

City of Mississauga
Corporate Report



<p>Date: May 13, 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/OPA 21-16 W1</p>
	<p>Meeting date: June 6, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 17 storey rental apartment building containing 148 residential units and ground floor commercial space 170 Lakeshore Road East, northwest corner of Lakeshore Road East and Elmwood Avenue North

**Owner: Lightpoint (170 Lakeshore Road East Port Credit) Inc.
 File: OZ/OPA 21-16 W1**

Recommendation

That the report dated May 13, 2022, from the Commissioner of Planning and Building regarding the applications by Lightpoint (170 Lakeshore Road East Port Credit) Inc. to permit a 17 storey rental apartment building containing 148 residential units and ground floor commercial space, under File OZ/OPA 21-16 W1, 170 Lakeshore Road East, 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

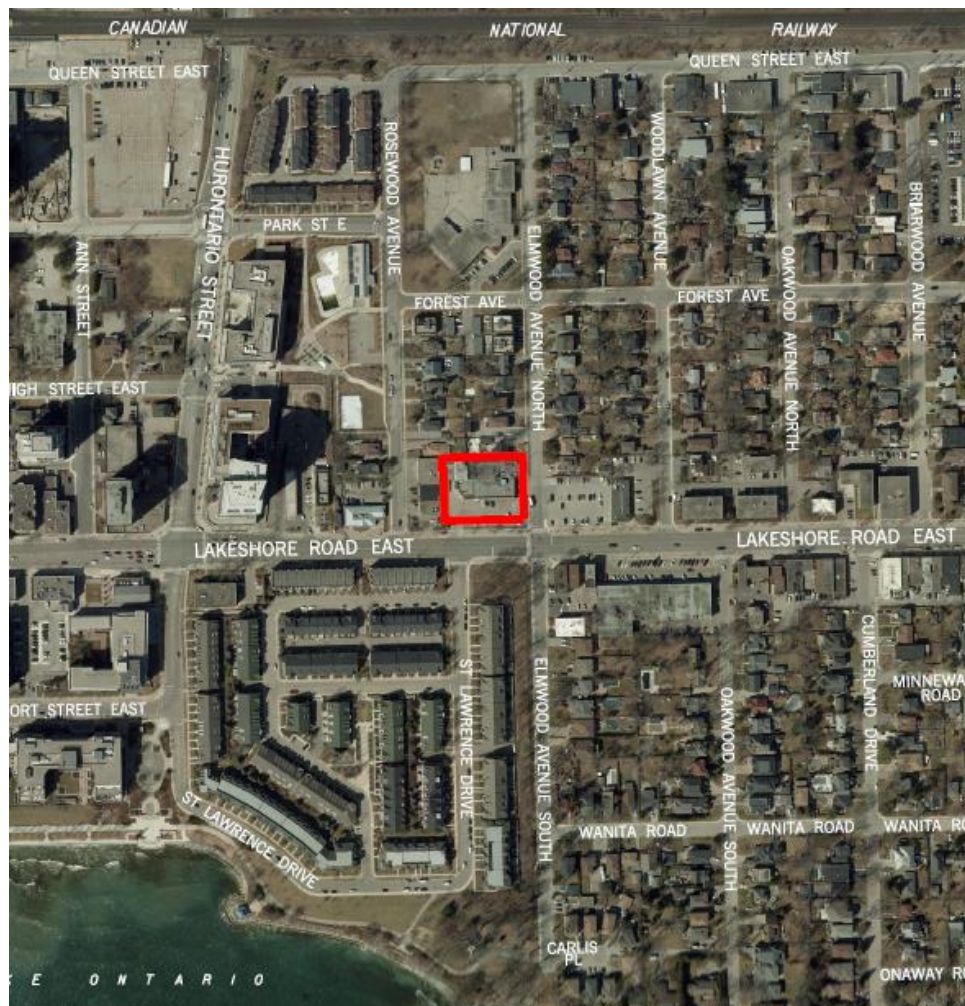
The official plan amendment and rezoning applications are required to permit a 17 storey rental apartment building containing 148 residential units and ground floor commercial space. Although the applicant initially described the proposal as 15 storeys, the mezzanine space and roof top enclosed amenity space were excluded from their calculation of the number of storeys. According to the City's zoning by-law each of these uses is considered a floor resulting in two

additional storeys to the proposal (i.e. 17 storey building); however, the overall height as measured in metres has not changed at 56.6 m (186 ft.).

The applicant is proposing to amend the official plan designation from **Mixed Use Residential High Density**. The zoning by-law will also need to be amended from **C4-66** (Mainstreet Commercial – Exception) to **RA4-Exception** (Apartments – Exception) to implement this development proposal. 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 at the northwest corner of Lakeshore Road East and Elmwood Avenue North within the Port Credit Neighbourhood Character Area. The site is currently occupied by a one storey commercial plaza with a small two storey component and surface parking located between the street and the stores.



Aerial image of 170 Lakeshore Road East



Applicant's rendering of the proposed apartment building with ground floor commercial uses (facing northwest at Lakeshore Road East and Elmwood Avenue North)

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.

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, ensuring the principles of Mississauga Official Plan are maintained and the proposal is compatible with the character of the area, appropriateness of the proposed stormwater management and zoning exception standards and a review of the anticipated traffic impacts.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building
Prepared by: Paul Stewart, Development Planner