

City of Mississauga

# Corporate Report



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| <p>Date: August 14, 2020</p> <p>To: Chair and Members of Planning and Development Committee</p> | <p>Originator's file:<br/>OZ 18/011 W5</p> |
| <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>               | <p>Meeting date:<br/>September 8, 2020</p> |

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)**

**Official Plan amendment and rezoning applications to permit four condominium apartment buildings with heights of 32, 35, 35 and 38 storeys which will contain 1,355 apartment units and retail and office uses**  
**0 and 5044 Hurontario Street, northwest corner of Eglinton Avenue West and Hurontario Street**

**Owner: Pinnacle International (Ontario) Ltd.**

**File: OZ 18/011 W5**

## Recommendation

1. That the applications under File OZ 18/011 W5, Pinnacle International (Ontario) Ltd., 0 and 5044 Hurontario Street to amend Mississauga Official Plan (MOP) and to change the zoning as follows:
  - a. Amend Map 13-4 to delete the existing floor space index (FSI) range between 1.9 to 2.9;
  - b. Amend **Residential High Density – Special Site 6** of the Uptown Major Node Character Area to permit a maximum of 2,370 dwelling units, a minimum of 9 130 m<sup>2</sup> (98,274.5 ft<sup>2</sup>) of retail commercial and office space, building heights in excess of 34 storeys, and maximum floor space index (FSI) of 4.8 and 7.6 on 6A (north block, Phase 4, Parts 1 and 2) and 6B (south block, Phases 3 and 5), respectively;
  - c. Amend the **RA5-42, H-RA5-42, RA5-43 and H-RA5-43** zoning to permit four apartment buildings containing 1,355 units with heights of 32, 35, 35 and 38 storeys.

be approved subject to the conditions referenced in the staff report dated August 14, 2020 from the Commissioner of Planning and Building.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the "H" holding symbols are to be removed from **H-RA5-42** and **H-RA5-43** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated August 14, 2020, from the Commissioner of Planning and Building have been satisfactorily addressed.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

## Report Highlights

- The applications are to amend the policies of the official plan and change the zoning by-law to allow for increased building heights and number of apartment units, and decreased non-residential uses
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including reducing the number of proposed apartment buildings, reducing the proposed building heights, and decreasing the number of apartment units
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

## Background

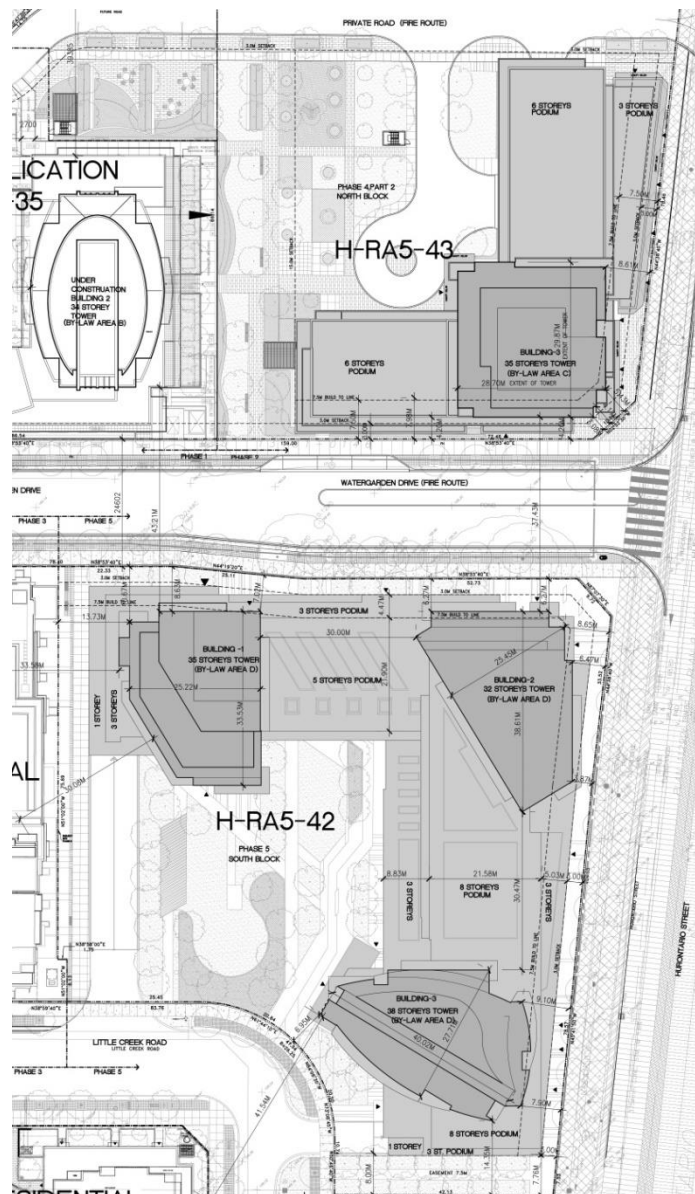
A public meeting was held by the Planning and Development Committee on February 19, 2019, at which time an Information Report

([https://www7.mississauga.ca/documents/committees/pdc/2019/2019\\_02\\_19\\_Afternoon\\_PDC\\_Agenda.pdf](https://www7.mississauga.ca/documents/committees/pdc/2019/2019_02_19_Afternoon_PDC_Agenda.pdf)) was received for information. Recommendation PDC-008-2019 was then adopted by Council on March 6, 2019.

