

City of Mississauga

Corporate Report



<p>Date: February 12, 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 files: OZ/OPA 24-8 W11 / 21T-M 24-4 W11</p> <hr/> <p>Meeting date: March 3, 2025</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment, Rezoning and Subdivision applications to permit a phased redevelopment of the existing commercial plaza consisting of five mixed use buildings which includes eight towers, with heights ranging from two to 15 storeys, new public roads and new public and private open space

120, 128, 142, 154, 158 Queen Street South and 169 Crumbie Street

West Side of Queen Street South, south of Britannia Road West, North of Thomas Street

Owner: Dezen Realty Company Limited

Files: OZ/OPA 24-8 W11 and 21T-M 24-4 W11

Recommendation

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal hearing on the subject applications under File OZ/OPA 24-8 W11 and 21T-M 24-4 W11, Dezen Realty Company Limited, 120, 128, 142, 154, 158 Queen Street South and 169 Crumbie Street to permit a phased redevelopment of the existing commercial plaza consisting of five mixed use buildings which includes eight towers with heights ranging from two to 15 storeys, new public roads and new public and private open space in support of the recommendations outlined in the report dated February 12, 2025 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision are not acceptable from a planning standpoint and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Ontario Land Tribunal hearing process, however, if there is a potential for settlement then a report shall be brought back to Council by Legal Services.

Executive Summary

- The applications are to amend the official plan and the zoning by-law and to permit a plan of subdivision to allow a phased redevelopment of the existing commercial plaza consisting of five mixed use buildings which includes eight towers with heights ranging from two to 15 storeys, new public roads and new public and private open space.
- The official plan amendment, rezoning and draft plan of subdivision applications have been appealed to the Ontario Land Tribunal (OLT) by the applicant for the Council's non-decision. A pre-hearing conference has been scheduled for March 18, 2025
- Provincial, Region and Local planning policies support intensification on the site. While some form of mixed use redevelopment can be supported, the applications, in their current form, are not supportable from a planning perspective.
- The subdivision application only applies to the first phase of the development. This results in an incomplete road network that does not allow for the safe and efficient movement of vehicles (including emergency and service vehicles). The applicant is proposing a servicing concept that requires a significant amount of infrastructure to be planned and constructed for all phases of the development. The applicant is attempting to retain the existing function of the site but has not adequately demonstrated how this can be accomplished.
- The proposed Official Plan Amendment, which considers the entire site, is not appropriate from a land use planning perspective. The applicant has not confirmed the retention or provision of an adequate amount of non-residential space on site. The distribution of height and density needs to be justified and/or revised to improve the transition to neighbouring properties and to reinforce the existing Streetsville Main Street character. Additional detail is required regarding the feasibility of the proposed public park and private market square. There are numerous easements that traverse the property which must be relocated in order to implement the concept plan.
- The proposed rezoning only applies to the first phase of the development. The proposed zoning standards result in an undesirable built form that significantly decreases the development potential of the adjoining hold out property on Queen Street South, as well as an incomplete streetscape condition that is not consistent with the vision set out in the Official Plan.
- Staff require direction from Council to attend the OLT proceeding in connection with the applications and in support of the recommendations outlined in this report

Background

Official plan amendment, rezoning and draft plan of subdivision applications were deemed complete on June 17, 2024 and subsequently circulated the City departments and external agencies for technical comments. A detailed comment package was released to the applicant

on August 16, 2024, with a request to file a resubmission which addresses comments, in addition to an offer from staff to facilitate various discipline specific discussions that could advance the applications forward.

On October 31, 2024, the owner appealed the applications to OLT for non-decision and a pre-hearing date has been scheduled for March 18, 2025.

The purpose of this report is to establish the City's position on the applications and make a recommendation to Planning and Development Committee (PDC) on the applications and to seek direction with respect to the appeal.

Present Status

1. Site Information

(a) Site Location and Description

The site is located on the west side of Queen Street South, north of Thomas Street and South of Britannia Road West, in the Streetsville Community Node Character Area.

The site is an assembly of three parcels of land which create an irregularly shaped parcel with primary frontage on Queen Street South, and additional frontage and accesses to William Street and Crumbie Street. The site is generally flat with minimal vegetation. The site is currently developed with six commercial structures. There are two large, multi-tenant commercial buildings containing a variety of neighbourhood commercial uses and small businesses, including a Tim Hortons, an automotive repair building, a heritage designated building occupied by a restaurant, and a small kiosk utilized by the property owner as an office. The development site surrounds a property with a commercial building located at 136 Queen Street South under different ownership. This property is not part of this development proposal.



