

# City of Mississauga

# Corporate Report



Date: August 13, 2021  To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/016 W8
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: September 7, 2021

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 8)**

**Rezoning application to permit a place of religious assembly (Phase 1) and a three storey private community services centre (Phase 2)**

**0 Ninth Line, east side of Ninth Line, south of Burnhamthorpe Road West**

**Owner: The Erin Mills Development Corporation on behalf of St. Mark and St. Demiana Coptic Orthodox Church**

**File: OZ 20/016 W8**

## Recommendation

That the report dated August 13 2021, from the Commissioner of Planning and Building regarding the application by The Erin Mills Development Corporation on behalf of St. Mark and St. Demiana Coptic Orthodox Church to permit a place of religious assembly (Phase 1) and a three storey private community services centre (Phase 2), under File OZ 20/016 W8, 0 Ninth Line, be received for information.

## Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

## PROPOSAL

The rezoning application is required to permit a place of religious assembly (Phase 1) and a three storey private community services centre (Phase 2). The zoning by-law will need to be amended from **E2-93** (Employment - Exception) to **E2-Exception** (Employment - Exception) to implement this development proposal. The zoning by-law may also need to be amended to include an "H" holding provision to ensure the provision of adequate servicing and connection to the municipal system if deemed to be necessary.

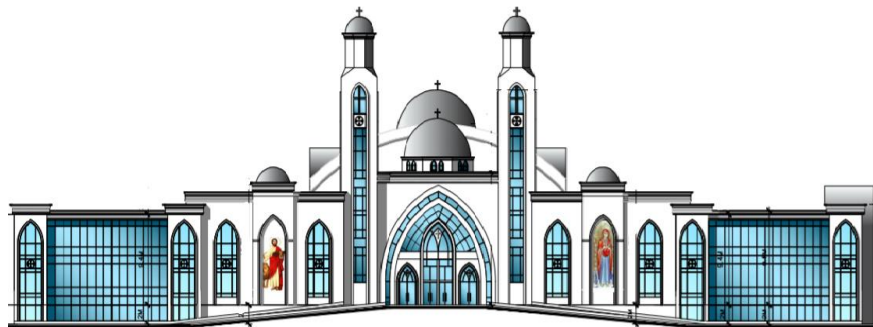
During the ongoing review of this application, staff may recommend different zoning categories to implement the proposal.

## Comments

The subject property is located on the east side of Ninth Line, south of Burnhamthorpe Road West within the Western Business Park Employment Area. The property is undeveloped with the southern portion of the lands being used by a tree care company for vehicle and equipment storage, and the remainder of the lands for agricultural purposes. The property is not connected to municipal sanitary and water servicing, and there are no immediate plans for the Region of Peel to extend the necessary sanitary servicing. A connection to municipal water service is available.



Aerial image of 0 Ninth Line



Applicant's elevation of the proposed place of religious assembly (Phase 1) from Ninth Line

## LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

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 *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.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

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 6.

## **Financial Impact**

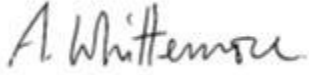
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## **Conclusion**

All 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 regarding matters such as stormwater management, the feasibility of partial servicing, the phasing of development, review of reduced parking standards and ensuring the compatibility of the new buildings.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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