

City of Mississauga  
**Corporate Report**



<p>Date: June 5, 2023</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files:  OZ 18-013 W5 &amp;  T-M18003 W5</p>
	<p>Meeting date:  June 28, 2023</p>

## Subject

### RECOMMENDATION REPORT (WARD 5)

**Official Plan Amendment, Rezoning and Subdivision applications to permit 15 condominium townhomes on a private condominium road**

**7170 Goreway Drive, southwest corner of Goreway Drive and Etude Drive**

**Owner: 2013512 Ontario Inc.**

**Files: OZ 18/013 W5 and T-M18003 W5**

**Pre-Bill 109**

## Recommendation

1. That the applications under Files OZ 18/013 W5, 2013512 Ontario Inc., 7170 Goreway Drive, to amend the Official Plan to **Residential Medium Density**, and to change the zoning to **RM6-exception** to permit 15 condominium townhomes on a private condominium road be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 5, 2023 from the Commissioner of Planning and Building.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3 attached to the staff report dated June 5 2023 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M18003 W5.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

4. 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 36 months of the Council decision.

## Executive Summary

- The applications are to amend the Official Plan and the zoning by-law and to permit a plan of subdivision to allow 15 condominium townhomes on a private condominium road
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including redesigning the internal road network to facilitate one additional townhome
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

## Background

A public meeting was held by the Planning and Development Committee on December 10, 2018, at which time an Information Report (Item 4.5 [2018 12 10 PDC Agenda.pdf \(mississauga.ca\)](#)) was received for information. Recommendation PDC-0071-2018 was then adopted by Council on December 12, 2018.

1. That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

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 7170 Goreway Drive

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- The number of townhomes has increased from 14 to 15 units
- The proposed condominium road has been redesigned to facilitate a more efficient layout
- The site layout has been revised to increase the amount of private amenity area, concentrate waste collection and add bicycle parking.

### 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 July 27, 2018. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on December 10, 2018. One member of the public made a deputation regarding the applications. Responses to the matters raised at the public meeting and from correspondence received can be found in Appendix 2.

No additional community meetings were held for the subject application.

### **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 **Residential Low Density I** to **Residential Medium Density**. A zoning by-law amendment is required to change the zoning from **R3-69** to **RM6-exception** to permit the proposal. A draft plan of subdivision application is required to create residential blocks for the townhomes and to create the Common Element Condominium (CEC) private road. A list of the City Conditions of Approval for the Draft Plan of Subdivision can be found in Appendix 3.

The official plan amendment, rezoning and draft plan of subdivision applications to permit 15 condominium townhomes on a private condominium road has been found acceptable based upon the following:

- The proposal represents intensification that is compatible with the neighbourhood context
- The proposal provides appropriate transition to the existing adjacent land uses, and provides a compatible built form while continuing to respect the character of the area

- The existing municipal infrastructure is adequate to support the proposed development

## **Strategic Plan**

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

## **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.

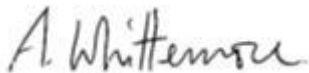
## **Conclusion**

In summary, the proposed development represents an efficient use of vacant land in an established residential neighborhood. The proposal will not result in any adverse impacts to the community and is generally consistent with other infill developments in the City.

The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

## **Attachments**

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: City Conditions of Approval



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

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