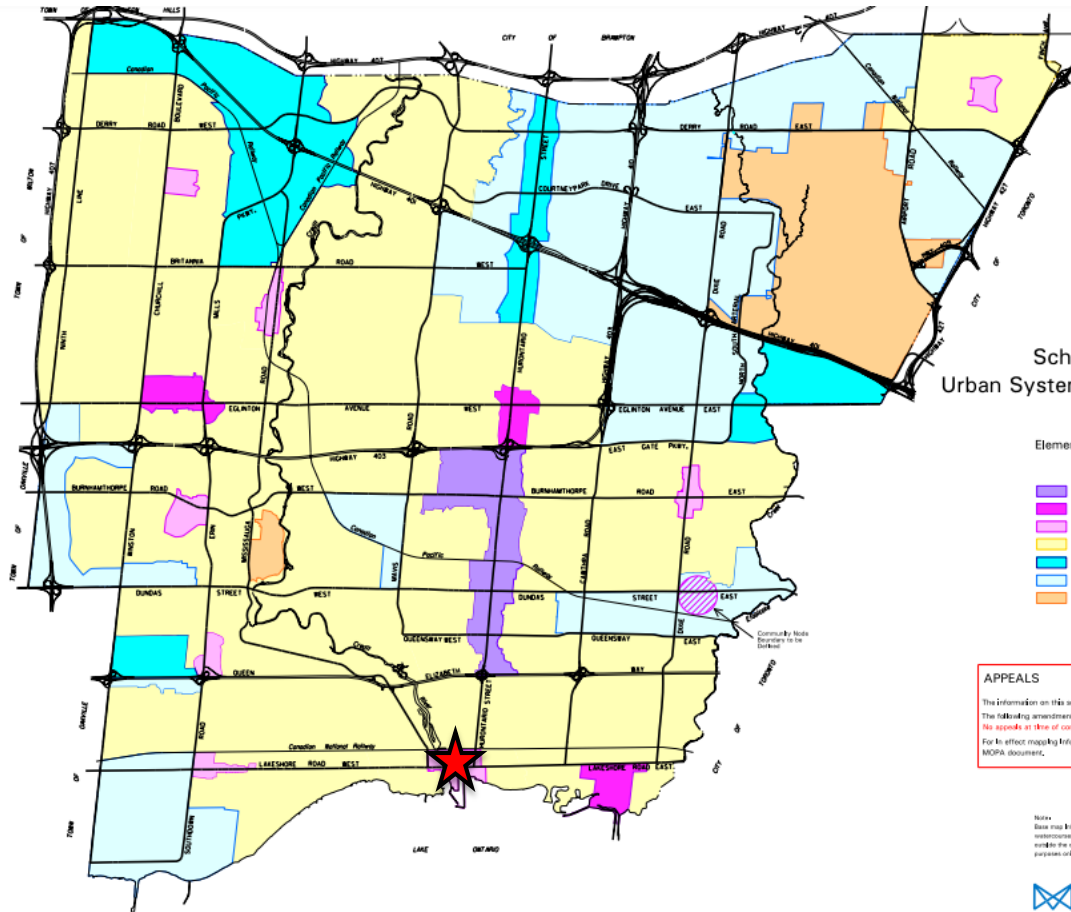


OZ 22-10 W1

88 Park St E

Recommendation Report
Planning and Building Department
Edenshaw Developments





Schedule 1b Urban System - City Structure

Elements

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

APPEALS

The information on this schedule reflects Council adopted amendments. The following amendments are under appeal and affect this schedule: **No appeals at time of consultation.**

For its effect mapping information refer to the Consultation Tables and MOPIS document.

Note:
Base map information includes roads, railways, rail lines, watercourses, including any levees or banks of water within the city boundaries. It is not for planning purposes only.



