

City of Mississauga  
**Corporate Report**



<p>Date: September 18, 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 file: OZ/OPA 20/013 W5</p>
	<p>Meeting date: October 11, 2023</p>

## Subject

### RECOMMENDATION REPORT (WARD 5)

**Official Plan Amendment and Rezoning applications to permit a 14 storey apartment building with 228 dwelling units and ground floor commercial space**

**7085 Goreway Drive, east side of Goreway Drive, north of Derry Road East**

**Owner: 7085 Goreway Developments Limited**

**File: OZ/OPA 20/013 W5**

**Pre-Bill 109**

## Recommendation

1. That City Council amend Mississauga Official Plan to **Residential High Density** Special Site 2 and **Greenlands** for the lands at 7085 Goreway Drive, 7085 Goreway Developments Limited, in accordance with the provisions contained in the staff report for file OZ/OPA 20/013 W5 dated September 18, 2023 from the Commissioner of Planning and Building
2. That City Council amend Zoning By-law 0225-2007 to **H-RA4-Exception** and **G1** for the lands at 7085 Goreway Drive, 7085 Goreway Developments Limited, in accordance with the provisions contained in the staff report for file OZ/OPA 20/013 W5 dated September 18, 2023 from the Commissioner of Planning and Building
3. That City Council direct the applicant 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 18 months of the Council decision.

5. That the "H" holding provision is to be removed from the **H-RA4-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from the applicable agencies and City Departments that matters outlined in the report dated September 18, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.

## Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit a 14 storey apartment building containing 228 units with ground floor commercial space at 7085 Goreway Drive
- The applicant has made revisions to the proposal to address technical matters relating to access, fire protection and site organization issues raised by reviewers, and at the public meeting, including:
  - removing one of the two apartment buildings originally proposed and reducing the height of the remaining apartment building to 14 storeys with step backs at the 7<sup>th</sup> and 10<sup>th</sup> storeys facing Goreway Drive
  - removal of the townhouse blocks at the rear of the site
  - redesigning the internal road network to remove the northern access road, and
  - revising the site layout to increase the amount of private amenity area and to increase the number of surface parking spaces
- 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 subject to conditions
- An "H" provision will be applied to the zoning in order to address outstanding technical matters including the delivery of an executed Development Agreement, satisfactory storm sewer design and construction, satisfactory public vehicular and pedestrian access easements, land dedications and easements, and the receipt of any additional updated technical reports and studies as required.

## Background

A public meeting was held by the Planning and Development Committee on February 16, 2021, at which time an Information Report ([Item 4.1 PDC Agenda 2021 02 16 \(escribemeetings\)](#)) was received for information. Recommendation PDC-0012-2021 was then adopted by Council on March 8, 2021.

1. That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by 7085 Goreway Developments Limited to permit two apartment buildings (16 and 18 storeys) with 259 dwelling units connected by a 2 storey podium and 12 townhomes, under File OZ 20/013 W5, 7085 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 7085 Goreway Drive

## Comments

### REVISED DEVELOPMENT PROPOSAL

The applicant has made some modifications to the proposed concept plan to address technical matters relating to access, fire protection and site organization issues raised by reviewers, including:

- Removing one of the two apartment buildings originally proposed and reducing the height of the remaining building to 14 storeys with step backs at the 7<sup>th</sup> and 10<sup>th</sup> storeys along the Goreway Drive frontage
- The townhouse blocks have been removed from the rear of the site

- The northern vehicular access and driveway have been removed
- The site layout has been revised to increase the amount of private amenity area and increase the number of surface parking spaces

## 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 October 15, 2020. 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 16, 2021. No comments were made at the public meeting. No community meetings were held for the subject application. Responses to the matters raised from correspondence received by the Planning and Building Department 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 Special Site 2** and **Greenlands** to **Residential High Density Special Site 2** and **Greenlands**. A zoning by-law amendment is required to change the zoning from **C3-6** (Commercial) and **G1-2** (Greenlands - Natural Hazard) to **H-RA4-Exception** (Apartment) and **G1** (Greenlands - Natural Hazard) to permit the proposal. The lands south of the long term stable top of slope are to be dedicated to the City and will be designated as **Greenlands** and zoned to **G1** (Greenlands - Natural Hazard).

The official plan amendment and rezoning applications to permit a 14 storey apartment building with ground floor commercial space have been found to be acceptable based upon the following:

- The proposal represents intensification that is an appropriate location for infill development along the Goreway Drive Corridor
- The building form and additional height provides an appropriate transition that respects adjacent land uses and the surrounding context
- The building setbacks to the north property line and Goreway Drive and the step backs of the upper floors result in a desirable built form that is compatible with the surrounding neighbourhood
- There is adequate existing municipal infrastructure 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 neighbourhood along a Corridor. The reduction in height and removal of townhouses demonstrates that the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides appropriate transition to adjacent residential uses. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved, subject to the conditions contained in this report.

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.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

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