

51 & 57 Tannery Street and 208 Emby Drive

Public Meeting Recommendation Report
NYX Tannery LP

Planning and Development Committee – March 3, 2025

Subject Lands



Aerial image of lands at 51 & 57 Tannery Street and 208 Emby Drive

Subject Lands



Existing site condition looking south from Tannery Street

Subject Lands



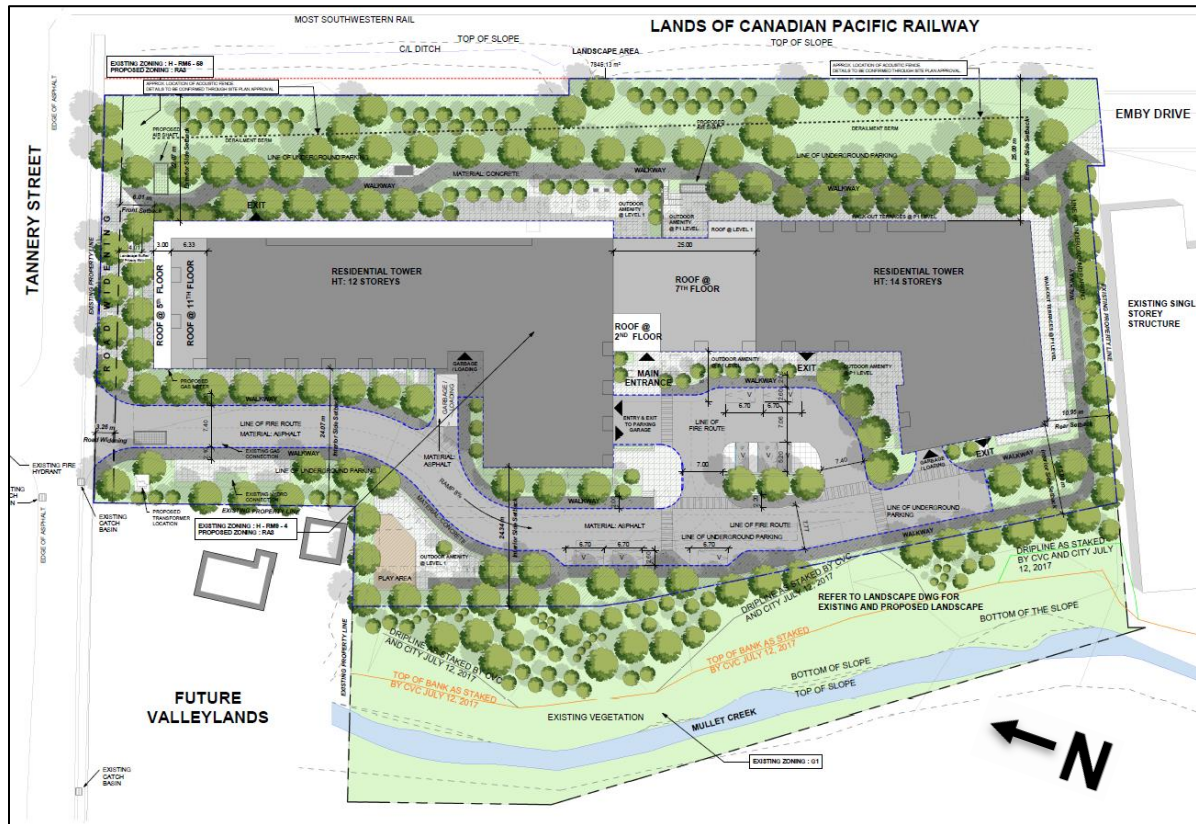
Existing site condition looking southwest from Tannery Street

Area Context



To the north of the subject lands:
seven storey retirement residence and Rutledge Road connection

Proposal and Concept Plan



- Official Plan Amendment and Rezoning applications to permit a 12 to 14 storey apartment building connected by a six storey podium
- Access off Tannery Street via private driveway
- Underground parking garage
- At grade outdoor amenity areas

Proposal and Concept Plan

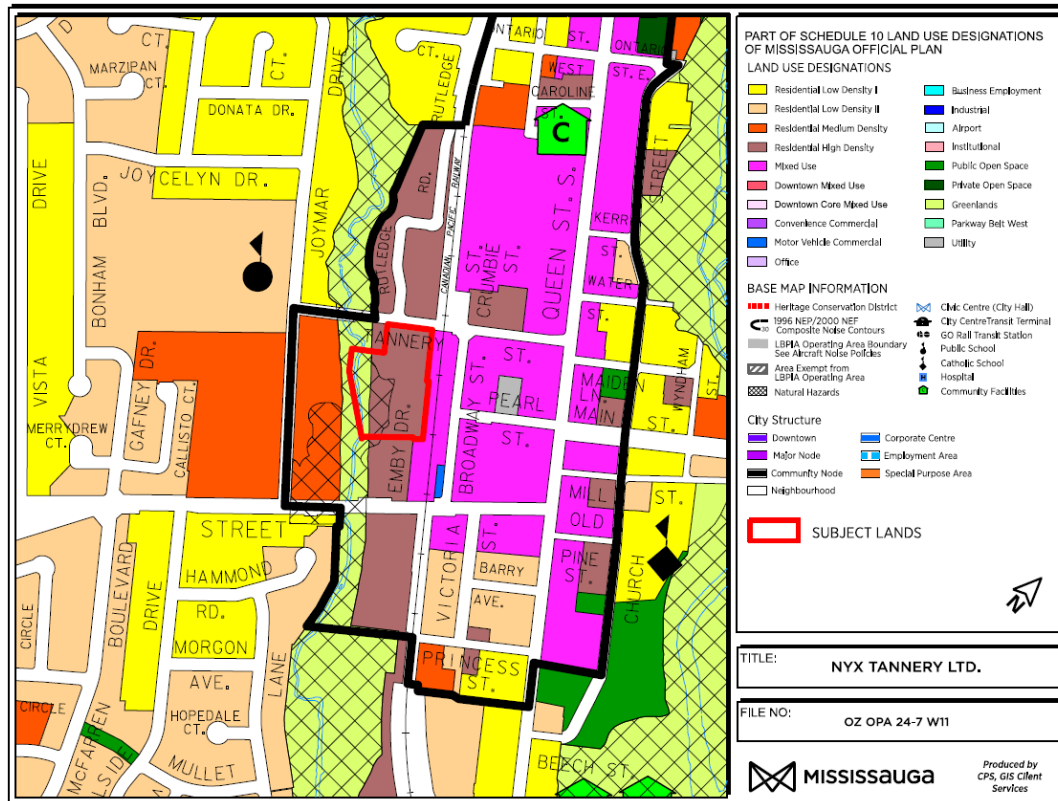


Applicant's Building Perspective
– View from Tannery Street

Background

- Application timeline:
 - *July 17, 2024* – Application deemed complete
 - *October 22, 2024* – The proponent emailed a “Planning Justification Addendum Letter” to City Planning Staff proposing certain design changes
 - *November 18, 2024* – The proponent appealed the City’s non-decision to the OLT
 - *March 3, 2025* – Public Meeting and Information Report received by PDC
 - *March 4, 2025* – Case Management Conference scheduled on this date