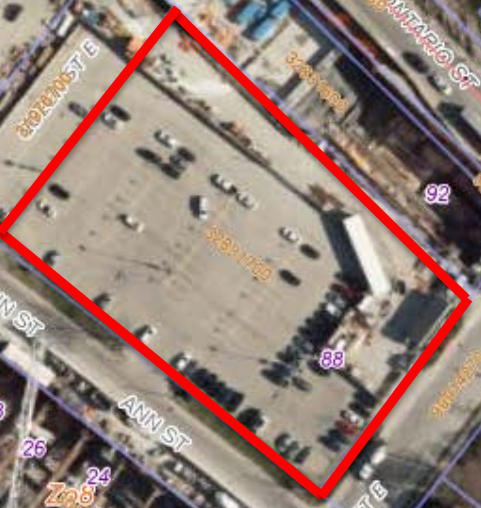
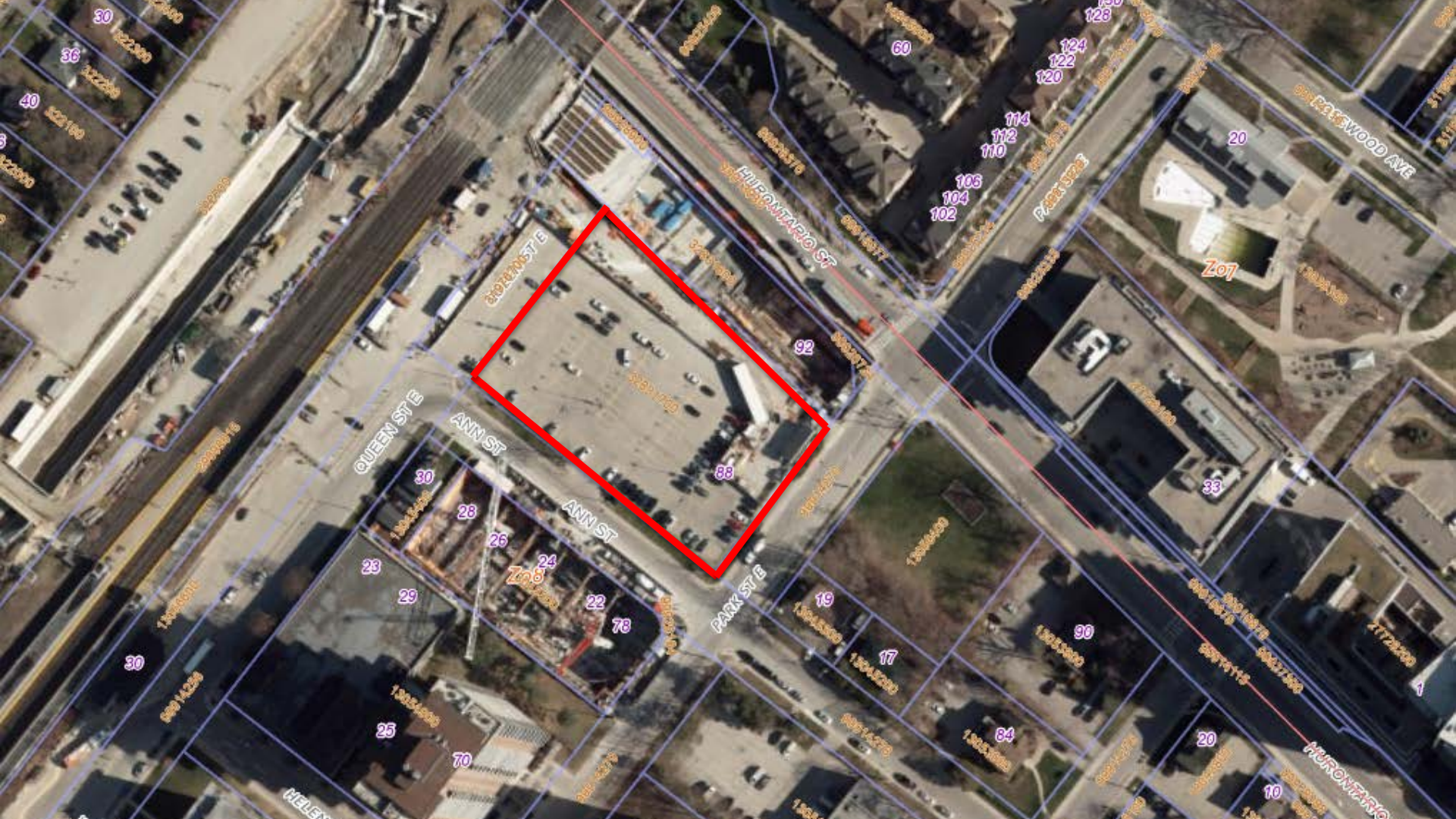
 LRT



Z67

Z66

Port Credit



QUEEN ST E

ANN ST

ANN ST

PARK ST E

HURONTARIO ST

PATTEE ST

HURONTARIO

Z07

Z08

30
36
40
1222000
1222500
1221000
1220500

60
124
122
120
114
112
110
106
104
102

30
28
26
24
22
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70
78

19
17
90
84
20
10

20

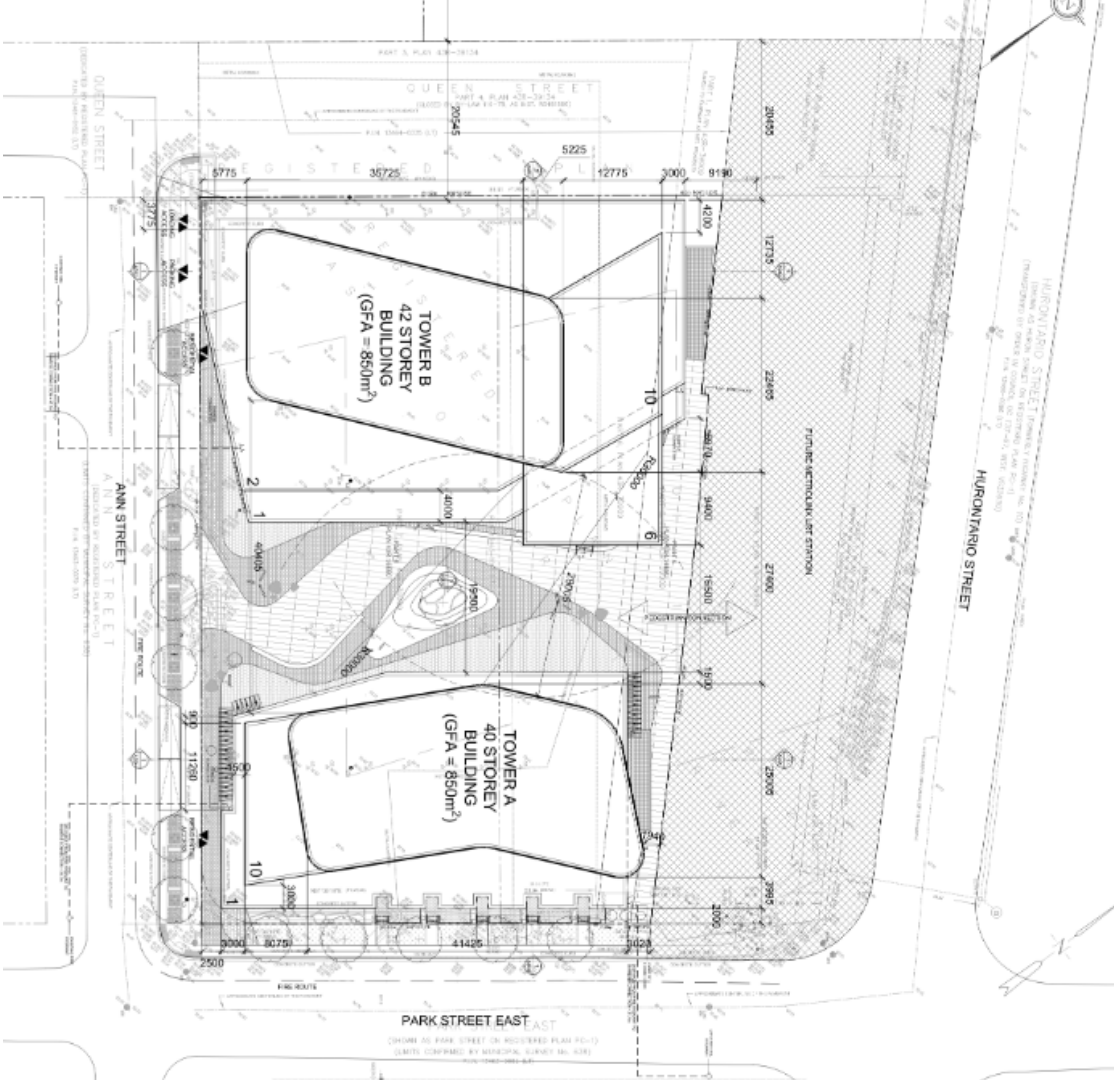
33

10

Applicant's Proposal:

42 and 40 storey
apartment building with
ground floor commercial
and office space





PARK STREET EAST
(SHOWN AS PARK STREET ON RECORDED PLAN PG-1)
(METRS CONFIRMED BY MUNICIPAL SURVEY NO. 438)

HURONTARIO STREET
(TRANSVERSE TO PARK STREET ON RECORDED PLAN PG-1)
(METRS CONFIRMED BY MUNICIPAL SURVEY NO. 438)
HURONTARIO STREET
(HURON STREET)
(TRANSVERSE TO PARK STREET ON RECORDED PLAN PG-1)
(METRS CONFIRMED BY MUNICIPAL SURVEY NO. 438)

QUEEN STREET
(TRANSVERSE TO HURONTARIO STREET)
(METRS CONFIRMED BY MUNICIPAL SURVEY NO. 438)

ANN STREET
(TRANSVERSE TO HURONTARIO STREET)
(METRS CONFIRMED BY MUNICIPAL SURVEY NO. 438)

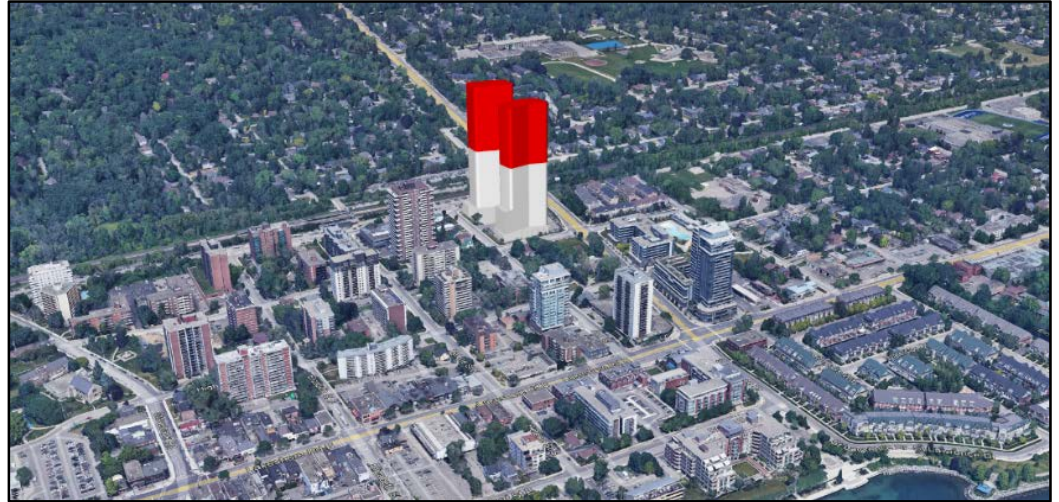
TOWER B
42 STOREY
BUILDING
(GFA = 850m²)

TOWER A
40 STOREY
BUILDING
(GFA = 850m²)

PROPOSED DETOUR FOR TRAFFIC

Applications required:

- An Official Plan Amendment amendment to the PCLAP is required to allow a height of 42 storeys, whereas 22 storeys is permitted
- A Zoning By-law Amendment is required from the current D zone to the RA5 – Apartment Building Zone Category
- Draft Plan of Subdivision has been submitted to facilitate proposal



Application Timeline:

May 11, 2022 – Application Deemed Complete

May 24, 2022 – Community Meeting

July 5, 2022 – Public Meeting – Information Report

- concerns with overall height and density
- contribution to affordable housing
- traffic concerns
- precedence regarding building height in the Community Node

November 14, 2022 – Applicant appealed to the OLT for non-decision

Application Evaluation:

Is the proposed increase in height consistent with:

- *Provincial Policy Statement*
- *Growth Plan*
- Mississauga Official Plan/Port Credit Local Area Plan and Built Form Guidelines

Is the proposed additional height consistent with the PPS?

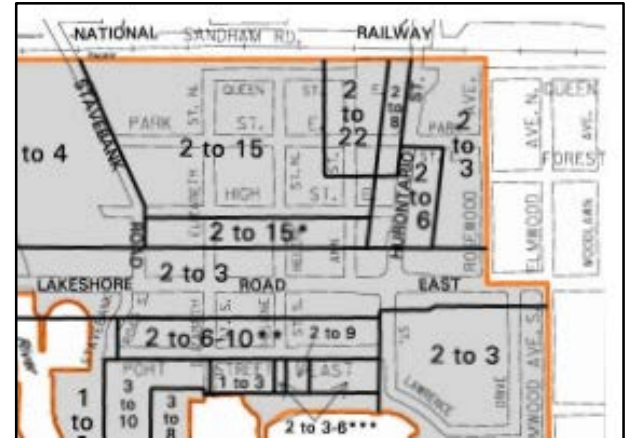
- Encourages compact, more efficient development to take advantage of existing services and amenities
- Recognizes Official Plans as the most important vehicle in achieving short and long terms plans
- A redevelopment of the site at a density and built form higher than what exists today is consistent with the PPS
- The Official Plan guides building height for the area

Is the proposed additional height consistent with the Growth Plan?

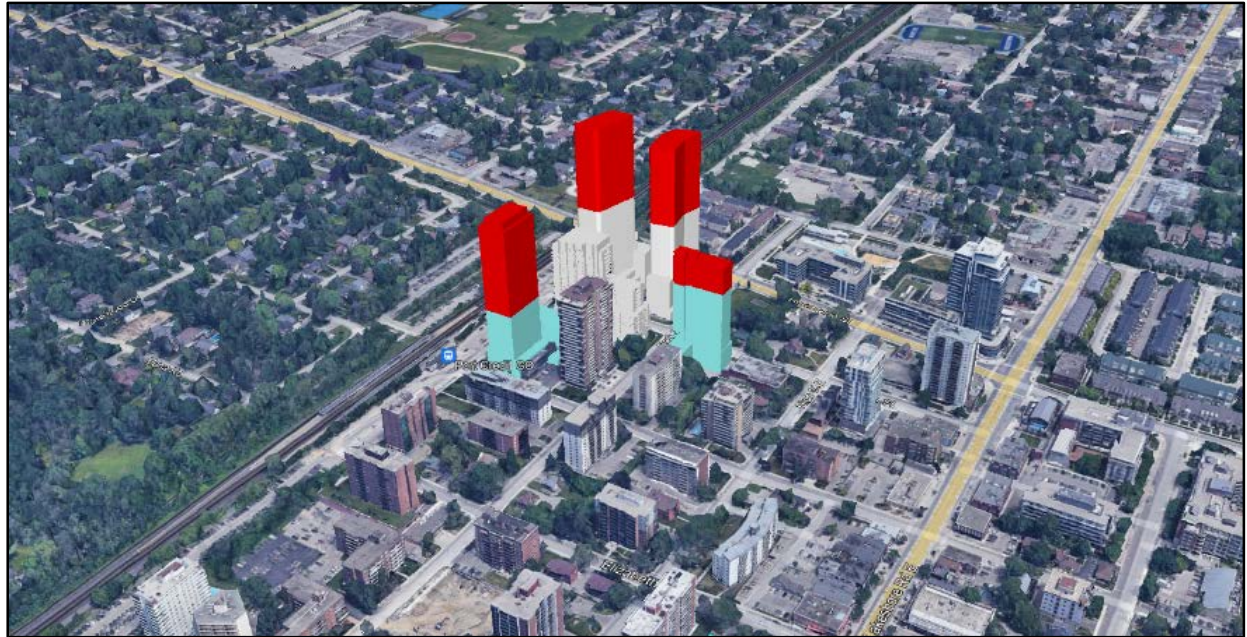
- Directs municipalities where to accommodate growth – emphasis on priority transit corridors and MTSA's
- Growth Plan also acknowledges appropriate standards are to be set out by municipal Official Plans
- Port Credit Community Node – within the MTSA radius for the PC GO Station
- The PC LAP guides height and density within the MTSA

