

City of Mississauga

Corporate Report



<p>Date: May 21, 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 22-3 W1</p>
	<p>Meeting date: June 9, 2025</p>

Subject

SUPPLEMENTARY RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 23 storey, 363 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings

17 and 19 Ann Street, 84 and 90 High Street East and 91 Park Street East

Lands bound by Park Street East, Ann Street, High Street East and Hurontario Street

Owner: 10 West GO GP Inc. and City of Mississauga

File: OZ/OPA 22-3 W1

Pre-Bill 109

Recommendation

1. That City Council considers the change to the applications since the public meeting to be minor and therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That City Council amend Zoning By-law 0225-2007 to **H-RA5-Exception** for the lands at 17 and 19 Ann Street and a portion of 91 Park Street East, in accordance with the provisions contained in the staff report dated May 21, 2025 from the Commissioner of Planning and Building.
3. That City Council amend PDC-0059-2024 recommendation by replacing "**RA5-Exception** (Apartments-Exception)" with "**H-RA5-Exception** (Apartments-Exception)".

Executive Summary

- On December 11, 2024 Council adopted the recommendation of the Planning and Development Committee to amend the Official Plan and Zoning By-law to permit a 23 storey, 363 unit, residential condominium, a public park and the retention of two historic

buildings for a block of land in Port Credit bounded by Hurontario Street to the east, Park Street East to the north, Ann Street to the west, and High Street East to the south.

- To facilitate appropriate intensification and create a properly sized development block for the proposed residential condominium, a land exchange is required between the City and the developer 10 West GO GP Inc. Specifically, a portion of the city owned former Port Credit Lawn Bowling site is to be exchanged for adjacent lands owned by the developer.
- To ensure obligations between the City and developer are met (e.g. land dedications, warning clauses, construction of municipal boulevard streetscape, etc.), a Development Agreement is required. Ownership of the ultimate development parcel is required in order to enter into the Development Agreement, so coordination of the Agreement, land transfer, and zoning approval is necessary.
- In order to stage the approvals of the agreements, zoning and land transaction, staff are recommending the zoning for the residential condominium be amended to include an "H" holding provision. Staff will continue to process the site plan, however, it cannot be approved until the land exchange has occurred, the Development Agreement has been executed and the "H" holding provision lifted.

Background

Official plan amendment and rezoning applications were submitted to permit a 23 storey, 363 unit, condominium with ground floor commercial uses, a public park and the retention of two historic buildings. The subject site consists of a block of land in Port Credit bounded by Hurontario Street to the east, Park Street East to the north, Ann Street to the west, and High Street East to the south.



Aerial Image of the subject lands

The northeast corner of the block, formerly the Port Credit Lawn Bowling site, is owned by the City of Mississauga (i.e. 91 Park Street East) while the remainder of the subject site is owned by 10 West GO GP Inc. (i.e. 17 and 19 Ann Street, 84 and 90 High Street East).

The development applications were processed and staff concluded the proposal was acceptable and should be approved. A Recommendation Report was approved by the PDC on December 9, 2024 ([Planning and Development Committee - December 09, 2024](#)) and recommendation PDC-0059-2024 was then adopted by Council on December 11, 2024 which included, among other items, the following:

1. That City Council amend Zoning By-law 0225-2007 to RA5-Exception (Apartments – Exception), RA1-Exception (Apartment-Exception), C4-Exception (Mainstreet Commercial – Exception) and OS1-Exception (Open Space - Community Park – Exception) for lands at 17 and 19 Ann Street, 84 and 90 High Street East and 91 Park Street East, in accordance with the provisions contained in the staff report dated November 20, 2024 from the Commissioner of Planning and Building.

That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

In order to facilitate appropriate intensification and create a properly sized development block for the proposed condominium, a land exchange is required between the City and the developer 10 West GO GP Inc. Specifically, a portion of the City owned former Port Credit Lawn Bowling site is to be exchanged for adjacent lands owned by the developer. The land exchange negotiations were undertaken separately from the review of the development applications.

In addition, to ensure obligations between the City and developer are met (e.g. land dedications, warning clauses, construction of municipal boulevards streetscapes, etc.), a Development Agreement is required.

The by-law to implement the rezoning application was intended to be brought forward once the required Development Agreement was finalized with the land exchange occurring closer to site plan approval and applications being made for building permits. It has subsequently been determined that the developer must own all of the land required for the proposed development in order to enter into a Development Agreement.

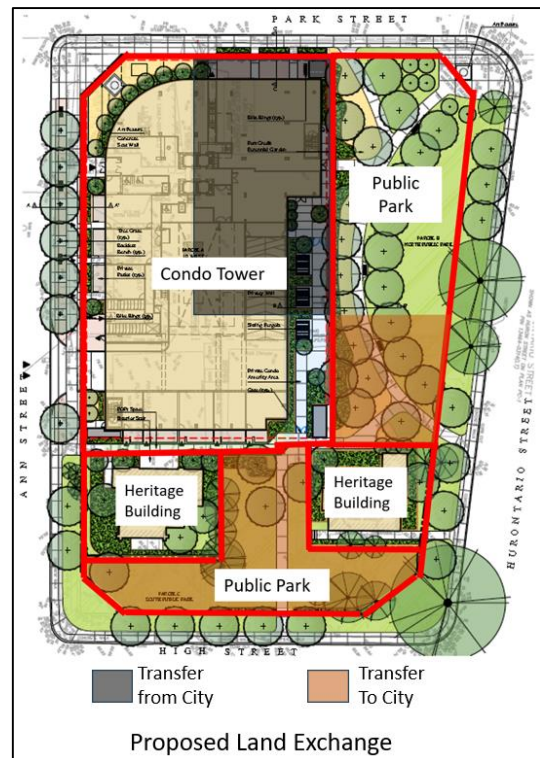
The purpose of this report is to amend the Planning and Development Committee recommendation to ensure the planning process better aligns with the timing of the land exchange.

Comments

In order to complete the planning process in a timely manner and to rezone the subject lands to permit the proposed development, staff recommend the rezoning include an "H" holding provision that requires delivery of an executed Development Agreement in a form and on terms satisfactory to the Corporation of the City of Mississauga.

In order to execute the Development Agreement, the land exchange between 10 West GO GP Inc. and the City of Mississauga will have to have been completed. Once the land exchange has occurred, the Development Agreement can be executed, the "H" provision can be lifted and site plan approval can be issued.

The use of the proposed "H" provision does not change any of the development parameters previously approved for the site. Although the proposed "H" provision was not identified in the previous recommendation, it is considered minor and no additional public notice is required.



Conclusion

In summary, the zoning approved for the proposed 23 storey condominium apartment should be revised to include an "H" holding provision that will be lifted once the required land exchange has occurred and a Development Agreement has been executed. The recommended "H" provision allows the City to complete the rezoning process while appropriately staging the Development Agreement and land transfer.

A. Whitemore

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

Prepared by: Paul Stewart, Lead Development Planner