

Approved: September 7, 2021

Planning and Development Committee

Date: June 28, 2021
Time: 6:01 PM
Location: Online Video Conference

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|-----------------|----------------------------|---------------------|
| 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

Andrew Whittemore, Commissioner, Planning & Building
Graham Walsh, Deputy City Solicitor
Chris Rouse, Director, Development and Design
Jason Bevan, Director, City Planning Strategies
Emma Calvert, Manager, Engineering and Construction
Lin Rogers, Manager, Transportation Projects
Sangita Manandhar, Team Leader, Park Assets
Lorie Sterritt, Manager, Manager, Development North
Stephen Sterling, Manager, Development and Design Initiatives
Marianne Cassin, Manager, Development Central
Hugh Lynch, Manager, Development South
Stephanie Bacani, Development and Design Initiatives Planner
Paul Stewart, Development Planner
Jonathan Famme, 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 - June 14, 2021

Approved (Councillor S. Dasko)

4. MATTERS CONSIDERED

4.1 PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit a seven storey, mixed-use building consisting of self-storage, retail, and office uses.

Address: 6333 Hurontario Street

Applicant: 6333 Hurontario Storage GP Corporation

File: OZ 21/001 W5

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

RECOMMENDATION PDC-0044-2021

Moved By Councillor C. Parrish

That the report dated June 4, 2021, from the Commissioner of Planning and Building regarding the applications by 6333 Hurontario Storage GP Corporation to permit a seven storey, mixed-use building consisting of a self storage facility, retail and office uses, under File OZ 21/001 W5, 6333 Hurontario Street, 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)

4.2 RECOMMENDATION REPORT (WARD 11)

Proposed amendments to the Zoning By-law to permit permeable driveways on five properties within the Meadowvale Village Heritage Conservation District.

File: CD.03-MEA W11

No discussion took place on this matter.

RECOMMENDATION PDC-0045-2021

Moved By Councillor K. Ras

That the report dated June 4, 2021, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law to permit permeable driveways on five properties within the Meadowvale Village Heritage Conservation District, be adopted in accordance with the following:

1. The proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2, be approved, and that an implementing zoning by-law be brought forward to a future City 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)

4.3 RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a seven-storey rental apartment building with 151 units.

Address: 958-960 East Avenue

Applicant: Peel Housing Corporation

File: OZ 20/005 W1

Paul Stewart, Development Planner provided an overview of the Official Plan Amendment and Rezoning applications. Committee Members engaged in discussion and enquired about the feasibility of further improving the external appearance of the proposed development, and if the proposed development would accommodate larger families and seniors with accessibility needs. Mr. Stewart advised that the external appearance would be further reviewed as part of the site plan approval process and noted that there would be a range of unit sizes from 1-3 bedrooms and a number of the units would be fully accessible.

The following persons spoke:

1. Deborah Goss, Resident expressed concerns with the design of the building, and requested that the ground floor of the proposed development be integrated with the neighbourhood to the west.
2. John LoFaso, Resident expressed concerns that Byngmount Avenue could extend to East Avenue, which could result in pedestrian safety concerns.
3. Kevin Swersky, Resident expressed concerns with the landscape design and the surface parking. Mr. Swersky further noted that the proposed development should include ground floor commercial or community uses.

Councillor Dasko expressed concerns with the height, appearance of the building and the through street potential for vehicles on Byngmount Avenue. Councillor Dasko noted support for 21% of the units being accessible and targeted towards seniors and people with accessibility needs, as well as family friendly rental units. Councillor Dasko requested that City staff be directed to work with Region of Peel staff to review the City portion of land adjacent to East Avenue to review an integrated public space and report back to him.

RECOMMENDATION PDC-0046-2021

Moved By Councillor S. Dasko

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 OZ 20/005 W1, Peel Housing Corporation, 958-960 East Avenue to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA2-Exception** (Apartments – Exception) to permit a seven storey rental apartment building, be approved subject to the conditions referenced in the staff report dated June 4, 2021 from the Commissioner of Planning and Building.
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-RA2-Exception** (Apartments - 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 June 4, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. 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 maximum permitted height shall not increase.
7. That City staff be directed to work with Region of Peel staff to review the City portion of land adjacent to East Avenue to review an integrated public space and report back to the Ward Councillor.
8. That three 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)

4.4 PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a 15 storey apartment building with amenity uses at the mechanical level, a one storey amenity building and retain the two existing 11 storey apartment buildings.

Address: 1750 Bloor Street and 3315 Fieldgate Drive

Applicant: TC Core GP Inc. & Mustang Equities Inc. (Hazelview Investments)

File: OZ 17/014 W3

Lorie Sterritt, Manager, Development North provided an overview of the Official Plan Amendment and Rezoning applications.

The following persons spoke:

1. Peter Dudka, Resident expressed concerns regarding the height of the proposed development, healthcare capacity, limited parking options and the lack of commercial space on the first floor.
2. Alexander Shvets, Resident expressed concerns regarding the population density, proposed changes to the zoning by-law, the shadow study and limited parking options.
3. Jan Szczygiel, Resident expressed concerns regarding the construction plan.

Councillor Fonseca spoke to the background of the application, advised of community amenities and enquired about the potential minor variance application, healthcare infrastructure, parking availability, the shadow study and the construction plan.

Lorie Sterritt, Manager, Manager, Development North, Michael Williams, Hazelview Investments, and Erinma Chibututu, Urban Designer explained the following:

- The need for a minor variance application would be determined during the site plan process and the residents would be notified;
- The applications were circulated to Trillium Health Partners and they did not have any comments or concerns regarding this application;
- A parking utilization study was conducted to evaluate the current parking needs;
- The underground parking waitlist is due to preference for the underground, not due to lack of available parking, as there is not a waitlist for surface parking;
- The shadow study determined that the applications satisfy the City's sun shadow criteria;

- The applicant's intention is to not stage outside the property line during construction, however, there will be hording on the Kirkwall Crescent side; and
- The applicant will hold ongoing public meetings during the construction process to address pain points and to determine community impact plans.

RECOMMENDATION PDC-0047-2021

Moved By Councillor C. Fonseca

1. That the applications under File OZ 17/014 W3, Hazelview Investments, 1750 Bloor Street and 3315 Fieldgate Drive to amend Mississauga Official Plan to **Residential High Density** and to change the zoning to **RA3-38** (Apartments – Exception) to permit a 15 storey apartment building with amenity uses at the mechanical level and a one storey amenity building, be approved subject to the conditions referenced in the staff report dated June 4, 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. 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.
5. That three 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)

4.5 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 four apartment buildings (60, 31, 42, and 72 storeys) atop a mixed-use podium and new public street.

Address: 135, 151 and 181 City Centre Drive

Applicant: Camcentre Holdings Inc.

File: H-OZ 19/003 W4

Jonathan Famme, Development Planner provided an overview of the application to remove the "H" holding provision. Councillor Kovac spoke in support of the application.

RECOMMENDATION PDC-0048-2021

Moved By Councillor J. Kovac

That the report dated June 4, 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 19/003 W4, Camcentre Holdings Inc., 135, 151 and 181 City Centre Drive, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

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 - 8:19 PM (Councillor S. McFadden)