

Approved: February 16, 2021

Planning and Development Committee

Date: January 25, 2021
Time: 6:09 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 (Vice-Chair)
	Councillor Matt Mahoney	Ward 8
	Councillor Sue McFadden	Ward 10
	Councillor George Carlson	Ward 11 (Chair)
	Councillor Carolyn Parrish	Ward 5 (ex-officio)
Members Absent	Dipika Damerla	Ward 7

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lia Magi, 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
Mr. David Ferro, Development Planner
Ms. Catherine Parsons, Planner
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER - 6:09 PM

2. DECLARATION OF CONFLICT OF INTEREST - Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Planning and Development Committee Draft Minutes - January 11, 2021

Approved (Councillor R. Starr)

4. MATTERS CONSIDERED

4.1 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit an 8 to 15 storey apartment building containing 242 units with 3 levels of underground parking and ground floor retail

1381 Lakeshore Road East, east side of Dixie Road, north side of Lakeshore Road East

Owner: City Park Homes

File: OZ 20/018 W1

Jim Levac, Partner, Glen Schnarr and Associates provided an overview of the application.

The following persons spoke:

1. Mike Kamila expressed concerns with traffic in the residential streets, and noted that the Plan for the Lakeshore did not include high-rise buildings.

Jim Levac, Partner, Glen Schnarr and Associates advised that traffic and parking studies were conducted and provided to the City of Mississauga's Traffic staff for review, and further advised that the data provided was pre-COVID as studies during COVID would not render accurate traffic patterns.

Lin Rogers, Manager, Transportation Projects advised that staff have reviewed the studies and have requested the applicant address some issues and provide satisfactory revisions.

Councillor Carlson advised that Developers can apply to develop their property regardless of existing zoning and that their proposed development would go through the planning process.

2. Jonathan Giggs, Resident, commented on the lack of retail on the ground level of the development and inquired whether there are design guidelines with respect to minimum heights; whether the building exceeds the definition of what might be permitted because of the right of way being too wide; and whether traffic staff have considered closing off Cherriebell Road to vehicles, but remain open to pedestrians and cyclists.

Lin Rogers, Manager, Transportation Projects advised that they are still in the process of reviewing the traffic studies and noted that the applicant is required to address the impact to the existing residents. Ms. Rogers further advised that staff have not considered closing roads as there is adequate frontage, and further that staff will continue to work with Regional staff to determine if the access points are permitted and/or restricted.

Hugh Lynch, Manager, Development South, advised that the application will be assessed based on the built form guidelines embedded in the City's secondary plan for Lakeview. Mr. Lynch further advised that the building height does exceed the width of the right of way, and that in accordance with the City of Mississauga's Official Plan it is considered a tall building. Mr. Lynch explained the height requirements for ground floor retail for commercial and residential buildings, and noted that staff will review the appropriateness of retail frontage on Dixie Road versus Lakeshore Road East at the Recommendation Report stage.

3. Trevor Baker, Resident, noted that although he is in support of having development in the Lakeview area; Mr. Baker does not believe this development is appropriate and noted that it is Council's responsibility to have developments adhere to the character of communities and highlighted that Council expressed objection to a recent development. Baker noted that the proposed building does not improve the character but rather overwhelms the neighbourhood. Mr. Baker inquired whether improvements have been made to address the concerns raised by the community at their meeting on December 10, 2020.

Councillor Parrish clarified that she approved and supported the recent Peel Housing development on East Avenue, and that the objection related to the block building design that was part of the site plan approval.

Jim Judge, Resident, spoke with respect to the history of the community, the communities engagement on other developments, and expressed concerns regarding shadowing, obstruction of lake view, property not appropriate for density, and the increase in traffic and on-street parking on the residential streets.

4. Norm Trainer, Resident expressed road safety concerns that the proposed development will result in an increase of traffic through the existing residential streets that have no sidewalks and narrow roadways, and that insufficient underground parking will result in increase of on-street parking which will add to the existing safety concerns of vehicles parked on the roadway impeding vehicle movement and sightlines.

