

Planning and Development Committee

Date: July 27, 2020
Time: 6:00 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
	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)

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Mr. Graham Walsh, Legal Counsel
Mr. Chris Rouse, Director, Development and Design
Ms. Sangita Manandhar, Team Leader, Park Assets
Ms. Lin Rogers, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Engineering and Construction
Ms. Ashlee Rivet, Acting Manager, Development North
Ms. Marianne Cassin, Manager, Development Central
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk,
Mr. Adam Lucas, Development Planner
Ms. Lorie Sterritt, Development Planner
Ms. Mila Yeung, Development Planner
Ms. Katherine Morton, Manager, Planning Strategies
Ms. Eniber Cabrera, Planner
Ms. Dayna Obaseki, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER 6:00 PM

2. DECLARATION OF CONFLICT OF INTEREST – Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Planning and Development Committee Meeting Minutes - July 13, 2020

Approval of the July 13, 2020 Planning and Development Committee meeting minutes

Approved (Councillor S. Dasko)

4. MATTERS CONSIDERED

4.1 PUBLIC MEETING INFORMATION REPORT (WARD 5)

Rezoning application to permit a gas bar with an accessory convenience retail and service kiosk with revised performance standards including a take-out restaurant that is larger than permitted in the zoning by-law and reduced parking

1480 Derry Road East, southwest corner of Derry Road East and Dixie Road

Owner: Prabh Aulakh Ltd.

File: OZ 19/019 W5

Nitin Malhotra, Principal Architect, n Architecture Inc., provided an overview of the Application.

Councillor Parrish spoke in support of the application and welcomes this development for the area.

RECOMMENDATION PDC-0023-2020

Moved By Councillor C. Parrish

That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the application by Prabh Aulakh Ltd. to permit a gas bar with an accessory convenience retail and service kiosk with revised performance standards including a take-out restaurant that is larger than permitted in the zoning by-law and reduced parking, under File OZ 19/019 W5, 1480 Derry Road East, be received for information.

YES (11): 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 , and Councillor C. Parrish

Carried (11 to 0)

4.2 PUBLIC MEETING INFORMATION REPORT (WARD 3)

Official Plan amendment and rezoning applications to permit two 18 storey rental apartment buildings with 433 residential and retain the two existing rental apartment buildings

1840-1850 Bloor Street

Owner: 1840-1850 Bloor E (MISS) Ltd.

File: OZ 20/003 W3

Anna Wynveen Senior Planner, Bousfield Inc. provided an overview of the application.

The following persons spoke:

1. Alexander Shvets, Resident expressed concern with traffic congestion, too much density for the area, and the reduction of green space which will impact our environment.

Councillor Fonseca noted that the Information Report did not mention the tenant and community meetings held earlier this year. Chris Rouse, Director, Development and Design, advised that the Recommendation Report will reference those meetings. In response to Councillor Fonseca's inquiry regarding preserving designated green fields, impact study reports on storm water, noise and environment, adequate parking for tenants and visitors, applicant's request to increase the Floor Space Index (FSI), comments from Toronto and Region Conservation Authority (TRCA), and community benefits, Chris Rouse, Director, Development and Design advised the following:

- Designated green fields are not being touched
- Storm water, noise and environmental study reports have not yet been submitted
- Parking study is still under review
- Current zoning regulations permits 1.0, the Mississauga Official Plan (MOP) 1.2; and the applicant is requesting an increase to 1.69
- This development is outside of the TRCA area and does not require their input
- Community benefits will be considered, and noted proposed new legislation forthcoming

In response to Councillor Fonseca's inquiry regarding traffic impact along Bloor Street, Lin Rogers, Manager, Transportation Projects, advised that all pending and approved development applications are considered in traffic studies and noted that Bloor Street has been identified as a minor arterial road and will be considered as such in the traffic reports.

RECOMMENDATION PDC-0024-2020

Moved By Councillor C. Fonseca

That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the applications by 1840-1850 Bloor E (MISS) Ltd. to permit two 18 storey rental apartment buildings, under File OZ 20/003 W3, 1840 and 1850 Bloor Street, be received for information.

YES (11): 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 , and Councillor C. Parrish

Carried (11 to 0)

4.3 PUBLIC MEETING INFORMATION REPORT (WARD 4)

Official plan amendment and rezoning applications to permit a 36 storey condominium apartment building with ground floor commercial uses

1 Fairview Road East, northeast corner of Fairview Road East and Hurontario Street

Owner: Edenshaw Fairview Developments Inc.

File: OZ 20/001 W4

David Sajecki, Sajecki Planning and Deni Pelloti, Core Architect, provided an overview of the application.

The following persons spoke:

1. Rick Paciorek, Resident, expressed concerns that traffic congestion will impact residents who access Fairview Road including residents of Burdock Place that have no alternate access other than exiting onto Fairview Road, idling construction vehicles; volume of construction vehicles in the area due to current and upcoming construction, such as the LRT along Hurontario Street, and vehicles taking shortcuts through apartment building driveways to avoid traffic congestion.

