

# OZ/OPA 21-15 W10 5034, 5054 and 5080 Ninth Line

Recommendation Report  
Your Home Developments (Mississauga) Inc.

Planning and Development Committee – September 16, 2024

# Subject Lands



Aerial image of lands at 5034, 5054 and 5080 Ninth Line

## Subject Lands



Existing site condition looking west from Ninth Line and Skyview Street



# Subject Lands



Existing site condition looking north-west from Ninth Line and Stardust Drive

## Area Context



Looking east from Ninth Line, south of Stardust Drive, opposite the subject site



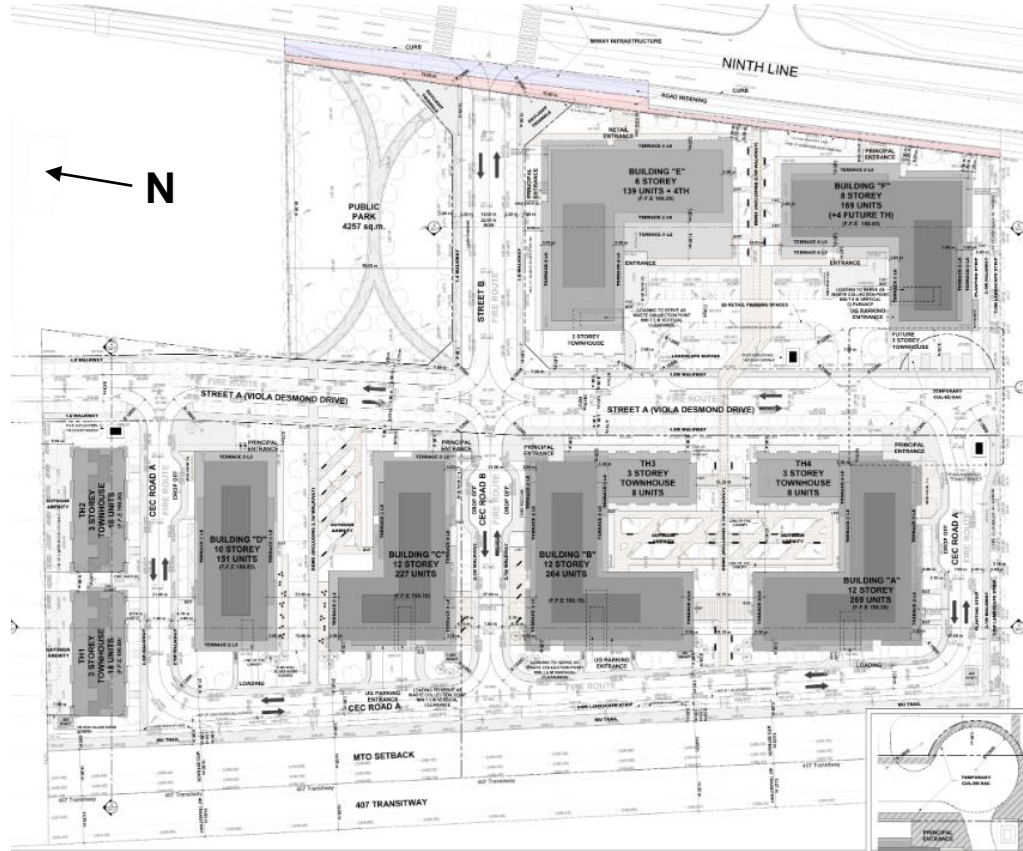
## Area Context



Looking east from Ninth Line along Skyview Street, opposite the subject site

## Proposal and Concept Plan

- Official Plan amendment, rezoning and subdivision applications to permit six apartment buildings with heights ranging between 6 and 12 storeys (1,243 units) and 36 townhomes
- Total of 1,367 units along public and private roads with private and communal amenity space, a public park, ground floor neighbourhood commercial space, and road and pedestrian network

