City of Mississauga

Minutes

Approved: June 28, 2021

Planning and Development Committee

Date:	**June 14, 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 Pat Saito	Ward 9 (ex-officio) (departed at 6:29 PM)
Members Absent	Councillor Dipika Damerla	Ward 7
	Councillor Carolyn Parrish	Ward 5 (ex-officio)

Staff Present

Andrew Whittemore, Commissioner, Planning & Building
Michal Minkowski, Legal Counsel
Chris Rouse, Director, Development and Design
Jeremy Blair, Manager, Manager Transportation Infrastructure Management
Emma Calvert, Manager, Engineering and Construction
Lorie Sterritt, Manager, Manager, Development North
Stephen Sterling, Manager, Development and Design Initiatives
Marianne Cassin, Manager, Development Central
Hugh Lynch, Manager, Development South
Christian Binette, Planner
Adam Lucas, Development Planner
David Ferro, Development Planner
Mila Yeung, Development Planner
Sacha Smith, Manager, Legislative Services and Deputy Clerk
Megan Piercey, 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 - May 31, 2021

Approved (Councillor C. Fonseca)

4. MATTERS CONSIDERED

4.1 PUBLIC MEETING INFORMATION REPORT (WARD 9)

Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment
File: CD.06 MEA

Christian Binette, Planner provided an overview of the Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment. Councillor Saito spoke to the background and community engagement involved in the proposed land use policy changes.

RECOMMENDATION PDC-0039-2021
Moved By Councillor P. Saito

1. That the report titled “Meadowvale Neighbourhood Character Study Directions Report”, dated April 2021 from DTAH and Gladki Planning Associates, be received for information.

2. That the report titled “Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment” dated May 21, 2021, from the Commissioner of Planning and Building, be received for information.

3. That the submissions made at the public meeting held on June 14, 2021 to consider the report titled “Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment” dated May 21, 2021, from the Commissioner of Planning and Building, 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 S. McFadden, Councillor G. Carlson , and Councillor P. Saito

ABSENT (2): Councillor D. Damerla, Councillor C. Parrish

Carried (10 to 0)

4.2 PUBLIC MEETING RECOMMENDATION REPORT (WARD 4)

Official Plan Amendment and Rezoning applications to permit a 32 storey apartment building with ground floor commercial uses.
Address: 1 Fairview Road East

Applicant: Edenshaw Fairview Developments Inc.
File: OZ 20/001 W4

Adam Lucas, Development Planner provided an overview of the Official Plan Amendment and Rezoning applications.

Councillor Saito departed the meeting at 6:29 PM.

The following persons spoke:

1. Debrah Kormos, Resident expressed concerns with the height of the proposed development and the driveway access to the adjacent building during construction.
2. Larry Lindsay, Resident expressed concerns with the proposed height, shadow impact, traffic impact, wind impact, and light pollution.

Councillor Kovac spoke to the background of the application, the community engagement and managing the future growth plans. Councillor Kovac enquired about maintaining the Official Plan policies, compatibility with the character of the area, shadow and traffic impact studies, the employment to population ratio, and affordable housing.

Adam Lucas, Planner explained the following:

- The proposed height is appropriate for the area and is appropriate built form for the intensification corridor along Hurontario Street;
- The development is subject to site plan approval, which staff will use to ensure that access to the adjacent building's driveway is not impeded as a result of the construction activity;
- The shadow impacts meet the City's standards on the adjacent area;
- Through the site plan approval process there will be further details on wind mitigation measures;
- The implementation of the low impact design features will be part of the site plan approval process where staff will be looking to reduce the impact of lighting on adjacent properties;
- The policies of the Official Plan have been maintained by this project and it is compatible with the character of the area;
- The proposed development is mostly residential and is trending to address the 1:1 employment to population ratio; and
- 18-1 bedroom affordable housing units have been secured for this development

Jeremy Blair, Manager, Transportation Infrastructure Management advised that the traffic impact study determined the amount of traffic generated was acceptable.

RECOMMENDATION PDC-0040-2021
Moved By Councillor J. Kovac

1. That the applications under File OZ 20/001 W4, Edenshaw Fairview Developments Limited, 1 Fairview Road East, to amend Mississauga Official Plan to **Residential High Density** and to change the zoning to **H-RA5-Exception** to permit a 32 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 May 21, 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 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 be removed from the **H-RA5-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 May 21, 2021, from the Commissioner of Planning and Building have 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 and FSI shall not increase.

6. That two oral submissions be received.

YES (9): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor S. McFadden, and Councillor G. Carlson

ABSENT (3): Councillor D. Damerla, Councillor C. Parrish, and Councillor P. Saito

Carried (9 to 0)

4.3 REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 1)

ground floor commercial space and four levels of underground parking
78 Park Street East, 22 – 28 Ann Street, west of Hurontario Street, north of Park Street
Owner: Edenshaw Ann Developments Limited
File: H-OZ 20/001 W1

David Ferro, Development Planner provided an overview of the application to remove the “H” holding provision. Councillor Dasko expressed support for the application.

RECOMMENDATION PDC-0041-2021
Moved By Councillor S. Dasko

That the report dated May 21, 2021, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application, under File HOZ 20/001 W1, Edenshaw Ann Developments Limited, 78 Park Street East and 22 – 28 Ann Street, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

YES (9): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor S. McFadden, and Councillor G. Carlson

ABSENT (3): Councillor D. Damerla, Councillor C. Parrish, and Councillor P. Saito

Carried (9 to 0)

4.4 REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007. REPORT (WARD 2)

Application to remove the "H" holding provision to permit a 176 unit four storey stacked and back to back townhouse development and two, three storey, commercial blocks 1101 – 1125 Clarkson Road North, east of Clarkson Road North, north of Lakeshore Road West
Owner: Clarkson Road Holdings Inc.
File: H-OZ 19/007 W2

David Ferro, Development Planner provided an overview of the application to remove the “H” holding provision.

RECOMMENDATION PDC-0042-2021
Moved By Councillor K. Ras

That the report dated May 21, 2021, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application, under File HOZ 19/007 W2, Clarkson Road Holdings Inc., 1101-1125 Clarkson Road North, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

YES (9): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor S. McFadden, and Councillor G. Carlson

ABSENT (3): Councillor D. Damerla, Councillor C. Parrish, and Councillor P. Saito

Carried (9 to 0)

4.5 REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 11)

Application to remove the holding provision to permit a six storey self-storage building
250 Derry Road West, south side of Derry Road West, east of McLaughlin Road
Owner: Derry Storage Corporation
File: H-OZ 19/008 W11 - Bill 139

No discussion took place on this matter.

RECOMMENDATION PDC-0043-2021
Moved By Councillor K. Ras

That the report dated May 21, 2021 from the Commissioner of Planning and Building 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 19/008 W11, Derry Storage Corporation, 250 Derry Road West, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

YES (9): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor S. McFadden, and Councillor G. Carlson

ABSENT (3): Councillor D. Damerla, Councillor C. Parrish, and Councillor P. Saito

Carried (9 to 0)

5. ADJOURNMENT – 7:22 PM (Councillor S. Dasko)