

City of Mississauga Corporate Report



Date: December 18, 2020 To: Chair and Members of Planning and Development Committee	Originator's files: OZ 20/015 W7
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: January 11, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Rezoning application to permit a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses

16, 34 and 36 Elm Drive West, southwest corner of Elm Drive West and Hurontario Street

Owner: Solmar (Edge 3) Corp.

File: OZ 20/015 W7

Recommendation

That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the applications by Solmar (Edge 3) Corp. to permit a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses under File OZ 20/015 W7, 16, 34 and 36 Elm Drive West, be received for information.

Background

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

PROPOSAL

The application is to permit a 12 storey apartment building on the southeasterly corner of the subject lands, which will be attached to a permitted 50 storey apartment building on the northeasterly corner of the property. All lands are owned by the applicant. 102 additional dwelling units and ground floor commercial uses are proposed. The applicant is proposing to amend the zoning by-law from **RA5-46** (Apartments) and **D-1** (Development) to an amended **RA5-46** (Apartments) zone to implement this development proposal.

The remainder of the lands currently zoned **RA5-46** will retain that zone but will be amended to

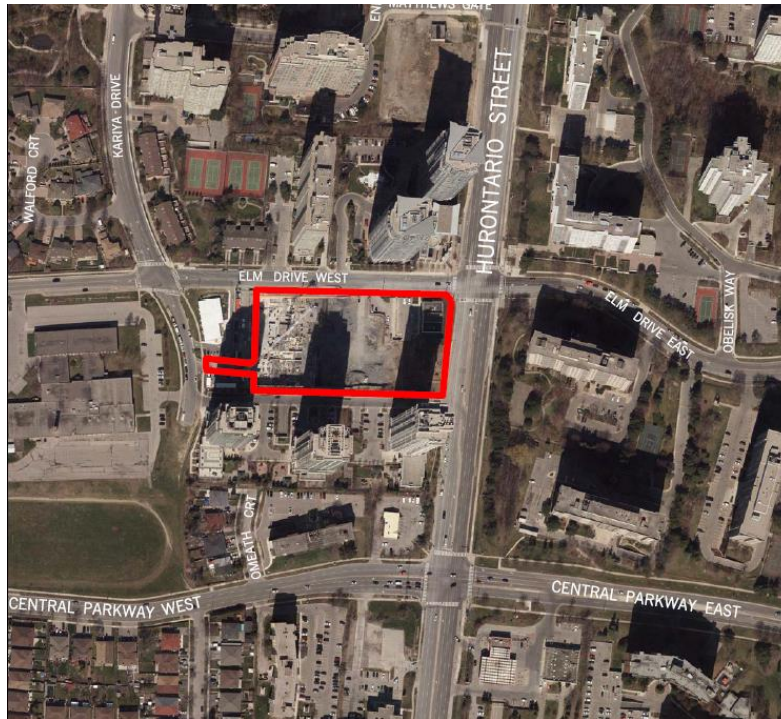
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reflect the changes to the regulations that apply to the subject site, such as number of units. Other regulations such as the overall FSI, landscaped area and amenity area, will also need to be adjusted.

During the ongoing review of this application, staff may recommend different zoning category to implement the proposal.

Comments

The property is located southwest corner of Elm Drive West and Hurontario Street within the Downtown Fairview Character Area. The site is currently occupied by a one storey temporary sales centre and two apartments (35 and 40 storeys) that are currently under construction.



Aerial image of 16, 34 and 36 Elm Drive West



Applicant's Rendering

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.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

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

Most 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, review of zone standards, addressing traffic concerns, ensuring compatibility of new buildings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Adam Lucas, Development Planner