

City of Mississauga  
**Corporate Report**



<p>Date: March 25, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 22-1 W7</p>
	<p>Meeting date: April 19, 2022</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 7)**

**Official Plan Amendment and Rezoning applications to permit 5 detached homes on a common element condominium (CEC) road**

**900 Mississauga Heights Drive, south of Queensway West, east of Glengarry Road**

**Owner: Diamond Luxury Developments**

**File: OZ/OPA 22-1 W7**

## Recommendation

That the report dated March 25, 2022, from the Commissioner of Planning and Building regarding the applications by Diamond Luxury Developments, to permit 5 detached homes on a common element condominium (CEC) road, under File OZ/OPA 22-1 W7, 900 Mississauga Heights Drive, be received for information.

## Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1). An application has also been submitted on the adjacent property located at 904 Mississauga Heights Drive, to permit 5 detached homes on a CEC road. A detailed analysis of this application can be found in Item 5.3 of this agenda.

## PROPOSAL

The official plan amendment and rezoning applications are required to permit five detached homes on a common element condominium (CEC) road. The zoning by-law will also 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.

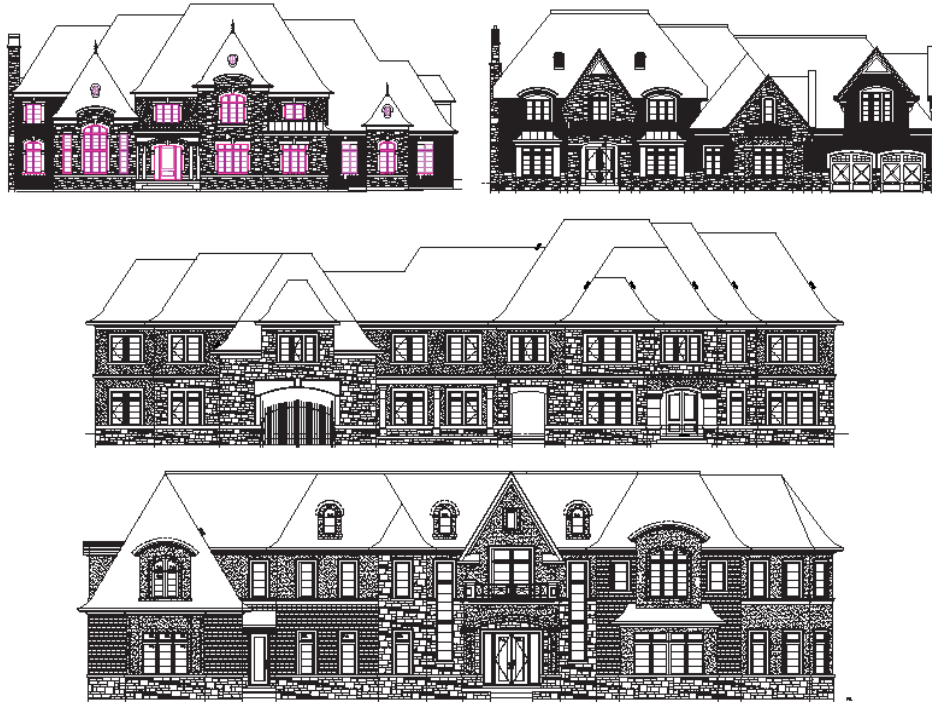
During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

## 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 900 Mississauga Heights Drive



Applicant's elevations of the proposed single detached homes

### **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



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

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