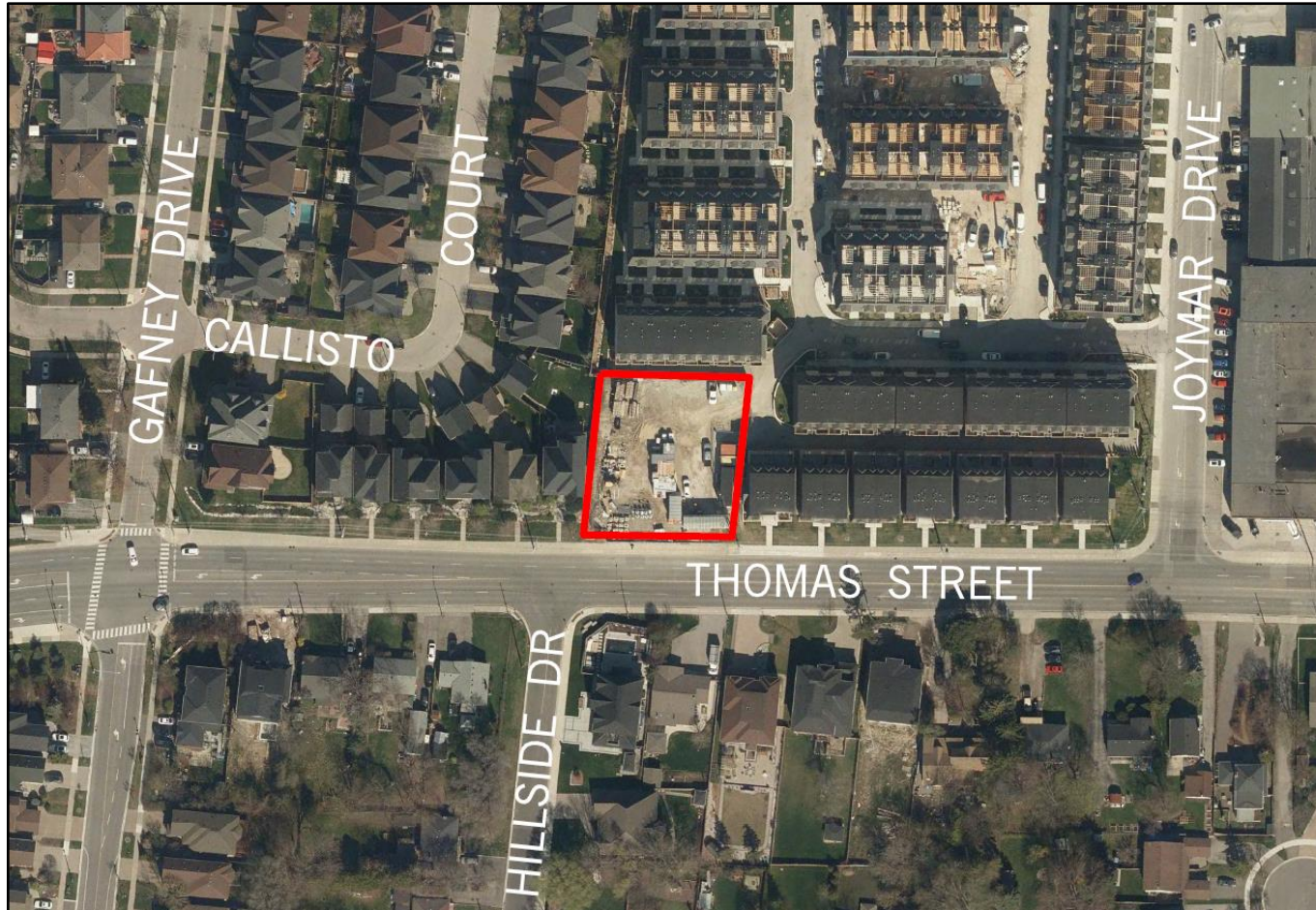


OZ 20-011 W11 86 Thomas Street

Recommendation Report
Forgione Investments

Planning and Development Committee – November 25, 2024

Subject Lands



Aerial image of lands at 86 Thomas Street

Subject Lands



Existing site condition looking northeast from Thomas Street

Subject Lands



Existing site condition looking west from Thomas Street

Area Context



To the east of the subject lands:
Semi detached homes on the north side of Thomas Street