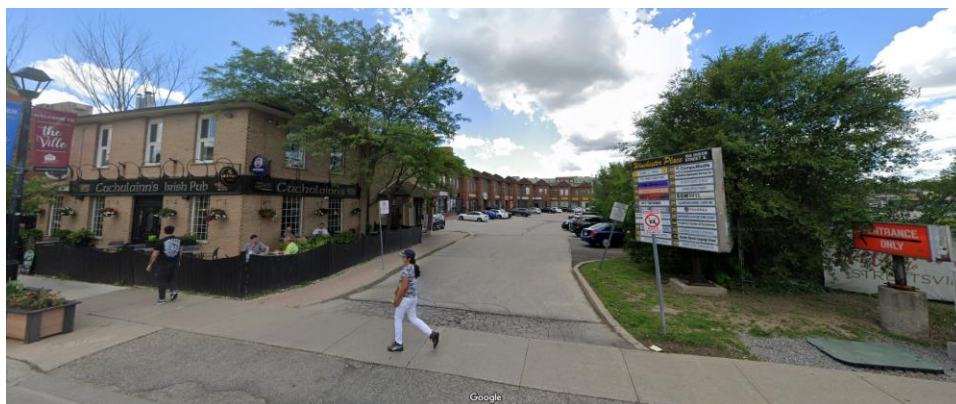
Aerial Photo of 120, 128, 142-148, 154 and 158 Queen Street South and 169 Crumbie Street

Originator's files: OZ/OPA 24-8 W11 / 21T-M 24-4 W11

Property Size and Use	
Frontages:	
Queen Street South	185.9 m (610 ft.)
William Street	35.1 m (115.1 ft.)
Crumbie Street	9.1 m (29.9 ft.)
Depth:	181.7 m (622.3 ft.)
Gross Lot Area:	4.2 ha (10.4 ac.)



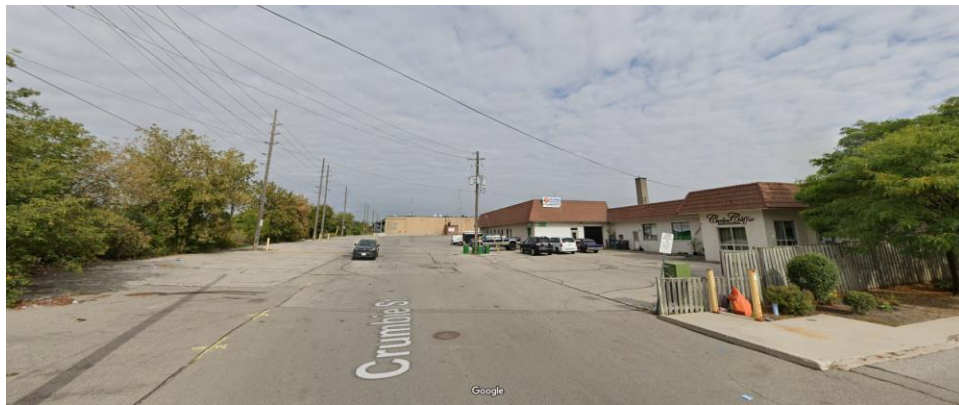
Google Maps 3D image of Existing Site Condition (looking east)



**Google Maps Image of Existing Site Condition
(view looking west from Queen Street South, south end of site)**



**Google Maps Image of Existing Site Condition
(view looking west from Queen Street South, north end of site)**



**Google Maps Image of Existing Site Condition
(view looking north from Crumie Street access)**



**Google Maps Image of Existing Site Condition
(view looking south from William Street access)**

2. Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ/OPA 21-14 W11 – 8, 10 and 12 Queen Street South, 16 James Street, and 2 William Street – Approved for an eight storey mixed use building in April 2024
- OZ/OPA 22-9 W11 – 21-51 Queen Street North – Approved for a nine storey mixed use building in April 2024 (approval issued by OLT)
- OA/OPA 24-7 W11 – 51 and 57 Tannery Street and 208 Emby Drive – In process applications to permit 12 and 14 storey apartment buildings (appealed to OLT for non-decision)
- SP 21-80 W11 – 31 Queen Street South – In process application to permit a three storey mixed use building
- SP 23-1 W11 – 29 Queen Street South – In process applications to permit a two storey mixed use building

3. Official Plan

The lands are located within the Streetsville Community Node Character Area and are designated **Mixed Use**. The lands are located within Special Site 6. The **Mixed Use** designation in Special Site 6 permits residential apartment buildings ranging in height from three (3) to seven (7) storeys with commercial uses on the ground floor. Special Site 6 also includes policy which requires the implementation of a connecting public road network linking Queen Street South with Crumbie Street and William Street, as well as the conveyance of land to the City for recreational and library purposes.

