

City of Mississauga

Corporate Report



<p>Date: May 7, 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 files: OZ 19/018 W10 and T-M19006 W10</p>
	<p>Meeting date: May 31, 2021</p>

Subject

RECOMMENDATION REPORT (WARD 10)

Rezoning and Draft Plan of Subdivision applications to permit 122 townhomes on condominium roads and a new public road from Ninth Line

5150 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West

Owner: Mattamy (5150 Ninth Line) Limited

Files: OZ 19/018 W10 and T-M19006 W10

Recommendation

1. That the applications under File OZ 19/018 W10, Mattamy (5150 Ninth Line) Limited, 5150 Ninth Line to change the zoning to **RM5-58** (Street Townhouses – Exception), **RM6-26** and **H-RM6-26** (Townhouses on a CEC Road) **RM6-27** and **H-RM6-27** (Townhouses on a CEC Road), **RM6-28** (Townhouses on a CEC Road – Exception), **RM11-1** (Back to Back Townhouses on a CEC Road – Exception) and **G** (Greenlands) to permit 122 townhomes (16 dual frontage, 65 condominium, 15 street and 26 back to back townhomes) on condominium roads and a new public road from Ninth Line, and that the draft plan of subdivision under File T-M19006 W10, be approved subject to the conditions referenced in the staff report dated May 7, 2021 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That the “H” holding symbol is to be removed from the **H-RM6-26** (Townhouses on a CEC – Road) and **H-RM6-27** (Townhouses on a CEC – Road) zoning applicable to the subject

lands, by further amendment upon confirmation from applicable agencies and City Departments that matters outlined in the report dated May 7, 2021 from the Commissioner of Planning and Building having been satisfactorily addressed.

5. That 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, number of dwelling units and FSI shall not increase.
6. That notwithstanding Council Resolution 0121-91, the applications be approved with the number of car spaces per dwelling and visitor parking spaces proposed.

Report Highlights

- The applications are to change the zoning by-law and create a plan of subdivision to allow 122 townhomes on condominium roads and a new public road from Ninth Line
- The applicant has made revisions to the proposal, including: 3 additional townhomes, a new condominium road, increased front yard setbacks, additional pedestrian connections a temporary turning circle and a temporary emergency access lane to Street A
- 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

Background

A public meeting was held by the Planning and Development Committee on July 13, 2020, at which time an Information Report:

(<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=2411>)

was received for information. Recommendation PDC-0022-2020 was then adopted by Council on July 22, 2020.

That the report dated June 19, 2020, from the Commissioner of Planning and Building regarding the applications by Mattamy (5150 Ninth Line) Limited to permit 119 townhomes (15 dual frontage townhomes, 63 condominium townhomes, 17 street townhomes and 24 back to back townhomes) on private condominium roads and a new public road from Ninth Line, under Files OZ 19/018 W10 and T-M19006 W10, 5150 Ninth Line, be received for information.

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Increasing the number of proposed townhomes from 119 to 122. The development consists of four types and tenures of townhomes including 16 dual frontage, 65 condominium, 15 street and 26 back to back townhomes
- Reducing the amount of common amenity area on the property from 824 m² (8,869.5 ft²) to 685 m² (7,373.3 ft²)
- Increasing front yards for the majority of units, including a reduction in the number of risers into the units and/or a reconfiguration of the risers to allow for increased space for street tree planting
- Increasing the landscape buffer to the woodlot along the north property line and the introduction of a sidewalk along the buffer
- Proposing of a mid-block pedestrian connection to break up the back to back townhomes
- Proposing of an extension of CEC Road F south to Street A to improve pedestrian and vehicular traffic flow, fire route options, landscaping, and general site layout
- Proposing a temporary turning circle where Street A terminates at 5080 Ninth Line to the south and a temporary emergency access lane through Block 2, until Street A is extended through the lands to the south and back out to Ninth Line

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the applications on December 13, 2019. A pre-submission community meeting was held by Mattamy (5150 Ninth Line) Limited and Your Home Developments on June 24, 2019. The community meeting was for the proposed applications at 5150 Ninth Line and the proposed applications by Your Home Developments at 5080 Ninth Line (applications not yet submitted). Approximately 30 people attended the meeting. Four written submissions were received during the processing of the applications. All written submissions requested to be notified of future meetings pertaining to the applications. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The virtual public meeting was held on July 13, 2020. No members of the public made deputations regarding the applications. Responses to the issues raised at the pre-submission community meeting can be found in Appendix 2.

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.

The proposed townhomes are an appropriate form of development along the Ninth Line corridor. The Residential Medium Density designation in Mississauga Official Plan permits townhomes. The proposed townhomes are also consistent with the recently completed Shaping Ninth Line planning study, and the recently approved Ninth Line Character Area policies. The proposal accommodates the recently approved 407 Transitway alignment, and protects for future development of the adjacent property to the south and the second phase of the applicants' development.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type for 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 address the existing context and planned character of the Ninth Line corridor, and is consistent with the Ninth Line Character Area policies. The proposed development adheres to the City's Shaping Ninth Line Urban Design Guidelines, and protects for the future 407 Transitway as well as public road connections to adjacent properties. The proposed rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.


Should the applications be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis

Appendix 3: City Conditions of Approval



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

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