

# City of Mississauga

# Corporate Report



Date: June 19, 2020  To: Chair and Members of Planning and Development Committee	Originator's files: OZ 19/018 W10 and T-M19006 W10
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: July 13, 2020

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 10)**

**Rezoning and Draft Plan of Subdivision applications to permit 119 townhomes (15 dual frontage townhomes, 63 condominium townhomes, 17 street townhomes and 24 back to back townhomes) on private condominium roads and a new public road from Ninth Line**

**5150 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West**

**Owner: Mattamy (5150 Ninth Line) Limited**

**Files: OZ 19/018 W10 and T-M19006 W10**

## Recommendation

That the report dated June 19, 2020, from the Commissioner of Planning and Building regarding the applications by Mattamy (5150 Ninth Line) Limited to permit 119 townhomes (15 dual frontage townhomes, 63 condominium townhomes, 17 street townhomes and 24 back to back townhomes) on private condominium roads and a new public road from Ninth Line, under Files OZ 19/018 W10 and T-M19006 W10, 5150 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**

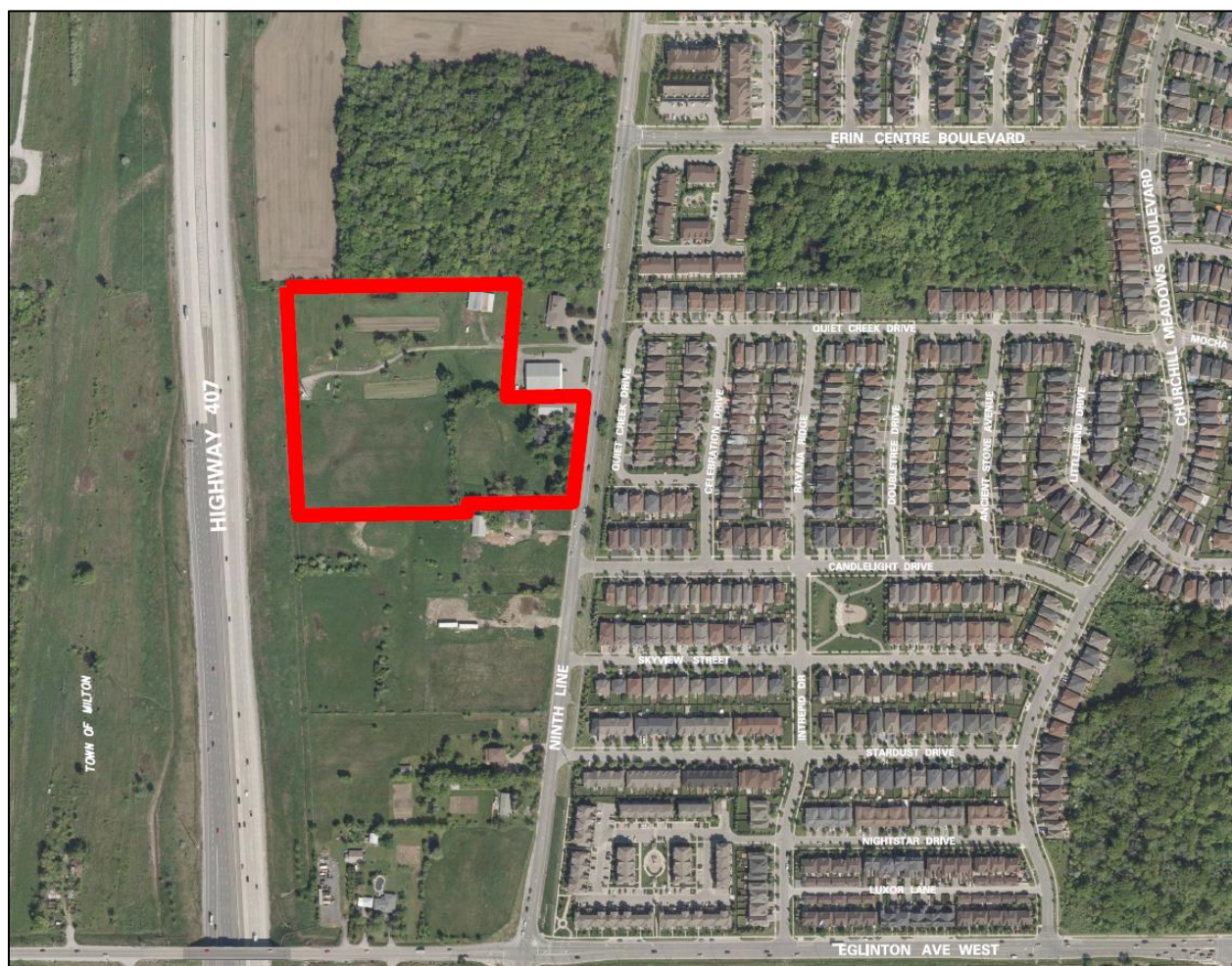
The rezoning application is required to permit 119 townhomes (15 dual frontage townhomes, 63 condominium townhomes, 17 street townhomes and 24 back to back townhomes) on private condominium roads and a new public road from Ninth Line. The zoning by-law will also need to be amended from **D** (Development) and **PB1** (Parkway Belt) to **RM8-Exception** (Back to Back and/or Stacked Townhouses) to implement this development proposal. A plan of subdivision is

required to create the residential blocks for the townhomes and for the creation of the public road that will connect to Ninth Line.

During the ongoing review of these applications, staff may recommend different land use designations and/or 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 a detached home and accessory farm structures.



Aerial image of 5150 Ninth Line



Applicant's rendering of the proposed townhome development

## 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 Road and Inter-Urban Transit. Within the City of Mississauga, lands within the PBWP are 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 5.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

Agency and department comments are summarized in Appendix 1, Section 8.

## **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
- Provision of a concept plan with sufficient detail to allow for a fulsome review of the proposed development
- Consistency with Ninth Line Neighbourhood Character Area policies of Mississauga Official Plan and Shaping Ninth Line Urban Design Guidelines
- Appropriateness of the proposed built form and the proposed zoning by-law exceptions
- Impacts resulting from the Ministry of Transportation's Environmental Assessment for the 407 Transitway
- Assessment of the proposed circulation network (i.e. multi-use trails, walkways, trails, and mid-block connections)
- Adequacy of open space and outdoor amenity areas
- Provision of affordable housing
- Implementing the requirements of the final Ninth Line Scoped Subwatershed Study
- Compliance with Fire Route By-law
- Acceptable noise mitigation and associated buffers

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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