5. Kia Chester, Resident, noted that her concerns have been expressed by the previous speakers, and noted that the comparison of this development and community to other tall building sites, presented by the applicant, is not applicable.
6. Deborah Goss, The Lakeview Rate Payers Association, noted that through the planning for future development for Lakeview, The Lakeview Rate Payers Association anticipated density and worked towards good planning to ensure density was allocated in the appropriate site and in accordance with the Lakeview Local Area Plan approved by Council in 2015. Goss further noted that there was a lack of community outreach, other than the public meeting on December 10, 2020, which was scheduled by the local Councillor. Ms. Goss, presented an image of the Van Dyke building to the west side of the proposed development and provided a comparison of the developments. Ms. Goss spoke with respect to the announcement of the joint funding of the Bus Rapid Transit (“BRT”) in Lakeview, and requested that a detailed study be undertaken for any new land uses as outlined by the Region and suggests that the Lakeshore Corridor Study should take place prior to the consideration of this project; that any height above 2 to 4 storey’s be setback in consideration of existing neighbourhood, consideration to the linear heritage park along lakeshore corridor to explore and understand how the community moves through this space, and consideration to the announcement of the BRT in Lakeview and how the Major Transit Station Areas (“MTSA”) will effect height.

In response to Mayor Crombie’s inquiry regarding what is anticipated and when will the Lakeshore Corridor Study be completed; and will the BRT justify further density, Jason Bevan, Director, City Planning Strategies advised that staff have commenced working on this project and anticipates scheduling a community meeting in February 2021 to outline the scope of the project and to connect with those who will be participating in the project. Mr. Bevan noted that the goal is to have as much work completed by the end of the year, and explained the purpose for conducting the study. Mr. Bevan further noted that the study will look at what is appropriate for the area, taking into account transit planning, and other factors for future development. Mr. Andrew Whittemore, Commissioner, Planning and Building commented on the decline in population in the area and explained the strategy of directing intensification to the corridors rather than through neighbourhoods and that the goal is to come up with an appropriate range and a strategy for an intensity balanced approach.

Mayor Crombie commented on a similar development in a heritage district in another Ward and noted that Council needs to be consistent in recognizing and determining what is appropriate in heritage districts.

Councillor Ras commented on the work that goes into creating and developing guideline plans and inquired as to whether to continue the work on these Plans if applications are being submitted that are beyond the guidelines considered at the time as acceptable paths to development, and further commented on development applications being considered in aggregate.

Andrew Whittemore, Commissioner, Planning and Building, noted that developers are permitted to submit their proposed development application that may or may not adhere to the guidelines, and explained the application review and recommendation process.

Councillor Ras further noted that the proposed development does not represent what was planned for the area and would like to see changes before a final recommendation is made.

Councillor Parrish's spoke regarding future growth allocation in the Region and throughout the Province, negotiating realistic expectations for the Lakeshore corridor to avoid an appeal to the Local Planning Appeal Tribunal ("LPAT"), and the need to have housing that is affordable as the housing market continues to rise.

Councillor Dasko, expressed thanks to the community who have spoken and advised that he will continue to advocate for good planning and has requested a study of the lakeshore corridor. Councillor Dasko looks forward to working with the community to address their concerns. Councillor Dasko noted that this site and the site across the street should showcase great city building as it is the gateway to the Lakeview community; however, this development does not represent that. Councillor Dasko advised that he has had preliminary discussions with the Planner and expressed that he is not in agreement with the proposed density and noted that this site was never identified to carry the amount of density proposed and that the neighbouring roadways which are some of the most narrowest roadways in the City does not support increased traffic, nor does it support on-street parking considerations. The community has been very supportive of density; however, the proposed development's density is not appropriate for this property. Councillor Dasko provided an overview of the concerns raised at the community meeting in December 2020 and an overview of development applications approved and/or refused and subsequently appealed at LPAT. Councillor Dasko encouraged the applicant to revise their application.

RECOMMENDATION PDC-0010-2021

Moved By Councillor S. Dasko

1. That the report dated December 24, 2020, from the Commissioner of Planning and Building regarding the applications by City Park Homes to permit an 8 to 15 storey apartment building containing 242 units with 3 levels of underground parking and ground floor retail, under File OZ 20/018 W1, 1381 Lakeshore Road East, be received for information.

2. That eight oral submissions be received.

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

ABSENT (1): Councillor D. Damerla

Carried (10 to 0)

4.2 Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report

No discussion took place on this matter.

RECOMMENDATION PDC-0011-2021

Moved By Councillor K. Ras

1. That Council deem urban Metrics inc. qualified to perform the peer review and provide a written opinion of the Inclusionary Zoning municipal assessment report prepared by N. Barry Lyon Consultants (NBLC) on behalf of the City of Mississauga.
2. That the report dated December 21, 2020, from the Commissioner of Planning and Building, titled "Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report," be provided to the Councils of the Town of Caledon and City of Brampton for information.

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

ABSENT (1): Councillor D. Damerla

Carried (10 to 0)

5. ADJOURNMENT - 7:41 PM (Councillor R. Starr)