

# City of Mississauga

# Corporate Report



<p>Date: April 9, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 24-14 W7</p>
	<p>Meeting date: April 28, 2025</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 7)**

**Official Plan Amendment and Rezoning applications to permit six freehold townhouses  
2463 and 2469 Mimosa Row**

**Northeast corner of Floradale Drive and Mimosa Row**

**Owner: Beata Lis, Margaret Lis and Zygmunt Lis**

**File: OZ/OPA 24-14 W7**

## Recommendation

1. That the report dated April 9, 2025, from the Commissioner of Planning and Building for OZ/OPA 24-14 W7, be received for information and that the Planning and Development Committee deem the statutory public meeting requirements of the *Planning Act* to have been satisfied.
2. That the application under OZ/OPA 24-14 W7, 2463 and 2469 Mimosa Row to amend Mississauga Official Plan and Zoning By-law 0225-2007 be referred back to staff to continue working with the applicant, and that staff report back to Planning and Development Committee with a final recommendation on the applications within 120 days of receipt of a resubmission which addresses comments detailed in this report.

## Executive Summary

- The applications are to amend the official plan and the zoning by-law to allow six three storey townhouses on a public road
- Provincial, Region and Local planning policies support intensification on the site. While increased residential density is supported on the subject lands, staff will require more information before a recommendation can be provided

- Staff will continue working with the applicant to address outstanding issues including identification of all existing site conditions, revision of plans to protect the sight triangle at Mimosa Row and Floradale Drive, provision of stormwater and noise mitigation infrastructure and the identification of low impact development strategies to ensure that the proposed land use is functional and compatible with the existing community.

## Background

Official plan amendment and rezoning applications were deemed complete on December 16, 2024, and subsequently circulated for technical comments. A detailed comment package was released to the applicant on January 24, 2025, along 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.

The purpose of this report is to provide information on the applications, lay out a detailed planning analysis and seek comments from the community.

## Present Status

### 1. Site Information

#### (a) Site Location and Description

The site is located on the northeast corner of Floradale Drive and Mimosa Row, west of Hurontario Street, in the Downtown Hospital Character Area.

The site is an assembly of two parcels of land with primary frontage on Mimosa Row. The site topology is generally flat with minimal vegetation. There are detached dwellings located on each of the two parcels, which are currently occupied. Bordering the property to the north and east is a commercial plaza.



Aerial Photo of 2463 and 2469 Mimosa Row

Property Size and Use	
Frontage:	36.1 m (118.4 ft.)
Depth:	33.2 m (108.9 ft.)
Gross Lot Area:	0.14 ha (0.36 ac.)



Photo of Existing Site Condition (view looking east from Mimosa Row)



**Photo of Existing Site Condition (view looking south from Mimosa Row)**



**Photo of Existing Site Condition (view looking north from Floradale Drive)**

**(b) Site Context**

The subject property is located in the Downtown Hospital Character Area. The surrounding area contains a mix of residential and commercial uses, with a gradual transition to higher density uses near Hurontario Street. The Character Area contains a variety of residential building types, including apartment buildings and detached dwellings developed in the 1970s.

North of the subject lands is a commercial plaza containing a Freshco grocery store and a variety of smaller retail and service commercial establishments. East of the subject lands is a Shopper's Drug Mart, and further east are apartment buildings ranging in height from six to 13 storeys. South of the subject lands are detached dwellings, a four storey office building and a 22 storey apartment building. To the west are more detached dwellings and the Cooksville United Church.

The surrounding land uses are:

- North: Commercial plaza
- East: Commercial plaza and apartments
- South: Detached dwellings, an office building and apartments
- West: Detached dwellings and a place of religious assembly

## 2. Surrounding Development Applications

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

- SP 16-129 – 2475 Hurontario Street – Approved and built 6 storey apartment building
- SPM 19-135 – 2340 Confederation Parkway – Approved and built 10 storey apartment building
- SP 22-2 W7 – 100 Queensway West – application in process for the new 22 storey Mississauga Hospital tower
- OZ/OPA 22-16 W7 – 60 Dundas Street East – Approved for three residential apartment buildings ranging in height from 16 to 32 storeys (Approval issued by OLT)
- OZ 20-17 W7 – 2570-2590 Argyle Road – application in process for a 15 storey apartment building
- SP 24-16 W7 – 2512 Argyle Road – application in process for 4 blocks of stacked townhouses

## 3. Official Plan

The lands are located within the Downtown Hospital Character Area and are designated **Low Density Residential I**. The **Low Density Residential I** designation permits detached, semi-detached, and duplex dwellings. The Downtown Hospital Character Area is one of the City's four Downtown Character Areas, within the City's Urban Growth Centre and an Intensification Area in Mississauga Official Plan. The City's Downtowns are to contain the highest densities, tallest buildings and greatest mix of uses in the City. They are also areas in the City that are planned to accommodate much of the City's new population and employment growth. The subject properties are also located within the Hurontario Street Intensification Corridor, which promotes intensification. Refer to Appendix 1 for the existing and proposed Official Plan map.

The subject property is located within the Queensway Major Transit Station Area (MTSA) of the Hurontario LRT.

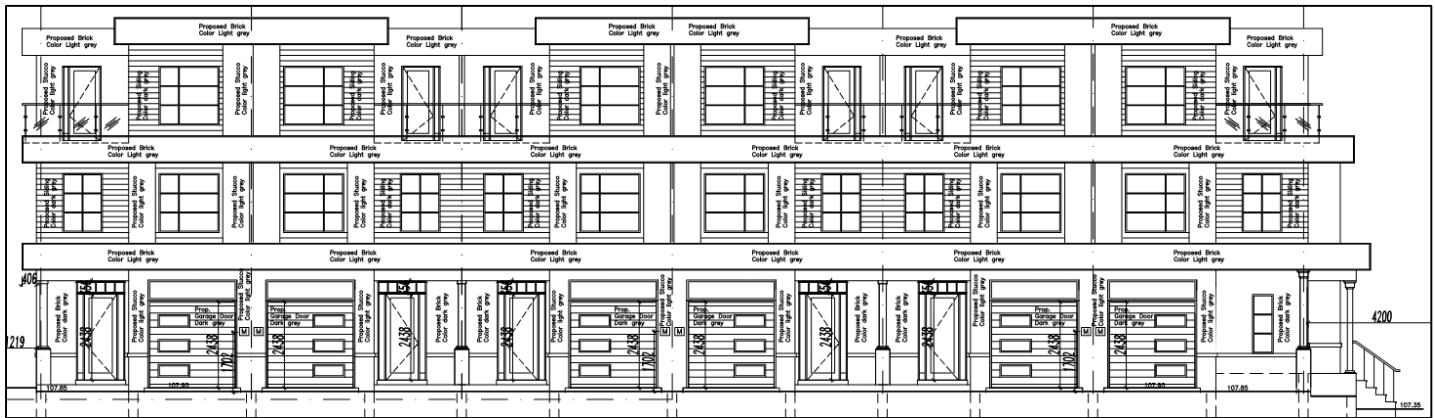
## 4. Zoning

The subject property is currently zoned **R3** (Detached Dwellings – Typical Lots), which permits detached dwellings. Refer to Appendix 1 for the existing and proposed Zoning Map.

## 5. Proposed Development

### (a) Description

The applicant proposes to develop the property with six three storey freehold townhouses. Official plan amendment and rezoning applications are required to permit the proposed development.



**Elevation of Proposed Development**

### (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/development-applications-public-feedback>

## Policy Analysis and Evaluation

The following section summarizes the various elements that are being considered in developing the Planning and Building Department's position on the application.

### 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 will redesignate the properties from **Low Density Residential I** to **Low Density Residential II**, allowing the development of higher density residential uses such as freehold townhouses.

The zoning by-law amendment, as proposed, will change the zoning from **R3** (Detached Dwelling – Typical Lot) to **RM4 – Exception** (Townhouses - Exception) to permit the six three storey freehold townhouses. The proposed exception zone includes site specific regulations related to setbacks (Refer to Appendix 1).



## 2. Policy 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 *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement and conform with the applicable provincial plans and Regional Official Plan. The following subsections summarize the applicable policy and regulatory documents that are relevant in the review of the applications:

### (a) Provincial Planning Statement

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

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 with 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 PPS, 2024 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 in order to achieve the creation of complete communities.

### (b) Regional Official Plan

On June 6, 2024, Bill 185, the Cutting Red Tape to *Build More Homes Act*, received Royal Assent, bringing significant changes to the planning framework in Ontario. This legislation reassigns planning responsibilities from seven upper-tier municipalities, including the Region of Peel, to their respective lower-tier municipalities. As a result, the Cities of Mississauga, Brampton, and the Town of Caledon will now oversee the administration of planning policies previously managed by the Region. Mississauga will begin the process of repealing the Regional Official Plan (ROP) and incorporating relevant policies into the Mississauga Official Plan as part of its upcoming Official Plan Review project, streamlining local planning and policy implementation.

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.

