

City of Mississauga
Corporate Report



<p>Date: June 4, 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 file: OZ 17/014 W3</p>
	<p>Meeting date: June 28, 2021</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a 15 storey apartment building with amenity uses at the mechanical level, a one storey amenity building and retain the two existing 11 storey apartment buildings

1750 Bloor Street and 3315 Fieldgate Drive

Owner: TC Core GP Inc. & Mustang Equities Inc. (Hazelview Investments)

File: OZ 17/014 W3

Recommendation

1. That the applications under File OZ 17/014 W3, Hazelview Investments, 1750 Bloor Street and 3315 Fieldgate Drive to amend Mississauga Official Plan to **Residential High Density** and to change the zoning to **RA3-38** (Apartments – Exception) to permit a 15 storey apartment building with amenity uses at the mechanical level and a one storey amenity building, be approved subject to the conditions referenced in the staff report dated June 4, 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 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. 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.

Executive Summary

- The applications are to amend the policies of the official plan, and change the zoning by-law to allow a 15 storey rental apartment building with amenity uses at the mechanical level and a one storey amenity building, while maintaining the two existing 11 storey apartment buildings
- The proposal has been revised from two apartment buildings with heights of 6 and 15 storeys to one apartment building with a height of 15 storeys with amenity uses at the mechanical level and a freestanding, one storey amenity building
- It has been concluded that the revised development proposal is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them 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 June 11, 2018, at which time an Information Report

https://www7.mississauga.ca/documents/committees/pdc/2018/2018_06_11_PDC_Agenda_6.3_Opm_Session.pdf was received for information. Recommendation PDC-0045-2018 was then adopted by Council on June 20, 2018.

That the report dated May 18, 2018, from the Commissioner of Planning and Building regarding the applications by TC Core GP Inc. to permit a 15 storey apartment building and a 6 storey apartment building under File OZ 17/014 W3, 1750 Bloor Street and 3315 Fieldgate Drive, be received for information.

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 a number of modifications to the proposed concept plan as a result of consultation with staff and area residents through application circulation, community meetings, focus group meetings and the formal public meeting, as outlined below:

- The original proposal consisted of two apartment buildings with heights of 6 and 15 storeys, while maintaining the existing two 11 storey apartment buildings. There were a number of concerns from area residents regarding the placement of the 6 storey building, dog run and potential basketball court;

- The second and third submissions increased the height and relocated the taller apartment building, removed the second apartment building and basketball court, and included a one storey amenity/garage building;
- Following a community meeting held by the Councillor on May 13, 2021, the proposal was further revised to remove two storeys from the 17 storey building, resulting in a 15 storey apartment building with amenity uses located on the mechanical penthouse floor.

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 17, 2018. A community meeting was held by Ward 3 Councillor, Chris Fonseca, on April 23, 2017. Approximately 50 people attended the meeting. Eight written submissions were received.

The public meeting was held on June 11, 2018. Four members of the public made deputations regarding the applications.

Focus group meetings were held by Ward 3 Councillor Chris Fonseca on September 18, 2018 and July 16, 2019. A petition was submitted to Council on May 23, 2018 with 121 signatures. A further petition was submitted to Council on September 11, 2019 with 63 signatures.

Another community meeting was held on May 13, 2021, and approximately 18 residents were in attendance. Residents expressed concern with the proposed building height along with concerns about traffic, on-street parking and parkland capacity. Following the meeting, the proposal was further revised by reducing the height of the apartment to 15 storeys, with amenity uses on the mechanical penthouse level.

Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-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 add a special site to the **Residential High Density** designation. The evaluation of the proposed official plan amendment and rezoning was analyzed using the following criteria:

- Directing Growth: Is the apartment consistent with the Residential High Density designation in MOP?
- Compatibility with Neighbourhood Character: Is the proposed built form appropriate?
- Services and Infrastructure: Is there adequate infrastructure to support the proposal?

The proposed 15 storey apartment building with amenity uses on the mechanical level and a one storey amenity building has been found acceptable, based upon the following:

- The proposal for an additional apartment building is an appropriate form of intensification along Bloor Street within the Applewood Neighbourhood Character Area
- There are a number of existing apartment buildings located along Bloor Street
- The revised proposal provides an appropriate transition to surrounding lower density land uses and provides a range of residential built form and tenure while respecting the character of the area
- The existing municipal infrastructure is adequate to support the proposed development.

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 and more housing choices to residents. The proposal has been amended multiple times to mitigate and address any adverse impacts to the community. 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 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

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