

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 & Building</p>	<p>Originator's file: OZ/OPA 18-14 W3</p>
	<p>Meeting date: September 16, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a ten storey rental apartment building containing of 154 units

1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive

Owner: Starlight Group Property Holdings Inc.

Files: OZ/OPA 18-14 W3

Recommendation

1. That City Council amend Mississauga Official Plan to increase the permitted Floor Space Index (FSI) to a maximum of 1.5 for 1485 Williamsport Drive and 3480 Havenwood Drive, 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 **RA3-Exception (Apartments)** for 1485 Williamsport Drive and 3480 Havenwood Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. That City Council 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 one new ten storey rental apartment building containing 154 units at 3480 Havenwood Drive and 1485 Williamsport Drive. The two existing apartment buildings are to be retained.
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
 - Revising the proposal from two, eight storey, rental apartment buildings (202 units) with an FSI of 2.1 to one, ten storey, rental apartment building (154 units) with an FSI of 1.5
 - Creating a centralized outdoor amenity area
 - Consolidating the garbage collection area for both the existing and proposed residential buildings
 - Increasing the parking ratio from 0.55 parking spaces per unit and 0.1 visitor parking spaces per unit to 0.87 parking spaces per unit and 0.1 visitor parking spaces per unit
 - Revising the pedestrian pathways and crossings to ensure safe and convenient movement 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

Background

A public meeting was held by the Planning and Development Committee on March 4, 2019, at which time an Information Report

(https://www7.mississauga.ca/documents/committees/pdc/2019/2019_03_04_PDC_Agenda.pdf) was received for information. Recommendation PDC-0017-2019 was then adopted by Council on March 27, 2019.

1. That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, be received for information.
2. That four oral submissions be received.

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 1485 Williamsport Drive and 3480 Havenwood Drive

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Revising the proposal from two, eight storey, rental apartment buildings (202 units) with an FSI of 2.1 to one, ten storey, rental apartment building (154 units) with an FSI of 1.5
- Reoriented the proposed apartment building northwest of the existing apartment at 1485 Williamsport Drive
- Reorganized the site layout to increase amenity area and greenspace, providing above-grade parking while expanding the underground parking garage at 1485 Williamsport to add 50 additional spaces
- Introduced a new access point on the south side of the site from Williamsport Drive to facilitate a fire route to the new apartment building
- Consolidated the garbage collection area for both existing and proposed residential buildings at 1485 Williamsport Drive to minimize vehicular and pedestrian conflicts

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 August 1, 2018. A community meeting was held by Ward 3 Councillor Chris Fonseca on February 20, 2018. Ten 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 February 8, 2019. 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. The proposal maintains the **Residential High Density** designation but proposes to amend Map 16-2 Applewood Neighbourhood Character Area to increase the permitted FSI from 1.2 to 1.5. A zoning by-law amendment is required to change the zoning for the split-zoned property, where 3480 Havenwood Drive is currently zoned **RA2-1** (Apartment) and 1485 Williamsport Drive is zoned **RA3-1** (Apartment), to a new **RA3-Exception** (Apartment) zone for the entire site.

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.

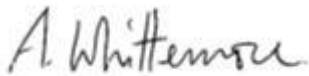
Conclusion

In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and introduces gentle intensification to the area. The reduction in density from the original proposal, along with the increase in parking ratio, and enhanced on-site amenities, ensures that the development will integrate well with the surrounding community. 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: Jaspreet Sidhu, Development Planner