

City of Mississauga  
**Corporate Report**



<p>Date: November 12, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files:  OZ 17/017 W11 and  T-M17005 W11</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Meeting date:  December 6, 2021</p>

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)**

**Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit 6 semi-detached dwellings and 13 condominium townhomes**

**6611 Second Line West, east side of Second Line West, north of Highway 401**

**Owner: 2512461 Ontario Limited**

**Files: OZ 17/017 W11 and T-M17005 W11**

## Recommendation

1. That the applications under Files OZ 17/017 W11, 2512461 Ontario Limited, 6611 Second Line West to amend Mississauga Official Plan to **Residential Low Density II** and **Residential Medium Density**; to change the zoning to **RM2-61** (Semi-Detached – Exception), **RM4-79** (Townhouses – Exception) and **G1** (Greenlands) to permit 6 semi-detached dwellings, 13 condominium townhomes and protect the natural area be approved in conformity with the provisions outlined in Appendix 2.
2. That the draft plan of subdivision under File T-M17005 W11, be received for information and that Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. 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.

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.

## Executive Summary

- The applications are to amend the policies of the official plan, change the zoning by-law and approve a plan of subdivision to permit 6 semi-detached dwellings, 13 condominium townhomes and protect the adjacent natural area
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including adjustments to the development limits and grading
- 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 it to be acceptable from a planning standpoint, and recommend that the applications be approved

## Background

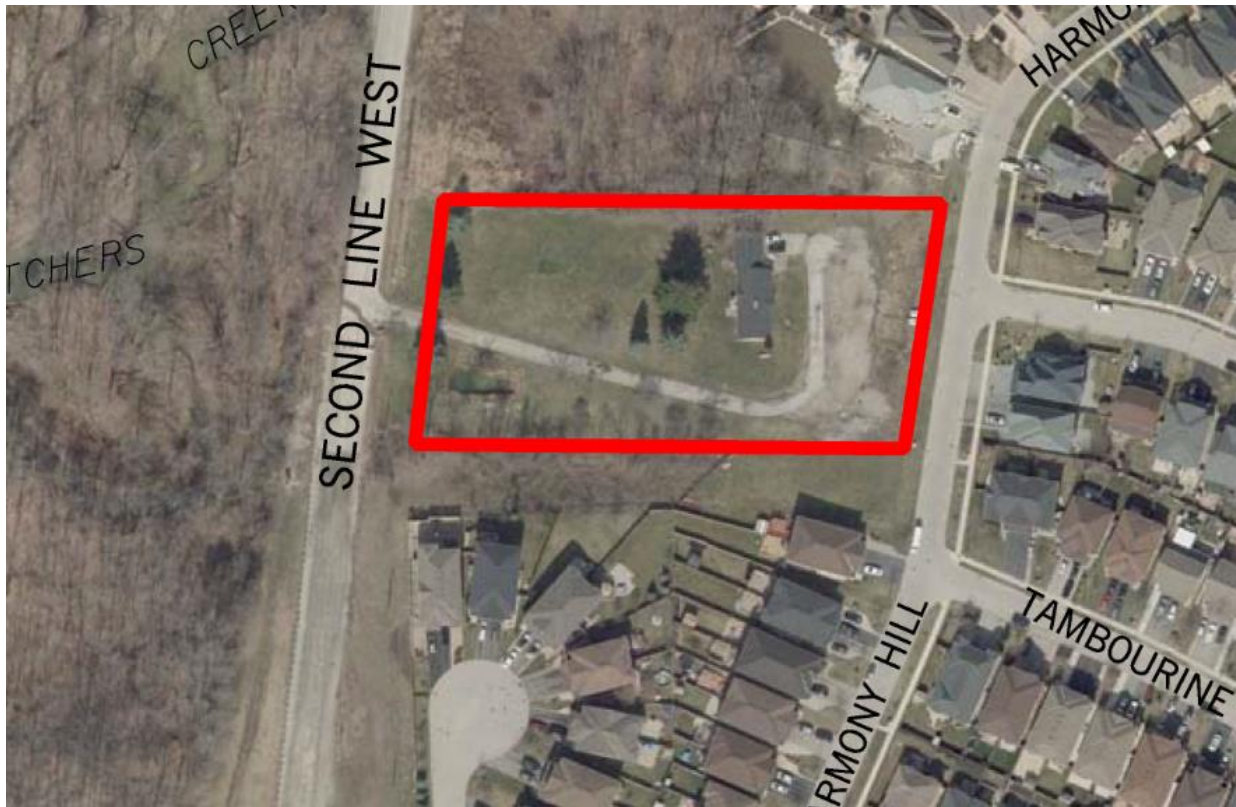
A public meeting was held by the Planning and Development Committee on December 10, 2018, at which time an Information Report (Item 4.6

[https://www7.mississauga.ca/documents/committees/pdc/2018/2018\\_12\\_10\\_PDC\\_Agenda.pdf](https://www7.mississauga.ca/documents/committees/pdc/2018/2018_12_10_PDC_Agenda.pdf)) was received for information. Recommendation PDC-0072-2018 was then adopted by Council on December 12, 2018.

That the report dated November 20, 2018, from the Commissioner of Planning and Building regarding the applications by 2512461 Ontario Limited to permit 3 lots for 6 semi-detached homes and 13 condominium townhomes and a greenlands block, under Files OZ 17/017 W11 and T M17005 W11, 6611 Second Line West, be received for information.

That fourteen (14) oral submission made to the Planning and Development Committee at its meeting held on December 10, 2018, 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 6611 Second Line West

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- Adjustments to the development area limits
- Relocating the driveway and walkway to provide a greater separation to the greenlands
- Grading changes to the property and reducing the proposed retaining walls

### 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 15, 2018. A community meeting was held by Ward 11 Councillor George Carlson on April 11, 2018. Approximately 70 people attended the meeting. 58 people requested to be notified of any upcoming meetings and 20 provided comments. 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 10, 2018. Fourteen 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 Greenlands to Residential Low Density II, Residential Medium Density and Greenlands.

The proposed official plan amendment, rezoning and draft plan of subdivision applications to permit 6 semi-detached dwelling units, 13 townhomes and protection of the adjacent natural area have been found acceptable, based upon the following:

- The proposal represents intensification of an underutilized property
- The proposal provides for a variety of housing forms within the Meadowvale Village Neighbourhood Character Area
- There is adequate infrastructure to accommodate the development including transit, parks, recreational facilities and schools.

### **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.

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
- Appendix 3: City Conditions of Approval



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

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