

City of Mississauga
Memorandum



Date: May 15, 2023

To: Mayor and Members of Council

From: Andrew Whittlemore, Commissioner, Planning and Building

Subject: Minister's Zoning Order
5645 Hurontario Street and 3355 Hurontario Street

The Minister of Municipal Affairs and Housing issued a Minister's Zoning Order (MZO) to allow for a high-density residential/mixed use development with a maximum height of 50 storeys on two sites: 5645 Hurontario Street (Ward 5) and 3355 Hurontario Street (Ward 4).

The request for the order was submitted by Malone Given Parsons on behalf of Kaneff Group.

The request was circulated to the Planning and Building department on Monday 8th, 2023 and notification of the issuance of the orders was provided on Friday, May 12th, 2023. The orders were posted May 15th, 2023.

Order Summary

To allow for a high-density residential/mixed use development with a maximum height of 50 storeys on two sites: 5645 Hurontario Street and 3355 Hurontario Street.

The zoning regulations (use, and performance standards) are identical for both sites and indicate that Section 41 (Site Plan Control) will not apply to the developments.

Background

An MZO gives the Minister of Municipal Affairs and Housing the authority to directly zone lands.

This order was issued together with the Lakeview Community Partners Limited MZO.

There is no structured process associated with granting an MZO and the order is at the sole discretion of the Minister. The details of the site and the request are summarized below.

Next Steps:

The order has been posted on the Province's e-Laws website. The order includes the requirement for the City to enter into an agreement with the owner related to development matters on the lands or to specify conditions required for the approval of plans and drawings under Section 47, similar to a site plan agreement. Future legislation may also allow the province to appoint a facilitator to impose conditions.

The news release, which notified the public of approval of the order, indicated that in the coming days, the government will continue its work alongside proponents, the Region of Peel, the City of Mississauga, and Indigenous partners to facilitate approvals and ensure the realization of tangible community benefits.

While there is no prescribed community engagement process when the province issues such orders, the Ward Councillor may choose to provide notice to the community regarding the issuance of the order. The Ward Councillor and/or Council may also request that the province facilitate a community meeting related to the order.

Zoning Regulations Summary

Permitted uses: Apartment, long-term care building, retirement building, retail store, restaurant, commercial school, office, parking structure etc.

Maximum height: 50 storeys

Front yard setback: 0.0 m

Exterior side yard setback: 0.0 m

Interior side yard setback: 6.0 m (19.7 ft.)

Rear yard setback: 10.0 m (32.8 ft.)

Minimum amenity area: 4.5 m² (48.4 sq. ft.) per dwelling unit

Resident Parking: 0.5 spaces per unit

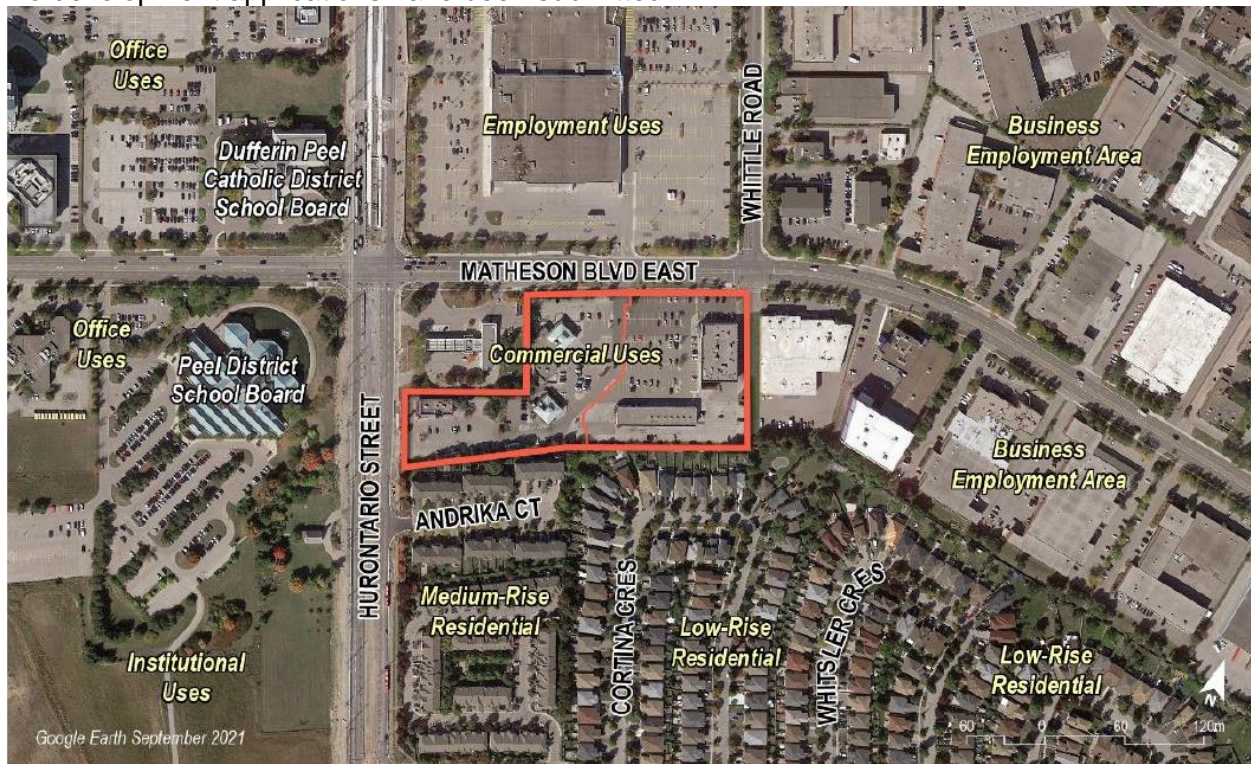
Visitor parking spaces: 0.15 spaces per unit

Site 1: 5645 Hurontario Street Ward 5

Southeast corner of Hurontario Street and Matheson Boulevard
2.56 ha (6.3 ac.)

Current use: commercial plaza (Mandarin, Burger King)

No development applications have been submitted.



Subject Lands - 5645 Hurontario Street, Mississauga

Regional Official Plan

The lands are designated as an Employment Area and are located within the Matheson Major Transit Station Area (MTSA).

Mississauga Official Plan

The site is designated Mixed Use within the Gateway Corporate Centre character area. Lands designated Mixed Use permit offices, commercial uses, etc. In a Corporate Centre, residential uses are not permitted within the Mixed Use designation. Corporate Centres are to develop a mix of employment uses with a focus on office development and uses with high employment densities. Heights are to be similar to major node or community node (3-25) storeys.

Mississauga Zoning By-law

The site is zoned C3-38 (General Commercial) which permits commercial and motor vehicle commercial uses.

Airport Operating Area

The property is located within the Lester B. Pearson International Airport Operating Area and within the 30-35 NEP/NEF Composite Noise Contour line. Residential land uses are not permitted in the Airport Operating Area and the introduction of new sensitive land uses is discouraged. Building heights are reviewed in conjunction with the GTAA (Greater Toronto Airport Authority) to ensure that any proposed building does not affect airplane flight paths.

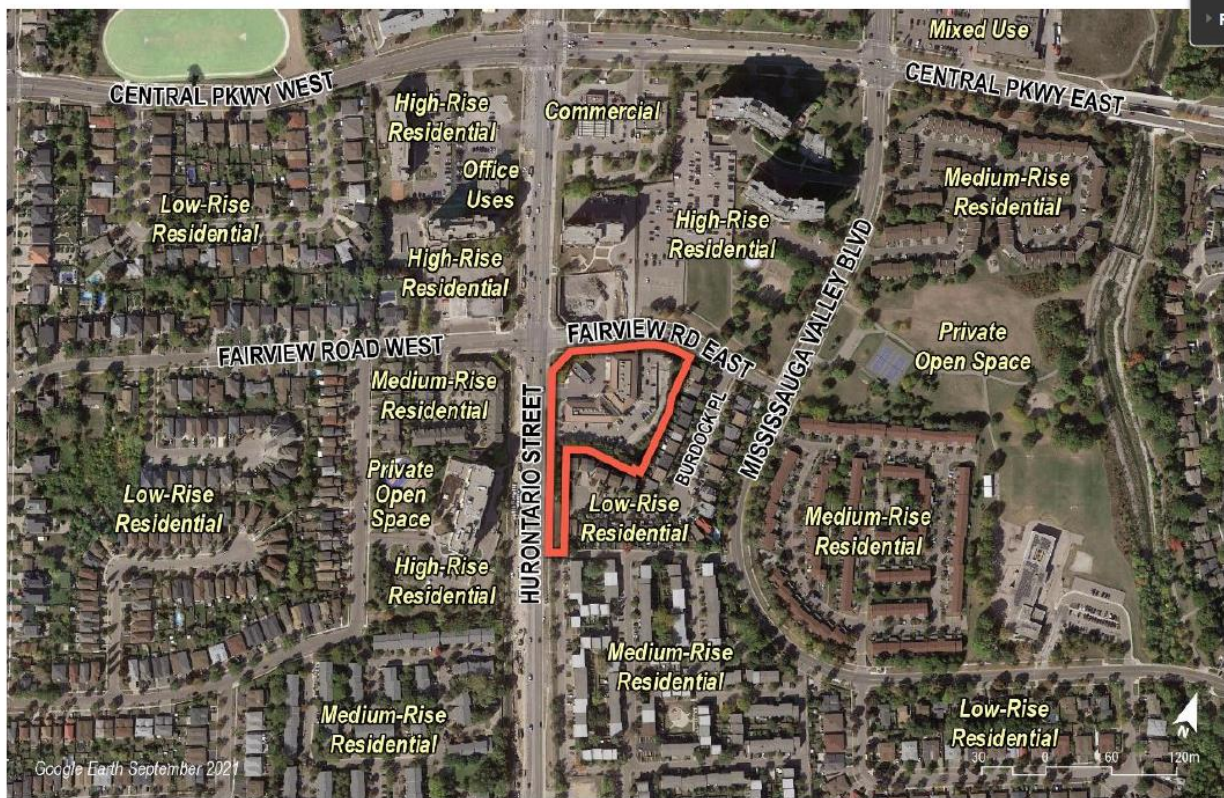
Site 2: 3355 Hurontario Street (Ward 4)

Southeast corner of Hurontario Street and Fairview Road

1.03 hectares (2.5 ac.)

Current use: commercial plaza (In N Out Oil and Tires, Church's Chicken)

No development applications have been submitted.



 Subject Lands - 3355 Hurontario Street, Mississauga

Region of Peel Official Plan

The lands are within the Fairview (Central Parkway) Major Transit Station Area. The heights within this area would be subject to the MTSA policies which proposed heights from three storeys to a maximum of 25 storeys.

Mississauga Official Plan

The site is designated Motor Vehicle Commercial and Convenience Commercial within the Downtown Fairview Character Area. The Motor Vehicle Commercial designation permits a gas bar, motor vehicle repair, motor vehicle service station and motor vehicle wash facility, in addition to accessory retail and take-out restaurant uses. The Convenience Commercial designation permits uses such as commercial parking facilities, recreation facilities, restaurants, retail and residential in conjunction with other permitted uses and a maximum height of 25 storeys applies for lands designated Residential High Density.

The MTSA and Official Plan Amendments for Downtown Fairview (which are not yet in effect) redesignate the property Mixed Use, indicate a maximum height of 25 storeys and introduces policies which envision the area as a distinct, walkable community that provides a transition to lower heights and densities from the Downtown Core.

Mississauga Zoning By-law

The property is zoned C5-3 (Motor Vehicle Commercial) and C1 (convenience commercial) which permit commercial uses.