

49 SOUTH SERVICE RD. MISSISSAUGA ON.

Planning & Development Committee Recommendation Report

Tuesday September 5th, 2023



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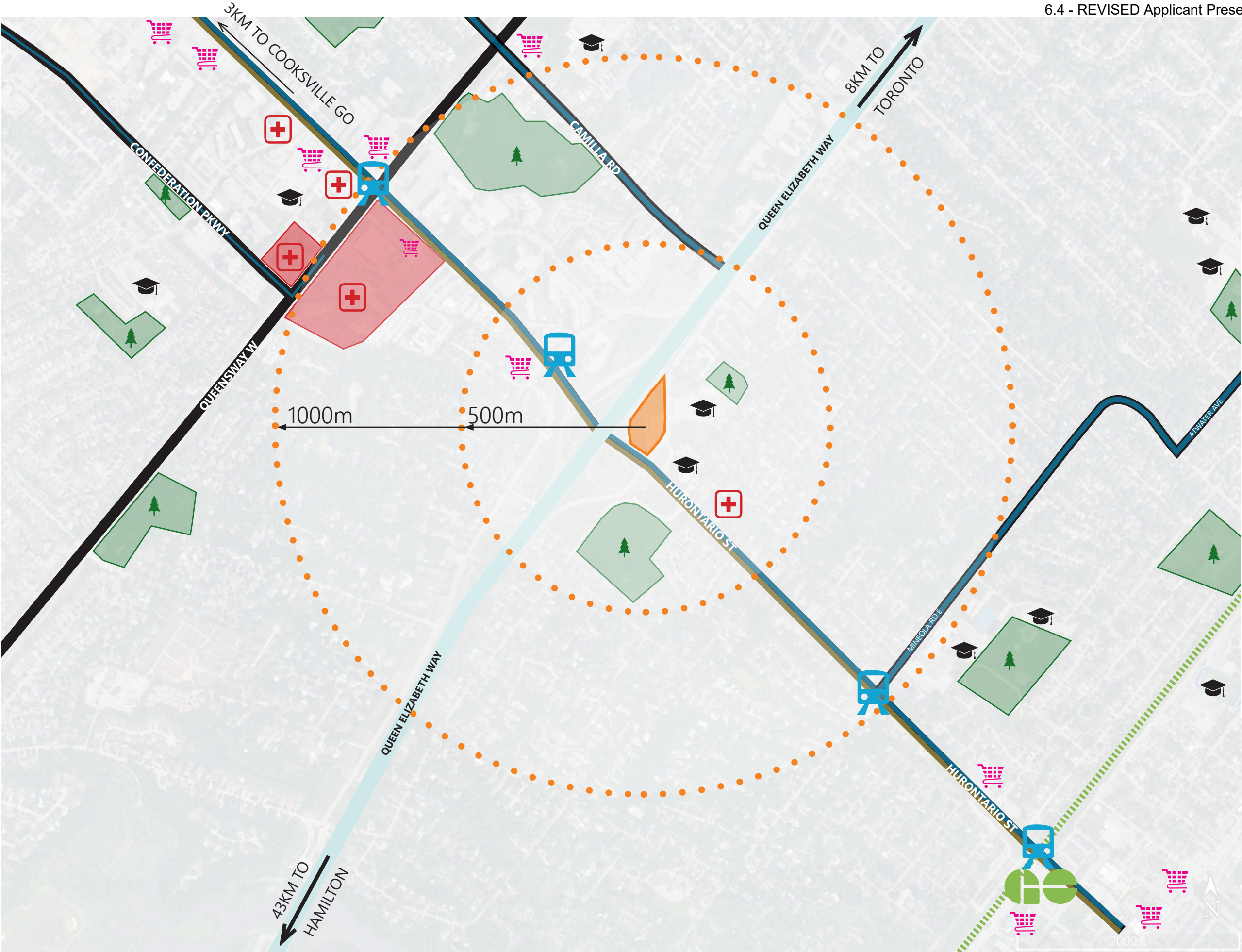


AGENDA

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1. Context
2. Project Timeline
3. Summary of Staff Report & Recommendations
4. Continuing Work & Next Steps
5. Questions & Discussion





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CONTEXT

- LEGEND**
- [Orange rectangle] SITE
 - [Dotted orange line] WALKING RADIUS
 - [Light blue line] HIGHWAY
 - [Thick black line] MAJOR STREET
 - [Green dashed line] GO TRAIN LINE
 - [Green circle with cross] PORT CREDIT GO STATION
 - [Blue line] BUS LINE
 - [Yellow line] LRT LINE
 - [Blue train icon] FUTURE LRT STOPS
 - [Green tree icon] PARK SPACE
 - [Graduation cap icon] SCHOOL
 - [Shopping cart icon] FOOD/RETAIL
 - [Red cross icon] HEALTH
 - [Red shaded area] TRILLIUM HOSPITAL

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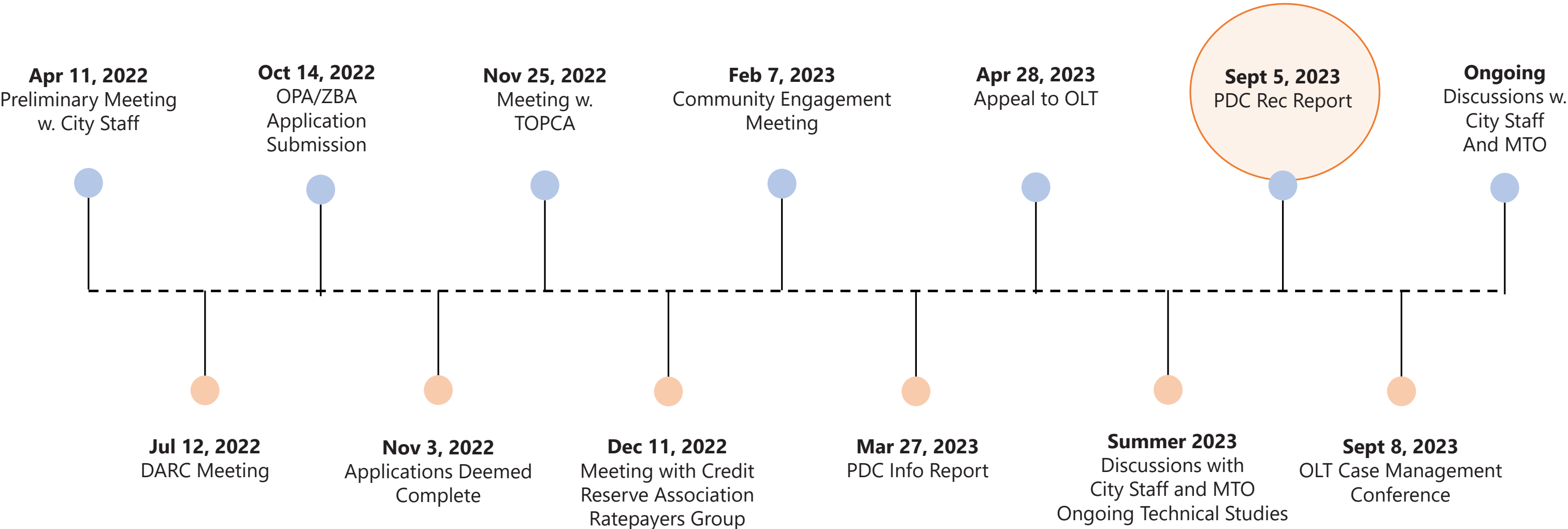
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PROJECT TIMELINE

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TIMELINE



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STAFF REPORT SUMMARY

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RECOMMENDATIONS

- City is open to **mediation and settlement** discussions
- **City to attend OLT**, Legal Services to bring a report to Council if there is a settlement

SUMMARY

- OPA and ZBA for a 26 storey building with 352 units
- Appealed to the OLT, a Case-Management Conference is scheduled for September 8, 2023
- **City staff support the OPA and ZBA in principle:**
 - Site is located in a **strategic growth area**
 - Proposal contributes to meeting density target for Mineola Major Transit Station Area (**MTSA**)
 - There is **available infrastructure** to support the development

KEY ISSUES

- Mitigation of wind impacts
- MTO setbacks
- Adequate amenity area
- Technical transportation items

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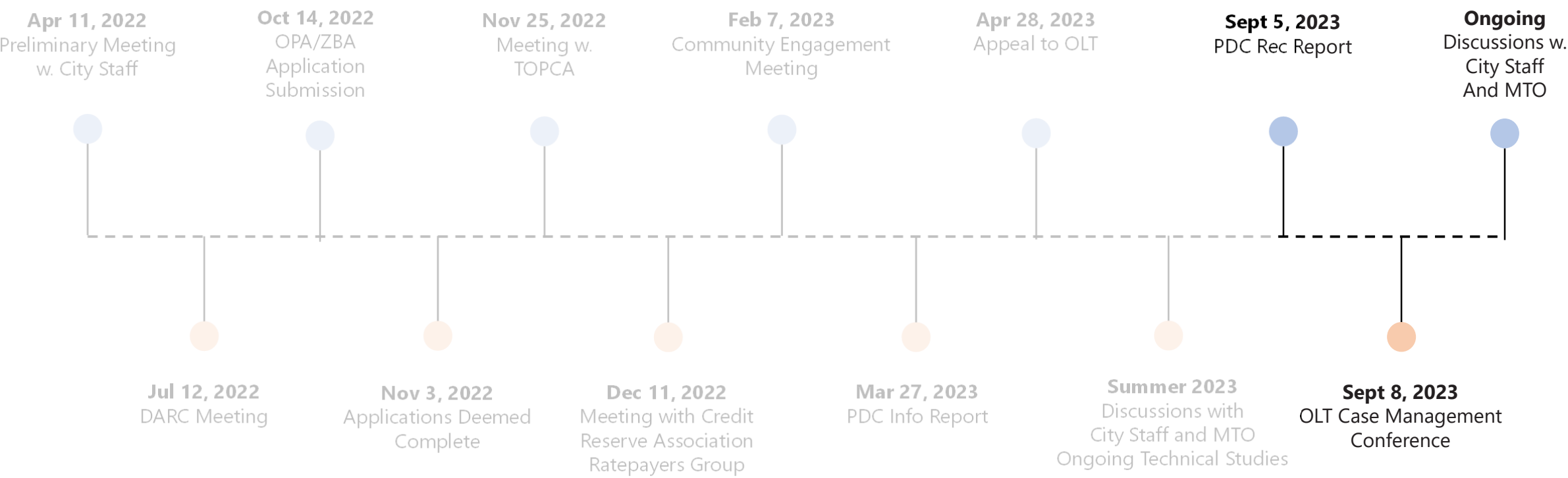


ONGOING WORK AND NEXT STEPS

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- 1. Analyze and study options for **wind mitigation**
- 2. Ongoing discussions with **MTO on setbacks**
- 3. Explore opportunities to accommodate **outdoor amenity space**
- 4. Continuing to review **parking, access, intersection** operations as proposal

PROCESS



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THANK YOU!



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22-073

September 5, 2023

SUBMITTED DOCUMENTS & REPORTS

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SUBMISSION MATERIALS

PLANNING

- Application Fees & Forms
- Official Plan Amendment
- Cover Letter
- Context Plan/Map
- Planning Justification Report
-

ARCHITECTURAL

- Concept Plan
- Amenity Calculations
- Building Elevations
- Mechanical Markup
- Elevator Analysis

TRANSPORTATION

- Parking utilization
- ...

COMPATIBILITY

- Wind Study
- Acoustical Feasibility Report
- Sun/Shadow Study
- Archeological Assessment
(maybe goes in planning. But is a compatibility item since we confirmed no artifacts etc.

ENGINEERING

- Functional Servicing Report
- ESA
- Hydro G
- Geotech

SUSTAINABILITY

- List of Low Impact Design Measures
- Arborist Report
- Tree Inventory/Tree Preservation Plan
- Waste Management Plan
- Landscape Master Plan
-

APPLICATION DEEMED COMPLETE



Transit Proximity
Immediate proximity to higher order-transit promoting convenient and environmentally friendly alternatives to automobile travel. The site is located within 300m of the North Service LRT Stop.



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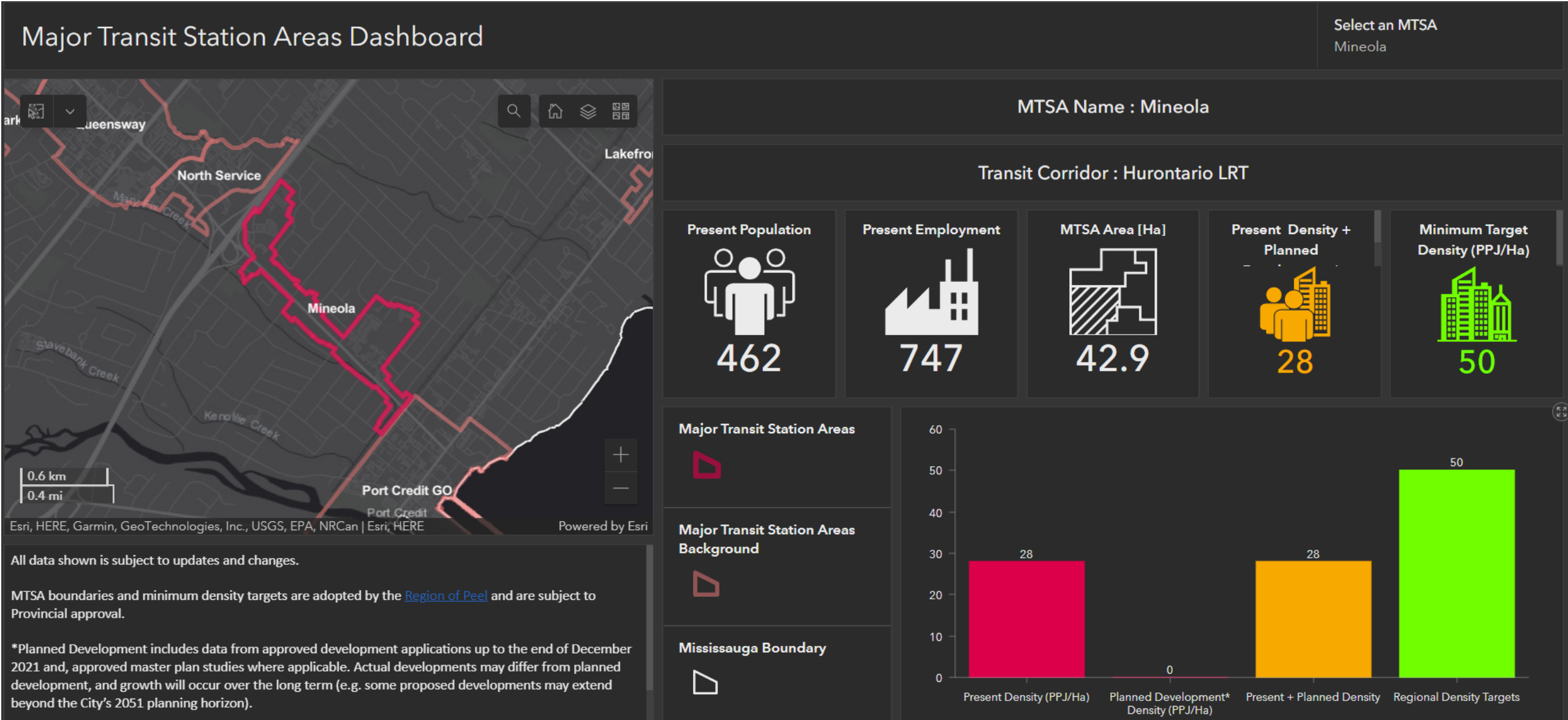
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MTSA & DENSITY

