

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 25-3 W11</p> <hr/> <p>Meeting date: May 26, 2025</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit three apartment buildings at heights of 12, 18 and 22 storeys, with the 18 and 22 storey towers connected by an eight storey podium, all of which would contain 1,043 apartment units

64 & 66 Thomas Street, 95 Joymar Drive & 65 Tannery Street, northeast corner of Thomas Street and Joymar Drive

Owner: Dezen Realty Company Limited

File: OZ/OPA 25-3 W11

Recommendation

1. That the report dated May 7, 2025, from the Commissioner of Planning and Building regarding the official plan amendment and rezoning applications at 64 and 66 Thomas Street, 95 Joymar Drive and 65 Tannery Street, to permit three apartment buildings at heights of 12, 18 and 22 storeys, with the 18 and 22 storey towers connected by an eight storey podium, all of which would contain 1,043 apartment units, under file number OZ/OPA 25-3 W11, be received for information.
2. That Planning and Building staff report back to Planning and Development Committee prior to the earlier of 120 days from May 26, 2025, or following a resubmission filed by the applicant that adequately addresses all issues identified in this report.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to permit three apartment buildings at heights of 12, 18 and 22 storeys, with the 18 and 22 storey towers connected by an eight storey podium, all of which would contain 1,043 apartment units

- The site is located within one of the City's designated strategic growth areas where intensification is anticipated. The policies of the Streetsville Community Node Character Area provide a clear vision for the type of development and built form intended for the area, emphasizing how new growth should integrate with the existing context
- Provincial, Regional and Local planning policies support intensification on the site. While increased residential density is supported on the site, staff will require more information before a recommendation can be provided
- Staff will continue working with the applicant to address issues including built form and site organization

Background

The official plan amendment and rezoning applications were deemed complete on January 17, 2025, and subsequently circulated for technical comments. The purpose of this report is to provide details of the applications and to inform Planning and Development Committee (PDC) on the issues that are to be addressed prior to providing a final report recommendation for Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The property is located on the east side of Joymar Drive between Tannery and Thomas Streets within the Streetsville Community Node Character Area. The site is currently occupied by multi-tenant commercial/industrial buildings which include an automobile repair shops, landscaping and personal service businesses. The east side of the property is a steep slope that is the edge of Mullet Creek.



Aerial Photo of 64-66 Thomas Street, 95 Joymar Drive and 65 Tannery Street

Property Size and Use	
Frontages:	
Thomas Street	105 m (355.5 ft.)
Tannery Street	91 m (299 ft.)
Joymar Drive	294 m (965 ft.)
Gross Lot Area:	2.78 ha (6.87 ac.)



**Google Maps Image of Existing Site Condition
(view looking northeast from the Joymar Drive and Thomas Street intersection)**



**Google Maps Image of Existing Site Condition
(view looking northeast from Joymar Drive and Lunar Crescent)**



**Google Maps Image of Existing Site Condition
(view looking southeast from Joymar Drive and Lunar Crescent)**



**Google Maps Image of Existing Site Condition
(view looking south from the north side of Tannery Street)**

(b) Site History

- November 2, 2006 – The Streetsville District Plan Review redesignated the subject site from **Mixed Commercial/Industrial** and **Greenlands** to **Residential Medium Density II** and **Greenlands**
- June 20, 2007 – Zoning By-law 0225-2007 came into force which zoned the subject site **D** (Development) and **G1** (Greenlands - Natural Hazards)
- November 14, 2012 – Mississauga Official Plan (MOP) came into force and designated the site **Residential Medium Density – Special Site 2, Greenlands** and **Natural Hazards** in the Streetsville Community Node
- July 5, 2019 - Dezen Realty Company Limited submitted an application to amend the zoning by-law (OZ 19/011 W11) to permit 239 back-to-back and stacked townhomes on property
- October 29, 2024 – A pre-application meeting was held with the proponent and City staff to provide submission requirements and preliminary feedback on the current proposal
- December 17, 2024 – The proposal was presented to the Mississauga Urban Design Advisory Panel
- January 7, 2025 - Official plan and rezoning applications were submitted to permit the development of three apartment buildings at heights of 12, 18 and 22 storeys, with the 18 and 22 storey towers connected by an eight storey podium, all of which would contain 1,043 apartment units
- January 17, 2025 – The subject applications were deemed complete
- January 23, 2025 – The previous townhouse zoning by-law amendment application (OZ 19/011 W11) was formally withdrawn

(c) Site Context

The subject site is located in the Streetsville Community Node Character Area. The Streetsville Community Node is a historic area, incorporated in 1858 as a village. The immediate and broader area is undergoing transition and growth and comprises a mix of industrial uses, and more recent medium density residential developments. The community node contains a variety of housing forms, stores, restaurants, personal services, and places of religious assembly. The site is surrounded by low-rise residential dwellings to the north, west and south, and the Mullet Creek natural lands to the east.

The site is in the Credit Valley Conservation Authority's regulated area because of the existing Regional floodplain and slope hazards associated with Mullet Creek.

The surrounding land uses are:

- North: Streetsville Secondary School, low-rise residential dwellings, and a seven storey retirement facility
- East: Mullet Creek and the natural hazards lands
- South: Low rise residential homes and the Streetsville GO station
- West: Three to four storey townhomes

2. Surrounding Development Applications

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

- SP 21-155 W11– 190 Rutledge Road – application under review for a five-storey apartment building containing 79 apartment units
- OZ/OPA 24-12 W11 – 150 Rutledge Road – applications under review for a ten-storey apartment building containing 301 apartment units and four townhouses
- OZ/OPA 21-14 W11 – 8, 10 and 12 Queen Street South, 16 James Street and 2 William Street – approval of an eight-storey mixed-use building in April 2024
- OZ/OPA 22-9 W11 - 21-51 Queen Street North – approval of a nine-storey mixed-use building in April 2024 (approval issued by OLT)
- OZ/OPA 24-7 W11 – 51 and 57 Tannery Street and 208 Emby Drive – applications to permit 12 and 14 storey apartment buildings which were appealed to the OLT in November 2024
- SP 21-80 W11 – 31 Queen Street – application under review to permit a three-storey mixed use building
- SP 23-1 W11 – 29 Queen Street South – application under review to permit a two-storey mixed-use building

- OZ/OPA 24-8 W11/21T-M 24-4 W11 - applications to permit a phased redevelopment of the existing commercial plaza to construct five mixed-use buildings including eight towers with building heights ranging from two to 15 storeys, new public roads, and private open space which were appealed to the OLT in October 2024

3. Mississauga Official Plan (MOP)

The lands are located within the **Streetsville Community Node Character Area** and are designated **Residential Medium Density – Special Site 2**. The **Greenlands** designation applies to the easternly portion of the site adjacent to Mullet Creek located outside of the proposed development area.

The **Residential Medium Density – Special Site 2** designation permits all forms of townhouse dwellings and a maximum building height of three storeys and floor space index of 1.0. Special Site 2 policies require developments to have regard for the extent of the floodplain and erosion hazards associated with Mullet Creek. The **Greenlands** designation is generally associated with natural hazards and natural areas and features to provide for the protection, enhancement and restoration of the Natural Heritage System. A portion of the site is identified as containing natural hazard. The lands to the rear of the subject property are identified as **Natural Hazard Lands** within the City's Natural Heritage System as Natural Green Space.

The subject site is located within 800 m (2,625 ft.) of the Streetsville GO Station. The boundaries for the Streetsville GO Station MTSA have not been delineated and will be studied through a municipal review. Until such time, the existing Official Plan and Character Area policies pertaining to height and density continue to apply.

