

City of Mississauga

Corporate Report



Date: May 7, 2021 To: Chair and Members of Planning and Development Committee	Originator's files: OZ 20/021 W10 and T-M20005 W10
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: May 31, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 10)

Rezoning and Draft Plan of Subdivision applications to permit 47 townhomes (42 back to back townhomes and 5 condominium townhomes) on condominium roads 5150 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West

Owner: Mattamy (5150 Ninth Line) Limited

Files: OZ 20/021 W10 T-M20005 W10

Recommendation

That the report dated May 7, 2021, from the Commissioner of Planning and Building regarding the applications by Mattamy (5150 Ninth Line) Limited to permit 42 back to back townhomes and 5 condominium townhomes under Files OZ 20/021 W10 and T-M20005 W10, 5150 Ninth Line, be received for information.

Background

These applications form the second phase of a larger development proposal encompassing the entirety of 5150 Ninth Line. The first phase of the development is being reviewed under Files OZ 19/018 W10 and T-M19006 W10, 5150 Ninth Line, and proposes 122 townhomes on condominium roads and a new municipal road extending west through the subject lands from Ninth Line.

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 rezoning application is required to permit 42 back-to-back townhomes and 5 condominium townhomes on condominium roads and an addition to an adjacent woodlot to the north. The

zoning by-law will need to be amended from **D** (Development) and **PB1** (Parkway Belt) to **RM6-Exception** (Townhouses on a CEC-Road), **RM11-Exception** (Back to Back Townhouses on a CEC-Road) and **G1** (Greenlands) to implement this development proposal. A portion of the subject lands adjacent to the Highway 407 ETR will retain the current (Parkway Belt) zone. A plan of subdivision is required to create the residential blocks for the townhomes, the condominium roads and the woodlot block. The applicant has also submitted an application to the Ministry of Municipal Affairs and Housing to remove a portion of the subject lands from the Parkway Belt West Plan.

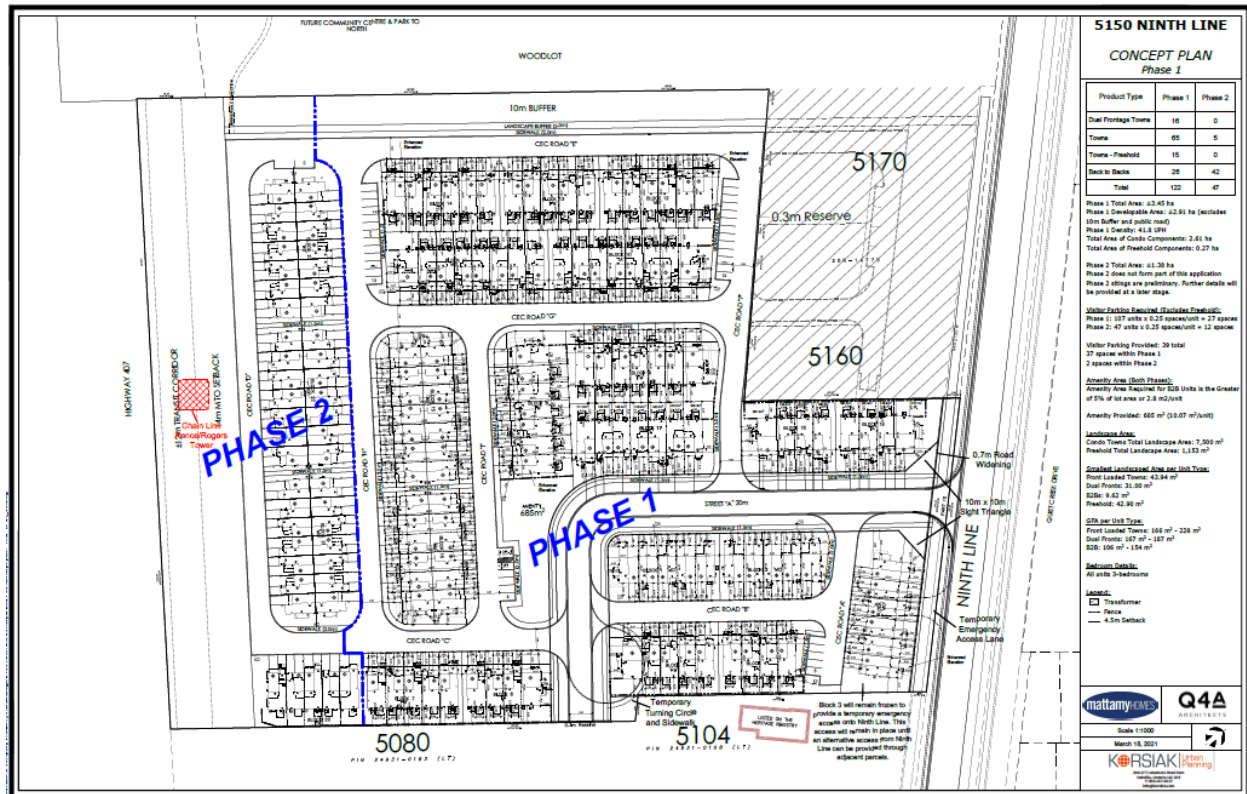
During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the west side of Ninth Line, north of Eglinton Avenue West within the Ninth Line Neighbourhood Character Area. The site is occupied by a telecommunications tower.



Aerial image of 5150 Ninth Line – Phase 1 and Phase 2 lands



LAND USE POLICIES AND REGULATIONS

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 *Parkway Belt West Plan* (PBWP) is a provincial land use plan intended to designate and protect land needed for linear regional infrastructure, including transit, utility and electric power facility corridors. It serves as an urban separator and is used to link open space systems. The subject lands are located within the Public Use Areas of the PBWP and are designated Road and Inter-Urban Transit. Within the City of Mississauga, lands within the PBWP are within the City's Green System and are to be preserved and enhanced through public acquisition.

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.

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

Most 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
- Consistency with Ninth Line Neighbourhood Character Area policies of Mississauga Official Plan and the Shaping Ninth Line Urban Design Guidelines
- Is the proposed development compatible with the existing and planned character of the area given the proposed massing, building height, and lotting fabric
- Are the proposed zoning by-law exception standards appropriate
- Assessment of the proposed circulation network (i.e. multi-use trails, walkways, trails, and mid-block connections)
- Compatibility with Phase 1 of the 5150 Ninth Line development currently in process under Files OZ/19/018 W10 and T-M19006 W10
- Confirmation from the Ministry of Municipal Affairs and Housing that any required amendments to the Parkway Belt West Plan have been sought and granted
- Confirmation from the Ministry of Transportation that the proposed buffer block is adequate.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Matthew Shilton, Development Planner