

City of Mississauga

Corporate Report



Date: December 24, 2020 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/018 W1
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: January 25, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit an 8 to 15 storey apartment building containing 242 units with 3 levels of underground parking and ground floor retail

1381 Lakeshore Road East, east side of Dixie Road, north side of Lakeshore Road East

Owner: City Park Homes

File: OZ 20/018 W1

Recommendation

That the report dated December 24, 2020, from the Commissioner of Planning and Building regarding the applications by City Park Homes to permit an 8 to 15 storey apartment building containing 242 units with 3 levels of underground parking and ground floor retail, under File OZ 20/018 W1, 1381 Lakeshore Road East, 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 an 8 to 15 storey apartment building containing 242 units with 3 levels of underground parking and ground floor retail. The applicant is proposing to amend the Lakeview Local Area Plan to change the designation from Mixed Use to Residential High Density and to change the maximum height permitted for the site from 4 storeys to 15 storeys. The zoning by-law will also need to be amended from **C4** (Mainstreet Commercial) to **RA5-Exception** (Apartments - Exception) to implement this development proposal.

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

Comments

The property is located on the northeast corner of Dixie Road, (a Regional Major Collector road) and Lakeshore Road East, (an Arterial road) within the Lakeview Neighbourhood Character Area. The site is also subject to the Lakeview Local Area Plan and is considered within the Lakeshore Corridor Precinct – Outer Core Area. The property currently contains a one storey commercial plaza called the "Dixielake Plaza". The stores are no longer in operation.

North of the subject property to the railway tracks are detached homes that are mostly bungalows. The lands at the northwest corner of Dixie Road and Lakeshore Road East were recently approved for a 12 storey apartment building through Official Plan Amendment and Rezoning applications. Further west of the site is the "Green Acres" motel and a 10 storey apartment building. South of the site is the Small Arms Inspection Building on the former "Arsenal Lands". East of the site is a Mixed Use designated parcel that is currently subject to a site plan application for two blocks of 4 storey stacked townhouses with ground floor retail.



Aerial image of 1381 Lakeshore Road East



Applicant's rendering of the proposed 8-15 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.

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 reduced parking standards, ensuring compatibility of new buildings, and determining an appropriate building height.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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