

City of Mississauga

Corporate Report



<p>Date: January 22, 2025</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 24-3 W2</p> <hr/> <p>Meeting date: February 10, 2025</p>
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Subject

RECOMMENDATION REPORT (WARD 2)

Rezoning application to permit 166 four-storey, back to back townhouses in 10 development blocks on a Condominium Road

2620 Chalkwell Close, east side of Winston Churchill Boulevard, north of Truscott Drive and south of Sandgate Park

Owner: 1672735 Ontario Inc.

File: OZ/OPA 24-3 W2

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Zoning By-law 0225-2007 to **RM10-4** (Back to Back Townhouses on a Condominium Road) zone to change the zoning to permit 166 four-storey, back to back townhouses be approved in accordance with the provisions outlined in the staff report dated January 22, 2025 from the Commissioner of Planning and Building.
3. That prior to enactment of the zoning by-law, that the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the zoning by-law amendment 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

- An Official Plan Amendment was approved to amend the land use designation of the property to **Residential Medium Density** by City Council on June 26, 2024 and the associated Rezoning application was referred back to staff for further review.
- This rezoning application is to change the zoning by-law to permit 166 four-storey back to back townhouses in 10 development blocks.
- The applicant has made several revisions to the concept plan including increases to building setbacks to adjacent residential dwellings, providing landscape buffers, providing unobstructed fire access to all dwelling units and incorporating the existing pedestrian connection from Truscott Drive to the subject site.
- In accordance with Provincial, Regional and local planning policies, staff are satisfied with the changes to the concept plan and find them to be acceptable from a planning standpoint and recommend that the Rezoning application to permit 166 back to back townhouses on the subject lands be approved.

Background

On June 25, 2024, an Information Recommendation Report was presented to Planning and Development Committee (PDC) recommending approval of an Official Plan Amendment application and an alternative approval for the proposed rezoning application on the subject property under File OZ/OPA 24-3 W2, by 1672735 Ontario Inc. to permit a land use designation of **Residential Medium Density** and **RM11-Exception** (Back to Back Townhouses on a CEC Road) zone.

PDC passed recommendation PDC-0024-2024 which was subsequently adopted by Council on June 26, 2024. Ten oral delegations were made by members of the community in response to the applications.

PDC-0024-2024

1. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Official Plan to **Residential Medium Density**, be approved in accordance with the provisions outlined in the staff report dated June 5, 2024 from the Commissioner of Planning and Building.
2. That ten oral submissions be received.

A motion to refer the rezoning application back to staff for further review was carried (PDC-recommendation PDC-0025-2024).

PDC-0025-2024

1. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Zoning By-law 0225-2007 to RM11-Exception (Back to Back Townhouses on a CEC Road) zone to change the zoning to permit 180, three-storey, back to back townhouses be referred back to staff for further review.

The purpose of this report is to provide a recommendation to Planning and Development Committee (PDC) on the rezoning application following an update to the proposed development and rezoning application. Appendix 2 contains the former concept plan.



Revised Concept Plan

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made the following changes to the proposed concept plan:

- Revised road configuration to eliminate the greater than 45 m (147.63 ft.) path of travel to allow fire access routes to all dwelling units
- Increased setback to Sandgate Park property line
- Increased height of the townhouses (total height of 13 m (42.6 ft.))
- Increased building setbacks from the existing adjacent residential dwellings
- Provision of landscape buffers to allow for tree planting around the periphery of the property
- Provision of pedestrian access to the proposed development from Truscott Drive

A consequence of these changes to the site layout has decreased the number of townhouses from 180 to 166 dwelling units.

The applicant has also specified the tenure of the proposed development to be a standard condominium which requires a change to the proposed zoning category to the **RM10-4** (Back to Back Townhouses on a Condominium Road - Exception). While this reflects a change to the proposed zone category, the built form remains consistent with the first submission of the rezoning application.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject property advising of the proposed applications. All property owners within 120 m (393 ft.) were notified of the applications on May 7, 2024. Supporting studies were posted on the City's website at <https://yoursay.mississauga.ca/oz-opa-w2-2620-chalkwell-close>. A virtual community meeting was held by Ward 2 Councillor, Alvin Tedjo, on November 21, 2023. The public meeting was held on June 25, 2024 in City Hall Council Chambers. Responses to issues raised at the public meeting and from written correspondences received can be found in Appendix 4. Notice of the revised rezoning application was circulated to individuals as requested following the public meeting.

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 Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, replacing the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe. This new policy statement marks a significant shift in Ontario's land use planning by consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit supportive communities. The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planned public infrastructure. The *Planning Act* instructs municipalities to make planning decisions that are consistent with the Provincial Planning Statement.

A detailed Planning Analysis is found in Appendix 1. The application is consistent with the Provincial Planning Statement and conforms to the Region of Peel Official Plan and Mississauga Official Plan. The application has been found to be acceptable based on the following:

- The revised concept plan reflects a built form that is compatible with the surrounding neighbourhood and proposes sufficient building setbacks and landscaped areas to mitigate impacts to adjacent dwellings
- The proposed development will include landscape buffers to support transition from the townhouses and decrease overlook and privacy concerns
- All dwelling units have unobstructed fire route access as required by the Ontario Building Code (OBC).

(a) Zoning By-law

The applicant is proposing to rezone the property from **R2** (Detached Dwellings) to **RM10-4** (Back to Back Townhouses on a Condominium Road – Exception) to permit 166 townhouses in 10 development blocks. A table with the detailed zoning regulations of the proposed **RM10-4** (Back to Back Townhouses on a Condominium Road - Exception) zone can be found in Appendix 3.

Strategic Plan

The application is 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

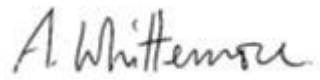
Council previously approved the associated Official Plan Amendment to allow for the development of back-to-back townhouses on this property. The concept plan has since been revised to allow for appropriate transition from the proposed townhouses to adjacent properties with increased building setbacks, implement landscape buffers and accommodate the existing pedestrian connection from the property to Truscott Drive where there are local MiWay transit stops. Increased fire safety measures are proposed in accordance with best practices to support one access point to the site.

The proposed concept plan is acceptable from a planning standpoint and should be approved. Staff have no objection to the approval of the rezoning application.

Attachments

- Appendix 1: Detailed Planning Analysis
- Appendix 2: Initial and Revised Concept Plans
- Appendix 3: Proposed Zoning Regulations

Appendix 4: Information Recommendation Report



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

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