

City of Mississauga
Corporate Report



<p>Date: May 6, 2022</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 17/001 W2</p>
	<p>Meeting date: May 30, 2022</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan Amendment and Rezoning applications to recognize the existing three storey retirement building (Phase 1) and to permit a four storey seniors apartment building (Phase 2)

2132 Dundas Street West and 2630 Fifth Line West, southwest corner of Dundas Street West and Fifth Line West

Owner: Devonshire Erin Mills Inc.

File: OZ 17/001 W2

Recommendation

1. That the applications under File OZ 17/001 W2, Devonshire Erin Mills Inc., 2132 Dundas Street West and 2630 Fifth Line West to amend Mississauga Official Plan to **High Density Residential** and to change the zoning to **RA2-Exception (Apartments – Exception)** to recognize the existing three storey retirement building (Phase 1) and to permit a four storey seniors apartment building (Phase 2) be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated May 6, 2022 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 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 and change the zoning by-law to recognize the existing three storey retirement building (Phase 1) and to permit the proposed four storey seniors apartment building with a one storey link building (Phase 2)
- Phase 1 was completed in accordance with Committee of Adjustment approvals in 2017 and associated site plan approval in 2018
- The applicant has made minor revisions to the proposal, including a decrease in the number of seniors apartment dwelling units and parking spaces, an increase in the front yard setback and a decrease in the size of the exterior and interior amenity areas
- The method for calculating building height and established grade has changed since the Information Report was received by Planning and Development Committee. Based on a revised calculation of established grade, the number of storeys proposed has been reduced but the physical (and visual) building heights have not materially changed
- 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

The subject property is currently used as a long term care and retirement facility. It is going through a multi-phase redevelopment. Phase 1, which consists of the three storey retirement building, was completed in accordance with Committee of Adjustment approvals in 2017 and site plan approval in 2018. The applicant is now proposing to demolish the remainder of the building and construct a four storey seniors apartment building and one storey link building that connects the seniors apartment building to the retirement building. The proposed official plan amendment and rezoning are required to permit the development and will provide policies and regulations for the entire property.

A public meeting was held by the Planning and Development Committee on January 14, 2019, at which time an Information Report (https://www7.mississauga.ca/documents/committees/pdc/2019/2019_01_14_PDC_Agenda.pdf) was received for information. Recommendation PDC-0004-2019 was then adopted by Council on January 23, 2019.

1. That the report dated December 11, 2018, from the Commissioner of Planning and Building regarding the applications by Devonshire Erin Mills Inc. to permit redevelopment of the property with a four storey retirement building and a five storey seniors apartment building, under File OZ 17/001 W2, 2132 Dundas Street West and 2630 Fifth Line West, be received for information.

2. That the 2 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 of this meeting was provided.



Aerial image of 2132 Dundas Street West and 2630 Fifth Line West prior to Phase 1



Aerial image of 2132 Dundas Street West and 2630 Fifth Line West upon completion of Phase 1 and prior to Phase

Comments

REVISED DEVELOPMENT PROPOSAL

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

- The number of seniors apartment dwelling units has decreased resulting in a total of 136 dwelling units (61 retirement and 75 seniors apartment dwelling units)
- The number of vehicular parking spaces has decreased from 72 parking spaces to 69 parking spaces, inclusive of 4 temporarily obstructed parking spaces
- The front yard setback from Dundas Street West has increased from approximately 8.3 m (27.2 ft.) to 8.5 m (27.9 ft.) with an additional 1.2 m (3.9 ft.) Dundas Street West road widening and 0.3 m (1.0 ft.) reserve dedications
- The exterior amenity areas have decreased from 1,093 m² (11,765.0 ft.²) to 1,062 m² (11,431.3 ft.²) and interior amenity areas have decreased from 920 m² (9,902.8 ft.²) to 778 m² (8,374.3 ft.²)
- The new means of calculating established grade, now inclusive of the lands subject to Phase 1 and Phase 2, is higher than previously calculated resulting in a reduction of the identified building heights in metres and storeys. It is important to note that while the calculation has changed, the physical (and visual) heights of the existing and proposed buildings have not materially changed

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 March 10, 2017. Community meetings were held in 2016 and 2017 pertaining to Phase 1 and Phase 2 with former Ward 2 Councillor, Karen Ras. Four written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on January 14, 2019. Two 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 (MOP). An official plan amendment is required to change the designation from **Residential Medium Density** to **Residential High Density**. The applications have been found to be acceptable, based upon the following:

- The proposal represents appropriate, sensitive intensification that is compatible with the neighbourhood context and located along the Dundas Street intensification corridor
- The proposal provides important housing options for seniors and an appropriate transition to existing land uses while respecting the character of the neighbourhood
- The existing municipal infrastructure is adequate to support the proposed development

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

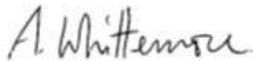
In summary, the proposed redevelopment has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent institutional, commercial and residential uses. The proposal provides important housing options for the City's aging population and an appropriate form of intensification along the Dundas Street intensification corridor. The proposed official plan amendment and rezoning 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

Prepared by: Michael Franzolini, MCIP, RPP, Development Planner