Community Nodes are identified as Intensification Areas in Mississauga Official Plan and are intended to be the focus of intensification within the City. Additionally, Queen Street South is identified as a Corridor in the Mississauga Official Plan.

Refer to Appendix 1 for the existing Official Plan map and the Official Plan map proposed by the applicant.

The subject property is located within 800 m (2,625 ft.) of the Streetsville GO Station and, therefore, is located within a Planned Major Transit Station Area (Planned MTSA). The boundaries for the Streetsville GO Station MTSA will be delineated through a future municipal review. Until such time, the existing policies of the Official Plan pertaining to height and density continue to apply.

4. Zoning

The subject property has multiple zones which permit a variety of uses, summarized as follows:

The large multi-tenant commercial building and associated parking area is zoned **C3** (General Commercial), which permits retail uses, service uses, office uses, hospitality uses,

entertainment and recreational uses, and university/college uses.

The motor vehicle repair building and associated parking area is zoned **C3-27** (General Commercial – Exception), which permits a Motor Vehicle Repair Facility – Restricted, in addition to the uses permitted in the **C3** zone.

The frontage of the subject property along Queen Street South is zoned **C4** (Mainstreet Commercial) which permits retail uses, service uses, office uses, some hospitality uses, entertainment and recreational uses, university/college uses, parking lots, and apartments and dwelling units above the first storey of a commercial building.

Refer to Appendix 1 for the existing and proposed Zoning.

5. Proposed Development



Perspective Rendering of Proposed Development

(a) Description

The applicant proposes to develop the property with five mixed use buildings which include eight towers ranging in heights between two (2) and 15 storeys, new public roads and new public and private open space.

The applicant proposes to undertake this development through multiple phases and has filed an Official Plan Amendment to redesignate the entire site to permit the proposed concept plan, and a rezoning application to permit the first phase of the development. The

rezoning application includes the two, 13 storey mixed use buildings fronting Queen Street South (the easternmost development area).

The development concept plan introduces a modified grid of public streets including a southbound extension of William Street, a northbound extension of Crumbie Street, and two east-west streets that intersect with Queen Street South. The proposed street pattern divides the property into four development areas which the applicant proposes to build out in phases.

The first phase is the easternmost development area which surrounds the hold out property located at 136 Queen Street South. This block proposes two, 13 storey mixed use buildings. These buildings would include non-residential uses at grade along Queen Street South, offices on the second storey, and residential uses occupying the remainder of the buildings.

The second phase is the southernmost development area consisting of the existing heritage designated building currently occupied by restaurant uses, a privately owned public open space referred to as the Market Square, and a 15 storey residential apartment building.

The third phase is the westernmost development area which consists of a large building comprised of four residential towers with heights of 10, 12, 15 and 15 storeys connected with a six storey podium. A two storey, above ground parking garage is proposed to be incorporated into the building, immediately adjacent to the railway corridor. The above ground parking structure is proposed to function as a crash wall and railway buffer.

The fourth and final phase is the northernmost development area which consists of a public park adjacent to the Streetsville Library, as well as an 8 storey mixed use building which fronts Queen Street South.

A draft plan of subdivision application has been submitted to create the development block associated with this first phase of the development, as well as a portion of the proposed public road network required to provide access to the first phase.

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/oz-opa-24-8-w11>

(c) Green Development Initiatives

The applicant has stated that the development will meet the requirements of the City of Mississauga Green Development Standards but has not provided details on any specific initiatives or site features.

(d) Urban Design Advisory Panel

The application was reviewed by the Urban Design Advisory Panel on October 23, 2023. The Urban Design Advisory Panel is an advisory body and makes recommendations to staff for consideration.

Comments

The following section summarizes the matters that were considered in developing the Planning and Building Department's position on the applications.

1. Reason for Applications

The proposed development does not conform with the current Official Plan designation or zoning. Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are required to implement the proposal.

The Official Plan Amendment as proposed will replace the existing Special Site 6 policies with new special site policies that establish building heights consistent with the concept plan as well as criteria for future increases to the building heights, while retaining the current policy regarding requirements for a public road network and land dedication adjacent to the existing Streetsville Library.

The zoning by-law amendment as proposed, applies to the first phase of the development and will change the zoning from **C3** (General Commercial) and **C4** (Mainstreet Commercial), to an **RA4-Exception** (Apartment-Exception) zone to permit the two, 13 storey mixed use apartment buildings fronting onto Queen Street South. The proposed zoning includes reductions to parking and amenity area standards as well as some building setbacks. The applicant proposes that future rezoning applications will be submitted in support of the remaining phases.