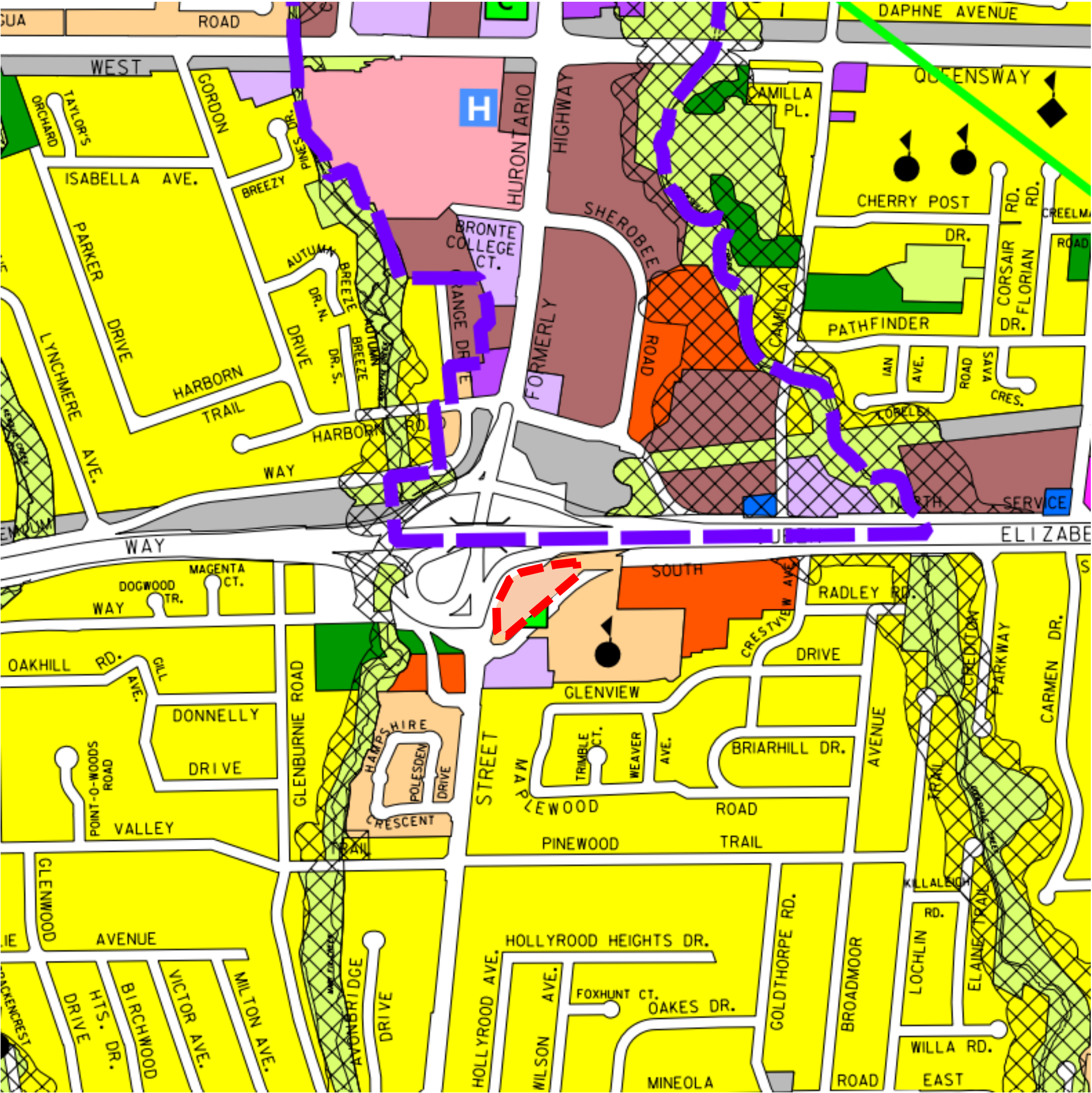


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LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Downtown Mixed Use
- Downtown Core Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Greenlands
- Utility
- Downtown

- Public School
- Catholic School
- Hospital
- Community Facilities

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OFFICIAL LAND USE
PLANNING MAP



PLANNING PRINCIPLES

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1.

COMPLETE
COMMUNITY




2.

COMPATIBLE AND
ATTRACTIVE BUILT
FORM



3.

APPROPRIATE
HEIGHT AND
DENSITY

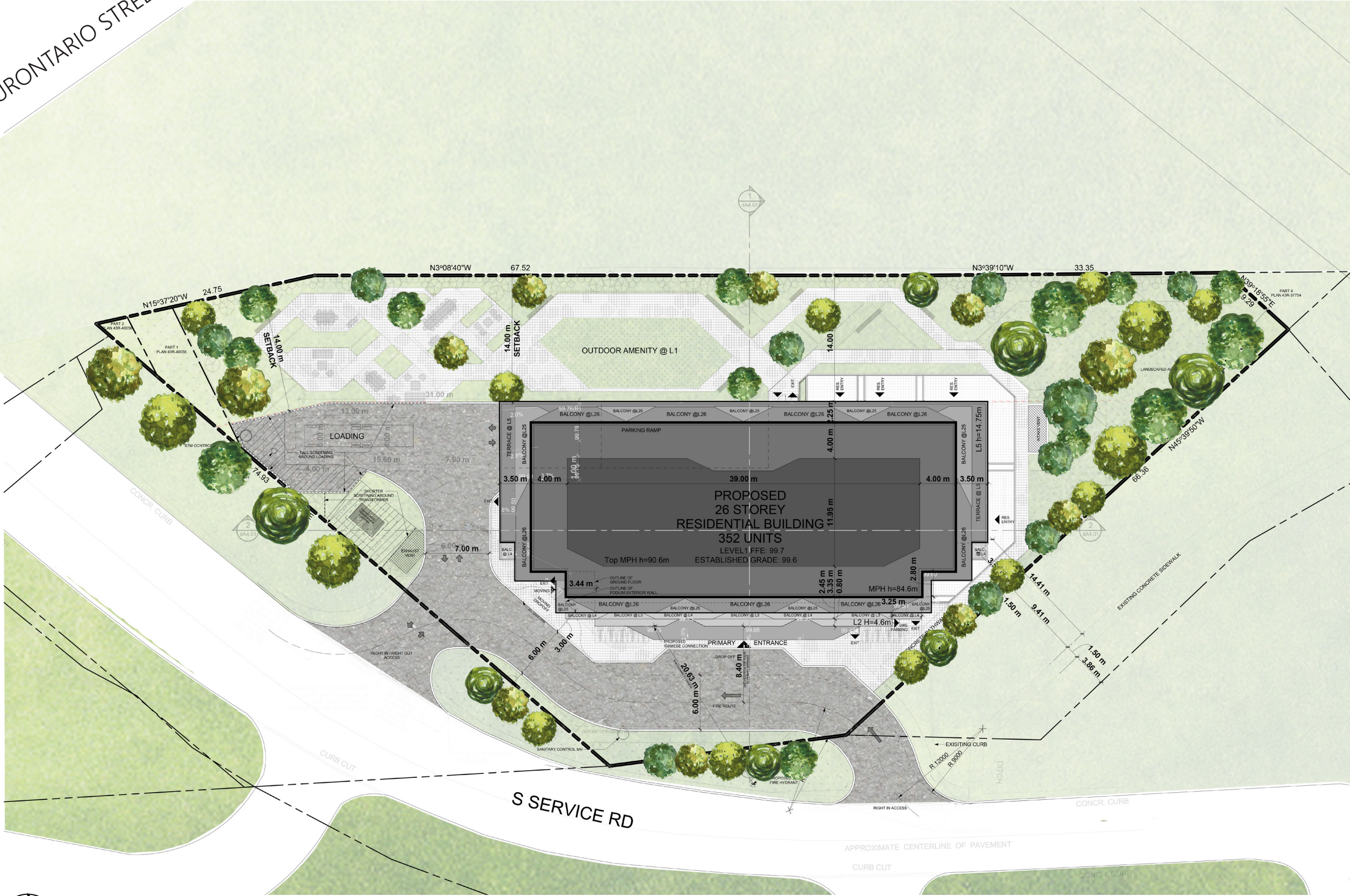


4.

TRANSIT
SUPPORTIVE
DEVELOPMENT



HURONTARIO STREET



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FLOOR PLANS

FLOOR PLANS

SITE STATISTICS

- SITE AREA - 4,377m² (0.44ha, 1.08 ac)
- TOTAL PROPOSED GFA - 21,348m²
- TOTAL PROPOSED AMENITY - 1,241 m²
- AMENITY RATIO - 3.53 m²/UNIT
- UNIT COUNT - 352 UNITS
- PARKING - 137 SPACES
- PARKING RATIO - 0.39/UNIT
- BIKE PARKING - 229 SPACES
- BIKE PARKING RATIO - 0.65/UNIT

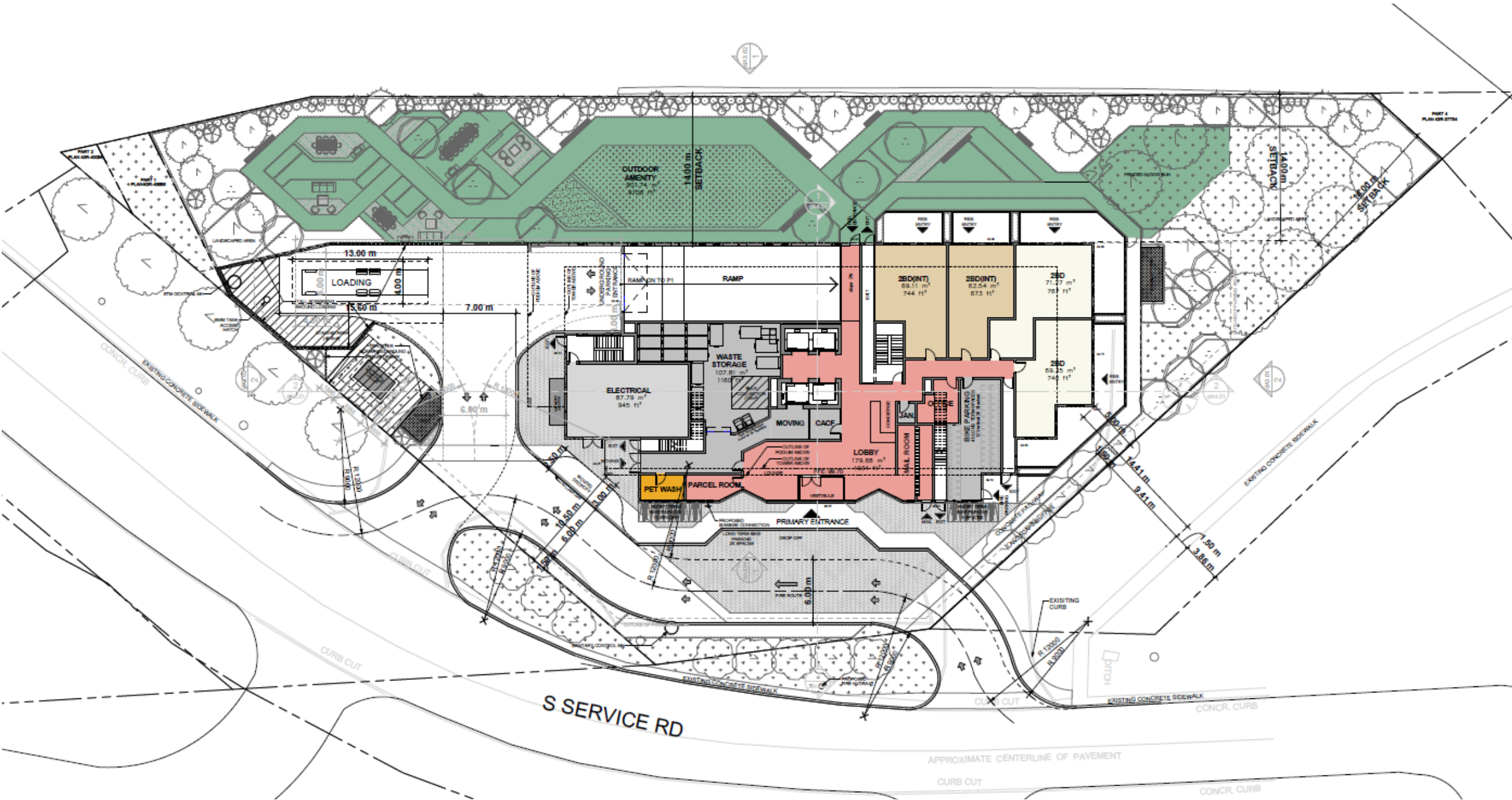


HURONTARIO STREET

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FLOOR PLANS

GROUND FLOOR PLAN



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3D RENDERINGS

STREET VIEW FROM SOUTH SERVICE RD
LOOKING WEST



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3D RENDERINGS

STREET VIEW FROM SOUTH SERVICE RD
BUILDING ENTRANCE



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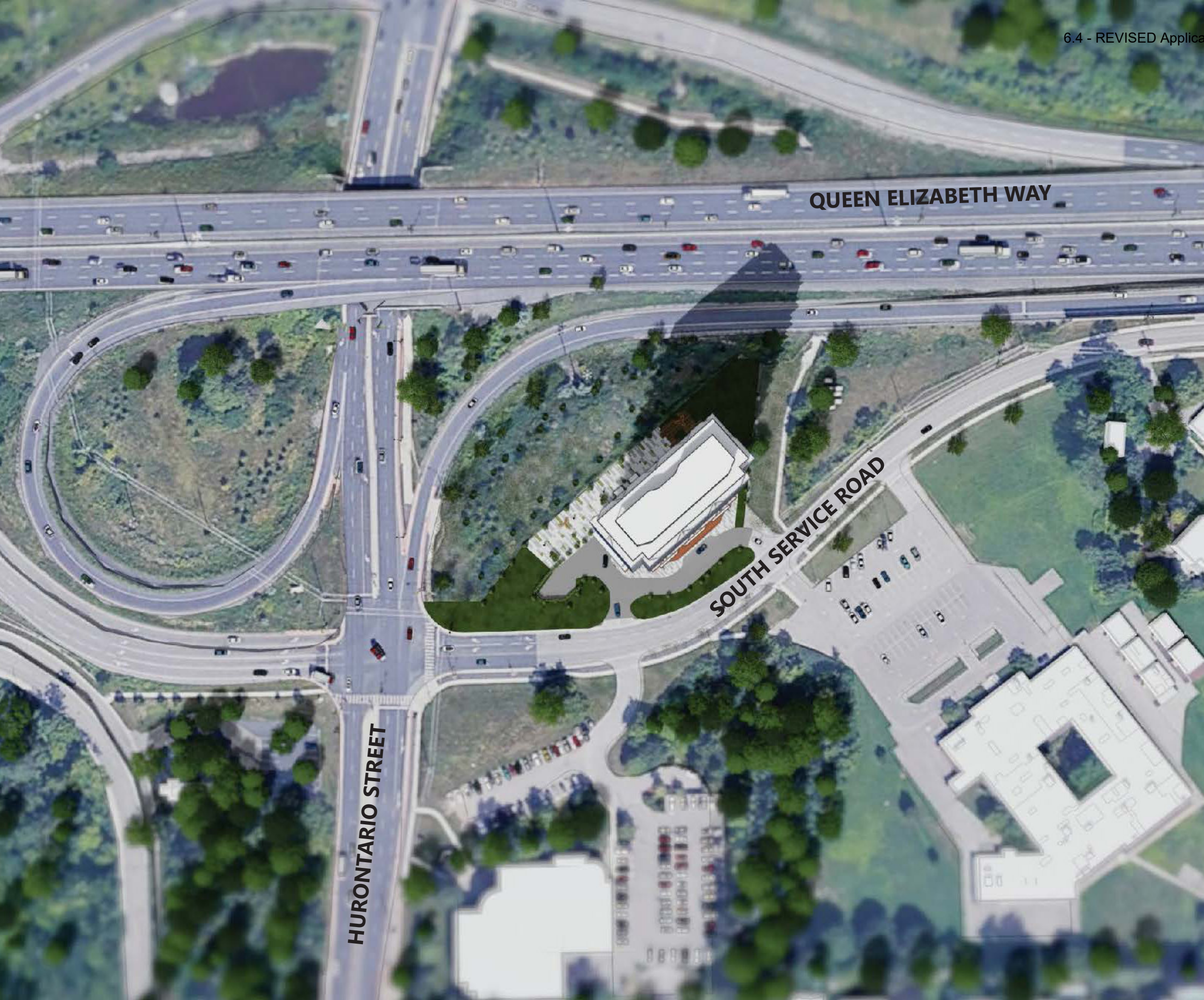
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3D RENDERINGS

AERIAL SITE PLAN VIEW*



*OUTDOOR AMENITY IN RENDERS ARE ARTIST'S IMPRESSION. FOR CURRENT LANDSCAPE DESIGN REFER TO SITE PLAN

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3D RENDERINGS

STREET VIEW FROM SOUTH SERVICE RD
LOOKING NORTH



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3D RENDERINGS

STREET VIEW FROM HURONTARIO ST
LOOKING EAST



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3D RENDERINGS

VIEW FROM OUTDOOR AMENITY
LOOKING EAST *

OUTDOOR AMENITY IN RENDERS ARE ARTIST'S
IMPRESSION. FOR CURRENT LANDSCAPE DESIGN
REFER TO SITE PLAN

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3D RENDERINGS

STREET VIEW FROM QEW LOOKING
NORTH-EAST



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3D RENDERINGS

AERIAL VIEW LOOKING WEST



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