

# **OZ/OPA 22-007 W9**

## **6020 Winston Churchill Blvd.**

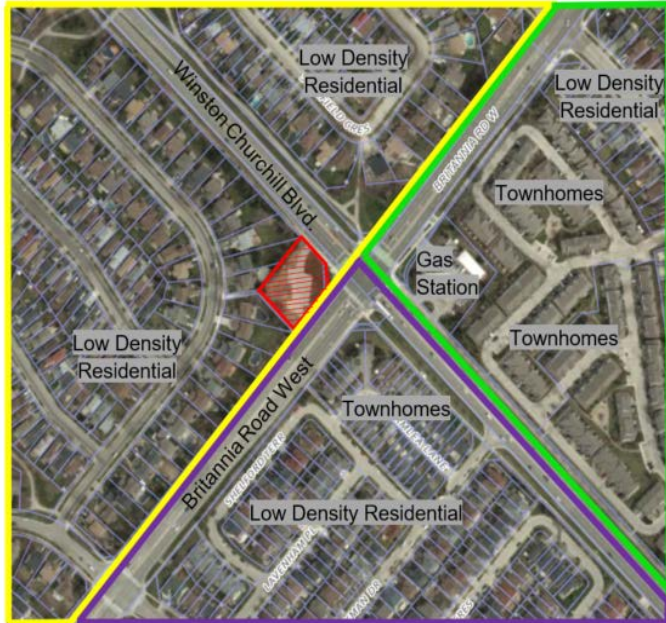
Recommendation Report  
Planning and Building Department  
2421845 Ontario Inc.



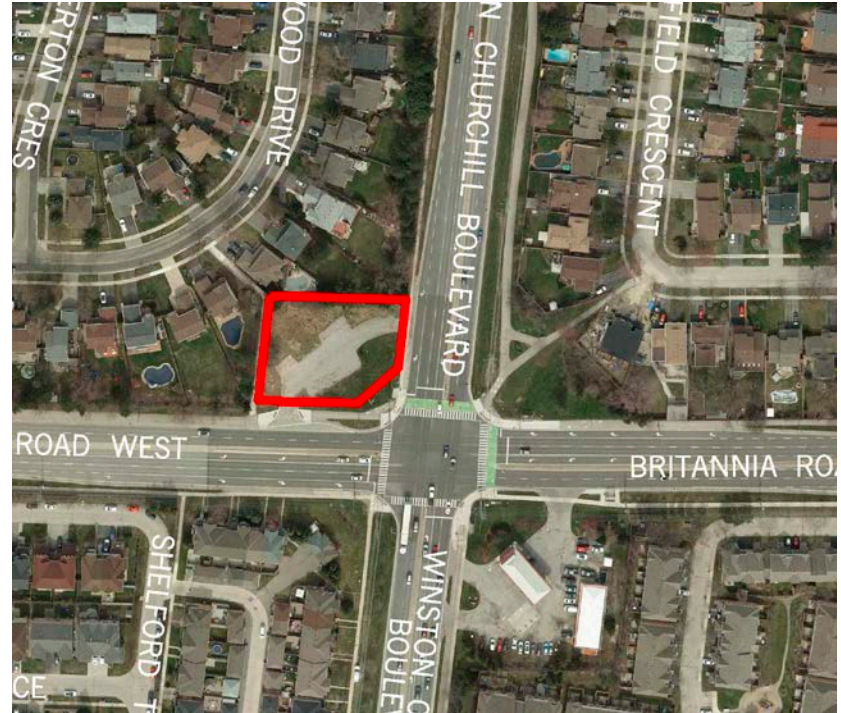
## Application Timeline

<b>March 10, 2022</b>	Application Deemed Complete
<b>March 18, 2022</b>	Notice of the Application
<b>April 25, 2022</b>	Community Meeting
<b>July 5, 2022</b>	Public Meeting/Information Report
<b>May 8, 2023</b>	Recommendation Report

# Subject Lands



-  Churchill Neighbourhood Character Area
-  Meadowvale Neighbourhood Character Area
-  Central Erin Mills Neighbourhood Character Area
-  Subject Site