Area Context



To the west of the subject lands:
Single detached homes on the north side of Thomas Street

Area Context



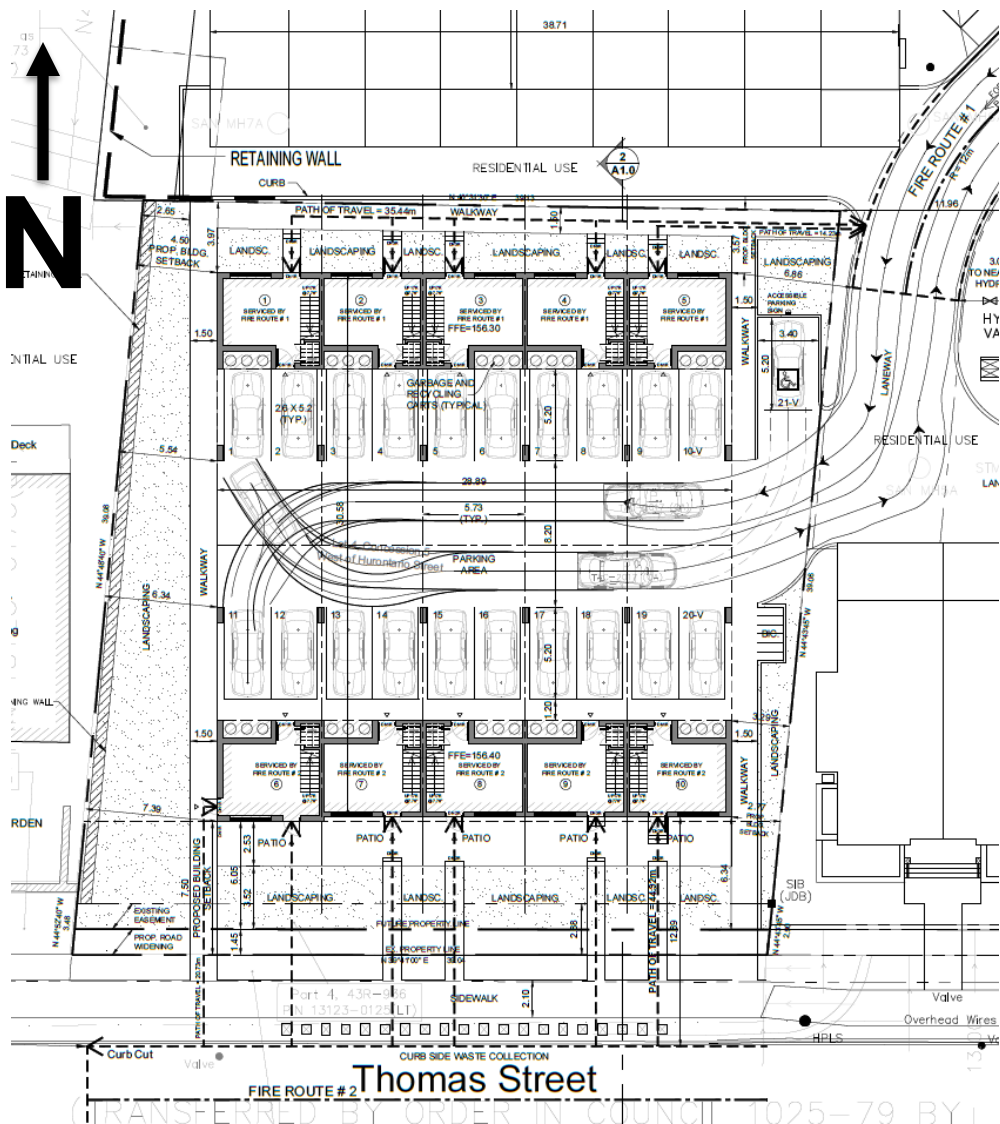
To the south of the subject lands:
Single detached homes on the south side of Thomas Street

Area Context



To the north of the subject lands:
Townhomes on condo road

Proposal and Concept Plan



- Rezoning application to permit ten stacked townhomes with height of 3 storeys
- Access to Joymar Drive via adjacent condominium roads (Lunar Crescent / Wasdale Road)
- Internal groundfloor parking garage
- Private rooftop outdoor amenity areas

Proposal and Concept Plan

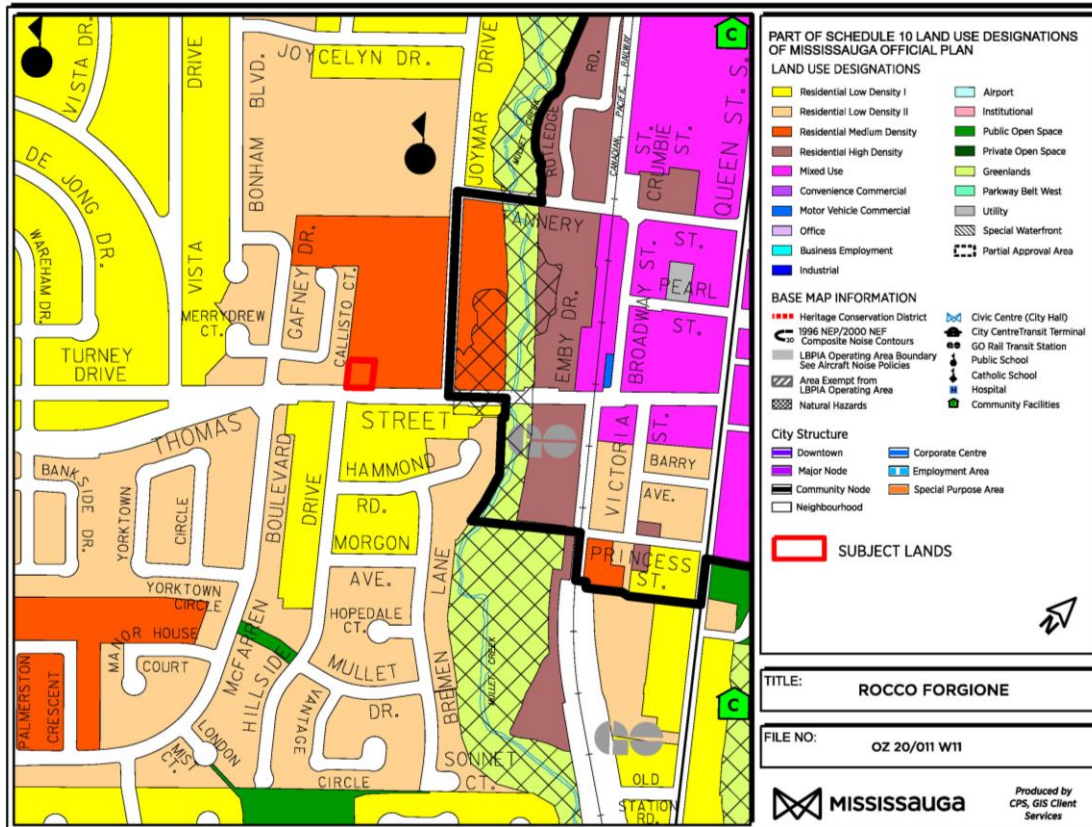


Concept Streetscape

Background

- Application timeline:
 - *August 11, 2020* – Application deemed complete
 - *January 11, 2021* – Public Meeting and Information Report received by PDC
 - *September 2021* - First resubmission made by the applicant to the City
 - *March 2024* – Second resubmission made by the applicant to the City
 - *June 28, 2024* - The owner appealed the City’s non-decision to the OLT
 - *September - October 2024* – A series of scoped resubmissions to the City to resolve final outstanding concerns