The subdivision application, as proposed, establishes a portion of the new public road and separates the first phase of the development from the remainder of the development lands. The applicant has suggested that the remainder of the lands will be subdivided in accordance with the phased concept plan.

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 the required 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 *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement and conform with the applicable provincial plans and the Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and assessed in the context of the proposed development applications. The following section summarizes applicable policy and regulatory documents that are relevant in the review of the applications.

(a) Provincial Planning Statement, 2024

The new *Provincial Planning Statement, 2024* came into effect on October 20, 2024. Any decision on planning matters made on or after the effective date are subject to the new policies.

The new PPS combines policies from the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe to support development and increase housing supply across the province, align development to infrastructure to build a strong and competitive economy that is investment ready, foster long term viability of rural areas, and protect agricultural lands, the environment, public health and safety.

The new PPS requires municipalities to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents, and to support intensification and redevelopment to support the achievement of complete communities.

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 policies below:

- Section 2.2 of the new PPS includes policies that promote an appropriate range and mix of housing options to meet projected needs of current and future residents along with densities for new housing that efficiently use infrastructure, public service facilities and support active transportation.
- Section 2.3 of the PPS states that planning authorities should ensure that development within designated growth areas is orderly and aligns with the timely provision of infrastructure and public service facilities.
- Section 2.4 of the new PPS requires municipalities to direct growth to Strategic Growth Areas in a manner that accommodates significant population growth, ensuring for a built form that is appropriate in type and scale and transitions to adjacent areas.

The proposed development does not meet the intent of the PPS because the development does not align with the timely provision of infrastructure and public service facilities, nor does it provide appropriate transition to adjacent areas. This requirement is best and most appropriately done via a comprehensive plan of subdivision application that includes the entire development site.

(b) Regional Official Plan

General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The proposed development does not require an amendment to the Regional Official Plan.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Streetsville Community Node Character Area, to permit five mixed use buildings with eight towers ranging in heights between two and 15 storeys, new public roads and new public and private open space. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

(i) Scope of Applications and Phasing of Development

Application to Amend the Official Plan

The Official Plan contains policy direction which encourages the orderly development of land.

Chapter 5 requires development to be phased in accordance with the provision of community infrastructure and other infrastructure.

Chapter 9 provides direction with respect to assembly of land to prevent hold out properties, as well as consolidation of access points and shared parking, service areas and driveway entrances. It also states that applicants may be required to provide plans showing how a site may develop with surrounding lands.

Chapter 9 also requires development along principle streets to provide a continuous building frontage that establishes continuity from one property to the next, with minimal gaps. The concept plan does not consider the eventual development of 136 Queen

Street South or the requirement for a continuous building frontage on Queen Street South.

Further and with respect to matters of orderly development, the subject lands are encumbered by several utility easements. The applicant has not provided information on how these easements and associated infrastructure could be released and relocated from the property. The current location of these easements and utilities preclude the development of land in accordance with the concept plan proposed by the applicant. For example, the two storey above ground parking structure that would provide parking and also serve as the protective railway crash wall for the site cannot be constructed on top of existing utilities and easements.

Redevelopment of Mixed Use sites in Community Nodes that result in a loss of commercial floor space must demonstrate that the planned function of the commercial component of the site will be maintained after redevelopment. While the commercial plaza is proposed to remain in place in the interim, the proposal results in a significant loss of commercial floor area without replacement.

The applicant has not provided sufficient justification for the reduction in overall non-residential GFA for the entirety of the site.

From a public realm perspective, the concept plan proposed under the Official Plan Amendment results in a parkland dedication yield of 0.42 hectares (1.04 ac.), however the applicant is only providing 0.1 hectares (.25 ac.) of unencumbered parkland. A parkland deficiency exists within the Streetsville Community Node Character Area of 1.2 hectares (2.97 ac.) (2021). Given the proposed densities and increase in population, additional publicly accessible unencumbered parkland is required. Staff have asked the applicant to expand the size of the park or to ensure that the proposed market square associated with the southernmost development block is dedicated to the City as public, unencumbered parkland.

The proposed loading areas and parking ramps encroach onto the proposed parking and create an undesirable built form featuring exceptionally wide vehicular entrances and challenging pedestrian environment. The locations of residential building entrances and vehicular drop offs also result in an undesirable built form.

The Official Plan Amendment is not appropriate from a planning perspective.

