
Planning and Development Committee

Date: July 5, 2022
Time: 6:05 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
And Online Video Conference

Members Present

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
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) (departed at 10:00 PM)
Councillor Pat Mullin	Ward 2 (ex-officio)

Staff Present

Paul Mitcham, City Manager and Chief Administrative Officer
Andrew Whittemore, Commissioner, Planning & Building
Shari Lichterman, Commissioner, Corporate Services & CFO
Jodi Robillos, Commissioner of Community Services
Geoff Wright, Commissioner of Transportation and Works
Jason Bevan, Director, Planning Strategies
Graham Walsh, Deputy City Solicitor
Chris Rouse, Director, Development & Design
Ryan Au, Traffic Planning Coordinator
Michael Hynes, Planner, Parks Planning
Joe Alava, Supervisor, Development Engineering – Central
Lucas Petricca, Development Planner
Catherine Parsons, Planner
Bashar Al-Hussaini, Planner
David Ferro, Development Planner
Paul Stewart, Development Planner
Mila Yeung, Planner
Christian Binette, Planner
Hugh Lynch, Manager, Development South
Stephen Stirling, Manager, Development & Design Initiatives
Luisa Galli, Manager, Planning - Programs

Paulina Mikicich, Manager, Planning - Innovation
Ashlee Rivet-Boyle, Manager, Development North
Sacha Smith, Manager of Legislative Services and Deputy Clerk
Megan Piercey, Legislative Coordinator

DRAFT

1. CALL TO ORDER - 6:05 PM

2. INDIGENOUS LAND STATEMENT

Councillor G. Carlson recited the Indigenous Land Statement.

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING

4.1 Planning and Development Committee Draft Minutes - June 20, 2022

Approved (Councillor M. Mahoney)

5. MATTERS CONSIDERED

5.1 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 23 storey, 359 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses.
 Address: 17 & 19 Ann Street, 84 & 90 High Street East and 91 Park Street East
 Applicant: 10 West GO GP Inc. and City of Mississauga
 File: OZ/OPA 22-3 W1

Item 5.8 was discussed before this Item.

Antonio De Franco, Urban Strategies Inc., Frank Giannone, Fram + Slokker and Daniel Lee, CORE Architects provided an overview of the Official Plan Amendment and Rezoning applications.

The following persons spoke:

1. Mary Simpson, Resident, TOPCA enquired about the function of the park and spoke to the community engagement, the need for family units, and requested a car share program. M. Simpson noted that TOPCA is in support of the development.
2. Chris Mackie, Resident, MIRANET expressed concerns with losing the open space for the lawn bowling club and noted that he is opposed to the City giving up any area of public space.
3. Jonathan Giggs, Resident enquired about the heritage buildings being retained on High Street and the stone gate.

A. De Franco responded to questions. Councillor S. Dasko spoke to the Heritage Advisory Committee process regarding the stone gate, the community engagement, the parkland and noted that he wanted a gateway into Port Credit that would be deemed architectural excellence.

RECOMMENDATION PDC-0064-2022

Moved By Councillor S. Dasko

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 10 West GO GP Inc. to permit a 23 storey, 359 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses, under File OZ/OPA 22-3 W1, 17 & 19 Ann Street, 84 & 90 High Street East, and 91 Park Street East, be received for information.
2. That three (3) oral submissions be received.

YES (12): Mayor Crombie, Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson, Councillor C. Parrish, Councillor P. Saito, and Councillor P. Mullin

Carried (12 to 0)

5.2 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit 40 and 42 storey condominium apartment buildings containing 1,139 units and ground and second floor commercial space.

Address: 88 Park Street East, formerly 0 Park Street East (Port Credit GO Station Parking Lot)

Applicant: Edenshaw Queen Developments Limited

Files: OZ/OPA 22-10 W1 & T-M 22-02 W1

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

The following persons spoke:

1. Ben Szmuklerz, Resident expressed concerns regarding density, parking, and the impact on the environment and green space.
2. Michael Raftus, Resident expressed concerns regarding parking, privacy, traffic, noise pollution, and decreased enjoyment in the community.
3. Mary Simpson, Resident, TOPCA expressed concerns regarding height, parking, and the need for ground floor level amenities. M. Simpson spoke to the community engagement and advised that TOPCA does not support the additional height.
4. Chris Mackie, Resident, MIRANET expressed concerns regarding height, the FSI, the impact to local public services, and the impact to water and sewer requirements in the area.
5. Jonathan Giggs, Resident enquired about the parking requirements. D. Sajecki responded to questions.

Committee Members engaged in discussion, enquired about the parking ratio, and expressed concerns regarding traffic, height and lack of family units. D. Sajecki responded to questions. Councillor S. Dasko read aloud a letter from a resident expressing concern with the loss of parking.

Councillor S. Dasko requested that this Item be deferred. Councillor C. Parrish requested that the Item be received for information. Sacha Smith, Manager, Legislative Services and Deputy Clerk responded and spoke to the deferral process.

Committee Members took a 5 minutes recess.

RECOMMENDATION PDC-0065-2022

Moved By Councillor S. Dasko

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by Edenshaw Queen Developments Limited to permit a 40 and 42 story condominium apartment buildings containing 1,139 units and ground and second floor commercial space, under Files OZ/OPA 22-10 W1 and T-M 22-02 W1, 88 Park Street East, formerly 0 Park Street East, be deferred.
2. That five (5) oral submissions be received.

YES (11): Mayor Crombie, Councillor S. Dasko, 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. Mullin

NO (1): Councillor P. Saito

Carried (11 to 1)

5.3 PUBLIC MEETING INFORMATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a four storey rental apartment building with 20 units.

Address: 6020 Winston Churchill Blvd

Applicant: 2421845 Ontario Inc.

File: OZ/OPA 22-007 W9

Mike Crough, IBI Group provided an overview of the Official Plan Amendment and Rezoning applications.

Committee Members engaged in discussion and Councillor P. Saito expressed concerns regarding the location of the garbage, traffic, height, and parking and enquired about a play area for children. Councillor P. Saito further enquired about the status of a previous motion to use a City approved list of consultants. M. Crough, Ashlee Rivet-Boyle, Manager, Development North and Ryan Au, Traffic Planning Coordinator responded to questions.

The following persons spoke:

1. Aline Emirzian, Resident expressed their opposition to the Official Plan Amendment and Rezoning applications. A. Emirzian, also expressed concerns regarding height, building architecture, privacy, and traffic.
2. Cindy Dutfield, Resident expressed concerns regarding traffic, garbage location, parking, bus routes, height and construction.

Councillor R. Starr departed at 10:09 PM.

RECOMMENDATION PDC-0066-2022

Moved By Councillor P. Saito

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 2421845 Ontario Inc. to permit a four storey rental apartment building with 20 units, under File OZ/OPA 22-007 W9, 6020 Winston Churchill Blvd, be received for information.
2. That two (2) oral submissions be received.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , Councillor C. Parrish, Councillor P. Saito, and Councillor P. Mullin

ABSENT (1): Councillor R. Starr

Carried (11 to 0)

5.4 PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Bill 13, Supporting People and Business Act – Expanded Delegated Authorities.
File: LA.07-BIL (All Wards)

Councillor R. Starr returned at 10:11 AM.

No discussion took place regarding this Item.

RECOMMENDATION PDC-0067-2022

Moved By Councillor P. Mullin

1. That the proposed Mississauga Official Plan Amendment contained in the report titled "Bill 13, *Supporting People and Business Act – Expanded Delegated Authorities*" dated June 10, 2022, be approved.
2. That authority to approve removal of holding provision applications and pass amending bylaws be delegated to the Commissioner of Planning and Building and that a by-law authorizing the delegation of authority be prepared pursuant to Section 39.2 of the *Planning Act*.
3. That a by-law be enacted to amend the Council Procedure By-law 0044-2022 to reflect the authority of the Commissioner of Planning and Building to enact by-laws

to amend the Zoning By-law 0225-2007 to remove holding provisions in accordance with Section 39.2 of the *Planning Act* as outlined in the report dated June 10, 2022 from the Commissioner of Planning and Building.

YES (12): Mayor Crombie, Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson, Councillor C. Parrish, Councillor P. Saito, and Councillor P. Mullin

Carried (12 to 0)

5.5 RECOMMENDATION REPORT (WARD 2)

Rezoning application to permit 2 one storey industrial buildings.

Address: 551 Avonhead Road

Applicant: 551 Avonhead GP Inc.

File: OZ 21-007 W2

Councillor P. Saito departed at 10:00 PM.

Councillor P. Mullin enquired about including the addition of a natural regeneration area in the by-law and enquired if an additional traffic study would be completed if there were any changes to the use. Lucas Petricca, Development Planner responded to questions.

RECOMMENDATION PDC-0068-2022

Moved By Councillor P. Mullin

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 21-007 W2, 551 Avonhead GP Inc., 551 Avonhead Road to change the zoning to **E3-Exception** (Employment – Exception) to permit 2 one storey industrial buildings be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 10, 2022 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.

YES (11): Mayor Crombie, Councillor S. Dasko, 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. Mullin

ABSENT (1): Councillor P. Saito

Carried (11 to 0)

5.6 PUBLIC MEETING RECOMMENDATION REPORT (WARD 4 & 7)

Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Official Plan Amendments and Built Form Standards.

File: CD.03-DOW

Christian Binette, Planner provided an overview of the Official Plan Amendments and Built Form Standards. Committee Members engaged in discussion and spoke to the community consultation process, and the need for walk-able neighbourhoods.

The following persons spoke:

1. Jim Levac, GSAI spoke on behalf of BET Realty Limited and 3420 Hurontario Street Incorporated, and Augend 189 Dundas West Village Properties Ltd. J. Levac enquired about the rationale for the maximum height and requested that his client's site that is subject to an ongoing appeal before the Ontario Land Tribunal be excluded from the Official Plan Amendment.
2. Glen Broll, GSAI enquired about the current applications in process and how the proposed policies would apply to them. G. Broll further requested to meet with staff to discuss the design guidelines.

C. Binette, Jason Bevan, Director, Planning Strategies and Graham Walsh, Deputy City Solicitor responded to questions.

A verbal motion was passed by Councillor J. Kovac to continue the meeting past 11:00 PM.

RECOMMENDATION PDC-0069-2022

Moved By Councillor D. Damerla

1. That the amendments to Mississauga Official Plan proposed in Appendices 5 and 6 in the report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Official Plan Amendments and Built Form Standards” dated June 10, 2022, from the Commissioner of Planning and Building, be approved.
2. That the Official Plan Amendment By-law to implement Protected Major Transit Station Area policies as proposed in Appendices 5 and 6 in the report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Official Plan Amendment and Built Form Standards” dated June 10, 2022, from the Commissioner of Planning and Building, be prepared and submitted to the Region of Peel for approval.

3. That the Downtown Fairview, Cooksville and Hospital Built Form Standards proposed in Appendix 8 in the report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Official Plan Amendments and Built Form Standards” dated June 10, 2022, from the Commissioner of Planning and Building, be endorsed.
4. That staff be directed to explore strategies, including Community Improvement Plans and other incentives that support the retention and expansion of local businesses and employment uses in Downtown Fairview, Cooksville and Hospital Character Areas.
5. That two (2) oral submissions be received.

YES (11): Mayor Crombie, Councillor S. Dasko, 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. Mullin

ABSENT (1): Councillor P. Saito

Carried (11 to 0)

5.7 *RECOMMENDATION REPORT (WARDS 1-4 & 6-8)

Dundas Corridor Policy Implementation Project – Official Plan Amendment
File: CD.04-DUN

The following persons spoke:

1. David Tang, Miller Thomson LLP spoke on behalf of Mother Parkers Tea & Coffee Inc. and spoke to neighbouring properties remaining in the Dixie Employment area, noise rules and requested more stringent and detailed policies in the Official Plan Amendment (OPA). D. Tang noted that his client is mostly supportive of the proposed OPA and that staff have done a good job of balancing various interests.
2. John Lohmus, Plan Logic Consulting Inc. spoke on behalf of Mississauga Muslim Community Centre and requested that staff remove the proposed 25 storey height limit from his client’s property and change the limit to 50 storeys. J. Lohmus also spoke to the need for noise attention walls and parking.
3. Peter Gross, Gowling WLG LLP spoke on behalf of the Ahmed Group and objected to the Mixed Use designation and requested that his client's property be designated as Mixed Use Limited and should not be designated in the Dixie Employment Area. P. Gross also expressed concerns with his client's property being designated Special Site 4 and expressed concerns with the height limitations.
4. Jim Levac, GSAI spoke on behalf of Dundix Realty Holdings (Smart Centres) and Augend 189 Dundas West Village Properties Ltd. (Gala Communities), and expressed concerns with the height and density limitations. J. Levac further enquired about the height hierarchy.