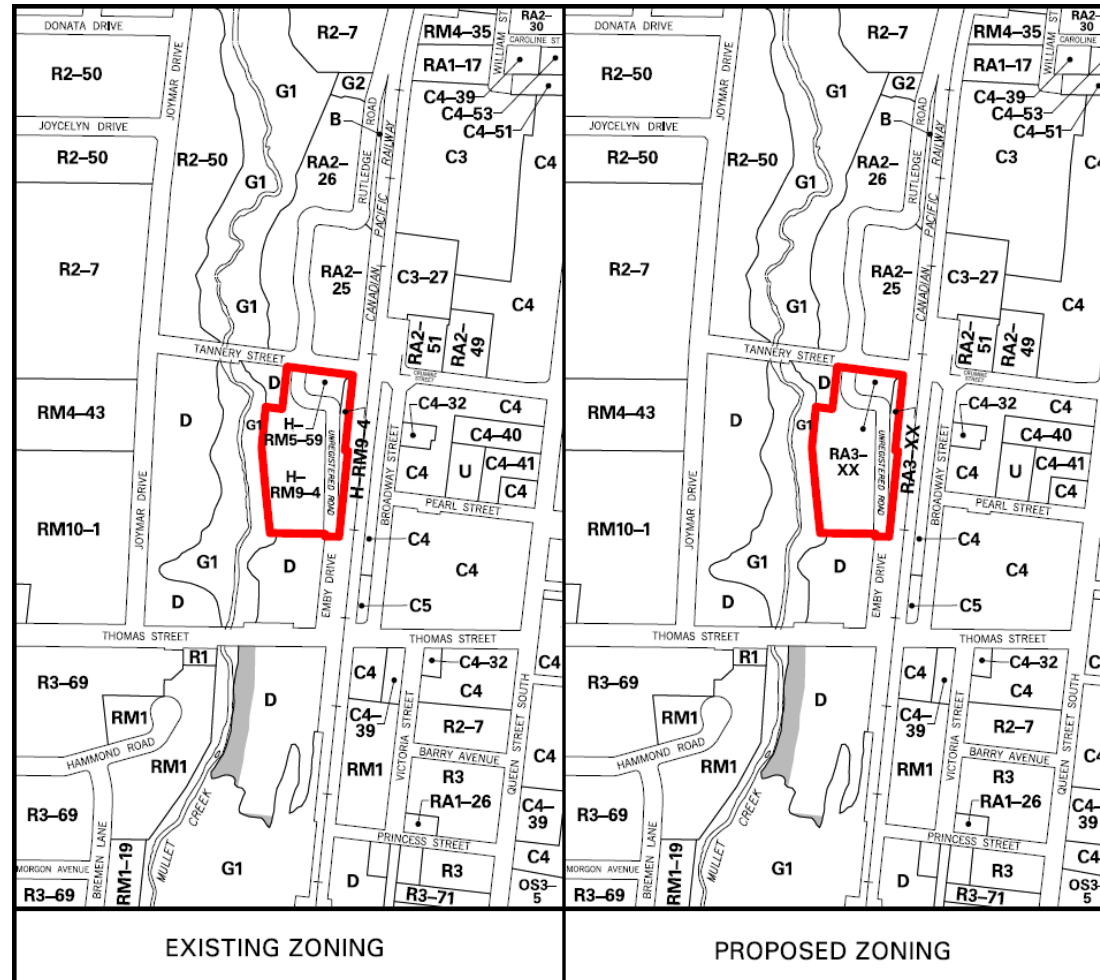
Mississauga Official Plan



Land Use Designation:

- **Residential High Density** – apartment dwelling and all forms of townhouses are permitted
- Character Area policies establish maximum height of 6 to 7 storeys, FSI of 1.8 and supports provision of a public road over the site
- An official plan amendment is required to facilitate the proposed height and density and provision of a driveway with a public easement

Rezoning



Existing zones:

- **H-RM5-59** (Street Townhouses – Exception 59)
- **H-RM9-4** (Stacked Townhouses - Exception 4)

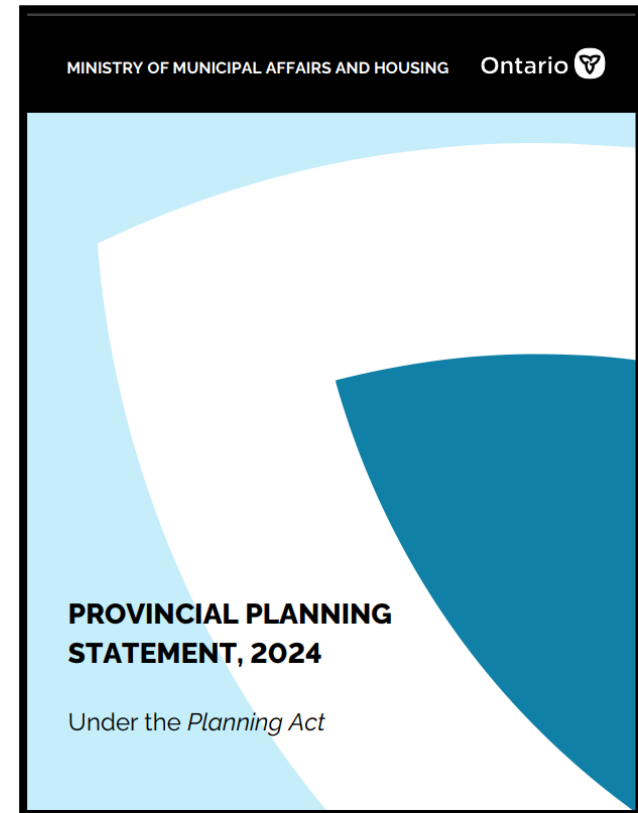
Proposed zone:

- **RA3-Exception** (Residential Apartment - Exception)

Evaluation – Provincial Planning Statement

- ✓ Accommodates a range of housing options and densities in appropriate location for high density growth
- ✓ Efficient use of land for residential intensification
- ✗ Does not adequately support the coordination of infrastructure planning with growth management, connectivity and use of existing and planned transportation infrastructure
- ✗ Lack of justification to support the height and density to reflect appropriate development standards

While the proposed development is consistent with some PPS policies which encourage intensification and the delivery of new housing, the applications, as submitted, are not consistent with the PPS.



Evaluation

- Provincial, Regional, and Local planning policies support intensification on the site and high density residential development has merit
- However, the proposed development is not supportable from a planning perspective and Staff recommend refusal of these applications
- This recommendation is based on various factors including outstanding information related to servicing, transportation, rail safety, impacts on adjacent lands and other matters to be addressed through technical studies
- The proposed maximum height and density represents a significant departure from the local policy framework and justification remains outstanding
- Compatibility considerations in the context of surrounding built form and local policy framework for Streetsville remain unaddressed
- The proposed height of 12 to 14 storeys is not supportable at this time

Next Steps

- A case management conference has been scheduled for Tuesday, March 4, 2025
- Staff require direction from the Committee prior to attending the OLT