

City of Mississauga
Corporate Report



<p>Date: August 11, 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 22-24 W7</p>
	<p>Meeting date: September 5, 2023</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit a 35 storey apartment building containing 431 dwelling units with ground floor commercial and community uses

3115 Hurontario Street, east side of Hurontario Street, south of Kirwin Avenue

Owners: Clearbrook Developments Ltd.

File: OZ/OPA 22-24 W7

Pre-Bill 109

Recommendation

That the report dated August 11, 2023, from the Commissioner of Planning and Building regarding the applications by Clearbrook Development Ltd. to permit a 35 storey apartment building containing 431 dwelling units with ground floor commercial and community uses, under file OZ/OPA 22-24 W7, 3115 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

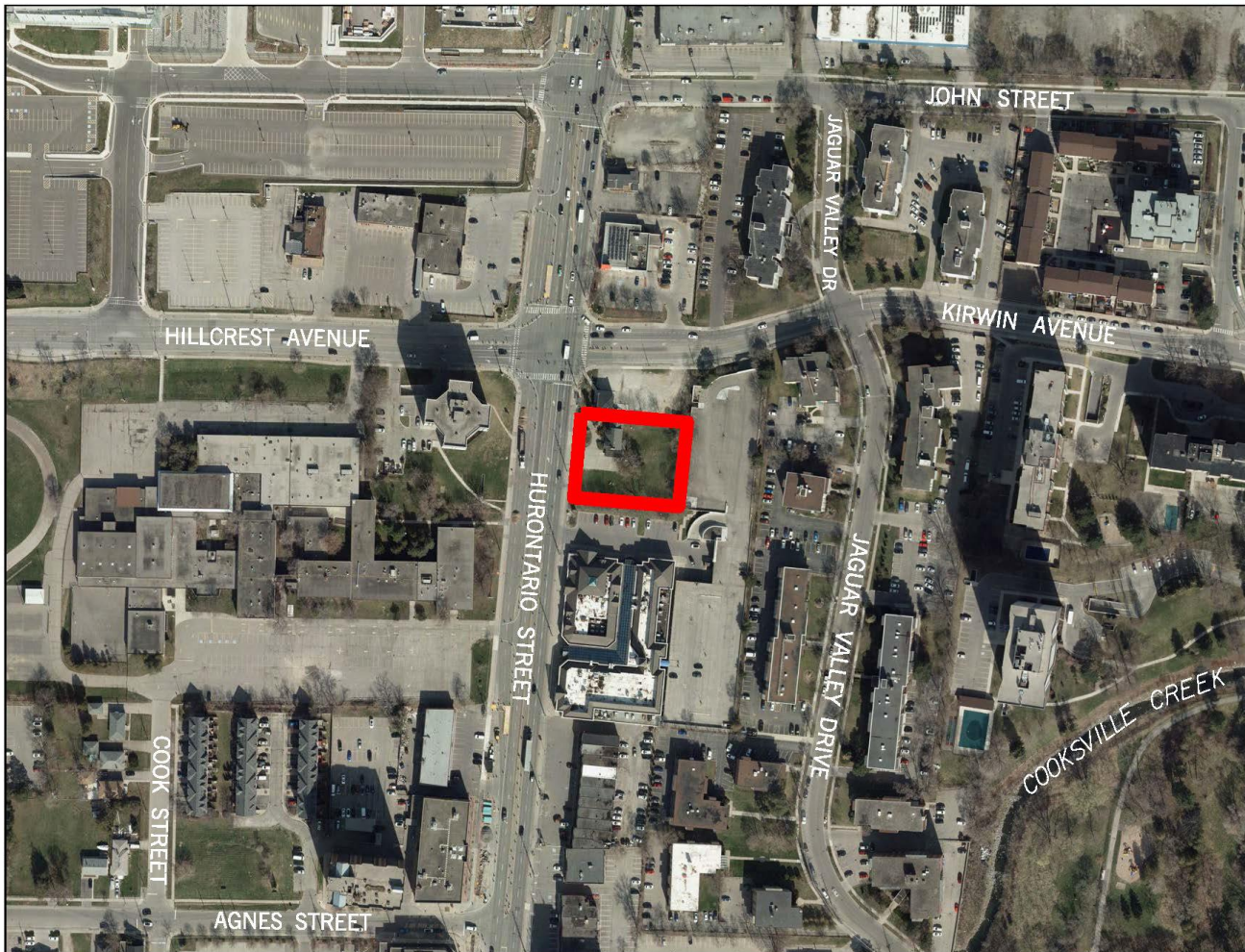
The official plan amendment and rezoning applications are required to permit a 35 storey apartment building containing 431 dwelling units, with 195.3 m² (2,102.2 ft²) of commercial uses and 14 106.4 m² (151,840 ft²) of community uses located at grade. The applicant is proposing to redesignate a portion of the property from **Mixed Use** to **Residential High Density – Special Site** to permit a maximum building height of 35 storeys and a maximum Floor Space Index (FSI)

of 12.0. The zoning by-law will also need to be amended from **D** (Development) to **RA5 – Exception** (Apartments – Exception) to implement this development proposal. The applicant has indicated the proposed tenure is condominium.

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 on the east side of Hurontario Street, south of Kirwin Avenue within the Downtown Cooksville Neighbourhood Character Area. The site is currently occupied by a two-storey building (formerly a detached dwelling) used by non-profit organization (The Dam Youth Charity).



Aerial image of 3115 Hurontario Street, east side of Hurontario Street, south of Kirwin Avenue

Originator's file: OZ/OPA 22-24 W7



Applicant's renderings

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: provision of additional technical information, conformity with Mississauga Official Plan, compatibility of the proposal with the surrounding context, appropriateness of the proposed zoning regulations, and feasibility of the proposed mix of uses.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Adam Lucas, Development Planner