

City of Mississauga
Corporate Report



<p>Date: June 10, 2022</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 22-3 W1</p>
	<p>Meeting date: July 5, 2022</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

**Official Plan Amendment and Rezoning applications to permit a 23 storey, 359 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses 17 & 19 Ann Street, 84 & 90 High Street East and 91 Park Street East
 Lands bound by Park Street East, Ann Street, High Street East and Hurontario Street
 Owner: 10 West GO GP Inc. and City of Mississauga
 File: OZ/OPA 22-3 W1**

Recommendation

That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 10 West GO GP Inc. to permit a 23 storey, 359 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses, under File OZ/OPA 22-3 W1, 17 & 19 Ann Street, 84 & 90 High Street East, and 91 Park Street 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 and rezoning applications are required to permit a 23 storey, 359 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses. Although the applicant initially described the proposal as 22 storeys, the mezzanine space was excluded from their calculation of the number of storeys. According to the City's zoning by-law this use is

considered a floor resulting in an additional storey to the proposal (i.e. 23 storeys); however, the proposed height as measured in metres has not changed at 74.9 m (246 ft.)

The applicant is proposing to amend the official plan designation on the southern portion of the site from **Residential High Density** to **Mixed Use**. In addition the Port Credit Local Area Plan requires an amendment to increase the maximum height limit from 22 storeys to 23 storeys and to reduce the required commercial space on the site from a minimum of 1 400 m² (15,069 ft²) to 300 m² (3,229 ft²). The zoning by-law will also need to be amended from **RA1-24** (Apartments – Exception); **H-RA2-48** (Apartments – Exception - Hold); and, **D** (Development) 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 within the Port Credit Community Node and is the entire block bound by Hurontario Street, Park Street East, Ann Street and High Street East. The site is currently occupied by two heritage buildings (which are to remain), two detached dwellings (which are to be demolished) and vacant land previously used as the Port Credit Lawn Bowling Club. The City owns the former lawn bowling site and the applicant owns the remainder of the block. The City of Mississauga and 10 West GO GP Inc. are currently in discussions to adjust property boundaries that would reconfigure the developable area as well as the size and/or location of the public park(s) on this block. These real estate discussions are occurring separately from this planning process. Additional information on property ownership is found in Appendix 1, page 8.



Aerial image of 17 & 19 Ann Street, 84 & 90 High Street East, and 91 Park Street East



Applicant's rendering of the condo tower

Applicant's Concept Plan
(public parks will have separate design exercise)

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 any issues have been resolved. The matters to be addressed include: ensuring the principles of Mississauga Official Plan are maintained and the proposal is compatible with the existing and planned character of the area; provision of additional technical information; appropriateness of the stormwater, heritage, traffic and parking impacts; complete the purchase of City lands, and the suitability of the proposed Official Plan policies and zoning exception standards.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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