

City of Mississauga
Corporate Report



<p>Date: July 15, 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 21-4 W7</p>
	<p>Meeting date: August 8, 2022</p>

Subject

RECOMMENDATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses 255 Dundas Street West, northwest corner of Dundas Street West and Parkerhill Road

Owner: 2683340 Ontario Inc.

File: OZ/OPA 21-4 W7.

Recommendation

1. That the applications under File OZ/OPA 21-4 W7, 2683340 Ontario Inc., 255 Dundas Street West to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **H-RA4-Exception** and **G1** to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses, and a buffer to Mary Fix Creek be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated July 15, 2022 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the "H" holding symbol is to be removed from the **H-R14-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 July 15, 2022 from the Commissioner of Planning and Building have been satisfactorily addressed.
4. That 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 and FSI shall not increase.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses.
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including increased articulation of the building and the removal of a walkway from the buffer to Mary Fix Creek.
- It has been concluded that the proposed development is supportable from a planning perspective.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint and recommend that the applications be approved.

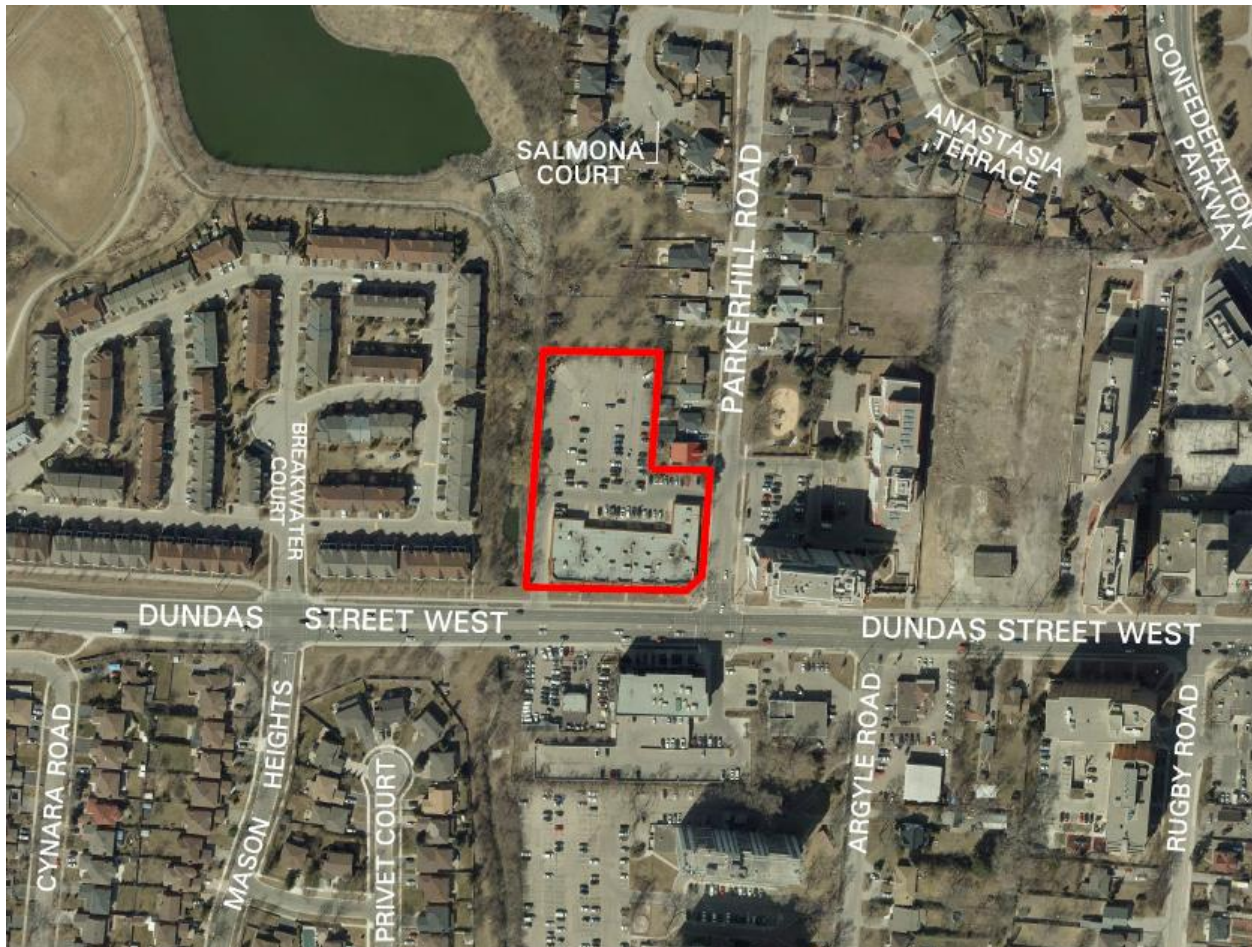
Background

A public meeting was held by the Planning and Development Committee on January 10, 2022 at which time an Information Report

(<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=18423>) was received for information. Recommendation PDC-0059-2022 was then adopted by Council on January 19, 2022.

PDC-0059-2022

1. That the report dated December 17, 2021, from the Commissioner of Planning and Building regarding the applications by 2683340 Ontario Inc. to permit a 14 storey (stepped) apartment-building with a 6 storey podium containing ground floor commercial uses, under File OZ/OPA 21-4 W7, 255 Dundas Street West, be received for information.



Aerial Image of 255 Dundas Street West

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Increased articulation provided to the terracing of the building
- Revised elevations to provide an enhanced aesthetic
- Walkway was removed from the buffer between the Mary Fix Creek and the proposed apartment building.

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 June 17, 2021. A community meeting was held by Ward 7 Councillor, Dipika Damerla, on November 10, 2021. Two residents attended the meeting. One written submission was received. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The statutory public meeting was held on January 10, 2022. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

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**.

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.

Engagement and Consultation

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 June 17, 2021. A community meeting was held by Ward 7 Councillor, Dipika Damerla, on November 10, 2021. Two people attended the meeting. One written submission was 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 January 10, 2022. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

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.

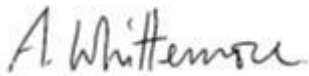
Conclusion

In summary, the proposed development intensifies an underutilized parcel of land, has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential and commercial uses. The subject site is located along an Intensification Corridor and Higher Order Transit Corridor and the compact development is transit supportive. The proposal provides a built form that supports a mix of housing types, tenures and varying price points to accommodate households of many income levels. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved, subject to the conditions contained in this report.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Andrea Dear MCIP, RPP, Development Planner