

# City of Mississauga Corporate Report



Date: May 6, 2022  To: Chair and Members of Planning and Development Committee	Originator's file: OPA 21-21 W4
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: May 30, 2022

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 4)**

**Official Plan Amendment application to replace a planned local road with a pedestrian walkway and municipal easement to facilitate the building of a two-phase mixed use high rise development consisting of five (5) towers**

**325 Burnhamthorpe Road West, Northeast corner of Burnhamthorpe Road West and Confederation Parkway**

**Owner: RGF (Mississauga) Developments Inc.**

**File: OPA 21-21 W4**

## Recommendation

That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by RGF (Mississauga) Developments Inc. to replace a planned local road with a pedestrian walkway and municipal easement to facilitate the building of a two-phase mixed use high rise development consisting of five (5) towers, under File OPA 21-21 W4, 325 Burnhamthorpe Road West, 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 official plan amendment application is required to replace a planned local road with a pedestrian walkway and municipal easement to facilitate the building of a two-phase mixed use high rise development consisting of five (5) towers. The proposed towers are permitted by the existing official plan designation and zoning on the property. The applicant is proposing to

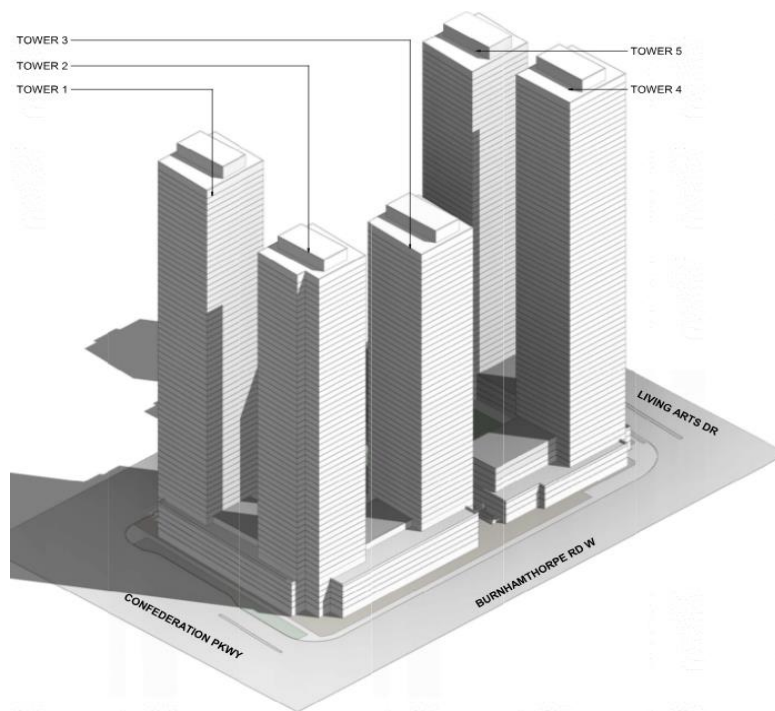
amend the official plan by deleting the local road shown on the Mississauga Official Plan (MOP) land use schedules and replacing it with a pedestrian walkway and municipal easement.

## Comments

The property is located at the northeast corner of Burnhamthorpe Road West and Confederation Parkway within the Downtown Core Character Area. The site is currently occupied by a three storey recreation centre (YMCA) on the east side and associated surface parking lot on the west side of the property.



Aerial image of 325 Burnhamthorpe Road West



Applicant's rendering of two-phase high rise development consisting of five (5) towers with central pedestrian walkway and municipal easement

### 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**

At the time of writing this report no community meetings were held on this proposed official plan amendment. Four written submissions have been received to date expressing concerns with the loss of the YMCA recreation centre.

## **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 issues have been resolved. The matters to be addressed include: provision of additional technical information on the traffic analysis, evaluation of the replacement of the future local road with a pedestrian walkway and municipal easement, and public consultation.

## **Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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