

City of Mississauga
Corporate Report



<p>Date: September 4, 2020</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files:</p> <p>OZ 17/020 W11 and T-M17007 W11</p>
	<p>Meeting date: September 28, 2020</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan amendment, rezoning and subdivision applications to permit 7 freehold townhomes and 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands

36, 38, 40, 44 and 46 Main Street, northeast corner of Main Street and Wynham Street

Owner: City Park (Main Street) Inc.

Files: OZ 17/020 W11 and T-M17007 W11

Recommendation

1. That the application under File OZ 17/020 W11, City Park (Main Street) Inc., 36, 38, 40, 44 and 46 Main Street to amend Mississauga Official Plan to **Residential Medium Density** and **Greenlands**; to change the zoning to **H-RM5-57** (Street Townhouses) and **H-RM6-23** (Townhouses on a CEC - Road) and **G1** (Greenlands) to permit 7 freehold townhomes, 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands; and that the draft plan of subdivision under File T-M17007 W11, be approved subject to the conditions referenced in the staff report dated September 4, 2020 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That the "H" holding symbol is to be removed from the **H-RM5-57** (Street Townhouses) and **H-RM6-23** (Townhouses on a CEC – Road) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that

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matters outlined in the report dated September 4, 2020 from the Commissioner of Planning and Building have been satisfactorily addressed.

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and number of townhouses proposed does not increase.

Report Highlights

- The applications are to amend the policies of the official plan, change the zoning by-law and permit a plan of subdivision to allow 7 freehold townhomes, 19 condominium townhomes on a condominium road, and to add lands to the adjacent greenlands.
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff.
- The proposed development is supportable from a planning perspective as it is consistent with the Provincial Policy Statement, the Growth Plan and the Mississauga Official Plan.
- 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 February 19, 2019 at which time an [Information Report](#) was received for information.

Recommendation PDC-0010-2019 was then adopted by Council on March 6, 2019.

1. That the report dated January 25, 2019 from the Commissioner of Planning and Building regarding the applications by City Park (Main Street) Inc. to permit 7 freehold townhomes and 19 condominium townhomes, and 2 greenlands blocks, under Files OZ 17/020 W11 and T-M17007 W11, 36, 38, 40, 44 and 46 Main Street, be received for information.
2. That two oral submission made to the Planning and Development Committee at its meeting dated February 19, 2019, 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.

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Comments

REVISED DEVELOPMENT PROPOSAL

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

- Adding a sidewalk on Wyndham Street from Main Street northward to the common element condominium (CEC) road as well as a pedestrian connection between Main Street and the CEC road between the proposed visitor parking spaces and the condominium townhouses
- Enhancing the Main Street right-in-right-out access by including a centre median on the Main Street right-of-way
- Removing second floor balconies on townhome units which immediately abut the existing detached home on Wyndham Street

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 February 14, 2018. A pre-application community meeting was held by Ward 11 Councillor George Carlson on Tuesday, February 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 February 19, 2019. Two residents made deputations regarding the applications. 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.

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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 designations from Residential Low Density I and Greenlands to Residential Medium Density and Greenlands to permit the development of the townhomes and to add lands to the adjacent greenlands.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing to a choice of housing type for residents which 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 neighbourhood. The proposal will not result in any adverse impacts to the community, and is generally consistent with other infill development patterns in the Streetsville Neighbourhood character area.

The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved. Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

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Attachments

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



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

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