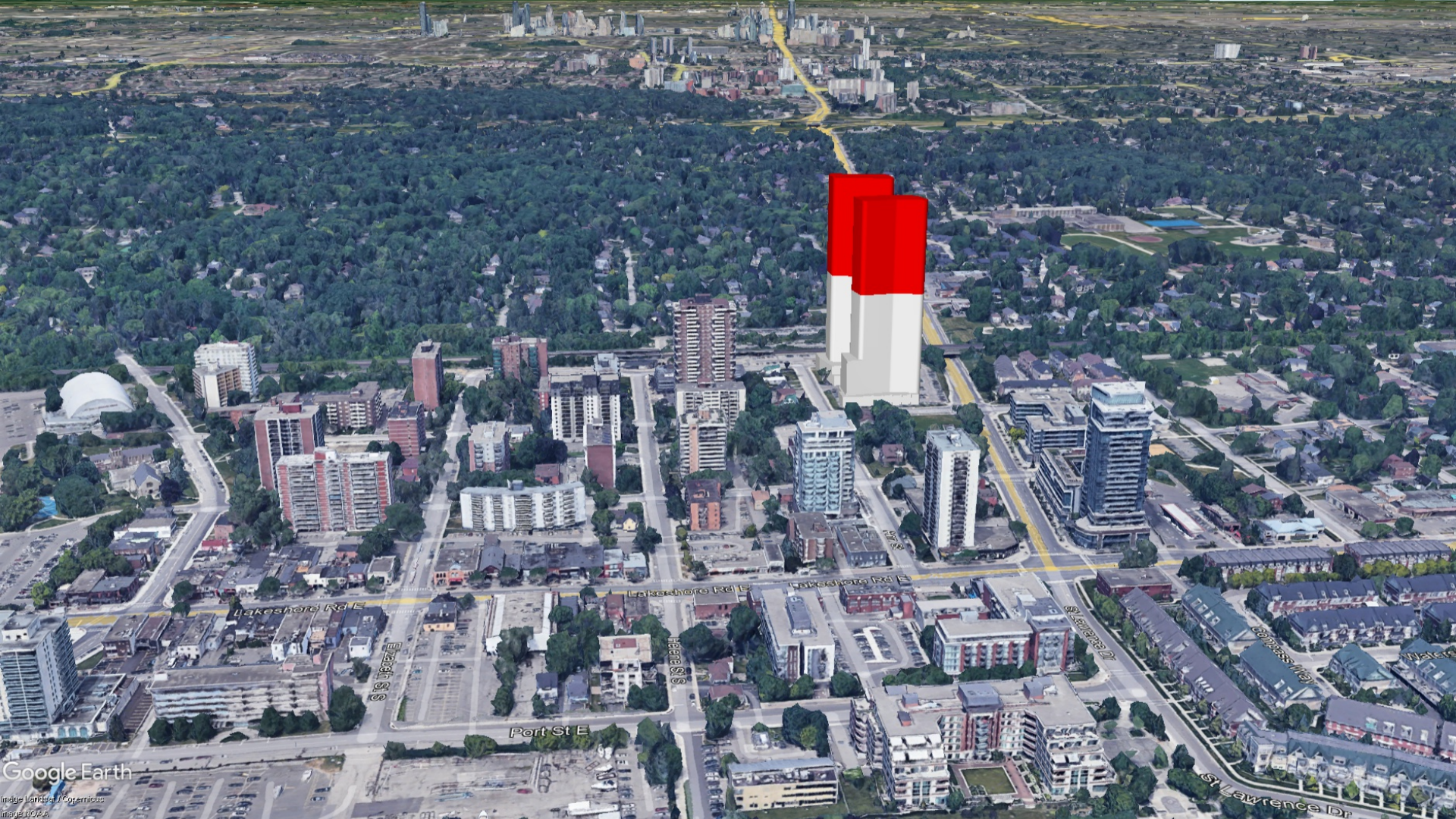
Is the proposed additional height consistent with the MOP & PCLAP?

- The general prevailing building heights are to maintain the Community Nodes location in the **City Structure**



- The proposed 42 and 40 storey apartment buildings will set a new building height context in the area





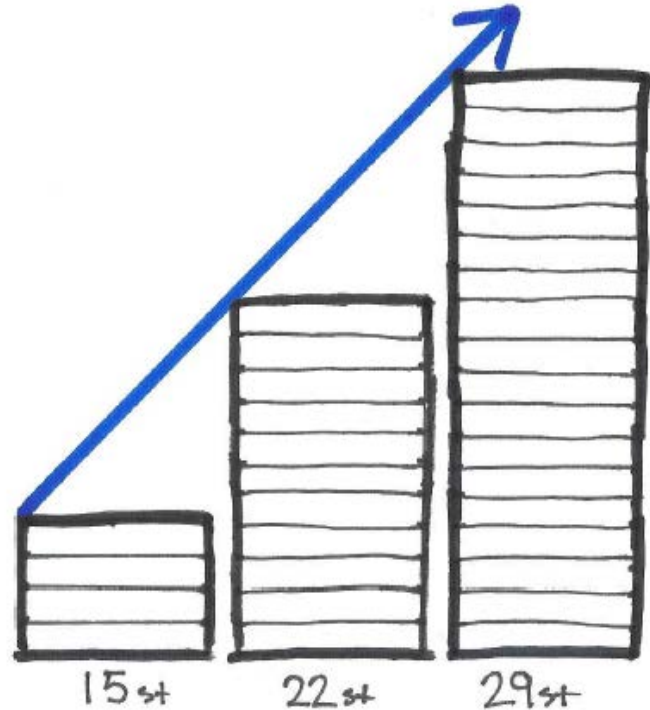
Subject site is distinct from the rest of the node

- the site is situated between two higher order transit stations, a unique attribute
- the plan and guidelines encourage wayfinding and landmark buildings within this area; align tall buildings in key areas
- appropriate to acknowledge the distinction of the site through built form



Additional height should:

- maintain the Community Node's position in the City Structure
- maintain the overall goals and objectives of the LAP and the Height Schedule
- respect and relate to the existing and planned building heights



Other Development Issues

- The proposed parking rates have not been justified
 - 0.31 residential
 - 0.1 visitor
- The proposal creates unsafe wind conditions
 - Amenity space
 - Pedestrian plaza
- Additional technical information has not been received
- Commercial uses are preferred on Park Street
- No affordable housing strategy
- The proposed amount of non residential space is insufficient
 - 1765 m² is proposed
 - Current OP policies require 2800 m² for 22 storeys

Conclusion:

- Proposed building height of 42 storeys does not meet the City Structure and LAP Height Schedule
- Does not meet the required criteria for additional building height in PC Community Node
- Insufficient non-residential and employment space
- No affordable housing strategy
- Other development issues that are to be addressed
- Staff see merit in additional building height for the site, subject to maintaining the required criteria for additional height consideration

Recommendation:

- That Planning and Development Committee refuse the applications in their current form