Application to Amend the Zoning By-law

The rezoning application only encompasses the proposed 13 storey buildings which front Queen Street South and surround the hold out property.

Staff are not satisfied that the proposed zoning by-law amendment for Phase 1 is appropriate because of the implications to the developability of surrounding lands, appropriateness of the building heights, and reduced performance standards.

The siting of buildings and general layout of the first phase of development surrounds and substantially impacts the redevelopment potential of the hold out property at 136 Queen Street South. Staff have suggested that the applicant pursue acquisition of these lands or redesign the buildings to provide an access easement to the rear lot line of the hold out property for future access on to the proposed William Street extension. Staff have also asked the applicant to demonstrate how these lands could be redeveloped in the future.

Notwithstanding impacts to adjacent properties, the land subject to the rezoning application does not provide for adequate setbacks along Queen Street South which would result in an inadequate pedestrian-oriented municipal boulevard and site triangles. It is staff's opinion that the proposed 13 storey towers are too tall for the Queen Street South frontage. They are not consistent with the Streetsville Mainstreet character nor compatible with the existing built form.

Staff have also identified concerns with the proposed amount of parking, amenity space and landscaping requirements.

Draft Plan of Subdivision Application

The current draft plan of subdivision does not allow for the orderly development of the lands.

The proposed right of way is not wide enough to facilitate two-way vehicular traffic and does not include an interim traffic turning circle required by the City and Region for fire and garbage vehicles.

The infrastructure required to construct the proposed first phase of development is proposed to be built on the adjoining plaza lands that are not part of the subdivision, resulting in public infrastructure proposed on private property. Further, the applicant proposes interim servicing measures that do not have regard for the ultimate servicing plan proposed for the concept plan filed under the Official Plan Amendment.

The land subject to the plan of subdivision and corresponding zoning by-law application do not contemplate an interim condition for the remainder of the plaza lands, resulting in an unacceptable condition where drive aisles associated with the retained lands occupied by the shopping plaza have direct access to the proposed public road.

A comprehensive draft plan of subdivision is required for the entire site, to create lots and blocks for residential and commercial lands, public parks, roads, heritage uses and servicing. The plan should also serve to establish an acceptable phasing plan and include appropriate milestones for construction of required municipal infrastructure.

Staff have asked the applicant to expand the scope of the application to the entirety of the subject property so that roads, parks, servicing and development and heritage blocks can be reviewed comprehensively. The applicant has not agreed to staff's request.

(ii) Directing Growth within the City Structure

The Mississauga Official Plan establishes a clear city structure based on a hierarchy of character area typologies.

Community Nodes are identified as Intensification Areas in Mississauga Official Plan and are intended to be the focus of intensification within the City. Additionally, Queen Street South is identified as a Corridor in the Mississauga Official Plan. Development along corridors should be compact, mixed use and transit supportive. Development in Community Nodes is required to be of a form and density that complements the existing character of historical Nodes or that achieve high quality urban environments.

The proposed building heights of 15 and 13 storeys are significantly taller than what is currently permitted in the Official Plan and would set a precedent for Streetsville. The majority of buildings that front Queen Street South in the immediate vicinity range in heights of one to three storeys. The proposed 13 storey tower on Queen Street South would not be consistent with the established character of the Node. Further, the applicant has not provided detailed building elevations to demonstrate that the overall design of the buildings are sensitive to the existing and planned character of the Node.

The shadow study provided by the applicant indicates that a portion of the proposed street network will not meet the City's sunlight access standards. Staff have recommended reducing or redistributing the proposed building heights to a lower height that would provide a better transition to the surrounding community and be more compatible from a sun/shadow perspective.

Generally, staff consider the site appropriate for residential intensification provided there is a mixed use component, appropriate building heights, good transition to surrounding properties and adequate transportation, servicing, and community infrastructure to accommodate additional development.

(iii) Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure not adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and inadequate sanitary sewer capacity to service this site, and that off site upgrades are required to facilitate the development.

The following community services are located in proximity to the site:

- Streetsville Library
- Streetsville Memorial Park (which includes Vic Johnston Area)
- Streetsville Village Square

The site is located 800 m (2,625 ft.) from the Streetsville GO Station.

The following major MiWay bus routes currently service the site:

- Route 44 – Mississauga Road.

There is a transit stop on Queen Street South directly in front of the site.

The applicant will need to construct new services and infrastructure, including roads, regional services and city services to accommodate the proposed concept plan. The first phase of development requires infrastructure upgrades which are not included in the scope of the corresponding subdivision application.

3. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on June 17, 2024. The following section summarizes the comments received.

