

OZ 21-002 W4

30 Eglinton Avenue West

Plaza Partners and Crown Realty Partners

Recommendation Report

OLT Appeal – Non-decision

Three apartments, 34, 32 and 28 storeys
with ground floor commercial uses



Planning and Development Committee – March 6, 2023

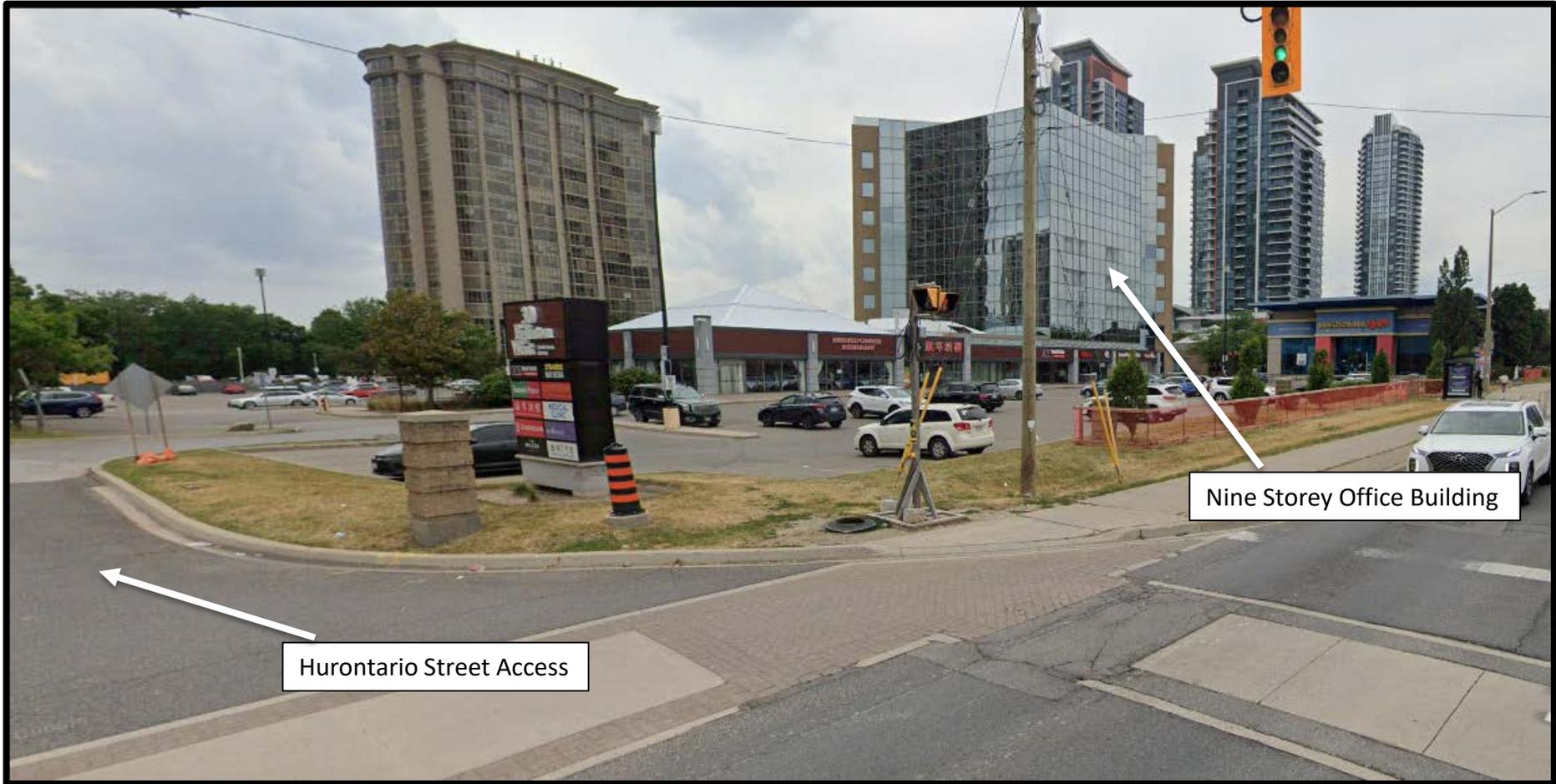
Subject Lands - 30 Eglinton Ave. W.



