

City of Mississauga

Corporate Report



<p>Date: October 1, 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 18/012 W11 and T-M20004 W11</p>
	<p>Meeting date: October 25, 2021</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit 142 back to back townhomes, five street townhomes and extend Emby Drive

51 and 57 Tannery Street and 208 Emby Drive

North of Thomas Street, south of Tannery Street, extension of Emby Drive

Owner: NYX Tannery Ltd.

Files: OZ 18/012 W11 and T-M20004 W11

Recommendation

1. That the applications under File OZ 18/012 W11 and T-M20004 W11, NYX Tannery Ltd., 51 and 57 Tannery Street and 208 Emby Drive to amend Mississauga Official Plan to add an additional use to the Special Site policy; to change the zoning to **H-RM5-59** (Street Townhouses), **H-RM9-4** (Back to Back and Stacked Townhouses) and **G1** (Greenlands) to permit 142 back to back townhomes, five street townhomes, amend the limits of the adjoining Greenlands, extend Emby Drive to Tannery Street, create a railway buffer block and that the draft plan of subdivision under File T-M20004 W11 be approved subject to the conditions referenced in the staff report dated October 1, 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 36 months of the Council decision.

4. That the "H" holding symbol is to be removed from the **H-RM5-59** (Street Townhouses) and **H-RM9-4** (Back to Back and Stacked Townhouses) 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 October 1, 2021, from the Commissioner of Planning and Building have 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 and FSI shall not increase.
6. That notwithstanding planning protocol, that the report dated October 1, 2021 from the Commissioner of Planning and Building regarding the draft plan of subdivision under file T-M20004 W11, NYX Tannery Inc., be considered both the public meeting and combined information and recommendation report.

Executive Summary

- The applications are to amend the policies of the official plan, change the zoning by-law to permit a142 back to back townhomes, five street townhomes, amend the limits of the Greenlands and to permit a plan of subdivision for six blocks including blocks for the extension of Emby Drive to Tannery Street, townhomes, greenlands and a railway buffer block
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including traffic, stormwater, and Emby Drive configuration
- 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 March 18, 2019, at which time an Information Report (Item 4.1

https://www7.mississauga.ca/documents/committees/pdc/2019/2019_03_18_PDC_Agenda.pdf) was received for information. Recommendation PDC-0021-2019 was then adopted by Council on March 18, 2019.

That the report dated February 22, 2019, from the Commissioner of Planning and Building regarding the applications by NYX Capital Corp. to permit 155 back to back stacked condominium townhomes in seven blocks on public and private roads, to extend Emby Drive, and to amend the limits of the Greenlands, under File OZ 18/012 W11, 51 and 57 Tannery Street and 208 Emby Drive, be received for information.

That four oral submissions be received.

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 51 and 57 Tannery Street and 208 Embury Drive

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Reduce the number of back to back stacked condominium townhomes from 155 units to 142 units
- Realign the proposed Embury Drive extension between Thomas Street and Tannery Street
- Propose five street townhomes fronting onto the new extension of Embury Drive
- Create a railway buffer block for a berm and noise wall

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 February 12, 2019. A community meeting was held by Ward 11 Councillor George Carlson on February 20, 2018. Five people attended the meeting. Four written submissions 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 March 18, 2019. Four 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. An official plan amendment is required to amend the Residential High Density Special Site policy to permit townhomes as an additional use. A zoning by-law amendment is required to change the zoning from **D** to **RM5-59**, **RM9-4** and **G1**.

The proposed official plan amendment, rezoning and draft plan of subdivision applications to permit 142 back to back stacked townhomes, five street townhomes, amend the limits of the Greenlands, extend Emby Street and create a railway buffer block have been found acceptable, based upon the following:

- The proposal represents intensification of underutilized properties
- The proposal is compatible with adjacent uses and includes the conversion of an industrial property within the Streetsville Community Node Character Area

- The proposal contributes to the range of housing types in the Node
- The proposal includes the completion of the area road network through the extension of Emby Drive between Tannery Street and Thomas Street
- 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, provides an appropriate form of intensification and increases the housing choices for residents. The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

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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