
Planning and Development Committee

Date: May 29, 2023
Time: 6:07 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present	Mayor Bonnie Crombie (Departed at 9:08 PM)	
	Councillor Stephen Dasko	Ward 1 (Chair)
	Councillor Alvin Tedjo	Ward 2
	Councillor Chris Fonseca	Ward 3
	Councillor John Kovac	Ward 4
	Councillor Carolyn Parrish (Departed at 7:47PM)	Ward 5
	Councillor Joe Horneck	Ward 6
	Councillor Dipika Damerla	Ward 7
	Councillor Matt Mahoney	Ward 8
	Councillor Martin Reid (Arrived at 6:49 PM)	Ward 9
	Councillor Sue McFadden (Departed at 7:47)	Ward 10
	Councillor Brad Butt	Ward 11

Staff Present

Andrew Whittemore, Commissioner, Planning & Building
Shari Lichterman, City Manager
Jodi Robillos, Commissioner, Community Services
Geoff Wright, Commissioner, Transportation & Works
Graham Walsh, Deputy City Clerk,
Chris Rouse, Director, Development & Design
Jason Bevan, Director, City Planning Strategies
Ryan Au, Traffic Planning Coordinator
Emma Calvert, Manager, Development Engineering and Construction
Sangita Manandhar, Team Leader, Park Assets
David Ferro, Planner
Andrea Dear, Planner
Michael Franzolini, Planner
Romas Juknevicius, Project Leader
Sacha Smith, Manager, Legislative Services and Deputy Clerk
Angie Melo, Legislative Coordinator

1. CALL TO - 6:07 PM

2. INDIGENOUS LAND STATEMENT

Councillor Dasko cited the Indigenous Land Statement

3. APPROVAL OF THE AGENDA

Councillor Parrish requested that Item 6.5. be considered following Item 6.2.

Approved (Councillor C. Parrish)

4. DECLARATION OF CONFLICT OF INTEREST - Nil

5. MINUTES OF PREVIOUS MEETING

5.1 Planning and Development Committee Draft Minutes - May 8, 2023

Approved (Councillor J. Horneck)

5.2 Planning and Development Committee Draft Minutes - May 15, 2023

Approved (Councillor J. Horneck)

6. MATTERS TO BE CONSIDERED

6.1 RECOMMENDATION REPORT (WARD 5)

Sign Variance Application to permit one billboard sign with one electronic changing copy sign face

455 Gibraltar Drive

Applicant: Gilda Collins

File: SGNBLD 22-6232 VAR (W5)

Councillor Parrish spoke to the application and noted that this application was initially approved at a smaller scale and that in comparison to other applications recently approved for similar signs, Councillor Parrish requested that this application be approved.

RECOMMENDATION PDC-0032-2023

Moved By Councillor C. Parrish

That the sign variance application under file SGNBLD 22-6232 VAR (W5), Gilda Collins, 455 Gibraltar Drive, to permit one billboard sign with one electronic changing copy sign face (electronic billboard sign) be approved.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor A. Tedjo, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor J. Horneck, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, and Councillor B. Butt

ABSENT (1): Councillor M. Reid

Carried (11 to 0)

6.2 PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Temporary Rezoning application to permit a transportation facility for 106 commercial motor vehicles for a period of three years

1075 Canadian Place, south of Eglinton Avenue East, east of Tomken Road

Owner: 2415054 Ontario Inc.

File: T-OZ 21-6 W3

Pre-Bill 109

Nick Dell, Harper Dell Associates, representing owners at 1055 and 1065 Canadian Place, spoke in opposition of the application and expressed concerns that the demonstrated use at 1075 Canadian Place will have an impact on his clients and other businesses adjoining the property and requests that the Committee reject the application or defer until better landscaping and lack of adverse impact to adjoining properties.

Andrea Dear, Planner responded to the concerns expressed by the representative for the owners at 1055 and 1065 Canadian Place, and noted that staff advised the owners of 1075 to enter into a site plan process and that there has been several improvements in developing mitigation measures. Ms. Dear explained the permitted use, noted that any other use is a violation, and would have to be addressed Property Standards enforcement.

Councillor Fonseca spoke to the application and recognized the concerns raised by Mr. Dell. Councillor Fonseca requested that the matter be deferred and directed staff to work with the applicant and landowners to address the issues.