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Area Context



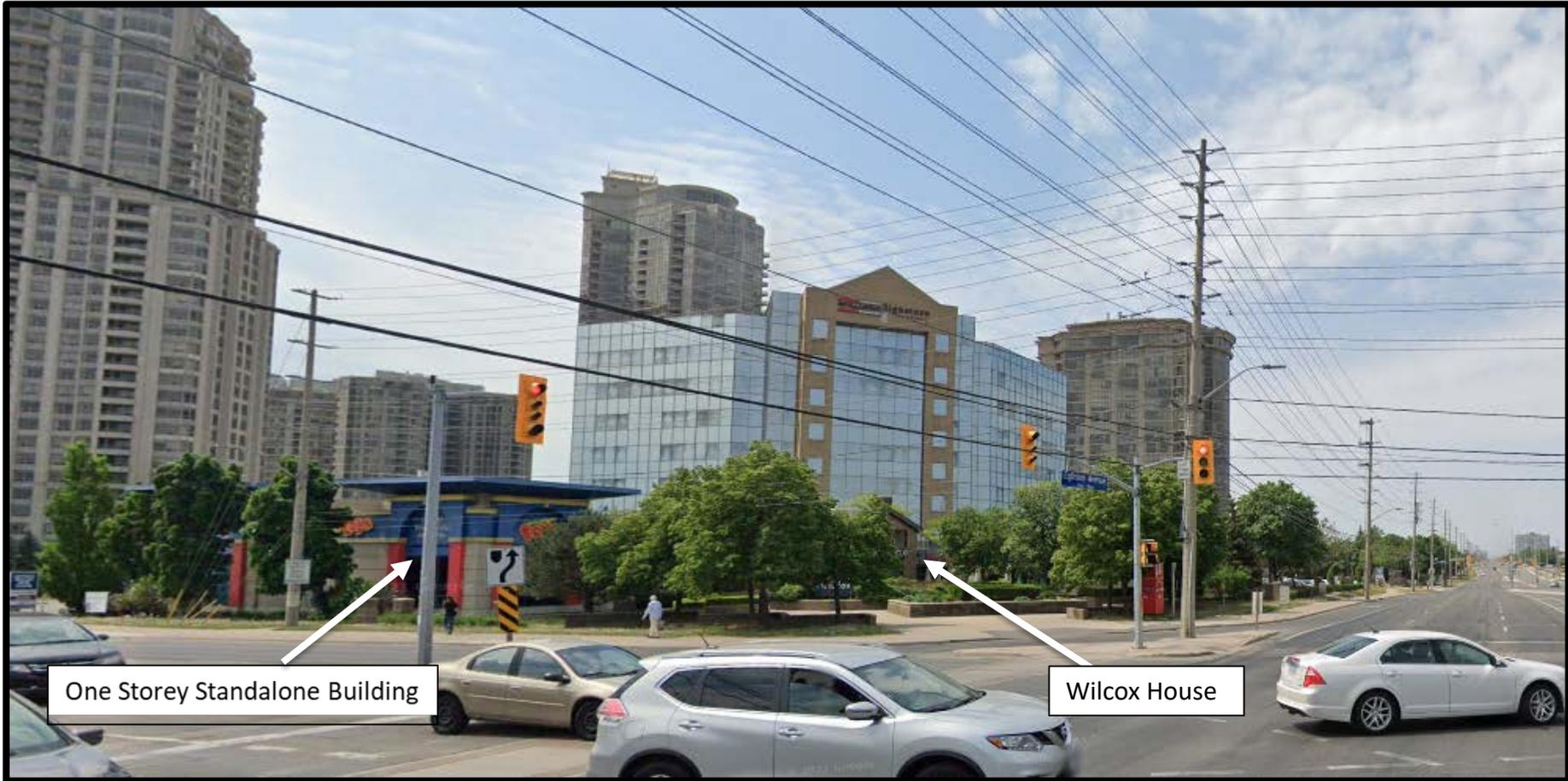
Looking westerly along Hurontario Street