(a) Region of Peel

Comments dated September 24, 2024 indicate that prior to Draft Plan Approval, the Region requires a satisfactory Functional Servicing Report (FSR). The Region is in receipt of the FSR, revised by C.F. Crozier and Associates in August 2024.

Following capacity modelling, there appears to be adequate water servicing and inadequate waste water servicing. Upgrades to waste water infrastructure will be required to facilitate the development. Waste management collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. The Region will continue to review future submissions to ensure the development remains compliant with the Regional waste standards. Following Draft Plan Approval, the Region will require a satisfactory Engineering Submission and draft plan conditions to be fulfilled through a subdivision agreement.

(b) City Transportation and Works Department

Technical reports, plans, studies and drawings have been submitted to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance are in accordance with City requirements and can be satisfactorily addressed to confirm the feasibility of the project.

Based on a review of the technical materials submitted to date, staff are not satisfied with the details provided and cannot confirm the engineering feasibility of the development proposal. Furthermore, the scope of works should be expanded to include the limits of the entire proposed lands as part of the draft plan of subdivision. The following technical matters remain outstanding:

Stormwater

An FSR and Stormwater Management Report prepared by C.F. Crozier & Associates Inc., dated March, 2024, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include new infrastructure and/or on-site stormwater management controls.

In order to accommodate storm water flows from the developed site, the 375 mm (14.75 in.) storm sewer located on Queen Street South would need to be upsized to accommodate the flows coming from the development. Furthermore, the servicing works along proposed Street 'B' and connection to the existing storm network will create an outlet into a sub-standard condition which is unacceptable per the Transportations and Works Department requirements. Further information will be required to confirm the feasibility of the required storm sewer sizing. To address Low Impact Design (LID), the consultant has proposed permeable pavers.

The applicant is required to provide further technical information to:

- demonstrate the feasibility of the proposed storm sewer system; and
- demonstrate that the 5 mm (0.2 in.) water balance through LID will be achieved
- demonstrate that there will be no impact on the existing drainage system including how groundwater will be managed on site

Traffic

A Transportation Impact Study (TIS), prepared by Crozier Consulting Engineers and dated March, 2024, was reviewed by staff. Based on the information provided to date, staff are not satisfied with the study and are requesting that the scope of the subdivision application be expanded to include all required municipal roads.

The applicant is further required to provide the following information as part of subsequent submissions, to the satisfaction of the City:

- An updated TIS addressing all staff comments
- Additional turning movement diagrams to evaluate the internal site circulation and access points
- A review of the driveway accesses to ensure the adjacent municipal roads and the internal driveway can operate efficiently and safely
- The inclusion of the future property lines to accommodate the required public roads and daylight triangles
- A response addressing any traffic concerns from the community related to the proposed development

- The inclusion of a temporary turning circle(s), as an interim condition, for any dead-end roads within the proposed development to ensure vehicles, garbage collection, fire and emergency services vehicles, snowplows, streetsweepers, and other maintenance vehicles can be accommodated
- An updated right-of-way package to assist in confirming the appropriate widths for the proposed public roads
- A functional design to confirm the feasibility of the Crumbie Street extension
- A conceptual drawing demonstrating how access to 136 Queen Street South may be achieved upon future redevelopment.

Environmental Compliance

A Phase One Environmental Site Assessment (ESA) dated March 4, 2024 and Phase Two ESA, dated July 27, 2023 both prepared by Terrapex have been submitted in support of the proposed development. The following is to be submitted for further review:

- a Record of Site Condition (RSC) and supporting documentation
- As lands are to be dedicated to the City, a letter certified by a Qualified Professional (QP), stating that land to be dedicated to the City is environmentally suitable for the proposed use
- A written document, prepared by a Professional Engineer that includes a plan to decommission the wells or proof of decommissioning
- A written document, prepared by a QP that includes a statement regarding the fill material located on-site is geotechnically and environmentally suitable, or will otherwise be or has been removed
- A written document, prepared by a Professional Engineer that includes a plan to decommission the underground/aboveground storage tank (UST/AST) or proof of decommissioning
- A Remedial Action Plan (RAP) including the details for remediating the development lands/lands to be dedicated to the city
- Upon completion of the remediation, a final clean-up report

Noise

An Environmental Noise Report prepared by Jade Acoustics Inc., dated March 14, 2024, was received for review. The study evaluates the potential impact of environmental noise to and from the development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road and rail traffic, as well as stationary sources. Noise mitigation will be achieved using appropriate architectural elements (external wall, roof, window, and exterior door construction) and the provision of central air conditioning.

