

OZ/OPA 22-19 W7

**25 and 33 Hillcrest Avenue, 3146, 3154 and 3168
Hurontario Street**

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

Recommendation Report
OLT Appeal – Non-decision



Planning and Development Committee – September 5, 2023



Subject Lands

25 and 33 Hillcrest Avenue, 3146, 3154 and 3168 Hurontario Street





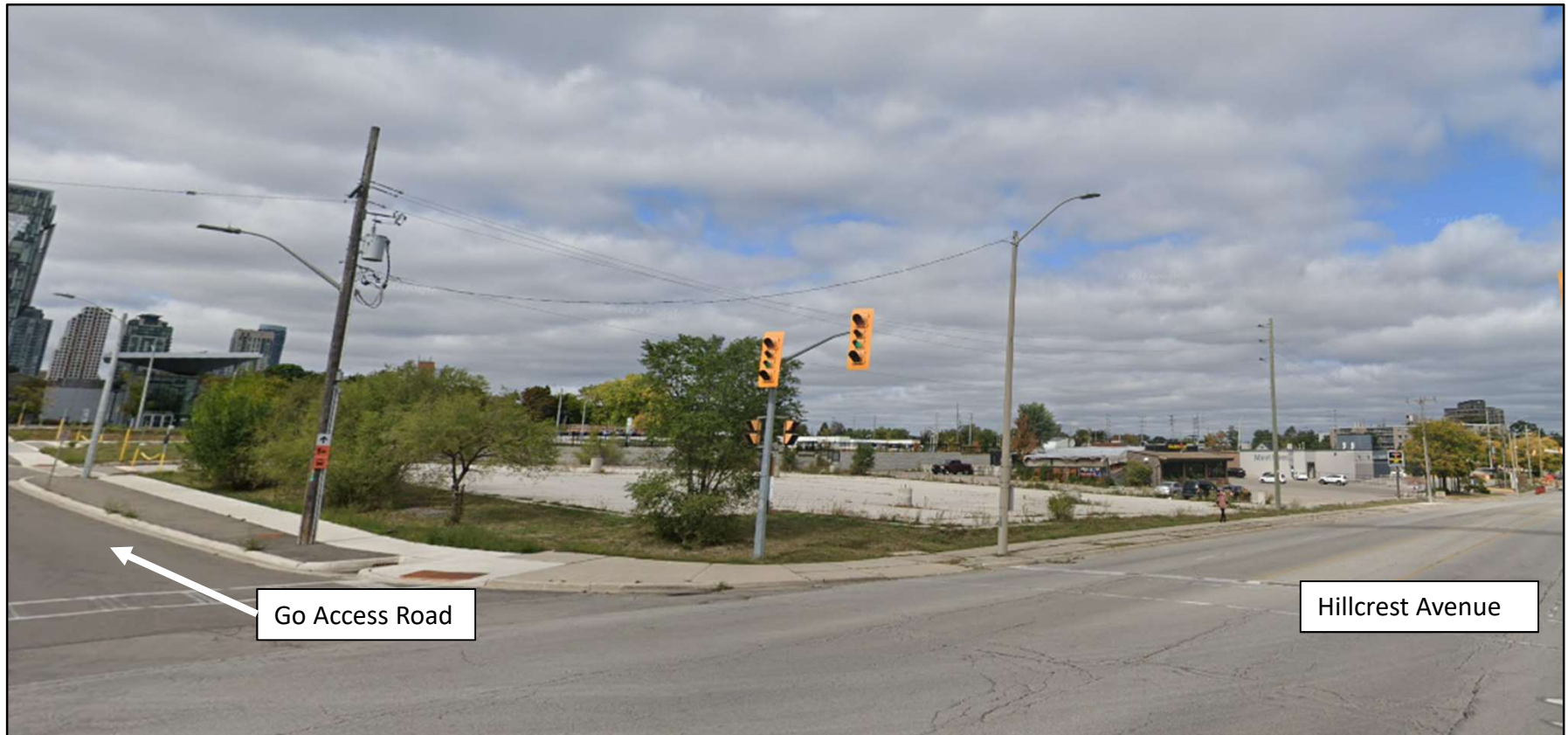
Subject Lands



Looking westerly along Hurontario Street



Subject Lands



Looking northerly along Hillcrest Avenue



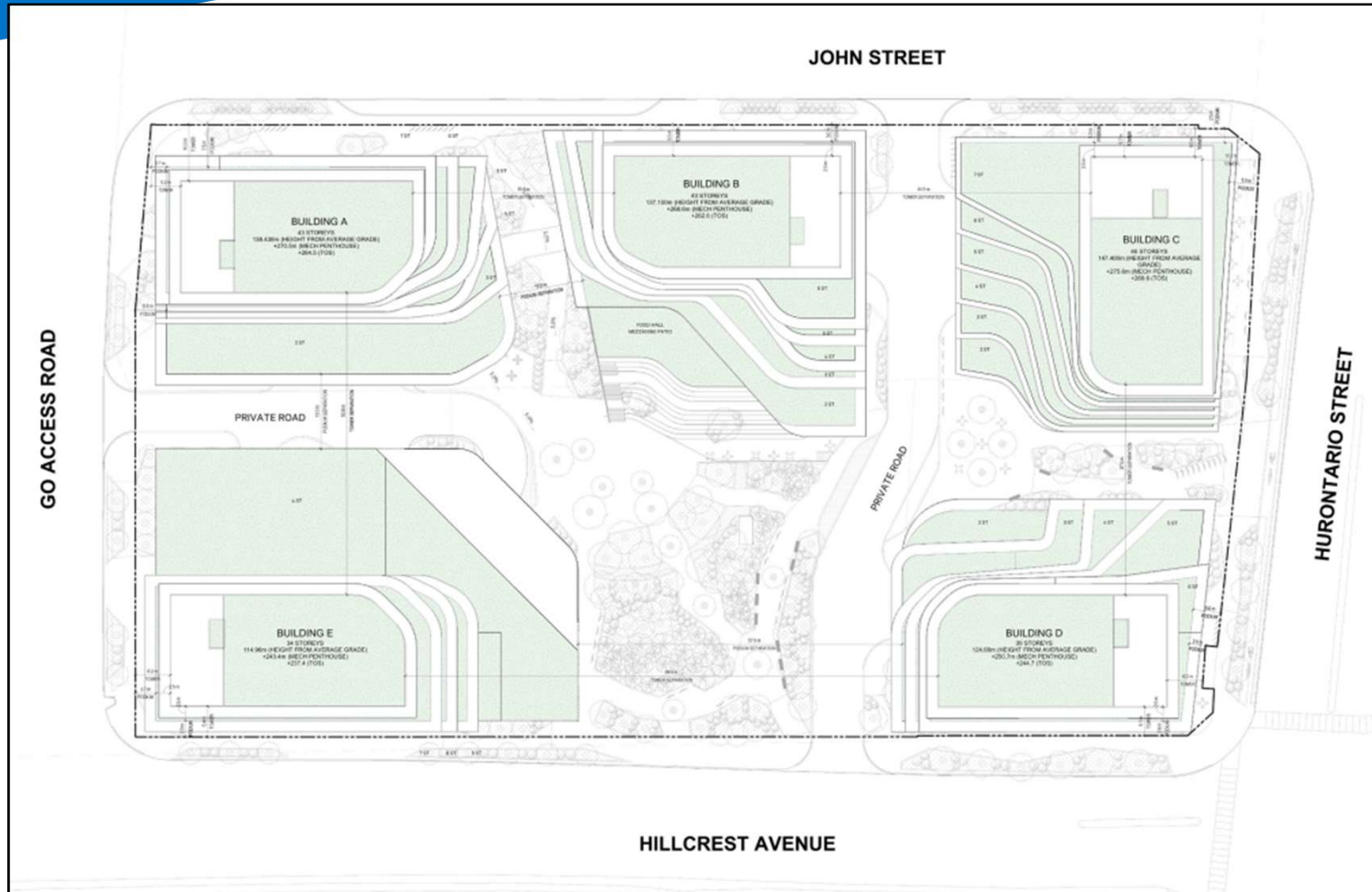
Subject Lands



Looking southerly direction along Hurontario Street



Proposal



5 apartments with ground floor commercial uses (34, 39, 43, 43 and 46 storeys)

2,224 dwelling units

Ground floor commercial, Upper floor Office and Multi Floor Community Use



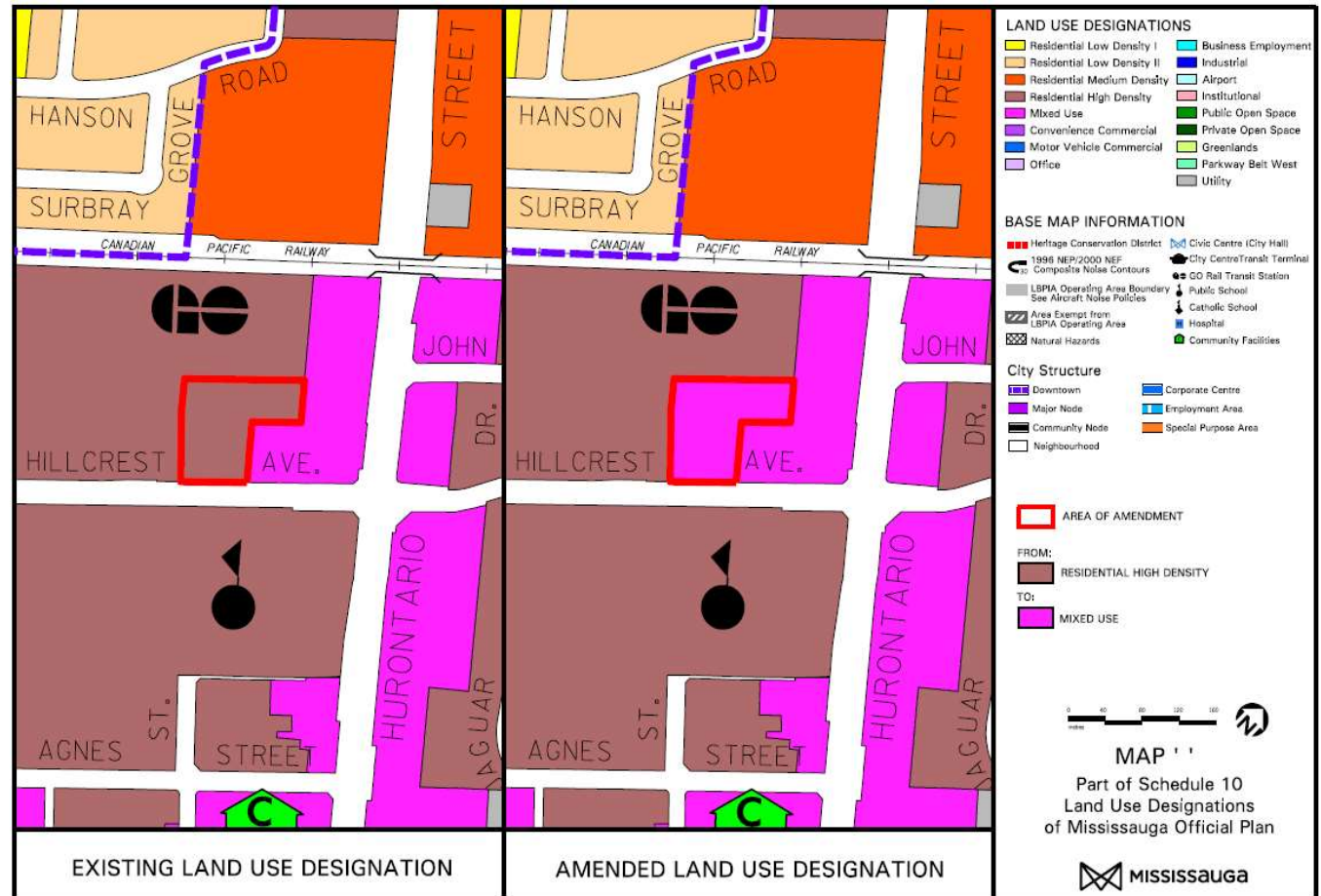
Rendering



Designation

Residential High Density and Mixed Use

Amend MOP to Mixed Use and permit a maximum height of 46 storeys.





