

OZ/OPA 24-2 W11 376, 390 Derry Road West and 0 Oaktree Circle

Information and Recommendation Report
2799580 Ontario Limited (Ballymore Homes)

Planning and Development Committee – June 3, 2024

Subject Lands



Aerial image of lands at 376, 390 Derry Road West and 0 Oaktree Circle

Subject Lands



Existing site condition looking south to 376 and 390 Derry Road West

Subject Lands



Existing site condition looking north to 0 Oaktree Circle

Area Context



Looking northeast along Derry Road West directly north of the subject site

Area Context



Looking south along Oaktree Circle, southwest of the subject site

Proposal and Concept Plan

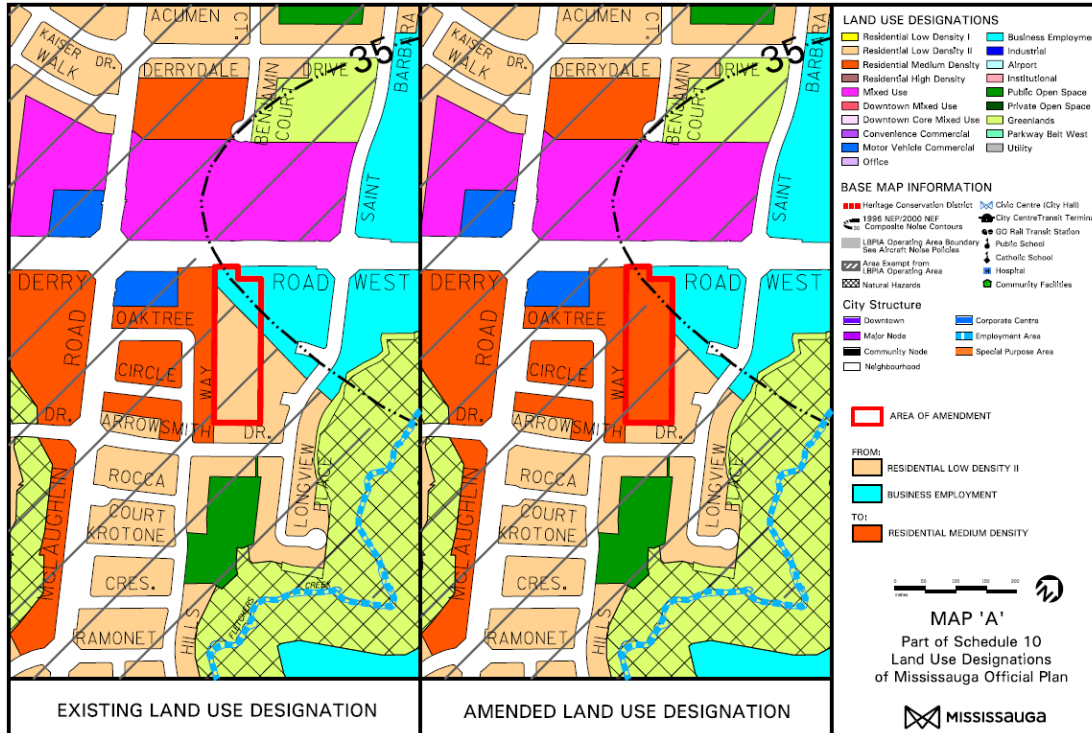


- Official Plan amendment, rezoning and subdivision applications to permit 120 townhouses, 2 detached dwellings, 2 semi-detached dwellings and a commercial building
- Total of 124 units along CEC roads with private and communal amenity space, neighbourhood commercial space, and road and pedestrian network

Background

- Submitted Official Plan amendment and rezoning applications subject to Bill 109 processes and timelines
- Application timeline:
 - *June 20, 2023* – Virtual community meeting held by Ward 11 Councillor, Brad Butt
 - *June 28, 2023* – Development Application Review Committee (DARC) held with proponent and staff
 - *February 22, 2024* – Applications deemed complete and circulated for review
 - To avoid a fee refund, a decision must be made within 120 days (before *June 20, 2024*)

Mississauga Official Plan Amendment



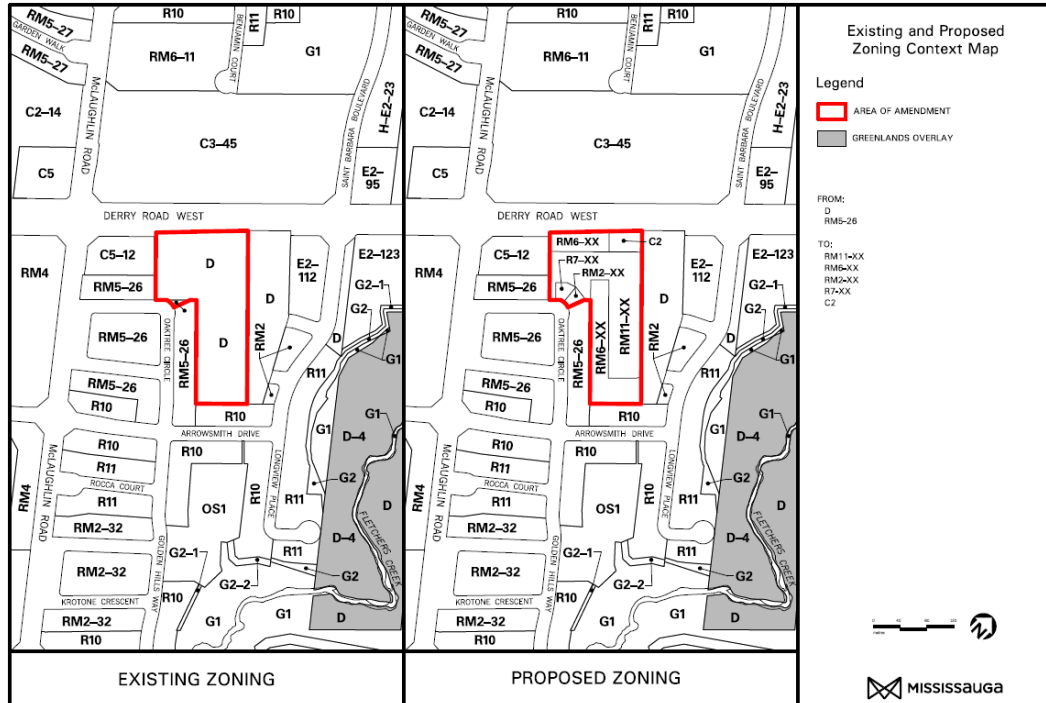
Current Designation:

- Residential Low Density II, Residential Medium Density and Business Employment

Proposed Amendment:

- Residential Medium Density and Business Employment
- Special Site Designation to allow:
 - Detached dwellings to the **Medium Density** designation
 - Retail, personal service and office uses to **Business Employment** designation

Rezoning



Existing zones:

- **D** (Development)
- **RM5-26** (Street Townhouses - Exception)

Proposed zones:

- **R7-Exception** (Detached Dwellings - Shallow Lots)
- **RM2-Exception** (Semi-Detached)
- **RM6-Exception 1** (Townhouses on a CEC - Road)
- **RM6-Exception 2** (Townhouses on a CEC - Road)
- **RM11-Exception** (Back to Back Townhouses on A CEC - Road)
- **C2** (Neighbourhood Commercial)

Evaluation

- The proposed development conforms with relevant policies within the Provincial Policy Statement and Growth Plan, the Regional Official Plan and the Mississauga Official Plan including the Meadowvale Village Neighbourhood Character Area
- The proposal represents intensification in an appropriate location for infill development along the Derry Road West Corridor
- The building forms and proposed CEC roads provide an appropriate transition to adjacent land uses and respects the surrounding context
- The proposal supports the provision of walkable and transit-oriented communities
- The variation in lot sizes and unit types result in a desirable built form that is compatible with the surrounding neighbourhood
- There is adequate existing municipal infrastructure to support the proposed development, while providing a mix of housing choices in neighbourhoods

Recommendations

1. That the applications under Files OZ/OPA 24-2 W11 and T-M24001 W11 to amend Mississauga Official Plan and to change the zoning to permit 120 townhouses and back to back townhouses on a CEC Road, two semi-detached dwellings, two detached dwellings and a commercial building be approved
2. That Council acknowledges that the Commissioner of Planning and Building is delegated the authority to issue the draft conditions of approval outlined in Appendix 2 attached to staff report under subdivision File T-M24001 W11
3. That the "H" holding provision is to be removed from the zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the attached report have been satisfactorily addressed

Thank you!