

Approved: January 22, 2021

Planning and Development Committee

Date: January 11, 2021
Time: 6:45 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)
	Councillor Pat Saito	Ward 9 (ex-officio)

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Mr. Graham Walsh, Legal Counsel
Mr. Chris Rouse, Director, Development and Design
Mr. Jason Bevan, Director, City Planning Strategies
Mr. Ezio Savini, Director, Building and Chief Building Officer
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. Sharon Mittman, Manager, Urban Design
Ms. Katherine Morton, Manager, Planning Strategies
Ms. Erinma Chibututu, Urban Designer
Mr. Darren Bryan, Supervisor, Sign Unit
Mr. David Ferro, Development Planner
Ms. Lorie Sterritt, Planner
Ms. Mila Yeung, Planner
Mr. Paul Stewart, Planner
Ms. Diana Rusnov, Director Legislative Services and City Clerk
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER - 6:45 PM

1.1 APPOINTMENT OF VICE-CHAIR

Councillor McFadden nominated Councillor Starr.

Councillor Starr accepted the nomination of Vice-Chair of the Planning and Development Committee for the term ending November 14, 2022, or until a successor is appointed.

RECOMMENDATION PDC-0001-2021

Moved By Councillor S. McFadden

That Councillor Ron Starr be appointed as Vice-Chair of the Planning and Development Committee for the term ending November 14, 2022, or until a successor is appointed.

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 Councillor P. Saito

Carried (12 to 0)

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Planning and Development Committee Meeting Draft Minutes - December 7, 2020

Approved (Councillor S. McFadden)

3.2 Planning and Development Committee Meeting Draft Minutes - December 9, 2020

Approved (Councillor R. Starr)

4. MATTERS CONSIDERED

4.1 RECOMMENDATION REPORT (WARD 8)

Sign Variance Application to permit one (1) billboard sign with electronic changing copy sign faces

3663 Platinum Drive

Applicant: Christ Roubekas

File: SGNBLD 20-2491 VAR W8

Councillor Mahoney noted that the proposed electronic changing copy sign faces Ward 8, however, it borders Ward 10. Councillor Mahoney suggested the applicant defer the application to allow an opportunity to speak with Councillor McFadden on the issues noted in the staff report that effect Ward 10 residents.

Chris Roubekas, Consultant, ROUBX2 Consulting, provided an overview of the Sign Variance Application and rationale to permit the Sign Variance Application.

Matt Stainton, President, DTC Digital Media, spoke in support of the Sign Variance Application.

Ehab Shaheen, Owner, Auto Spa, spoke in support of the Sign Variance Applicant noting that COVID-19 has had a great financial impact on Auto Spa, and that installation of the sign will attract and generate much needed business.

Councillor McFadden spoke in support of the staff's recommendation report noting that the installation of a billboard sign will greatly impact area residents as well as residents moving into the new residential development. Councillor McFadden commented on the volume of traffic on Ninth Line and Platinum Drive and further noted that the locations Mr. Roubekas referenced in his presentation are not in residential areas.

RECOMMENDATION PDC-0002-2021

Moved By Councillor M. Mahoney

1. That the report dated December 18, 2020 from the Commissioner of Planning and Building regarding variances to the Sign By-law to permit one (1) billboard sign with electronic changing copy sign faces under File SGNBLD 20-2491 W8, Christ Roubekas, 3663 Platinum Drive, be received for information.
2. That the request to permit one (1) billboard sign with electronic changing copy sign faces be refused.
3. That three oral submissions be received.

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 Councillor P. Saito

Carried (12 to 0)

4.2 REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW (WARD 9)

Application to remove the holding provision to permit an apartment building
6550 Glen Erin Drive
Owner: BCIMC Realty Corporation (QuadReal)
File: H-OZ 20/003 W9
Bill 139

No discussion on the matter.

RECOMMENDATION PDC-0003-2021

Moved By Councillor P. Saito

That the report dated December 18, 2020, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision from the text of By-law 0225-2020 and the "H" symbol from the zoning maps, under File HOZ 20/003 W9, BCIMC Realty Corporation (QuadReal), 6550 Glen Erin Drive, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage

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 Councillor P. Saito

Carried (12 to 0)

4.3 INFORMATION STATUS AND RECOMMENDATION REPORT FOR REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 (WARD 7)

Application to remove the "H" holding provision to permit a 36 storey apartment building with 366 units (Phase 1 of the parcel redevelopment)

185 Enfield Place, south of Burnhamthorpe Road West and west of Hurontario Street

Owner: The Canada Life Assurance Company

File: H-OZ 18/002 W7

No discussion on the matter.

RECOMMENDATION PDC-0004-2021

Moved By Councillor D. Damerla

That the report dated December 18, 2020, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application, under File H-OZ 18/002 W7, The Canada life Assurance Company, 185 Enfield Place, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage

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 Councillor P. Saito

Carried (12 to 0)

4.4 REMOVAL OF THE “H” PROVISION FROM ZONING BY-LAW 0225-2007 (WARD 3)

Application to remove the “H” provision to permit two detached dwellings and 32 townhomes 3111 and 3123 Cawthra Road, east side of Cawthra Road, north of Dundas Street East

Owner: Maple Valley Development Corporation Inc.

File: H-OZ 19/009 W3

RECOMMENDATION PD-0005-2021

Moved By Councillor C. Fonseca

That the report dated December 18, 2020, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the “H” provision application, under File H-OZ 19/009 W3, Maple Valley Development Corporation Inc., 3111 and 3112 Cawthra Road, be received for information, and that the Planning and Building Department be authorized to prepare the by-law for Council’s passage

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 Councillor P. Saito

Carried (12 to 0)

4.5 RECOMMENDATION REPORT (ALL)

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 retail sales and display and outdoor recreational and entertainment establishment from November 16, 2020 until December 31, 2021

No discussion on the matter.

RECOMMENDATION PDC-0006-2021

Moved By Councillor S. Dasko

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 for tents fees associated with temporary outdoor retail sales and display and temporary outdoor recreational and entertainment establishments until December 31, 2021, as defined in Zoning By-law 0225-2007, as amended, commencing retroactively on November 16, 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 Councillor P. Saito

Carried (12 to 0)

4.6 PUBLIC MEETING INFORMATION REPORT (WARD 11)

Rezoning application to permit 10 four storey back to back townhomes
86 Thomas Street, west of Joymar Drive and north of Thomas Street
Owner: Forgione Investments
File: OZ 20/011 W11

Al Ruggero, InfoPlan, provided an overview of the rezoning application to permit 10 four storey back to back townhomes.

The following person spoke:

1. Dan During inquired regarding whether the owner had permission to clear cut the property and what is the impact to the foundation and walls, and sought clarification on the permitted height, as he believes the height is not permitted under the current Zoning By-law.

In response to Mr. During's inquiry regarding whether the owner had permission to clear cut the property resulting in a loss of many trees, , Councillor Carlson advised that the owner did not have permission to clear cut the property and that charges were laid; however, he does not have details on whether fines were imposed or pending.

In response to Mr. During's inquiry regarding what effect if any would the trees have had to the existing building if they had not been cut, Chris Rouse, Director, Development and Design advised that it would have depended on the quality of the trees in conjunction with the development, noting that in some cases there will be a loss of trees. Mr. Rouse further advised that there is an inventory of the trees that were cut and staff will review this matter further.

Councillor Carlson advised that the developers do make up for the loss of trees by providing funds to plant elsewhere.

Councillor Carlson clarified that the applicant is submitting a request to amend the zoning to what is currently permitted.

Councillor Carlson commented on the zoning amendment request being a bit excessive and that he and staff have been working with the developer to create a Streetscape.

RECOMMENDATION PDC-0007-2021

Moved By Councillor C. Parrish

1. That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the application by Forgione Investments to permit 10 four storey back to back townhomes, under File OZ 20/011 W11, 86 Thomas Street, be received for information.
2. That two oral submissions be received.

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 Councillor P. Saito

Carried (12 to 0)

4.7 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a seven storey rental apartment building with 151 units

958-960 East Avenue, southwest corner of Lakeshore Road East and East Avenue

Owner: Peel Housing Corporation

File: OZ 20/005 W1

Glen Broll, Partner, Glen Schnarr and Associates provided an overview of the Official Plan Amendment and Rezoning application.

The following persons spoke:

1. Eric Canham, Resident spoke of the need for affordable housing in the community and spoke of the land and assessed property tax value. Mr. Canham provided an overview of a cost analysis he performed to identify the need for the City and Region to conduct their own cost analysis, identifying the pros and cons associated with alternate scenarios.

Councillor Saito recognized the need for affordable housing all across the city, and provided clarification on the percentage of market rent, versus affordable housing, and noted that the percentage has been different over the years. She further noted that since Peel has been building housing, there is a mix of market rent, mid-level affordability and subsidized, to sustain operating, maintenance and renovating costs.