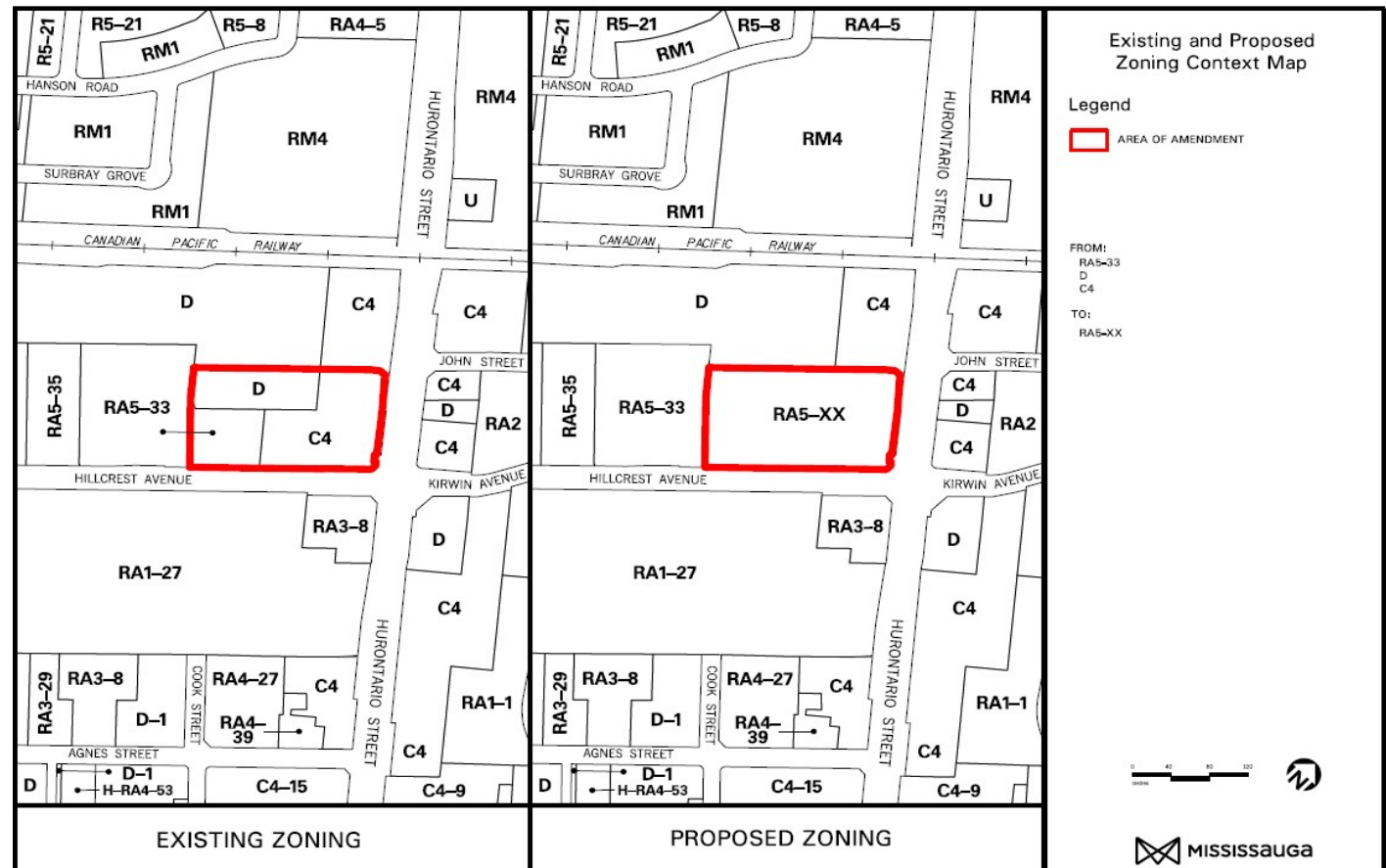
Zoning By-law Amendment

Zoning

D (Development)

C4 (Mainstreet Commercial)

RA5-33 (Apartments)





Milestones

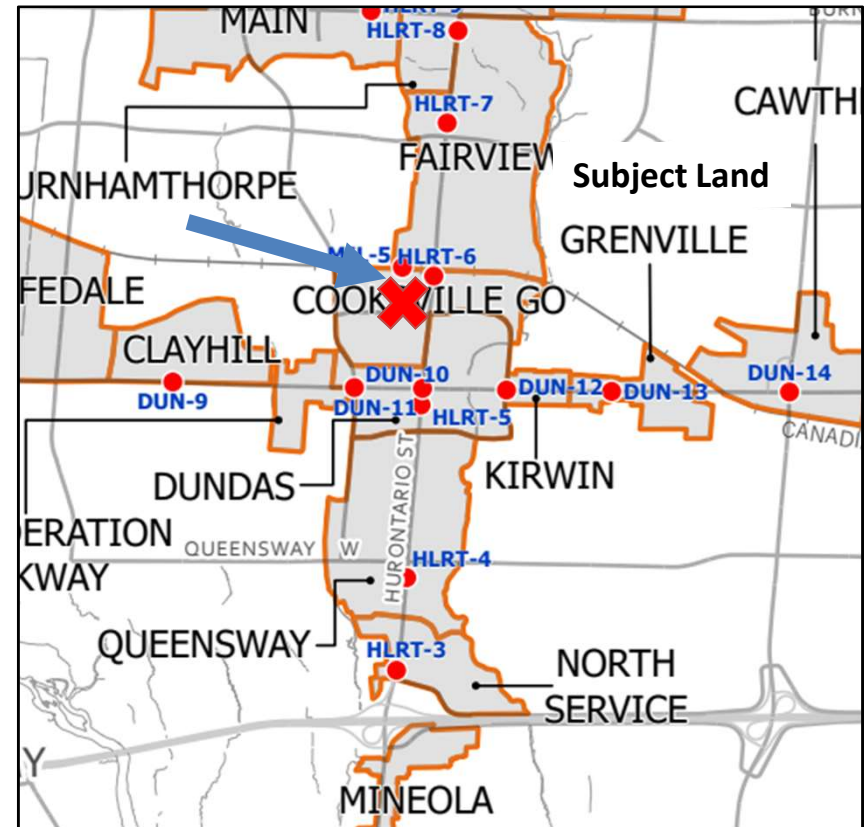
- July 2021 – DARC Meeting
- September 2022 – Application submission / Application Deemed complete
- March 2023 – Statutory Public Meeting
- May 2023 – Applicant appeal to Ontario Land Tribunal (non-decision)
- August 2023 – Case Management Conference – Ontario Land Tribunal
- October 2023 – 2nd Case Management Conference – Ontario Land Tribunal



