

# City of Mississauga

# Corporate Report



<p>Date: May 19, 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 22-13 W1</p>
	<p>Meeting date: June 12, 2023</p>

## Subject

### PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 9 storey apartment building with ground floor commercial space

1407 Lakeshore Road East, north of Lakeshore Road East, east of Cherriebell Road

Owner: 1407 Lakeshore Developments Inc.

File: OZ/OPA 22-13 W1

Pre-Bill 109

## Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ/OPA 22-13 W1, 1407 Lakeshore Developments Inc., 1407 Lakeshore Road East, to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA2-Exception** (Apartments – Exception Holding Provision) to permit a 9 storey apartment building with ground floor commercial space be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated May 19, 2023 from the Commissioner of Planning and Building.
3. That the "H" holding symbol is to be removed from the **H-RA2-Exception** (Apartments – Exception Holding Provision) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated May 19, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.

## Executive Summary

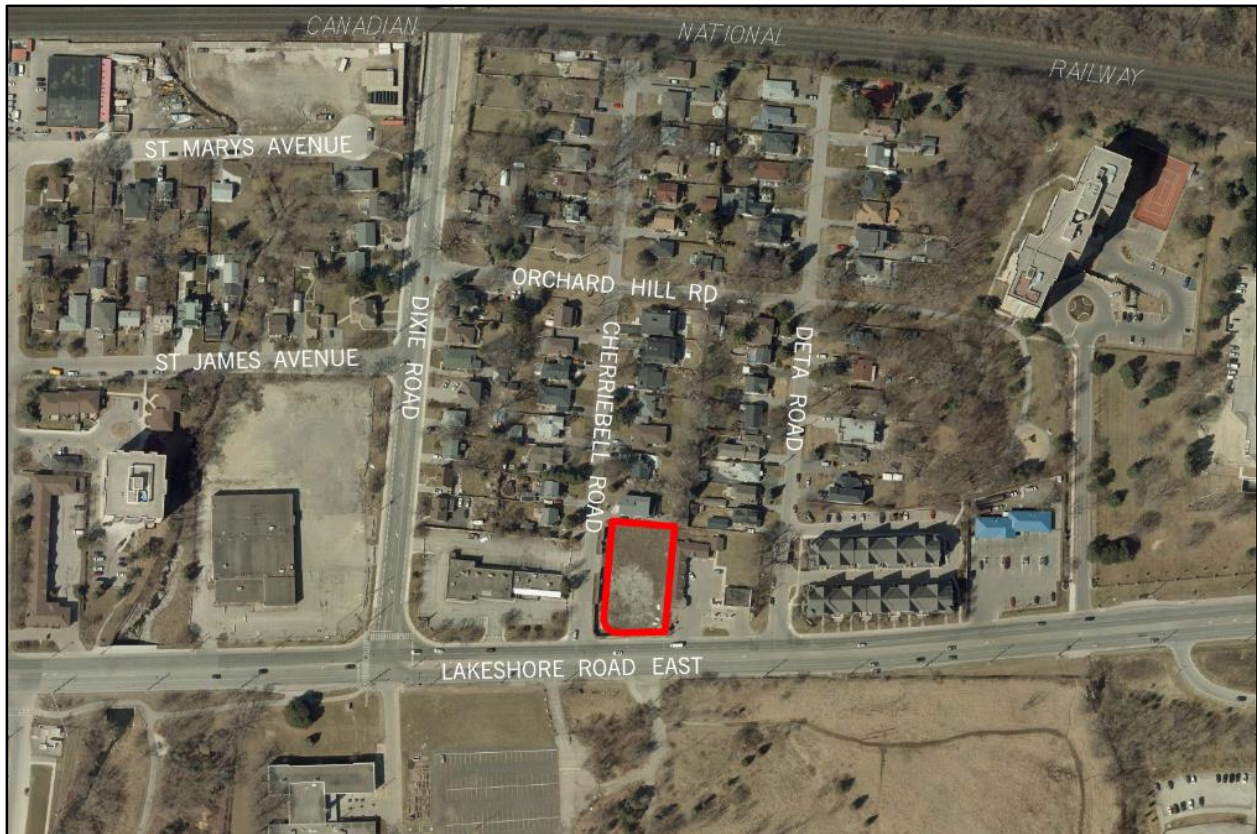
- The applications are to amend the policies of the official plan and to change the zoning by-law to allow a 9 storey apartment building with ground floor commercial space
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including below grade setbacks and building step backs and streetscape condition along Cherriebell Road
- It has been concluded that the proposed development is supportable from a planning perspective for the following reasons, but not limited to:
  - The proposal conforms to the Lakeview Local Area Plan by maintaining the 45 degree angular plane, providing appropriate setbacks to property lines and building step backs, facilitates commercial space on the ground floor and addresses the corridor with a building design that is pedestrian oriented
  - The overall building represents a built form that contributes to the mid-rise vision of the Lakeshore Corridor
  - The proposal will be providing affordable housing units in close proximity to existing and future transit infrastructure

## Background

A public meeting was held by the Planning and Development Committee on August 8, 2022, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=30904>) was received for information. Recommendation PDC-0078 -2022 was then adopted by Council on August 10, 2022.

1. That the report dated July 15, 2022, from the Commissioner of Planning and Building regarding the applications by 1407 Lakeshore Developments Inc. to permit a 9 storey apartment building with ground floor commercial space, under Files OZ 22-13 W 1, 1407 Lakeshore Road East, 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 1407 Lakeshore Road East

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- increased the below grade and at grade setbacks
- increased the step backs and reduced projections
- refined the at grade pedestrian and streetscape condition along Cherrie Bell Road
- Increased the overall amenity area

### 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 May 25, 2022. A community meeting was held by Ward 1 Councillor Stephen Dasko on June 28, 2022. 15 people attended the meeting. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on August 8, 2022. 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 **Mixed Use** to **Residential High Density** and to amend the applicable Height Schedule in the Lakeview Local Area Plan.

The Lakeview Local Area Plan views the Lakeshore Road corridor as an area that is to develop in accordance with anticipated transit improvements within the ROW in a fashion that maintains the main street character of the corridor and respects and relates to the immediate low rise context.

The proposal conforms to the Lakeview Local Area Plan because it seeks to construct a mid rise built form that has demonstrated appropriate compatibility with the surrounding area by maintaining the required 45 degree angular plane to the low rise neighbourhood to the north, provides appropriate setbacks to property lines and implements building step backs, facilitates commercial space on the ground floor and addresses the corridor with a building design that is

pedestrian oriented. The proposal also seeks to add housing units in an overall appropriate built form in close proximity to future higher order transit.

## 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.

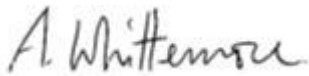
## Conclusion

In summary, the proposed development maintains the goals and objectives of the Lakeview Local Area Plan and represents an overall built form that is compatible with the surrounding neighbourhood. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: David Ferro, MCIP, RPP, Development Planner