
Planning and Development Committee

Date: September 28, 2020

Time: 6:03 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 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 George Carlson	Ward 11 (Chair)
	Councillor Carolyn Parrish	Ward 5 (ex-officio)
	Councillor Pat Saito	Ward 9 (ex-officio)

Members Absent	Mayor Bonnie Crombie (other municipal business)	
	Councillor Sue McFadden (Personal)	Ward 10

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
 Ms. Lia Magi, 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. Lorie Sterritt, Planner
 Mr. Matthew Shilton, Planner
 Mr. Jordan Lee, Planner,
 Mr. Ben Phillips, Manager, Official Plan Review Team
 Ms. Diana Rusnov, Director of Legislative Services and City Clerk,
 Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk,
 Ms. Angie Melo, Legislative Coordinator,

Ms. Reanne Kassar, Committee Assistant

1. CALL TO ORDER - 6:03 PM
2. DECLARATION OF CONFLICT OF INTEREST - Nil
3. MINUTES OF PREVIOUS MEETING

Planning and Development Committee Meeting Minutes - September 21, 2020

Approved (Councillor M. Mahoney)

4. MATTERS CONSIDERED
- 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 11)

Rezoning and Draft Plan of Subdivision applications to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater pond and to retain the existing heritage house all on public roads

1200 Old Derry Road, north of Highway 401, south of Old Derry Road, east of Old Creditview Road, west of Second Line West

Owner: Hanlon Glen Homes Inc. and Simqua Developments Inc.

Files: OZ 19/020 W11 and T-M19007 W11

Robert Walters, Weston Consulting, provided an overview of the application, highlighting the framework, revised draft plans, proposed zoning amendments, architectural and urban design, environmental impact study and Traffic Impact Study.

The following individuals spoke:

1. John Bayliss, resident and Member of The Extended Meadowvale Village Residents Association (EMVRA) expressed concerns regarding the lack of information regarding future development for the remaining property, and how that will impact the valleylands, greenbelt, woodlands, and wildlife movement. Mr. Bayliss further expressed concerns with the data collection reflected on the Traffic Report, the number of trees being removed, and explained possible solutions to retain a majority of the trees; the limited data and justification for proposed imported infill. Mr. Bayliss noted that there are other issues which are detailed in EMVRA's written submissions provided to the Planning and Development Committee in advance of the meeting.
2. Jim Holmes, resident and President of the Meadowvale Village Community Association (MVCA) provided background on the history and character of The Meadowvale Village, and its designation as Ontario's first Heritage Conservation District in 1980. Mr. Holmes, noted that MVCA submitted a thirty page report to the Planning and Development Committee in advance of the meeting, outlining several concerns, and requests that the Committee consider, before any approval of this application and any future developments, the opportunity to continue the early

successes of previous developers and build a community that is compatible and sensitive to the character of Ontario's first Heritage Conservation District.

3. Terry Wilson, echoed concerns raised by previous speakers regarding traffic congestion, the impact on the environment and the preservation of the character and heritage of the Meadowvale Village, and encouraged negotiations that would reduce the number of units, trees to be removed, and the protection of the valleylands.
4. Judy Lok, resident, provided an overview of the wildlife corridor, species at risk, understanding the history of Ontario's first Heritage Conservation district, and a perspective of Planning Policies from a Municipal, Regional and Provincial perspective.
5. Susan Miller, resident, expressed concerns regarding flooding in the area and the impact to the riparian buffer by the removal of trees which will allow erosion along the Credit River and will create further flooding. Ms. Miller noted that the development goes against three core elements (proximity, street connectivity and efficient parking) of the Region of Peel's Healthy Development Index. Ms. Miller further provided feedback on other considerations for good planning.
6. Janelle Leal-Pavaday, expressed concerns with construction noise, heavy construction vehicles, the displacement of wildlife, and the data reflected on the Traffic Report, and noted concern that any further studies conducted during COVID-19 would not reflect the normal traffic patterns. Ms. Leal-Pavaday suggested consideration be given to building a heritage building, historic site or an Eco park instead of the proposed development.
7. Greg Young, resident, Member of the Meadowvale Village Community Association (MVCA) noted that a thirty page report detailing concerns was submitted by the MVCA and highlighted a couple of concerns regarding the lack of consideration of the impact to the natural heritage character of Meadowvale Village, the altered site lines with the removal of approximately 75% of trees, traffic volume, and the volume of and access routes for heavy construction vehicles.
8. Wesley Mack expressed concerns of traffic safety and the impact of a greater volume of vehicles accessing an already heavily congested road with an elementary school at the corner. Mr. Mack spoke to the historic value of the Meadowvale Village and proposed recommendations for the Committee's consideration
9. Nishant Sangole, resident, spoke regarding the impact on wildlife with the increase of traffic on Old Derry Road. Mr. Sangole provided video footage of a near head on collision in the area. Mr. Sangole expressed concern with validity and methodology of the Traffic Safety Report and the non-disclosure of limitations, and recommends a third party, without conflict of interest with the developer, conduct a further traffic study; the flood prone geographic positioning of the land may potential breach

