

2225 Erin Mills Parkway

OZ/OPA 23-4 W8

Recommendation Report

November 27, 2023

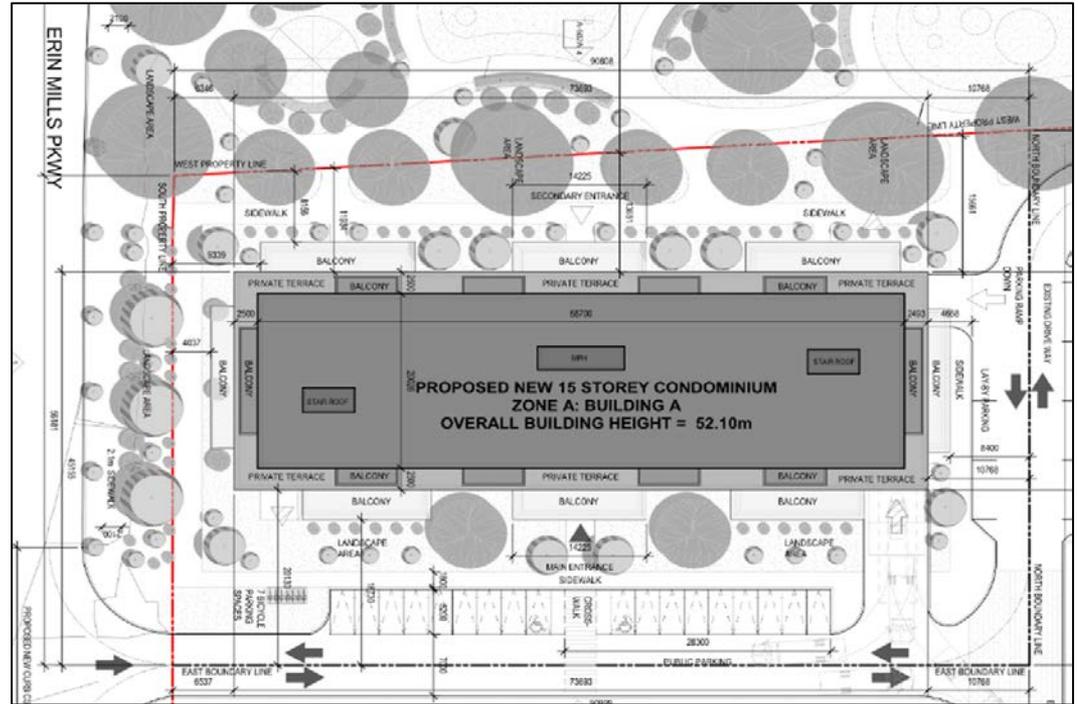
Planning and Development Committee

Location and Surrounding Context



Site Plan – Zone A

- 15 storey condominium apartment building
- 249 units
- 249 resident and 37 visitor spaces within 2 levels of underground parking
- Access on private road from Erin Mills Parkway



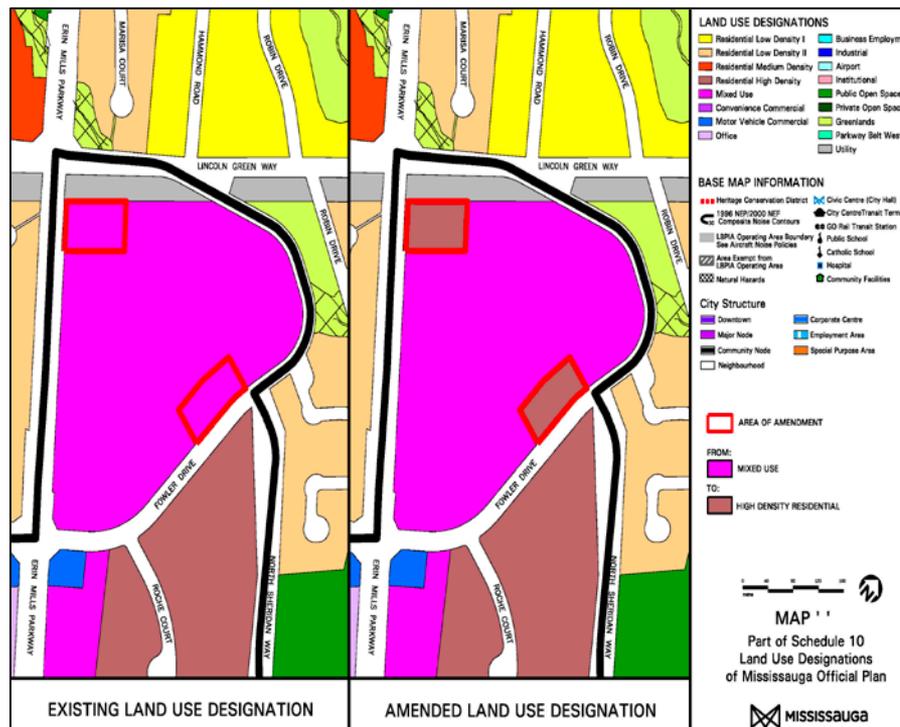
Development Master Plan

- A Development Master Plan was submitted with the applications
- A comprehensive review has not occurred
- The applications represent Phases 1 and 2 of the comprehensive development
- The majority of the Sheridan Centre is proposed to be retained



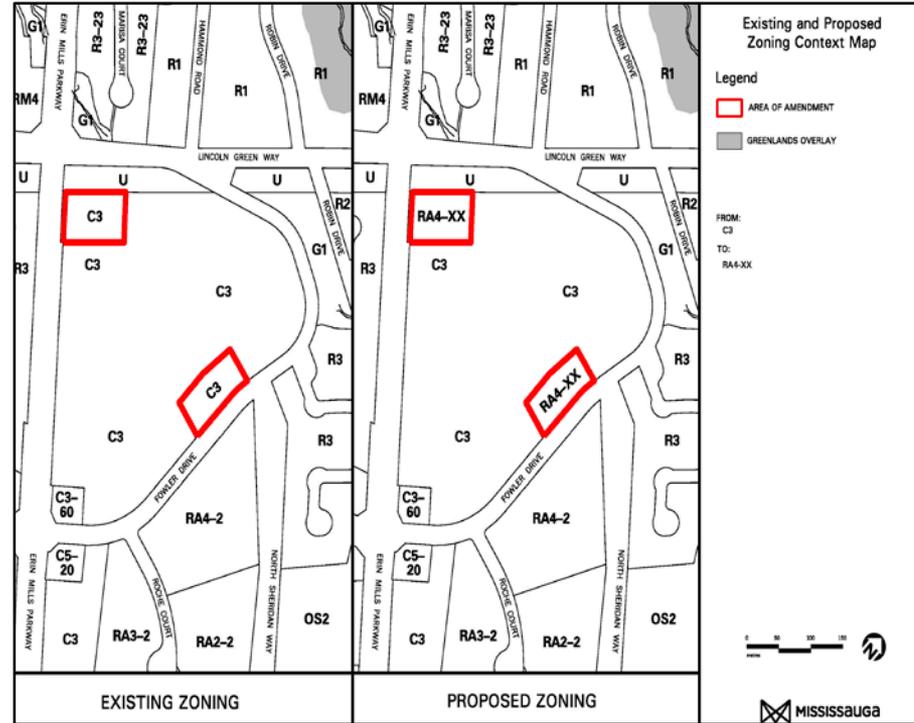
Official Plan

- Official Plan Amendment required to:
 - Change designation from Mixed Use to Residential High Density
 - Permit a maximum height of 15 storeys



Zoning By-law

- Zoning By-law Amendment required to:
 - Change zoning from **C3** to **RA4-Exception** to permit the condominium apartment buildings and site-specific development standards including building height, setbacks, amenity areas and parking rates



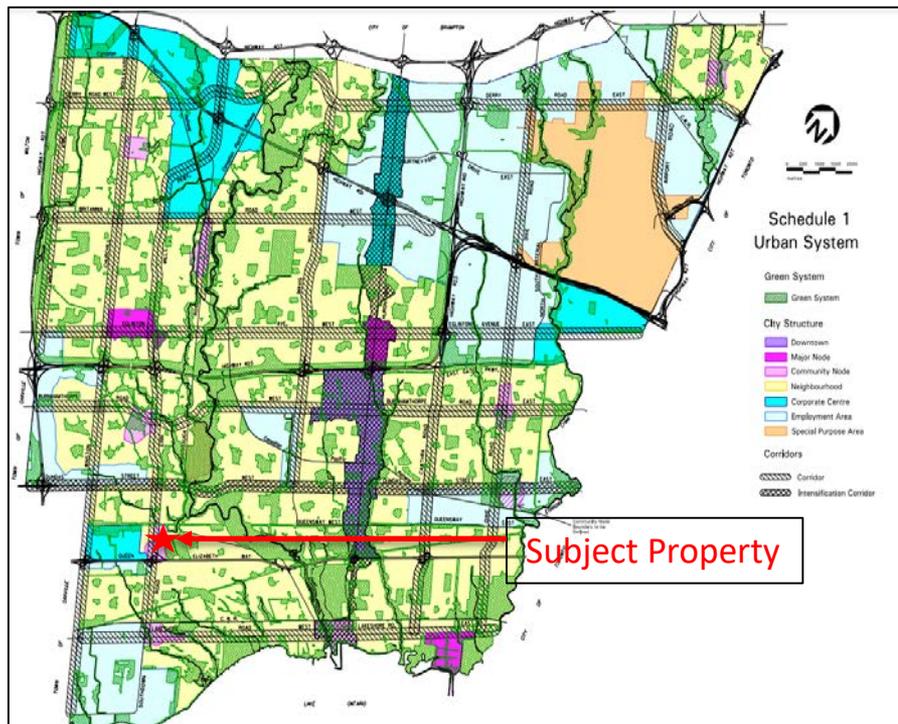
Application Timeline

- February 15, 2023 – DARC #1 meeting with Sheridan Retail Inc.
- April 4, 2023 – Community meeting held by Councillor Mahoney
- August 17, 2023 – OZ/OPA applications deemed complete and start of 30-day review cycle*
- November 27, 2023 – Public meeting/Recommendation report for OZ/OPA applications at Planning and Development Committee*
- December 15, 2023 – 120 days from complete application date; refund of application fees required under Bill 109 if a decision is not made by Council*

*Under Bill 109, a comprehensive resubmission by the applicant and subsequent review by City departments and agencies is not possible

Evaluation

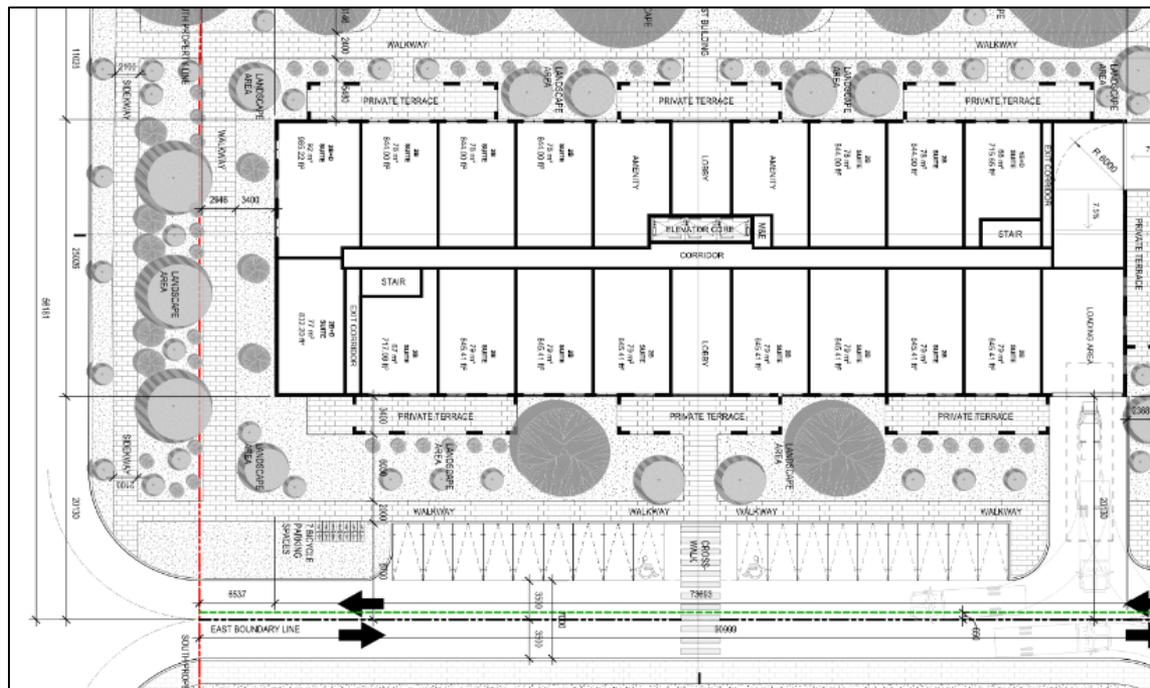
- The property is located within one of the City's strategic growth areas (Sheridan Community Node and Council-approved "Reimagining the Mall" project)
- Residential High Density designation and 15 storeys is consistent with Mississauga Official Plan
- Additional information is required to demonstrate feasibility, compatibility with adjacent lands and appropriate development standards



Evaluation

Revisions to building setbacks and landscaped areas are required including:

- Increase building setbacks along Erin Mills Parkway and Fowler Drive
- Provision of unencumbered landscaped buffers to support long term tree growth
- Clearance of technical comments including Fire Prevention requirements



Evaluation

Zoning By-law 0225-2007 requires an amenity area rate of 5.6 m²/unit for the RA zone

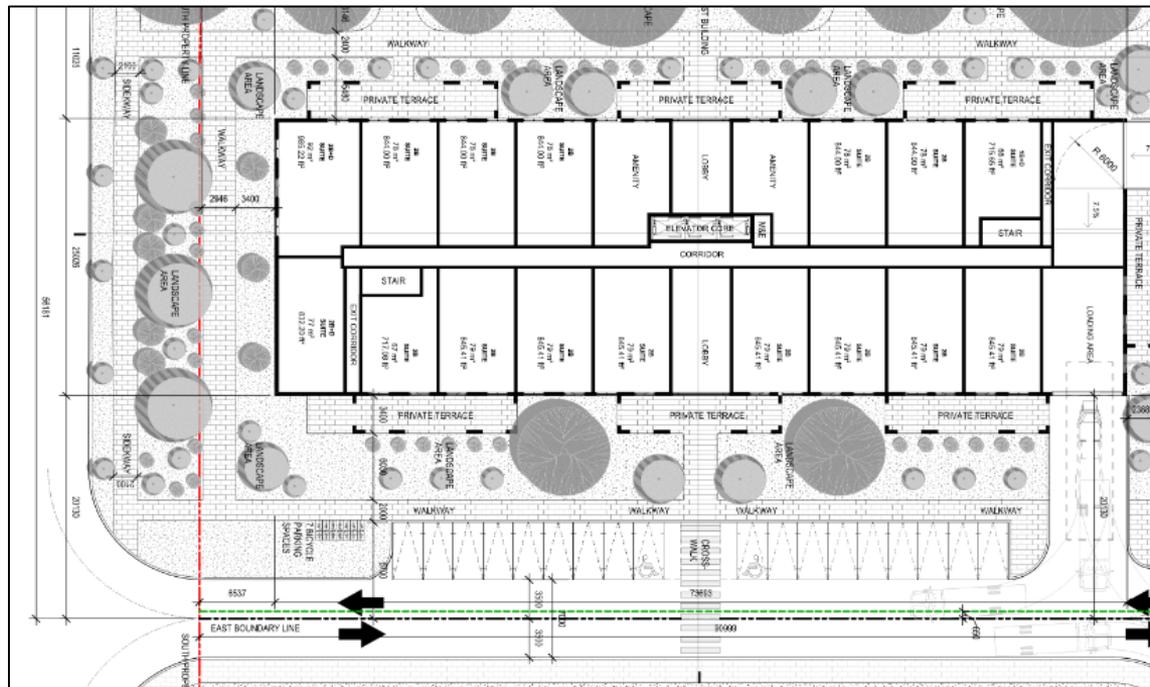
- The proposed amenity areas equate to a minimum of 2.0 m²/unit with no at grade or rooftop outdoor amenity areas
- Additional amenity area, designed for physical comfort and safety, should be provided to accommodate the future residents



Evaluation

Roads should be designed to meet City design and right-of-way standards. Revisions include:

- Remove perpendicular parking
- Demonstration of acceptable turning movements
- Demonstration of integration with existing network
- Provision of unencumbered landscaped buffers and streetscape components



Evaluation

Technical studies requiring revisions and/or additional information include:

- Noise Impact Assessment
- Parking Justification
- Traffic Impact Study
- Pedestrian Level Wind Assessment



Recommendation

- Premature to recommend approval due to outstanding issues and analysis including servicing, fire access, setbacks, amenity areas, parking, traffic, landscaping and road design
- Planning staff recommend refusal at this time and are open to continuing to work with the applicant to resolve outstanding issues

Thank You