

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 20/005 W1</p>
	<p>Meeting date: June 28, 2021</p>

Subject

RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a seven storey rental apartment building with 151 units

958-960 East Avenue, southwest corner of Lakeshore Road East and East Avenue

Owner: Peel Housing Corporation

File: OZ 20/005 W1

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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.
2. That the applications under File OZ 20/005 W1, Peel Housing Corporation, 958-960 East Avenue to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA2-Exception** (Apartments – Exception) to permit a seven storey rental apartment building, be approved subject to the conditions referenced in the staff report dated June 4, 2021 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. 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.
5. That the "H" holding symbol is to be removed from the **H-RA2-Exception** (Apartments - Exception) zoning applicable to the subject lands, by further amendment upon confirmation

from applicable agencies and City Departments that matters as outlined in the report dated June 4, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.

6. 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 maximum permitted height 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 seven storey, 151 unit, apartment building that will be owned and operated by Peel Housing Corporation
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including an increased building setback above the fourth floor, reconfigured access and loading area, extended pedestrian walkway and updated building design (e.g. additional articulation, and façade materials)
- 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 with an "H" holding symbol to address remaining technical issues

Background

A public meeting was held by the Planning and Development Committee on January 11, 2021, at which time an Information Report was received for information. The report can be accessed at the following link:

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=8329>

Recommendation PDC-0008-2021 was then adopted by Council on January 20, 2021.
PDC-0008-2021

1. That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the applications by Peel Housing Corporation to permit a seven storey rental apartment building containing 151 units, under File OZ 20/005 W1, 958-960 East Avenue, be received for information.
2. That five oral submissions be received.

The purpose of this report is to make a recommendation to Planning and Development Committee on the application.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed development including:

- Increasing the building setback above the 4th floor from 1.5 m (4.9 ft.) to 3.0 m (9.8 ft.) to improve the pedestrian condition along Lakeshore Road East
- Reconfiguring the vehicle access and loading area in order to improve functionality and vehicular circulation while reducing the proposed parking by seven spaces
- Updating the architectural components of the building including additional articulation, façade materials, colouring, and fenestration

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 June 24, 2020. A community meeting was held by Ward 1 Councillor Dasko on December 2, 2020. Approximately 50 people attended the meeting and 45 written submissions and emails were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

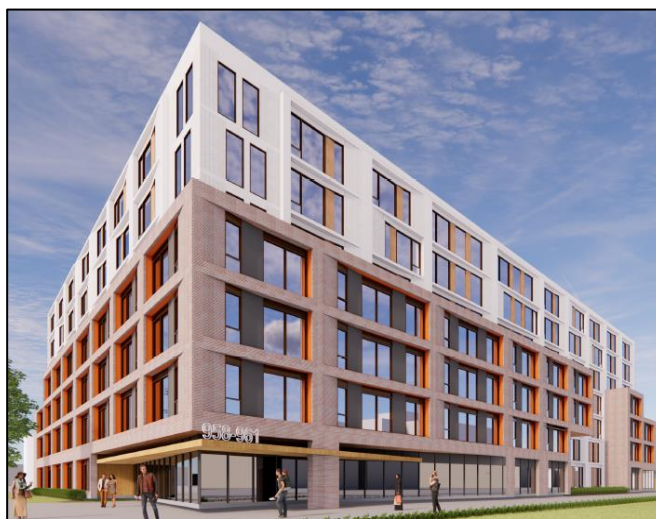
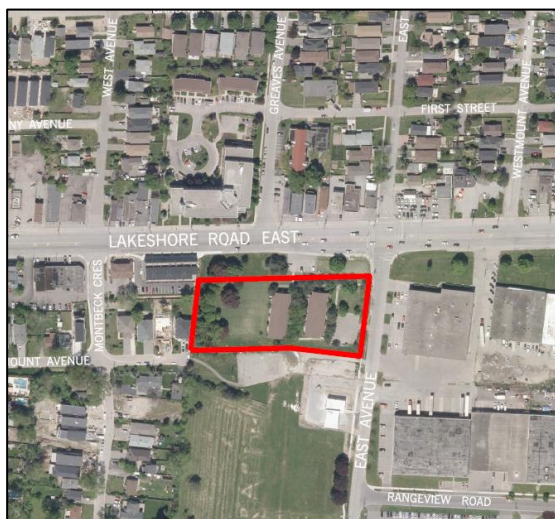
The public meeting was held on January 11, 2021. Five members of the public made deputations regarding the applications. A second community meeting was held by Ward 1 Councillor Dasko on June 3, 2021. Responses to the issues raised at the public meeting and from correspondence received can be found in 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. An official plan amendment is required to change the designation from **Mixed Use** and **Residential Low Density II** to **Residential High Density**. A zoning by-law amendment is also required to change the zoning for the site from **RM8-14** (Back to Back and/or Stacked Townhouses – Exception) and **R3-75** (Detached Dwellings – Exception) to **RA2-Exception** (Apartments – Exception). The zoning requires an "H" Holding Symbol that can be removed once a number of issues associated with technical plans, studies, reports and agreements have been resolved.



Aerial image of subject property and applicant's rendering of proposal

The proposed official plan amendment and rezoning applications to permit a seven storey apartment building have been found acceptable. The applicant has addressed the criteria for site specific applications as set out in MOP. Although the applicant is increasing the height and number of units, staff can support the official plan amendment and rezoning for the following reasons:

- The proposed development is consistent with the direction in Mississauga Official Plan and the Lakeview Local Area Plan which allows for sensitive intensification and directs higher density uses along corridors (i.e. Lakeshore Road East) where residents can access existing and planned transit;
- The proposed seven storey height limit is reasonable given permitted heights in the vicinity. A stepback above the fourth storey helps deemphasize height and contributes to the pedestrian scale. The proposed building does not create an overwhelming street presence and is not considered a "tall building" given the width of Lakeshore Road East (building

height represents just over half of the right-of-way width whereas to be considered as "tall", the building must be equivalent to or exceed the full right-of-way width);

- The built form is compatible with surrounding land uses as there are no unacceptable adverse impacts (the proposed building is more than 60 m (197 ft.) from the closest adjacent detached home);
- The proposed development will increase the variety of available housing in the neighbourhood, providing 151 new rental housing units that will range in size from one-bedroom to three-bedroom units and cater to a range of income levels.

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 is compatible with the surrounding land uses and is located on a corridor where intensification and higher density uses are to be directed. The housing policies of Mississauga Official Plan are supported by the proposal as it contributes to an increase in the supply of low and moderate income rental housing. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Paul Stewart, Development Planner