2. Deborah Goss, spoke on behalf of the Lakeview Ratepayers Association noting that the community is in support and encourages affordable housing on this site. Ms. Goss commented on the 2014 Charrette that left the community with the impression that this development would fulfil a priority concern for providing seniors affordable housing units, and provide ground retail and/or community integration space, and further commented on what the community did not expect is the massing being presented. Ms. Goss expressed

disappointment with Peel Community Housing for not engaging the community since its last meeting in 2014, and that they have ignored the Lakeview Local Area Plan.

Ms. Goss provided suggestions such as, conducting Lakeshore Corridor study, exploring friendlier designs, imposing setbacks on heights over 2 - 4 storeys before additional height is considered; no through road at Byngmount Avenue, ground floor space integration, creation of green space integration with existing community; including balconies and rooftop spaces.

3. Kevin Swersky, Resident expressed the importance and necessity for affordable housing and noted that the community was in favour of allocating this housing for seniors and encourages at least some dedicated allocation for seniors. Mr. Swersky provided an overview of the concerns with respect to the Byngmount Avenue Extension, noting that the increased traffic would be dangerous for existing residents. It would increase pollution and noise and would reduce walkability; that the development should enhance the corridor and not allow break up in commercial strips in the case with some existing residential buildings, and that it provide additional employment and business opportunities; parking allocation on prime surface level space along a planned BRT stop and that allocating housing for seniors could resolve many of the parking issues as retired residents would utilize local infrastructure; and that the current built form does not conform with the Lakeview Local Area Plan.
4. Jonathan Giggs, Resident commented on the setbacks based on the current design of Lakeshore Road and that it should reflect future plans. Mr. Giggs further commented on the Byngmount Avenue Extension noting that the study indicated that there are no impacts to arise from this connection, and that the extension is not necessary to support the subject site. Mr. Giggs, added that if the connection were not open to vehicles, that it should be open to pedestrians and cyclists.

Councillor Dasko expressed thanks to the community for their comments on the challenges with getting the project started and recognizes that this is valuable land that is located in the area of the proposed Bus Rapid Transit and proposed development on the Lakeview lands. Councillor Dasko acknowledged that some of the work that had been done through the design Charrette, and conditions have changed. Councillor Dasko further commented on the need for affordable housing and noted that there are many existing and proposed affordable housing developments in the area. Councillor Dasko commented on the issue of height noting that part of the issue is with the floor plate and that from a heating, environmental and height perspective, that the floor plate not be greater than 8 foot floor plates. Councillor Dasko further commented on the number of units being barrier free and that this emphasizes the senior housing component. Councillor Dasko noted that there is still a lot more work to be done and looks forward to working with staff, the developer, Peel Housing staff and the community to ensure that all of the issues are addressed including aesthetics and massing, and acknowledged the timeline for funding.

Mayor Crombie reiterated the importance of completing the Lakeshore corridor study to better understand responsible planning and development and where we want to put the density.

Glen Broll, Partner, Glen Schnarr and Associates advised that he will continue to work with Councillor Dasko, staff and the community to address the concerns, and further commented on the design from the 2014 Charrette and the report presented to Council and Regional Council which provided direction that was given to proceed on this development.

In response to Councillor Saito's inquiry regarding accessible units, Glen Broll, Partner, Glen Schnarr and Associates advised that there are ground floor units that are accessible as well as other units throughout the building that provide proper spacing for washroom and thresholds.

RECOMMENDATION PDC-0008-2021

Moved By Councillor S. Dasko

1. That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the applications by Peel Housing Corporation to permit a seven storey rental apartment building containing 151 units, under File OZ 20/005 W1, 958-960 East Avenue, be received for information.
2. That five oral submissions be received.

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 Councillor P. Saito

Carried (12 to 0)

4.8 PUBLIC MEETING INFORMATION REPORT (WARD 7)

Rezoning application to permit a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses
16, 34 and 36 Elm Drive West, southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar (Edge 3) Corp.
File: OZ 20/015 W7

David Riley, SGL Planning Inc., provided an overview of the rezoning application. Mr. Riley noted that they have had great discussions with staff and the community at community meetings hosted by the Councillor's office. As a result of that feedback, they are working on revising the plans to address resident concerns regarding setbacks.

Councillor Damerla expressed thanks for the presentation and the consideration given to resident's concerns regarding the setbacks and looks forward to seeing the revised plans.

RECOMMENDATION PDC-0009-2021

Moved By Councillor D. Damerla

1. That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the applications by Solmar (Edge 3) Corp. to permit a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses under File OZ 20/015 W7, 16, 34 and 36 Elm Drive West, be received for information.
2. That one oral submission be received.

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 Councillor P. Saito

Carried (12 to 0)

5. ADJOURNMENT - 9:12 PM (Councillor R. Starr)