

Planning and Development Committee

Date: November 9, 2020

Time: 6:04 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. Michal Minkowski, Legal Counsel
Mr. Chris Rouse, Director, Development and Design
Ms. Sharon Chapman, Manager, Parks Planning
Ms. Sharon Mittman, Manager, Urban Design
Ms. Lin Rogers, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Engineering and Construction
Ms. Erinma Chibututu, Urban Designer
Mr. Hugh Lynch, Manager, Development South
Mr. Paul Stewart, Planner, Manager, Special Projects,
Mr. Cameron Maybee, Landscape Architect
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER - 6:04 PM

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Planning and Development Committee Draft Minutes - October 19, 2020

Approved (Councillor M. Mahoney)

4. MATTERS CONSIDERED

4.1 RECOMMENDATION REPORT (WARD 7)

Sign Variance application to permit two (2) oversize and illuminated fascia signs erected on the second storey of the building

Location: Red Door Dental Office, 3121 Hurontario Street

Applicant: Steve Crawford

File: SGNBLD 17-05951 VAR W7

Councillor Damerla advised that she has spoken to the applicant and there has been an agreement to an alternative recommendation. Councillor Damerla moved the following motion, as amended.

RECOMMENDATION PDC-0040-2020

Moved by: Councillor D. Damerla

1. That the report dated October 16, 2020 from the Commissioner of Planning and Building regarding variances to the Sign By-Law under File SGNBLD 17-05951 VAR (W7), Red Door Dental Office, 3121 Hurontario Street, be received for information.
2. That the request to permit two (2) oversize and illuminated fascia signs erected on the second storey of the building, with a sign face area of 3.2 m² (34.44 ft.²) and 2.38 m² (25.62 ft.²) respectively, be approved with modifications, which include:
 - That the sign be permitted on the second floor of the building for both the north and east façade, but be located immediately above the red band on the façade
 - That the signs meet the size requirements as per the Sign By-law
 - That the sign not be illuminated.
3. That one oral submission be received

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 1)

Official Plan amendment and rezoning applications to permit 4 four-storey townhomes
2207 Dixie Road, northeast corner of Dixie Road and Venta Avenue
Owner: 272694 Ontario Ltd. (c/o Fountain Hill Construction and Consulting)
File: OZ 20/002 W1

Jim Levac, Partner, Glen Schnarr and Associates provided an overview of the Official Plan amendment and rezoning application.

The following persons spoke:

1. Jamie Pugh, President, Sherway Homeowners and Recreation Association expressed concerns on behalf of the community regarding the overall change to the character of the neighbourhood, property values, setting a precedent for other neighbourhoods. Mr. Pugh raised concerns that the current traffic congestion and safety issues with the elementary school and daycare will only increase with this development and, with the closure of an exit route when the Ministry of Transportation completes construction on Dixie Road and North Service Road. Mr. Pugh noted that the traffic study did not contain any of the issues Mr. Pugh raised, and, further noted that there were several errors that appear to be overlooked by the consultant and the builder. Mr. Pugh requests that the Planning and Development Committee consider not approving this application.
2. Bruce Francisco, Resident, spoke opposing the application noting that residents bought into a single dwelling community and that adding townhomes on this single dwelling lot only serves financial gain to the builder.
3. Bill Karda, Resident, spoke objecting to the intensification of this single family home being converted to four townhomes, and that this proposal is the largest intrusion to the area in 50 years. Mr. Karda noted that in 1976 the Sherway Homeowners and Recreation Association (SHORA) was established to protect the single dwelling community and character, and believes the community has been deceived on what was the intended proposal, and further, requests the Planning and Development Committee reject the proposal.
4. Karol Prokocki, Resident, expressed concern with the traffic congestion and the change to the character of a single dwelling community. Mr. Prokocki noted that the homeowners next to the proposed development site were not informed of what the intended use of the land was, or they would have not agreed.

Councillor Dasko spoke regarding the process for residents to view or participate in the Planning and Development Committee meetings, and asked that staff highlight the differences on notices to residents. Councillor Dasko noted that this is an information report and that there is no recommendation being approved at this time. Councillor Dasko spoke of the public meeting held in October 2020, that was well attended, and that the residents expressed their concerns regarding traffic issues, built form and height. Councillor Dasko advised residents who wish to have their voices heard, that they email Paul Stewart, Planner.

In response to Mayor Crombie's inquiry regarding the price range of the townhomes, Jim Levac, Partner, Glen Schnarr and Associates advised that the selling price is not yet available.

RECOMMENDATION PDC-0041-2020

Moved by: Councillor S. Dasko

1. That the report dated October 16, 2020, from the Commissioner of Planning and Building regarding the applications by 272694 Ontario Ltd. (c/o Fountain Hill Construction and Consulting) to permit 4 four-storey townhomes, under File OZ 20/002 W1, 2207 Dixie Road, be received for information.
2. That five oral submissions be received.

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 THIS ITEM WAS REMOVED FROM THE AGENDA

~~PUBLIC MEETING INFORMATION REPORT (WARD 1)~~

~~Official Plan amendment and rezoning applications to permit 42 stacked townhomes on a private condominium road with underground parking
1575 Hurontario Street, east side of Hurontario Street and south of South Service Road
Owner: 10422967 Canada Corp (Dream Maker Inc.)
File: OZ 17/021 W1~~

4.4 PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)

Official Plan amendment, rezoning and subdivision applications to permit six condominium apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys which will contain 2,433 condominium apartment units and retail and office uses, 16 three storey condominium townhomes, public park, and public and condominium roads 91 and 131 Eglinton Avenue East and 5055 Hurontario Street, North side of Eglinton Avenue East, East of Hurontario Street

Owner: 91 Eglinton Limited Partnership (Liberty Development Corporation)

Files: OZ 18/016 W5 and T-M18005 W5

Councillor Parrish noted that she did not require a staff presentation of the application. Councillor Parrish expressed appreciation from everyone who worked on this project, for their willingness to work on amendments to reduce the number of units and the height, the cooperation on affordable housing and concessions that were made. Councillor Parrish noted she is pleased with the esthetic look of the development.

The following persons spoke:

1. Demitris Sironous, Resident commented on how impressive this development proposal is; the consideration that was given to move the park to a better location, and commends the saving of many large trees; however, Mr. Sironous did note that there is a large row of trees, which many of them are native, which will be removed. Sironous inquired why it is necessary to cut them down, and suggested that if it is necessary to cut the trees down during construction, that at the end of the construction phase, large sized trees be placed in that row. Mr. Sironous, also suggested that a protective barrier be installed between the street and sidewalk.

In response to Councillor Parrish's inquiry regarding what will happen to the existing row of trees, Glen Broll, Partner, Glen Schnarr and Associates noted that with the approval of the application they will obtain a draft plan approval of the subdivision which requires a detailed engineering submission for the road cross section and will work with the city through these submissions to place large trees in this section. Mr. Broll noted that with the underground parking and grade changes it is unlikely that the existing trees would survive. Councillor Parrish emphasized that the existing trees not be replaced by tiny trees.

2. Nellie Zhang, Resident expressed concern with the increased volume of pedestrian and vehicle traffic; the potential threat to safety and privacy of the residents; and the lack of sunlight exposure, and requested the city consider the safety and well-being of their residents.

Councillor Parrish advised she is confident that staff thoroughly reviewed the sun and shadow movement throughout the day. Councillor Parrish noted that she will be requesting metal bollards be installed at street corners.

RECOMMENDATION PDC-0042-2020

Moved by: Councillor C. Parrish

1. That the applications under File OZ 18/016 W5, 91 Eglinton Limited Partnership, 91 and 131 Eglinton Avenue East and 5055 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 – 2.9;
 - b. Redesignate the subject lands east of Thornwood Drive from Residential Medium Density to Residential High Density to permit the proposed 25 storey apartment building at the southeast quadrant of the site;
 - c. Amend Schedule 10 Land Use Designations from Residential High Density and Residential Medium Density to Public Open Space to permit a public park in the northeast portion of the site;
 - d. Amend Schedules 1 Urban System, 1a Urban System – Green System, 4 Parks and Open Spaces by adding land to the Public and Private Open Spaces;
 - e. Delete the subject property from Residential High Density – Special Site 2 of the Uptown Major Node Character Area and add Residential High Density – Special Site 8 to the Uptown Major Node Character Area to permit a maximum floor space index (FSI) of 5.6, a minimum of 1 300 m² (13,993 ft²) of retail commercial and office space, and three apartment buildings with heights of 35, 35 and 37 storeys;
 - f. To change the zoning from D (Development) to RA5-Exception (Apartments) to permit a maximum of 2,500 condominium apartment units and 20 three storey condominium townhomes; to RM6-13 (Townhouses on a CEC – Road) to permit the completion of the townhome project on abutting lands with 4 three storey common element condominium (CEC) townhomes and to OS1 (Open Space – Community Park) to permit a public park

be approved subject to the conditions referenced in the staff report dated October 16, 2020 from the Commissioner of Planning and Building.

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2. That the draft plan of subdivision under File T-M18005 W5, be approved subject to the conditions referenced in the staff report dated October 16, 2020 from the Commissioner of Planning and Building.
 3. That the applicant agrees to satisfy all the requirements of the City and any other external agencies concerned with the development.
 4. That the "H" holding symbol is to be removed from the RA5-Exception (Apartment) 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 16, 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 FSI shall not increase.
 6. That two oral submissions be received.

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

6:59 PM (Councillor S. Dasko)