

City of Mississauga  
**Corporate Report**



<p>Date: August 28, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files:  OZ/OPA 21-15 W10 and  T-M21004 W10</p>
	<p>Meeting date:  September 16, 2024</p>

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 10)**

**Official Plan Amendment, Rezoning and Subdivision applications to permit six apartment buildings with heights ranging between 6 and 12 storeys (containing a total of 1,243 dwelling units and ground floor retail space), 36 townhomes, and a public park all on public or private roads**

**5034, 5054, and 5080 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West**

**Owner: Your Home Developments (Mississauga) Inc.**

**Files: OZ/OPA 21-15 W10 & T-M21004 W10**

## Recommendation

1. That City Council amend Mississauga Official Plan Map 16-20.1 to permit building heights of 10 and 12 storeys on a portion of the lands and 12 storeys on the remaining lands for 5034, 5054 and 5080 Ninth Line, in accordance with the provisions contained in the staff report dated August 28, 2024 from the Commissioner of Planning and Building
2. That City Council amend Zoning By-law 0225-2007 to **RA2-Exception** (Apartments - Exception), **RA3-Exception 1** (Apartments - Exception), **RA3-Exception 2** (Apartments - Exception), **RM9-Exception** (Back to Back and Stacked Townhouses) and **OS1** (Open Space - Community Park) for 5034, 5054 and 5080 Ninth Line, in accordance with the provisions contained in the staff report dated August 28, 2024 from the Commissioner of Planning and Building.
3. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating approval of the draft conditions requested by the City, outlined in Appendix 3 attached to the staff report dated August 28, 2024 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M21004 W10 and that further draft conditions from other departments and external agencies be included prior to issuing draft approval.

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 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 36 months of the Council decision.

## Executive Summary

- Official plan amendment, rezoning and draft plan of subdivision applications have been submitted to permit six apartment buildings with heights of 6, 8, 10, 12, 12, and 12 storeys containing 1,243 dwelling units with ground floor commercial uses, 36 stacked townhomes and a public park all on public and private roads
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including: receiving approval from the Province to amend the Parkway Belt West Plan; improving building massing to transition to the surrounding neighborhood and improving connectivity throughout the site
- 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 based on the following:
  - Ninth Line is a designated Corridor intended for higher density uses
  - The proposal represents an appropriate form of intensification and introduces a new built form, increasing the variety of housing options in the area
  - There is adequate water and wastewater capacity for the proposal
  - Future residents will be serviced by local MiWay transit, be able to access the future 407 transitway, schools, parkland and community services

## Background

A public meeting was held by the Planning and Development Committee on May 30, 2022, at which time an Information Report <https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=26353> was received for information. Recommendation PDC-0048-2022 was then adopted by Council on June 8, 2022.

1. That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the applications by Your Home Developments (Mississauga) Inc. to permit six apartment buildings with heights of 6, 8, 10, 12, 12, and 12 storeys containing 1,246 dwelling units with commercial uses at ground level fronting Ninth Line, 24 three storey back to back townhomes, additions to the 407 Transitway and a public park on public

Originator's files: OZ/OPA 21-15 W10 & T-M21004 W10

and private roads, under Files OZ/OPA 21-015 W10 & T-M21004 W10, 5034, 5054, and 5080 Ninth Line, be received for information.

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 5034, 5054 and 5080 Ninth Line

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- Received Ministry of Municipal Affairs and Housing approval of the Parkway Belt West Plan on the subject lands
- Reduced the total number apartment units from 1,246 units to 1,243 units and the increased the number of three storey back to back townhomes from 24 to 36
- Modified building massing and footprints and the road network to improve transition to surrounding lands, internal site layout and general connectivity
- Providing structural and landscaped screening on site to address wind and noise concerns and other technical revisions to improve site functionality

## COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed development applications and draft plan of subdivision. All property owners within 120 m (393 ft.) were notified of the applications on May 5, 2022 and August 22, 2024. A virtual community meeting was held by Ward 10 Councillor, Sue McFadden, on March 23, 2022. 42 people attended the meeting and 3 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 May 30, 2022. No 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*, Parkway Belt West Plan (PBWP), the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the Ninth Line Neighbourhood Character Area height limits associated with the subject site from 3-6 storeys and 4-10 storeys to 3-10 storeys and 4-12 storeys.

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

- The proposal represents an appropriate form of intensification and has been designed to be compatible with and sensitive to the surrounding area
- The proposal implements the principles of the Shaping Ninth Line study and corresponding Ninth Line Neighbourhood Character Area policies

- Ninth Line is a designated Corridor in Mississauga Official Plan (MOP) and higher density uses are to be directed to Corridors in Neighbourhoods
- The proposal introduces a new built form, increasing the variety of housing options in the Ninth Line Neighbourhood Character Area and aligns with the goals and objectives of the Provincial Policy Statement, Growth Plan and Mississauga Official Plan
- The proposed development includes a variety of housing tenures, including purpose built rental units within the 6 storey Building E, while maintaining the affordability goals and objectives of the Mississauga Official Plan

## 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 conclusion, City staff have evaluated the applications to permit six apartment buildings with heights ranging between 6 and 12 storeys (containing a total of 1,243 dwelling units and some ground floor retail space), 36 townhomes, and a public park all on public or private roads against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan. Staff found that the proposed Official Plan Amendment to increase the designated heights within the Ninth Line Neighbourhood Character Area to 10 and 12 storeys conforms with the relevant provincial, regional and city policies for appropriate land use.

The proposed rezoning to permit **RA2-Exception** (Apartments - Exception), **RA3-Exception 1** (Apartments - Exception), **RA3-Exception 2** (Apartments - Exception), **RM9-Exception** (Back to Back and Stacked Townhouses) and **OS1** (Open Space - Community Park) contain acceptable performance regulations.

The proposed development maintains the goals and objectives of the Mississauga Official Plan and is compatible with the surrounding context. The proposed development is sensitive to the existing and planned character of the neighborhood while providing an appropriate transition to existing and planned adjacent residential developments and public spaces. The proposed official plan amendment, rezoning and draft plan of subdivision applications are acceptable from a planning standpoint and should be approved subject to the conditions contained in this report.

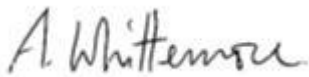
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Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

## Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: City Conditions of Approval



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

Prepared by: Emma Bunting, Development Planner