

City of Mississauga

Corporate Report



Date: October 22, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 21/002 W4
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: November 15, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 4)

Official Plan Amendment and Rezoning applications to permit two 45 storey and one 37 storey apartment buildings with ground floor commercial uses 30 Eglinton Avenue West, southwest corner of Eglinton Avenue West and Hurontario Street

Owner: 30 Eglinton Avenue West Limited (c/o Crown Property)

File: OZ 21/002 W4

Recommendation

That the report dated October 22, 2021, from the Commissioner of Planning and Building regarding the applications by 30 Eglinton Avenue West Limited (c/o Crown Property) to permit two 45 storey and one 37 storey apartment buildings with ground floor commercial uses, under File OZ 21/002 W4, 30 Eglinton Avenue West, 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 the construction of two 45 storey and one 37 storey apartment buildings with ground floor commercial uses. A maximum height of 45 storeys / 308.1 m (1010.8 ft.) and reductions to standard building and parking regulations are proposed. The applicant is proposing to amend the existing designation of **Office – Special Site 1** to permit a maximum height of 45 storeys. The zoning by-law will also need to be amended from **O1-8 (Office)** to **O1-Exception (Minor Office – Exception)** to implement this development proposal. There is an existing nine storey office building and one

storey heritage building on the property that will be retained as part of the development of the property. With respect to the provision of affordable housing, the applicant has not made a determination if the proposed units will be rental or condominium tenure or a combination thereof. Their proposal for affordable housing will be dependant upon the mix ultimately provided.

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 southwest corner of Eglinton Avenue West and Hurontario Street within the in the Uptown Major Node Character Area. The site is currently occupied by a nine storey rectangular office building with two, one storey commercial building extensions that project from the office building. There are three standalone commercial buildings located in the northeast corner of the property, one of which includes a one storey heritage building known as the Wilcox House.



Aerial image of 30 Eglinton Avenue West



Applicant's rendering of the two 45 storey and one 37 storey apartment buildings

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.

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.

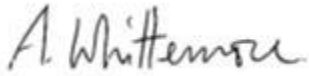
Conclusion

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
- traffic impacts and conflicts with adjacent properties
- review of reduced parking, landscape and built form standards
- ensuring compatibility of with the adjacent area in terms of building separations, building height and density
- mitigating sun/shadow impacts
- provision of sufficient parkland and other community services in the area
- community consultations and input

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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