

Recommendation Report

Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications

**Mattamy (5150 Ninth Line) Inc.
5150 Ninth Line (Phase 2)
OPA 22-11 W10, OZ 19/018 W10 & T-M19006 W10**

**Planning and Development Committee
November 21, 2022**

Matthew Shilton, Planner, Development and Design Division

Subject Lands

5150 Ninth Line

Lot Area:

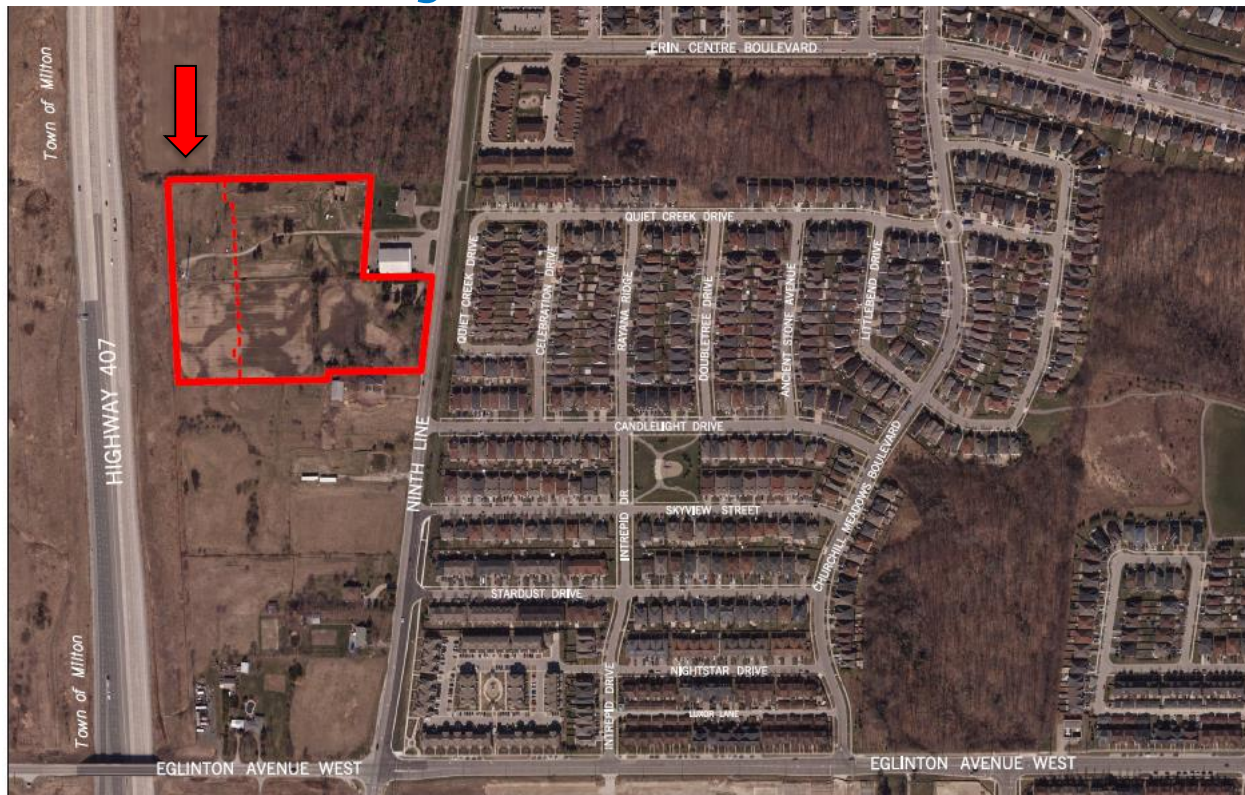
4.8 Ha (11.9 Ac)

Phase 2 Area:

1.3 Ha (3.2 Ac)

Lot Frontage:

99.3 m (325.8 ft)



Site Context



View of 5150 Ninth Line from Ninth Line

Site Context



View of 5150 Ninth Line from Highway 407ETR

Proposed Development

46 Townhomes

- 42 back to back condominium townhomes
- 4 condominium townhomes

A network of private condominium roads.

