

City of Mississauga

Corporate Report



Date: January 22, 2021

To: Chair and Members of Planning and Development Committee

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

Originator's files:
OZ 20/014 W11 and
T-M20003 W11

Meeting date:
February 16, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official plan Amendment and Rezoning applications to permit a six storey condominium apartment building and five detached homes

6616 McLaughlin Road, west side of McLaughlin Road, north of Navigator Drive

Owner: City Park (McLaughlin) Inc.

Files: OZ 20/014 W11 and T-M20003 W11

Recommendation

That the report dated January 22, 2021, from the Commissioner of Planning and Building regarding the applications by City Park (McLaughlin) Inc. to permit a six storey condominium apartment building and five detached homes, under Files OZ 20/014 and T-M20003 W11, 6616 McLaughlin Road, 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).

The applications were appealed by the applicant to the Local Planning Appeal Tribunal (LPAT) for non-decision on December 30, 2020.

It is important to acknowledge that the *Planning Act* provides only 120 days for Council to render a decision. Because Mississauga's Council prides itself at ensuring appropriate engagement with the community on development applications, meeting this timeline is almost impossible assuming a community meeting, a public meeting, and a final recommendation meeting are to be conducted within the stated timeframe. The challenges with the timeline are typically accepted by applicants who prefer to see the process through before exercising their right to appeal to LPAT.

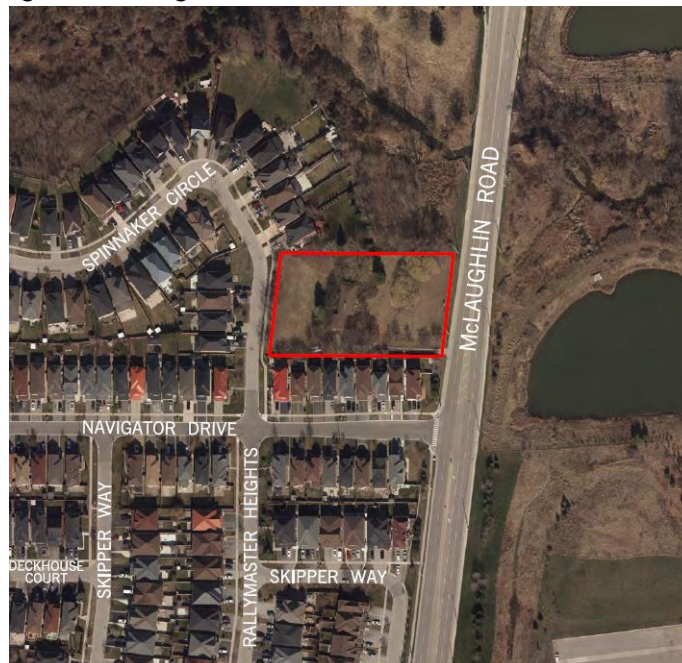
PROPOSAL

The official plan amendment and rezoning applications are required to permit a six storey, 121 unit, condominium apartment building fronting onto McLaughlin Road and five detached homes fronting on Spinnaker Circle. The applicant is proposing to amend the official plan designation for the portion of the lands proposed to be occupied by the apartment building from **Residential Low Density II** to **Residential High Density**. The portion of the lands proposed to be developed with detached homes does not require an official plan amendment. The zoning by-law will also need to be amended from **R1** (Detached Dwellings - Typical Lots) to **R10-Exception** (Detached Dwellings - Garage Control Lots - Exception), **RA2-Exception** (Apartments – Exception) and **OS1** (Open Space - Community Park) to implement this development proposal. A plan of subdivision is required to create the blocks for the five detached homes, apartment building and the conservation buffer block.

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

Comments

The property is located on the west side of McLaughlin Road, north of Navigator Drive within the Meadowvale Village Neighbourhood Character Area. The site is currently occupied by a detached home fronting on McLaughlin Road and a number of mature trees.



Aerial image of 6616 McLaughlin Road



Applicant's rendering of the proposed six storey condominium building



Applicant's elevations of the proposed detached homes

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.

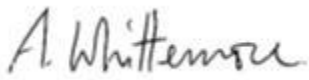
Conclusion

Most agency and City department comments have been received and in general reflect issues of a technical nature. However, a key issue to be addressed pertains to compatibility of the proposed six storey condominium apartment building with the character of the area and Mississauga Official Plan policies. The Planning and Building Department will make a

recommendation on this project after the public meeting has been held and public comments reviewed. Council will need to provide direction to Legal Services with respect to the City's position on the project for the LPAT hearing when the Recommendation Report is presented to a future Planning and Development Committee meeting.

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