
Planning and Development Committee

Date: November 23, 2020

Time: 6:05 PM

Location: 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, Parks Assets
Ms. Lin Rogers, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Engineering and Construction
Mr. Hugh Lynch, Manager, Development South
Ms. Marianne Cassin, Manager, Development Central,
Mr. Adam Lucas, Development Planner,
Ms. Katherine Morton, Manager, Planning Strategies,
Mr. Ezio Savini, Chief Building Officer
Mr. Anthony Andreana, Manager, Building & Building Services
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Angie Melo, Legislative Coordinator

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1. CALL TO ORDER – 6:05 PM
 2. DECLARATION OF CONFLICT OF INTEREST - Nil
 3. MINUTES OF PREVIOUS MEETING
 - 3.1 Planning and Development Committee Meeting Draft Minutes - November 9, 2020
Approved (Councillor K. Ras)
 4. MATTERS CONSIDERED
 - 4.1 PUBLIC MEETING INFORMATION REPORT (WARD 4)

Official Plan amendment and rezoning applications to permit a 29 storey apartment building 3575 Kaneff Crescent, south side of Kaneff Crescent, east of Obelisk Way and west of Mississauga Valley Boulevard

Owner: Kaneff Properties Limited

File: OZ 20/007 W4

David Capper, Associate, Glen Schnarr & Associate, provided an overview of the application.

The following persons spoke:

1. Shirish Parikh, Resident, expressed concern with shadowing, traffic congestion, and the wind tunnel that it will form as a result of the height of the building; and suggested that the land be partitioned and developed as parkland for the community instead.
2. Sami Abdel-Bari, Resident and President of the Tenants Association for 3575 Kaneff Crescent expressed concern that the proposed development is being built on what was designated as visitor's parking for 3575 Kaneff Crescent, which will leave visitors attending 3575 Kaneff Crescent no parking spaces. Mr. Abdel-Bari noted that the applicant is proposing 173 parking spaces while they are required by law to provide a total of 407. Further Mr. Abdel-Bari noted that the entrance and exit access to the parking garage is already very congested and confusing to motorists and that this development will only add to the congestion and confusion.

Councillor Kovac thanked deputants and residents who attended the public meeting and advised residents that the Planning and Development Committee is only considering an Information Report and that residents have opportunities to submit their concerns in writing, and also attend at another public meeting which will be scheduled in the new year.

In response to Councillor Kovac's inquiry regarding what residents can expect as next steps for this development, Adam Lucas, Development Planner advised that the applicant will be responding to comments from the residents and staff and address outstanding issues before staff can issue a recommendation report; hopefully before the summer break.

In response to the concerns Councillor Kovac identified that residents have raised with respect to affected views, construction disturbances, too much density, impact of on-street parking on neighbouring roads, no parks or amenities within the community, and new construction not aligning with existing character, David Capper, Associate, Glen Schnarr & Associate, advised that the developer will be required to provide cash in lieu of parkland purposes, noting that this is a small parcel of land with limitations to develop park space. Mr. Capper explained how the design blends with the current neighbourhood character.

RECOMMENDATION PDC-0043-2020

Moved by: Councillor J. Kovac

1. That the report dated October 30, 2020, from the Commissioner of Planning and Building regarding the applications by Kaneff Properties Limited to permit a 29 storey apartment building, under File OZ 20/007 W4, 3575 Kaneff Crescent, be received for information.
2. The three 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)

4.2 RECOMMENDATION REPORT (WARD 4 and WARD 5) – Mississauga Official Plan Amendment for the Uptown Major Node Character Area

There was no discussion on this matter

RECOMMENDATION PDC-0044-2020

Moved by: Councillor C. Parrish

1. That the report titled "Recommendation Report – Mississauga Official Plan Amendment for the Uptown Major Node Character Area" dated October 26, 2020 from the Commissioner of Planning and Building, be received.
2. That the proposed Mississauga Official Plan amendments contained in the report titled "Recommendation Report – Mississauga Official Plan Amendment for the Uptown Major Node Character Area" dated October 26, 2020 from the Commissioner of Planning and Building, be adopted.

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

A By-law to amend the City's Building By-law 203-2019, to waive building permit application fees associated with temporary outdoor patios for restaurants, convenience restaurants or take-out restaurants from November 11, 2020 until December 31, 2021

There was no discussion on this matter

RECOMMENDATION PDC-0045-2020

Moved by: Councillor D. Damerla

That the City's Building By-law 203-2019 be amended respecting construction, demolition and change of use permit, inspections and related matters (The Building By-law) to waive building permit application fees associated with tents over temporary outdoor patios accessory to a restaurant, convenience restaurant or take-out restaurant as defined in Zoning By-law 0225-2007, as amended, commencing retroactively on November 11, 2020 until December 31, 2021.

YES (12): 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, Councillor C. Parrish, and

Carried (11 to 0)

4.4 BILD and Altus Group Municipal Benchmarking Study

Councillor Parrish commented on the feedback she has received from applicants regarding the back and forth requests from staff for new information and inquired whether this is a practice staff follows. Chris Rouse, Director, Development and Design advised that on a number of occasions new information is requested as a result of new information being provided by the applicant subsequent to them submitting the plans.

In response to Councillor Parrish's inquiry regarding any known backlog from the Fire Department in reviewing Plans, Chris Rouse, Director, Development and Design, advised that he is not aware of any delays but would look into it. Andrew Whittemore, Commissioner, Planning and Building, advised that staff from Fire conduct plan examinations when permits are issued and there may be a conflict on examination timelines between Building and Fire.

RECOMMENDATION PDC-0046-2020

Moved by: Councillor Parrish

That the report dated November 6, 2020, from the Commissioner of Planning and Building regarding the BILD and Altus Group Municipal Benchmarking Study 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 - 6:54 PM (Councillor K. Ras)