2 parking spaces per unit

2 visitor parking spaces

A 3.5m public Multi-Use Trail adjacent to the future MTO Transitway lands.



Elevations



Front Elevation of Condominium Street Townhome Units



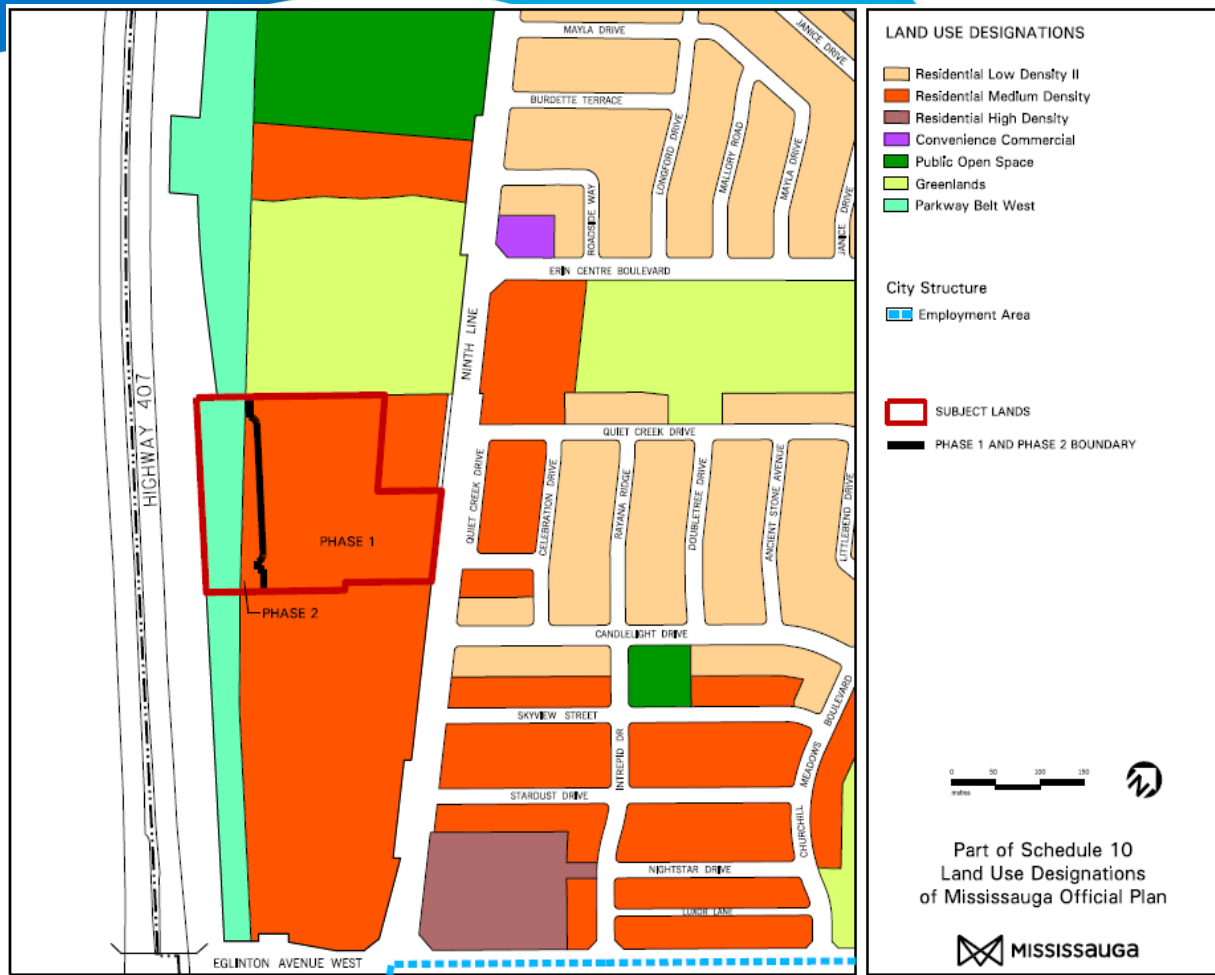
Official Plan

The subject lands are located within the **Ninth Line Neighbourhood Character Area**.

The Phase 2 lands are designated **Residential Medium Density** and **Parkway Belt**.

The **Residential Medium Density** designation permits all types of townhouses.

The **Parkway Belt** designation permits uses governed by the Parkway Belt West (PWB) Plan.

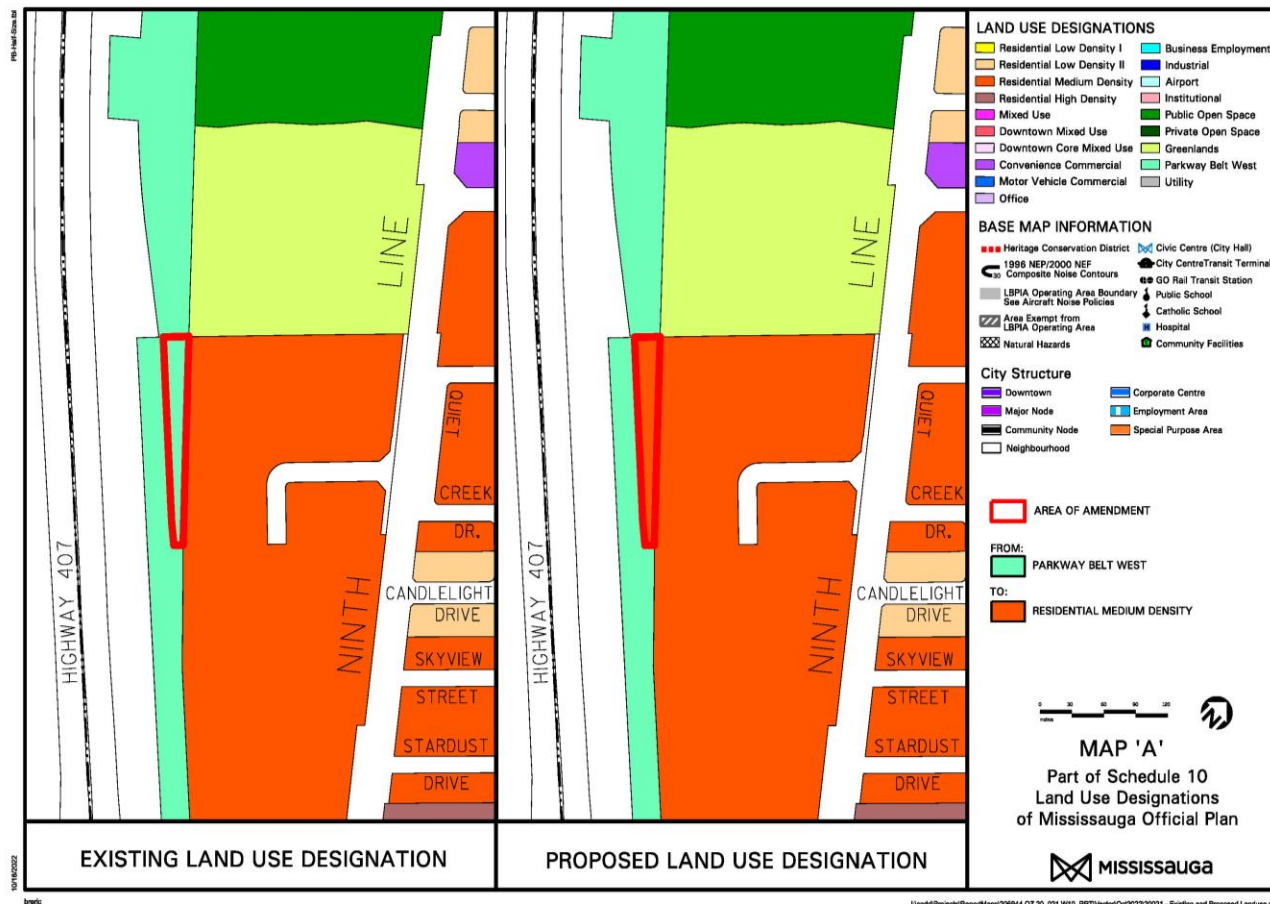


Official Plan

The Ministry of Municipal Affairs and Housing approved an amendment to the PWB Plan which removes the subject lands from the PBW Plan.

