

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 17-021 W1</p>
	<p>Meeting date: August 8, 2022</p>

Subject

RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit 18 townhomes on a common element condominium road

1575 Hurontario Street, east side of Hurontario Street, south of South Service Road

Owner: 10422967 Canada Corp. (Dream Maker Inc.)

File: OZ/OPA 17-021 W1

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ/OPA 17-021 W1, 10422967 Canada Corp., 1575 Hurontario Street to amend Mississauga Official Plan to **Residential Medium Density** and to change the zoning to **H-RM4-Exception** (Townhouse – Exception) to permit 18 townhomes 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.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the "H" holding symbol is to be removed from the H-RM4-Exception (Townhouse – Exception) 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 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.
6. 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 number of townhomes shall not increase.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow 18 townhomes on a private condominium road
- The applicant has made revisions to the proposal including removal of the underground parking structure, reconfiguring the visitor parking spaces, increasing building setbacks, revising the design of the townhomes to include a garage, driveway, adding a fourth storey, and a landscaped buffer with vegetation along the rear lot line
- 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 December 6, 2021, at which time an Information Report

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=17672h>

Recommendation PDC-0074-2021 was then adopted by Council on December 8, 2021.

1. That the report dated November 12, 2021 from the Commissioner of Planning and Building regarding the applications by 10422967 Canada Corp. to permit 18 townhomes with underground parking on a private condominium road, under File OZ 17-021 W1, 1575 Hurontario Street, be received for information.
2. That one oral submission be received.



Aerial Image of 1575 Hurontario Street

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Removing the underground parking structure and reconfiguring the visitor parking spaces
- Redesigning the townhomes to include garages and driveways, adding a fourth storey and removing the rooftop patio
- Increasing building setbacks to the front and rear property line
- Adding a landscape buffer at the rear of the property to provide screening

COMMUNITY ENGAGEMENT

A notice sign was placed on the subject lands advising of the proposed official plan and zoning change. A community meeting was held by Ward 1 Councillor, Stephen Dasko on March 2, 2020. Approximately 35 people attended the meeting and 5 written submissions were received. All property owners within 120 m (393 ft.) were notified of the applications on November 11, 2021 for the information meeting which was held on December 6, 2021. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on December 6, 2021. One member 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 **Residential Low Density I** to **Residential Medium Density** and to remove the site from Special Site 2 in the Mineola Neighbourhood Character Area. A zoning by-law amendment is required to change the zoning from **R1-1** (Detached Dwellings – Typical Lots – Exception) to **H-RM4-Exception** (Townhouse – Exception) to permit the proposal. The zoning requires an "H" Holding Provision that can be removed once a number of technical details have been resolved and are deemed satisfactory by staff.

The applications have been found to be acceptable based upon the following:

- The proposal is sensitive to and compatible with the surrounding area and represents appropriate growth within a neighbourhood that is adjacent to an intensification corridor
- The design and proposed setbacks ensure that there is an appropriate transition in height and built form to the adjacent properties
- The proposal adds to the range of housing in the Mineola Neighbourhood Character Area and makes more efficient use of the subject property, aligning with the goals and objectives of the *Provincial Policy Statement*, *Growth Plan*, as well as Mississauga Official Plan

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

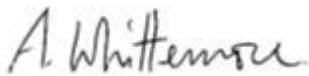
In summary, the proposed development has been designed to be compatible with the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposal directs growth to Hurontario Street which is an intensification corridor and where growth is anticipated, while maintaining appropriate design standards. 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

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