Section 3.1.2. of the Provincial Policy Statement in protecting public health and safety. Mr. Sangole concluded that the magnitude of a 322 unit development poses several risks and is inappropriate given the current infrastructure limitations with wildlife.

10. Farid Kanji, resident, expressed concern with the volume of traffic and the speeding vehicles throughout the day, and suggested speeds bumps be installed. Mr. Kanji commented on the closure of the Second Line Bridge, which has a great impact on current and future developments in the area.
 11. James Kaminski, resident, echoed the comments on traffic and environmental impact that were raised by previous speakers, however, Mr. Kaminski wanted to further express concerns for the safety of pedestrians and cyclists along the Second Line pedestrian and cyclist bridge, and at Historic Trail and Old Derry Road which already has a high volume of traffic congestion. Mr. Kaminski encourages the City and the Developer collaborate on solutions that would allow dedicated access roads, reducing the numbers of units, and preserving the character, heritage and the environment of the area.
 12. Raj Kohli, resident, spoke regarding reducing the number of units.
 13. Jim Brown, resident, encouraged the City and the Developer to consider Old Derry Road a corridor and to ensure that with the increase of pedestrians, cyclists and vehicles in the area that the corridor be safe. Mr. Brown inquired regarding the plans for the retaining wall and drainage ditch.
- Emma Calvert, Manager, Development Engineer and Construction, advised that staff will be looking at how the proposed development will interact with the adjacent subdivisions, in terms of matching grades, and dealing with the retaining wall and how the drainage will connect the two developments.
14. Maria Delvecchio, resident, commented on the traffic congestion and pedestrian safety at Lamplight and Sombrero Way.
 15. Zia Abassi, resident, spoke to the traffic impact study, noting that he does not agree with the data, and with the selection of times in which the study was conducted.
 16. Carolyn Wolkowich, resident, noted that she has submitted a ten page report to the Planning and Development Committee in advance of the meeting outlining concerns with the proposed development, many of which have already been raised by previous speakers. Ms. Wolkowich, noted that there has been significant changes and compromises by the residents for the benefit of adding 300+ homes. Ms. Wolkowich explained the reasons why the proposed development does not meet the principles of good planning and doesn't meet the principles of good planning, and recommends the city not approve the Zoning By-Law Amendments and reject the development, and further, there be further discussions with the residents of Meadowvale Village before any decision is made.

