

Recommendation Report

Official Plan Amendment Application
RGF (Mississauga) Developments Inc.

325 Burnhamthorpe Road West
OPA 21-21 W4

Planning and Development Committee
March 27, 2023

Subject Lands



Subject Lands



Subject Lands (325 Burnhamthorpe Road West)

- Facing northeast from NE corner of Burnhamthorpe Road West and Confederation Parkway

Area Context



Lands to South – Burnhamthorpe Rd W
(facing East)



Lands to South – Burnhamthorpe Rd W
(facing West)

Area Context



Lands to East – Living Arts Drive
(facing North)



Lands to West – Confederation Parkway
(facing North)

Area Context



Lands to North – City Centre Drive
(facing East)



Lands to North – City Centre Drive
(facing West)

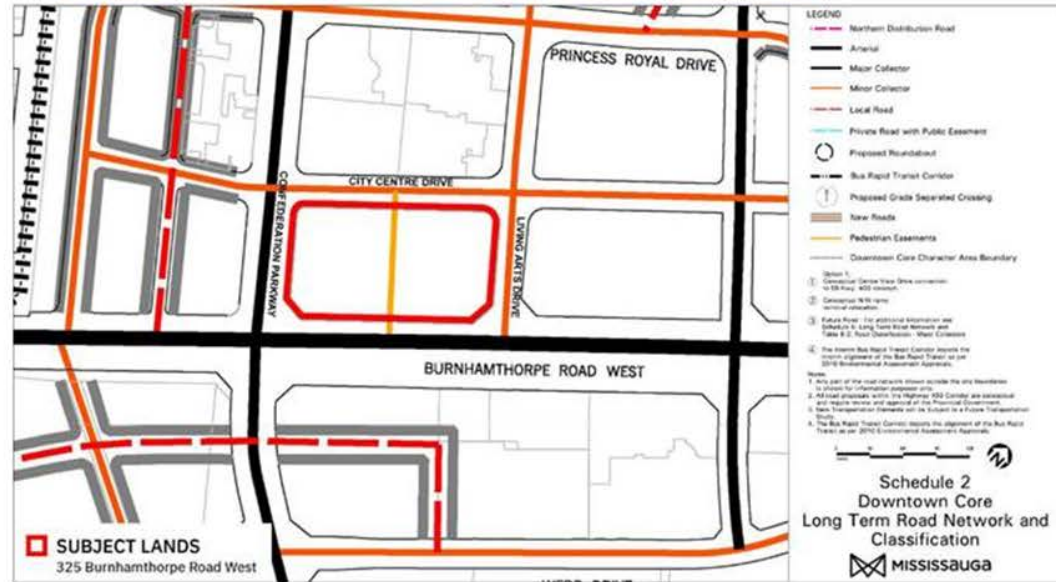
Proposal

- Amend the Official Plan to replace a planned local road with a pedestrian walkway and municipal easement to facilitate a two-phase mixed use high rise development consisting of five (5) towers

Existing Official Plan (with Local Road)



Proposed Official Plan Amendment (with Pedestrian Easement)