Area Context



Looking southerly along Hurontario Street

Area Context

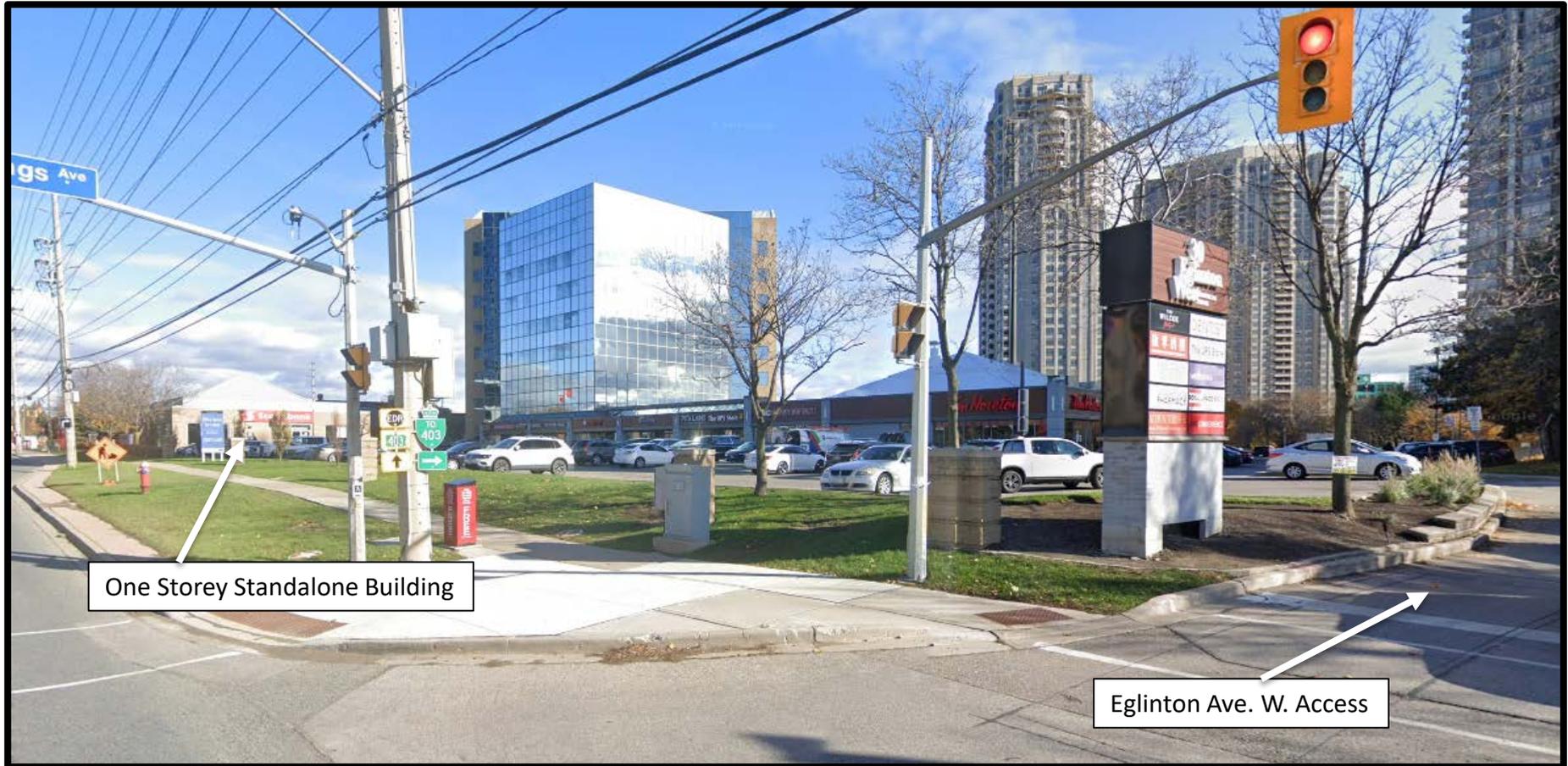


One Storey Standalone Building

Wilcox House

Looking westerly along Eglinton Avenue West

Area Context

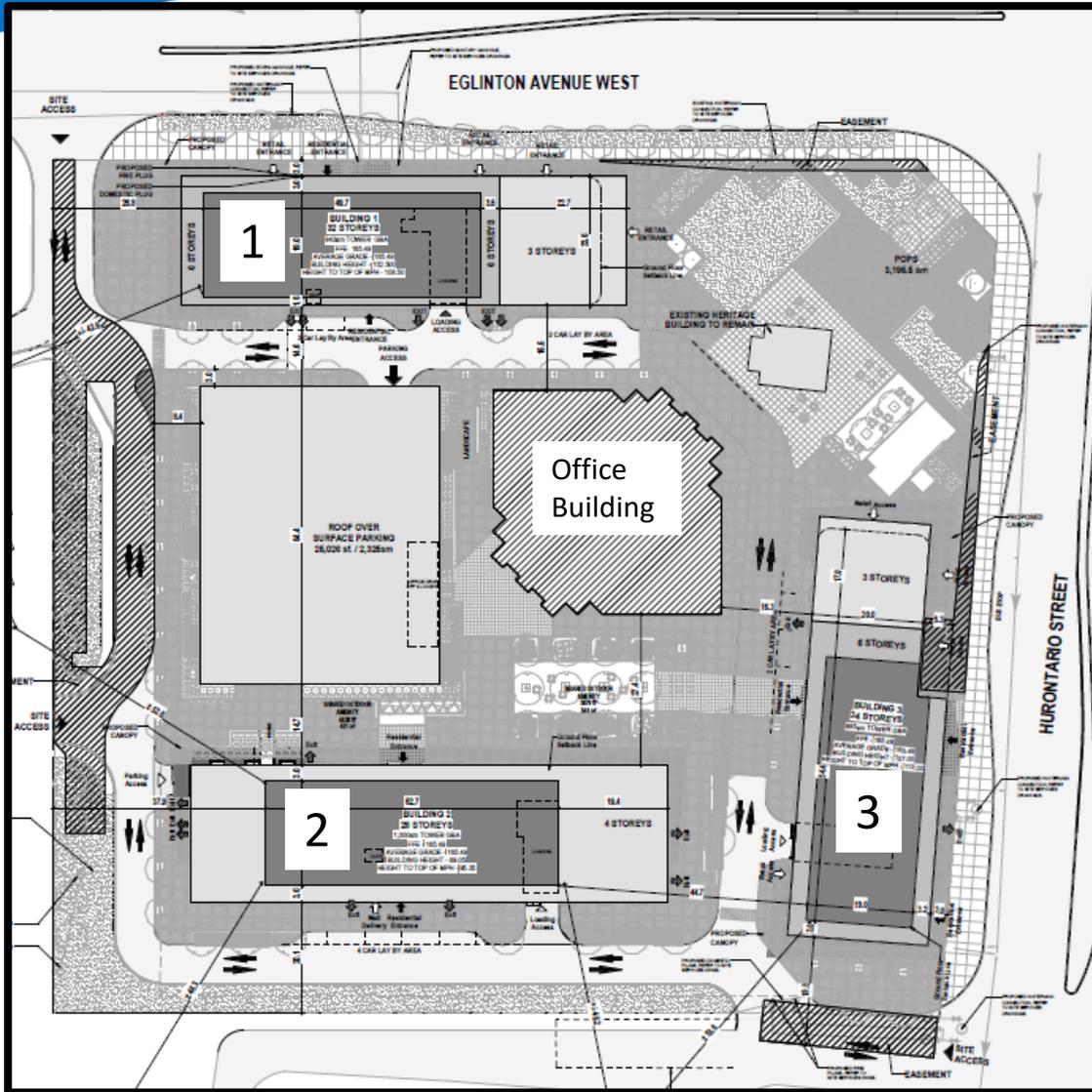


One Storey Standalone Building

Eglinton Ave. W. Access

Looking easterly along Eglinton Avenue West

Proposal



3 apartments with ground floor commercial uses

1. 34 storeys / 943 m² floor plate
2. 32 storeys / 885 m² floor plate
3. 28 storeys / 1000 m² floor plate

1,332 dwelling units

Retain Office Building and Wilcox house

Demolish two standalone commercial buildings and one storey 'wings'