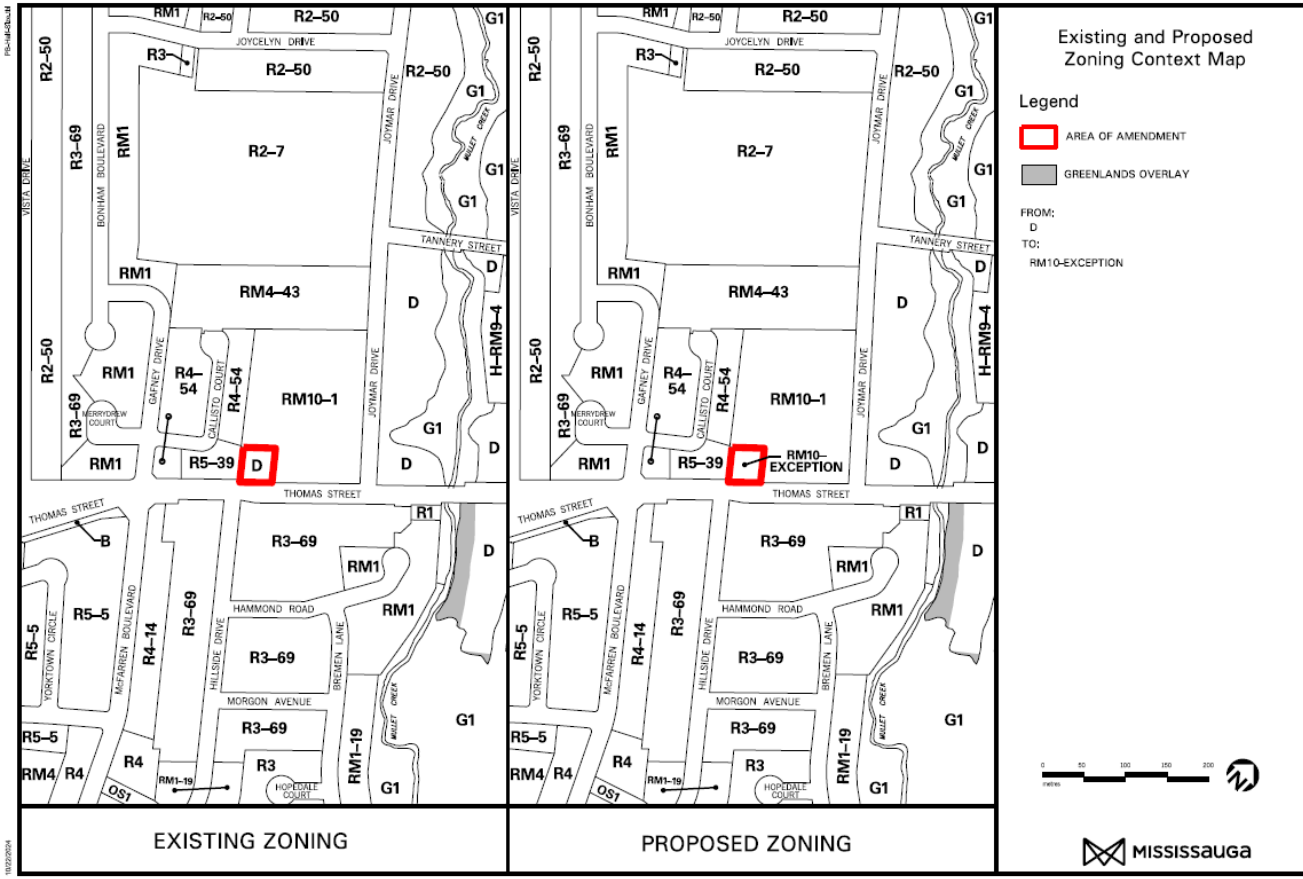
Mississauga Official Plan



Land Use Designation:

- **Residential Medium Density** – all forms of townhouses are permitted
- An official plan amendment is not required to facilitate the proposed development

Rezoning



Existing zones:

- **D** (Development)

Proposed zone:

- **RM10-Exception**
(Back to Back
Townhouse)

Evaluation

- The proposed development conforms with the relevant policies within the Provincial Planning Statement, the Regional Official Plan and the Mississauga Official Plan, including the Streetsville Neighbourhood Character Area
- The proposed land use and building type are permitted by the Mississauga Official Plan - an official plan amendment is not required
- The proposed built form is compatible with the surrounding properties and planned context of the area
- The proposal directs growth to an appropriate location in a neighbourhood, adds to the range of housing in Streetsville and makes more efficient use of the subject lands

Recommendations

1. That City Council endorse the rezoning application for the lands at 86 Thomas Street and direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to participate in the Ontario Land Tribunal (OLT) proceeding in support of the rezoning application; and
2. That the City Solicitor, or their designate, be authorized to prepare final zoning by-law amendment for approval by the OLT, incorporating the holding provision conditions provided in Appendix 2 attached to staff report under File OZ 20-011 W11.