

## Planning and Development Committee

### Date

2019/04/15

### Time

7:02 PM

### Location

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

### Members Present

Councillor George Carlson	Ward 11 (Chair)
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

### Members Absent

Mayor Bonnie Crombie

### Find it online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

**Staff Present**

Mr. Andrew Whitemore, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Ms. Paulina Mikicich, Manager, Planning Innovations, Planning & Building  
Mr. Hugh Lynch, Manager, Development South, Planning & Building  
Ms. Marianne Cassin, Development Central, Planning & Building  
Mr. David Ferro, Development Planner, Planning & Building  
Mr. Jonathan Famme, Development Planner, Planning & Building  
Mr. Paul Stewart, Development Planner, Planning & Building  
Mr. Jeremy Blair, Manager, Transportation & Asset Management  
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division  
Ms. Sangita Manandhar, Team Leader Parks Assets, Parks & Forestry Division  
Mr. Michal Minkowski, Legal Counsel  
Ms. Megan Piercey, Legislative Coordinator  
Ms. Krystal Christopher, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 7:02 PM
2. DECLARATION OF CONFLICT OF INTEREST - NIL
3. MINUTES OF PREVIOUS MEETING - NIL
4. MATTERS CONSIDERED
- 4.1. PUBLIC MEETING INFORMATION REPORT (WARD 1)  
Official Plan Amendment and Rezoning applications to permit a ten storey condominium apartment building with 35 units and one level of underground parking  
55 Port Street East, east of Helene Street South  
Owner: Brown Maple Investments  
File: OZ 18/007 W1  
Bill 139

The following persons made oral submissions:

1. Dorothy Tomiuk, Town of Port Credit Association (TOPCA) spoke regarding the role of TOPCA with respect to the application for this development; highlighted personal impacts and concerns about driveways, rooftop mechanics, ground floor mixed use, trees and parking allocation.
2. Scott Lightfoot, resident spoke in support of the application
3. Michael Brookes, resident, spoke in support of the application
4. Robert Butt, resident, spoke in opposition of the application, noting concerns of increasing the building to 10 storeys is not in keeping with the views and desire that were stated by the late Jim Tovey and former Mayor Hazel McCallion, that no building higher than 6 storeys would be built on the south side of Lakeshore Road. Mr. Butt inquired about the wind study report, noting that nothing has been provided to the Condo board.
5. Rob Male, resident, spoke in support of the application and noted that approving the application to permit a 10 storey building is not setting a precedent as there is already a development approved at 1 Port Street that set the precedent.
6. Rob Denhollander, resident, spoke in opposition to the application
7. Mauro Del Rosso, resident, spoke in opposition to the application noting concerns with shade, wind, the loss of views and sun exposure and increase of traffic congestion, and the developer's lack of communication and mis-information.
8. James Chestnutt, resident spoke in opposition to the application noting concerns of setting a precedent to increase the number of storeys in a building; concerns on the effect on the future of the waterfront and its character.

9. Sanjip Choudhuri, resident, spoke in support of the application and commented on the number of storeys and narrow look versus the squat style of a 6 storey building.
10. Frank Giannone, FRAM, responded to Mr. Del Rosso's comments regarding the lack of communication or mis-information by the developer, provided details of public meetings, presentations, and hard copies of information to that have been shared with the community.
11. Julia Farewell spoke in opposition to the application she further noted that an earlier comment regarding precedence at 1 Port Street, should not be viewed the same as it is in a different section.
12. Ralph Giannone, Architect, spoke regarding the work he has done on previous developments in the Port Credit area and commented on some of the mistakes that have been learned such as the creation of a garbage enclosure at 65 Port Street, at eye level view, and, further commented on the appreciation of community engagement and their input.
13. Eleanor Chestnutt, resident, spoke in opposition and noted that further to a comment made by a resident who spoke earlier, that consideration be given to making the 6 storey building as narrow as a 10 storey building; concerns for migrating birds, loss of views and sunshine.
14. Irene Owchar, resident spoke in support of the application to permit a 10 storey building noting that it's more appealing to view a tall 10 storey narrow building than a shorter 6 storey wider/squat building.

In response to Mr. Butt's inquiry regarding the wind study, Lesley Pavan, Director, Development and Design advised that the report is available for public access.

Councillor Dasko requested that staff post the wind study and provide him with a copy.

#### RECOMMENDATION

PDC-0031-2019

1. That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding the applications by Maple Brown Investments to permit a ten storey condominium apartment building with 35 units and one level of underground parking, under File OZ 18/007 W1, 55 Port Street East, be received for information.
2. That fourteen oral submissions be received.

