
Planning and Development Committee

Date: November 13, 2023
Time: 6:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members Present	Councillor Stephen Dasko	Ward 1
	Councillor Alvin Tedjo	Ward 2
	Councillor Chris Fonseca	Ward 3
	Councillor John Kovac	Ward 4
	Councillor Carolyn Parrish	Ward 5
	Councillor Joe Horneck	Ward 6
	Councillor Dipika Damerla	Ward 7, Chair
	Councillor Matt Mahoney	Ward 8
	Councillor Martin Reid	Ward 9
	Councillor Sue McFadden	Ward 10
	Councillor Brad Butt	Ward 11
Members Absent	Mayor Bonnie Crombie	

Staff Present

Shari Lichterman, City Manager
Geoff Wright, Commissioner, Transportation & Works
Jodi Robillos, Commissioner, Community Services
Andrew Whittemore, Commissioner, Planning & Building
Michal Minkowski, Legal Counsel
Chris Rouse, Director, Development & Design
Jason Bevan, Director, City Planning Strategies
Ryan Au, Manager, Traffic Planning
Emma Calvert, Manager, Development Engineering and Construction
Sharon Chapman, Manager, Parks & Culture Planning,
Sacha Smith, Manager Secretariat and Access & Privacy,
Angie Melo, Legislative Coordinator

1. CALL TO ORDER

Councillor Damerla called the meeting to order at 6:00PM

2. INDIGENOUS LAND STATEMENT

Councillor Damerla recited the Indigenous Land Statement

3. APPROVAL OF AGENDA

Approved (Councillor M. Mahoney)

4. DECLARATION OF CONFLICT OF INTEREST - Nil

5. MINUTES OF PREVIOUS MEETING

5.1 Planning and Development Committee Draft Minutes - October 23, 2023

Approved (Councillor J. Horneck)

6. MATTERS CONSIDERED

6.1 PUBLIC MEETING RECOMMENDATION REPORT (WARD 4)

Official Plan Amendment and Rezoning applications to permit a 40 storey rental apartment building

Address: 3575 Kaneff Crescent, south side of Kaneff Crescent, east of Obelisk Way and west of Mississauga Valley Boulevard

Owner: Kaneff Properties Limited

Files: OZ/OPA 20/007 W4

Pre-Bill 109

Ashlee Rivet-Boyle, Manager, Development Central provided an overview of the Official Plan Amendment and Rezoning application.

The following person spoke:

1. Jonathan Giggs, Resident enquired regarding public access to applicant's resubmission; reduced amenity space per unit; and whether the proposed height is appropriate. Mr. Giggs commented on the minimum landscaping and parking ratios.

Ashlee Rivet-Boyle, Manager, Development Central, advised that all applicant resubmissions are uploaded online, and explained that as a result of the increased number of units, the amenity space is now spread across a greater number of units.

In response to Mr. Giggs' enquiry regarding appropriate heights, Chris Rouse, Director, Development and Design noted that this matter is under appeal before the Ontario Land Tribunal (OLT).

Councillor Kovac commented on the applicant's resubmission applications and highlighted comments in the staff's presentation with respect to additional density,

proposed height and deviations from the Zoning By-law, and encouraged the applicant to continue to work with staff on a solution compatible for the area.

RECOMMENDATION PDC-0070-2023

Moved By Councillor J. Kovac

1. That City Council direct Legal Services, appropriate City staff and any necessary consultants to attend the Ontario Land Tribunal (OLT) hearing in opposition to the Official Plan Amendment and Rezoning applications, under File OZ/OPA 20/007 W4, in their current form, for the lands at 3575 Kaneff Crescent and for Legal Services to bring a report to Council should there be a potential for settlement.
2. That City Council authorize the Planning and Building Department to instruct Legal Services on requesting mediation or to otherwise enter into settlement discussions during or before the Ontario Land Tribunal hearing process.
3. That one oral submission be received.