4. Mississauga Official Plan 2051 (MOP2051)

On April 16, 2025, Mississauga City Council adopted 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, 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 western portion of the site is zoned **D** (Development), which permits uses legally existing on the date of the passage of the Zoning By-law. The remainder of the site is zoned **G1** (Greenland), which permits natural heritage protection and conservation, flood, erosion and stormwater management related uses. Refer to Appendix 1 for the existing and proposed Zoning Map.

6. Proposed Development

(a) Description

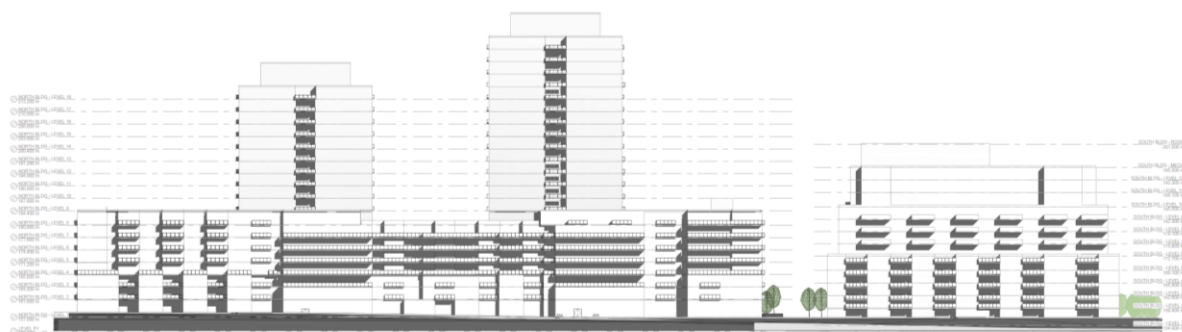
The applicant proposes to develop three apartment buildings at heights of 12, 18 and 22 storeys, all of which would contain 1,043 apartment units.

The proposed 12-storey apartment building would be separated from the rest of the development and be situated at the corner of Joymar Drive and Thomas Street, while the proposed 18 and 22 storey towers connected by an eight storey podium would be situated on the rest of the property. The podium is predominately eight storeys in height, with the exception of a seven storey segment along Joymar Drive. The proposed podium spans 176 uninterrupted metres (577 ft.) along the site's Joymar Drive frontage.

The application departs from the conventional tower-podium tall building typology, with two free-standing towers situated at the rear of the site connected by the eight-storey podium, rather than rising above it.

The site is proposed to be accessed by two driveways, one from Joymar Drive and the other from Tannery Street. The access points lead to a series of proposed driveways that stretch throughout the site providing access to the central vehicle turning circle, the underground garage and servicing areas for each building. The proposed access from Joymar Drive is located north of Lunar Crescent.

Refer to Appendix 1 for the details of 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>.

(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.

(d) Mississauga Urban Design Advisory Panel

The application was reviewed by the Mississauga Urban Design Advisory Panel on December 17, 2024. The Urban Design Advisory Panel is an advisory body and makes recommendations to staff for consideration.

6. Reason for Applications

An official plan and rezoning applications are required to permit the proposed development.

An official plan amendment would be required to redesignate the subject site from **Residential Medium Density** to **Residential High Density** and to replace the existing Special Site 2 policies to permit a building height and floor space index that exceeds the maximum permissions of three storeys and 1.0, respectively. The limits of the Greenlands designation will also need to be amended to recognize the hazards and to protect the Mullet Creek valley lands. The Natural Hazards overlay may also be amended.

A zoning by-law amendment would be required to rezone a portion of the subject from **D** (Development) and **G1** (Greenlands– Natural Hazard) to **RA5-Exception** (Residential Apartment) to permit apartment buildings. The boundary of the **G1** (Greenlands – Natural Hazard) zone would have to be amended to accurately reflect the revised limits of development.

Land Use Policies and Regulations

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build 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 these applications within the rules set out in the *Act*.

The Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, replacing the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe. This new policy statement marks a significant shift in Ontario's land use planning by consolidating the two frameworks into a single, province-wide document. The update aims to

streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit supportive communities.

The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planning public infrastructure. The *Planning Act* instructs municipalities to make planning decisions that are consistent with the Provincial Planning Statement.

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. Building Heights and Massing

The MOP identifies the Streetsville Community Node as an intensification area where growth is anticipated and prescribes a maximum building height of three storeys for this site. Intensification areas are to be planned to reflect their role in the City Structure hierarchy.

The City Structure policies of the MOP direct greatest building heights and densities to the Downtown Character Areas, with heights and densities lowering in Major Nodes down to the Community Node Character Areas. The MOP prescribes a maximum building height of 25 storey for Major Nodes and states that "Community Nodes will provide for a similar use as in Major Nodes, but with lower densities and heights". To maintain a clear distinction among the various elements of the City Structure, a substantial variation in building height is required.

The MOP Community Node policies indicate that proposals with heights exceeding four storeys or differ from the height established in the Character Area policies will only be considered where it can be demonstrated that:

- a. An appropriate transition in height that respects the surrounding context will be achieved
- b. The development proposal enhances the existing or planned development
- c. The City Structure is maintained
- d. The development proposal is consistent with the policies of the Official Plan

The MOP Site Development and Buildings policies acknowledge that developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following:

- The size and distribution of building mass and height
- The orientation and function of buildings, structures and landscapes on a property
- Privacy and overlook

- Natural heritage system and hazards

MOP Policy 9.5.1.5 stipulates that new development is to provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. MOP policies also require the lower portion of tall building developments to include a built form that achieves street frontages and at grade relationships to support a pedestrian oriented environment.

The subject site is located on the western boundary of the Streetsville Community Node and is directly adjacent to low-rise Neighbourhood lands. The maximum building height of three storeys was determined with consideration of its surrounding context while balancing the potential for intensification.

Although growth is intended to occur on this site, the level of intensification must reflect and enhance the existing and planned context as established by the MOP policies. The proposal includes building heights of 12, 18 and 22 storeys, whereas the predominant character of the Community Node consists of buildings ranging from two to seven storeys.

2. Site Organization

MOP requires that site organization, building placement and landscaping be designed to enhance natural surveillance and promote personal safety. In addition, MOP policies are intended to guide city development while preserving and enhancing its natural and environmental resources.

The proposed site organization including driveways, turning circles and building accesses includes extensive hardscaping, multiple pick-up/drop-off areas, and several potential conflict points between vehicles and pedestrians. The design does not integrate the natural landscape of Mullet Creek and creates a poor interface between the buildings, driveways and the outdoor amenity space.

The site should be organized to maximize the expansion of the public realm and enhance the streetscape, ensure pedestrian priority by reducing the extent of hard surfaces and area devoted to vehicular movement, promote high quality space for resident amenity, improve the siting of the proposed buildings, and integrate the natural landscape of Mullet Creek.

3. Non-Residential Uses

The MOP identifies Downtown, Major and Community Nodes as the primary locations for retail uses. Retail uses within these locations are encouraged to contribute to a vibrant, mixed-use environment and be developed in combination with residential and office uses.

MOP Policy 5.3.3.9 encourages investment in commercial uses in Community Nodes. This site, along with several properties on Thomas Street extending toward Queen Street, are currently occupied by non-residential uses that serve the Streetsville community. To promote walkability and contribute to the creation of a complete community, retail space should be incorporated at grade along the Thomas Street frontage. This retail space would be within a comfortable

walking distance for residents living to the north, west and south of the site, offering a convenient amenity for future residents.

Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies. The following section summarizes the comments received.

(a) Region of Peel

The Region is in receipt of the Functional Servicing Report, and notes that the report is incomplete, pending the submission of a hydrant flow test which will be required through subsequent submissions to confirm water pressures. Furthermore, clarification is required regarding sanitary servicing for each building as the submitted drawings show only one building connecting to the municipal sanitary system. The applicant must confirm servicing for each building and implications for phasing and occupancy.

(b) City Transportation and Works Department

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

Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a final recommendation on the applications, as follows:

Stormwater

The Functional Servicing and Stormwater Management Report prepared by C.F. Crozier & Associated Ltd. in December 2024 indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed storm water management tanks as a Low Impact Design feature that will store storm water before it is released into city storm sewers at pre-development rates/levels. Ultimately, the site's private storm sewer systems will connect into the existing municipal storm sewers on Thomas Street and Joymar Drive. Further technical information and clarification is required to address staff comments related to the storm water tanks sizing and technical information regarding the proposed storm sewer infrastructure on private property.

Traffic

A Traffic Impact Study (TIS) prepared by C.F. Crozier & Associates Ltd. dated December 2024, was submitted in support of the proposed development and a full review and audit

was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.

The report concluded that the proposed development is anticipated to generate approximately 283 (74 in, 209 out) and 336 (209 in, 127 out) two-way site trips upon build-out for the weekday AM and PM peak hours, respectively. Staff require additional clarification on the traffic generated by the proposed development, the study area intersections, and proposed vehicular accesses.

The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:

- Provide an updated TIS addressing all staff comments
- Review the driveway accesses to ensure the adjacent roads and the internal driveway can operate efficiently
- Provide a reference plan to address the future property lines due to the road allowance widening towards the ultimate 26 m (85 ft.) right-of-way of Thomas Street as identified in the Official Plan and the 7.5 m (25 ft.) sight triangles at Thomas and Joymar Drive
- Address any traffic concerns from the Community related to the proposed development

Environmental Compliance

The Phase One Environmental Site Assessment (ESA) Update (SP24-00306-00), dated December 18, 2024, and the Phase Two ESA (SP18-306-20-02) dated June 17, 2022, both prepared by Sirati & Partners Consultants Limited, have been received. The report identified soil and groundwater impacts on the property and additional investigation is required to delineate the contamination. Therefore, the following documents are to be submitted for review:

- A letter of reliance for the Phase One and Two ESA reports
- A delineation program and/or remedial action plan to address the identified contaminations
- A written document prepared by a Qualified Person that includes a plan to decommission the wells or proof of decommissioning
- A written document prepared by a Qualified Person that includes a plan to remove the Aboveground and/or underground storage tank or proof of removal if already completed
- A letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use

As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition (RSC) is required to be filed in accordance with O. Reg. 153/04 prior to enactment of the rezoning by-law. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks.

Noise

An Environmental Noise Report prepared by Jade Acoustics Inc., revised April 26, 2024, was submitted in support of the proposed development. The report 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 existing stationary sources. Noise mitigation measures will be required. The applicant is required to update the report with additional information to further evaluate acoustic feasibility, and the suitability of the appropriate Ministry of the Environment and Climate Change NPC-300 Class area designation.

Engineering Matters

The applicant has provided several technical reports, plans and drawings (i.e. grading and servicing plans), which are to be revised in accordance with City Standards as part of subsequent submissions.

(c) City Community Services Section

In comments dated February 2025, the Parks and Culture Planning, Community Services Department provide the following comments. The proposed development will be partially served by John Clipperton Park (P-512), zoned **OS1**, which is 0.19 ha (0.46 ac) and contains a playground that is located approximately 500 m (1,640.4 ft.) from the subject property. Streetsville Rotary Park (P-375), zoned **C4-51** contains a playground and parking lot, is 0.17 ha (0.41 ac) and located 600 m (1,968 ft.) from the subject lands.

City Staff recommend parkland dedication on the subject property to improve the parkland deficiency in the Streetsville Community Node Character Area and to support the proposed density and population increase. As established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha per 1,000 persons is not being achieved and the Parkland Character Area is currently underserved with a deficiency of 1.2 ha (2021). Staff recommend the maximum allowable parkland dedication under the *Planning Act* on the subject property, providing future residents with accessible neighbourhood public amenity space.

