

City of Mississauga

Corporate Report



Date: 2019/11/08

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's files:
CD.03-MAL

Meeting date:
2019/12/02

Subject

RECOMMENDATION REPORT

MyMalton - Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre

Recommendation

1. That the report titled "Recommendation Report - MyMalton – Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre," dated November 8, 2019 from the Commissioner of Planning and Building recommending approval of the official plan and zoning by-law amendments, be adopted.
2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Malton Neighbourhood Character Area and Northeast Employment Character Area policies in accordance with the proposed changes contained in Appendix 1A and Appendix 1B of this report.
3. That the zoning by-law be amended in accordance with the proposed changes contained in Appendix 1A and Appendix 1B of this report.
4. That notwithstanding that subsequent to the public meeting, minor changes to the amendments have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.

Background

"MyMalton" is a City initiated planning project that first began in 2015 to engage with the community to establish a vision for the future. A directions report titled "Malton Official Plan Character Areas Review – MyMalton Community Vision Directions Report" was presented to Planning and Development Committee on April 11, 2016.

Planning studies completed between 2016 and 2018 have culminated in changes to the zoning regulations for infill housing and modifications to the aircraft noise policies in Malton. More information regarding the infill housing study of Malton and aircraft noise policies is available in Appendix 1A of this report.

On April 15, 2019, an update on the status of the action items that will advance the MyMalton Community Vision was received by the Planning and Development Committee. The budget requests for individual project actions have been, or will be, brought forward through the City's business planning and budget process by the Service Area responsible for completing the action item.

A Public Meeting Information Report titled "MyMalton – Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and the Great Punjab Business Centre" was received by Planning and Development Committee on June 24, 2019. The report outlined the proposed modifications to official plan policy, land use, and relevant zoning to the Malton Neighbourhood Character Area and the Great Punjab Business Centre (located in the Northeast Employment Character Area). A public meeting was held on June 24, 2019 to hear any concerns regarding the proposed changes.

Comments

Two oral submissions were made at the public meeting. The owner of the properties located at 2935 and 2939 Drew Road had safety concerns associated with the operation of a truck driving school in the vicinity and the number of trucks parked on Drew Road. The local Ward Councillor acknowledged these concerns and mentioned that a separate By-law was being drafted to address the issue.

A comment was provided by an Associate from Glen Schnarr & Associates Inc. representing the property owners located at 2960-2980 Drew Road (Great Punjab Business Centre). The owners are supportive of the new retail and service establishment uses that would be permitted on site; however they are concerned that there are a number of uses permitted in the existing zoning which are proposed to be capped to a maximum of 50% of the total gross floor area (GFA). Planning staff clarified that the maximum GFA for the retail and commercial uses is agreed to by the Region of Peel and anything above this maximum constitutes an employment land conversion and would trigger a municipal comprehensive review. Planning staff offered to meet with the agent to further discuss the concern. On October 1, 2019, planning staff received an email from the agent on behalf of the owners, stating that no further changes are requested and that the owners are supportive of the proposed recommendations in the report.

Subsequent to the public meeting, additional feedback was received from staff. Appendix 1B outlines the modifications to Appendix 1A of the report. The modifications provide more clarity on the official plan policies and maps and avoid repeated regulations.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

At the public meeting, two oral submissions were made. The first submission was related to truck driving schools which are currently under review by Transportation and Works staff and a separate By-law is being prepared to address these issues. The second submission was concerning the proposed maximum gross floor area for retail and commercial uses for the Great Punjab Business Centre. The owners are now in support of the proposed amendments and have no further requested changes. Since there are no outstanding concerns, the proposed amendments should be adopted in accordance with the recommendations specified in the report.

Attachments

Appendix 1A: Public Meeting Information Report - MyMalton – Implementing Mississauga Official Plan Amendment and Zoning for the Malton Neighbourhood Character Area and Great Punjab Business Centre

Appendix 1B: Modifications to Appendix 1A Proposed Amendments to Mississauga Official Plan (MOP) and Mississauga Zoning By-law



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

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