

City of Mississauga
Corporate Report



<p>Date: September 10, 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 19/010 W11</p>
	<p>Meeting date: October 4, 2021</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

**Official Plan Amendment and Rezoning applications to permit a four storey apartment
6620 Rothschild Trail**

Owner: Di Blasio Corporation

File: OZ 19/010 W11

Recommendation

1. That the applications under File OZ 19/010 W11, Di Blasio Corporation, 6620 Rothschild Trail to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **RA1-11** and **G1** to permit a four storey apartment and protect the natural area in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated September 10, 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 concerns 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 a four storey apartment building
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including changes to the property boundaries to protect the greenlands and revisions to the elevations to be compatible with the immediate area
- 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, Item 4.2

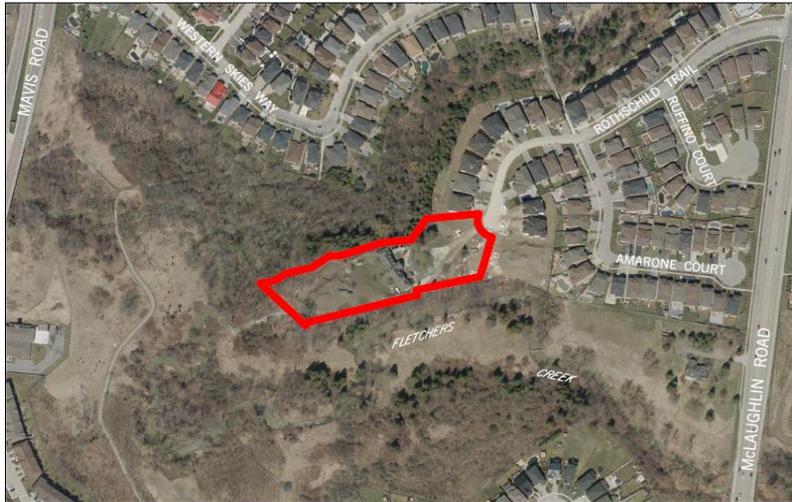
(https://www7.mississauga.ca/documents/committees/pdc/2019/2019_12_02_PDC_Evening_Agenda.pdf) was received for information.

Recommendation PDC-0088-2019 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 Di Blasio Corporation to permit a four storey, 43 unit, condominium apartment building, under File OZ 19/010 W11, 6620 Rothschild Trail, 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 6620 Rothschild Trail

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Adjustments to the property boundaries
- Increasing the building setback to the greenlands
- Revisions to the front elevation for compatibility with the dwellings in the immediate area.

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. A community meeting was held by Ward 11 Councillor George Carlson on November 18, 2018. Approximately 20 people attended the meeting. 24 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 December 2, 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 change the designation from **Residential Low Density II** and **Greenlands** to **Residential High Density** and **Greenlands**. A zoning by-law amendment is required from **R9-4** and **G2-2** to **RA1-11** and **G1**.

The proposed rezoning to permit a four storey apartment building has been found acceptable, based upon the following:

- The proposal provides an efficient use of an underutilized parcel of land while being sensitive to the character of the area
- The proposal contributes to the range of housing types in the Meadowvale Village Neighbourhood Character Area
- Other than a driveway access to the development, the proposal maintains the existing detached dwelling lot configuration along Rothschild Trail
- 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 support 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

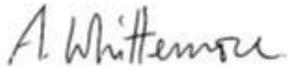
In summary, the proposed development has been designed to be compatible with the existing and planned character of the neighbourhood while providing an appropriate form of intensification and increased housing choices to residents. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan and zoning by-law by Council, the applicant will be required to enter into a development agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner