

City of Mississauga

Corporate Report



<p>Date: January 3, 2024</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 file: OZ/OPA 23-1 W3</p> <hr/> <p>Meeting date: January 22, 2024</p>
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Subject

RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhouses

799, 801, 803 and 805 Dundas Street East

Owner: KJC Properties Inc.

File: OZ/OPA 23-1 W3

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 the **Residential High Density** designation for 799, 801, 803 and 805 Dundas Street East, in accordance with the provisions contained in the staff report dated January 3, 2024 from the Commissioner of Planning and Building.
3. That City Council amend Zoning By-law 0225-2007 to **H-RA3- Exception** (Apartments - Exception) for 799, 801, 803 and 805 Dundas Street East, in accordance with the provisions contained in the staff report dated January 3, 2024 from the Commissioner of Planning and Building.
4. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.

5. That the "H" holding provision is to be removed from the **RA3 - Exception** (Apartments - Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated January 3, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. That City Council's 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.

Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhouses at 799, 801, 803 and 805 Dundas Street East
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
 - Increased rear yard setbacks to the north
 - Grade changes to create a better interface along the Dundas Street East frontage
 - Other minor technical revisions
- 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 June 26, 2023, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=b5ffb5a5-4588-4ef5-a5a7-c6620ed3fd7b&lang=English&Agenda=PostAgenda&Item=8&Tab=attachments>) was received for information. PDC-0048-2023 was then adopted by Council on June 28, 2023.

RECOMMENDATION PDC-0048-2023

1. That the report dated June 2, 2023, from the Commissioner of Planning and Building regarding the applications by KJC Properties Inc., to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhomes, under File OZ/OPA 23-1 W3, 799, 801, 803 and 805 Dundas Street East, be received for information.

2. That two oral submissions be received.



Aerial image of 799, 801, 803 and 805 Dundas Street East

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Increased rear yard setbacks to the north
- Grade changes to create a better interface along the Dundas Street East frontage
- Other minor technical revisions

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 March 20, 2023. A community meeting was held by Ward 3 Councillor, Chris Fonseca, on April 19, 2023 and 20 people attended the meeting and 11 written submissions were received. Supporting

studies were posted on the City's website at
<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on June 26, 2023. Two 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 redesignate the lands to the **Residential High Density** designation. Further, a Zoning By-law Amendment is required to change the zone from **C2** to **H-RA3-Exception**.

The proposed official plan and zoning by-law amendments implement the policy vision established by the Dundas Connects Master Plan, which provides direction for growth and redevelopment along the Dundas Street Corridor that supports transit while providing opportunities to accommodate growth and increase housing opportunities.

The proposed development respects the existing neighbourhood in terms of scale and transition and is located on an intensification corridor with planned rapid bus transit, making it a good location for intensification.

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.

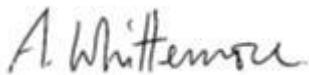
Conclusion

In summary, the proposed development adds to the choice of housing options in the area, is designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent commercial and residential uses. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Andrea Dear MCIP, RPP, Development Planner