

City of Mississauga

Corporate Report



Date: May 15, 2020

To: Mayor and Members of Council

From: Andrew Whittemore, M.U.R.P., Commissioner of
Planning & Building

Originator's files:
CD.03-GAT

Meeting date:
May 27, 2020

Subject

Addendum Recommendation Report – Gateway Corporate Centre City-Initiated Zoning By-law Amendment

Recommendation

1. That the report titled “Addendum Recommendation Report – Gateway Corporate Centre City-initiated Zoning By-law Amendment” dated May 15, 2020 from the Commissioner of Planning and Building recommending approval of the Zoning By-law Amendment, be adopted.
2. That the Mississauga Zoning By-law 0225-2007 be amended in accordance with the proposed changes contained in the report titled “Recommendation Report – Gateway Corporate Centre City-initiated Zoning By-law Amendment” dated December 6, 2019, subject to and in accordance with the further proposed changes contained in the report titled “Addendum Recommendation Report – Gateway Corporate Centre City-initiated Zoning By-law Amendment” dated May 15, 2020.

Background

In 2014, City Council adopted By-law 0238-2014 which approved Amendment 25 to the Mississauga Official Plan (Official Plan), herein referred to as MOPA 25. MOPA 25 re-designated most lands within Gateway Corporate Centre from Business Employment to Office. The Gateway Corporate Centre forms a part of the Official Plan and provides the vision and policies to guide development of this area. The amendment was appealed to the Ontario Municipal Board (OMB) by several landowners. In 2017, a settlement was reached after negotiation with the appellants.

In 2018, staff began the process of amending the Zoning By-law to conform to MOPA 25. The Zoning By-law implements the Official Plan objectives by providing the specific permitted uses and regulations for each property. Two newly drafted Office zones – Major Office and General Office – support a prestigious, transit-supportive office employment area. These zones will

Council	2020/05/15	2
---------	------------	---

implement the policies of the Official Plan and correspond to the Office designation introduced by MOPA 25.

Comments

The purpose of this report is to summarize and address comments received just prior to the May 6, 2020 City Council meeting. Council deferred consideration of the item to provide staff time to respond to the submissions. Comments provided in this report are in addition to the submissions and staff responses contained in the report titled “Recommendation Report – Gateway Corporate Centre City-initiated Zoning By-law Amendment” dated December 6, 2019 and attached as Appendix 1.

Written Submissions

City Council received two written submissions before the May 6, 2020 City Council meeting. Complete written submissions from the Council meeting are attached as Appendix 2. Staff responses to the submissions are provided below:

- An associate from Pound & Stewart Associates Limited, representing Orlando Corporation, requested several revisions to the Zoning By-law Amendment to address their client’s concerns. The revisions are requested to provide additional land use and design flexibility for Orlando Corporation properties in the Gateway area.

Staff response: The Zoning By-law Amendment as drafted by staff will implement City Council’s 2014 decision and the terms of the 2017 OMB Settlement agreed to by the City and Orlando Corporation. The settlement granted unique, limited uses and development standards for several Orlando properties; which are reflected in this Amendment. A detailed staff response to the list of requested revisions is provided in Appendix 3.

- A solicitor from Horosko Planning Law, representing Annovator Developments, owner of the property at 131 Courtneypark Drive East, requests that their site be exempt from the proposed zoning permissions for a period of time. This would allow Annovator Developments to submit a site plan application for the proposed industrial development under the existing zoning permissions.

Staff response: Staff met with the applicant for 131 Courtneypark Drive East on April 24, 2020 to discuss preliminary plans for an industrial building on the subject property. The industrial building is not a permitted use under the Office designation in the Official Plan. No formal application has been submitted at this time. The Official Plan does not permit unique, temporary exceptions for a non-permitted use in the Zoning By-law for new buildings.

Modifications to the Zoning Regulations

In response to the written submissions, the following modifications have been made to the zoning regulations recommended in the December 6, 2019 Recommendation Report:

- Changes to the zoning for lands within Special Site 3 of the Official Plan to recognize the site plan application currently being processed at 6305 Kateson Drive and 50 Capston Drive. Special Site 3 policies permit low density employment uses such as manufacturing and warehousing, and make exceptions to several built form standards that apply more generally to properties in the Gateway area. The changes to the zoning for the subject properties are:
 - Revision of the minimum height requirement from 11.5 metres and 2 stories to 11.5 metres.
 - Removal of the minimum Floor Space Index (FSI) requirement.
- Technical revision for properties previously zoned O3-8 to remove exceptions that are no longer required.
- Change in the measurement of FSI for Major Office and General Office zones to recognize the possible phasing of development through individual site plan applications.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

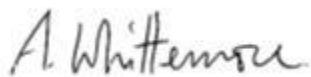
The Zoning By-law Amendment implements the vision and policies of the Official Plan for a prestigious, transit-supportive office employment Gateway area along the Hurontario LRT corridor and respects the terms of the 2017 OMB settlement. The modifications in this Addendum will support development in the Gateway area and meet the intent of Official Plan policy.

Attachments

Appendix 1: Recommendation Report

Appendix 2: Addendum Complete Written Submissions

Appendix 3: Addendum Response to Orlando Corporation Submission



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

Prepared by: Christian Binette