An Official Plan Amendment is required to change the **Parkway Belt** designation to **Residential Medium Density**.

This brings the Official Plan into conformity with the PWB Plan, and permits townhouses of all types.



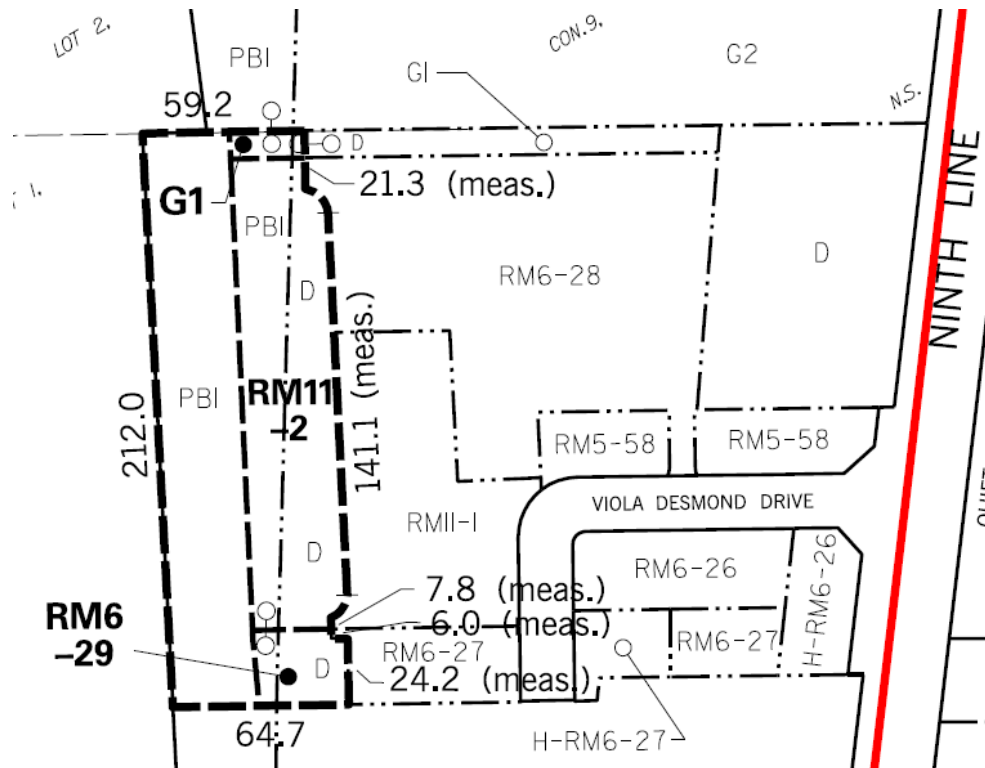
Zoning By-law

Current Zoning:

- D – Development
- PB1 – Parkway Belt

Proposed Zoning:

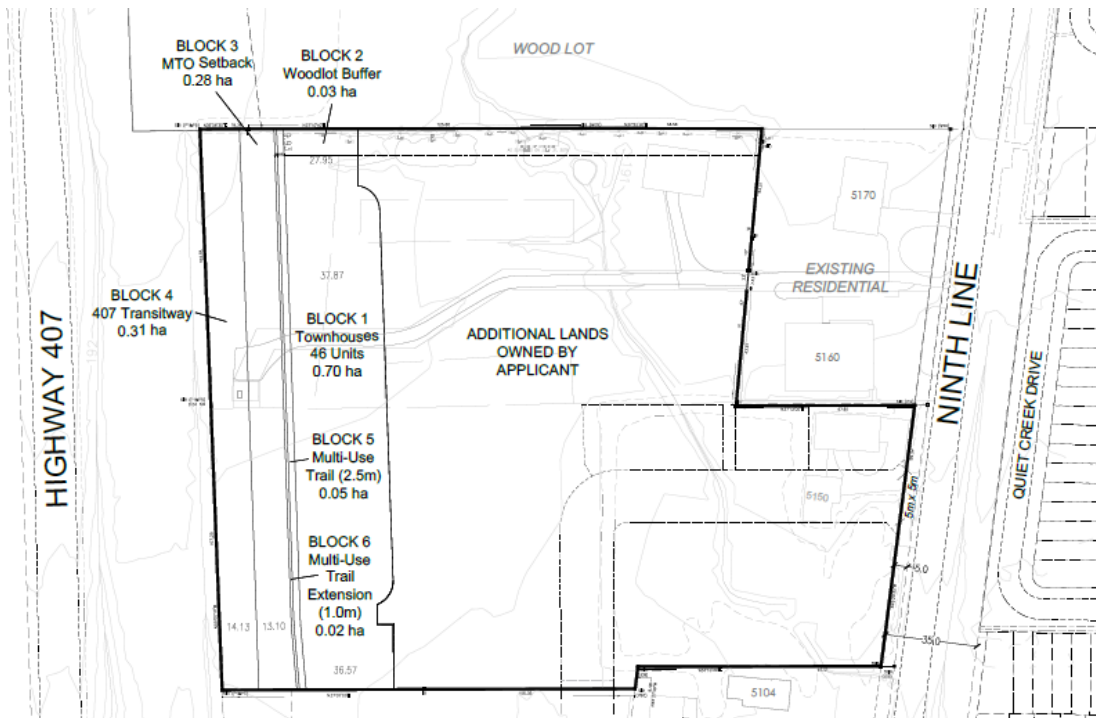
- RM6-29 (Condominium Townhomes)
- RM11-2 (Back to Back Condominium Townhomes)
- G1 (Greenlands)



Draft Plan of Subdivision

A **Draft Plan of Subdivision** is required to create the residential blocks, woodlot buffer block, and various right of way related parcels.

City and Region Conditions of Draft Plan Approval are included as Appendix 3 in the Recommendation Report



Evaluation

- The proposed development is permitted within and consistent with the policy framework established by the **Mississauga Official Plan**, as well as higher level provincial policy documents.
- The proposed development is consistent with the **Shaping Ninth Line Urban Design Guidelines**.
- The proposed **zoning standards** are acceptable from a planning standpoint and consistent with what was approved for the first phase of the 5150 Ninth Line development.
- The proposed development respects the **existing** and **planned context** of the surrounding area (ie., woodlot, 407 Transitway, protects for the orderly development of adjacent land), and represents a logical continuation of the development to the east.

Recommendation

That the applications under Files OZ 20/021 W10 and OPA 22-011 W10, Mattamy (5150 Ninth Line) Limited, 5150 Ninth Line to amend Mississauga Official Plan to **Residential Medium Density**; to change the zoning to **RM6 - 29** (Townhouses on a CEC Road – Exception), **RM11- 2** (Back to Back Townhouses on a CEC Road – Exception) and **G1** (Greenlands) to permit 42 back to back townhomes and 4 condominium townhomes on condominium roads, **be approved** in conformity with the provisions outlined in Appendix 2 of the staff report dated October 28, 2022 from the Commissioner of Planning and Building.

That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3 attached to the staff report dated October 28, 2022 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M20005 W10.

Thank You.

