

City of Mississauga

Corporate Report



Date: April 16, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/020 W5
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: May 10, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit three apartment buildings with heights of 21, 33 and 42 storeys with ground floor retail uses

5081 Hurontario Street

Owner: 1997937 Ontario Inc. (Liberty Development Corp.)

File: OZ 20/020 W5

Recommendation

That the report dated April 16, 2021, from the Commissioner of Planning and Building regarding the applications by 1997937 Ontario Inc. (Liberty Development Corp.) to permit three apartment buildings with heights of 21, 33 and 42 storeys, under File OZ 20/020 W5, 5081 Hurontario Street, be received for information.

Background

The property was previously the subject of applications for official plan amendment and rezoning under file OZ 09/11 W5. These applications designated the entire property Residential High Density in the Official Plan and zoned the lands H-RA5-44 (Apartments – Exception). The H-RA5-44 zone permitted three apartment buildings with heights of 21, 27 and 30 storeys subject to an “H” holding provision. The Committee of Adjustment subsequently approved a minor variance under file “A” 409/19 to increase the height of the 30 storey building to 33 storeys. On August 5, 2020, City Council approved the removal of the “H” holding provision under file H-OZ 19/006 W5, allowing the development of three apartment buildings with heights of 21, 27 and 33 storeys.

On January 18, 2021, the site plan application under file SP 19/061 W5 was approved, applying only to the northern half of the property (Phase I). Approval of Phase 1 (Appendix 1, page 4) is the development of the 33 storey apartment building with 6 storey podium.

The current official plan amendment and rezoning applications, under file OZ 20/020 W5, are requesting further changes to the Official Plan and Zoning By-law for the entire property (Phases 1 and 2). The proposal is to amend the existing permissions which allow three apartment buildings with heights of 21, 27 and 33 storeys to three apartment buildings with heights of 21, 33 and 42 storeys. The 21 and 42 storey buildings are proposed on the south half of the property (Phase 2).

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 increase in building heights and FSI. The zoning by-law will also need to be amended from **RA5-44** (Apartments) to **RA5-Exception** (Apartments) 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 at the north side of Armdale Road on the east side of Hurontario Street within the Uptown Major Node Character Area. The site is currently occupied by a sales centre.



Aerial image of 5081 Hurontario Street



Applicant's rendering of elevations

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 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Engagement and Consultation

The applications have been circulated to internal departments and applicable external agencies. Comments are provided in Appendix 2.

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

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

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