POPS –Privately Owned Publicly Accessible Space

Rendering



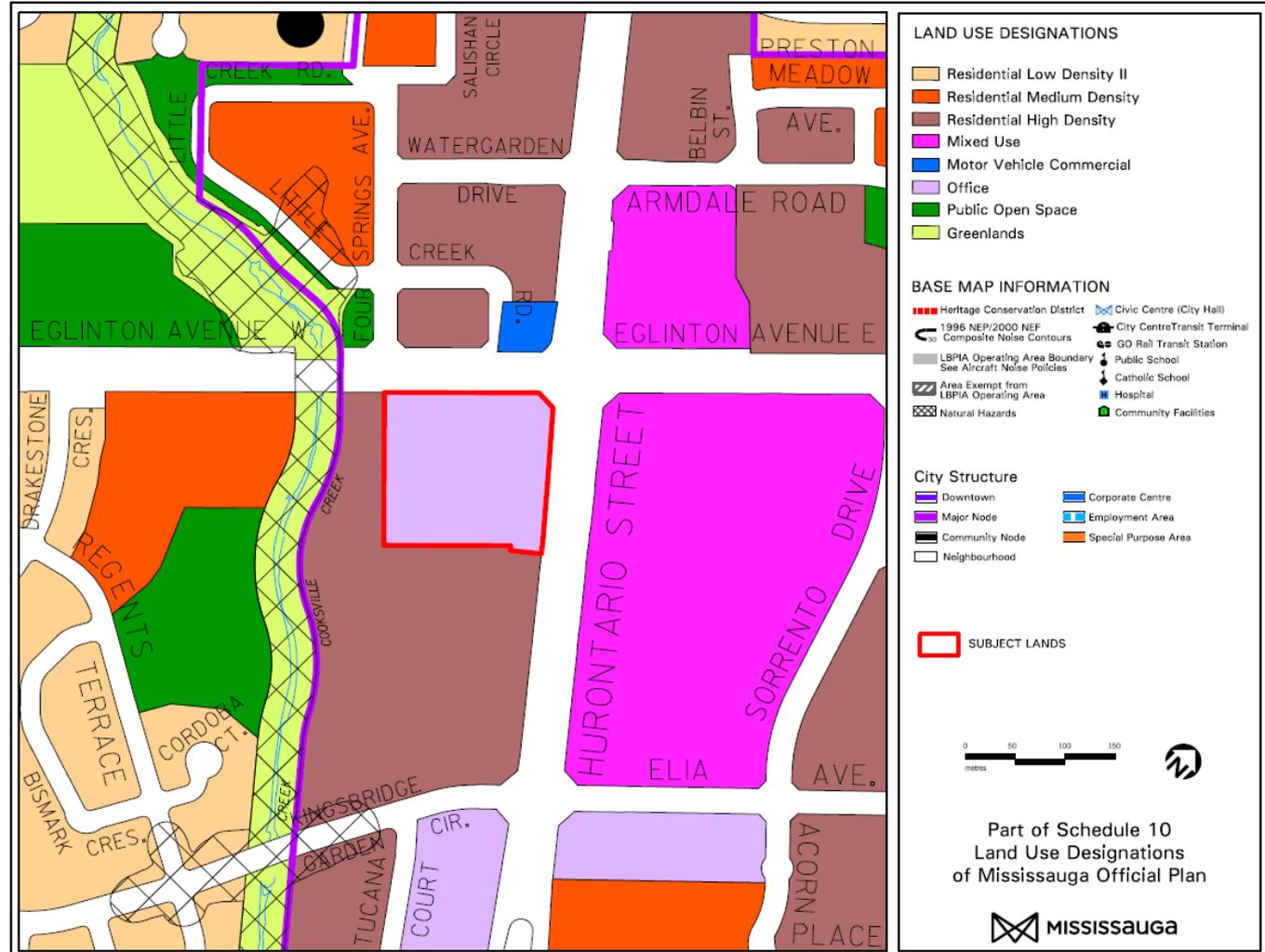
Aerial View Looking Southwest

Mississauga Official Plan

Designation

Office – Special Site 1
 Uptown Major Node

Amend MOP to permit a
 maximum height of 34
 storeys.

