
Planning and Development Committee

Date: December 7, 2020

Time: 6:03 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. Lia Maggi, Legal Counsel
Mr. Chris Rouse, Director, Development and Design
Mr. Jason Bevan, Director, City Planning Strategies
Ms. Sanitga 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
Ms. Katherine Morton, Manager, Planning Strategies,
Mr. Romas Juknevičius, Manager, Planning Programs
Mr. Adam Lucas, Development Planner,
Mr. David Ferro, Development Planner
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER - 6:03 PM

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING

Planning and Development Committee Meeting Draft Minutes - November 23, 2020

Approved (Councillor C. Fonseca)

4. MATTERS CONSIDERED

4.1 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 22 storey apartment building with 258 units and six levels of underground parking
42-46 Park Street East and 23 Elizabeth Street North, west of Hurontario Street, north of Park Street East

Owner: Edenshaw Elizabeth Developments Limited

File: OZ 20/006 W1

David Sajecki, Sajecki Planning provided an overview of the application.

The following persons spoke:

1. Mary Simpson, President, Town of Port Credit Association (TOPCA), advised that TOPCA submitted a list of concerns from the community which included adding density without supportive infrastructure, traffic volume, lack of walkability and services such as grocery stores, and rapid intensification. Ms. Simpson noted that since submitting these comments, the community further expressed concern with the development of mixed units and smaller spaces which would attract more speculators than building a community. Ms. Simpson further spoke of other upcoming developments in the community, the Region's growth plan for Port Credit, the community's desire to attract people to work, live spend time and money in Port Credit by maintaining accessibility, reducing traffic, offering affordable housing, and creating services to attract employment. Ms. Simpson emphasized that the Developer needs to assist the community to achieve these goals by creating innovative spaces that are amenable to supporting communities.
2. Jake Pedler, Resident, spoke in support of the development, noting that the density would add to the walkable traffic to support local businesses.
3. Tommy Donnelly (The Brogue) spoke in support of the development noting that the density and building height is suitable for the revitalization of the area and support local businesses. In response to Mr. Donnelly's inquiry regarding retail space, David Sajecki, Sajecki Planning advised that the building is being designated residential with no commercial retail space.

4. John Pappas (The Crooked Cue) spoke in support of the building height and density to support local business.
5. Don McVie, Resident, spoke in support of the 22 storey development; however he noted that the previous speaker, Mary Simpson had touched on some of the concerns and comments he would have made, and further noted that he does not agree that this development is the best use of the property, and is hopeful that there would be a commitment from the Developer to create large spaces suitable for people to work from home rather than commute out of the community.
6. Jonathan Giggs, Resident, inquired regarding the setback, design and built form of the podium and tower, the applicant's justification for requesting parking lower than the standard, and noted that there are no provisions for affordable housing. In response to Mr. Giggs', inquiries, David Ferro, Planner advised that the guidelines for design and built form are applied in reviewing all applications and that staff have provided the developer with comments regarding building separation, tower and floor plate size. Mr. Ferro further advised that staff have requested from the applicant justification for the reduced parking from the standard and are working with the developer on creating affordable housing units.

Councillor Dasko spoke of the growth and character of Port Credit and noted that he has received a lot of community feedback on this development, with some residents expressing concern with the lack of parking and with the building height, which in comparison to existing older buildings of 27 storeys that have 8ft floor plates, this building will be taller because of the 10 ft floor plates.

Mayor Crombie commented on the mixed units, request for reduced parking and inquired regarding the affordable housing component.

David Sajecki, Sajecki Planning advised that there will be an affordable housing component; however, the number and type of units have not yet been identified. Mr. Sajecki, further advised that Edenshaw Developments has provided affordable units in previous developments and will work with staff on identifying both the number and type of units for this development.

RECOMMENDATION PDC-0050-2020

Moved By Councillor S. Dasko

1. That the report dated November 13, 2020, from the Commissioner of Planning and Building regarding the applications by Edenshaw Elizabeth Developments Limited to permit a 22 storey apartment building with 258 units and six levels of underground parking, under File OZ 20/006 W1, at 42-46 Park Street East and 23 Elizabeth Street North, be received for information.
2. That seven 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 PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit a 31 storey apartment building with commercial uses permitted on the ground floor
2444 Hurontario Street, southwest corner of Hurontario Street and Floradale Drive
Owner: P&S Ramlochan Property Inc.
Files: OZ 20/010 W7

Amy Emm, IBI Group provided an overview of the application.

The following persons spoke:

1. Miles Roque, Resident, noted that he has submitted a petition to reject the proposal and expressed concerns of traffic congestion and road safety on Floredale Drive, and noted the volume of accidents has increased; parking spaces in the development are not adequate and will cause visitors to park on Floredale Drive; new development does not propose office space for the creation of employment in the community; height ratios with surrounding dwellings, and the need to enhance the neighbourhood with parkland/playgrounds.
2. Nicole Atrach, Resident, expressed concerns of traffic volume speeding motorists that are using Floredale Drive as a shortcut to Confederation Parkway and Hurontario Street, and spoke regarding recent serious accidents where high speeds were a factor.
3. Emilia Elahi, Resident, expressed concerns of higher volume of high speed motorists on Floredale Drive, traffic congestion and the development parkland/playgrounds.

