

City of Mississauga

Corporate Report



<p>Date: June 19, 2020</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: OZ 16/008 W7</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: July 13, 2020</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Official Plan amendment and rezoning applications to permit a 16 storey residential condominium apartment with ground floor commercial uses

86-90 Dundas Street East, south side of Dundas Street East, east of Hurontario Street

Owner: Mississauga I GP Inc. (Emblem Developments)

File: OZ 16/008 W7

Recommendation

1. That the applications under File OZ 16/008 W7, Mississauga I GP Inc., 86-90 Dundas Street East to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **H-RA4-Exception** (Apartments) and **G1** (Greenlands) to permit a 16 storey residential condominium apartment with ground floor commercial uses in conformity with the provisions outlined in Appendix 2, be approved subject to the conditions referenced in the staff report dated June 19, 2020 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **RA4-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June

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Originator's file: OZ 16/008

19, 2020, from the Commissioner of Planning and Building have been satisfactorily addressed.

- Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height shall not increase.

Report Highlights

- The applications are to amend the official plan and change the zoning by-law to allow a 16 storey condominium apartment building with ground floor commercial uses and the addition of greenlands area
- The applicant has made revisions to the proposal to address issues raised by staff.
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff is satisfied with the changes to the proposal and finds it to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on May 29, 2017, at which time an Information Report was received for information. Recommendation PDC-07-2017 was then adopted by Council on June 7, 2020.

- That the report dated May 5, 2017, from the Commissioner of Planning and Building regarding the applications by Higher Living Developments Inc. to permit a 29 storey apartment building under File OZ 16/008 W7, 86-90 Dundas Street East, be received for information.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the number of changes to the application and the amount of time since the public meeting, full notification was provided.

Comments

REVISED DEVELOPMENT PROPOSAL

Since the date of the public meeting, the subject property is under new ownership. The new applicant has made some modifications to the proposed concept plan including:

- Increasing the number of dwelling units from 300 to 336
- Decreasing the height of the building from 28 storeys to 16 storeys
- Decreasing the non-residential ground floor area from 388.3 m² (4,179.6 ft²) to 320.7 m² (3,452 ft²)

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on October 16, 2016.. A community meeting was held by then Ward 7 Councillor Nando Iannicca on March 27, 2017. No members of the public attended the meeting. No written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on May 29, 2017. One member of the public made a deputation regarding the applications..

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from Mixed Use to Residential High Density.

The proposed development will consist of a 16 storey apartment condominium building having 336 dwelling units and 320.7 m² (3,452 ft².) of ground floor commercial uses. Required parking will be accommodated within a four level underground parking structure. Floodplain lands will be gratuitously dedicated to the City and zoned G1 (Greenlands) and incorporated into the City's greenlands system.

Should the applications be approved, it was determined that a "H" Holding Symbol should be placed on the property to ensure that the following matters are completed:

- Land dedications;

- Upgraded streetscape commitments;
- Channel works along the Cooksville Creek to the satisfaction of the Credit Valley Conservation (CVC);
- Execution of a Development Agreement with Municipal Infrastructure Schedules in a form satisfactory to the City of Mississauga, the Region, CVC and any other appropriate authority
- Receipt of any additional technical reports, studies, drawings, to the satisfaction of the City, in support of the municipal infrastructure detailed design, including but not limited to:
 - A revised and updated Phase II ESA to include the description and discussion of lands to be dedicated to the City, including any required figures and reliance letter
 - A Final Clean-up Report confirming the suitability of the lands, including land dedications, upon completion of remediation
 - An updated Functional Servicing Report and Stormwater Management Report
 - An updated Geotechnical Report/Assessment
 - Receipt of confirmation that the Record of Site Condition has been filed with the Ministry of Environment, CVC and Community Services, together with any supporting documentation
 - Satisfactory arrangements for waste collection with the Region of Peel
 - Satisfactory water and waste water arrangements with the Region of Peel

The proposed development represents intensification of an underutilized parcel of land within the Downtown Cooksville Character Area. The proposal is compatible with adjacent uses and maintains the goals of the City Structure relating to intensification and protection of the natural system (Cooksville Creek).

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

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

In summary, the proposed development has been designed to be sensitive to the existing and planned character of the downtown and provides a built form that is compatible with the

adjacent area. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Adam Lucas, Development Planner