

City of Mississauga
Corporate Report



<p>Date: January 22, 2024</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 21-14 W11</p>
	<p>Meeting date: February 14, 2024</p>

Subject

RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit an eight storey apartment building with ground floor commercial units fronting Queen Street South

6, 10 and 12 Queen Street South, 16 James Street, and 2 William Street

South of Britannia Road West, West of Queen Street South

Owner: City Park Homes (Streetsville) Inc.

File: OZ/OPA 21-14 W11

Pre-Bill 109

Recommendation

1. That City Council considers the changes to the applications since the public meeting to be minor and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That City Council amend Mississauga Official Plan to **Residential High Density -Special Site 7** for 6, 10 and 12 Queen Street South, 16 James Street, and 2 William Street, City Park Homes (Streetsville) Inc., in accordance with the provisions contained in the staff report dated January 22, 2024 from the Commissioner of Planning and Building.
3. That City Council amend Zoning By-law 0225-2007 to **H-RA2-Exception** (Apartment) for 6, 10 and 12 Queen Street South, 16 James Street, and 2 William Street, City Park Homes (Streetsville) Inc., in accordance with the provisions contained in the staff report dated January 22, 2024 from the Commissioner of Planning and Building.
4. That Council classify the subject lands as a "Class 4 Area" in accordance with the Environmental Noise Guidelines – Stationary and Transportation Sources – Approval and Planning (NPC - 300).

5. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
6. 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.
7. That the "H" holding provision is to be removed from the **H-RA2-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 January 22, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit an eight storey apartment building with ground floor commercial units fronting Queen Street South at 6, 10 and 12 Queen Street South, 16 James Street, and 2 William Street
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including converting the live/work units to ground floor commercial space, incorporating a 6.0 m (19.7 ft.) laneway from the James Street access, and adding a 2.0 m (6.5 ft.) sidewalk along the west side of the building
- 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
- An "H" provision will be applied to the zoning in order to address outstanding technical matters including the delivery of an executed Development Agreement, land dedications, a Record of Site Condition, a scoped Parking Utilization Study for the residential parking component, an evaluation confirming that the CP Railway Guidelines have been met, and the receipt of any additional updated technical reports and studies as required.