Evaluation – Policy Framework

Growth Plan / Region of Peel Official Plan

- Located in Downtown Cookville Character Area (Primary Major Transit Station Area) with minimum density targets (300 people and jobs / Ha).
- Will exceed minimum density targets required based on current density, active and approved applications.
- Generally conforms (intensifying within built up area in proximity to transit, increasing housing supply)



Source: MOPA 144



Concerns with Current Proposal

- Sanitary servicing capacity concerns
- Appropriateness of Zone standards
- Built form
 - Sun shadow
 - Transition
- Parkland Deficiency in Downtown Cooksville
 - Request for an unencumbered Park





Evaluation – Policy Framework Sun Shadow Impact

Mississauga Official Plan

25 storey maximum height in Downtown Cooksville

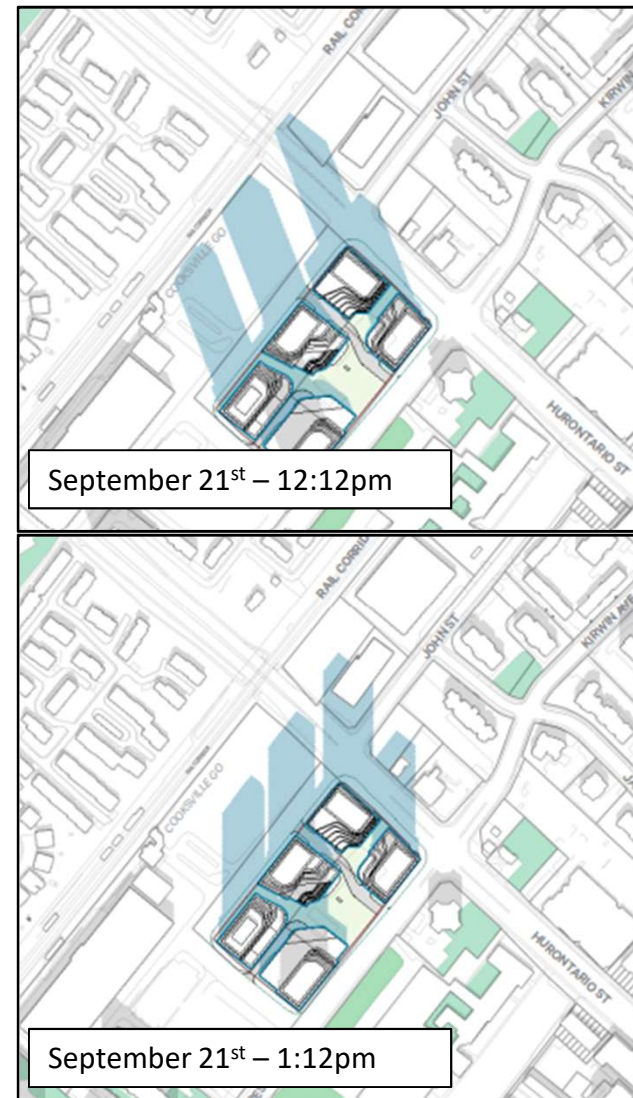
Chapter 9 – policies for evaluating tall buildings

- 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





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 the inclusion of community park and other technical information (servicing).
- 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.



Thank you!