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17. Danish Sharif, resident, expressed concerns that the development is being built on a floodplain, the need to preserve the woodlands, traffic congestion impacting the safety of pedestrians and cyclists, and proposes that the development be relocated away from the Credit River and that the number of units be reduced.
 18. Mita Patel, resident, echoed the concerns raised by previous speakers, and commented on the uniqueness of the area, the character of the neighbourhood and suggests the developer consider resubmitting plans that would preserve and enhance the existing character and heritage of the neighbourhood view the
 19. Juan Diz, resident, inquired about what is good traffic flow. Mr. Diz conducted a study around the entire Meadowvale Village, of the number of cars per household, and based on the average number of vehicles per household, Mr. Diz noted that there would be an additional 1,000 vehicles. Mr. Diz expressed concern with access routes in the area, and with the collection of data in non-peak times, reflected on the Traffic Study Report.
 20. Mary Spinelli, resident, expressed traffic safety concerns, the data reflected on the Traffic Study Report, and limited Police resources for the neighbourhood.
 21. Srikanth Balasubramanian, resident, suggests that Council delay the approval of the development until 2028 or until the expansion of arterial roads that can deal with a higher volume of vehicles.
 22. Sriram Suryanarayan, resident, expressed concerns regarding public safety, significant traffic congestion and adverse impact on nature and wildlife, disappearance of heritage and conservation area, and inadequate environmental assessment and traffic impact studies, and requests that the City conduct an independent third party review.
 23. Carol D'Souza resident, echoed the concerns raised by previous speakers, and added that there is great concern for the development of 300+ homes being built in an area where there has been flooding, and she is concerned with the pressures on resources of first responders to assist residents during a flood evacuation.

Councillor Carlson thanked all the residents for the comments and written submissions and noted that staff will be reviewing the application thoroughly and taking all oral and written submissions into consideration. Councillor Carlson noted that staff will review the comments and questions raised and provide feedback in a form of a newsletter, and, would schedule a virtual community meeting. Councillor Carlson noted that he will have some news to share with residents shortly, addressing some concerns/issues raised regarding speeding, with the installation of speed bumps, along Sombrero Way and Second Line, and the enhancement of activities along the pedestrian walking path. Councillor Carlson advised that his Executive Assistant Anita Solomon would summarize a list of the concerns/issues and questions that were emailed to his office and would report back to the residents.

Councillor Parrish echoed Councillor Carlson's comments and inquired whether there is opportunity for traffic studies to be conducted by the City rather than by the applicant.

Lin Rogers, Manager, Transportation Projects, advised this matter had been raised by Councillor Saito and that staff will have a report to Council in the fall which will include the review and updating of traffic study guidelines and professional qualifications.

Judy Lok, Resident, inquired whether the signage at the property would remain and requested that mobile signs be placed at least 2 weeks prior to the development. Chris Rouse, Director, Development and Design clarified that the wood sign would remain on the property for the duration of the development application, and that the mobile sign would come down after the meeting.

RECOMMENDATION PDC-0033-2020

Moved by: Councillor M. Mahoney

1. That the report dated September 4, 2020, from the Commissioner of Planning and Building regarding the applications by Hanlon Glen Homes Inc. and Simqua Developments Inc. to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater pond and to retain the existing heritage house, under Files OZ 19/020 W11 and T-M19007 W11, 1200 Old Derry Road, be received for information.
2. That twenty-four oral submissions be received.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor G. Carlson, Councillor C. Parrish, and Councillor P. Saito

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

Carried (10 to 0)

4.2 PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan amendment, rezoning and subdivision applications to permit 7 freehold townhomes and 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands

36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wynham Street
Owner: City Park (Main Street) Inc.

Files: OZ 17/020 W11 and T-M17007 W11

The following persons spoke:

1. Jim Levac, Glen Schnarr & Associates, spoke in support of the application.
2. Jossip Milcic, resident, expressed concern with the height of the 3 storey development on Wyndham Street, which overpowers the neighbour's view and

sunlight; front yard setbacks; too much density; visibility issues to exist Wyndham Street at Main Street.

Lin Rogers, Manager, Transportation Projects, advised that the area has a significant boulevard area which provides at the stop bar visibility to the east and to the west for oncoming traffic, and further Ms. Rogers advised that included in the development is a centre median to assist with visibility and speeding.

Matthew Shilton, Planner clarified that the freehold townhomes conforms to the base zone regulations in terms of the setbacks and meet the base zone standards.

