

# City of Mississauga

# Corporate Report



<p>Date: December 17, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files: OZ/OPA 21-8 W4 and 21T-M 21-3 W4</p> <hr/> <p>Meeting date: January 10, 2022</p>
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## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 4)**

**Official Plan Amendment. Rezoning and Plan of Subdivision applications to permit eight apartments, ranging in height from 28 to 42 storeys with ground related commercial uses, one 45 storey mixed used building, and eight blocks of townhouses containing 120 units.**

**4615 Hurontario Street, 25, 35, 55, 105 and 110 Elia Avenue and 136 Eglinton Avenue East, south of Eglinton Avenue East and east of Hurontario Street**

**Owner: The Elia Corporation**

**Files: OZ/OPA 21-008 W4 and 21T-M 21-3 W4**

## Recommendation

That the report dated December 17, 2021, from the Commissioner of Planning and Building regarding the applications by The Elia Development to permit eight apartments, ranging in height from 28 to 42 storeys with ground related commercial uses, one 45 storey mixed use building, and eight blocks of townhouses containing 120 units, under Files OZ/OPA 21-008 W4 and T-M21003 W4, 4615 Hurontario Street, 25, 35, 55, 105 and 110 Elia Avenue and 136 Eglinton Avenue East, 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, rezoning and plan of subdivision applications are required to permit eight apartments, ranging in height from 28 storey to 42 storeys with 4,295.7 m<sup>2</sup> (46,238.5 ft<sup>2</sup>) ground related commercial uses, one 45 storey mixed use building, and eight

blocks of townhouses totaling 120 units. Overall, 4,690 dwelling units are proposed within the development. The applicant is proposing to amend the existing Residential High Density and Office – Special Site 1 designations to permit maximum building heights of 28-45 storeys. The zoning by-law will also need to be amended from **RA5-20** (Apartments), **O1-7** (Minor Office) and **C3-48** (General Commercial) to **RA5-Exception** (Apartments), **O1-Exception** (Minor Office) and **C4-Exception** (Mainstreet Commercial) to implement this development proposal. A plan of subdivision is required to create the blocks for the park, landscape buffers, and development lands.

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

## Comments

The subject lands are comprised of 5 separately conveyable parcels are generally located at the southeast quadrant of Eglinton Avenue East and Hurontario Street within the Uptown Major Node Character Area. The subject lands are currently vacant of buildings and structures.



Aerial image of 4615 Hurontario Street, 25, 35, 55, 105 and 110 Elia Avenue and 136 Eglinton Avenue East



Applicant's rendering of the eight apartment buildings ranging in heights from 28 storeys to 42 storeys with ground related commercial uses, 45 storey mixed use building and eight blocks of townhouses.

### **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.

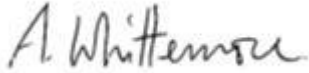
## **Conclusion**

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
- 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



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

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