

City of Mississauga

Corporate Report



<p>Date: March 5, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: BL.09-CIT (All Wards)</p> <hr/> <p>Meeting date: March 29, 2021</p>
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Subject

PUBLIC MEETING INFORMATION REPORT (ALL WARDS)

Proposed City Initiated Amendments to Zoning By-law 0225-2007

File: BL.09-CIT (All Wards)

Recommendation

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, under File BL.09-CIT, be received for information.

Background

The purpose of this report is to present proposed amendments to the zoning by-law with respect to definitions and general provisions as they relate to transit terminal and/or transit corridor; proposed amendments to seven site-specific properties in the City; and to hear comments from the public on the proposed changes.

Comments

Staff are considering amendments to the definition of a transit terminal and to the general provisions that apply to a transit terminal and/or transit corridor. The current definition of transit terminal only includes a station for the transfer of transit riders. This definition does not accurately capture all of the necessary infrastructure that may be associated with a higher order transit line. In addition, staff are considering including a reference to a public authority in the definition for transit terminal, similar to the definitions for community centre, sewage treatment plant and library. This would allow the definition to apply only to municipally and provincially operated transit lines.

Further, the zoning provisions that apply to a transit terminal and/or transit corridor only permit their use in certain zones and require compliance with other general provisions. Due to the nature of a transit terminal and/or transit corridor requiring different types of structures and buildings, greater flexibility is required to avoid delays associated with zoning non-compliance. Therefore, staff are considering permitting the use in all zones other than Greenlands and Parkway Belt zones, as well as exempting them from general parking regulations, setbacks to Greenlands zones, setbacks to a Provincial highway right-of-way and the requirement of a Certificate of Occupancy. Review of site plan matters such as landscaped buffers, screening and setbacks would still occur to ensure that any negative impacts are mitigated.

The details of these amendments are outlined in Appendix 1, Part 2 of this report.

Additional amendments are being considered for seven properties on the east side of Kelly Road, south of Truscott Drive in Ward 2. The properties are currently zoned **R1-39** (Detached Dwellings – Typical Lots – Exception). The existing long term care facility (Sheridan Villa) on the adjacent property is also zoned **R1-39**. At the time Zoning By-law 0225-2007 was approved in 2007, Sheridan Villa was rezoned to only permit the long term care facility use. At the same time, the adjacent properties with detached homes on Kelly Road were inadvertently included in the R1-39 zone. Therefore, the adjacent homes are currently in a state of legal non-conforming status under the zoning by-law. To rectify the zoning and restore the original intent, the following properties on Kelly Road are being considered for the **R3** zone (Detached Dwellings – Typical Lots): 1319, 1323, 1329, 1333, 1339, 1343 and 1349 Kelly Road. This zone is consistent with their previous **R4** (Detached Dwelling) zoning under By-law 5500.

Appendix 1, Part 1 contains a location map identifying all of the sites proposed to be rezoned.

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt West Plan* policies do not apply. The proposed amendments to Zoning By-law 0225-2007 are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1 contains a detailed analysis of consistency and conformity with Provincial regulations.

Financial Impact

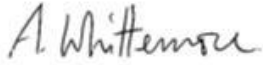
There is no financial impact.

Conclusion

Once the public meeting has been held, the Planning and Building Department will make a recommendation regarding these amendments.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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