

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 20/019 W9</p>
	<p>Meeting date: August 8, 2022</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a 12 storey rental apartment building containing 184 units and 28 rental townhomes in addition to the existing 13 storey rental apartment building

6719 Glen Erin Drive, northeast corner of Aquitaine Avenue and Glen Erin Drive

Owner: Blackrock Aquitaine Limited

Files: OZ/OPA 20/019 W9

Recommendation

1. That the applications under File OZ/OPA 20/019 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive, to amend Mississauga Official Plan to revise the **Residential High Density – Special Site 2** of Meadowvale Neighbourhood Character Area to permit a maximum floor space index (FSI) of 2.0; and to change the **RA4-45** zoning to permit the addition of a 12 storey rental apartment building containing 184 units and 28 rental townhomes with a maximum FSI of 2.0 be approved in conformity with the provisions outlined in 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 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 **RA4-45** (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.

5. 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 for a 12 storey rental apartment building containing 184 units and 28 rental townhomes in addition to the existing 13 storey rental apartment building that occupies the property
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including removing five townhomes, removing the proposed "U" shaped driveway off Aquitaine Avenue and increasing the underground parking setback along the western property line
- 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

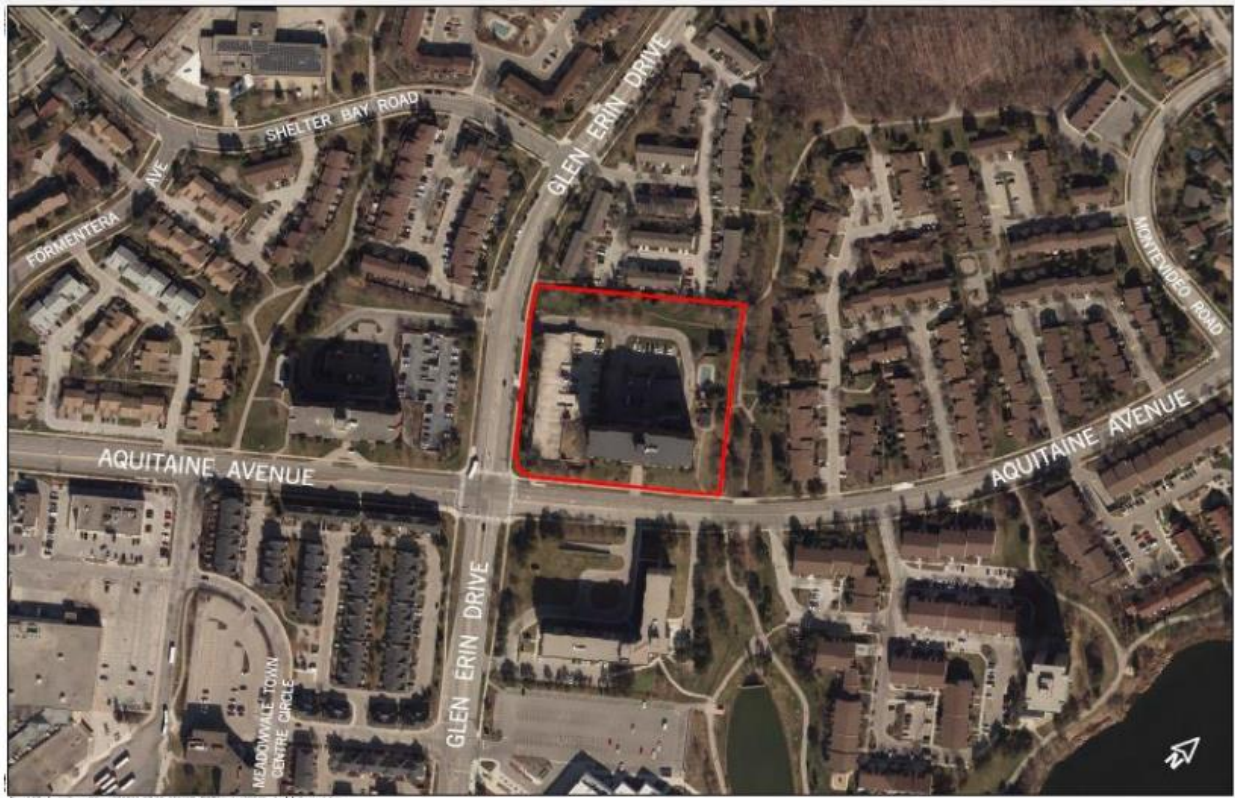
Background

Previous applications for official plan amendment and rezoning under File OZ/OPA 14/002 W9 by Blackrock Aquitaine Limited, were approved on the subject property to permit 93, 3 and 4 storey townhouses and a maximum floor space index (FSI) of 1.34 on September 16, 2015.

A public meeting was held by the Planning and Development Committee on March 29, 2021, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=10648>) was received for information. Recommendation PDC-0019 - 2021 was then adopted by Council on April 7, 2021.

1. That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding the applications by Blackrock Aquitaine Limited to permit a 12 storey apartment building and 33 townhomes, under File OZ 20/019 W9, 6719 Glen Erin Drive, be received for information.
2. That two oral submissions be received.

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 amount of time since the public meeting, full notification was provided.



Aerial Image of 6719 Glen Erin Drive

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Reducing the number of townhomes from 33 to 28
- Removing proposed “U” shaped driveway off Aquitaine Avenue
- Increasing the proposed distance between the western lot line and the proposed underground parking garage from 0 metres to 0.3 metres (1 ft.)

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 March 4, 2021. A virtual community meeting was held by Ward 9 Councillor Pat Saito on December 1, 2020. Approximately 20 people attended the meeting. Six 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 March 29, 2021. 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 permit a 12 storey apartment building and 28 townhomes in addition to the existing 13 storey apartment building that occupies the property, with a maximum floor space index (FSI) of 2.0.

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

The proposed development will add a 12 storey rental apartment building containing 184 units and 28 rental townhomes with a maximum FSI of 2.0. In summary, the proposed development is

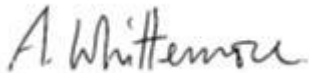
an opportunity to intensify an existing rental apartment site and efficiently use existing community infrastructure, servicing and transit services and contribute to the range of rental housing options in the City. The proposal has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses through the introduction of townhomes along the north and east property lines and a 12 storey apartment building at the southwest portion of the site. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner