

City of Mississauga Corporate Report



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| <p>Date: April 12, 2021</p> <p>To: Mayor and Members of Council</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: May 5, 2021</p> |
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Subject

RECOMMENDATION REPORT (ALL WARDS)

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

File: BL.09-CIT

Recommendation

That the report dated April 12, 2021, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for definitions and general provisions as they relate to transit terminal and/or transit corridor; and to seven site-specific properties on Kelly Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. The proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2, be approved, and that an implementing zoning by-law be brought to a City Council meeting.

Background

A public meeting was held by the Planning and Development Committee on March 29, 2021, at which time an Information Report: <https://pub-mississauga.escibemeetings.com/FileStream.ashx?DocumentId=10648> was received for information, with direction that notwithstanding planning protocol, the recommendation report be brought directly to a future Council meeting. Recommendation PDC-0021-2021 was then adopted by Council on April 7, 2021.

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, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

Comments

No comments were made at the public meeting and no comments have been received by the Planning and Building Department.

PLANNING ANALYSIS SUMMARY

The proposed amendments, as outlined in the Information Report are summarized as follows:

- Revise the definition of transit terminal to include related infrastructure and clarify that the use is operated on or on behalf of a public authority
- Exemption for transit terminal and/or transit corridor from parking regulations, Certificate of Occupancy, setback to Greenlands zones and Provincial highway right-of-way
- Transit terminal and/or transit corridor permitted in all zones other than Greenlands and Parkway Belt
- Rezone seven detached home properties on Kelly Road from **R1-39** (Detached Dwellings – Exception) to **R3** (Detached Dwellings)

In regards to the proposed amendment regulating the zones in which a transit terminal and/or transit corridor would be permitted, staff note that the current regulations permit the use in **PB1** and **PB2** (Parkway Belt) Zones. Since some Mississauga Transitway stations are already located on lands zoned **PB1** and **PB2**, staff recommend that the use continue to be permitted in those zones to avoid legal non-conforming status.

Appendix 2 details the proposed zoning changes that were considered in the Information Report, as well as the minor change described above.

Financial Impact

Not applicable.

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council is given authority to determine if further public notice is required. Since transit terminals and/or transit corridors are already permitted in Parkway Belt zones, it is recommended that no further public meeting be held regarding these proposed changes.

In summary, the proposed zoning amendments affecting transit terminals and corridors and revising the zoning on seven detached dwelling lots on Kelly Road, are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to Zoning By-law 0225-2007 conform with the policies of Mississauga Official Plan.
2. The proposed amendments for transit terminals and/or transit corridors will provide zoning flexibility for priority transit projects, reducing delays associated with minor variance or rezoning approvals.
3. The site-specific amendments on Kelly Road will reinstate the original zoning intent of permitting detached homes on the properties.

Should the amendments be approved by Council, the implementing zoning by-law(s) will be brought forward for Council adoption.

Attachments

Appendix 1: Information Report

Appendix 2: Proposed Zoning By-law Amendments for Transit Terminal and/or Transit Corridor and seven detached dwelling lots on Kelly Road



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

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