YES (11): 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 M. Reid, Councillor S. McFadden, and Councillor B. Butt

ABSENT (1): Mayor Crombie

Carried (11 to 0)

6.2 INFORMATION AND RECOMMENDATION REPORT (WARDS 6 AND 9)

Employment Sites Review (SmartCentres Mixed Use Proposals): Findings and Next Steps

Christian Binette, Planner, provided an overview of the Employment Sites Review (SmartCentres Mixed Use Proposal)

In response to Councillor Damerla's enquiry, Christian Binette explained that resident's feedback regarding the name of the review was confusing and that it did not convey the potential result of future developments being of a mix of uses.

The following persons spoke:

1. Victoria McCrum, Senior Development Manager, SmartCentres provided an overview of the employment sites review of land use designation and consider the viability of residential uses to the mix of uses allowed on these sites and explained that the timing of the review was as a result of the Region of Peel's Municipal Comprehensive Review.
2. Christine Fang-Denissov, Partner Urban Strategies, provided an overview of the employment conversion requests to implement the outcomes of the study.

3. Karen Davie, Business Owner (Meadowvale Area), spoke to the impact to current business owners and local resident, and expressed concern that there was little information available to residents and business owners regarding a public meeting, and noted that the information on the City's website only mentions that this review is for an employment site and not a rezoning of the site.

Andrew Whittemore, Commissioner, Planning and Building responded to Councillor Parrish's enquiry regarding whether ground floor commercial conditions are being maintained. Mr. Whittemore emphasized that this review is a planning process required under the *Planning Act* and that it is not a rezoning application.

4. Harbinder Khangura, Resident, spoke regarding the Site 1 conversion and noted that many area residents were unaware of the review, and following discussions with residents, Mr. Khangura initiated and submitted a survey opposing the conversion. Mr. Khangura urged the Committee to consider resident's opposition before making any decisions.

In response to Councillor Reid's enquiry regarding what positive feedback Mr. Khangura received from residents, Mr. Khangura advised that there was minimal positive feedback and that the residents who did provide positive feedback did not live in the Site 1 area.

In response to Mr. Khangura's comments regarding resident's understanding that this is a rezoning application, Andrew Whittemore, reiterated that this is not a rezoning application and explained the next steps including Regional Council's consideration of the review.

Councillor McFadden, spoke to the Site 1 conversion and expressed concern with the lack of public consultation and awareness of SmartCentres' application, and the importance of the Milton GO line being an all-day two way service.

In response to Councillor McFadden's enquiry regarding how SmartCentres proposes to advocate for an all-day two way service on the Milton Line, Christine Fang-Denissov, Partner Urban Strategies advised that the addition of more homes would be a business case for Metrolinx to consider and noted that the current transit services provide great connections to downtown and surrounding area.

In response to Councillor Parrish's enquiry regarding whether manufacturing would be a permitted use, Christian Binette, Planner explained the zoning and additional permissions that include non-commercial.

In response to Councillor Parrish's enquiry regarding statements included in staff's report regarding meeting housing/transit targets, Andrew Whittemore explained the density targets and allocation of growth established by the province.

5. Moaz Ahmad, Resident, provided an PowerPoint presentation that highlighted the City of Mississauga's affordable housing crisis and the challenges to create more housing with limited greenfield land, no urban boundary expansion, the dissolution from the Region of Peel, and adherence to Provincial land use

housing policies. Mr. Moaz, spoke to the advantages that the City has over other municipalities, future economic trends that promote local business and employment trends that discourage local business and urged the Committee to be proactive in planning and consider the report thoroughly.

6. Irene Lappas, Resident, spoke to the Site 1 conversion and expressed concern with respect to traffic congestion during construction phase as the current construction along Argentia provides little options for getting out of the area, and enquired regarding future community involvement.

Andrew Whittemore, Commissioner, Planning and Building advised that one of the conditions is to conduct more public consultation meetings.

7. Ken Zhao and Sue Zhao, Residents spoke to the Site 1 conversion and expressed concerns regarding impact to local businesses; the environment and urged the City to provide residents with more information regarding the conversion.
8. Sean Ramitt, President, Technology Outsourcing Solutions, spoke to the Site 1 conversion and noted that the Region of Peel brought this matter forward in 2022, and the City did not recommend conversion, and enquired what has changed since. Mr. Ramitt expressed concerns of the lack of consultation with the residents and business owners and the impact to residents and business owners who rely on the existing businesses.

In response to Mr. Ramitt's enquiry, Christian Binette, Planner explained the reasons identified by the Region of Peel for not recommending conversion in 2022.

In response to Councillor Horneck's enquiry regarding the type of public engagement undertaken and the approach to commencing the development, Christine Fang-Denissov, Partner Urban Strategies advised that there were hand delivered notices to all tenants prior to the first engagement, there were correspondence sent to tenants when the application was made, and any new tenants applying are advised of the application.

Ms. Fang-Denissov advised that the development would be a phased approach, utilizing the large number of parking spaces, leases expiring and working with the City through the Master Plan to create the least disruption with a goal to make this space better; maintaining gross floor area, with flexibility in exact amount and the priority to maintain retail on ground floor.

Sean Ramitt, Resident, responded to Councillor Horneck and Parrish's enquiries regarding what other conditions he would have wanted, whether he is adverse to this type of development ever being built in the area, and whether he is concerned with the increased density.

9. Leonard Attard Jr., Resident expressed concerns with the lack of public consultation; the information provided on the intended land use was confusing to

residents, and noted that the community is a family and why subject the residents to this type of development.

Councillor Horneck spoke in support of the recommendation and commented on the uniqueness of employment conversion; recognized the language used for the review was problematic; the need to protect industrial and commercial businesses, and the jobs they provide; appreciates that SmartCentres will maintain commercial ground spaces; and noted that there are more steps to follow with more opportunities for public engagement and consultation.

Councillor Reid spoke regarding the character of Ward 9 being of mixed-use spaces and diverse heights and design of buildings, and the SmartCentres sites needs to mirror that character, and emphasized that an all-day, two way GO service on the Milton GO line is necessary before moving forward with development.

In response to Councillor Parrish's enquiry regarding Councillor Reid's amendment to the Recommendation regarding GO service on the Milton line, Andrew Whittemore, Commissioner, Planning and Building advised that staff would explore this matter within future iteration process, and progress on the commitment to transit infrastructure to provide justification for intensification.

Councillor Parrish spoke in support of staffs' cautions and conditions and commented on how housing conversion will reduce excess parking spaces.

RECOMMENDATION PDC-0071-2023

Moved By Councillor M. Reid

4. That the report titled "Employment Sites Review (SmartCentres Mixed Use Proposals): Findings and Next Steps" dated October 25, 2023, from the Commissioner of Planning and Building, and associated findings and recommendations, be received and forwarded to the Region of Peel for their consideration.
5. That any approval of the requested employment conversion for a portion of Site 1 and the western portion of Site 2 be subject to the conditions outlined in the report titled "Employment Sites Review (SmartCentres Mixed Use Proposals): Findings and Next Steps" dated October 25, 2023, from the Commissioner of Planning and Building.
6. That with respect to Site 1, that the first phase of development that introduces residential uses be limited to the portion of the site located south of Argentia Road, and that staff explore the use of H holding provisions in order to ensure any other future phase of residential development is coordinated with securing full funding for all-day, two way GO service on the Milton line.
7. The nine oral submissions be received.

YES (10): 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 M. Reid, and Councillor B. Butt

ABSENT (2): Mayor Crombie, and Councillor S. McFadden

Carried (10 to 0)

6.3 PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 10 storey apartment building with ground floor commercial space
1041 Lakeshore Road East (1005 Ogden Avenue), north side of Lakeshore Road East, east of Ogden Avenue
Owner: 1407 Lakeshore Developments Inc.
File: OZ/OPA 22-12 W1
Pre-Bill 109

David Ferro, Development Planner provided an overview of the Official Plan Amendment and Rezoning applications.