In response to Mayor Crombie's inquiry regarding providing affordable housing and mixed use office space, David Sajecki, advised that the Owner has been exploring ideas to provide office space services for residents, in light of the current situation where many residents are working from home, and Edenshaw Development and City staff are in discussions with respect to providing affordable housing for this development.

2. Mariam Ahmed, Resident expressed concerns with the volume of traffic on Fairview Road East; access through and exiting the pathway at 15 Fairview Road East; insufficient parking for residents and commercial tenants and patrons; construction noise, debris and volume of construction vehicles; zoning exceptions for setbacks, rezoning from current permitted use, purchase price for units is not affordable, and potential flooding issues with so much construction in the area.

Councillor Parrish noted concern with the population infusion, however, noted that the growth will bring in people who will pay taxes, shop retail, and support city services, and noted that construction traffic congestion is temporary and inconvenient but necessary to develop the City. Further Councillor Parrish noted that office buildings are no longer practical as more people are now working from home.

Councillor Kovac thanked residents who came to community meetings, and reiterated resident comments regarding traffic congestion, building height and density and potential flooding in the area. Councillor Kovac further noted that a mobile sign has been placed at the site providing residents information on upcoming meetings and encouraging residents to provide feedback.

In response to Councillor Kovac's inquiry regarding staff's consideration of high density designation amendments, surrounding area character, and permitted use of a lube service establishment at 1 Fairview Road, Marianne Cassin, Manager, Development Central advised that planning staff obtain a planning justification report from the developer, and staff consider the rationale for an amendment to be supported by Council with respect to the need for residential density; office space requirement, employment uses especially along the Hurontario Street corridor in support of the LRT; accommodating traffic, school capacity, storm water capacity and other services in the area, and that the design fits the neighbourhood character and provides appropriate transition to adjacent land use. Ms. Cassin further advised that the use of the lube establishment at 1 Fairview Road is permitted and only a site plan approval was required, and further that the surrounding lands are designated mixed use.

RECOMMENDATION PDC-0025-2020

Moved By Councillor J. Kovac

That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the applications by Edenshaw Fairview Developments Inc. to permit a 36 storey condominium apartment building with ground floor commercial uses, under File OZ 20/001 W4, 1 Fairview Road East, be received for information.

YES (11): 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, and Councillor C. Parrish

Carried (11 to 0)

4.4 PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan amendment and rezoning applications to permit a 16 storey residential condominium apartment building with ground floor commercial uses

85-95 Dundas Street West and 98 Agnes Street, northeast corner of Dundas Street West and Novar Road

Owner: Mississauga II GP Inc. (Emblem Developments)

File: OZ 19/017 W7

Adam Santos, Planner, Weston Consulting, provided an overview of the application.

Councillor Damerla spoke to the application and noted that the intensification is reasonable and is overall supportive of the development and inquired about the resident's concerns regarding Norvar Road, and the upgrading street scape along Dundas Street.

Lin Rogers, Manager, Transportation Projects, advised that the right of way will be completed on Norvar Road, and will provide improvement with the widening of the road. Adam Lucas, Planner, spoke to upgraded street scape along the Dundas Street frontage, and Agnes Street which will include increased sidewalks and an upgraded landscaping.

Councillor Damerla inquired on future consideration and demand for larger apartment sizes, given the current pandemic, Adam Santos, Planner, Weston Consulting, noted that this application was submitted pre-COVID-19 and noted that some developments are including communal workspaces. Mr. Santos would be happy to have discussions with Councillor Damerla and staff about future plans and considerations.

RECOMMENDATION PDC-0026-2020

Moved By Councillor D. Damerla

That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the applications by Mississauga II GP Inc. (Emblem Developments) to permit a 16 storey residential condominium apartment building with ground floor commercial uses, under File OZ 19/017 W7, 85-95 Dundas Street West and 98 Agnes Street, be received for information.

YES (11): 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 , and Councillor C. Parrish

Carried (11 to 0)

4.5 INFORMATION REPORT (WARDS 4 AND 5) – Uptown Node Capacity Review

Katherine Morton, Manager, Planning Strategies, provided an overview of the Uptown Node Capacity Review that addresses the development pressures in the Node and the impact of infrastructure and services in the area.

In response to Mayor Crombie's inquiry with respect to who would be responsible for the development of a master plan to provide affordable housing and secure parkland, Katherine Morton, Manager, Planning Strategies advised that there would be detailed planning through the development applications and conceptual plans that would attract affordable housing and secure parkland. Andrew Whitemore, Commissioner, Planning and Development, advised that because most of the area is identified as a major transit station area, which allows for inclusionary zoning to be applied which has more strength to require affordable housing and the Official Plan that will be prepared will identify potential areas for parklands.

Councillor Parrish spoke to the recognition of the uptown node in developing and expanding the City; particularly with the creation of the LRT. Councillor Parrish noted the importance of concentrating on affordability housing and noted that there was a large cash commitment from Pinnacle and units from Liberty. Councillor Parrish further noted that there are many new developments for single bedroom units; however there is a need for 3 bedroom units for families moving into the city. Councillor Parrish would like innovative street management options explored for the intersection of Eglinton Avenue and Hurontario Street.

Councillor Kovac spoke with respect to the Uptown Node being a focal point for retail, office and medium density and noted that we must be mindful of the mix and that it does not end up being a high-rise development in the future, in order to show respect to the subdivision residents and being sensitive to Acorn Place and the challenges in the neighbourhood. Councillor Kovac also spoke to parkland deficiencies and the need to negotiate to secure more parkland where possible.

In response to Councillor Kovac's inquiry regarding density target and jobs per hectare, Katherine Morton, Manager, Planning Strategies advised that we are close to reaching the target minimum set by the Province and that the 200 – 300 people plus jobs hectare is an aspirational target within our Official Plan.

In response to Councillor Kovac's inquiry regarding traffic issues at the intersection of Hurontario Street and Eglinton Avenue, Lin Rogers, Manager, Transportation Projects, advised that throughout the city specifically throughout intensification area staff are constantly managing growth. Ms. Rogers further advised that in the Uptown Node intersection of Hurontario Street and Eglinton Avenue staff are exploring options such as

the creation of road networks to support high-rise growth, a finer grain road network, create more access points and distribute traffic more evenly, as well as increasing transit and sustainable modes of transportation.

Andrew Whittemore, Commissioner, Planning and Development added that throughout the studies Transportation Planning staff became engaged and it is the intention to do a more fulsome study of Eglinton Avenue in the near future.

Councillor Damerla noted that there is appropriate transition of the lands south of Eglinton Avenue.

RECOMMENDATION PDC-0027-2020

Moved By Councillor C. Parrish

1. That the following report titled "Uptown Node Capacity Review" dated June 19, 2020, from the Commissioner of Planning and Building, be received for information.
2. That staff prepare an Official Plan Amendment (OPA) for the Uptown Node to address the key challenges identified in this report and ensure the Uptown Node can support proposed development.
3. That staff are authorized to undertake community engagement to support this work, including holding a public meeting at an upcoming Planning and Development Committee meeting in the fall.

YES (11): 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 , and Councillor C. Parrish

Carried (11 to 0)

4.6 Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2019 and Land Needs Assessment Methodology

Eniber Cabrera, Planner, Planning Strategies, provided an overview of the Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2019 and Land Needs Assessment Methodology.

In response to Councillor Dasko's inquiry regarding whether the proposed legislation takes into account geography in determining where the Transit Station Areas (TSA) will be placed.

Eniber Cabrera, Planner, Planning Strategies advised that the legislation does not determine where the TSA's will be located and noted that it only changes one policy within the Growth Plan that deals with TSA's, where there is employment lands, and further that the Municipality could introduce changes to the land uses to allow for other

uses that are not employment such as retail, mixed use or residential.

Andrew Whittemore, advised that this legislation is a means to facilitate more population and employment for the Peel Region, and that the Region now must reallocate that growth, which, the City of Mississauga must take more growth than initially planned, and that determining where that growth goes, is something that the city controls through its Official Plan.

In response to Councillor Parrish's inquiry regarding the City of Mississauga's requirement to take 100% of the infill, Andrew Whittemore, Commissioner, Planning and Building, advised that the Region of Peel must achieve a certain percentage of the allocation through infill, and that the cities that are able to do that are the City of Mississauga and the City of Brampton.

Further to Councillor Parrish's comment regarding the City of Brampton obtaining a Minister's Zoning Order, turning commercial lands into single family residential, Andrew Whittemore, Commissioner, Planning and Building, noted that the City of Brampton may not be looking at infill for approximately 10 to 15 years, but will be forced to once their green field development is built out.

In response to Councillor Damerla's inquiry with respect to how infill growth is allocated based on infrastructure and ways to be strategic to ensure more balanced growth, Jason Bevan, Director, City Planning Strategies advised that we do have forecasts at localized geographies in character areas, traffic zone forecasts and that the city works with the region to make decisions around infrastructure investment and look at it from a traffic modeling perspective, and further noted that some of those forecasts require updating, if the province mandates 2051 planning. Mr. Bevan further noted that the Region advised that the Burnhamthorpe project will accommodate more growth into the future.

RECOMMENDATION PDC-0028-2020

Moved By Councillor D. Damerla

1. That the report titled *"Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2019 and Land Needs Assessment Methodology"* from the Commissioner of Planning and Building, dated July 3, 2020, be received.
2. That Council endorse positions and recommendations contained in this report.15240015240000
3. That the City Clerk forward this report to the Ministry of Municipal Affairs and Housing.

YES (11): 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 , and Councillor C. Parrish

Carried (11 to 0)

5. ADJOURNMENT - 8:51 PM (Councillor S. Dasko)