

City of Mississauga
Corporate Report



<p>Date: August 27, 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 19/016 W4</p>
	<p>Meeting date: September 21, 2021</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 4)

Official Plan Amendment and Rezoning applications to permit one new 25 storey, 270 unit, rental apartment building

600 and 620 Lolita Gardens, northwest corner of Dundas Street East and Cawthra Road (connection to Dundas Street East)

Owner: Hanseatic Holdings Limited c/o Park Property Management

File: OZ 19/016 W4

Recommendation

1. That the applications under File OZ 19/016 W4, Hanseatic Holdings Ltd., 600 and 620 Lolita Gardens to amend Mississauga Official Plan to remove the existing floor space index (FSI) range; to change the zoning to **RA5-Exception** to permit one new 25 storey, 270 unit, rental apartment building with a maximum overall FSI of 2.3, be approved subject to the conditions referenced in the staff report dated August 27, 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 permit one new 25 storey, 270 unit, rental apartment building with a maximum overall FSI of 2.3
- The applicant has made minor revisions to the proposal to address issues raised at the public meeting and by staff, including increased amenity space area and a redesign of the proposed on-site cul-de-sac to provide additional soft landscaping
- 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 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 December 2, 2019, at which time an Information Report (https://www7.mississauga.ca/documents/committees/pdc/2019/2019_12_02_PDC_Evening_Agenda.pdf) was received for information. Recommendation PDC-0087-2019 was then adopted by Council on December 11, 2019.

That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the applications by Hanseatic Holdings Limited c/o Park Property Management to permit one new 25 storey rental apartment building consisting of 271 units, under File OZ 19/016 W4, 600 and 620 Lolita Gardens, 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.



Aerial Image of 600 and 620 Lolita Gardens

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Amending the number of dwelling units from 271 to 270
- Increasing the proposed amenity space area from 2 793 m² (30,063 ft²) to 4 253.6 m² (45,785 ft²)
- Redesign of the proposed on-site cul-de-sac to a hammerhead to provide additional soft landscaping

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 November 7, 2019. Three community meetings were held by Ward 4 Councillor John Kovac on October 23 2019, November 28, 2019 and February 23, 2021. Twenty-five written submissions were received. A petition with 504 signatures was submitted to the City Clerk's Office in opposition to the proposed development. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on December 2, 2019. Nine members of the public made deputations regarding the applications. 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.

The subject site is designated **Residential High Density**, which permits apartments. The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted floor space index (FSI) to permit an additional building on the site. The proposal meets the objectives of the neighbourhood policies within the Mississauga Valleys Neighbourhood Character Area. An official plan amendment is required to remove the existing floor space index (FSI) range.

The 25 storey building is proposed to be located on the northwest portion of the subject property. The proposal maintains an appropriate separation distance to the existing 17 storey and 21 storey rental apartment buildings on site. The building meets current zone standards with regards to setbacks, landscaped area and required amenity space. The Sun Shadow Study provided by the applicant demonstrates that there are no unacceptable shadow impacts on the subject lands or adjacent properties. City and Region staff have concluded that sufficient servicing is available, the parkland system can accommodate the proposal and the Traffic Impact Study indicates that the road network can adequately handle the anticipated increase in traffic.

The proposed rezoning would amend the site from **RA5-3** (Apartments) to **RA5-Exception** (Apartments) to permit a maximum FSI of 2.3, allow a reduced parking rate and permit other minor zone regulation changes including setbacks and projections (Section 9 of Appendix 2).

A detailed Planning Analysis is found in the Appendix 2.

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 sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent

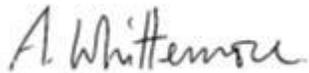
commercial and residential uses. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan amendment 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 Whittemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Tori Stockwell, Development Planner