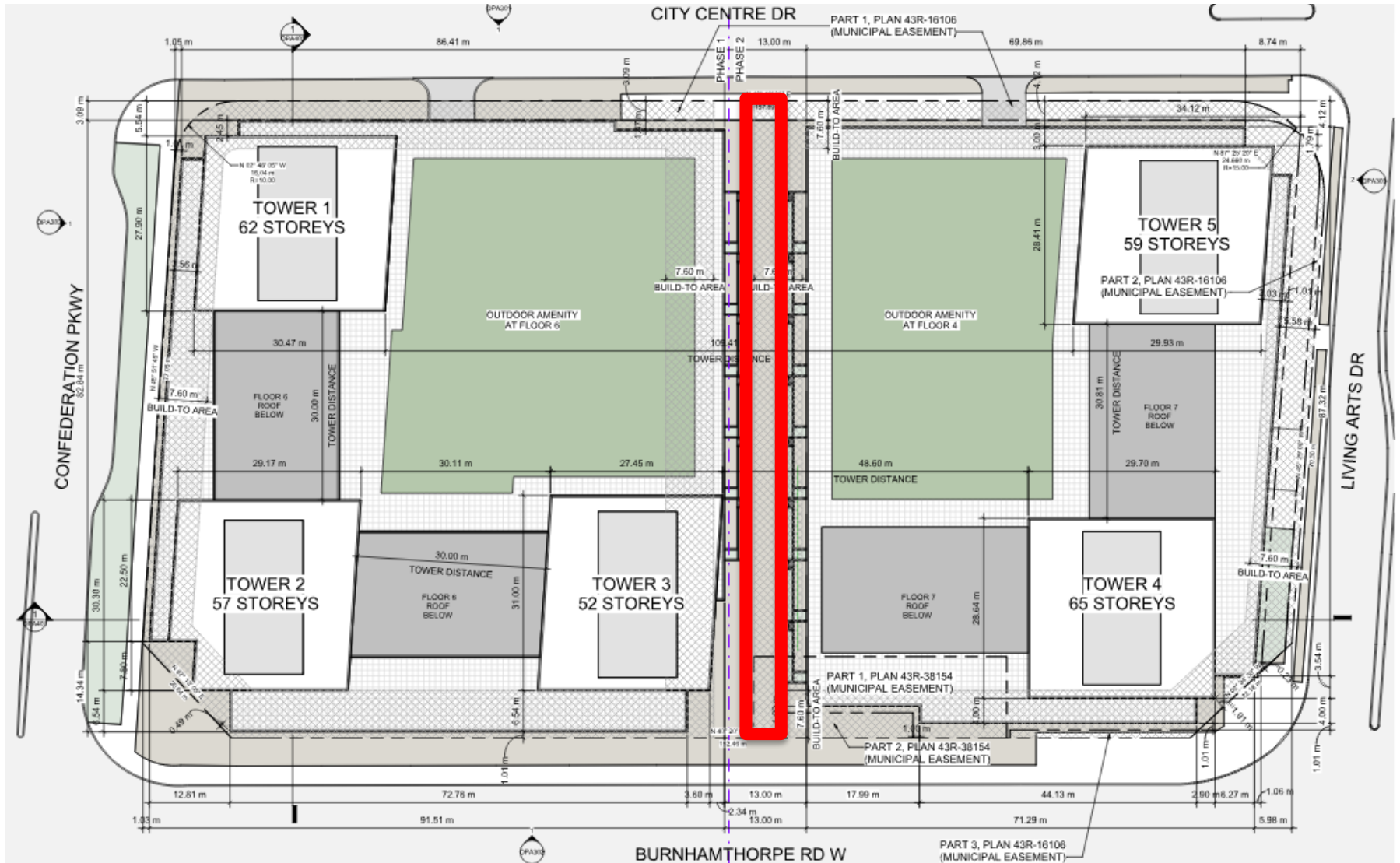


Location of Local Road/Mews



Existing site – facing north from Burnhamthorpe Road West

Site Plan



Rendering



View facing north (Burnhamthorpe Road West frontage)

Background

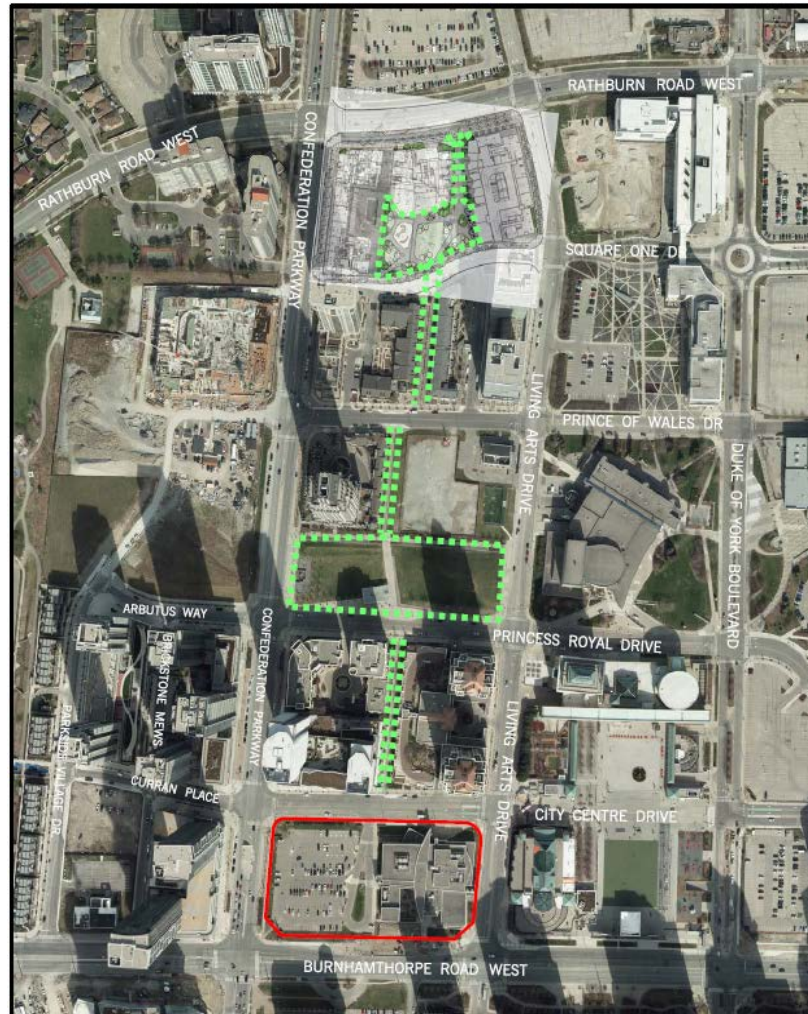
- Community Meeting – May 18, 2022
- Public Meeting and Information Report – May 30, 2022
- August 16, 2022 - Owner appealed application to the Ontario Land Tribunal for failure of Council to render a decision within 120 days
- February 9, 2023 – first OLT pre-hearing conference held at which time a second pre-hearing conference was scheduled for May 23, 2023 to allow for direction of Council

Community Involvement

Comments included:

- The YMCA provides valuable services to the community and should not be demolished
- The development will have negative impacts on Celebration Square to the East
- Obstruction of views and sunlight
- Concerns with density
- Increased traffic concerns
- Desire for a park

Existing Pedestrian Mews Network



325 Burnhamthorpe Road West, Pedestrian Mews



Subject Lands



Pedestrian Mews/ Walkway System



MISSISSAUGA

Produced by GPM

Existing Pedestrian Mews Network



Evaluation

Pedestrian Walkway and Easement:

- The replacement of the planned local road with a pedestrian walkway and easement on this particular block supports the vision for the Downtown Core to transform from a suburban car-oriented centre into a vibrant urban area with a focus on the pedestrian experience, and maintaining safety. Section 9.2.1.1 of MOP states that development will create distinctive places and locales. A pedestrian only walkway system provides a quiet and protected urban amenity within the downtown that is safe and can be enjoyed by young and old.

Evaluation

Traffic:

- The City received and assessed 3 traffic impact study submissions that included scenarios with the local road and with the pedestrian walkway and determined that the area traffic will operate at similar levels of service.
- It was found that the proposed official plan amendment to replace the planned public road with a pedestrian walkway supports a fine-grained active transportation network, enhances the public realm by providing greater landscaping and lighting opportunities, improves active transportation safety and connectivity, and also provides for enhanced traffic flows on Burnhamthorpe Road West.

Recommendation

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal hearing on the subject application under File OPA 21-21 W4, to replace a planned local road with a pedestrian walkway and municipal easement in support of the recommendations outlined in the report dated March 2, 2023 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment is acceptable from a planning standpoint and should be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the OLT hearing process, however if there is a potential for settlement then a report shall be brought back to Council by Legal Services.

Questions?