

City of Mississauga

Corporate Report



Date: 2020/01/10

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 19/011 W11

Meeting date:
2020/02/03

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official Plan amendment and rezoning applications to permit 239 back to back and stacked condominium townhomes, and to amend the limits of the Greenlands 64 and 66 Thomas Street and 65 Tannery Street, east side of Joymar Drive between Tannery Street and Thomas Street

Owner: Dezen Realty Company Limited

File: OZ 19/011 W11

Recommendation

That the report dated January 10, 2020, from the Commissioner of Planning and Building regarding the applications by Dezen Realty Company Limited to permit 239 back to back and stacked condominium townhomes and to amend the limits of the Greenlands, under File OZ 19/011 W11, 64 and 66 Thomas Street and 65 Tannery Street, 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 239 back to back and stacked condominium townhomes on a private road. The applicant is proposing to amend the official plan **Residential Medium Density – Special Site 2** policy of the Streetsville Community Node Neighbourhood Character Area to increase the maximum floor space index permitted from 1.0 to 1.47. The limits of the **Greenlands** designation will also need to be amended. The zoning by-law will also need to be amended from **D** (Development) and **G1** (Greenlands – Natural Hazards) to **RM9-Exception** (Stacked Townhomes) and **G1** (Greenlands – Natural Hazards) to implement this development proposal.

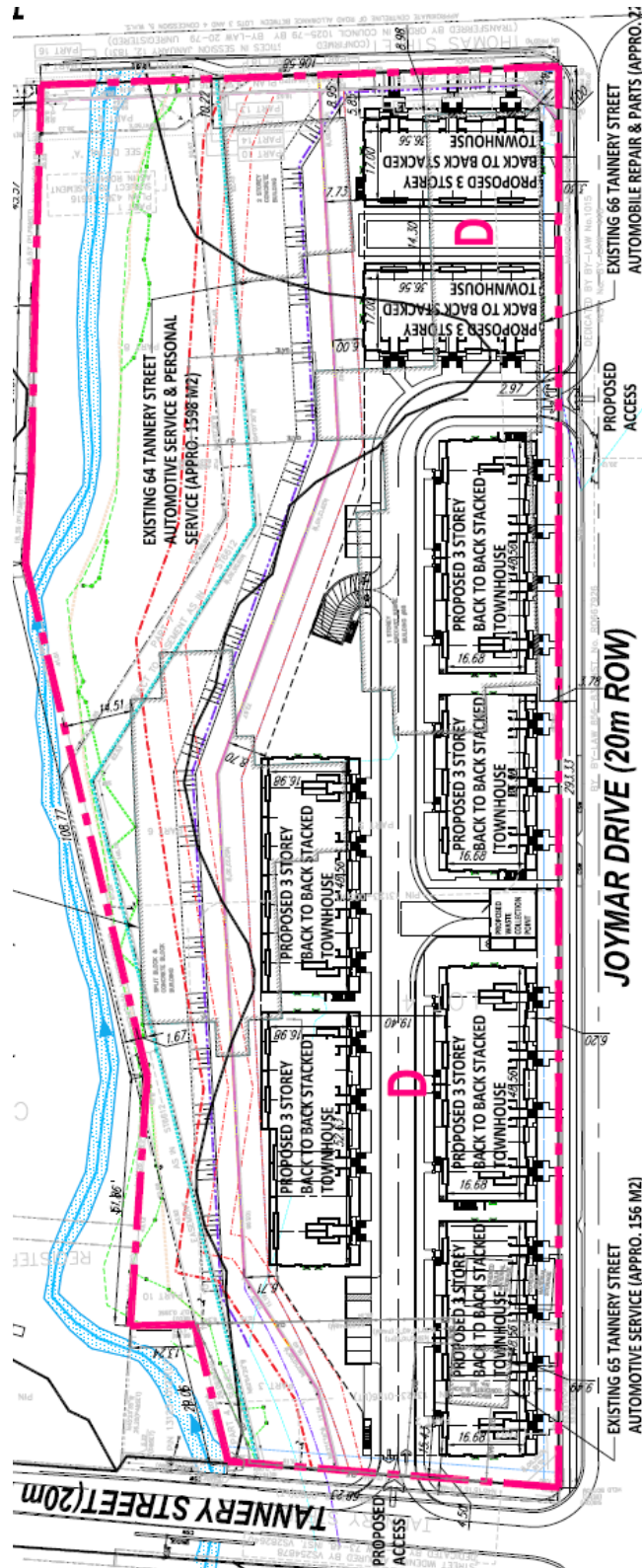
During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located at the east side of Joymar Drive between Tannery Street and Thomas Street within the Streetsville Community Node Character Area. The area is in transition from mixed commercial and industrial uses with outside storage to residential uses. The site is currently occupied by multi-tenant commercial/industrial buildings which include an automobile collision centre, automobile repair and landscaping businesses and personal services. The far east side of the property is formed by the steep slope that is the edge of Mullet Creek.



Aerial image of 64 and 66 Thomas Street and 65 Tannery Street



Applicant's concept plan of the proposed back to back and stacked townhome development



Applicant's rendering of the proposed back to back and stacked townhome development

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 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

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

Most 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, confirmation of slope stability and impact on Mullet Creek, on-site contamination, ensuring compatibility of new buildings, setbacks, proposed site design and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner