

City of Mississauga
Corporate Report



<p>Date: September 18, 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: OPA 24-4 W1</p>
	<p>Meeting date: October 7, 2024</p>

Subject

RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment application to change the Port Credit Local Area Plan Special Site policies to allow for a maximum building height of 35 storeys, an additional 898 dwelling units and to permit second storey residential within the waterfront parcel 70 Mississauga Road South and 181 Lakeshore Road West, south of Lakeshore Road West, west of Mississauga Road South

Owner: Port Credit West Village Partners Inc.

File: OPA 24-4 W1

Bill 109

Recommendation

1. That City Council amend Mississauga Official Plan to permit changes to Height Schedule 2C and the Special Site 3 policies of the Port Credit Local Area Plan and to change the designation on a portion of Block Q from **Residential Medium Density** to **Residential High Density** for 70 Mississauga Road South and 181 Lakeshore Road West, in accordance with the provisions contained in the staff report dated September 18, 2024 from the Commissioner of Planning and Building.
2. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.

Executive Summary

- Planning staff support an increase on the site's already approved planning permissions to accommodate intensification for the following reasons:
 - The applicant has demonstrated that there is existing servicing and infrastructure capacity to accommodate the additional units.
 - The additional units will add additional housing choice to an area with existing and planned amenities and access to public transit.
 - The increase in height and additional two apartment buildings satisfy compatibility and transition policies with respect to the surrounding community.
 - The addition of residential uses on the second floor of the waterfront parcel (Block U) will not destabilize the original intent of the parcel and will not detract from the overall site's ability to continue to supply sufficient commercial space throughout the development.
 - The official plan amendment is consistent with Provincial legislation and conforms to Mississauga Official Plan and the Port Credit Local Area Plan.
- The applicant will be required to submit a Zoning By-law application to facilitate the detailed design of the changes to each block as contemplated by the subject official plan amendment. This will include a Section 37 (Community Benefits) exercise and the requirement to satisfy development conditions that are identified at that stage.
- The overall site is expected to continue to develop in highly desirable and well designed manner that will add significant amenity and community benefit to the larger Port Credit area.

Background

A public meeting was held by the Planning and Development Committee on July 29, 2024, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=58039>) was received for information. Recommendation PDC-0028-2024 was then adopted by Council on July 31, 2024.

PDC-0028-2024

1. That the report dated July 10, 2024, from the Commissioner of Planning and Building regarding the application by Port Credit West Village Partners Inc. to permit changes to the Port Credit Local Area Plan Special Site policies to allow for a maximum building height of 35 storeys, an additional 898 dwelling units and to remove the requirement

for second storey commercial space within the waterfront parcel, under File OPA 24-4 W1, 70 Mississauga Road South and 181 Lakeshore Road West, be received for information.

2. That six oral submissions be received.

The purpose of this report is to provide a recommendation to Planning and Development Committee (PDC) on the subject application given all correspondence and comments have been received based on the public meeting identified above.



Left: aerial Image of 70 Mississauga Road South and 181 Lakeshore Road West;
right: applicant's renderings

Comments

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan change. All property owners within 120 m (393 ft.) were notified of the application on April 15, 2024. A community meeting was held by Ward 1 Councillor, Stephen Dasko, on November 16, 2023. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on July 29, 2024. 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.

On April 6, 2023 the Ministry of Municipal Affairs and Housing released the new *Provincial Planning Statement* (new PPS) for comment. The *Provincial Planning Statement* will replace both the *Provincial Policy Statement* and *Growth Plan for the Greater Golden Horseshoe*. On August 20, 2024, the Ministry released the new *Provincial Planning Statement, 2024*, which will come into effect on October 20, 2024.

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms 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 change the designation of a portion of Block Q from **Residential Medium Density** to **Residential High Density**. In addition, changes to Height Schedule 2C and the Special Site 3 policies of the Port Credit Local Area plan are required to allow the additional dwelling units, increased heights, the addition of two apartment buildings and permit residential on the second floor of the waterfront parcel (Block U).

The subject property previously received approvals to permit the remediation of a brownfield site and the development of a mixed use, master planned complete community on the City's Lake Ontario waterfront, including the provision of park space, high quality streetscapes, public amenities and commercial space. Based on the site's location proximity to the existing commercial corridor and the substantial public transit within the Port Credit area, the site continues to be a target for growth with respect to both Provincial and City planning policy. With the required built form and policy changes to implement additional dwelling units, further intensification of the site

in the form of the proposed official plan amendment is appropriate, as it will further optimize the capacity of existing community and servicing infrastructure, while providing more housing choice to the site and the larger Port Credit area.

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

The proposed official plan amendment is consistent with Provincial legislation and conforms to Mississauga Official Plan and the Port Credit Local Area Plan for the following reasons:

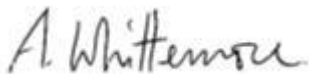
- The site continues to be an appropriate site for intensification and represents a further optimization of a brownfield site.
- There is infrastructure and servicing capacity available to accommodate the additional dwelling units.
- The additional dwelling units will contribute to housing choice in the Port Credit area.
- The built form changes maintain the original design intent of the previous approvals and ensure appropriate transition to the adjacent neighbourhoods.

As such, staff recommend that the proposed official plan amendment be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

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