

City of Mississauga Corporate Report



Date: May 19, 2023 To: Chair and Members of Planning and Development Committee	Originator's file: OZ/OPA 21-14 W11
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: June 12, 2023

Subject

PUBLIC MEETING/SUPPLEMENTARY INFORMATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit an eight storey apartment building with live/work units fronting Queen Street South

6, 10 and 12 Queen Street South, 16 James Street, and 2 William Street

South of Britannia Road West, West of Queen Street South

Owner: City Park Homes (Streetsville) Inc.

File: OZ/OPA 21-14 W11

Recommendation

That the report dated May 19, 2023, from the Commissioner of Planning and Building regarding the applications by City Park Homes (Streetsville) Inc. to permit an eight storey apartment building with live/work units fronting Queen Street South, under File OZ/OPA 21/014 W11, 6, 10 and 12 Queen Street South, 16 James Street, and 2 William Street, be received for information.

Background

The applications were deemed complete on November 25, 2021 and circulated for technical comments. The original development concept envisioned two blocks of 73 stacked townhomes and four live/work units with retail space fronting Queen Street South. Following receipt of staff comments and the statutory public meeting held April 19, 2022 on the original development concept, the applicant revised the proposal to an eight storey apartment building with live/work units fronting Queen Street South. The purpose of this report is to provide preliminary information on the updated development concept and to seek comments from the community. The report consists of three parts: a high level overview of the applications, a detailed information and preliminary planning analysis (Appendix 1), and the information report received by Planning and Development Committee on April 19, 2022.

PROPOSAL

The official plan amendment and rezoning applications are required to permit an eight storey apartment building with live/work units front Queen Street South. The applicant is proposing to amend the Official Plan to change the designation from **Mixed Use** and **Residential Medium Density** to **Residential High Density** and to introduce a Special Site Policy in the Streetsville Community Node Character Area. The zoning by-law will also need to be amended from **C4-38** (Mainstreet Commercial – Exception) and **D** (Development) to **RA2-exception** (Residential Apartment) to implement this development proposal.

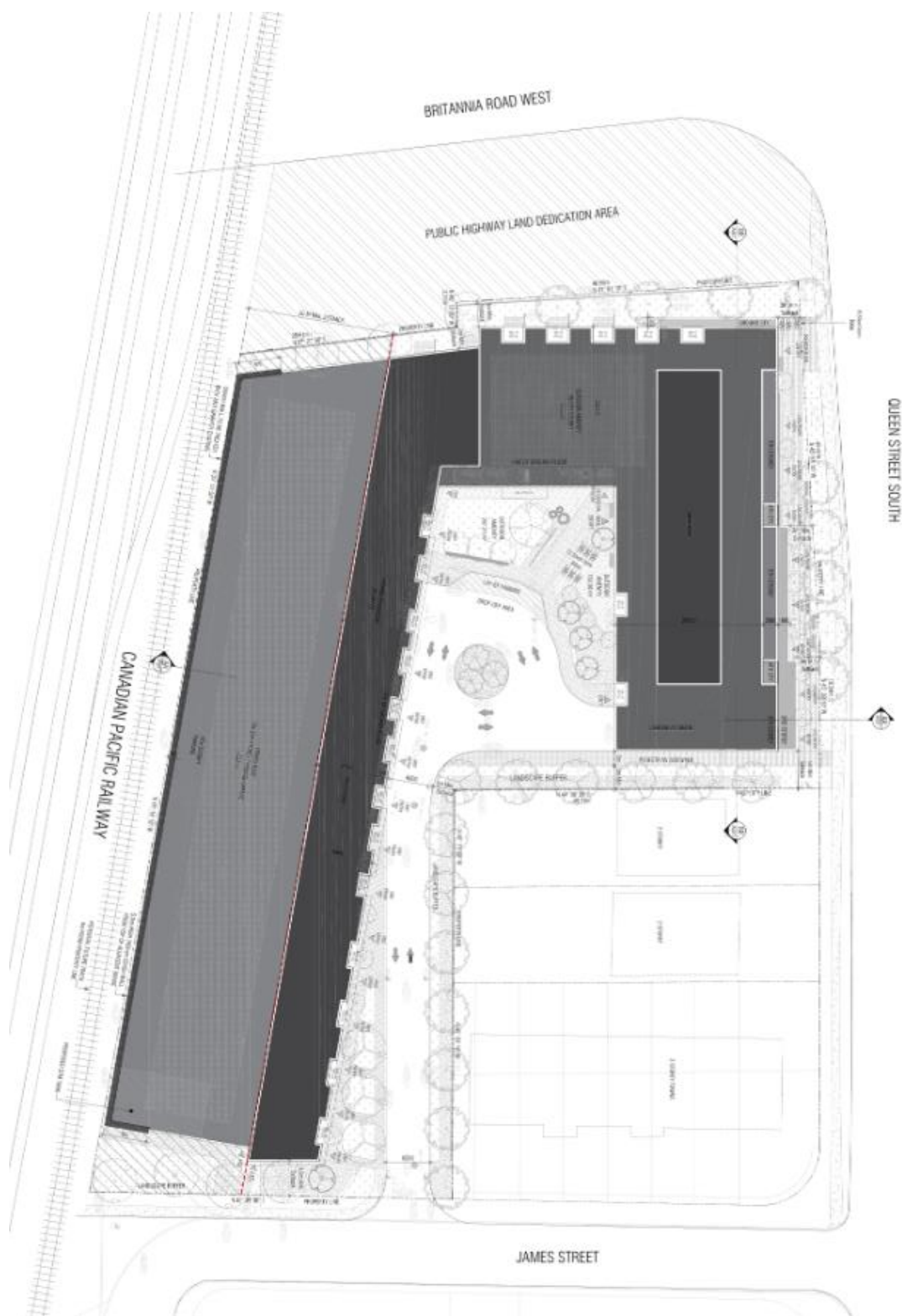
During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The properties are located at the southwest corner of Britannia Road West and Queen Street South within the Streetsville Community Node Character Area. The site is currently occupied by three detached homes, one of which is used for medical office purposes. The James and William Street properties contain a commercial building that was formerly used as a vehicle service garage and were also used as a school bus depot.



Aerial image of 6, 10 and 12 Queen Street, 16 James Street, and 2 William Street



Applicant's site plan of the proposed 8 storey apartment building

Originator's file: OZ/OPA 21/014 W11



Applicant's rendering of the proposed 8 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.

Originator's file: OZ/OPA 21/014 W11

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.

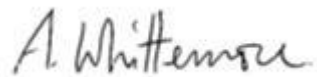
Conclusion

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: appropriateness of the proposed noise mitigation measures, the request for a Class 4 Noise Area designation, updated technical reports, suitability of the site layout and built form and appropriateness of the proposed zoning standards including reduced parking.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis

Appendix 2: March 22, 2022 Information Report



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

Prepared by: Matthew Shilton, Development Planner