The noise report currently accounts for the ultimate condition of the entire site, which does not reflect the application under review (Phase 1 only) and the existing building footprints

and surrounding site conditions. The applicant has also been asked to clarify whether a Ministry of the Environment and Climate Change (MOECC) NPC-300 Class 4 designation is being sought for the entire development site. If the application proceeds as currently proposed (Phase 1 only), the Environmental Noise Report is to be revised to contemplate the interim condition created by the subject development application (Buildings 1A and 1B).

Engineering Plans/Drawings

The applicant has submitted a number of technical plans and drawings (i.e. grading and servicing plans), which are unsatisfactory.

The current subdivision proposal cannot be supported as the scope and limits of the Plan of Subdivision are to be expanded to include all planned municipal roads and ultimate services of the entire proposed development to comprehensively evaluate the construction of the future phases and blocks. The applicant is to also address the following concerns:

- As currently proposed, the municipal road would terminate at the temporary turning circle creating a sub-standard condition.
- The servicing works along Street 'B' and connection to the existing storm network will create an outlet into a sub-standard condition which is unacceptable per the City requirements.
- All existing and proposed easements associated with the development of the entire site must be addressed to further understand the feasibility of constructing the future municipal roads and services. The location of existing easements currently conflict with proposed municipal rights-of-way and services, as well as buildings to be constructed as part of phase 2 and phase 3 of the development.

(c) Park Planning Section

In comments dated October 2, 2024, the Parks and Culture Planning Section, Community Services Department provided the following comments:

The 2022 Parks Plan establishes a parkland provision standard of 1.2 ha (2.96 ac.) per 1000 people. The Streetsville Community Node Character Area currently has a 1.2 ha (2.96 ac.) parkland deficiency and is underserved with 0.4 ha (0.98ac) per 1000 people (2021).

Streetsville Rotary Park (P-375) is directly adjacent of the proposed development which includes amenities such as passive open space and seating, as well as the Streetsville Library. City Staff recommend that a parkland dedication on the subject lands be included as a condition of approval to improve the parkland deficiency in the Streetsville Community Node Character Area. A public park is proposed on the subject property in a future phase, however, the park is undersized to serve the projected population. Staff recommend achieving the maximum unencumbered parkland dedication for the entire site at 10% of

gross area in keeping with the Planning Act to provide adequate public parkland within the deficit Streetsville Community Node Character Area.

To achieve the statutory minimum parkland ratio, Parks and Culture Planning Staff requires a comprehensive Plan of Subdivision to secure unencumbered public parkland as well as policy in the Official Plan outlining the proposed location of parkland to be located within the subject development expanding Streetsville Rotary Park (P-375).

Furthermore, if a balance of parkland dedication remains prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of *the Planning Act* in accordance with City's Policies and Bylaws.

(d) Dufferin-Peel Catholic District School Board and Peel District School Board

Comments from the Dufferin-Peel Catholic District School Board dated June 18, 2024 request that warning clauses be included in all subdivision and/or development agreements stating that sufficient accommodations may not be available for all anticipated students in the neighborhood schools. Preliminary accommodation statistics have been provided by the Board and will be finalized upon receipt of a resubmission which includes revised site statistics.

Comments from Peel District School Board (PDSB) dated June 26, 2024 state that additional information is required to confirm anticipated study population numbers associated with the proposed development, and that PDSB is aware of the increased development within the area, and that this development may result in capacity issues for nearby schools. Warning clauses be included in all subdivision and/or development agreements stating that sufficient accommodations may not be available for all anticipated students in the neighborhood schools.

4. Affordable Housing

Housing supply and affordability within the City of Mississauga is a critical priority. As Mississauga continues to grow, a broad range of housing options and tenures are necessary to fulfill increasing demand.

To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of 2-bedroom units and 3-bedroom units.

For development applications of 50 units or more, the applicant may be required to demonstrate how the application can meet the City's housing objectives and policies, and can contribute to the regional housing unit target of 30 percent of all new housing units being affordable, and that 25 percent of all new housing units be rental tenure.

Beyond secondary market rental units, the applicant has not yet identified any affordable housing component as part of the proposed development.

5. Next Steps

The applicant has appealed these applications to the OLT. A Case Management Conference is scheduled for Marc 18, 2025. The following issues remain outstanding:

(a) Official Plan Amendment

Additional technical information is required to demonstrate the feasibility of the proposed development. More specifically, the following issues need to be resolved:

- Are the heights and distribution of densities appropriate for the site and surrounding area?
- Is the proposed layout feasible from an implementation perspective?
- Satisfactorily addressing all matters pertaining to the hold out property located at 136 Queen Street South with respect to access and establishing a complete street wall along Queen Street South.
- Is the amount of proposed non-residential uses within the proposed buildings fronting Queen Street South adequate?
- Confirmation of which lands will be designated as public open space
- Confirmation that easements at the west side of the property can be released and re-established in order to implement the proposed above ground parking structure
- Receipt of technical information to the satisfaction of all City departments and external agencies.

