

City of Mississauga

Corporate Report



<p>Date: October 22, 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 19/006 W2</p>
	<p>Meeting date: November 15, 2021</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

**Official Plan Amendment and Rezoning applications to permit 6 townhomes
1110 Lorne Park Road, northwest of Lakeshore Road West and Lorne Park Road, at
Albertson Crescent and Bramblewood Lane**

Owner: Jacan Construction Ltd. (LJM Developments)

File: OZ 19/006 W2

Recommendation

1. That the applications under File OZ 19/006 W2, Jacan Construction Ltd. (LJM Developments), 1110 Lorne Park Road to amend Mississauga Official Plan to **Residential Medium Density** and **Greenlands**; to change the zoning to **H-RM5-60** (Street Townhouses) and **G2** (Greenlands) to permit 6 street townhouses, be approved subject to the conditions referenced in the staff report dated October 22, 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. That the "H" holding symbol is to be removed from the **H-RM5-60** (Street 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 22, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow 6 townhouses.
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including removing one unit, increasing setbacks and deleting access points onto Lorne Park Road and Bramblewood Lane.
- 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

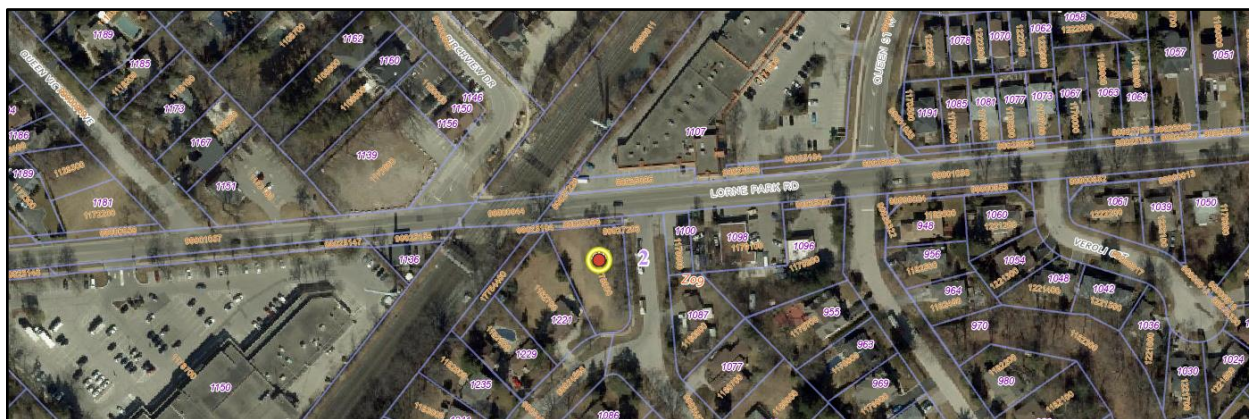
A public meeting was held by the Planning and Development Committee on October 28, 2019, at which time an Information Report

(https://www7.mississauga.ca/documents/committees/pdc/2019/2019_10_28_PDC_Agenda.pdf) was received for information.

Recommendation PDC-0079-2019 was then adopted by Council on November 6, 2019.

1. That the report dated October 4, 2019, from the Commissioner of Planning and Building regarding the applications by Jacan Construction Ltd. (LJM Developments) to permit seven townhomes, under File OZ 19/006 W2, 1110 Lorne Park Road, be received for information.
2. That six 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

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Reducing number of overall townhouse units from 7 to 6
- deleting access points onto Lorne Park Road and Bramblewood Lane
- increasing building setbacks to Lorne Park Road and Bramblewood Lane
- including storm water tank to address on site drainage

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 July 12, 2019. A community meeting was held by Ward 2 Councillor Karen Ras on September 12, 2019. Approximately 25 people attended the meeting. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on October 28, 2019. Six 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 **Office** to **Residential Medium Density** and

Greenlands. A Zoning By-law Amendment is required to change the zoning from **O1-14** (Minor Office - Exception) to **H-RM5-60** (Street Townhouses) and **G2** (Greenlands). The zoning requires an "H" Holding Provision that can be removed once a number of technical details have been resolved and are deemed satisfactory by staff.

The proposed official plan amendment and rezoning applications to permit 6 townhouses have been found acceptable. The applicant has addressed the criteria for site specific applications as set out in Mississauga Official Plan. Staff are supportive of the proposal for the following reasons:

- The proposed 6 townhomes add to the range of housing in the Clarkson Lorne Park Neighbourhood and makes more efficient use of the subject property, aligning with the goals and objectives of the *Provincial Policy Statement* and *Growth Plan*, as well as Mississauga Official Plan.
- The proposed land use and built form is not without precedence in the neighbourhood and represents a modest infill project that fronts onto a minor collector road and fits within the surrounding area.
- The proposed townhouse block has been designed in a manner that compliments the immediate vicinity and is sensitive to its massing impact on adjacent properties. The proposed height is within the existing zoning permissions for building heights applicable to the Clarkson Lorne Park Neighbourhood.

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 represents a modest infill project that fits within the surrounding neighbourhood. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

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