RECOMMENDATION PDC-0033-2023

Moved By Councillor C. Fonseca

1. That the application under File T-OZ 21-6 W3, 2415054 Ontario Inc., 1075 Canadian Place to temporarily change the zoning to D - exception (Development – Exception) to permit a transportation facility for 106 commercial motor vehicles for a period of three years, be deferred.
2. That one oral submission be received.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor A. Tedjo, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor J. Horneck, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, and Councillor B. Butt

ABSENT (1): Councillor M. Reid

Carried (11 to 0)

6.3 PUBLIC MEETING INFORMATION REPORT (WARD 8)

Official Plan Amendment and Rezoning applications to permit five condominium apartment buildings of 11, 8, 7, 7 and 6 storeys with commercial uses at grade and

seven blocks of stacked townhouses containing a total of 703 units
4099 Erin Mills Parkway, southeast corner of Erin Mills Parkway and Folkway Drive
Owner: Queenscorp (Erin Mills) Inc.
File: OZ/OPA 22-25 W8

Pre-Bill 109

Glen Broll, Glen Schnarr & Associates provided an overview of the Official Plan Amendment and Rezoning applications.

Councillor Mahoney expressed concern that the applicant 's new proposed concept design does not address the community's concerns regarding the need to reduce density, and that it is a re-distribution of density.

Chris Rouse responded to Councillor Mahoney's inquiry regarding the standard timelines and process for an applicant to resubmit an application.

Mr. Broll clarified that the concept design image shown in his presentation is not intended to be considered a re-submission and that the applicant is receptive to listening and committed to working with the community.

Mr. Broll responded to inquiries from Members of Committee with respect to whether the proposed concept design increases the retail component, and what is the origin of this development in a non-intensification area.

The following persons spoke:

1. Laurie Cashmore, Sawmill Valley Focus Group, presented an overview of the Sawmill Valley Community and expressed concern that the application does not preserve the character, culture or liveability of the community;
2. Johanna Stille, Sawmill Valley Focus Group spoke to the Official Plan Growing Mississauga Policy on Gentle Densification;
3. Ray Bacquie, Sawmill Valley Focus Group, presented an overview of transportation and traffic impacts;
4. Lori Goldie, Sawmill Valley Focus Group, outlined concerns with respect to the school and safety speeding report;
5. Justin Colley, Sawmill Valley Focus Group, presented and an overview of Sawmill Valley's access points;
6. Terry Chemij, Sawmill Valley Focus Group, presented an overview of the concerns relating to design and massing, environment and unit types
7. Art Silva, 4099 Erin Mills Parkway Redevelopment Opposition Group presented a video of the Sawmill Valley residents expressing what Community represents to them;

8. Andy Ames, 4099 Erin Mills Parkway Redevelopment Opposition Group presented a video of the Sawmill Valley residents expressing what Community represents to them;
9. Don Baker, 4099 Erin Mills Parkway Redevelopment Opposition Group presented an overview of the density of the Sawmill Valley neighbourhoods; comparisons to other recent developments;
10. Anthony Fadel Ghanem, 4099 Erin Mills Parkway Redevelopment Opposition Group recognized the Sawmill Valley residents for their community spirit and expressed concerns with respect to community safety and outlined a list of "what next" scenarios would be imposed on the community;
11. Nalini Chariandy, 4099 Erin Mills Parkway Redevelopment Opposition Group presented an overview of what Council has communicated to the residents regarding the housing action plan, what the community knows and what the Developer knows; and outlined City Goals, developers compliance and the community's concerns and request that Council reject this development.
12. Greg Kovacs, 4099 Erin Mills Parkway Redevelopment Opposition Group presented an overview of traffic and parking impacts; and outlined rationale for council to reject this development
13. Anthony Agueci, 4099 Erin Mills Parkway Redevelopment Opposition Group, expressed concerns with respect to the noise feasibility study provided by the applicant.
14. Dianna Wartnaby, 4099 Erin Mills Parkway Redevelopment Opposition Group, outlined the benefits enjoyed by the residents of the Sawmill Valley community, and expressed concerns that the proposed application will affect the walkability, tranquility, privacy, and environment of the Sawmill Valley community and urged Council to reject the application.
15. Anthony Kern, 4099 Erin Mills Parkway Redevelopment Opposition Group spoke in opposition of the application and outlined concerns with the Planning Justification Report provided by GSAI;
16. Kathleen Pirpamer, 4099 Erin Mills Parkway Redevelopment Opposition Group, spoke in opposition of the application and outlined the benefits the plaza has provided to her and the Sawmill Valley community;
17. Kathryn Gelder, 4099 Erin Mills Parkway Redevelopment Opposition Group, outlined the features of the Sawmill Valley network of parks and walkways and expressed concerns that there would be no proposed expansion of green spaces; that the walkability score means more vehicles on the road; the removal of trees is of environmental concern,
18. Carmelina Allegretti, Resident, expressed concerns with respect to the increased traffic congestion mainly in the area where there is a park and school

bus pick up and drop offs; the environmental and noise impacts with the increase of vehicles in the area. the elimination of businesses and employment; and the decreased value of the Sawmill Valley community;

19. Kim Aston, Resident, presented an overview of the existing retail at the plaza and expressed concerns with respect to the proposed reduction of retail and the impact to local retail
20. Keegan Wharram, Resident, spoke with respect to the walkability of the community and requested that the application be rejected.
21. Stephen Biss, Resident expressed concerns that the applicant's propose keeps changing and that he community is unprepared to raise concerns about the changing aspects of the development such height and increased retail component; and believes the applicant ought to re-submit a full application and provided proper notice to residents; and expressed concern that a creek runs through the subject land for development as shown on page 357 of the Phase One Environmental Assessment.

Councillor Mahoney recognized the residents for their input and expressed concerns of height, density, traffic congestion and the need to create more walkable spaces, and that emphasized the need to build communities with consideration and engagement from the community.

Mayor Crombie; echoed Councillor Mahoney's concerns and spoke to the need for responsible growth in appropriate spaces to meet housing targets; and urged residents to speak to their Members of Provincial Parliament to voice their concerns.

RECOMMENDATION PDC-0034-2023

Moved By Councillor M. Mahoney

1. That the report dated May 5, 2023, from the Commissioner of Planning and Building regarding the applications by Queenscorp (Erin Mills) Inc. to permit five condominium apartment buildings of 11, 8, 7, 7 and 6 storeys with commercial uses at grade and seven blocks of stacked townhouses containing a total of 703 units, under File OZ/OPA 22-25 W8, 4099 Erin Mills Parkway, be received for information.
2. That twenty-one oral submissions be received.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor A. Tedjo, Councillor C. Fonseca, Councillor J. Kovac, Councillor J. Horneck, Councillor D. Damerla, Councillor M. Mahoney, Councillor M. Reid, Councillor S. McFadden, and Councillor B. Butt

ABSENT (1): Councillor C. Parrish

Carried (11 to 0)

Official Plan Amendment and Rezoning applications to permit a 38 storey apartment building with ground floor commercial space
 70 Park Street East, 23, 25, 29 and 31 Helene Street North, 53 Queen Street East, north of Park Street East of Helene Street North
 Owner: 70 Park Street East Inc.
 File: OZ/OPA 23-3 W1
 Bill 109

Councillor Fonseca Assumed the role of Chair (9:22 PM)

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

David Ferro provided an overview of the Information and Recommendation staff report with respect to the Official Plan Amendment and Rezoning applications.

The following Person spoke;

1. Jonathan Giggs, Resident inquired whether there is capacity with the current wastewater infrastructure to accommodate with the development and how would the capacity be increased to accommodate the wastewater infrastructure and what are the timelines; whether Metrolinx waivers on setback requirements, and are Metrolinx's comments on the application anticipated.

David Ferro, Planner responded to Jonathan Gigg's inquiries.

David Sajecki, Sajecki Planning responded to Mr. Gigg's inquiry with respect Metrolinx's setback rules and requirements.

Councillor Dasko spoke to the application and expressed his concerns with respect to density, unit sizes, and parking spaces and looks forward to working with the applicant to address these issues.

Councillor Tedjo, spoke in support of Councillor Dasko's views and noted concerns with the process and timelines for approvals under Bill 109;

David Ferro, Planner responded to Councillor Damerla's inquiry regarding the timelines for building infrastructure necessary to support a high-rise development.

Paul Cope, Dream Asset Management responded to Councillor Damerla's inquiry with respect to whether the applicant was advised that there was no capacity to service the development.

Councillor Dasko resumed his role as Chair (at 9:54 PM)

RECOMMENDATION PDC-0035-2023

Moved By Councillor S. Dasko

1. That the applications under File OZ/OPA 23-3 W1, 70 Park Street East Inc., 70 Park Street East, 23, 25, 29 and 31 Helene Street North, 53 Queen Street East, to amend the

Mississauga Official Plan to include additional uses within the existing Residential High Density designation to permit a height maximum of 38 storeys and to amend the existing RA5-27 (Apartments – Exception) zone to permit a 38 storey apartment building with ground floor commercial uses, are not acceptable in their current form and should not be approved.

2. That Planning and Development Committee authorize staff to engage with the applicant to explore potential agreement with the applicant and to bring back a report to Committee should revisions be found acceptable.

3. That one oral submission be received.

YES (8): Councillor S. Dasko, Councillor A. Tedjo, Councillor C. Fonseca, Councillor J. Kovac, Councillor J. Horneck, Councillor D. Damerla, Councillor M. Mahoney, and Councillor M. Reid

NO (1): Councillor B. Butt

ABSENT (3): Mayor Crombie, Councillor C. Parrish, and Councillor S. McFadden

Carried (8 to 1)

6.5 PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit 16, three storey back to back townhouse units

5, 7, 9 Beverley Street, north of Derry Road East, west of Airport Road

Owner: 2862505 Ontario Limited

File: OZ/OPA 22-27 W5

Pre-Bill 109

Councillor Parrish spoke to the application with respect to the proposed parking spaces, noise study results and the need to conduct a further traffic study.

RECOMMENDATION PDC-0036-2023

Moved By Councillor C. Parrish

PDC-0036-2023

That the report dated May 5, 2023, from the Commissioner of Planning and Building regarding the applications by 2862505 Ontario Limited to permit 16, three storey back to back townhouse units, under File OZ/OPA 22-027 W5, 5, 7, 9 Beverley Street, be received for information.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor A. Tedjo, Councillor C. Fonseca, Councillor J. Kovac, Councillor C. Parrish, Councillor J. Horneck, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, and Councillor B. Butt

ABSENT (1): Councillor M. Reid

Carried (11 to 0)

6.6 INFORMATION & RECOMMENDATION REPORT (WARD 2) - Clarkson Transit Station Area Study Update: Air Quality Study Findings and Next Steps

Romas Juknevičius Project Leader provided an overview of the Clarkson Transit Station Area Study.

The following person spoke:

1. Debra Walker, MHBC Planning representing CRH Canada Group Inc., Petro Canada Lubricants Inc., and Certain Teed Canada Inc., presented an overview concerns with respect to the land use capabilities, higher modelling standards for industries and working with staff on next steps

Councillor Dasko spoke to the study and inquired whether the air quality study was conducted during the pandemic and requested further air quality study be conducted post pandemic.

Romas Juknevičius Project Leader, responded to Councillor Dasko's inquiry

Councillor Damerla spoke regarding the added burden to industries in MTSA's when residential developments are built around them, and the potential for pushing out industries if they request to expand.

Romas Juknevičius Project Leader, and Jason Bevan, Director, City Planning Strategies responded to Councillor Damerla's inquiries.

Councillor Tedjo spoke to the study report and noted the need to protect and support industry jobs in the City and how to create a better relationship between the industries and residents.

RECOMMENDATION PDC-0037-2023

Moved By Councillor A. Tedjo

1. That the corporate report titled "Clarkson Transit Station Area Study: Air Quality Study Findings and Next Steps" dated May 5, 2023, from the Commissioner of Planning and Building, be received for information.
2. That staff be directed to proceed with completing the master plan for the Clarkson GO Major Transit Station Area and associated implementation policies as outlined in this report.
3. That one oral submission be received

YES (6): Councillor A. Tedjo, Councillor C. Fonseca, Councillor J. Horneck, Councillor M. Mahoney, Councillor M. Reid, and Councillor B. Butt

NO (2): Councillor S. Dasko, and Councillor D. Damerla

ABSENT (4): Mayor Crombie, Councillor J. Kovac, Councillor C. Parrish, and Councillor S. McFadden

Carried (6 to 2)

6.7 PUBLIC MEETING RECOMMENDATION REPORT (WARD 1) - Lakeview Innovation District Community Improvement Plan

Councillor Fonseca assumed the role of Chair

Councillor Dasko noted the significant contribution that will benefit the community and supports the vision of the Lakeview Innovation Corridor.

RECOMMENDATION PDC-0038-2023

Moved By Councillor S. Dasko

1. That the proposed Lakeview Innovation District Community Improvement Plan contained in Appendix 1 of the report titled, "Lakeview Innovation District Community Improvement Plan" dated May 5, 2023 from the Commissioner of Planning and Building be adopted.
2. That an implementing by-law to adopt the Lakeview Innovation District Community Improvement Plan be brought to a future City Council meeting and that the City Solicitor be authorized to make any non-substantive stylistic and technical changes to the Community Improvement Plan, as may be required, prior to Council adoption.

YES (8): Councillor S. Dasko, Councillor A. Tedjo, Councillor C. Fonseca, Councillor J. Horneck, Councillor D. Damerla, Councillor M. Mahoney, Councillor M. Reid, and Councillor B. Butt

ABSENT (4): Mayor Crombie, Councillor J. Kovac, Councillor C. Parrish, and Councillor S. McFadden

Carried (8 to 0)

7. ADJOURNMENT 10:45 PM (Councillor J. Horneck)