

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 22-004 W10</p>
	<p>Meeting date: May 30, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 10)

Rezoning application to permit a six storey apartment building

5160 and 5170 Ninth Line, west Side of Ninth Line, south of Erin Centre Boulevard

Owner: Branthaven Ninth Line

File: OZ 22-004 W10

Recommendation

That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by Branthaven Ninth Line to permit a six storey apartment building, under File OZ 22-004 W10, 5160 and 5170 Ninth Line, 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).

PROPOSAL

The rezoning application is required to permit a six storey apartment building. The zoning by-law will need to be amended from **D** (Development) to **RA2-Exception** (Apartment-Exception) and **G1** (Greenlands) to implement this development proposal.

During the ongoing review of this application, staff may recommend zoning categories to implement the proposal.

Comments

The property is located on the west side of Ninth Line, south of Erin Centre Boulevard, in the Ninth Line Neighbourhood Character Area. The site is currently occupied by a one storey detached home, as well as a commercial building used for a veterinary clinic.



Aerial image of 5160 and 5170 Ninth Line



Applicant's rendering of the proposed six storey apartment building

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.

COMMUNITY, AGENCY AND CITY DEPARTMENT COMMENTS

Community comments are summarized in Appendix 1, Section 6.

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

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

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and the issues have been resolved. The matters to be addressed include: provision of additional technical information, revising the proposed site access, refinements to the ground floor plans to improve site access and at grade amenity space and a determination as to whether or not the proposed zone standards are appropriate.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Matthew Shilton, MCIP, RPP, Development Planner