
Planning and Development Committee

Date: May 30, 2022
Time: 6:03 PM
Location: Council Chambers, Civic Centre, 2nd Floor
 300 City Centre Drive, Mississauga, Ontario, L5B 3C1
 And Online Video Conference

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|-----------------|----------------------------|---|
| Members Present | Mayor Bonnie Crombie | |
| | Councillor Stephen Dasko | Ward 1 |
| | 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) |
| | Councillor Pat Mullin | Ward 2 (ex-officio) departed at 8:13 PM |
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| Members Absent | Councillor Dipika Damerla | Ward 7 |
| | Councillor Pat Saito | Ward 9 (ex-officio) |

Staff Present

Andrew Whittemore, Commissioner, Planning & Building
 Shari Lichterman, Commissioner, Corporate Services & CFO
 Chris Rouse, Director, Development & Design
 Jason Bevan, Director, City Planning Strategies
 Jeremy Blair, Manager, Transportation Infrastructure Management
 Michal Minkowski, Legal Counsel, Litigation & Planning
 Emma Calvert, Manager, Engineering and Construction
 Ryan Au, Traffic Planning Coordinator
 Sharon Chapman, Manager, Parks Planning
 Hugh Lynch, Manager, Development South
 Marianne Cassin, Manager, Development Central
 Ashlee Rivet-Boyle, Manager, Development North
 Matthew Shilton, Development Planner
 Jonathan Famme, Development Planner
 Lucas Petricca, Development Planner
 Michael Franzolini, Development Planner
 Bashar Al-Hussaini, Planner
 Sacha Smith, Manager, Legislative Services & Deputy Clerk
 Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 6:03 PM

2. INDIGENOUS LAND STATEMENT

Councillor G. Carlson recited the Indigenous Land Statement.

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING - Nil

5. MATTERS CONSIDERED (AFTERNOON SESSION) - Nil

6. MATTERS CONSIDERED (EVENING SESSION)

6.1 PUBLIC MEETING INFORMATION REPORT (WARD 10)

Rezoning application to permit a six storey apartment building.

Address: 5160 and 5170 Ninth Line

Applicant: Branthaven Ninth Line

File: OZ 22-004 W10

Councillor S. McFadden requested that the Recommendation Report be brought directly to a future Council meeting.

RECOMMENDATION PDC-0047-2022

Moved By Councillor S. McFadden

That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by Branthaven Ninth Line to permit a six storey apartment building, under File OZ 22-004 W10, 5160 and 5170 Ninth Line, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

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

ABSENT (2): Councillor D. Damerla, and Councillor P. Saito

Carried (10 to 0)

6.2 PUBLIC MEETING INFORMATION REPORT (WARD 10)

Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit six apartment buildings with heights of 6, 8, 10, 12, 12 and 12 storeys containing 1,246 dwelling units with commercial uses at ground level fronting Ninth Line, 24 three storey back to back townhomes and a public park on public and private roads.

Address: 5034, 5054 and 5080 Ninth Line

Applicant: Your Home Developments (Mississauga) Inc.

File: OZ/OPA 21-015 W10 & T-M21004

Wayne Coutinho, Korsiak Planning provided an overview of the Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications. Councillor C. Parrish expressed concerns with the developer leaving land in Ward 5 vacant. Councillor S. McFadden spoke to the discussions with the developer and noted that the community is in support of the application.

RECOMMENDATION PDC-0048-2022

Moved By Councillor S. McFadden

That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the applications by Your Home Developments (Mississauga) Inc. to permit six apartment buildings with heights of 6, 8, 10, 12, 12, and 12 storeys containing 1,246 dwelling units with commercial uses at ground level fronting Ninth Line, 24 three storey back to back townhomes, additions to the 407 Transitway and a public park on public and private roads, under Files OZ/OPA 21-015 W10 & T-M21004 W10, 5034, 5054, and 5080 Ninth Line, be received for information.

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

ABSENT (2): Councillor D. Damerla, and Councillor P. Saito

Carried (10 to 0)

6.3 PUBLIC MEETING INFORMATION REPORT (WARD 4)

Official Plan Amendment application to replace a planned local road with a pedestrian walkway and municipal easement to facilitate the building of a two-phase mixed use high rise development consisting of five (5) towers.

Address: 325 Burnhamthorpe Road West

Applicant: RGF (Mississauga) Developments Inc.

File: OPA 21-21 W4

Lauren Capilongo, Malone Given and Parsons provided an overview of the Official Plan Amendment application.

The following person spoke:

1. Adam Dharsee, Resident enquired about the height impact on surrounding areas and the amount of affordable units.

Councillor J. Kovac spoke to the community consultation and resident feedback. Committee Members engaged in discussion and enquired about the roadway, pedestrian mews and density. Ms. Capilongo, Nixon Chan, LEA Consulting Ltd., and Jonathan Famme, Development Planner responded to questions.

RECOMMENDATION PDC-0049-2022

Moved By Councillor J. Kovac

1. That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by RGF (Mississauga) Developments Inc. to replace a planned local road with a pedestrian walkway and municipal easement to facilitate the building of a two-phase mixed use high rise development consisting of five (5) towers, under File OPA 21-21 W4, 325 Burnhamthorpe Road West, be received for information.
2. That 1 oral submission be received.

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

ABSENT (2): Councillor D. Damerla, and Councillor P. Saito

Carried (10 to 0)

6.4 PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 10 storey rental apartment building.

Address: 1303 Lakeshore Road East

Applicant: 1303 Lakeshore Road E Limited

File: OZ/OPA 21-20 W1

Drew MacMartin, High Street Capital Partners and Ritee Haider, IBI Group provided an overview of the Official Plan Amendment and Rezoning applications. Committee Members engaged in discussion and enquired about the height and the number of 1 bedroom units.

The following persons spoke:

1. Deborah Goss, Lakeview Ratepayers Association spoke to the demographics noted in the report, the mixed use, walk-able community, ground floor retail, and community engagement. Ms. Goss expressed concerns with the proposed height.

Councillor S. Dasko spoke to the material used for the podium, visitor parking and expressed concerns regarding the 5 one bedroom units. Councillor S. Dasko further requested that the applicant consult with him further on the proposal. Mr. MacMartin responded to questions.

RECOMMENDATION PDC-0050-2022

Moved By Councillor S. Dasko

1. That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the applications by 1303 Lakeshore Road E Limited to permit a 10 storey rental apartment building, under File OZ/OPA 21-20 W1, 1303 Lakeshore Road East, be received for information.
2. That 1 oral submission be received.

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

ABSENT (2): Councillor D. Damerla, and Councillor P. Saito

Carried (10 to 0)

6.5 PUBLIC MEETING INFORMATION REPORT (WARD 2)

Rezoning application to permit five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend.

Address: 1667 Sunningdale Bend

Applicant: 2272061 Ontario Ltd.

File: OZ 21-19 W2

Patrick Pearson, GSAI provided an overview of the Rezoning application.

The following persons spoke:

1. Sue Shanly, Resident, MIRANET spoke to the history of the proposed development and noted concerns with the height of lots 1, 2 and 3. Ms. Shanly further requested that the houses revert back to the originally proposed bungalow lofts and the number of homes be reduced to 4.
2. Dave Porter, Resident expressed concerns with the height, the grading drainage plan, environmental impact, and traffic. Mr. Porter further spoke to the rear yard setbacks, the need for consistent roofs, and a 4 lot proposal.

Councillor P. Mullin spoke to the history of the proposed development and directed staff to report back on how the height issue can be addressed and built into the recommendation. Andrew Whittemore, Commissioner, Planning and Building responded to questions.