Councillor Damerla ensured that the original petition submitted earlier, and the most recently submitted petition will both be accepted.

Councillor Damerla noted that the applicant has acknowledged the resident's concerns and have advised that they will be making revisions to the application. Councillor Damerla noted that she looks forward to working with staff and the applicant to ensure resident concerns are addressed. Councillor Damerla expressed concern with staff's comments regarding the greenspace being adequate, noting that the Floredale Park is not adequate to support the existing single family homes, and suggests that this be reviewed with the consideration of further developments coming to the area.

RECOMMENDATION PDC-0051-2020

Moved By Councillor D. Damerla

1. That the report dated November 13, 2020, from the Commissioner of Planning and Building regarding the applications by P&S Ramlochan Property Inc. to permit a 31 storey apartment building with commercial uses permitted along the ground floor, under File OZ 20/010 W7, 2444 Hurontario Street, be received for information.
2. That four oral submissions be received.

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

ABSENT (1): Councillor C. Fonseca

Carried (10 to 0)

4.3 SECTION 37 COMMUNITY BENEFITS REPORT (WARD 7)

Community Benefits contribution under Section 37 to permit an apartment building with a height of 28 storeys with ground floor non-residential uses
45 Agnes Street, Northeast corner of Agnes Street and Cook Street
Owner: 45 Agnes GP Corp.
File: OZ 13/017 W7

There was no discussion on this matter

RECOMMENDATION PDC-0052-2020

Moved By Councillor D. Damerla

That the report dated November 23, 2020, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under File OZ 13/017 W7, 45 Agnes GP Corp., 45 Agnes Street, be adopted and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$1,373,500 be approved as the amount for the Section 37 Community Benefits contribution.
2. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with 45 Agnes GP Corp., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the Community Benefits contribution.

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)

4.4 REVISED RECOMMENDATION REPORT (WARD 2)
Southdown Local Area Plan – City Initiated Official Plan Amendment

In response to Councillor Ras' inquiry with respect to how often air quality studies are to be conducted, Romas Juknevičius, advised that studies would be conducted in a reasonable amount of time and that should a significant amount of time elapse between studies staff would determine if a new study is required.

RECOMMENDATION PDC-0047-2020

Moved By Councillor K. Ras

1. That the report titled “Southdown Local Area Plan – City Initiated Official Plan Amendment”, dated December 1, 2020, from the Commissioner of Planning and Building, be adopted.
2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Southdown Employment Area Character Area Policies contained in the Southdown Local Area Plan in accordance with the proposed modified policy as outlined in Appendix 1 of this report.

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)

4.5 December 10, 2020 Regional Council Agenda Comments on Growth Management

Councillor Parrish spoke in favour of a Planning Committee being established at the Region and noted that she would be putting forward a Motion at the upcoming Regional Council meeting to this effect. Councillor Parrish encouraged Committee Members to read the synopsis that staff prepared.

In response to Councillor Parrish's inquiry with respect to whether the proposed 65 people plus jobs per hectare (ppj/ha) for greenfield areas is too low and what the ideal number should be, Katherine Morton, Manager, Planning, advised that staff were testing density of 70 to 75 ppj/ha to understand land and fiscal implications and noted that density of 65 to 75 ppj/ha in greenfield communities have been able to achieve in other developments.

Jason Bevan, Director, City Planning Strategies, provided an overview of Planning and Building's Comments on Growth Management, highlighting Peel's growth forecast process, the Region's draft allocation to 2051, the City of Mississauga's occupied household growth from 1991 to 2051 over 5 year periods; the City of Mississauga and the Region of Peel's considerations, settlement boundaries of proposed growth in the Town of Caledon, and next steps.

Councillor Parrish and Councillor Dasko commended Planning staff for providing a thorough presentation and overview on this subject matter.

RECOMMENDATION PDC-0048-2020

Moved By Councillor K. Ras

That the Memorandum dated November 20, 2020 from the Commissioner of Planning and Building entitled "December 10, 2020 Regional Council Agenda Comments on Growth Management 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)

4.6 RECOMMENDATION REPORT (CITY WIDE) - Proposed Updates to Site Plan Control By-law 0293-2006

There was no discussion on this matter.

RECOMMENDATION PDC-0049-2020

Moved By Councillor C. Parrish

That the Report dated November 13, 2020 from the Commissioner of Planning and Building titled "Proposed Updates to Site Plan Control By-law 0293-2006" be adopted, and that Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the staff recommendations in this report.

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 - 8:03 PM