

City of Mississauga

Corporate Report



Date: March 25, 2022 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 21-13 W7
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: April 19, 2022

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Rezoning application to permit 5 detached homes on a common element condominium (CEC) road

904 Mississauga Heights Drive, south of Queensway West, east of Glengarry Road

Owner: Maria Polla

File: OZ 21-13 W7

Recommendation

That the report dated March 25, 2022, from the Commissioner of Planning and Building regarding the application by Maria Polla to permit 5 detached homes on a common element condominium (CEC) road, under File OZ 21-13 W7, 904 Mississauga Heights Drive, be received for information.

Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1). An application has also been submitted on the adjacent property located at 900 Mississauga Heights Drive, to permit 5 detached homes on a CEC road. A detailed analysis of this application can be found in Item 5.4 of this agenda.

PROPOSAL

The rezoning application is required to permit five detached homes on a common element condominium (CEC) road. The zoning by-law will need to be amended from **R1-8** (Detached Dwellings – Typical Lots) to **R16 – Exception** (Detached Dwellings on a CEC – Road) to implement this development proposal.

During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the south side of Mississauga Heights Drive, south of Queensway West, within the Erindale Neighbourhood Character Area. The site is currently occupied by one detached home on a large lot.



Aerial image of 904 Mississauga Heights Drive

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out

province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Greenbelt Plan* works together with the Growth Plan to build upon the policy of the PPS to protect the natural environment and determine where and how growth should be accommodated. The City of Mississauga is not located within the Greenbelt Plan area and, as such, the Greenbelt Act does not apply. However, the Credit River and Etobicoke Creek flow through Mississauga and connect natural heritage systems within the Greenbelt to Lake Ontario. The *Greenbelt Plan* provides direction to municipalities for the long term protection and enhancement of these external connections.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

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

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved. The matters to be addressed include: provision

of additional technical information, an updated Environmental Impact Study (EIS), ensuring compatibility of new buildings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner