

City of Mississauga

Corporate Report



<p>Date: January 20, 2023</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 22-6 W8</p> <hr/> <p>Meeting date: February 13, 2023</p>
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Subject

PUBLIC MEETING INFORMATION REPORT (WARD 8)

Official Plan Amendment and Rezoning applications to permit a 13 storey condominium apartment building containing 196 units and 20 stacked townhomes

2935 and 2955 Mississauga Road, east side of Mississauga Road and south of Dundas Street West

Owner: A. Frank Merulla and 590816 Ontario Inc.

File: OZ/OPA 22-6 W8

Pre-Bill 109

Recommendation

That the report dated January 20, 2023, from the Commissioner of Planning and Building regarding the applications by A. Frank Merulla and 590816 Ontario Inc. to permit a 13 storey condominium apartment building containing 196 units and 20 stacked townhomes, under File OZ/OPA 22-6 W8, 2935 and 2955 Mississauga Road, 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 a 13 storey condominium apartment building containing 196 units and 20 stacked townhomes. The proposal also includes three levels of underground parking containing 331 parking spaces. The applicant is proposing to amend the designation of the developable area of the subject properties from **Greenlands** to **Residential High Density** and to retain the **Greenlands** designation for the

balance of the properties. The zoning by-law will also be amended for the developable area of the properties from **G2** (Greenlands – Natural Features) to **RA4-Exception** (Apartments - Exception) with the balance of the properties remaining **G1** (Greenlands – Natural Hazards) to implement this development proposal.

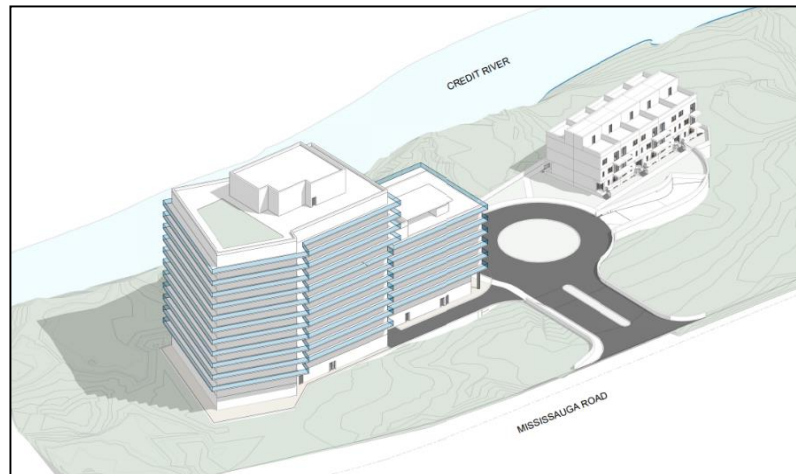
During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The properties are located on the east side of Mississauga Road and south of Dundas Street West within the Sheridan Neighbourhood Character Area. The properties are generally vacant of buildings and structures with the exception of elements including a swimming pool. Environmental features on the properties include woodlands along the north, west and south property lines and valleylands and the Credit River along the east property line.



Aerial image of 2935 and 2955 Mississauga Road



Applicant's rendering of the proposed 13 storey condominium apartment building and 20 stacked townhomes

The surrounding area is characterized by a detached dwelling, Sawmill Creek, environmental features including woodlands, valleylands and the Credit River, Mississauga Road and Dundas Street West. Dundas Street West will accommodate future Bus Rapid Transit (BRT) service. The properties are not located within a delineated Major Transit Station Area (MTSA) associated with the Dundas Street BRT.

The properties are listed on the City's Heritage Register as they form part of the Credit River Corridor and Mississauga Road Scenic Route Cultural Heritage Landscapes (CHLs). Cultural heritage attributes of the CHLs include the geological formations along the Credit River and the mature trees and natural vegetation along the winding roadway of Mississauga Road.

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 *Greenbelt Plan* works together with the Growth Plan to build upon the policy of the PPS to protect the natural environment and determine where and how growth should be accommodated. The City of Mississauga is not located within the Greenbelt Plan area and, as such, the *Greenbelt Act* does not apply. However, the Credit River and Etobicoke Creek flow through Mississauga and connect natural heritage systems within the Greenbelt to Lake Ontario. The *Greenbelt Plan* provides direction to municipalities for the long term protection and enhancement of these external connections.

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 to 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.

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 including stormwater and floodplain management, traffic operations and site servicing, compatibility and the mitigation of potential impacts with environmental features and hazard lands including woodlands, valleylands and the Credit River, the appropriateness of the proposed height, density and massing, and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Michael Franzolini, MCIP RPP, Development Planner