

# City of Mississauga

# Corporate Report



Date: May 19, 2023  To: Chair and Members of Planning and Development Committee	Originator's file: OZ/OPA 22-28 W3
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: June 12, 2023

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 3)**

**Official Plan Amendment and Rezoning applications to permit the development of two 12 storey apartment buildings with underground parking, while retaining the existing place of religious assembly and 7 storey apartment building**

**4094 Tomken Road and 924 Rathburn Road East, southwest corner of Tomken Road and Rathburn Road East**

**Owner: Kindred Works**

**File: OZ/OPA 22-28 W3**

**Pre-Bill 109**

## Recommendation

That the report dated May 19, 2023 from the Commissioner of Planning and Building regarding the applications by Kindred Works to permit two 12 storey apartment buildings with underground parking, while retaining the existing place of religious assembly and 7 storey apartment building, under File OZ/OPA 22-28 Ward 3, 4094 Tomken Road and 924 Rathburn Road East, 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 two 12 storey rental apartment buildings with underground parking, while retaining the existing place of religious assembly and 7 storey rental apartment building on-site. The applicant is proposing to

amend the Mississauga Official Plan designation from “**Residential High Density**” to “**Residential High Density – Special Site**” to permit a floor space index (FSI) of 1.87. The existing **RA2-11** (Residential Apartment - Exception) zone that applies to the property also needs to be amended to implement this development proposal.

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

## Comments

The property is located at the southwest corner of Tomken Road and Rathburn Road East, within the Rathwood Neighbourhood Character Area. The site is currently occupied by the Westminster Church, a 7 storey apartment building and related surface parking areas.



Aerial image of 4094 Tomken Road and 924 Rathburn Road East



Applicant's rendering of the proposed development from Tomken Road looking northwest

### **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**

Most of the 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: compatibility of the proposed buildings in terms of height, massing and shadow impact; adequacy of noise and wind mitigation measures; appropriateness of proposed parking standards; and, the appropriateness of the proposed zoning standards.

## **Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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