1. That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Ltd. to permit five apartment buildings containing 2,095 units with heights of 30, 35, 38, 50, and 50 storeys with retail and office commercial uses in the podiums, under File OZ 18/011 W5, 0 and 5044 Hurontario Street, be received for information.
2. That two oral submissions made to the Planning and Development Committee at its meeting dated February 19, 2019, be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.

The proposed development will consist of four condominium apartment buildings with heights of 32, 35, 35 and 38 storeys which will contain 1,355 apartment units and retail and office uses, as shown below:



**Comments**

## REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Reduce the number of proposed apartment buildings from 5 to 4
- Reducing the proposed building heights from 30, 35, 38, 50, and 50 storeys to 32, 35, 35, and 38 storeys
- Decreasing the number of apartment units from 2,095 to 1,355
- Providing a commitment that approximately 5% (for a total of 20 units) of additional proposed units will be sold at or below the affordable price threshold, rented at an affordable rate (depth and duration of affordability to be determined) or that a financial contribution equivalent in value to this will be provided and be placed into a Housing Reserve Fund or a combination of these contributions be made and used for future affordable housing in Mississauga, which will be determined at the time of condominium registration
- Decreasing the minimum non-residential gross floor area from 10 230 m<sup>2</sup> (115,175 ft<sup>2</sup>) to 9 130 m<sup>2</sup> (98,274.5 ft<sup>2</sup>)

## COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on January 24, 2019. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on February 19, 2019. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

No community meetings were held for the subject applications.

## PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections,

the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2.

The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

An official plan amendment will permit four condominium apartment buildings with 1,355 units (heights of 32, 35, 35 and 38 storeys) and with retail and office use. Specifically, the amendment is needed to:

- permit heights in excess of 34 storeys
- reduce the amount of non-residential gross floor area to a minimum of 9 130 m<sup>2</sup> (98,274.5 ft<sup>2</sup>) of retail commercial and office space contained within the apartment buildings in Area 6A (north block, Phase 4, Parts 1 and 2) and 6B (south block, Phases 3 and 5)
- decrease in the maximum floor space index (FSI) to 4.8 within Area 6A
- allow an increase in the maximum FSI to 7.6 within Area 6B.

Both sites are located in the Uptown Major Node, which is an area of the City's urban structure that is intended to intensify while providing a mix of uses at a higher density. To ensure a better transition to neighbouring properties, a six storey podium has been introduced on the north side of the subject property, adjacent to the two ten storey Peel Non-Profit apartment buildings. The land to the east of the site is zoned for three apartment buildings with maximum heights of 21, 27 and 33 storeys and an existing commercial plaza. Lands to the south of the site include a gas station and two apartment buildings with heights of 25 and 28 storeys. Lands to the west of the site are zoned for 15 and 34 storey apartment buildings and 23 and 26 storey apartment buildings. While the proposed 38 storey building is taller than some of the surrounding uses, it is only one storey taller than the existing apartments at the southwest corner of Kingsbridge Garden Circle and Tucana Court (45 Kingsbridge Garden Circle), located approximately 260 m (850 ft.) southwest of the subject property.

#### **UPTOWN NODE CAPACITY REVIEW SUMMARY**

Given the number of active and preliminary development applications in the Uptown Major Node, a capacity review study was undertaken to determine the cumulative impact of this growth on the provision of infrastructure and services. Findings suggest the area is served by transportation options, and a range of goods and services, however, on-going review and improvements to mitigate impacts of increase development will likely benefit future residents.

Specifically, the study indicates that the Uptown Major Node currently has a parkland and playground deficiency, and there is an immediate need for a new Peel District School Board elementary school to serve the area. Moreover, if growth continues along its current trajectory, it

is likely that increased pressure will be placed on the Node's road network, libraries and community facilities.

On July 27, 2020, Council authorized staff (PDC 0027-2020 from Planning and Development Committee) to develop an Official Plan Amendment that includes a Block and Road Plan to help address these matters, along with permission to consult the community and hold a public meeting. Staff are exploring ways that an OPA can work within a provincial framework to secure future parkland and playgrounds, as well as to ensure this parkland is provided as part of an interconnected system of greenspace. Where a park cannot be secured, pocket parks and POPS (Privately Owned Publicly Accessible Spaces) could be considered.

## Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

## 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

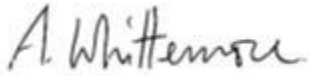
In summary, the proposed development has been redesigned to be more sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent commercial and residential uses. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner