

City of Mississauga

Corporate Report



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| Date: June 4, 2021 To: Chair and Members of Planning and Development Committee | Originator's file: OZ 21/001 W5 |
| From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building | Meeting date: June 28, 2021 |

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit a seven storey, mixed-use building consisting of self-storage, retail, and office uses

6333 Hurontario Street, south of World Drive, east side of Hurontario Street

Owner: 6333 Hurontario Storage GP Corporation

File: OZ 21/001 W5

Recommendation

That the report dated June 4, 2021, from the Commissioner of Planning and Building regarding the applications by 6333 Hurontario Storage GP Corporation to permit a seven storey, mixed-use building consisting of a self storage facility, retail and office uses, under File OZ 21/001 W5, 6333 Hurontario Street, 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 a seven storey, mixed-use building consisting of self storage, retail, and office uses. The applicant is proposing to amend the Official Plan to change the designation to **Office** with a special site to permit a self storage use. The zoning by-law will also need to be amended from **O3-1** (General Office - Exception) to **O3-Exception** (General Office - 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 north of Highway 401, south of World Drive, on the east side of Hurontario Street, in the Gateway Corporate Centre Character Area. The subject lands are developed with a two storey detached residential structure, currently operating as a storage area for commercial motor vehicles.

The Applicant is proposing a seven storey, mixed-use building with a total gross floor area of 27,068 sq. m. (291,360 sq. ft.); the breakdown of such uses are as follows:

- 19,126 sq. m (205,871 sq. ft.) of self-storage (70.7%)
- 865 sq. m. (9,321 sq. ft.) Dymon-specific retail (3.2%)
- 6,798 sq. m (73,175 sq. ft.) of office (25.1%)

The policy framework associated with the **Office** designation, as well as the corresponding **O3-1** (General Office - Exception) zoning category, only considers office, or office-related accessory land uses. This policy framework does not contemplate self-storage facilities.



Aerial image of 6333 Hurontario Street



Applicant's rendering of the proposed multi-use, self storage facility

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 can be found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 6.

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; determining the appropriate allocation between the proposed uses (self-storage) and the City's planned vision for the area (exclusively office land uses); review of reduced parking standards; ensuring the compatibility of the proposed use relative to recent policy amendments specific to this area; 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: Roberto Vertolli, Development Planner