

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 & Building</p>	<p>Originator's file: OZ/OPA 21-11 W7</p>
	<p>Meeting date: January 10, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit a 9 storey tower, a 30 storey tower with a 7 storey podium and 33 and 35 storey towers connected by a 9 storey podium

3085 Hurontario Street, south side of Kirwin Avenue and east side of Hurontario Street

Owner: Equity Three Holdings Inc.

File: OZ/OPA 21-11 W7

Recommendation

That the report dated December 17, 2021, from the Commissioner of Planning and Building regarding the applications by Equity Three Holdings Inc. to permit a 9 storey tower, a 30 storey tower with a 7 storey podium and 33 and 35 storey towers connected by a 9 storey podium, under File OZ/OPA 21-11 W7, 3085 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 application are required to permit a 9 storey tower, a 30 storey tower with a 7 storey podium and 33 and 35 storey towers connected by a 9 storey podium. In total, 1,081 dwelling units and 1 025 m² (11,033 ft²) of ground floor commercial uses are proposed. The applicant is proposing to redesignate the property from **Mixed Use** to **Residential High Density** to permit a maximum building height of 35 storeys. The zoning by-law will also need to be amended from **C4** (Mainstreet Commercial) and **D-1** (Development - Exception) 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 on the south side of Kirwin Avenue and the east side of Hurontario Street within the Downtown Cookville Character. The site is currently occupied by a two storey, multi-tenant commercial plaza accommodating a range of retail, personal service and office uses, a two storey above grade parking structure and surface parking area.



Aerial image of 3085 Hurontario Street



Applicant's rendering of the proposed a 9 storey tower, a 30 storey tower with a 7 storey podium and 33 and 35 storey towers connected by a 9 storey podium

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.

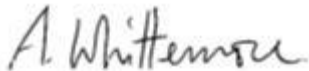
Conclusion

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, review of reduced parking standards, replacement of commercial uses, ensuring compatibility of new buildings and community consultation and input (if applicable).

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Adam Lucas, Development Planner