5. Stephen Sparling, Dundas Land-Owners Association expressed concerns with the recommendations and certain properties designated in the Dixie Employment Area. S. Sparling further expressed concerns with the height limitations.
6. Marc De Nardis, GWD Planners spoke on behalf of 3150 and 3170 Golden Orchard Drive and expressed concerns with the height limitations, and requested that the maximum height requirement be removed. M. De Nardis noted that his client wants to bring purpose built rentals to their properties.

Committee Members engaged in discussion and Bashar Al-Hussaini, Planner and Jason Bevan, Director, Planning Strategies responded to questions.

RECOMMENDATION PDC-0070-2022

Moved By Councillor M. Mahoney

1. That the amendments to Mississauga Official Plan proposed in Appendices 5 and 6 in the report titled “Dundas Corridor Policy Implementation Project – Official Plan Amendment” dated June 10, 2022, from the Commissioner of Planning and Building, be approved.
2. That the Official Plan Amendment By-law to implement Protected Major Transit Station Area policies as proposed in Appendices 5 and 6 in the report titled “Dundas Corridor Policy Implementation Project – Official Plan Amendment” dated June 10, 2022, from the Commissioner of Planning and Building, be prepared and submitted to the Region of Peel for approval.
3. That six (6) oral submissions be received.

YES (11): Mayor Crombie, Councillor S. Dasko, 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. Mullin

ABSENT (1): Councillor P. Saito

Carried (11 to 0)

5.8 RECOMMENDATION REPORT (ALL WARDS)

Inclusionary Zoning Recommended Official Plan Policies and Zoning By-law
File: CD.06-INC

This Item was discussed before Item 5.1.

Catherine Parsons, Planner provided an overview of the Inclusionary Zoning Recommended Official Plan Policies and Zoning By-law.

The following persons spoke:

1. Tanya Burkart, Peel ACORN spoke to the average rental cost and affordable housing. T. Burkart expressed concerns with the set aside rates, policy exceptions, affordability periods, and lack of parking.

2. Robin Vanderfleet, Peel ACORN spoke to affordable housing and expressed concerns regarding purpose built apartment rentals not being included in the policy.
3. Sean Meagher, Resident, Cooksville Community Hub Working Group expressed concerns regarding potential gentrification, affordability periods, and policy exceptions.
4. Deborah Goss, Resident, Lakeview Ratepayers Association spoke to the housing coming to Lakeview and Peel Living housing. D. Goss also enquired about the set aside rates, affordable unit yield, traffic concerns and spoke to advocating to higher levels of government for assistance with affordable housing.
5. Frank Giannone, Fram Building Group spoke to the need for subsidy from higher levels of government.

Committee Members engaged in discussion, and enquired about the affordability periods and subsidised housing. Committee Members further spoke to Provincial Legislation limiting Inclusionary Zoning (IZ) to Major Transit Station Areas (MTSAs). Jason Bevan, Director, City Planning Strategies and Andrew Whittemore, Commissioner, Planning & Building responded to questions and advised that staff have been advocating for the Province to expand IZ to be available broadly.

Councillor C. Parrish and Councillor P. Saito provided direction to staff to look at the option of 99 years for the affordability period and the rationale versus the proposed 50 years prior to final approval of the by-law.

Councillor S. Dasko provided direction to staff to advocate for other funding methods with other levels of government in response to Frank Giannone's comments.

RECOMMENDATION PDC-0071-2022

Moved By Councillor C. Parrish

1. That the Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment, attached to the report titled "Recommendation Report (City-wide) – Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment," dated June 10, 2022, from the Commissioner of Planning and Building, be approved, and that the City Solicitor be authorized to make any non-substantive stylistic and technical changes to the Official Plan Amendment and Zoning By-law Amendment, as may be required, prior to Council adoption.
2. That notwithstanding that subsequent to the public meeting held on May 30, 2022, change(s) to the zoning by-law amendment in the report titled "Recommendation Report (City-wide) – Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment", dated June 10, 2022, from the Commissioner of Planning and Building, have been made, Council considers that the changes are minor and do not require further notice, pursuant to the provisions of subsection 34(17) of the *Planning Act*.
3. That the report titled "Recommendation Report (City-wide) – Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment" and attachments, dated

June 10, 2022, from the Commissioner of Planning and Building, be forwarded to the Minister of Municipal Affairs and Housing.

4. That five (5) oral submissions be received.

YES (12): Mayor Crombie, Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , Councillor C. Parrish, Councillor P. Saito, and Councillor P. Mullin

Carried (12 to 0)

6. ADJOURNMENT - 11:44 PM (Councillor C. Parrish)