

City of Mississauga
Corporate Report



<p>Date: March 3, 2023</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 22-19 W7</p>
	<p>Meeting date: March 27, 2023</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit five apartments, 46, 43, 43, 39, and 34 storeys, with 14,962 m² (161,050 ft²) of commercial floor area and 6,216 m² (66,905 ft²) of gross floor area for a multi floor community use

25 and 33 Hillcrest Avenue, 3146, 3154 and 3168 Hurontario Street, northwest corner of Hillcrest Avenue and Hurontario Street

Owners: 33HC TAS LP, 33HC Corp., 3168HS LP and 3168 HS Corp.

File: OZ/OPA 22-19 W7

Pre-Bill 109

Recommendation

That the report dated March 3, 2023, from the Commissioner of Planning and Building regarding the applications by 33HC TAS LP, 33HC Corp., 3168HS LP and 3168 HS Corp. to permit five apartments, 46, 43, 43, 39 and 34 storeys, with 14,962 m² (161,050 ft²) of commercial floor area and 6,216 m² (66,905 ft²) of gross floor area for a multi floor community use, under File OZ/OPA 22-19 W7, 25 and 33 Hillcrest Avenue, 3146, 3154 and 3168 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 applications are required to permit five towers, 46, 43, 43, 39 and 34 storeys, with 14,962 m² (161,050 ft²) of commercial floor area and 6,216 m²

(66,905 ft²) of gross floor area for a multi floor community use. The applicant is proposing to redesignate a portion of the property from **Residential High Density** to **Mixed Use** to permit a maximum building height of 46 storeys. The zoning by-law will also need to be amended from **C4** (Mainstreet Commercial), **D** (Development) and **RA5-33** (Apartments – Exception) to **RA5 – Exception** (Apartments – Exception) to implement this development proposal. The applicant has not indicated the proposed tenure of the residential uses, but staff will require this information prior to completion of a recommendation report for Council's consideration.

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 at the northwest corner of Hillcrest Avenue and Hurontario Street within the Downtown Cooksville Neighbourhood Character Area. The site is currently occupied by a retail plaza comprised of three single storey structures and surface parking areas.



Aerial image of 25 and 33 Hillcrest Avenue, 3146, 3154 and 3168 Hurontario Street, northwest corner of Hillcrest Avenue and Hurontario Street



Applicant's rendering of the proposal

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

All 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: conformity with the city structure and character area elements in MOP, provision of additional technical information, review of reduced parking standards, ensuring compatibility of new buildings, community consultation and input, and continued dialogue regarding the feasibility of the proposed community use.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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