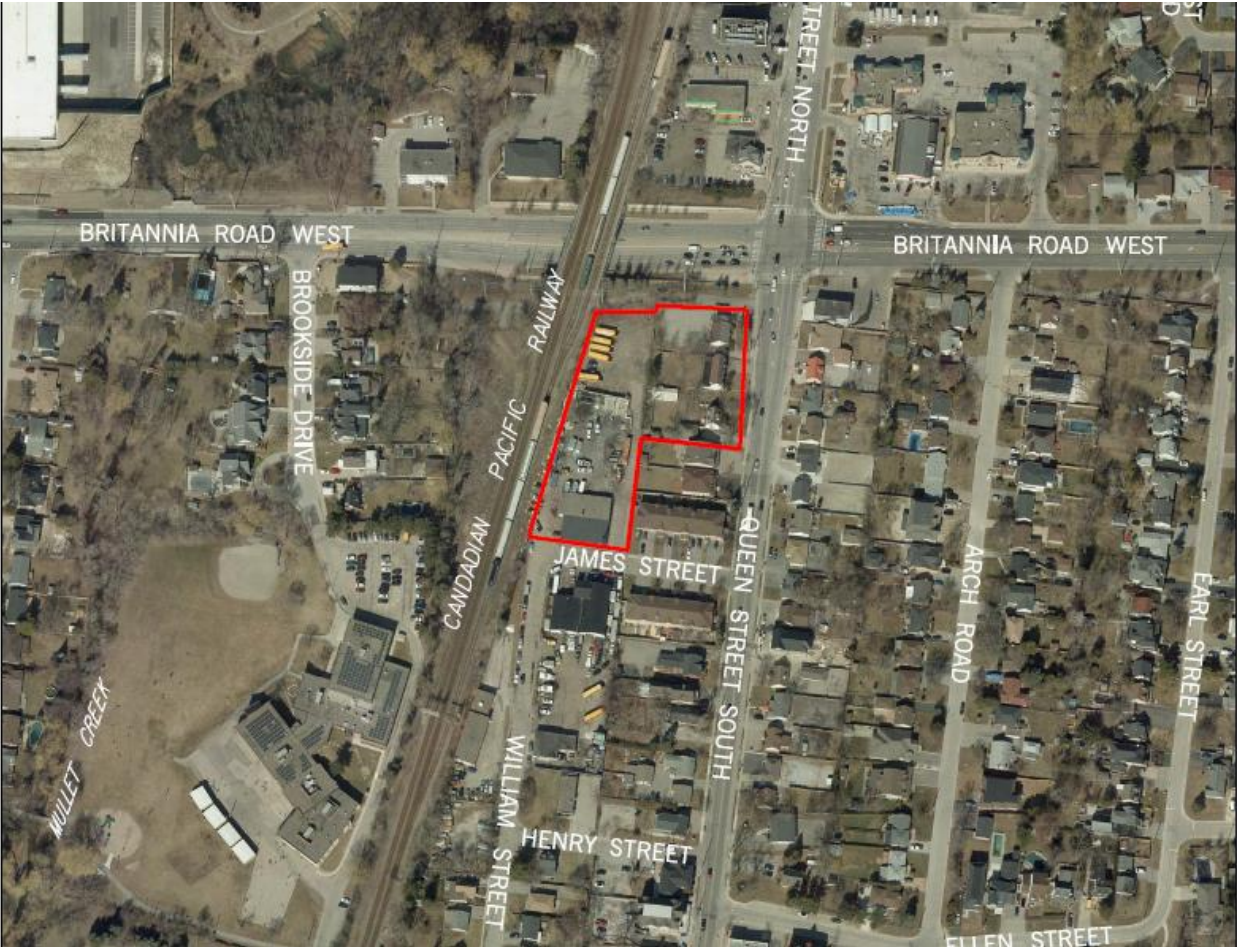
Background

A public meeting was held by the Planning and Development Committee on June 12, 2023, at which time an Information Report ([Item 6.1 PDC Agenda 2021 06 12 \(escribemeetings\)](#)) was received for information. Recommendation PDC-0039-2023 was then adopted by Council on June 28, 2023.

1. That the report dated May 19, 2023, from the Commissioner of Planning and Building regarding the applications by City Park Homes (Streetsville) Inc. to permit an eight storey apartment building with live/work units fronting Queen Street South, under File OZ/OPA 21/014 W11, 6, 10 and 12 Queen Street South, 16 James Street, and 2 William

Street, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

- 2. That four oral submissions be received.



Aerial Image of 6, 10 and 12 Queen Street, 16 James Street, and 2 William Street

Comments

REVISED DEVELOPMENT PROPOSAL

The original application proposed two blocks of 73 stacked townhomes and four live/work units with retail space fronting Queen Street South. Following receipt of staff comments and the statutory public meeting held on April 19, 2022, the applicant revised the proposal to an eight storey apartment building with live/work units fronting Queen Street South. The proposal was further refined in the October 2023 resubmission to convert the live/work units to ground floor retail units.

The applicant has made minor modifications to the proposed concept plan since the Supplementary Information Report (in Appendix 1) was presented to Planning and Development Committee on June 12, 2023, including a 6.0 m (19.7 ft.) access laneway from the James Street access and the addition of a 2.0 m (6.5 ft.) sidewalk along the west side of the building beside the internal laneway.

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 (393.7 ft.) were notified of the applications on December 10, 2021. A virtual community meeting was held by former Ward 11 Councillor, George Carlson, on November 2, 2021 on the original development concept where one member of the public attended the meeting. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

A statutory public meeting was held on April 19, 2022 for the original development concept. Three members of the public made deputations and 16 written submissions were received. Following receipt of staff comments and the statutory public meeting, the proposal was revised.

An in person community meeting was held by Ward 11 Councillor Brad Butt on June 6, 2023 for the revised concept. There were 30 members of the public in attendance at that meeting and six written submissions were received.

Another public meeting was held on June 12, 2023 for the revised proposal. Four members of the public 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.

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** and **Residential Medium Density** to **Residential High Density - Special Site 7**. A zoning by-law amendment is required to change the zoning from **C4-38** (Mainstreet Commercial – Exception) and **D** (Development) to **H-RA2-Exception** (Apartments) to implement this development proposal.

The applications have been found to be acceptable based upon the following:

- The proposal is located within the Streetsville Community Node that is an Intensification Area. It represents an opportunity to modestly intensify the area with a development that has been designed to be compatible with and sensitive to the surrounding area and land uses while increasing the range of housing.
- Both Queen Street South and Britannia Road West are designated Corridors in Mississauga Official Plan (MOP) and higher density uses are to be directed to Corridors.
- The proposal is compatible in built form and scale to the surrounding area and contributes to the housing options within the Streetsville Community Node Character Area.
- The proposed Class 4 Noise designation is appropriate to permit this development.
- 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

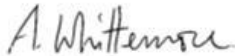
In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should 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 amendment will be brought forward to Council at a future date.

Attachments

Appendix 1: Supplementary Information Report

Appendix 2: Detailed Planning Analysis



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

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