

City of Mississauga

Corporate Report



Date: December 18, 2020 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/011 W11
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: January 11, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Rezoning application to permit 10 four storey back to back townhomes

86 Thomas Street, west of Joymar Drive and north of Thomas Street

Owner: Forgione Investments

File: OZ 20/011 W11

Recommendation

That the report dated December 18, 2020, from the Commissioner of Planning and Building regarding the application by Forgione Investments to permit 10 four storey back to back townhomes, under File OZ 20/011 W11, 86 Thomas Street, 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 rezoning application is required to permit 10 four storey back to back townhomes. The zoning by-law will need to be amended from **D** (Development) to **RM10-Exception** (Back to Back and Stacked Townhouses-Exception) to implement this development proposal.

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

Comments

The property is located on the north side of Thomas Street, west of Joymar Drive within the Streetsville Neighbourhood Character Area. The site is currently vacant.



Aerial image of 86 Thomas Street



Applicant's rendering of the proposed townhomes fronting on Thomas Street

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 to the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms to the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal to 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 reduced parking standards, ensuring compatibility of new buildings and community consultation and input (if applicable).

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Mila Yeung, Development Planner