RECOMMENDATION PDC-0051-2022

Moved By Councillor P. Mullin

1. That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by 2272061 Ontario Ltd. to permit five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend, under File OZ 21-19 W2, 1667 Sunningdale Bend, be received for information.
2. That 2 oral submissions be received.

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

ABSENT (2): Councillor D. Damerla, and Councillor P. Saito

Carried (10 to 0)

6.6 PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan Amendment and Rezoning applications to recognize the existing three storey retirement building (Phase 1) and to permit a four storey seniors apartment building (Phase 2).

Address: 2132 Dundas Street West and 2630 Fifth Line West

Applicant: Devonshire Erin Mills Inc.

File: OZ 17/001 W2

Michael Franzolini, Development Planner provided an overview of the Official Plan Amendment and Rezoning applications.

RECOMMENDATION PDC-0052-2022

Moved By Councillor P. Mullin

1. That the applications under File OZ 17/001 W2, Devonshire Erin Mills Inc., 2132 Dundas Street West and 2630 Fifth Line West to amend Mississauga Official Plan to **High Density Residential** and to change the zoning to **RA2-Exception (Apartments – Exception)** to recognize the existing three storey retirement building (Phase 1) and to permit a four storey seniors apartment building (Phase 2) be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated May 6, 2022 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

4. 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.

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

ABSENT (2): Councillor D. Damerla, and Councillor P. Saito

Carried (10 to 0)

6.7 *PUBLIC MEETING INFORMATION REPORT (WARDS 1-4 & 6-8)

Dundas Corridor Policy Implementation Project – Draft Official Plan Amendment.
File: CD.04-DUN

Bashar Al-Hussaini, Planner provided an overview of the Draft Official Plan Amendment. Councillor C. Fonseca enquired about a future flood mitigation report and Peel Living properties. Andrew Whittemore, Commissioner, Planning and Building and Jason Bevan, Director, City Planning Strategies responded to questions.

Councillor P. Mullin departed at 8:13 PM.

The following persons spoke:

1. Richard Domes, GWD spoke on behalf of White Elm Investments Ltd and expressed concerns with the height and the land use designation.
2. Jesse White, Miller Thomson LLP spoke on behalf of Mother Parker's Tea & Coffee spoke to height, land use and noise. Mr. White further noted that the area should remain in this employment area.
3. Jim Levac, GSAI, spoke on behalf of SmartCentres Inc. and noted concerns with the proposed height, and the definition of "tall" buildings. Mr. Levac requested that the community nodes be re-evaluated.
4. Peter Gross, Gowling WLG LLP spoke on behalf of the Ahmed Group and noted concerns with his client's land being designated in the Dixie Employment Land. Mr. Gross further expressed concerns with the height, consultation with the affected land owners, and non-conformity with the Region of Peel's Official Plan.
5. John Lohmus, Plan Logic Consulting Inc. spoke on behalf of the Mississauga Muslim Community Centre and requested that no height be established until the floodplain study and his client's application have been considered. Mr. Lohmus also spoke on behalf of the Ahmed Group for their properties located on 2560 and 2564 Confederation Parkway and requested that they be included in the major station area designation.

6. Baldassare Rabbito, Resident expressed concerns that his property was designated as an employment zone, as he would like to be able to have residential units in his building as well as retail.

RECOMMENDATION PDC-0053-2022

Moved By Councillor C. Parrish

1. That the report titled “Dundas Corridor Policy Implementation Project – Draft Official Plan Amendment” dated, May 6, 2022, from the Commissioner of Planning and Building and any submissions received at the public meeting held on May 30, 2022, be received for information.
2. That 6 oral submissions be received.

YES (9): Mayor Crombie, Councillor S. Dasko, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

ABSENT (3): Councillor D. Damerla, Councillor P. Saito, and Councillor P. Mullin

Carried (9 to 0)

7. ADJOURNMENT - 9:00 PM (Councillor M. Mahoney)