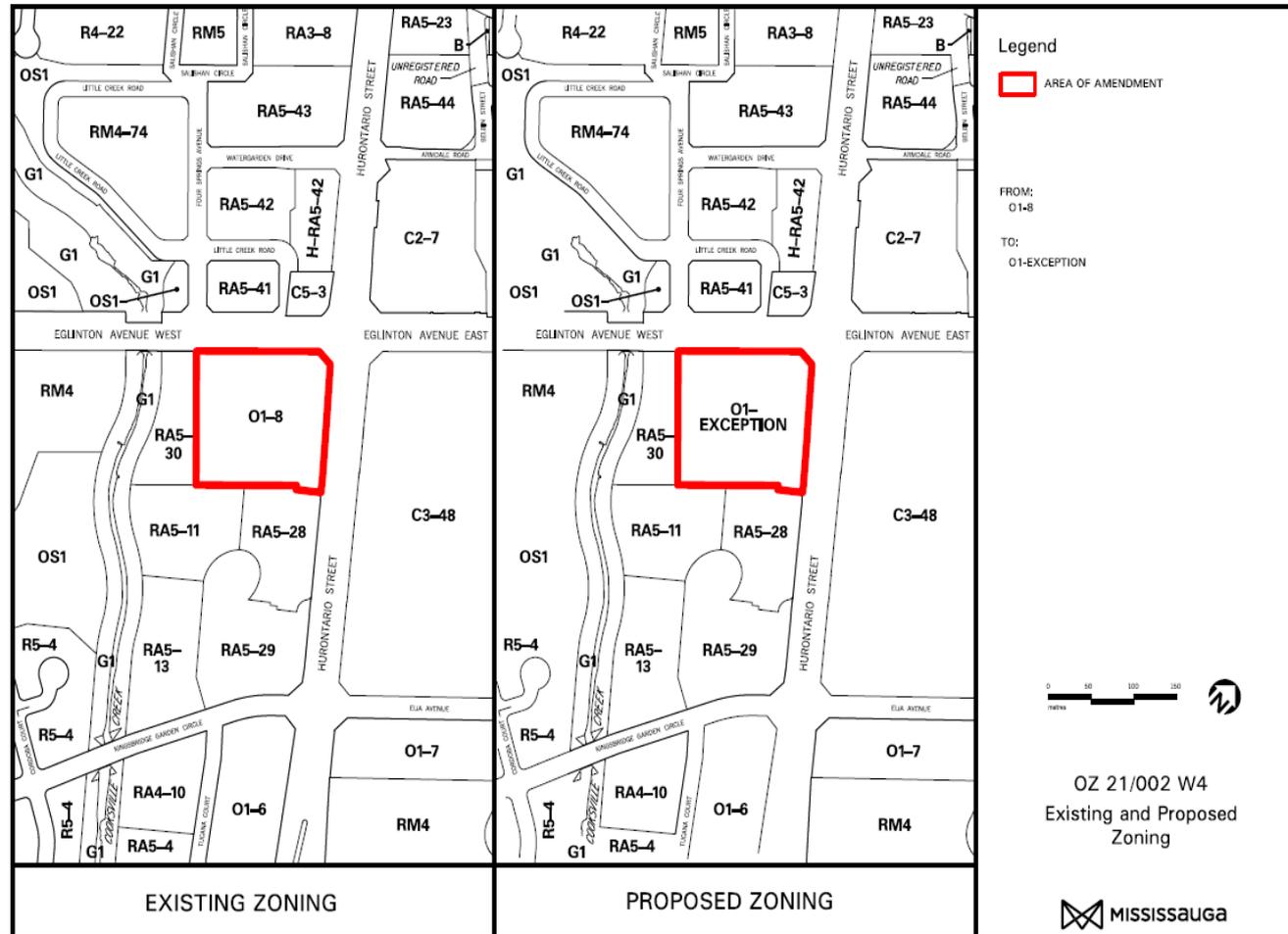


Zoning By-law Amendment

Zoning

O1-8 (Minor Office) .

Amend existing zone to permit three apartments at 34, 32 and 28 storeys in height and other performance standards.



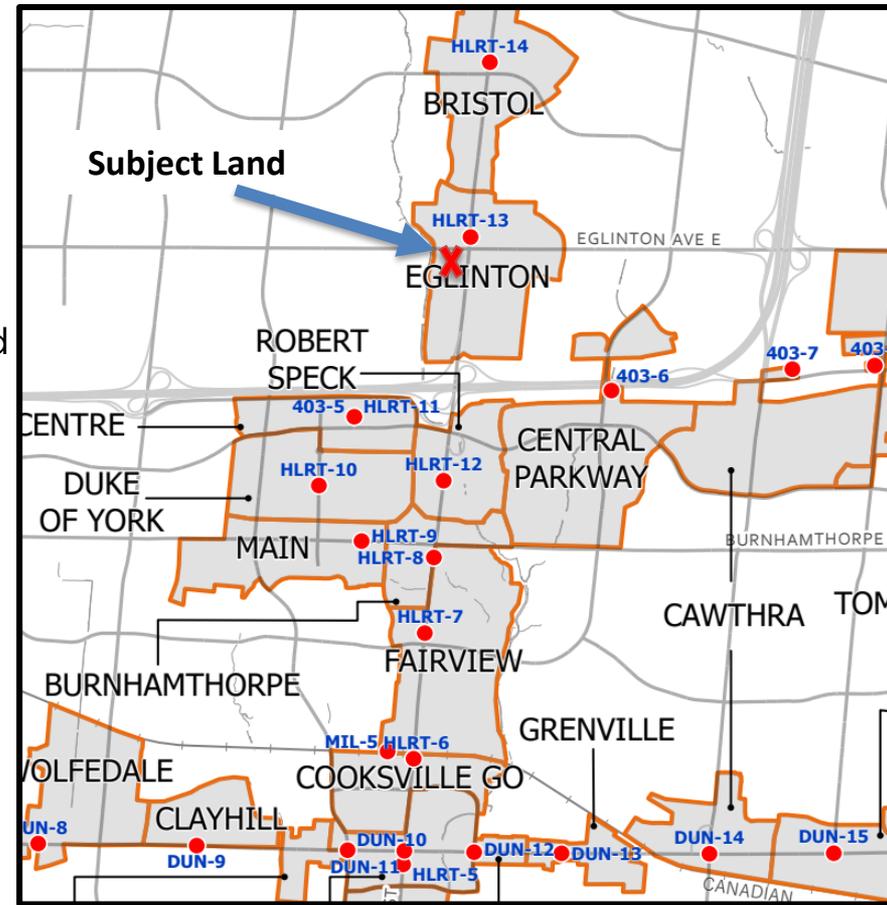
Milestones

- **October 23, 2019** - DARC Meeting
- **October 27, 2020** - Mississauga Urban Design Review Panel
- **December 15, 2020** - Pre submission Community Meeting -
 - 148 virtual attendees
- **March 24, 2021** - Application submission / Application Deemed complete
 - Three apartments - two, 45 storey and one, 37 storey
- **November 11, 2021** - Statutory Public Meeting (received for information)
- **April 6, 2022** - Applicant resubmission
 - Three apartments - 34, 32 and 28 storeys
- **September 12, 2022** - Applicant appeal to Ontario Land Tribunal (non-decision)
- **March 22, 2023** - Case Management Conference - Ontario Land Tribunal

Evaluation – Policy Framework

Growth Plan / Region of Peel Official Plan

- Located in Uptown Major Node (Primary Major Transit Station Area) with minimum density targets (400 people and jobs / Ha).
- Will exceed minimum density targets required based on existing developments and approved developments.
- Generally conforms (intensifying within built up area in proximity to transit, increasing housing supply)
- Does not provide appropriate built form relating to scale and impact on the public realm.



Source: MOPA 144

Evaluation – Policy Framework

Mississauga Official Plan

25 storey maximum height in Major Node

Chapter 9 – policies for evaluating tall buildings

- Maximize sunlight on public realm
- Compatibility and integration with the public realm by ensuring adequate sunlight
- Minimize undue physical and visual negative impact relating to sun, shadow and wind.

Standards for Sun Shadows (Council adopted)

- September/March - 5 hours of sunlight that include 2 hour period between 12:12pm and 2:12pm and an additional period 9:12am to 11:12pm or 3:12pm to 5:12pm.

Given height, location, orientation and floor plate size, proposal does not conform to MOP policies



Evaluation – Policy Framework

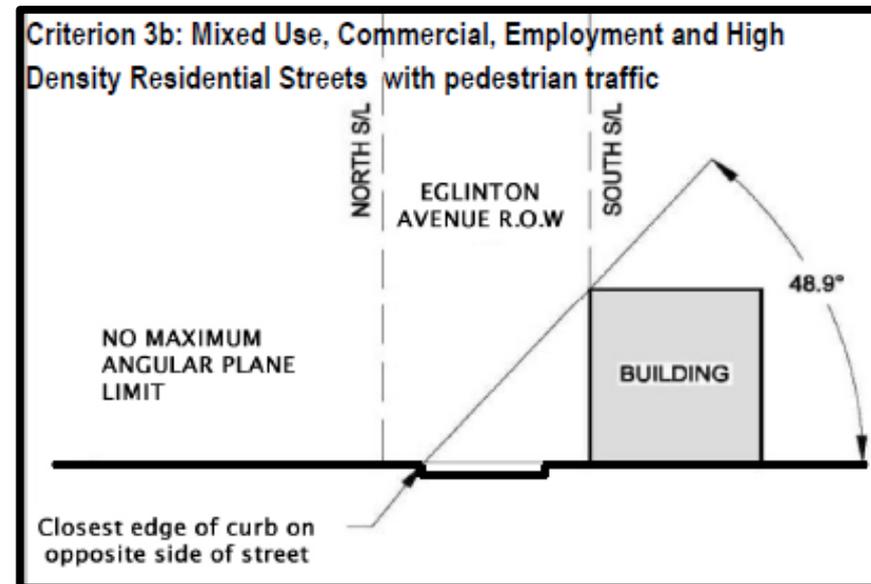
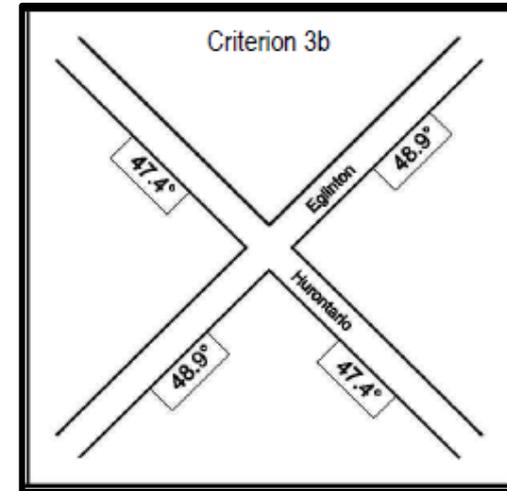
Mississauga Official Plan

Chapters 9 and 13 – policies for evaluating tall buildings exceeding 25 storeys.

- Will address pedestrian scale through building articulation, massing and materials
- Provide appropriate transition in heights that respect the surrounding context.

