

City of Mississauga

Corporate Report



<p>Date: March 5, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 19/004 W5</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: March 29, 2021</p>

Subject

RECOMMENDATION REPORT (WARD 5) PUBLIC MEETING RECOMMENDATION REPORT

Official Plan Amendment and Rezoning Applications to permit 18 and 24 storey apartment buildings connected by a six storey podium with ground floor retail and service commercial uses

30 Bristol Road East, Southeast corner of Bristol Road East and Hurontario Street

Owner: Riowalk Sandalwood Inc.

File: OZ 19/004 W5

Recommendation

1. That the applications under File OZ 19/004 W5, Riowalk Sandalwood Inc., 30 Bristol Road East to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA5-56** (Apartments – Exception) to permit 18 and 24 storey apartment buildings connected by a six storey podium with ground floor retail and service commercial uses, be approved subject to the conditions referenced in the staff report dated March 5, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the “H” holding symbol is to be removed from the **H-RA5-56** (Apartments – Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and the City Departments that matters, as outlined in the report dated March 5, 2021 from the Commissioner of Planning and Building, have been satisfactorily addressed.

4. 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.
5. 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.

Report Highlights

- The applications are to amend the policies of the official plan and change the zoning by-law to allow for two apartments with heights of 18 and 24 storeys
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including reconfiguring the location of the towers to reduce shadow and wind impacts
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved
- A "H" holding symbol is recommended to address outstanding technical requirements and to allow for a Section 37 Agreement

Background

A public meeting was held by the Planning and Development Committee on September 16, 2019, however due to a power outage at City Hall the meeting was rescheduled to October 15, 2019, at which time an Information Report (Item 4.6

https://www7.mississauga.ca/documents/committees/pdc/2019/2019_09_16_PDC_Agenda.pdf)

was received for information. Recommendation PDC-0074-2019 was then adopted by Council on October 23, 2019.

PDC-0074-2019

1. That the report dated August 23, 2019, from the Commissioner of Planning and Building regarding the applications by 151516 Canada Inc. (RioCan) to permit 16 and 25 storey residential apartment buildings connected by a 6 storey podium with retail and service commercial uses on the ground floor, under File OZ 19/004 W5, 60 Bristol Road East, be received for information.
2. That eight oral submissions be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some modifications to the proposed concept plan including:

- Adjusting the height of the towers to 18 and 24 storeys with a minimal reduction in the gross floor area and floor space index
- Reconfiguring the location of the towers on the site to reduce shadow and wind impacts
- Relocating the proposed outdoor amenity area in the southeast portion of the site to an indoor amenity area due to anticipated wind impacts

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on May 15, 2019. Thirty-six written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on October 15, 2019. Eight members of the public spoke regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

No community meetings were held for the subject applications.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Mixed Use** to **Residential High Density**.

The proposed 18 and 24 storey apartment buildings, connected by a six storey podium with ground floor retail and service commercial uses is an appropriate form of intensification along the Hurontario Street Corridor. The intersection of Hurontario Street and Bristol Road East is a major transit stop for the Hurontario Light Rail Transit (LRT). The subject lands are located north of two existing 24 storey apartment buildings and the property directly across from the site is designated to permit a 20 storey building.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

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

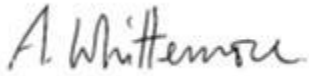
In summary, the proposed development has been designed to be compatible with the existing and planned character of the neighbourhood while providing an appropriate form of intensification. The addition of the apartments broadens the mix of residential uses within the neighbourhood and complements the existing commercial uses. The proposal has been designed to mitigate any adverse impacts to the community and is generally consistent with the existing and planned context. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner