

OZ/OPA 21-8 W4 and 21T-M 21-3 W4

4615 Hurontario Street, 25, 35, 55, 105 and 100 Elia Avenue and
136 Eglinton Avenue East

The Elia Corporation

Recommendation Report
OLT Appeal – Non-decision



Planning and Development Committee – May 8, 2023

Subject Lands

4615 Hurontario Street, 25, 35, 55, 105 and 100 Elia Avenue and 136 Eglinton Avenue East



Area Context



Looking northerly along Hurontario Street

Area Context



Looking westerly along Hurontario Street

Area Context



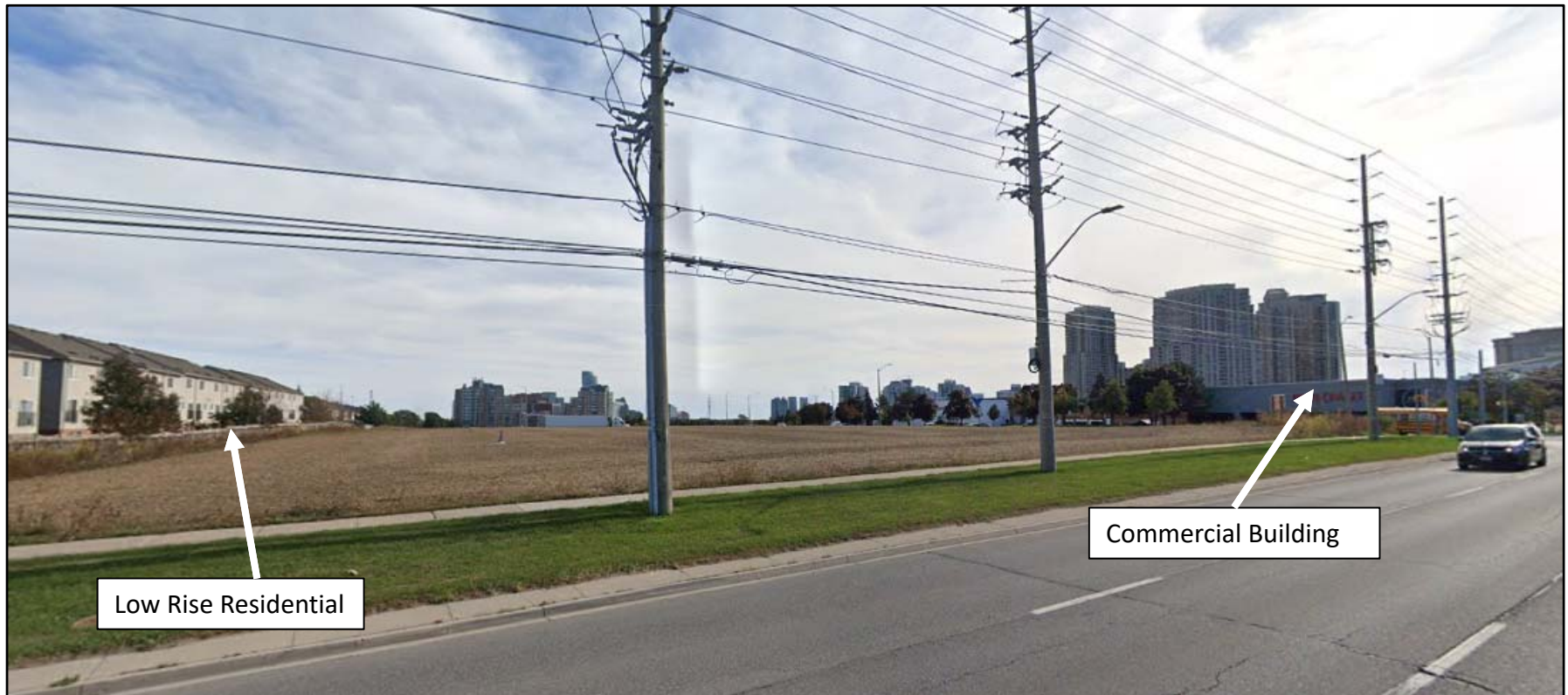
Low Rise Residential

Sorrento Drive

Commercial Building

Looking southwesterly at the intersection of Eglinton Avenue East and Sorrento Drive

Area Context



Looking easterly along Eglinton Avenue East

Proposal



8 apartments with ground floor commercial uses (28 – 42 storeys)

45 storey mixed use building (4 storeys office)

120 stacked townhouses

4690 dwelling units

Public Park – 0.94 Ha (2.3 ac.)

Rendering



Aerial View Looking Northerly

Rendering



Mississauga Official Plan

Designation

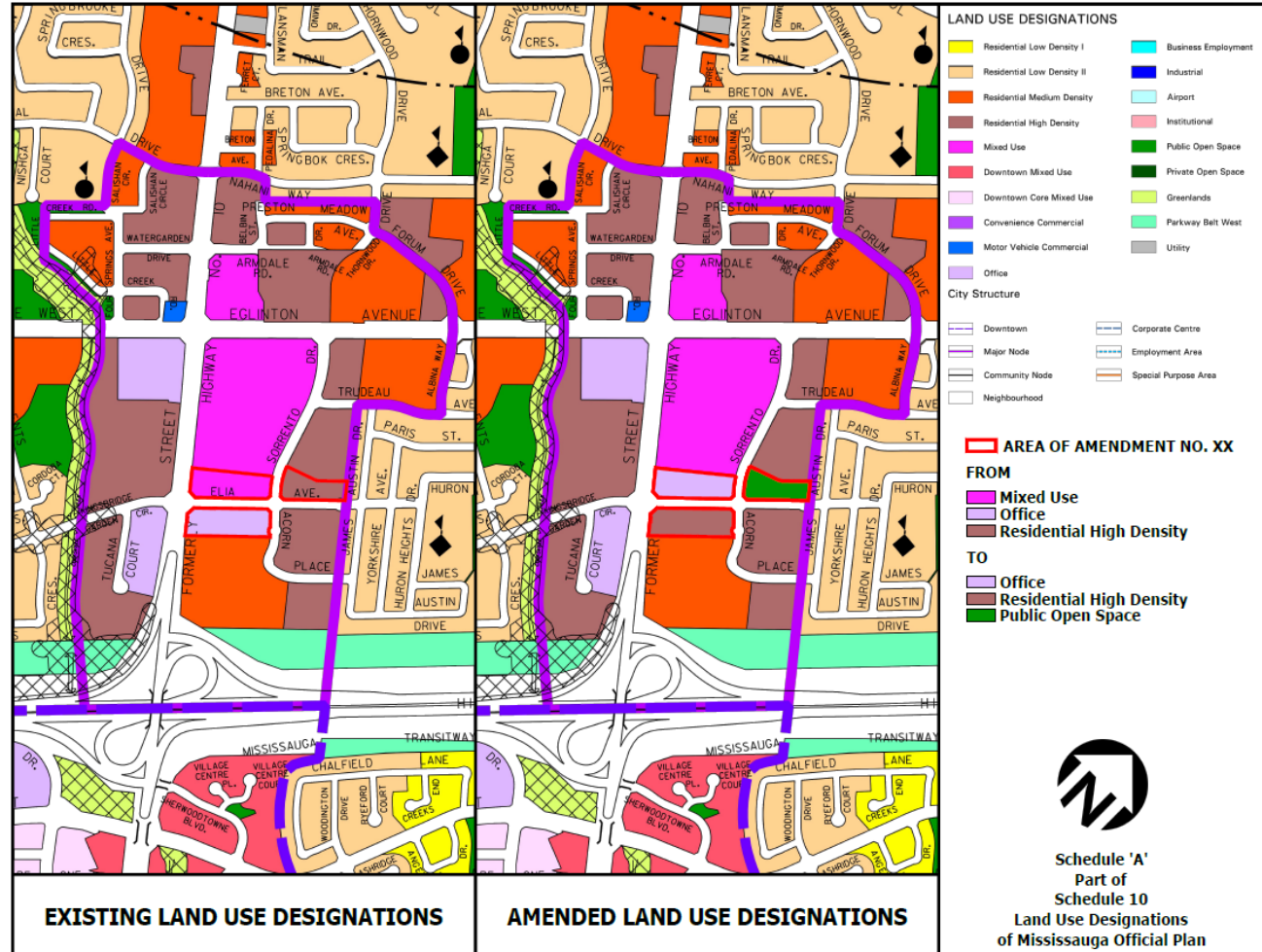
Uptown Major Node

Residential High Density

Mixed Use

Office - Special Site 1

Amend MOP to permit a maximum height of 45 storeys.



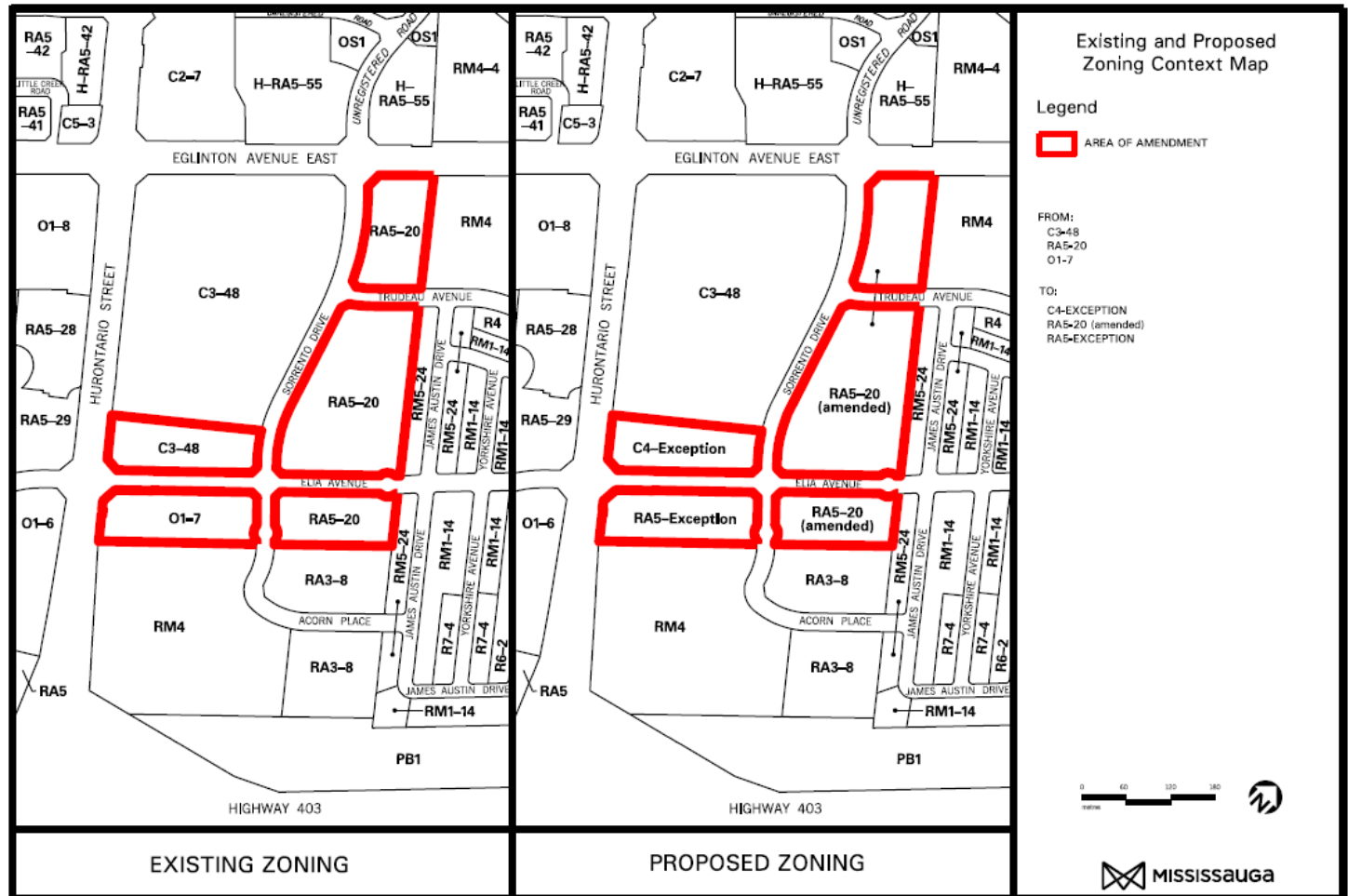
Zoning By-law Amendment

Zoning

O1-7 (Minor Office)

C3-48 (Gen. Commercial)

RA5-20 (Apartments)



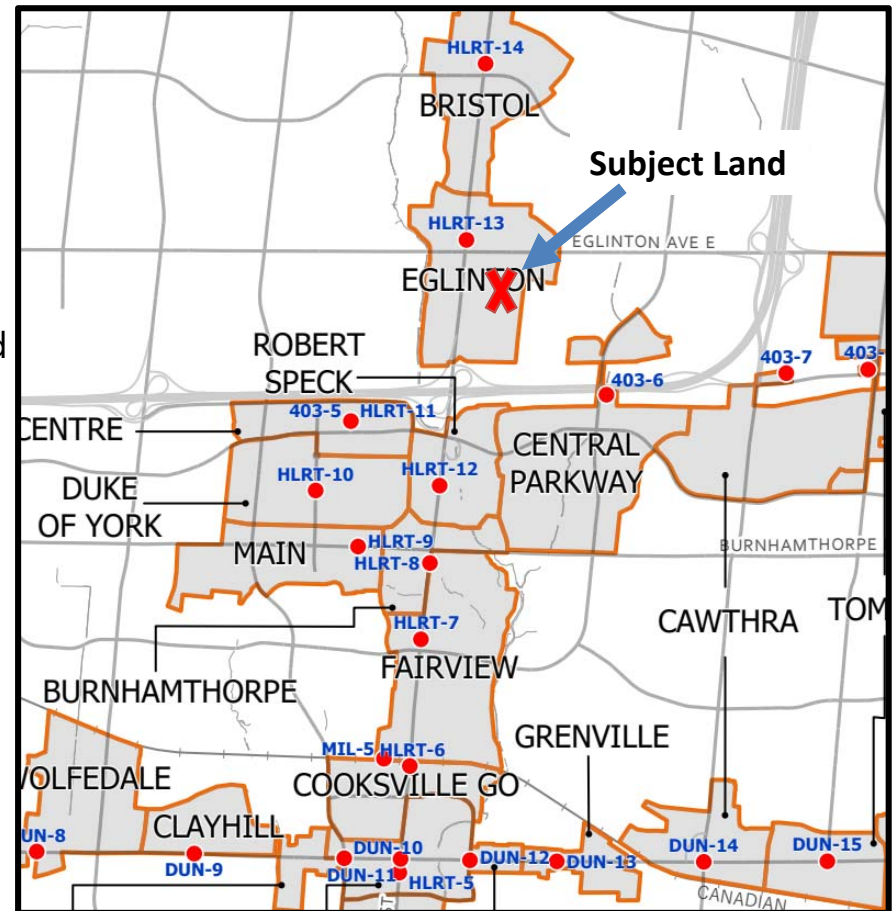
Milestones

- January 2020 - DARC Meeting
- November 2020 - Mississauga Urban Design Review Panel
- August 2021 - Application submission / Application Deemed complete
- December 2021 - Pre submission Community Meeting -
 - 51 virtual attendees
- January 2022 - Statutory Public Meeting
- December 2022 - Applicant appeal to Ontario Land Tribunal (non-decision)
- March 2023 - Case Management Conference - Ontario Land Tribunal
- March 2024 - Three week hearing scheduled

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 and transition to adjacent uses.



Source: MOPA 144

Evaluation – Policy Framework Sun Shadow Impact

Mississauga Official Plan

25 storey maximum height in Major Node

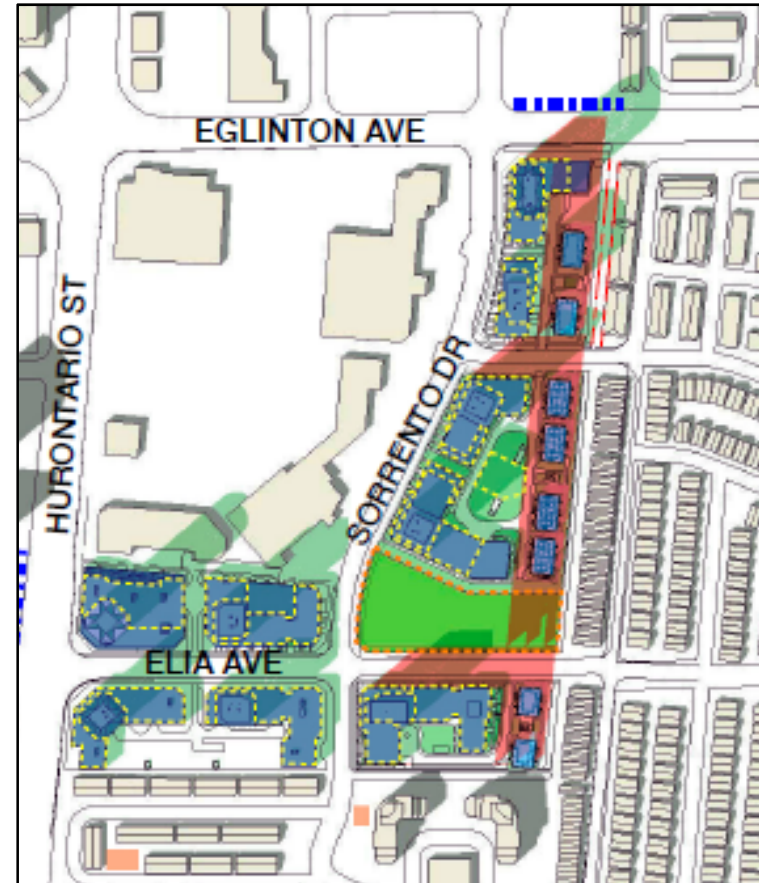
Chapter 9 – policies for evaluating tall buildings

- 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)

- Residential Private Amenity Spaces
- Public Realm
- Communal Outdoor Amenity Area

Does not meet standards



September 21st – 1:12pm

Evaluation – Policy Framework Transition

Mississauga Official Plan

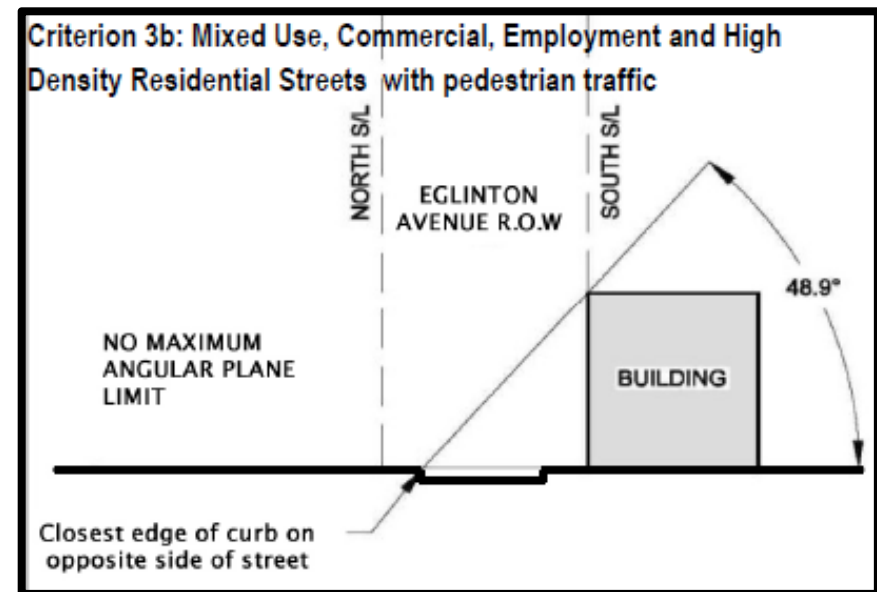
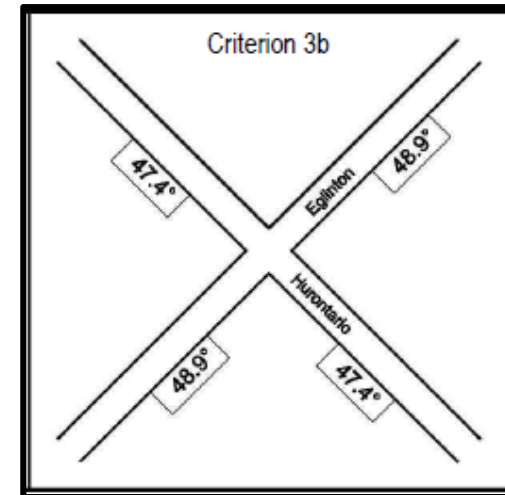
Chapters 9 and 13 – policies for evaluating tall buildings exceeding 25 storeys.

- 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)

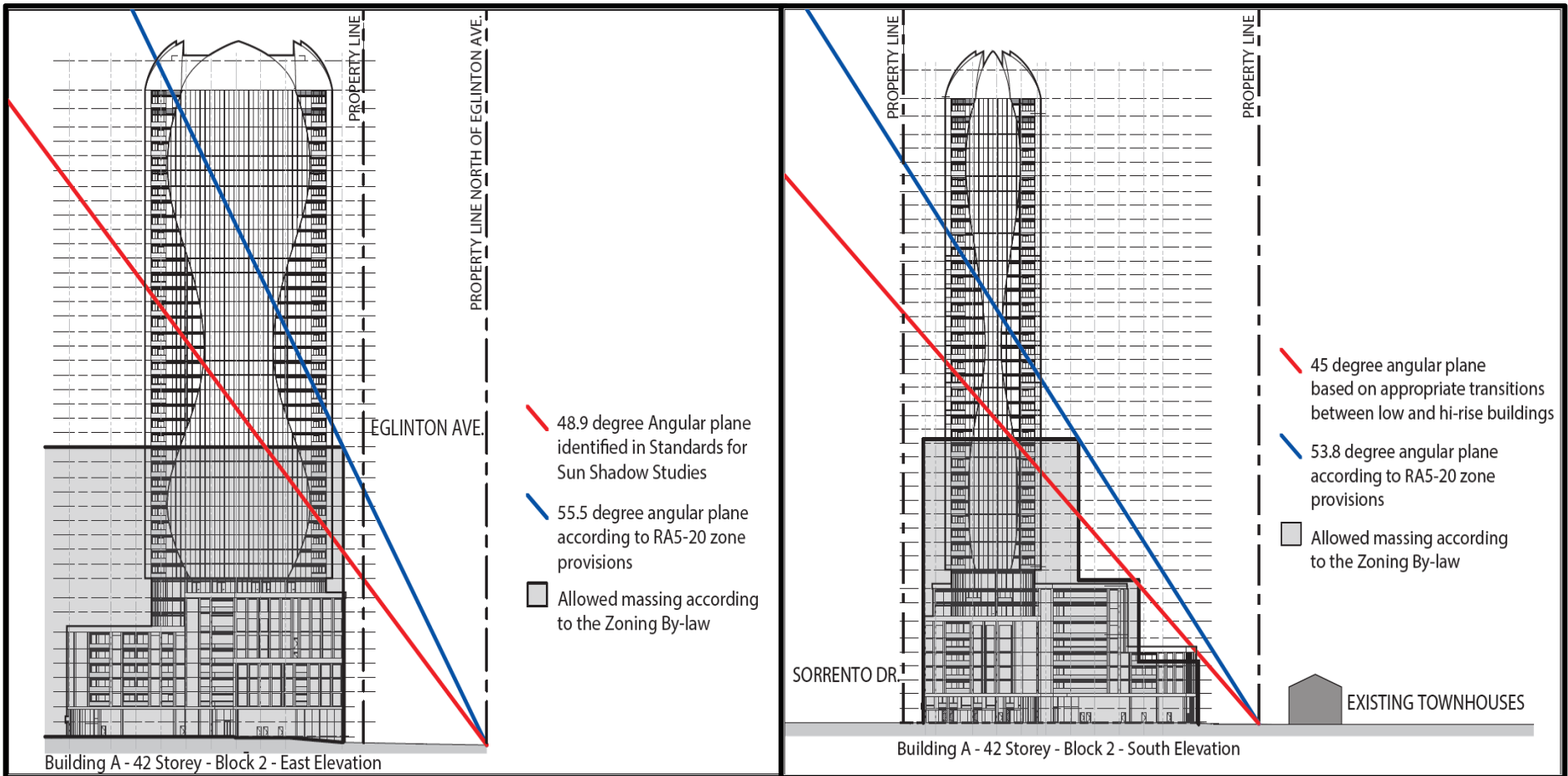
- Angular Plane Criteria
- S/S Eglinton Avenue - 48.9 degrees

Angular Plane applied between High Rise and Low Rise Residential (45 degrees)



Source: Standards for Sun Shadow Studies

Evaluation - Policy Framework



Conclusion

- Staff support residential intensification on this site.
- Tall buildings are appropriate in this location of the City.
- Development could be reconfigured to conform to MOP criteria for tall buildings.
- The applicant has not justified the appropriateness of the development.
- Demonstrate adequacy of schools and other technical information
- 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!