

City of Mississauga  
**Corporate Report**



<p>Date: May 5, 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 22-25 W8</p>
	<p>Meeting date: May 29, 2023</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 8)**

**Official Plan Amendment and Rezoning applications to permit five condominium apartment buildings of 11, 8, 7, 7 and 6 storeys with commercial uses at grade and seven blocks of stacked townhouses containing a total of 703 units**

**4099 Erin Mills Parkway, southeast corner of Erin Mills Parkway and Folkway Drive**

**Owner: Queenscorp (Erin Mills) Inc.**

**File: OZ/OPA 22-25 W8**

**Pre-Bill 109**

## Recommendation

That the report dated May 5, 2023, from the Commissioner of Planning and Building regarding the applications by Queenscorp (Erin Mills) Inc. to permit five condominium apartment buildings of 11, 8, 7, 7 and 6 storeys with commercial uses at grade and seven blocks of stacked townhouses containing a total of 703 units, under File OZ/OPA 22-25 W8, 4099 Erin Mills Parkway, 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 five condominium apartment buildings of 11, 8, 7, 7 and 6 storeys with commercial uses at grade for two of the buildings and seven blocks of stacked townhouses containing a total of 703 units (591 units within the condominium apartment buildings and 112 units within the stacked townhouses). The

development includes a private road with access proposed on Erin Mills Parkway, Sawmill Valley Drive and Folkway Drive. Following the review of the applications, Zoning Services has confirmed that the proposed mezzanines for Buildings A, B and E (condominium apartment buildings) meet the definition of a "storey" under Zoning By-law 0225-2007. The resulting number of storeys proposed for Buildings A, B and E increases from 10 to 11 storeys (Building A), and 6 to 7 storeys (Buildings B and E) however, the proposed building heights measured in metres remain unchanged. The applicant is proposing to amend the designation of the property from **Mixed Use** to **Residential High Density**. The zoning by-law will also need to be amended from **C2** (Neighbourhood Commercial) to **RA3-XX** (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 at the southeast corner of Erin Mills Parkway and Folkway Drive within the Erin Mills Neighbourhood Character Area. The site is currently occupied by a commercial building primarily containing retail and services uses and surface parking.



Aerial image of 4099 Erin Mills Parkway



Applicant's rendering of the proposed condominium apartment buildings and stacked townhouses

## 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.

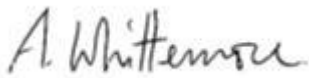
## Conclusion

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 including noise feasibility and road and signal operations, provision of

satisfactory commercial gross floor area, review of reduced parking standards, ensuring compatibility of new buildings including sun/shadow and wind conditions, and community consultation and input.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



---

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

Prepared by: Michael Franzolini, MCIP, RPP, Development Planner