

City of Mississauga  
**Corporate Report**



<p>Date: April 14, 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 22-7 W9</p>
	<p>Meeting date: May 8, 2023</p>

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)**

**Official Plan Amendment and Rezoning applications to permit a four storey rental apartment building containing 20 rental units**

**6020 Winston Churchill Blvd., northwest corner of Winston Churchill Blvd. and Britannia Road West**

**Owner: 2421845 Ontario Inc.**

**File: OZ/OPA 22-7 W9**

**Pre-Bill 109**

## Recommendation

1. That the applications under File OZ/OPA 22-7 W9, 2421845 Ontario Inc., 6020 Winston Churchill Blvd. to amend Mississauga Official Plan to **Residential Medium Density**; to change the zoning to **RA1 – Exception** (Apartments – Exception) to permit a four storey rental apartment building containing 20 rental units be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated April 14, 2023 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

## Executive Summary

- The applications are to amend the policies of the official plan and to change the zoning by-law to allow a four storey rental apartment building containing 20 rental units
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including reconfiguring the waste/garbage storage area internal to the building, increasing the amount of landscaping between the proposed building and the Winston Churchill Blvd. and Britannia Road West rights-of-way and adding a rooftop amenity space
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint and recommend that the applications be approved

## Background

A public meeting was held by the Planning and Development Committee on July 5, 2022, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=29871>) was received for information. Recommendation PDC-0066-2022 was then adopted by Council on July 6, 2022.

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 2421845 Ontario Inc. to permit a four storey rental apartment building containing 20 rental units, under File OZ/OPA 22-007 W9, 6020 Winston Churchill Blvd, be received for information.
2. That two (2) oral submissions be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial image of 6020 Winston Churchill Blvd.

## Comments

### REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Adding rooftop amenity space
- Replacing the extensive hard surface between the proposed building and the Winston Churchill Blvd. and Britannia Road West rights-of-way with landscaping
- Reconfiguring the internal garbage storage area and formalizing a waste collection arrangement with the Region of Peel

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on March 18, 2022. A community meeting was held by Ward 9 Councillor, Pat Saito, on April 25, 2022. Fourteen people attended the meeting. Fifteen written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on June 5, 2022. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

### PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Residential Low Density I** to **Residential Medium Density**. A zoning by-law amendment is required to change the zoning from **R3** (Detached Dwellings – Typical Lots) to **RA1 – Exception** (Apartments – Exception) to permit the proposal.

The applications have been found to be acceptable based upon the following:

- The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area
- Britannia Road West and Winston Churchill Blvd. are designated Corridors in Mississauga Official Plan (MOP) and higher density uses are to be directed to Corridors in Neighbourhoods
- The proposal introduces a new built form, increasing the variety of housing options in the Meadowvale Neighbourhood Character Area and aligns with the goals and objectives of the Provincial Policy Statement, Growth Plan, and MOP

## Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

## 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

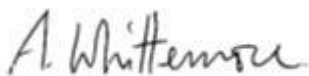
In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved, subject to the conditions contained in this report.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

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