

City of Mississauga Corporate Report



<p>Date: November 11, 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 22-009 W11</p> <hr/> <p>Meeting date: December 5, 2022</p>
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Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

**Official Plan Amendment and Rezoning applications to permit a 9 storey condominium apartment building containing 390 units and ground floor commercial space
21-51 Queen Street North, east side of Queen Street North, north of Britannia Road West,
Owner: Miss BJL Corp.
File: OZ/OPA 22-009 W11**

Recommendation

That the report dated November 11, 2022, from the Commissioner of Planning and Building regarding the applications by Miss BJL Corp. to permit a 9 storey condominium apartment building containing 390 units and ground floor commercial space, under File OZ/OPA 22-009 W11, 21-51 Queen Street North, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The official plan amendment and rezoning applications are required to permit 9 storey condominium apartment building containing 390 units and ground floor commercial space. The applicant is proposing to change the designation of the subject property from **Mixed Use** to **Residential High Density**. The zoning by-law will also need to be amended from **C2** (Neighbourhood Commercial) to **RA2 – Exception** (Apartments) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

These applications were appealed by the landowner to the Ontario Land Tribunal (OLT) on the grounds that a decision had not been made by the municipality on the development applications within the prescribed period of time. At the time of preparing this report, a hearing date had not been scheduled. A recommendation report will be brought forward at a later date for consideration.

Comments

The property is located on the east side of Queen Street North, north of Britannia Road West, within the Streetsville Neighbourhood Character Area. The site is currently occupied by a one storey commercial building known as the "Streetsville Plaza".



Aerial image of 21-51 Queen Street North



Applicant's rendering of the proposal

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Engagement and Consultation

An in-person community meeting was held by former Ward 11 Councillor George Carlson on June 28, 2022. Approximately 50-60 residents attended the meeting. The issues raised by residents at this meeting are summarized in Appendix 1, Section 6. Resident comments from the community meeting and the November 21, 2022 statutory public meeting will be summarized in the recommendation report to be presented at a future Planning and Development Committee meeting.

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

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of new buildings, refinement of proposed zoning standards and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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