

Planning and Development Committee

Date: September 8, 2020

Time: 6:02 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 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,
Ms. Caleigh McInnes, Development Planner
Ms. Lorie Sterritt, Development Planner
Ms. Tori Stockwell, Development Planner
Ms. Dayna Obaseki, Legislative Coordinator
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER 6:02 PM
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING

Planning and Development Committee Meeting Minutes - July 27, 2020

Approved (Councillor C. Parrish)

4. MATTERS TO BE CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 6)

Rezoning and Draft Plan of Subdivision applications to permit 108 townhomes and one detached home

1240 Britannia Road West, south side of Britannia Road West, east of Whitehorn Avenue

Owner: National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.

Files: OZ 20/004 W6 and T-M20001 W6

Arleigh Hack, Planner, Glen Schnarr and Associates, presented an overview of proposed the Zoning Bylaw amendment and draft plan of the subdivision.

Councillor Starr noted that there has been significant input from staff, the developer and the community which has resulted in some major points being ironed out, and that he is confident that any remaining issues can be worked on.

The following person spoke:

1. Mirosław Surkont, Resident, spoke regarding traffic congestion and insufficient parking.

Councillor Ron Starr advised that the Developer has shown good cooperation and is working with Transportation and Works staff to work on the road issues.

RECOMMENDATION PDC-0029-2020

Moved By Councillor R. Starr

That the report dated August 14, 2020, from the Commissioner of Planning and Building regarding the applications by National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd. to permit 108 townhomes and one single detached home, under Files OZ 20/004 W6 and T-M20001 W6, 1240 Britannia Road West, 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 RECOMMENDATION REPORT (WARD 5)

Official Plan amendment and rezoning applications to permit four condominium apartment buildings with heights of 32, 35, 35 and 38 storeys which will contain 1,355 apartment units and retail and office uses
0 and 5044 Hurontario Street, northwest corner of Eglinton Avenue West and Hurontario Street
Owner: Pinnacle International (Ontario) Ltd.
File: OZ 18/011 W5

Caleigh McInnes, Planner, provided an overview of the proposed Official Plan Amendment and Rezoning applications, noting the revisions the applicant has made to the initial application.

At 6:23 PM Councillor Carlson departed; Councillor Parrish assumed the role of Chair.

In response to Councillor Starr's inquiry whether there is a standard percentage applied for affordable housing, Andrew Whittemore, Commissioner, Planning and Development explained that the ideal percentage is between 5 to 10; and that in areas, such as along Hurontario St. that do not have inclusionary zoning requirements, they would enter into a negotiation process that would be 5 to 10% above the permissions that already exist.

Councillor Parrish commented on a resident's written submissions which outlined good recommendations with respect to traffic calming measures, and requested that these recommendations be referred to Transportation and Works staff for consideration.

Councillor Parrish further commented on the developer's cooperation, funding for public art, reduction of one building and proposals for affordable housing.

In response to Councillor McFadden's inquiry on whether there is a daycare facility, Chris Rouse, Director, Development and Design, advised that there is residential gross floor area available to consider a daycare facility; however there is not a requirement to put one in.

At 6:31 PM Councillor Carlson assumed the role of Chair.

In response to Councillor Dasko's inquiry regarding the total affordable units in this development, Caleigh McInnes, Planner, advised that there are 20 affordable housing units being proposed which is 5% of the additional units proposed.

RECOMMENDATION PDC-0030-2020

Moved By Councillor C. Parrish

1. That the applications under File OZ 18/011 W5, Pinnacle International (Ontario) Ltd., 0 and 5044 Hurontario Street to amend Mississauga Official Plan (MOP) and to change the zoning as follows:

- a. Amend Map 13-4 to delete the existing floor space index (FSI) range between 1.9 to 2.9;

- b. Amend Residential High Density – Special Site 6 of the Uptown Major Node Character Area to permit a maximum of 2,370 dwelling units, a minimum of 9 130 m² (98,274.5 ft²) of retail commercial and office space, building heights in excess of 34 storeys, and maximum floor space index (FSI) of 4.8 and 7.6 on 6A (north block, Phase 4, Parts 1 and 2) and 6B (south block, Phases 3 and 5), respectively;
- c. Amend the RA5-42, H-RA5-42, RA5-43 and H-RA5-43 zoning to permit four apartment buildings containing 1,355 units with heights of 32, 35, 35 and 38 storeys.

be approved subject to the conditions referenced in the staff report dated August 14, 2020 from the Commissioner of Planning and Building.

- 2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
- 3. That the "H" holding symbols are to be removed from H-RA5-42 and H-RA5-43 (Apartments) 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 August 14, 2020, from the Commissioner of Planning and Building have been satisfactorily addressed.
- 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.

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 RECOMMENDATION REPORT (WARD 3)

Official plan amendment and rezoning applications to permit a 6 storey apartment building with ground floor commercial uses
 971 Burnhamthorpe Road East, northeast corner of Burnhamthorpe Road East and Tomken Road
 Owner: Reza Tahmasebi
 File: OZ 14/001 W3

Marianne Cassin, Manager, Development Central, provided an overview of the Official Plan Amendment and Rezoning applications and noted that the original applications were previously approved; however, time has lapsed and the owner is requesting to reinstate the expiry date of Council's approval, and further noted that there are no amendments to the application from its original approved form.

In response to Councillor Fonseca's inquiry regarding signage onsite and community notices, Marianne Cassin, Manager, Development Central advised that there is no requirement for the applicant to post signage at the site or provide the community notice. Ms. Cassin, further noted that there would be public notice of the passing of the Zoning Bylaw, and if desired by Councillor Fonseca, a public information meeting could be held at the site plan phase; however, it's not a requirement under the *Planning Act*.

RECOMMENDATION PDC-0031-2020

Moved By Councillor C. Fonseca

1. That notwithstanding Corporate Policy 07-08-01 - Zoning Application Approval, regarding the expiration of Council's decision for approval, the sunset clause for approval of the applications under File OZ 14/001 W3 be reinstated and extended for a period of six months from September 16, 2020 to March 6, 2021 and that further, extensions may be granted by the Commissioner of Planning and Building at his discretion.
2. That notwithstanding Council's approval of the applications under File OZ 14/001 W3, Reza Tahmasebi, to amend Mississauga Official Plan to **Mixed Use Special Site** and to change the zoning to **C4-Exception** (Mixed Use), in accordance with the provisions outlined in Appendix 4, subject to the conditions referenced in the staff report dated June 7, 2016 from the Commissioner of Planning and Building.
3. That notwithstanding Planning Protocol that a new application not be required and that only one report and public meeting with notice be required to reinstate and extend Council's previous approval.

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 6:41 PM (Councillor R. Starr)