

City of Mississauga

Corporate Report



Date: March 5, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/019 W9
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: March 29, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a 12 storey apartment building and 33 townhomes in addition to the existing 13 storey apartment building 6719 Glen Erin Drive, northeast corner of Aquitaine Avenue and Glen Erin Drive
Owner: Blackrock Aquitaine Limited
Files: OZ 20/019 W9

Recommendation

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding the applications by Blackrock Aquitaine Limited to permit a 12 storey apartment building and 33 townhomes, under File OZ 20/019 W9, 6719 Glen Erin Drive, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

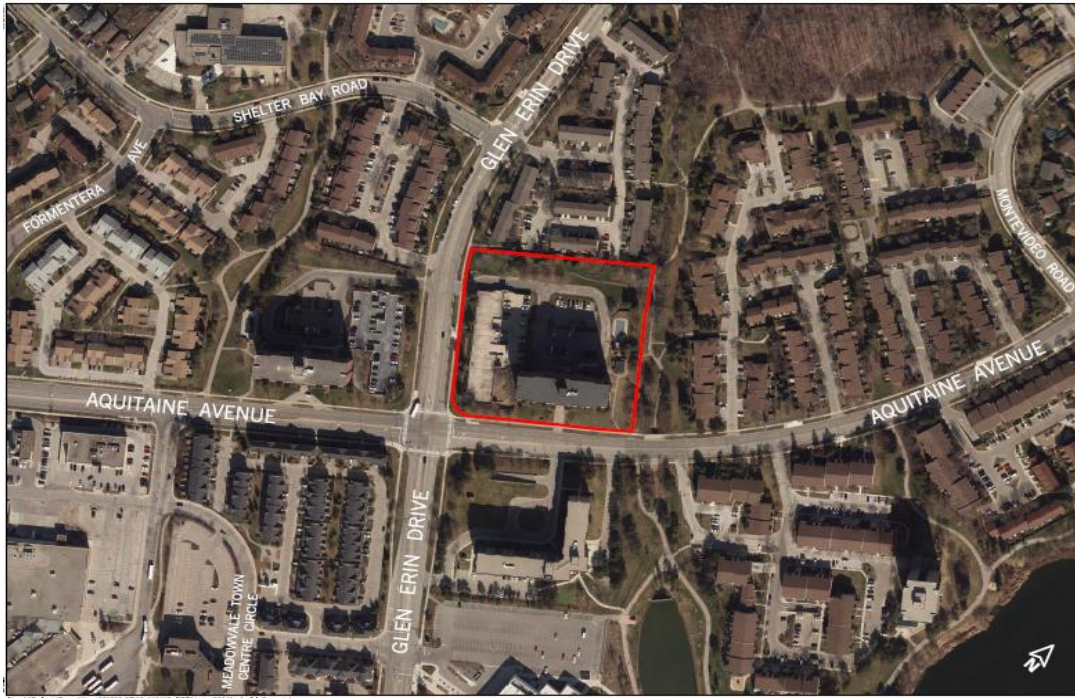
PROPOSAL

The official plan amendment and rezoning applications are required to permit a 12 storey apartment building with 184 units and 33 townhomes. The existing 13 storey apartment building with 179 units will be retained. The applicant is proposing to amend the official plan designation of **Residential High Density** to Special Site 2 to increase the permitted floor space index (FSI) to 1.98. The zoning by-law will also need to be amended from **RA4-45** (Apartments to **RA4-Exception** (Apartments) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the northeast corner of Aquitaine Avenue and Glen Erin Drive within the Meadowvale Neighbourhood Character Area. The site is currently occupied by a 13 storey apartment building and an above ground two storey parking structure.



Aerial image of 6719 Glen Erin Drive



Applicant's rendering of the proposed elevations fronting on Glen Erin Drive

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of new buildings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Lorie Sterritt, Development Planner