

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: CD.06-MEA</p>
	<p>Meeting date: October 25, 2021</p>

Subject

RECOMMENDATION REPORT (WARD 9)

Recommendation Report – Mississauga Official Plan Amendment for the Meadowvale Neighbourhood Character Area

File: CD.06-MEA

Recommendation

1. That the report titled “Recommendation Report – Mississauga Official Plan Amendment for the Meadowvale Neighbourhood Character Area” dated October 1, 2021 from the Commissioner of Planning and Building, be received for information.
2. That the proposed Mississauga Official Plan amendments contained in the report titled “Recommendation Report – Mississauga Official Plan Amendment for the Meadowvale Neighbourhood Character Area” dated October 1, 2021 from the Commissioner of Planning and Building, be adopted.

Background

Recently there has been increased development interest in the Meadowvale Neighbourhood. In response, the City initiated a character study in 2018 to create new urban design guidelines and update Mississauga Official Plan (MOP) policies for the area. The study included multiple community engagement opportunities, and resulted in 6 key policy moves which were considered at a public meeting of the Planning and Development Committee on June 14, 2021.

The 6 key policy moves are: an updated vision for Meadowvale; maximum heights (12 storeys) and densities (2.0 floor space index) for potential development sites; design requirements for taller buildings; enhancing housing choice and affordability; preserving the park, open space and trail network; and maintaining retail in the Neighbourhood. The rationale for the 6 policy

moves are contained in the Public Meeting Information Report attached as Appendix 1. A table of detailed policy changes and their rationale is contained in Appendix 2.

Comments

The purpose of this report is to summarize and address the comments received on the proposed MOP policy changes. Based on these comments, revisions are proposed to the draft MOP policy changes presented at the public meeting. These revisions are generally minor in nature, with the exception of a new height transition control policy for planned developments measured at a 45 degree angular plane from abutting properties. In addition, the updated wording of the podium policy reflects its intent as an important urban design standard rather than a strict zoning regulation. The draft MOP amendment, with the new wording and proposed height transition control policy, is contained in Appendix 3.

PUBLIC MEETING

The statutory public meeting was held on June 14, 2021. The public meeting was advertised on the City's "Have Your Say" webpage, in the Mississauga News newspaper on May 20, 2021 and by email to approximately 100 residents who participated in the Meadowvale Neighbourhood Character Area Study. The public meeting minutes are contained in Appendix 4.

At the public meeting, Councillor Saito spoke to the background and extensive community engagement involved in developing the proposed MOP policy changes. Councillor Saito requested that staff consider stronger height transition requirements for new developments. Reference was made to the recommendation from the character study that new buildings should have heights that fall within a 45 degree angular plane measured from abutting properties. No other comments were made at the public meeting.

Staff Response: Existing MOP policies require that development demonstrate an appropriate transition in height and built form to the surrounding context. Sun/shadow impact studies are required for taller buildings as part of the development approvals process to address possible shadow impacts on abutting properties and public open spaces.

To further strengthen height transition requirements in MOP, staff propose the addition of an angular plane policy and a requirement for generous setbacks to parks and open spaces to address privacy and sun/shadow concerns stemming from new development. These policies will help strike a balance between facilitating new development opportunities and maintaining Meadowvale's existing open and green character.

WRITTEN SUBMISSIONS

A single written submission was received from an associate from Glenn Schnarr and Associates representing the property owners of 6719 Glen Erin Drive. The property is subject to an ongoing development application which proposes a new 12 storey rental apartment building and 5 blocks of rental townhouses in addition to the existing rental apartment building. The letter requested

confirmation that the development will not be subject to the 40 metre building separation distance and the requirement for a podium. The comment letter is contained in Appendix 5.

Staff Response: The development will continue to be reviewed independently of this MOP amendment with an opportunity for comment from the public through the development approvals process. While the application is currently under review, the proposed building configuration and building separation distance are considered to be generally acceptable from a planning standpoint.

PROVINCIAL AND REGIONAL POLICY CONFORMITY

The proposed amendments to MOP 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. Appendix 6 provides a detailed analysis of consistency and conformity with relevant Provincial and Regional plans and policies.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

Amendments are proposed to MOP which will help ensure that development contributes to the qualities that continue to make Meadowvale Neighbourhood an attractive place to live, work and play. Further refinement of the amendments serve to better define an appropriate level of height transition between new developments and the surrounding built form context. These amendments are reflective of community and stakeholder input received during multiple engagement events held with the community since 2018.

Attachments

- Appendix 1: Public Meeting Information Report
- Appendix 2: Detailed Planning Rationale
- Appendix 3: Draft Mississauga Official Plan Amendment
- Appendix 4: Public Meeting Minutes
- Appendix 5: Written Submission
- Appendix 6: Summary of Applicable Policies



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

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