

City of Mississauga

Corporate Report



Date: June 7, 2021

To: Mayor and Members of Council

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

Originator's file:
OZ 19/009 W5

Meeting date:
June 30, 2021

Subject

RECOMMENDATION REPORT (WARD 5)

Rezoning application to permit a seven storey building containing hotel, banquet hall, office and restaurant uses

6710 Hurontario Street, west side of Hurontario Street between Courtneypark Drive West and Skyway Drive

Owner: 2660430 Ontario Inc. (Flato Developments Inc.)

File: OZ 19/009 W5

Recommendation

1. This application under File OZ19/009 W5, 2660430 Ontario Inc. (Flato Developments Inc.), 6710 Hurontario Street was filed before City-initiated amendments to the Zoning By-law for properties within the Gateway Corporate Centre Character Area took affect. In light of the pre-existing expression of intent to proceed with a development application for the subject lands, and in accordance with subsection 34(10.0.0.2) of the *Planning Act*, Council hereby declares that it grants permission for a rezoning application to be submitted and evaluated by the City for the subject lands and that the two year prohibition under subsection 34(10.0.0.1) of the *Planning Act* not apply in this instance.
2. That the application under File OZ19/009 W5, 2660430 Ontario Inc. (Flato Developments Inc.), 6710 Hurontario Street to change the zoning to **H-O3-12** (General Office – Exception with a Holding Provision) to permit a seven storey building containing hotel, banquet hall, office and restaurant uses, be approved subject to conditions referenced in the staff report dated June 7, 2021 from the Commissioner of Planning and Building.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

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4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the "H" holding symbol is to be removed from the **H-O3-12** (General Office - Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June 7, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application.

Executive Summary

- The application is to change the zoning by-law to allow a seven storey building containing hotel, banquet hall, office and restaurant uses subject to site specific zoning standards.
- Since the public meeting, the subject property has been rezoned from **D** (Development) to **H-O3-5** (General Office – Exception) and **H-O3-6** (General Office – Exception) through a City initiated zoning by-law amendment as a result of the Gateway Corporate Centre Study and now permits the requested uses
- The applicant has made revisions to the proposal to address issues raised by staff, including redesigning the east-west internal driveway (with public access easement), improving the garbage and loading area, providing a daylight triangle at the rear of the site, and ensure the development will form part of a network of private driveways (with public access easements) shared between adjoining properties.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved with an "H" holding symbol to address remaining technical issues.

Background

A public meeting was held by the Planning and Development Committee on October 28, 2019, at which time an Information Report (Item 4.3 https://www7.mississauga.ca/documents/committees/pdc/2019/2019_10_28_PDC_Agenda.pdf) was received for information. Recommendation PDC-0078-2019 was then adopted by Council on November 6 2019.

That the report dated October 4, 2019, from the Commissioner of Planning and Building regarding the application by 2660430 Ontario Inc. to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium, under File OZ 19/009 W5,

6710 Hurontario Street, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the application. Given the amount of time since the public meeting, full notification was provided.

Comments

GATEWAY CORPORATE CENTRE STUDY

Since the application was filed, the City undertook and completed a land use study of the Gateway Corporate Centre that resulted in changes to the land use designations within Mississauga Official Plan (MOP) and the zoning of properties within the Gateway Corporate Centre Character Area. The subject property was redesignated to Office and rezoned from **D** (Development) to **H-O3-5** (General Office – Exception) and **H-O3-6** (General Office – Exception). As such, the land uses that were initially proposed, are now permitted. The applicant has subsequently requested amendments to the **H-O3-5** (General Office - Exception) and **H-O3-6** (General Office – Exception) zones to permit reduced parking rates and a setback.

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- The proposed east-west driveway has been relocated to be wholly on site and redesigned to a two-way, right-in, right-out access and driveway that has been designed in accordance with the City's 9.0 m (29.5 ft.) private driveway (with public access easement) standard
- The garbage and loading area has been redesigned to maintain a consistent 4.5 m (14.7 ft.) side yard setback along the northern property line.
- Adjustments to the rear of the site have been made to accommodate a 15.0 m (49.2 ft.) day light triangle where the driveway connects into the internal driveway network (with public easements).

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on July 24, 2019.

Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on October 28, 2019. No deputations were made at the public meeting. Staff received one written submission from an adjacent landowner. Responses to the issues raised from correspondence received can be found in Appendix 2.

No community meetings were held for the subject application.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

The revised rezoning application proposes a development that contains appropriate zone standards that conforms the Gateway Corporate Centre Character Area policies. The proposed development will also contribute to the implementation of a network of driveways (with public access easements) that will allow public access and private services to all of the properties on the larger development block.

Strategic Plan

The applications are consistent with the Move and Prosper Pillars of the Strategic Plan by contributing to a finer grain network of roads, directing development to the Hurontario Corridor to support the future Hurontario Light Rail Transit (LRT) service, and providing a land use that will allow businesses to thrive.

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


In summary, the proposed development is compatible with the surrounding land uses and is located on a corridor where intensification and higher density uses are to be directed. The revised rezoning application seeks relief from required parking rates and a setback which have been reviewed and found to be acceptable from a planning standpoint. This development will contribute to the implementation of a network of driveways (with public access easement) that will service the employment area bound by Hurontario Street, Skyway Drive, Maritz Drive, and Courtney Park Drive West.

Should the applications be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Matthew Shilton, Development Planner