

City of Mississauga

Corporate Report



Date: May 6, 2022 To: Chair and Members of Planning and Development Committee	Originator's files: OZ/OPA 21-015 W10 and T-M21004 W10
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: May 30, 2022

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 10)

Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit six apartment buildings with heights of 6, 8, 10, 12, 12 and 12 storeys containing 1,246 dwelling units with commercial uses at ground level fronting Ninth Line, 24 three storey back to back townhomes and a public park on public and private roads
5034, 5054, and 5080 Ninth Line, West Side of Ninth Line, North of Eglinton Avenue West
Owner: Your Home Developments (Mississauga) Inc.
Files: OZ/OPA 21-015 W10 & T-M21004

Recommendation

That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the applications by Your Home Developments (Mississauga) Inc. to permit six apartment buildings with heights of 6, 8, 10, 12, 12, and 12 storeys containing 1,246 dwelling units with commercial uses at ground level fronting Ninth Line, 24 three storey back to back townhomes, additions to the 407 Transitway and a public park on public and private roads, under Files OZ/OPA 21-015 W10 & T-M21004 W10, 5034, 5054, and 5080 Ninth Line, 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 six apartment buildings with heights of 6, 8, 10, 12, 12, and 12 storeys containing 1,246 dwelling units with

commercial uses at ground level fronting Ninth Line, 24 three storey back to back townhomes and a public park on public and private roads. The applicant is proposing to amend the official plan to permit building heights of 10 and 12 storeys on the portion of the lands where the official plan only permits building heights of 3 to 6 storeys and to permit building heights of 12 storeys on the portion of the lands where the official plan only permits buildings heights of 6 to 10 storeys. The zoning by-law will also need to be amended from **D** (Development) and **PB1** (Parkway Belt West) to **RA2 - Exception** and **RA3-Exception** (Apartments - Exception), **RM11-Exception** (Back to Back Townhouses on a CEC – Road - Exception), **OS1** (Open Space) and **PB1** (Parkway Belt West) to implement this development proposal. A plan of subdivision is also required to create three residential blocks, a public park block, a block for the extension of Street “A”, a multi-use trail block, a block to accommodate the required 14 m (46 ft.) Ministry of Transportation (MTO) setback and a block that is required for the future 407 Transitway.

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 west side of Ninth Line, north of Eglinton Avenue West within the Ninth Line Neighbourhood Character Area. The site is currently occupied by three detached dwellings and accessory structures.



Aerial image of 5034, 5054 and 5080 Ninth Line



Applicant's Site Plan

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 Parkway Belt West Plan (PBWP) is a provincially prepared plan intended to designate and protect land needed for linear regional infrastructure, including transit, utility and electric power facility corridors. It also serves as an urban separator and is used to link open space systems. The subject lands are located within the Public Use Areas of the PBWP and are designated “**Inter-Urban Transit – Public Use Area**” and “**Road**”, which is intended to be used for Inter-Urban Transit. Within the City of Mississauga, lands within the PBWP are found within the City’s Green System and are therefore intended to be preserved and enhanced through public acquisition.

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 and the outstanding issues have been resolved. The matters to be addressed include: Ministry of Municipal Affairs and Housing approval of the applicant’s proposed amendment to the Parkway Belt West Plan; revisions to the location and orientation of certain site features and

elements; provision of additional technical information, suitability of proposed parking standards, appropriateness of the proposed zoning standards, appropriateness of the proposed building heights and ensuring compatibility of new buildings with the existing and planning context of the area.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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