

City of Mississauga

Corporate Report



Date: March 25, 2022 To: Chair and Members of Planning and Development Committee	Originator's file: OZ/OPA 21-9 W7
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: April 19, 2022

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit three apartment buildings of 32, 20 and 18 storeys in height, with ground floor commercial uses in the 20 storey apartment building

189 Dundas Street West

Owner: Augend 189 Dundas West Village Properties Ltd.

Files: OZ/OPA 21-9 W11

Recommendation

That the report dated March 25, 2022, from the Commissioner of Planning and Building regarding the applications by Augend 189 Dundas West Village Properties Ltd., to permit three apartment buildings, 32, 20 and 18 storeys in height, with commercial uses on the ground floor of the 20 storey apartment building under File OZ/OPA 21-9 W7, 189 Dundas Street West, 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).

PROPOSAL

The official plan amendment and rezoning applications are required to permit three apartment buildings, 32, 20 and 18 storeys in height, with commercial uses on the ground floor of the 20 storey apartment building fronting on Dundas Street West. The applicant is proposing to amend the official plan to revise the Downtown Cooksville Character Area to include the subject property and to establish a site specific policy area within the **Residential High Density** designation in the Downtown Cooksville Character Area. The zoning by-law will also need to be

amended from **RA1-40** (Residential Apartment) to **RA5 – Exception** (Residential Apartment) to implement this development proposal.

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

Comments

The property is located on the north side of Dundas Street West, east Parkerhill Road and west of Confederation Parkway. Lands are located within the Cooksville Neighbourhood Character Area. The site was formerly used as a trailer park and is currently occupied by a small vacant commercial building with a large parking area to the rear.



Aerial image of 189 Dundas Street West



Rendering of the proposed development

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 *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.

Engagement and Consultation

A Development Application Review Committee (DARC) meeting was held on March 17, 2021 to present a preliminary concept for the development of the subject lands and to determine the reports and studies required to prepare a complete application. A pre-application submission Community Meeting was held through Councillor Dipika Damerla's office on June 2, 2021 where the proposal was presented to the community. There were 3 people in attendance and the following concerns were raised:

- Construction noise and vibration
- Loss of trees
- Shadow impacts on existing detached homes

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

All 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 issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, feasibility of a connection on the north of the property to the lands to the east, ensuring compatibility of new buildings and community consultation and input (if applicable).

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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