

City of Mississauga

Corporate Report



<p>Date: November 20, 2024</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 22-3 W1</p>
	<p>Meeting date: December 9, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a 23 storey, 363 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses 17 and 19 Ann Street, 84 and 90 High Street East and 91 Park Street East
Lands bound by Park Street East, Ann Street, High Street East and Hurontario Street
Owner: 10 West GO GP Inc. and City of Mississauga
File: OZ/OPA 22-3 W1

Pre-Bill 109

Recommendation

1. That City Council amend Mississauga Official Plan to permit changes to Height Schedule 2B and the Special Site 12 policies of the Port Credit Local Area Plan and to change the land use designations to **Residential High Density**, **Public Open Space**, and **Mixed Use** for the lands at 17 and 19 Ann Street, 84 and 90 High Street East and 91 Park Street East, in accordance with the provisions contained in the staff report dated November 20, 2024 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA5-Exception** (Apartments – Exception), **RA1-Exception** (Apartment-Exception), **C4-Exception** (Mainstreet Commercial – Exception) and **OS1-Exception** (Open Space - Community Park – Exception) for lands at 17 and 19 Ann Street, 84 and 90 High Street East and 91 Park Street East, in accordance with the provisions contained in the staff report dated November 20, 2024 from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.

4. That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit a 23 storey, 363 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses for a block of land in Port Credit bound by Hurontario Street to the east, Park Street to the north, Ann Street to the west, and High Street to the south.
- The applicant has made minor revisions to the proposal presented at the Public Meeting, including: an increase in the height of 3.2. m (10.5 ft.) to better accommodate mechanical and structural requirements, an increase in the number of units from 351 to 363 units to accommodate additional one-bedroom units, an increase in the setback from heritage buildings to improve transition, and an increase in the number of proposed parking spaces.
- The Region has confirmed that there is adequate existing infrastructure and servicing reserved for this site to support up to the maximum of 363 units proposed on the property. Any additional units would require delay in the development until infrastructure upgrades had occurred.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint and recommend that the applications be approved based on the following:
 - The proposal is located within an intensification area and will help support public transit
 - The built form respects the surrounding planned context
 - The design of the site is respectful of heritage buildings; provides a public park that improves connectivity, includes at-grade commercial space that will help animate the area and is compatible with surrounding uses.
- The future design of the public park, approval of the Conservation Plan for the two heritage buildings, and the land exchange between the City and the applicant that is necessary to achieve the vision for the site are being undertaken separately from the review of this development application.

Background

A public meeting was held by the Planning and Development Committee on July 5, 2022, at which time an Information Report ([Planning and Development Committee - July 05, 2022](#)) was received for information. Recommendation PDC-0064-2022 was then adopted by Council on July 6, 2022.

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 10 West GO GP Inc. to permit a 23 storey, 359 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses, under File OZ/OPA 22-3 W1, 17 & 19 Ann Street, 84 & 90 High Street East, and 91 Park Street East, be received for information.
2. That three (3) oral submissions be received.

The purpose of this report is to make a recommendation to Planning and Development Committee on the application. Given the amount of time since the public meeting, and in the event of a postal strike, notices were emailed to the local residents' associations and those who formally requested notification. In addition, notice signs on the property were updated, a mobile sign advertising the meeting was located in the area, and the City's website was updated.



Aerial Image of 17 & 19 Ann Street, 84 & 90 High Street East and 91 Park Street East



Applicant's rendering of the
condominium tower



Applicant's Concept Plan
(public parks will have separate design exercise)

Comments

REVISED DEVELOPMENT PROPOSAL

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

- The number of storeys remains the same at 23, however, the overall height has increased 3.2. m (10.5 ft.) as a result of more advanced design work including additional space required for mechanical piping, ventilation and structural requirements.
- The number of units has increased from 351 units to 363 units, which reflects an increase in the number of one bedroom/one bedroom plus den units.
- The setback to the heritage building property line at 84 High Street East has generally been increased from 2.0 m (6.6 ft.) to 5.0 m (16.4 ft.). The increase provides an improved transition between the proposed development and the existing heritage buildings, and
- The total number of proposed parking spaces has been increased from 283 to 307 spaces; however, as a result of Bill 185, the City cannot include any required parking in the Zoning by-law.

COMMUNITY ENGAGEMENT

A community meeting in advance of the application submission was held by Ward 1 Councillor, Stephen Dasko on December 1, 2021. Approximately sixty people attended, and staff has responded to a number of phone calls and inquiries. 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 February 25, 2022. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on July 5, 2022. Three 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.

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 Planning Statement* matters that are of provincial interest regarding land use planning, such as increasing the housing supply, supporting a strong economy, aligning development with infrastructure, protecting the environment, public health and safety. The *Planning Act* instructs municipalities to make planning decisions that are consistent with Provincial documents including the *Provincial Planning Statement*. A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Planning Statement* and conform to the Region of Peel Official Plan.

An official plan amendment is required to change designations on portions of the subject site to **Residential High Density**, **Public Open Space**, and **Mixed Use** in order to accurately reflect the location of proposed uses on the subject lands. Changes to the Port Credit Local Area Plan (PCLAP) height schedule are also required to increase the permitted maximum height. Originally, the maximum permitted heights for the site in the PCLAP were 22 storeys stepping down to 15 storeys and 8 storeys, whereas the proposed amendment increases the maximum heights to 23 stepping down to 16, 11, 7 and 2 storeys. The proposed amendment also requires changes to the Special Site 12 policies to reduce the amount of required commercial space from 1 400 m² (15,069 ft²) to 250 m² (2,690 ft²). The built form is further regulated through the proposed zoning by-law amendment.

The applications have been found to be acceptable based upon the following:

- The proposal is within the Port Credit Community Node intensification area and will help support both the GO train and Hurontario Light Rapid Transit.

- The proposed built form respects the surrounding planned context and general policy direction in the PCLAP as heights transition downwards towards the south and east.
- The design of the site is respectful of the two heritage designated buildings, public parkland improves connectivity by way of a pathway that connects Ann Street to the park and Hurontario Street and commercial space will help animate the area. Additionally, the built form has acceptable shadow and wind impacts and is considered compatible with surrounding land uses.
- The Region has confirmed that there is adequate existing infrastructure and servicing reserved for this site to support up to the maximum of 363 units proposed on the property. Any additional units would require delay in the development until infrastructure upgrades occur.

Strategic Plan

The applications are consistent with a number of Strategic Plan items, including: the Move pillar by supporting transit-oriented development, the Belong pillar by ensuring the six units in the 84 High Street heritage building are provided for affordable rental housing, the Connect pillar by contributing to the choice of housing types to help build complete communities, and the Prosper pillar by providing at grade retail uses in the proposed tower and ensuring 90 High Street heritage building is protected and zoned for commercial uses.

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.

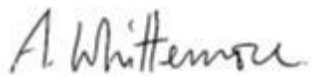
Conclusion

In summary, the proposed development increases housing supply through intensification within a transit supportive strategic growth area. The proposal is respectful of Port Credit's heritage with a built form that is compatible with the planned character of the area and will commercial and parkland uses to help animate the area and provide an enhanced public realm for this key location in Port Credit. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Paul Stewart, Lead Development Planner