RECOMMENDATION PDC-0034-2020

Moved by: Councillor R. Starr

1. That the application under File OZ 17/020 W11, City Park (Main Street) Inc., 36, 38, 40, 44 and 46 Main Street to amend Mississauga Official Plan to **Residential Medium Density** and **Greenlands**; to change the zoning to **H-RM5-57** (Street Townhouses) and **H-RM6-23** (Townhouses on a CEC - Road) and **G1** (Greenlands) to permit 7 freehold townhomes, 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands; and that the draft plan of subdivision under File T-M17007 W11, be approved subject to the conditions referenced in the staff report dated September 4, 2020 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **H-RM5-57** (Street Townhouses) and **H-RM6-23** (Townhouses on a CEC – Road) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters outlined in the report dated September 4, 2020 from the Commissioner of Planning and Building have been satisfactorily addressed.
5. That 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 number of townhouses proposed does not increase.
6. That two oral submissions be received.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor G. Carlson, Councillor C. Parrish, and Councillor P. Saito

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

Carried (10 to 0)

4.3 PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Proposed Zoning By-law Amendments for Accessory Motor Vehicle Sales
File: BL.09-MOT (All Wards)

Councillor Ras expressed concern with the proposed zoning amendments opening up more opportunities for industrial areas to look like parking lots, and sought feedback on how to prevent this. Jordon Lee, Planner, clarified that the recommended regulations would maintain that the primary use would remain employment and other type of regulations would limit storage space for vehicles for sale stored outdoors, and limit gross floor area for vehicles for sale and that this would only apply to businesses recognized under the Zoning Bylaw as motor vehicle body repair facilities, motor vehicle repair facility restricted and motor vehicle service station.

Councillor Ras moved a Motion to refer this matter back to staff.

In response to Councillor Saito's inquiry regarding limited number of vehicles allowed, Jordan Lee, Planner, provided further clarification on the maximum vehicles for sale permitted to be stored indoors and outdoors.

Councillor's Saito, Mahoney and Fonseca expressed concern with similar issues expressed by Councillor Ras and agreed that this matter should be referred back to staff for consultation with Ward Councillors.

Councillor Parrish suggested that the recommendations be passed with a provision for a one year pilot project and subsequent review. Councillor Parrish noted that if we refer this back to staff that we need to provide direction to staff on what specific data they need report back on. Councillor Parrish would like to see the Committee of Adjustment records, how many are approved, what conditions are applied and how many complaints we receive and a set of criteria that guides the Committee's decisions.

Councillor Saito suggested that staff report back on locations where regulations would apply. Councillor Ras would like to see a clear delineation of what a motor vehicle repair shop consists of and locations would be helpful.

Councillor Kovac spoke of Oil and Tire repair shop that opened at Fairview Road and Hurontario Street, in contrast to what is being encouraged for the area, and asked staff to look at this location.

RECOMMENDATION PDC-0035-2020

Moved by Councillor K. Ras

That the report dated September 4, 2020, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for accessory motor vehicle sales, be referred back to staff for further review.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor G. Carlson, Councillor C. Parrish, and Councillor P. Saito

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

Carried (10 to 0)

4.4 RECOMMENDATION REPORT (ALL WARDS)

Recommendation Report - Reimagining the Mall - Official Plan Amendment Implementation

Ben Phillips, Manager, Official Plan Review Team, provided an overview of the Recommendation Report on Reimagining the Mall, which includes a report on comments received and revisions to the Official Plan Amendment Policies.

Councillor Saito expressed disappointment with the 10% affordable housing provisions and expressed concern that further to her request, the distance separation was not addressed, and noted that what staff are considering is not acceptable for two properties in her Ward and, further noted that a Meadowvale Character Study was conducted and recommended distance requirements. Councillor Saito advised that she would not support not having something in the Policy that relates to the distance as recommended in the Study and applied to the Erin Mills Town Centre and Meadowvale Town Centre.

Ben Phillips, Manager, Official Plan Review Team, explained that in the Official Plan distance requirements are not typically specified and that they are included in built form guidelines for future design, and noted that he would take direction to review.

