be authorized to approve the amended Development Agreement.
9. That Council direct the Planning and Building Department to prepare a by-law to deregister Lots 60 to 69 and Blocks 70, 71, 74, 75 and the lands south of Block 75 on Plan 43M-1563.
10. 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 36 months of the Council decision.
11. That the "H" holding symbol is to be removed from the **RM6-25** (Townhouses on a CEC - Road) 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 May 7, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
12. That 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 height shall not increase.
13. That notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.
14. 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 M. Mahoney, Councillor S. McFadden, Councillor G. Carlson, Councillor C. Parrish, and Councillor P. Saito

ABSENT (1): Councillor D. Damerla

Carried (11 to 0)

4.5 PUBLIC MEETING INFORMATION REPORT (WARDS 1 TO 11) – Off-street Parking Regulations Updates

Sharon Sterling, WSP provided an overview of the draft policy directions on off-street parking and bicycle parking regulations.

In response to Councillor Fonseca's inquiry with respect to considering visitor and bicycle parking to the existing rentals, Eniber Cabrera, Planner advised that the draft policy would only include off-street parking for new units. Andrew Whittemore, Commissioner, Planning and Building noted that the current building code would only apply if the site was being redeveloped to upgrade visitor parking and bicycle stations.

Councillor Fonseca requested that a presentation with respect to proposed bicycle parking regulations be made to the Mississauga Cycling Advisory Committee

Members of the Committee expressed concerns with the proposed allocation of visitor parking, noting that visitor parking is already limited. Members of the Committee suggested that the draft policy be presented to the Tourism Board, that there be more public engagement and that staff reach out to the Business Improvement Areas during the commercial consultation process. Katherine Morton, Manager, Planning Strategies, advised that staff will be conducting a town hall meeting, online survey, and would look into opportunities for public engagement and a presentation to the Tourism Board. Jason Bevan, Director, City Planning Strategies advised that staff would be comparing the draft policy directions to other municipalities.

RECOMMENDATION PDC-0038-2021

Moved By Councillor C. Fonseca

1. That the report titled *"Public Meeting Information Report (Wards 1 to 11) – Off-street Parking Regulations Updates,"* including the two appended reports by consultants that contain draft policy directions on off-street parking and bicycle parking regulations, be received for information.
2. That staff are authorized to further consult on the draft policy directions contained in this report, including stakeholder outreach and holding a virtual public meeting.
3. That following consultation, staff are authorized to prepare final recommendations and associated updates to the Official Plan and Zoning By-law, for further consideration by the Planning and Development Committee.

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)

5. ADJOURNMENT – 8:01 PM (Councillor K. Ras)