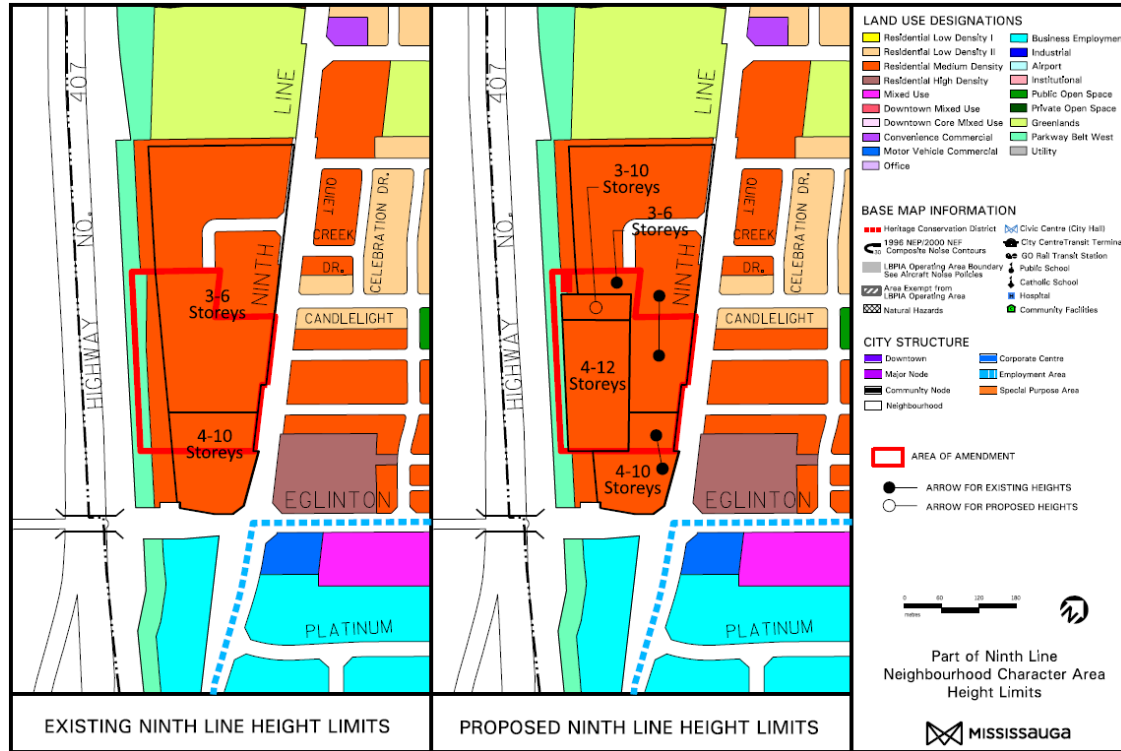


# Background

- Application timeline:
  - *December 6, 2021* – Applications deemed complete
  - *March 23, 2022* – Virtual community meeting held by Ward 10 Councillor, Sue McFadden
  - *May 30, 2022* – Public Meeting and Information Report received by PDC
  - *May 17, 2024* – Ministry of Municipal Affairs and Housing approved site-specific amendment of the Parkway Belt West Plan submitted by applicant
  - *July 4, 2024* – Fourth resubmission circulated for review



# Mississauga Official Plan Amendment



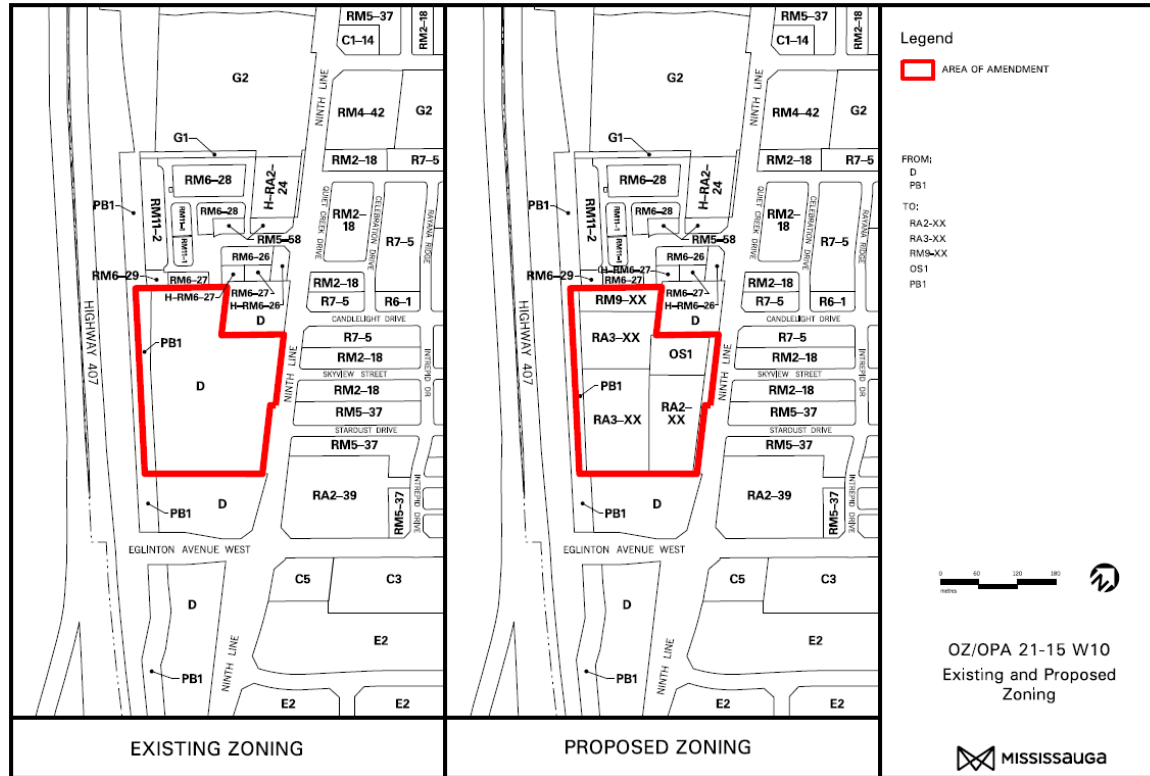
## Current Designation:

- Residential Medium Density with heights from 3-6 and 4-10 storeys and Parkway Belt West

## Proposed Amendment:

- Reduction in area of Parkway Belt West designation, as approved by province
- Increase in heights on portions of the site to allow 4-12 and 3-10 storeys

# Rezoning



## Existing zones:

- **D** (Development)
- **PB1** (Parkway Belt)

## Proposed zones:

- **RM9-Exception** (Back to Back and Stacked Townhouses)
- **RA2-Exception** (Apartments)
- **RA3-Exception 1** (Apartments)
- **RA3-Exception 2** (Apartments)
- **OS1** (Open Space – Community Park)
- **PB1** (Parkway Belt)

## 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 Ninth Line Neighbourhood Character Area
- The proposal represents intensification in an appropriate location for infill development along the Ninth Corridor
- The building forms and proposed road network 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 unit types and tenures, including a rental apartment building 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 21-15 W10 and T-M21004 W10 to amend Mississauga Official Plan and to change the zoning 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 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 3 attached to staff report under subdivision File T-M21004 W10