

# City of Mississauga

# Corporate Report



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| <p>Date: November 13, 2020</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:<br/>CD.21.SIT</p> <hr/> <p>Meeting date:<br/>December 7, 2020</p> |
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## Subject

### RECOMMENDATION REPORT (CITY WIDE)

#### **Proposed Updates to Site Plan Control By-law 0293-2006**

## Recommendation

That the Report dated November 13, 2020 from the Commissioner of Planning and Building titled "Proposed Updates to Site Plan Control By-law 0293-2006" be adopted, and that Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the staff recommendations in this report.

## Background

In June 2006, the City of Mississauga's Site Plan Control By-law was consolidated and updated. It is further updated based on periodic reviews by the Planning and Building Department, plans of subdivision and other land severances, and Council adopted recommendations with respect to development applications, land use studies or design guidelines.

The purpose of this report is to identify required updates to the Site Plan Control By-law, along with the rationale for each amendment.

## Comments

Five amendments to the Site Plan Control By-law (SPC) are proposed. In order of the sections of the By-law, they are as follows:

### **Schedules 7 and 7B**

Schedule 7 identifies that properties which front, flank and/or abut Mississauga Road are subject to site plan approval. It has come to staff's attention that land divisions occurred in 2006 and 2011 which resulted in the creation of lots with the municipal addresses of 1742, 1746 and 1754 Paddock Crescent, north of Mississauga Road and Burnhamthorpe Road West. As these

properties do not abut Mississauga Road, they should not be subject to site plan control. Schedules 7 and 7B must be amended to remove the shading from these lots to remove them from the by-law.

It is recommended that Schedules 7 and 7B be amended to remove the properties at 1742, 1746 and 1754 Paddock Crescent from the schedule.

### **Schedules 7 and 7C**

Schedule 7 identifies that properties which front, flank and/or abut Mississauga Road are subject to site plan approval. Properties on Doulton Drive (Schedule 4) are also subject to site plan control. Recent property severances on Doulton Drive resulted in the creation of new lots which front onto or flank Mississauga Road. Although captured on Schedule 4 of the SPC By-law, the gap on Schedule 7C might lead to the incorrect assumption that the properties at 2351 Mississauga Road and 2208 and 2215 Doulton Drive are not subject to site plan control.

It is recommended that Schedules 7 and 7C be amended to add the properties at 2351 Mississauga Road and 2208 and 2215 Doulton Drive to the schedule.

### **Schedule 9**

Schedule 9 of the SPC By-law applies to all development or redevelopment of properties in Streetsville. A technical change is required to remove the shading from a portion of Church Street, as City roads are not shaded on the site plan control mapping.

It is recommended that Schedule 9 be amended to remove shading from a portion of Church Street as currently shown on the schedule.

### **Schedule 12A**

Schedule 12A "Downtown Core Built Form Standards January 22, 2013" was updated in 2020 to reflect the June 8<sup>th</sup> Local Planning Appeal Tribunal (LPAT) settlement for Mississauga Official Plan Amendment No. 8 and Zoning By-law 0050-2013. The current Schedule 12A will be deleted and replaced with the version entitled "Downtown Core Built Form Standards, 2020".

It is recommended that Schedule 12A, "Downtown Core Built Form Standards, January 23, 2013" be deleted and replaced with "Downtown Core Built Form Standards, 2020".

### **Schedule 14**

Schedule 14 was added to the SPC By-law in 2014 when the employment area near Eglinton Avenue West and Ninth Line was primarily vacant land. Since that time, the area has developed and new local roads have been constructed. The existing schedule must be deleted and replaced to show the new road pattern.

It is recommended that Schedule 14 be deleted and replaced to show the current road network for the lands identified on the schedule.

**COMMUNITY ENGAGEMENT**

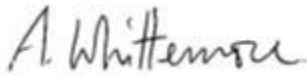
No community or public meetings are required under the provisions of the *Planning Act*.

**Financial Impact**

Not applicable.

**Conclusion**

It is recommended that the above noted changes be made to the Site Plan Control By-law. The amendments will reflect property splits along Mississauga Road, replace outdated Downtown Core Built Form Standards with the version that reflects the recent LPAT settlement for MOPA 8 and By-law 0050-2013 and update the road pattern on one of the Schedules.



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

Prepared by: Lisa Christie, Special Projects Planner