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## Planning and Development Committee

**Date:** September 21, 2020  
**Time:** 6:00 PM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
And Online Video Conference

Members	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. Paul Mitcham, City Manager**  
**Mr. Andrew Whittemore, Commissioner, Planning & Building**  
**Ms. Shari Lichterman, Commissioner, Community Services**  
**Ms. Diana Rusnov, Director and City Clerk**  
**Mr. David Breveglieri, Planner**  
**Mr. Graham Walsh, Legal Counsel**  
**Mr. Chris Rouse, Director, Development and Design**  
**Ms. Sharon Cha, 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. Tori Stockwell, Development Planner**  
**Ms. Dayna Obaseki, Legislative Coordinator**  
**Ms. Angie Melo, Legislative Coordinator**

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1. CALL TO ORDER – 6:00 PM
  2. DECLARATION OF CONFLICT OF INTEREST - Nil
  3. MINUTES OF PREVIOUS MEETING

Planning and Development Committee Meeting Minutes - September 8, 2020

Approved (Councillor M. Mahoney)

4. MATTERS TO BE CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Draft Plan of Subdivision, Official Plan amendment and Rezoning applications to permit a mixed use waterfront community with employment, commercial, institutional, cultural, park uses and 8,050 residential units

1082 Lakeshore Road East and 800 Hydro Road, south side of Lakeshore Road East, east of Lakefront Promenade

Owner: Lakeview Community Partners Limited

Files: OZ 19/003 W1, OZ 19/021 W1 and T-M19001 W1

Glen Broll, Partner, Glen Schnarr and Associates presented a PowerPoint and associated Video outlining the project team, timelines, milestones, application and project details, and general updates.

In response to Councillor Starr's inquiries regarding anticipated parking types and requirements; type of ice facility, and collaboration with the school board on its facilities and requirement, Glen Broll, Partner, Glenn Schnarr and Associates advised of the following:

- Visitors to the sites will be utilizing the parking garages, and residents and retail parking will be contained in underground parking
- Commercial parking standards would be considered throughout the build-out of phases and that parking demands would be adjusted accordingly.
- There are still some logistics to be worked on, including conversations with staff from Community Services regarding the maintenance of the ice surface at the outdoor skating facility
- Both schools board have provided feedback on the development and based on the projected demographics and catchment criteria, provisions for a school have been accommodated.

Councillor Fonseca, commented on the good safe road connections already included for pedestrians and cyclist, for all ability levels, and she is hopeful that there will be adequate bike parking provided.

Glen Broll, Partner, Glen Schnarr & Associates, commented that there have been discussions and will continue those discussions with the team regarding bike parking.

In response to Councillor Fonseca's inquiry about the percentage breakdown of affordable senior/accessible housing, Glen Broll, Partner, Glen Schnarr and Associates, noted that they have met with affordable housing providers and looked at the many programs available; however, the challenge in determining the percentage now is that there is no certainty of when units would be available as the project and zoning have not yet been approved. Mr. Broll, noted that he would work with staff on providing as much information on subsequent reports.

In response to Council Ras' inquiry regarding what is happening with the lands that are going to be given back to the City and the future costs, Andrew Whittemore, Commissioner, Planning and Building, advised there have been many conversations on all the non-planning pieces of the development process and that they require commitments of funding from various sources, that there is nothing yet determined; however staff will continue to work on these pieces and determine how to move forward from a budget perspective and will report to Council.

The following persons spoke:

1. Deborah Goss, on behalf of Lakeview Rate Payers Association and The Lakeview Community Advisory Panel, raised concern that the city has not considered the issues with respect to significant increased density and growth, sustainability, transportation, live/work ratio, building heights, indigenous arts and cultural and parklands that residents raised in earlier meetings, and further noted that there has been little communication and opportunity for community engagement during the COVID-19.

David Breveglieri, Planner, noted that there have been challenges, primarily with the COVID-19 to have community engagement; and further noted that there will be a session later in the fall with respect to parks development.

Andrew Whittemore, Commissioner, Planning and Building clarified that the growth in the area has declined due to an aging population, according to the Census, and that staff look at balancing introducing new population with current occupancy rate.

2. Rea Lingo, Resident spoke in support of the development noting that at a previous Council meeting, she along with other area residents submitted a petition with over 500 signatures in support of this development, and further, that a recent survey she conducted shows 82.5% of residents are in support of this development. Lingo emphasised the need for mixed use housing that is affordable for seniors wanting to downsize, and young working adults who cannot afford detached homes in the waterfront area. Ms. Lingo further noted that this development will provide the foot traffic needed to support local businesses and commended this development for being sustainable, energy efficient, providing much needed green space, and is accessible by public transit.

