

City of Mississauga

Corporate Report



Date: November 13, 2020 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/006 W1
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: December 7, 2020

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 22 storey apartment building with 258 units and six levels of underground parking.

42-46 Park Street East and 23 Elizabeth Street North, west of Hurontario Street, north of Park Street East

Owner: Edenshaw Elizabeth Developments Limited

File: OZ 20/006 W1

Recommendation

That the report dated November 13, 2020, from the Commissioner of Planning and Building regarding the applications by Edenshaw Elizabeth Developments Limited to permit a 22 storey apartment building with 258 units and six levels of underground parking, under File OZ 20/006 W1, at 42-46 Park Street East and 23 Elizabeth Street North, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The official plan amendment and rezoning applications are required to permit a 22 storey apartment building with 258 units and six levels of underground parking. The applicant is proposing to amend the Port Credit Local Area Plan height schedule to permit an apartment building that is 7 storeys over the permitted height of 15 storeys, for a total height of 22 storeys. The zoning by-law will also need to be amended from **RA2-48** (Apartment) to **RA5 - Exception** (Apartment) to implement this development proposal.

During the ongoing review of the applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located at 42-46 Park Street East and 23 Elizabeth Street North within the Port Credit Community Node and Central Residential Precinct of the Port Credit Local Area Plan. The site is an assembly of four properties; three of the properties contain a detached dwelling and one of the properties contains a detached dwelling and duplex.



Aerial image of 42-46 Park Street East and 23 Elizabeth Street North



Applicant's rendering of the proposed 22 storey apartment building

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 Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation 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 the issues have been resolved. The matters to be addressed include: provision of additional technical information, the appropriateness of the proposed building height and proposed setbacks, review of reduced parking standards, addressing City affordable housing objectives and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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