(b) Rezoning

Additional technical information is required to demonstrate development feasibility. More specifically, the following issues need to be resolved:

- Are the heights and distribution of densities appropriate for the site and surrounding area?
- Improve interface with existing hold out property and provide information regarding how the hold out property can develop should the applications be approved as currently contemplated
- Streetscape feasibility, including ensuring that proposed boulevard improvements are either in City or private ownership, and not straddling the shared property line.
- Increase front yard setbacks to accommodate a functional and desirable streetscape condition and demonstrate regard for surrounding community context.
- Demonstrate that the remainder of the subject lands, including the commercial plaza, can function on an interim basis and during the phased development of the subject property.
- Receipt of technical information to the satisfaction of all City departments and external agencies.

(c) Draft Plan of Subdivision

The proposed plan of subdivision, as submitted, is not acceptable. Staff have asked the applicant to expand the scope of the subdivision application to include the entirety of the site to ensure for orderly development of the property.

Financial Impact

All application fees and development charges paid by developers are strictly governed by legislation, regulations 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.

Engagement and Consultation

There have been three community meetings associated with the development proposal.

A first community meeting was held by the applicant and their consulting team on April 6, 2023. Approximately 200 people attended the community meeting.

A second community meeting was held by Ward 11 Councillor, Brad Butt, on June 28, 2023. Approximately 200 people attended the community meeting.

A third, open house format community meeting was held by Ward 11 Councillor, Brad Butt, on May 16, 2024. Approximately 200 people attended the community meeting.

The following comments have been received by the Planning and Building Department with respect the applications.

Comment

The proposed development does not adhere to the Official Plan, and is too tall, and too dense.

Response

The planning analysis section of this report contains staff comments with respect to Official Plan conformity, and the appropriateness of the height and density proposed. While the development concept plan partially implements the vision of the Official Plan, there are several development issues resulting from the proposed phasing plan, scope of applications, and the height and density proposed.

Comment

The proposed development will increase the amount of traffic in Streetsville

Response

A Traffic Impact Study was submitted and reviewed by staff. The scope of the study excludes the entirety of the development concept plan and therefore, staff are unable to confirm if the existing and proposed road network will function at acceptable levels.

Comment

There are not enough community, commercial and social services to support the development.

Response

The proposed development contemplates additional parkland, however, staff are not satisfied with the proposed dedication. The proposed development increases the amount of residential units and population while decreasing the amount of commercial floor area. Staff are not satisfied with the amount of non-residential floor area contained in the proposal. Social services require non-residential floor space to operate. While the City cannot control what kinds of businesses and services occupy the proposed buildings, ensuring that there is a sufficient amount of non-residential floor area creates an opportunity to support additional social services in the community.

Conclusion

In conclusion, City staff have evaluated the applications to permit a phased redevelopment of the existing commercial plaza consisting of five mixed use buildings with eight towers with heights ranging from two to 15 storeys, new public roads and new public and private open spaces against the *Provincial Planning Statement*, Region of Peel Official Plan and Mississauga Official Plan.

Provincial and local planning policies support intensification of the site. Generally, staff believe the site is underutilized and appropriate for redevelopment.

While the applications do seek to implement the vision of the Official Plan, there are several elements of the proposal that are not acceptable from a planning standpoint.

Staff provided detailed comments to the applicant for their review and consideration. Staff also offered to arrange a series of scoped, discipline specific meetings in an attempt to resolve the numerous outstanding issues identified in the comment package. On October 31, 2024, the owner appealed the applications to OLT for non-decision and a pre-hearing date has been scheduled for March 18, 2025

The development, as proposed, is not acceptable and should be refused for the following reasons:

- The applications represent an incomplete and unacceptable phasing strategy which results in partially planned roads and services, and undesirable impacts to adjacent properties
- Adequate waste water and storm water servicing has not been confirmed
- The proposal represents a significant increase in height and density from the existing and planned height context anticipated in the Official Plan
- Numerous outstanding design and technical issues have not been addressed

In addition, there are numerous other issues identified in this report that have not yet been addressed by the applicant.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Matthew Shilton, MCIP, RPP, Business Advisor and Development Liaison