

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 file: OZ 20/015 W7</p>
	<p>Meeting date: October 25, 2021</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Rezoning application to permit a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses 16, 34 and 36 Elm Drive West, southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar (Edge 3) Corp.
File: OZ 20/015 W7

Recommendation

1. That the application under File OZ 20/015 W7, Solmar (Edge 3) Corp., 16, 34 and 36 Elm Drive West, to change the zoning to an amended **RA5-46** (Apartments) to permit a 12 storey apartment building attached to a permitted 50 storey apartment building in conformity with the provisions outlined in Appendix 2; 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 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 application is to change the zoning by-law to add additional lands to the original proposal that would allow a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses.
- The applicant has made minor revisions to the proposal to address issues raised at the public meeting and by staff, including increased setbacks to lot lines.
- It has been concluded that the proposed development is supportable.
- 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.

Background

A public meeting was held by the Planning and Development Committee on January 11, 2021, at which time an Information Report

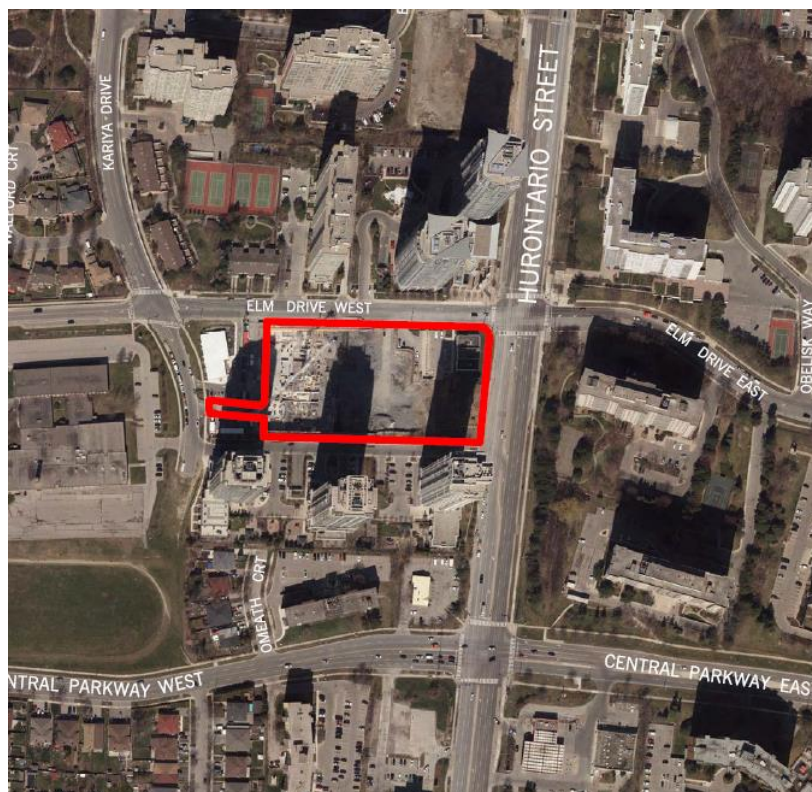
<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=8329>

was received for information.

Recommendation PDC-0009-2021 was then adopted by Council on January 20, 2021.

1. That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the applications by Solmar (Edge 3) Corp. to permit a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses under File OZ 20/015 W7, 16, 34 and 36 Elm Drive West, be received for information.
2. That one oral submission be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the application. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 16, 34 and 36 Elm Drive West

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Reducing the number of dwelling units from 102 to 92
- Increasing building setbacks to lot lines.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on October 20, 2020. A virtual community meeting was held by Ward 7 Councillor Dipika Damerla on November 10, 2020. Four people attended the virtual meeting. One written submission was 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. One member of the public made a deputation regarding the application. 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 application is 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. A zoning by-law amendment is required from **RA5-46** (Apartments) and **D-1** (Development) to an amended **RA5-46** (Apartments) zone to permit the proposal.

The evaluation of the proposed rezoning was analyzed using the following criteria:

- Directing Growth: Is a 12 storey apartment building 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 rezoning to permit a 12 storey apartment building with ground floor commercial uses has been found acceptable, based upon the following:

- The proposal represents intensification of an underutilized parcel of land within the Downtown Fairview Character Area.
- The proposal is compatible with adjacent uses and maintains the goals of the City Structure relating to intensification.
- 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 sensitive to the existing and planned character of the Downtown and provides a built form that is compatible with the adjacent area. The proposed rezoning is acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date once the development agreement is at a satisfactory stage.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Adam Lucas, Development Planner