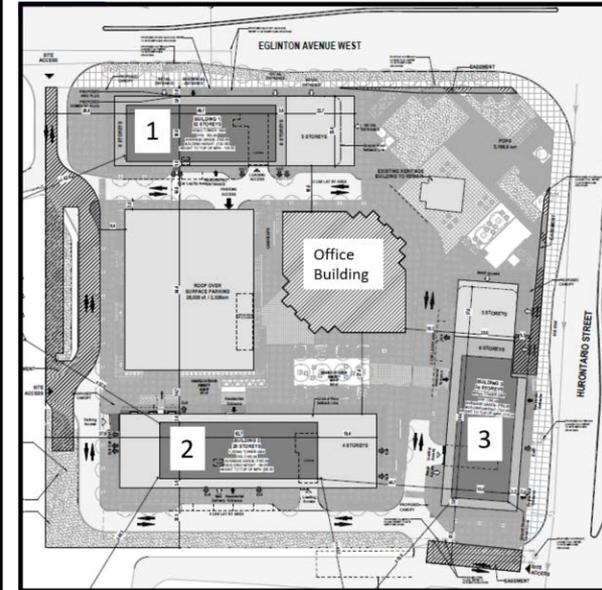
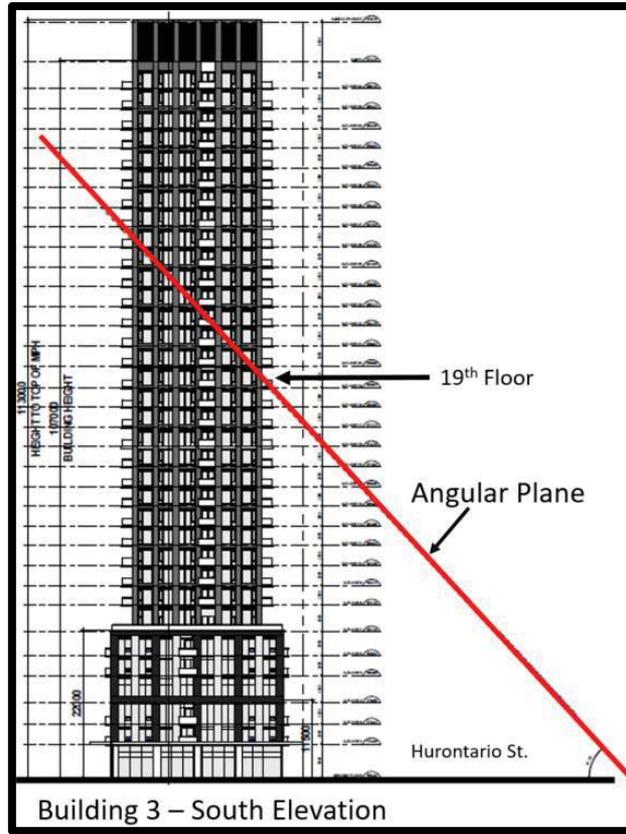
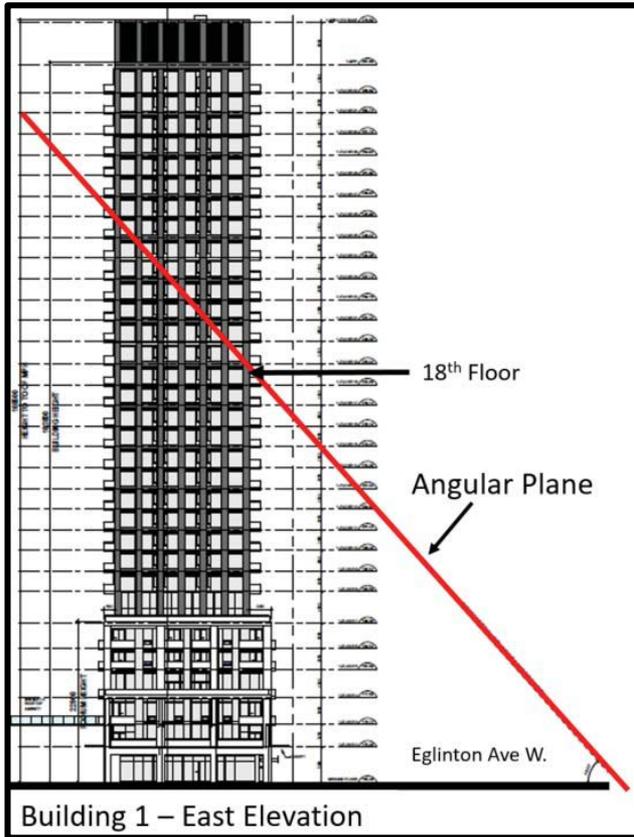
Standards for Sun Shadows (Council adopted)

- Angular Plane Criteria
- S/S Eglinton Avenue - 48.9 degrees
- W/S Hurontario Street - 47.4 degrees



Source: Standards for Sun Shadow Studies

Evaluation – Policy Framework



Given height, location, and building articulation proposal does not conform to MOP policies

Conclusion

- Staff support residential intensification on this site.
- Tall buildings can be sited on the property that conform to MOP policies relating to height, sun shadow impact, scale and transition.
- The applicant has not justified how the current proposal conforms to the MOP policies.
- The applicant has not demonstrated the need for additional density on this site in relation to Provincial Growth Plan targets.
- The development, as currently proposed, is not acceptable from a planning standpoint and should not be approved.
- Staff recommend that City Council direct Legal Services to attend the OLT hearing in support of the recommendation that the applications are not acceptable in their current form and should not be approved.

Thank you!