In response to Councillor Saito's inquiries regarding the three and two storey heights for the commercial area, and the reason that Erin Mills Town Centre and Meadowvale Town Centre are not considered as major transit station areas, Ben Phillips, Manager, Official Plan Review Team, explained that the three and two storey heights apply to future developments, and further explained that major transit needs to be a BRT or LRT.

In response to Councillor Fonseca's inquiry regarding affordable and middle income housing benchmarks for Rathwood and Applewood, communities and whether the only way to achieve them is through Community Benefits, Ben Phillips, Manager, Official Plan Review Team we do have policies that encourage affordable housing, but given the numbers, it was felt that it wouldn't be appropriate to ask for a minimum percentage for Rathwood and Applewood communities.

Councillor Fonseca, noted that moving forward there needs to be a continued focus on the affordable housing aspect of the Rockwood Mall site and the access from Dixie Road not spilling over to the resident streets primarily Bough Beeches Blvd. Councillor Fonseca further noted that there were comments from the applicant regarding Hickory Drive and that Hickory Drive is outside the community node, but would speak to staff offline regarding the comments.

In response to Councillor Ras' inquiry regarding whether there is a plan to scale back the numbers with respect to density targets and ratios of people and jobs per hectare, and further, whether new applications would have to wait a couple of years to request changes, Ben Phillips, Manager, Official Plan Review Team advised that there is no plans to change the numbers, and further advised that new applicants could resubmit a rezoning application.

The following persons spoke:

1. Jim Levac, Partner, Glen Schnarr and Associates, noted that letters on behalf of Sheridan Park Inc. (Dunpar Developments) and Morguard Corporation, have been submitted to the Planning and Development Committee in advance of the meeting outlining concerns, specifically with the affordable housing policies and height and density limits, and take the position that there needs to be further dialogue on these two issues and requests that the Official Plan not be adopted in its original form.
2. Jennifer Januczek, Planner, BILD noted that a letter outlining concerns has been submitted to the Planning and Development Committee in advance of the meeting. Ms. Januczek, identified and spoke to housing policies falls short of its achieving its intended objective for the delivery of affordable housing as it is inconsistent with the housing plans and lack of partnership models, the need to coordinate with the Regional housing efforts and requests the City defer the adoption of this policy until the Region has completed its work, and consideration of the effects of COVID-19.

Ms. Januczek, noted that BILD and Peel Chapter remains committed in its partnership with the City to work on solutions housing options.

3. David Bronskill, Goodmans LLP, noted that letters on behalf of 1315 Bough Beeches Ltd and Calloway REIT, outlining concerns, has been submitted to the Planning and Development Committee in advance of the meeting and spoke to below market housing policies and how these policies relate to Inclusionary Zoning and; therefore, should not to be included as drafted in the Official Plan.

In response to Councillor Saito regarding staff's advice that what we were including in the Official Plan is valid and permitted under the *Planning Act*, Mr. Phillips, confirmed that in several areas, throughout the Official Plan there is minimum requirements adding that to policies attached to affordable housing which is a priority for the City and the Province and that there appears to be a difference of opinion on the language used.

Councillor Saito spoke to Mr. Levac's comments regarding heights and density, and noted that through the Meadowvale Character Study, heights and density have been set for the Meadowvale community and further noted she has met with Morguard Corporation regarding the redevelopment of their site.

RECOMMENDATION PDC-0036-2020

Moved by: Councillor P. Saito

1. That the report titled "Recommendation Report - Reimagining the Mall - Official Plan Amendment Implementation" dated September 4, 2020 from the Commissioner of Planning and Building recommending approval of the official plan amendment, be adopted.
2. That Mississauga Official Plan be amended in accordance with the proposed changes contained in this report, with the following additional modification:
 - a) That a policy be added to the provisions of the Central Erin Mills Major Node and Meadowvale Community Node requiring a minimum separation distance of 40 meters between any portions of buildings that are greater than six storeys in height.
3. That three oral submissions be received.

YES (10): Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor G. Carlson, Councillor C. Parrish, and Councillor P. Saito

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

Carried (10 to 0)

5. ADJOURNMENT- 9:44 PM Councillor M. Mahoney