

City of Mississauga

Corporate Report



<p>Date: May 7, 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 24-16 W7</p>
	<p>Meeting date: May 26, 2025</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit three apartment buildings with heights of 31, 30 and 20 storeys, connected by a 12 storey podium containing 1,342 dwelling units, 600 m² (6,458.3 ft²) of ground related commercial uses and a public park 69 and 117 John Street, north side of John Street, east of Hurontario Street

Owner: 13545130 Ontario Inc.

File: OZ/OPA 24-16 W7

Recommendation

1. That the report dated May 7, 2025, from the Commissioner of Planning and Building for OZ/OPA 24-16 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 24-16 W7, 69 and 117 John Street 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 three apartment buildings with heights of 31, 30 and 20 storeys, connected by a 12 storey podium containing 1,342 dwelling units, 600 m² (6,458.3 ft²) of ground related commercial uses and a public park

- A 1 870 m² (20,128.5 ft²) public park is being proposed along the eastern boundary as part of the development
- 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 built form and access location issues

Background

Official plan amendment and rezoning applications were deemed complete on January 16, 2025 and subsequently circulated for technical comments. A detailed comment package was released to the applicant on April 11, 2025, along with a request to file a resubmission which addresses staff comments along with an offer to facilitate various discipline specific discussions that could advance the applications forward. Planning staff met with the applicant on several occasions in advance of this report being prepared in an effort to resolve outstanding matters.

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 north side of John Street, east of Hurontario Street, and adjacent to the Canadian Pacific Railway (CPR), in the Downtown Cooksville Character Area.

The site is an assembly of two parcels of land with frontage on John Street. The majority of the site contains a grade differential from west to east of approximately 3 metres (9.8 ft.). Along the northeasterly boundary, adjacent to the CPR, there is a berm which is approximately 5 m (16.4 ft.) high. The property is currently vacant and was last used for the storage of commercial motor vehicles and general outdoor storage.



Aerial Photo of 69 and 117 John Street

Property Size and Use	
Frontages:	202.3 m (663.7 ft.)
Depth:	93.2 m (305.8 ft.)
Gross Lot Area:	1.9 ha (4.7 ac.)



Photo of Existing Site Condition (view north from John Street)

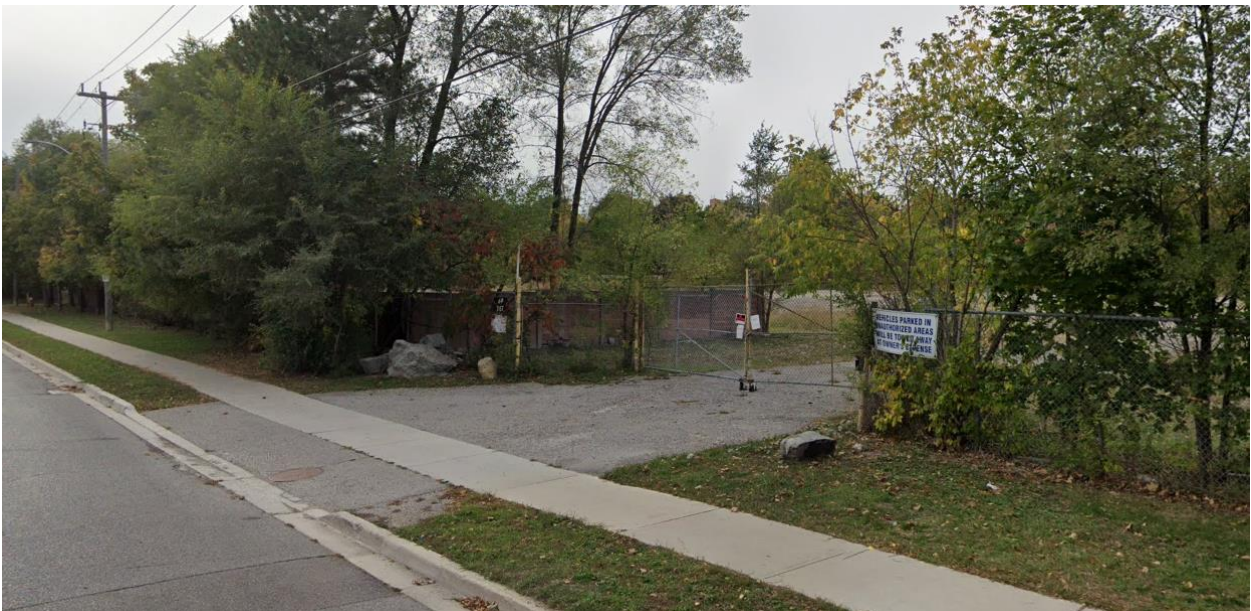


Photo of Existing Site Condition (view west from John Street)

(b) Site Context

The subject property is located in the Downtown Cooksville Character Area. The surrounding area contains a mix of residential, commercial and employment type 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, townhomes and detached dwellings developed in the 1970s.

North of the subject lands, beyond the rail corridor, are three storey townhomes and one and two storey semi-detached dwellings. East of the lands are three storey townhomes. To the south is a 10 storey and a four storey apartment building and three storey townhomes. To the west is a one storey self storage building and small commercial plaza.

The surrounding land uses are:

North: Rail corridor and low rise residential
 East: Low rise residential
 South: Apartments and low rise residential
 West: Storage building and commercial plaza

2. Surrounding Development Applications

The Downtown Cooksville Character Area has been subject to numerous development applications in recent years. The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ/OPA 22-19 W7 – 0, 25 Hillcrest Avenue, and 3154, 3168 Hurontario Street – Applications in process and appealed to the Ontario Land Tribunal to permit 5 apartment buildings with heights of 43, 43, 46, 39 and 34 storeys
- OZ/OPA 22-24 W7 – 3115 Hurontario Street – applications in process to permit a 42 storey apartment building and ground related commercial uses
- OZ/OPA 21-11 W7 – 3085 Hurontario Street – applications in process (Council approved, implementing documents outstanding) to permit four apartment buildings with heights of 31, 33, 36, and 39 storeys and ground related commercial uses
- OZ/OPA 22-17 W7 – 65 – 71 Agnes Street – Applications in process and appealed to the OLT to permit a 29 storey apartment building
- SP 21-102 W7 – 3051 Cook Street – Application in process to permit a 28 storey apartment building with grade related commercial uses
- SP 21-121 W4 – 1 Fairview Road East – Application in process to permit a 32 storey apartment building with ground related commercial uses
- SP 24-26 W7 - 3355 Hurontario Steet – Application in process for a 45 storey apartment with ground floor commercial uses (permitted through Minister's Zoning Order – MZO)

3. Mississauga Official Plan (MOP)

The lands are located within the Downtown Cooksville Character Area and are designated **High Density Residential**. The **High Density Residential** designation permits residential and commercial uses. The Downtown Cooksville Character Area is one of City's four Downtown Character Areas, is within the City's Urban Growth Centre and is an Intensification Area in MOP. 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 Cooksville Go Major Transit Station Area (MTSA) of the Hurontario Light Railway Transit.

4. Mississauga Official Plan 2051 (MOP2051)

On April 16, 2025, Mississauga City Council approved MOP2051, establishing an updated comprehensive framework to guide city-building and long-term growth. Aligned with the Provincial Planning Statement, the Plan introduces updated policies in transportation, housing, built form, culture and heritage, environment and economic development to support the creation of complete and resilient communities. MOP2051 has been submitted to the Ministry of Municipal Affairs and Housing and will be in-force following Minister's approval. Upon approval by the Ministry, MOP2051 will replace both Mississauga Official Plan and the Region of Peel Official Plan (2022).

Development applications will continue to be evaluated under the current Mississauga Official Plan. However, should MOP2051 be approved before a final decision is made by Council on this application recommendation, the applications will be evaluated based on the policies in MOP2051. Applicants will be required to submit a request to amend the new policies and may be required to submit additional materials and justification for evaluation.

5. Zoning

The subject property is currently zoned **RA4-25** (Apartments – Exception) and **H-RA4-30** (Apartments – Exception with a Holding Provision). The **RA4-25** zone permits an apartment with a maximum height of 16 storeys, a maximum of 210 dwelling units and a maximum Floor Space Index (FSI) of 2.9. The **H-RA4-30** zone permits a maximum height of 18 storeys, a maximum number of dwelling units per hectare of 198 and a maximum FSI of 2.6. Refer to Appendix 1 for the existing and proposed Zoning Map. The conditions to remove the holding provision on the parcel zoned H-RA4-30 include:

- The approval of a landscape plan
- Provision of adequate sanitary sewer, storm sewer and water services
- Provision of adequate access to the site including roads, sidewalks, traffic signals, street lighting, and location of entrances and exists to and from the site

- The provision of adequate hydro-electric power
- Payment to the City of all planning, processing and administration fees in relation to the development of the Site
- Payment of all arrears of municipal taxes and local improvement charges for the Site and
- Payment of all applicable development levies or imposts

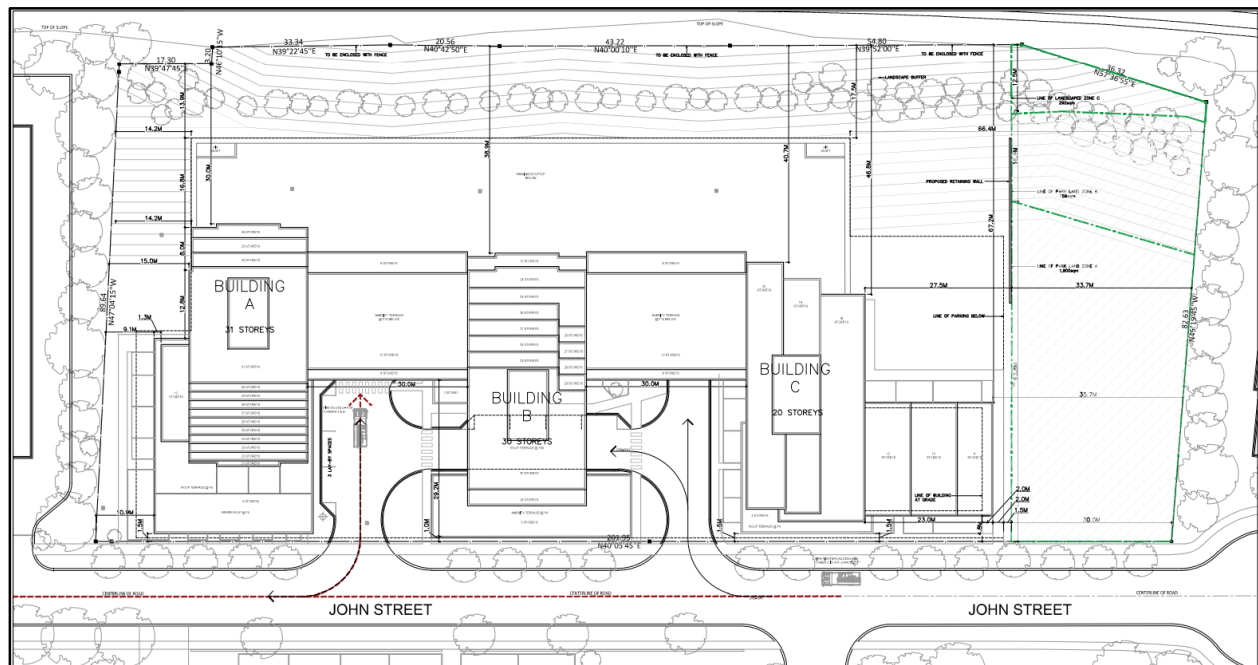
6. Proposed Development

(a) Description

The applicant proposes to develop the property with three apartment buildings with heights of 31, 30 and 20 storeys, connected by a 12 storey podium. The proposal includes 1,342 dwelling units, ground floor commercial uses along John Street and a public park.

Below is a summary table of unit mix within this development:

Unit Type	Unit number	Percentage of total
1 bedroom	1,092	81.4%
2 bedroom	191	14.2%
3 bedroom	60	4.4%
Total	1,342	100%



Concept Plan of the Proposed Development



Rendering 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>.

(c) Green Development Initiatives

The City of Mississauga has updated its green development standard to a framework of mandatory and voluntary measures to meet goals in its Climate Change Action Plan. All new residential and non-residential site plan applications submitted on or after March 1, 2025, must comply with all the Tier 1 Green Development Standard. Tier 2 will continue to be voluntary until 2028.

7. 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 add a special site to the existing **High Density Residential** designation to permit a maximum height of 31 storeys.

The zoning by-law amendment, as proposed, will change the zoning from **RA4-25** (Apartments – Exception) and **H-RA4-30** (Apartments – Exception with a Holding Provision) to **RA5-Exception** (Apartments - Exception) and **Open Space** (OS1) to permit the three apartment buildings with heights of 31, 30 and 20 storeys with ground related commercial uses and zone

the proposed public park. The proposed exception zone would require site specific regulations related to setbacks and increased height (Refer to Appendix 1).

Land Use Policies and Regulations

The *Planning Act* allows any person within the Province of Ontario to submit development applications to their local municipality to build on or change the use of any property. Upon submitting all 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 Regional Official Plan. The following subsections summarize the applicable policy and regulatory documents that are relevant in the review of the applications:

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.

Comments

Prior to presenting a final Recommendation Report to Planning and Development Committee, the following issues, as well as other technical and feasibility matters and any additional issues identified through subsequent reviews, will need to be addressed:

1. Built form and Massing

MOP identifies the Downtown Cooksville Character Area as an Intensification Area where growth is anticipated and prescribes a maximum building height on this property of 25 storeys. Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale. Further, appropriate height and built form transitions will be required between sites and their surrounding areas.

In order to provide direction and guidance for how proposed development is to conform to the above policy direction, Council approved the Downtown Fairview, Cooksville and Hospital Built

Form Standards. Therein, angular plane, maximum floor plate size and minimum tower separation criteria are outlined for high density residential developments.

The applicant is required to demonstrate that the proposal would be in conformity with the policy direction of MOP as it relates to the density, scale and built form.

2. Amended Boulevard Treatment – Streetscape Design

MOP identifies the Downtown Cooksville Character Area as an Intensification Area which requires the implementation of Amended Boulevard Treatment along the frontage of lands proposed for redevelopment. Streetscape improvements including trees, pedestrian scale lighting, special paving and street furniture on sidewalks, boulevards, open spaces and walkways, will be coordinated and well designed.

The applicant will be required to demonstrate how the City's cross section relating to the Amended Boulevard Treatment can be achieved along the John Steet frontage.

3. Public Parkland

During the pre-application process, the applicant was advised that the Downtown Cooksville Character Area was deficient in public parkland and the City would be seeking the dedication of parkland pursuant to the *Planning Act*. In accordance with the MOP, land conveyed to Mississauga for use as public parkland and/or Greenlands will be in a condition that is acceptable to the city.

The applicant will be required to demonstrate that the lands being proposed to be dedicated are suitable for parkland purposes.

Zoning By-law

The proposed **RA5 – Exception** (Apartments - Exception) zone is appropriate to accommodate the proposed three apartment buildings with grade related commercial uses. The proposed **OS1** (Open Space) zone is appropriate for the public park.

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

Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on January 28, 2025. Refer to Appendix 1 for detailed comments.

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 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 applies to development or redevelopment of more than 50 units and more than 3 600 m² (38,750 ft²) of gross floor area. As such, the proposed development is subject to the provisions of the Inclusionary Zoning By-law.

Engagement and Consultation

1. Community Feedback

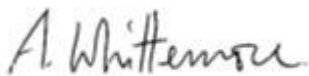
A community meeting was held by Ward 7 Councillor, Dipika Damerla, on September 25, 2023. Approximately 14 people were in attendance at the community meeting and two pieces of written correspondence have been received. Comments from the community meeting and public meeting will be addressed in the future recommendation report.

Conclusion

All agency and City department comments have been received. It should be noted that there is merit to accommodating residential intensification on this property. 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 revisions to the built form relating to the floor plates, massing and setbacks, resolution on streetscape commitments to achieve the City's amended boulevard treatment cross section along John Street, satisfactory comments from Alectra relating to the transformer room location and specifications, and relocation of the easterly access to align with Little John Lane.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Adam Lucas, Lead Planner