Received (Councillor S. Dasko)

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11, 0, 1 - Absent)

4.2. SECOND PUBLIC MEETING (WARD 7)

Applications to permit 112 Back to Back Stacked Townhomes

2512, 2522 and 2532 Argyle Road, south of Dundas Street West, west of Confederation Parkway

Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)

File: OZ 18/017 W7

Bill 139

The following persons made oral submissions:

1. Javier Martinez, resident, spoke in opposition to the application noting that this is high density for the area and will increase the traffic.
2. Eric March and Dorothy Santos, residents, spoke in opposition of the application noting that the development does not meet the guidelines of Mississauga's Official Plan; exceeds regulations and/or does not meet regulations; ratio of floor space to the total space of the property; parking concerns, traffic congestion, especially with the expansion of the Trillium Health Centre, insufficient school capacity; preservation of trees and that this area is not suitable for intensification.
3. Piotr Gromek, resident, spoke in opposition to the development noting concerns for flooding in the area as the development proposes to construct an underground garage structure, with a creek behind the development; the lack of a public park; placing the garbage facility next to the children's playground; lack of oversized parking for commercial visitors; power outages during the summer; and tree preservation.

4. Alvina Kiselewski, resident, spoke in opposition to the application noting that the current zoning should remain.
5. Peter Jovanovaki, resident, spoke in opposition to the application noting the development will overcrowd the neighbourhood and cause parking issues on the street.
6. Terrence Gregory, resident, spoke in opposition to the application noting that the development is too much density and that it will increase traffic in the area and will cause safety concerns for children going to and from school.
7. Nancy O'Brien, resident spoke in opposition to the application noting concerns with increased traffic and safety concerns for children waiting for the school bus, and not enough parking.
8. Steve Qi, Planner, Design Plan Services, spoke on behalf of the applicant, noting that they will review all the residents' comments and will continue to work with staff and the public through the Councillor's office to bring back a proposal that is more favourable.

Councillor Ras commented on the area noting the horrendous traffic congestion, traffic safety issues, and lack of parking spaces that already exists and recommended the applicant come back with a much better proposal for the area.

Councillor Damerla commented on the application noting that it is a very aggressive proposal based on similar applications in the area and does not support it current form.

#### RECOMMENDATION

PDC-0032-2019

1. That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding the applications by Plazacorp Properties Limited (by Agreement of Purchase and Sale) to permit 112 Back to Back Stacked Townhomes, under File OZ 18/017 W7, 2512, 2522 and 2532 Argyle Road, be received for information.
2. That eight oral submissions be received.

Received (Councillor D. Damerla)

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11, 0, 1 - Absent)

4.3. PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East

1345 Lakeshore Road East, northwest corner of Lakeshore Road East and Dixie Road

Owner: Vandyk Group of Companies

File: OZ 18/009 W1

Bill 139

Justin Mamone, Senior Development Manager and Andrew Muffet, Architect, Kohn Shnier Architects provided an overview of the application and design principles on behalf of the applicant.

In response to Councillor Ras' inquiry regarding the opportunity for ground commercial amenities, Mr. Mamone advised that there is approximately 3,000 sq. ft. of commercial space being proposed

Councillor Dasko noted that he has received feedback from the community in opposition and in support of the development and encouraged anyone who wishes to provide feedback to come forward.

The following persons made an oral submission.

1. Deborah Goss, Lakeview Ratepayers Association noted that this Lakeview area is in its early stages of revitalization, and that this development would be creating a pedestrian friendly community and environment, and the consideration of the built form over the next 10 to 15 years. Ms. Goss spoke of the involvement of the Lakeview Ratepayers Association over the last three years, with public input and consultation. Ms. Goss requested that consideration be given to the step backs. Ms. Goss provided background regarding the Cree women who came from all across Canada to work on the lands purchased by the National Defence at 1345 Lakeshore Road East, and requested that the developer provide public art on the south east corner to recognize these women. Ms. Goss further requested that the City create 3D modeling of the developments and make it available to the public.
2. Pat Farrell, resident commented on the amount of energy that goes into creating the Mississauga Official Plan and Lakeview Official Plan, and over time there are so many changes, to rules and regulations that have already been put into place, and hopes that in future, consideration is given to the amount of work that went into the plans in the first instance.
3. Jordan Gabriel, resident, spoke regarding the negative implications of the development, consideration for responsible building, impact of the character of the neighbourhood, traffic congestion, parking issues, and public safety.

#### RECOMMENDATION

PDC-0033-2019

1. That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding the applications by Vandyk Group of Companies to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East, under File OZ 18/009 W1, 1345 Lakeshore Road East, be received for information.
2. That three oral submissions be received.

Received (Councillor S. Dasko)



<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (11, 0, 1 - Absent)

4.4. PUBLIC MEETING INFORMATION REPORT (WARD1)

Rezoning application to permit five detached homes fronting onto Crestview Avenue  
200 South Service Road and 201 Radley Road

Owner: Dream Maker Inc.

File: OZ 18/001 W1

Bill 139

Sarah Clark, Planner, Glen Schnarr & Associates Inc., provided an overview of the application on behalf of the applicant.

RECOMMENDATION

PDC-0034-2019

That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding the application by Dream Maker Inc. to permit five detached homes fronting onto Crestview Avenue, under File OZ 18/001 W 1, 200 South Service Road and 201 Radley Road, be received for information.

Received (Councillor S. Dasko)

<b>Recorded Vote</b>	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			X	
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Carried (10, 0, 2 - Absent)

- ADJOURNMENT – 9:05 PM (Councillor C. Fonseca)