### **(c) Mississauga Official Plan**

The proposal requires an amendment to Mississauga Official Plan Policies for the Downtown Hospital Character Area to redesignate the lands from **Low Density Residential I** to **Low Density Residential II**, to permit six three storey freehold townhouses. The following policies are relevant to the review of the proposal:

- The subject lands are located within an Intensification Area, being Downtown Hospital and on the Hurontario Intensification corridor. (Sections 5.3.1.3, 5.4.2 and 5.4.11)
- Development in the Downtown will be in a form and density that achieves a high quality urban environment. (Section 5.3.1.11)
- Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area. (Section 5.4.4)
- Not all segments of Intensification Corridors are appropriate for intensification. Planning studies for Intensification Corridors will identify appropriate locations for intensification and the appropriate densities, land uses and building heights.(Section 5.4.12)
- Low density residential development will be discouraged from locating within Intensification Corridors.(Section 5.4.13)
- Planning studies will delineate the boundaries of Intensification Corridors and Major Transit Station Areas and identify appropriate densities, land uses and building heights. (Section 5.5.3)
- Intensification Areas will be planned to reflect their role in the City Structure hierarchy. (Section 5.5.4)
- Development will promote the qualities of complete communities. (Section 5.5.5)
- Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged. (Section 5.5.8)
- Intensification Areas will be planned to maximize the use of existing and planned infrastructure. (Section 5.5.9)



- In order to create a complete community and develop a built environment supportive of public health, the City will: encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses. (Section 7.1.3)
- Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price. (Section 7.2.2)
- When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)
- The city vision will be supported by site development that (Section 9.1.10):
  - Respects the urban hierarchy;
  - Utilizes best sustainable practices;
  - Demonstrates context sensitivity, including the public realm;
  - Promotes universal accessibility and public safety; and e. employs design excellence.
- Development will have positive, restorative, ecological benefits on a site through the practice of sustainable building and site design. (Section 9.1.13)
- New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize adverse impacts on and from the corridor and transportation facilities. (Section 9.1.15)
- Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements: d. street and block patterns; e. the size and configuration of properties along a street, including lot frontages and areas; f. continuity and enhancement of streetscapes; g. the size and distribution of building mass and height; h. front, side and rear yards; i. the orientation of buildings, structures and landscapes on a property; j. views, sunlight and wind conditions; k. the local vernacular and architectural character as represented by the rhythm, textures and building materials; l. privacy and overlook; and m. the function and use of buildings, structures and landscapes. (Section 9.5.1.2)
- Where employment and commercial uses are adjacent to noise sensitive uses, noise mitigation should be provided at the source of the noise to ensure compatibility and acceptable noise levels. (Section 9.5.1.10)

- Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)
- Lands designated **Residential Low Density II** will permit street townhouses and other forms of low-rise dwellings with individual frontages. (Section 11.2.5.4)
- Lands within the Downtown Hospital Character Area should provide both a transition between higher density and height of development within the Downtown and lower density and height of development in the surrounding area. (Section 12.1.1.4)
- **Residential Low Density I and II** designations will not be permitted except for lands designated as such at the time MOP came into effect. (Section 12.1.2.1)
- This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows (Section 19.5.1):
  - The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
  - The lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
  - There are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;
  - 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 has been provided by the applicant.

#### (d) Zoning By-law

The proposed **RM4 – Exception** (Townhouses - Exception) is appropriate to accommodate the proposed freehold townhouses with an FSI of 1.25.

A table summarizing the proposed zoning regulations can be found in Appendix 1.

### 3. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on December 16, 2024. Refer to Appendix 1 for detailed comments.

#### **4. Housing Affordability, Housing Supply and Mayor's Housing Task Force**

Housing affordability and housing supply within the City of Mississauga continues to be a challenge and 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.

The City's Inclusionary Zoning By-law does not apply to development or redevelopment of less than 50 units and less than 3 600 m<sup>2</sup> (38 750 ft<sup>2</sup>) of gross floor area. As such, the proposed development is exempt from the provisions of the Inclusionary Zoning By-law.

### **Engagement and Consultation**

A community meeting was held by Ward 7 Councillor, Dipika Damerla, on September 20, 2023. Two residents attended the community meeting and 1 email has been received. Comments from the community meeting and public meeting will be addressed in the future recommendation report.

### **Next Steps**

#### **(a) Staff Recommendation**

Based on comments received and the applicable Mississauga Official Plan policies, the following matters need to be resolved in order for staff to bring forward a recommendation report on the applications:

- Identification of all existing site conditions, including legal easements on the property
- Revision of plans to show that the sight lines will not be obstructed at the intersection of Mimosa Row and Floradale Drive
- Provision of stormwater and noise mitigation infrastructure to ensure the proposed change is compatible to the existing community
- Identification of low impact development strategies to be implemented into the proposal

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this later meeting that the members of the Committee will make a decision on this application.

#### **(b) Site Plan**

The proposal is not subject to site plan approval as it consists of less than 10 dwelling units.

## Financial Impact

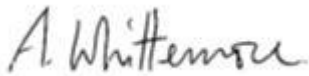
All application fees and development charges paid by developers are strictly governed by legislation, regulations and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all issues have been resolved. The matters to be addressed include identification of all existing site conditions, revision of plans to protect the sight triangle at Mimosa Row and Floradale Drive, the provision of stormwater and noise mitigation infrastructure and the identification of low impact development strategies to ensure the proposed land use is functional and compatible with the existing community.

## Attachments

Appendix 1: Supplementary Information



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

Prepared by: Michal Stolarczyk, Development Planner