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3. Tony Jasinski, on behalf of Mississauga Majors Baseball League acknowledged and commended the Lakeview Community Partners for their assistance with the extension of the Leagues play time when they purchased the lands, ground maintenance at the League's new site, and their support and sponsorship of the youth in the community. Jasinski spoke in support of the development and encouraged Council to endorse it.
  4. Assaf Weisz, Artscape Inc., spoke in support of the development and provided background on Artscape's commercial and residential portfolio across the GTA, and its key role in revitalizing many neighbourhoods. Weisz provided an overview of the Atelier's vision for the Lakeview development, which includes affordable housing for artists and their families.
  5. Ross Noel, Founder & CEO, Stonehooker Brewing Co. spoke in support of the development, and provided background on the launch of Stonehooker Brewing Co., settling in the Lakeview area and being part of revitalizing the area. Noel spoke of the late Jim Tovey's inspiration and vision of Lakeview, the communities excited for the development of a unique and valuable project for the City and its residents.
  6. Peter Patsalos, Stratos Industries Inc., spoke regarding the plans for his lands with the rezoning of the Lakeview project, as drawings on the application shows a road and parklands cutting through his property, despite many attempts to receive communication, Mr. Patsalos is still unaware of the plans. Patsalos inquired about, acquiring properties, and when drawings would be available. David Breveglieri, Planner, explained the process Mr. Patsalos would have to undertake to rezone his property. Andrew Whittemore, Commissioner, Planning and Development spoke to the zoning of the subject lands and noted that the Rules have changed regarding conversion and suggested Mr. Patsalos, get in touch with David Breveglieri, Planner, to review and address the issues Mr. Patsalos raised.
  7. Jim Chu, Resident, spoke in support of the Lakeview Development as it will provide affordable housing for young working adults and seniors looking to downsize. Chu encouraged Council to approve this development without delay, as other waterfront communities are getting overcrowded, and that delays will result in higher building costs that will be transferred to the consumer.
  8. Joel Dennis, Resident, spoke in support of the development as it provides the tech industry a place within the community that does not currently exist and will attract many more young educated entrepreneurs to the community.
  9. Brad Butt, on behalf of the Mississauga Board of Trade, spoke in support of the mixed use development noting that this will be of city wide significance with an innovation and research district bringing unique businesses, organizations and talents and connecting industry and employment to local and regional transit, fostering new development, and investments, creating employment opportunities attracting tourism and providing a balance of commercial and residential spaces. Mr.

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Butt encouraged Council to endorse this development and at the appropriate time, that Council approve the application.

10. Amit Chandel, provided background of his journey of settling into the Lakeview Community and spoke in support of the development. Chandel offered a creative vision that may attract many residents and tourist to connect to remote locations by creating a Lakeview passenger ferry terminal that could one day be expanded to a vehicle ferry.

11. Julie Knox, Resident, expressed concerns with the impact to the environment with the salt runoff for road de-icing operations and other human waste habits, the interruption of habitat that support wildlife, primary movement corridors for animals and plants, migrating birds, monarch butterflies and other pollinators. Knox suggested that the residential and commercial component be postponed until there is a better understanding of what environmental impacts there are and determine next steps, and that consideration be given to relocate the development elsewhere.

Andrew Whittemore Commissioner, Planning and Building advised that the lands were remediated because of the pollution and noted that there is a lot of consideration and studies conducted for the various environmental conditions.

David Breveglieri, Planner, noted that the creek along the east side of the property is an engineered creek and that staff are working with Credit Valley Conservation (CVC) to remediate the creek, improve the channel width, introduce aquatic life and enhance the floodplain with more vegetation.

12. Joanne Feely De Graaf, Resident, spoke in support of the development highlighting the importance of planning for the arts, the need for creative spaces, fostering opportunities for creative individuals to help build and maintain the cities culture and support artistic voices and building infrastructure to develop and maintain culture and heritage.

13. Rosemary Martin, Resident, spoke regarding the sustainability of this development noting that the district energy system is not sustainable and benefiting only the developer. Martin provided analogies of what the developer is proposing. Ms. Martin requested Council investigate and consider other sustainable and fiscally responsible options such reduce the energy demand at the building level and mandating all buildings be certify to the Passive House Energy Standard.

Andrew Whittemore, Commissioner, Planning and Building, noted that the application being considered by the Planning and Development Committee is for a land use planning matter and that consideration of parkland development and district energy will come to council for discussion at a later date, and that the developer is putting forward their concept proposal at this time. Mr. Whittemore further noted that staff would look at other energy alternatives if directed by Council. Mr. Whittemore suggested Ms. Martin get in touch with his office as a follow-up to her inquiries.

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14. Jeannine Hasted, Resident, spoke in support of the development noting that she as a Lakeview resident who has retired is looking to downsize, and sees this as an opportunity to remain in the Lakeview Village area where her children grew up, where she and her husband have lived for most of their lives and encouraged the approval of this development as soon as possible so that people can enjoy this space.

Councillor Dasko, spoke of the inspiration and vision of the late Jim Tovey for the development of the Lakeview Village, noting it is an exciting, bold and ambitious development. Councillor Dasko recognized the collaboration, and feedback of the Lakeview Rate Payers Association, The Lakeview Community Advisory Panel, and the community for speaking out. Councillor Dasko acknowledged that there is much work to be done and that there needs to be truth and facts to move forward and get this development done right the first time. Councillor Dasko commended staff for their knowledge and availing themselves to respond to community inquiries. Councillor Dasko advised that the Lakeview Partners have agreed to enter the entire marina district into an international architecture competition.

RECOMMENDATION PDC-0032-2020

Moved By Councillor S. Dasko

That the report dated August 28, 2020, from the Commissioner of Planning and Building regarding the applications by Lakeview Community Partners Limited to permit a mixed-use waterfront community, under Files OZ 19/003 W1, OZ 19/021 W1 and T-M19001 W1, 1082 Lakeshore Road East and 800 Hydro Road, 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)

5. ADJOURNMENT - 8:30 PM (Councillor R. Starr)