The lands to the rear of the subject property are identified as Natural Hazard Lands within the City's Natural Heritage System as Natural Green Space. City Staff require that the Natural Heritage System be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading and landscaping;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible. It is recommended that the identified hazard lands are

deeded gratuitously to the City as greenlands for conservation purposes and be appropriately zoned.

Should this application be approved, hoarding and fencing will be required along the boundary of the greenlands. Additionally, securities will be required for greenlands clean-up, restoration, hoarding, and fencing.

Furthermore, for any balance of parkland dedication, prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with City Policies and By-laws.

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

The Dufferin-Peel Catholic School District Board and the Peel District School Board (PDSB) have advised there is capacity within their elementary and secondary school catchment areas to accommodate the students anticipated from the proposed development. Both school boards have requested a warning clause in all offers of purchase and sale be included to advise prospective buyers of potential student accommodation issues that could require students to be accommodated in temporary facilities and/or bussed outside the neighbourhood.

The PDSB is aware of the development interest occurring within Streetsville and has requested a sign be installed at the entrance to the development site warning prospective buyers of potential accommodation issues in the area.

(e) Credit Valley Conservation Authority

The current proposal for the subject site proposes modifications to the existing floodplain and erosion hazards associated with Mullet Creek. In comments dated February and March 2025, Credit Valley Conservation (CVC) requested confirmation of the proposed limits of development in relation to the on-site hazards. In terms of the floodplain, the consulting team continues to work through the details of the hydraulic model in consultation with CVC staff. Upon confirmation of the limits of the hazards as well as the proposed buffer/setback, CVC staff recommends that these lands are dedicated to the City of Mississauga for protection and placed into the appropriate restrictive Greenbelt zone (**G1**). In addition, clarifications and technical details regarding the proposed stormwater management approach were requested to ensure alignment with CVC's stormwater management guidelines and to confirm the feasibility of the approach. Further details related to the proposed enhancement plan will be provided to guide restoration of the area adjacent to Mullet Creek at the detailed design stage.

(f) Affordable Housing

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

To achieve a balance 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 two-bedroom and three-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 applications propose market ownership dwelling units, with five percent identified as three-bedroom units. To foster the development of a complete community, a diverse mix of housing options should be offered, addressing various income levels, tenures and household types.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 11 Councillor, Brad Butt, on February 5, 2025. Approximately 120 people attended the community meeting and written correspondence has been received. The following summarizes comments received to date on the applications:

- The proposed height and density are inappropriate and out of context with the character of the surrounding area and the overall Streetsville village
- The proposed building heights will establish a precedent for the remaining sites within the Community Node
- Concerns regarding the lack of proposed affordable and rental units
- Concerns related to the range of unit types and the lack of family sized units
- Concerns regarding the impact to surrounding infrastructure and the need for infrastructure upgrades to meet the new demand
- Concerns regarding capacity of local schools, hospitals and community services and facilities
- Concerns related to traffic infiltration into the surrounding neighbourhoods
- Concerns with the traffic impacts along both the surrounding local and arterial roads, which residents felt were already too congested
- Concerns related to the loss of existing retail uses and the lack of proposed non-residential uses within the development to serve both the existing and new communities

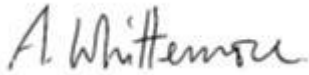
Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project once the issues identified in this report have been adequately addressed. The matters to be addressed include appropriate built form and building heights, reorganize the site layout, integrate the natural landscape of Mullet Creek, and the provision of technical engineering and transportation information. Staff remain committed to collaboratively working with the applicant to resolve the identified issues while

ensuring the proposal is in keeping with the objectives of the Official Plan and represents good planning.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Jennifer Renaud-Nicholson, Development Planner