## Area Context



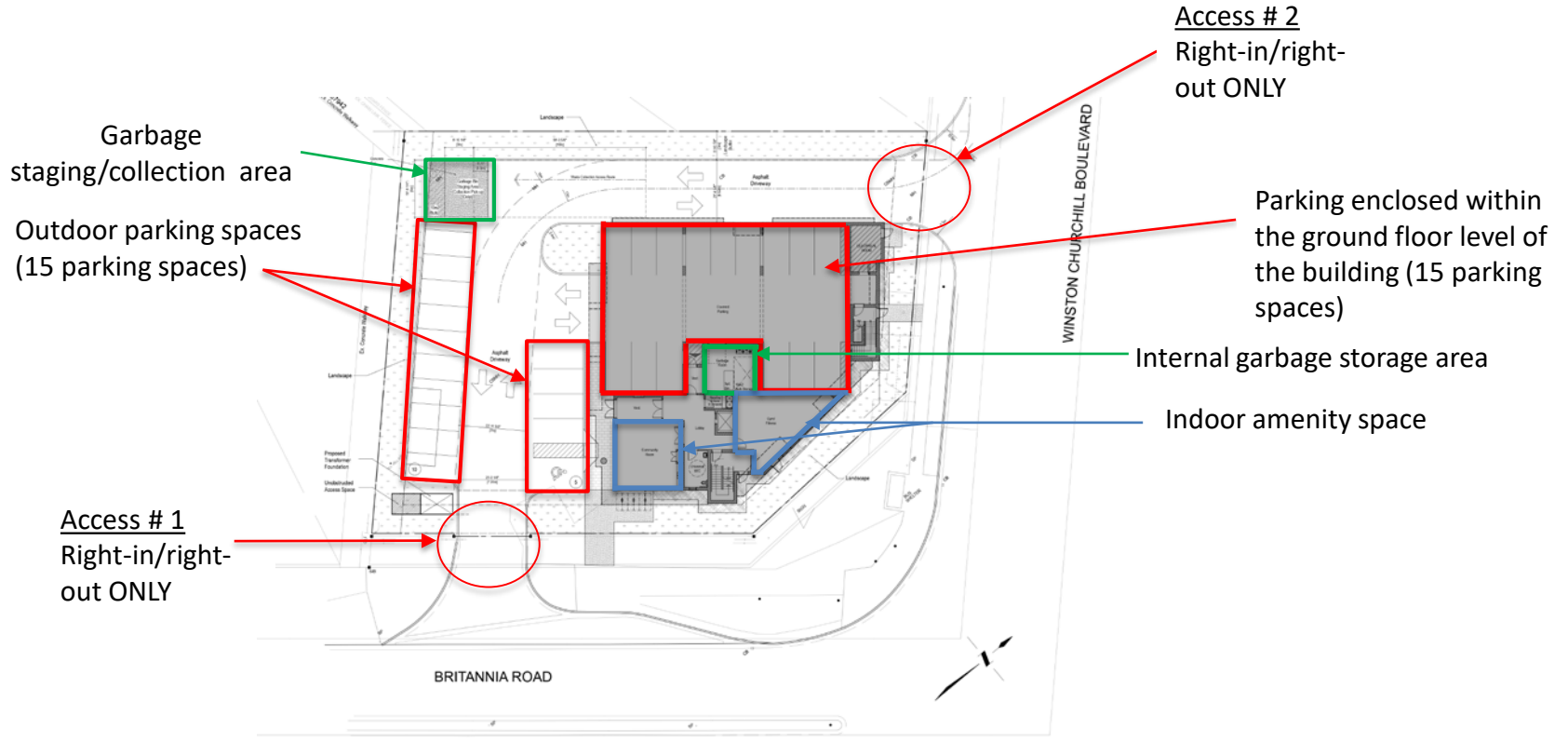
## Development Proposal

- Four storey rental apartment building with 20 units
- 30 parking spaces
- Roof top amenity space



Rendering of proposed development looking northwest from the intersection of Britannia Road and Winston Churchill

# Site Plan/Ground Floor Plan



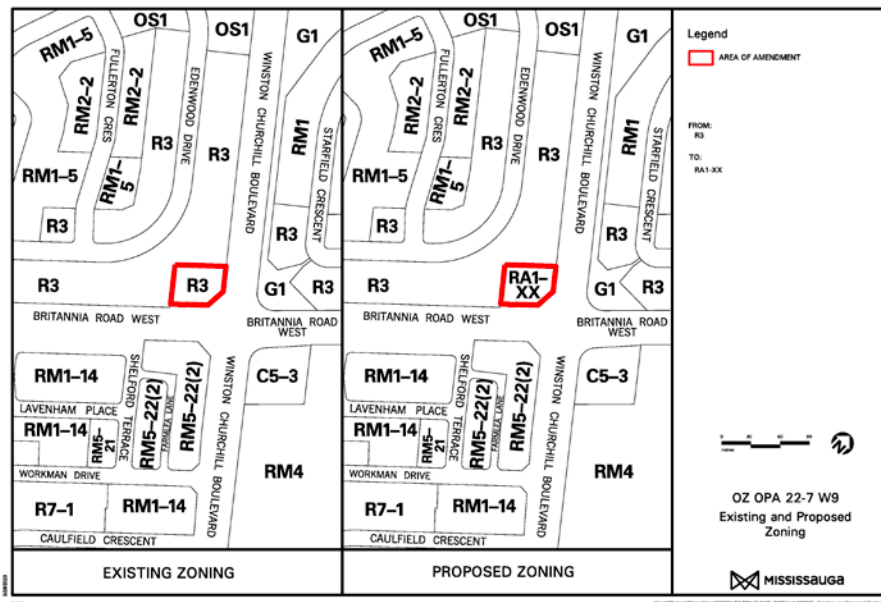






## Zoning By-law Amendment

A Zoning By-law Amendment is required to change the zoning from **R3** (Detached Dwellings – Typical Lots) to **RA1 – Exception** (Apartments – Exception)



## Evaluation

- 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), where higher density uses are to be directed
- 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

## Recommendations

- 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.
- That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
- 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.