The following persons spoke:

5. Josh Neubauer, Partner, Urban Strategies Inc. representative for the applicant spoke to the application, noting that this development will contribute to the revitalization of the lakeshore corridor with a mid-rise building along the proposed BRT, with affordable units and a mix of unit types.
6. Jonathan Giggs, Resident spoke in support of the development and emphasized the need to have this development built quickly.
7. Deborah Goss, Resident, noted the length of time elapsed for development of the vacant land and enquired whether the Ministry's Zoning Order for Lakeview and the delay of the Bus Rapid Transit will impact smaller developments in the area, and whether there is anything the City can do to expedite approved developments.

In response to Deborah Goss' enquiry, Andrew Whittemore, Commissioner, Planning and Building advised that staff consider current and future density with all applications and that the City has controls of when developments intend to commence their projects.

Councillor Dasko, noted that through the yearlong study and community and stakeholder input, he is pleased that there is a plan for this site that is the best deal possible.

Councillor Dasko, spoke to the application and commented on the conditions of the vacant site. Councillor Dasko noted that the applicant has worked with him and staff on unit size and type, setbacks, angular plane, parking ratios and further noted that the applicant will look at a design more in keeping with a village character.

RECOMMENDATION PDC-0072-2023

Moved By Councillor S. Dasko

7. That City Council amend Mississauga Official Plan to **Residential High Density** for 1041 Lakeshore Road East (1005 Ogden Avenue), in accordance with the provisions contained in the staff report dated October 25, 2023 from the Commissioner of Planning and Building.
8. That City Council amend Zoning By-law 0225-2007 to **H-RA2-Exception** (Apartments – Exception Holding Provision) for 1041 Lakeshore Road East (1005 Ogden Avenue), in accordance with the provisions contained in the staff report dated October 25, 2023 from the Commissioner of Planning and Building.
9. That the "H" holding provision is to be removed from the **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 October 25, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.
10. That three oral submissions be received.

YES (10): 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 M. Reid, and Councillor B. Butt

ABSENT (2): Mayor Crombie, and Councillor S. McFadden

Carried (10 to 0)

6.4 SECTION 37 COMMUNITY BENEFITS REPORT (WARD 1)

Community Benefits contribution under Section 37 for an 11 storey apartment building with ground floor commercial space
 1381 Lakeshore Road East
 Owner: Brixen Developments (Lakeview) Inc.
 File: HOZ 23-1 W1

David Ferro, Development Planner, provided an overview of the Community Benefits contribution under Section 37 for an 11 storey apartment building with ground floor commercial space at 1381 Lakeshore Road East.

Councillor Dasko spoke to the application, the settlement reached through the Ontario Land Tribunal (OLT) process, and the Section 37 contribution going towards the Small Arms Building expansion.

9. Deborah Goss, Resident, noted that the ownership of the property had changed and enquired whether the previous owner would be obligated to contribute to the community benefit, especially in cases where the previous owner has benefited from a large profit from the sale.

In response to Deborah Goss's enquiry, Hugh Lynch, Manager, Development South, advised that Section 37 contributions is realized at the time of zoning and/or Holding provisions, and that the new owner would be made aware of any outstanding Section 37 obligations at the time of purchase.

Andrew Whittemore, Commissioner, Planning and Building responded to Councillor Damerla's enquiry regarding what the calculation of community benefit would be under the new Bill 23.

RECOMMENDATION PDC-0073-2023

Moved By Councillor S. Dasko

That the report dated October 25, 2023, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under File HOZ 23-1 W1, Brixen Developments (Lakeview) Inc., be approved and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$325,000 be approved as the amount for the Section 37 Community Benefits contribution.
2. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with Brixen Developments (Lakeview) Inc., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution.
3. That one oral submission be received.

YES (10): 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 M. Reid, and Councillor B. Butt

ABSENT (2): Mayor Crombie, and Councillor S. McFadden

Carried (10 to 0)

7. ADJOURNMENT

8:50 (Councillor C. Fonseca)