

City of Mississauga  
**Corporate Report**



<p>Date: March 3, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 22-23 W1</p>
	<p>Meeting date: March 27, 2023</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 1)**

**Official Plan Amendment and Rezoning applications to permit a 26 storey apartment building containing 352 units**

**49 South Service Road, north side of South Service Road and east of Hurontario Street**

**Owner: Edenshaw SSR Developments Ltd.**

**File: OZ/OPA 22-23 W1**

**Pre-Bill 109**

## Recommendation

That the report dated March 3, 2023, from the Commissioner of Planning and Building regarding the applications by Edenshaw SSR Developments Ltd. to permit a 26 storey apartment building containing 352 units, under File OZ/OPA 22-23 W1, 49 South Service 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 the 26 storey apartment building containing 352 units. It has not been determined if the tenure will be condominium and/or rental. The proposal also includes three levels of underground parking containing 137 parking spaces. The applicant is proposing to amend the designation of the property from **Residential Low Density II** to **Residential High Density**. The zoning by-law will

also need to be amended from **R1** (Detached Dwellings – Typical Lots) to **RA5-Exception** (Apartments - Exception) 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 on the north side of South Service Road and east of Hurontario Street within the Mineola Neighbourhood Character Area. The site is currently occupied by a vacant two storey non-residential building (former Ontario Provincial Police (OPP) station) and an accessory structure. The immediate surrounding area includes a three storey non-residential building, Queen Elizabeth Sr. Public School and the Queen Elizabeth Way (QEW).



Aerial image of 49 South Service Road



Applicant's rendering of the 26 storey apartment building

## 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.

## 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.

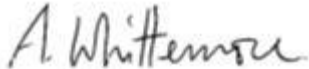
## Conclusion

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, allocation of appropriate amenity areas, ensuring compatibility of the new building and community consultation and input.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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