

## Appendix 2: Uptown Major Node – Official Plan Amendment – Response to Comments Summary

Comment No.	Respondent	Issue	Staff Comment	Recommendation for OPA
1	MHBC on behalf of 5081 Hurontario Limited Partnership (5081 HLP) dated October 15, 2020	(1) Request to correct future pedestrian connection depicted on Block and Road Concept Plan at 5081 Hurontario Street.	(1) Staff reviewed the development application and confirmed advice from MHBC.	(1) Update the Block and Road Concept Plan to reflect correct location of the future pedestrian connection at 5081 Hurontario Street.
2	<p>Hurontario Centre Limited, owner of 5027 – 5035 Hurontario Street, letters dated October 15, 2020, and October 23, 2020</p> <p><i>Met on November 2, 2020 to discuss comments / provide further clarification</i></p>	(1) Request for increased building heights at important locations / intersections (e.g. Hurontario Street and Eglington Avenue).	(1) The current policy framework permits 25 storey towers, with the opportunity to develop taller buildings if certain criteria are met. Staff consider that the existing height permissions are sufficiently robust. Requests to further increase height permissions can be made through the site-specific Official Plan Amendment process.	(1) No action required
		(2) Concern that office and retail retention policies (13.4.3.3) do not provide sufficient flexibility through the redevelopment process.	(2) The policies require that existing office space be retained or replaced as part of a redevelopment. The policies also protect the existing retail services. Specifically, redevelopments that propose a reduction in retail square footage must demonstrate that they will not compromise existing retail function.	(2) Minor wording amendment to clarify policy intent.
		(3) Concern that draft policy wording relating to transparent glass may not be	(3) The policies seeks to contribute to a high quality public and private realm. Transparent vision glass on building frontages will provide for a more animated street edge.	(3) Minor wording amendment to clarify policy intent and only require transparent glass “where appropriate.”

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2	Hurontario Centre Limited, owner of 5027	achievable (13.4.4.3).		
		(4) Request Policy 13.4.5.2.a be amended to permit private roads.	(4) Policy 13.4.5.2.a signals that it is the City's strong preference to secure public roads in Uptown. However, the subsequent policy (13.4.5.3) outlines the criteria for when the City will consider permitting a private road.	(4) Minor wording amendment to clarify policy intent.
		(5) Concern that draft policy wording requiring "maximum sun exposure onto parkland" may not be achievable.	(5) Buildings should be located in order to minimize shadow impacts and maximize opportunities for sunlight exposure in accordance with the <i>City of Mississauga's Standards for Shadow Studies</i> .	(5) Amend Policy 13.4.6.4 to clarify that developments should "maximize" sunlight onto parkland.
3	Peel District School Board, via email, dated October 22, 2020	(1) PDSB expressed a preference to have a school site in the community it serves. Walking to school is encouraged.	(1) The PDSB has legislative mechanisms it can use to secure school sites. The proposed policies aim to improve the pedestrian experience and comfort within the Uptown Node.	(1) No action required
		(2) Expressed that Policy 13.4.7.2 could impact school size/configuration.	(2) Policy 13.4.7.2 is a broad policy with an "encourage" standard intended to promote more compact forms of "community infrastructure," it is not limited to school sites.	(2) No action required

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4	<i>Met with Pinnacle representative, (owner of 5044 Hurontario St, 35-65 Watergarden Dr), via virtual meeting on October 1<sup>st</sup>, 2020</i>	(1) Request to include pedestrian connection, currently under construction, north of Watergarden Drive connecting to Four Springs Ave and the pedestrian bridge connecting over Cooksville Creek, near Little Creek Road.	Staff consider the addition of these existing amenities and connections will help to illustrate Uptown Node's broader pedestrian and parkland network.	Amend the Block and Road Concept Plan to show additional future and existing pedestrian connections and parkland.
		(2) Request to show Park #525, on the Block and Road Concept Plan.		
5	General public comments  <i>Collected via Virtual Community Meeting held on October 5, 2020 and online Comment Form</i>	(1) Expressed desire for more mixed use and non-residential development in the Uptown Node.	(1) The City's Official Plan identifies Uptown as a Major Node and envisages it as a Regional Centre with a mix of residential and commercial development.  The proposed policies encourage employment and mixed use development in Uptown. The policies further require the retention of non-residential space as part of any redevelopment.	(1) No action required

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		(2) Concern with pedestrian connectivity and safety crossing large roads.	<p>(2) The proposed policy amendments include a Block and Road Concept Plan, which identifies future road and pedestrian connections in order to develop a finer grained road network, break up large blocks, and create a permeable system of streets to support a well-connected and walkable community.</p> <p>The proposed policies also require new developments considers their impact on the public realm / streetscape in order to enhance the pedestrian experience.</p>	(2) No action required
		(3) Request for connection to Cooksville Creek be shown on Block and Road Concept Plan.	(3) Showing existing connections on the Block and Road Plan will help to illustrate the broader pedestrian network in the Uptown Node.	(3) Amend the Block and Road Concept Plan to show pedestrian bridge over Cooksville Creek
		(4) Request for a range of housing options including affordable and rental housing.	(4) The proposed policies encourage a range of housing choices in terms of unit type, unit size, tenure, and price. Inclusionary zoning will be considered in Uptown following the completion of the Region's Major Transit Station Area delineation process.	(4) No action required

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6	Staff Comments	(1) Consider revision of proposed 'Guiding Principles' section to be in line with similar sections in the Official Plan	(1) The 'Guiding Principles' section could be renamed 'Introduction' to be consistent with similar policy frameworks in the Official Plan	(1) Rename Section 13.4.1 'Introduction'
		(2) Consider revision of maximum heights for lands designated Residential Medium Density to be consistent with the Official Plan	(2) Increasing the maximum building height on lands designated Residential Medium Density from three storeys to four storeys will provide greater consistency in the Official Plan between the Uptown Node and other like areas.	(2) Amend policy 13.4.3.4 t
		(3) Consider clarification of urban design policies related to street hierarchy	(3) The street hierarchy policies intend to contribute to a more tailored and appropriate design response for new developments in the Uptown Node.	(3) Minor wording amendment to 13.4.4.3.a, 13.4.4.3.b and 13.4.4.3c to clarify policy intent.
7	Councillor Damerla (Ward 7)	(1) Questioned process to secure future parkland in the Uptown Node.	(1) Staff anticipate parkland will be secured through the development application processes by making use of parkland dedication and/or through purchase, land dedication, or agreements with land owners, where appropriate.	(1) No action required

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		(2) Questioned how high rise developments can better transition to established low density residential neighbourhoods.	(2) Staff note that the existing policy and zoning provisions require lower-scale development at the edges of the Uptown Node to help with transitions to surrounding low-density neighbourhoods.	(2) No action required
8	Councillor Dasko (Ward 1)	(1) Concern that future development will not have retail or office uses.	(1) The policies aim to address this imbalance by encouraging non-residential uses in Uptown. The policies further require that non-residential space be retained / replaced as part of any redevelopment. In addition, current zoning provisions generally require retail at grade.	(1) No action required
		(2) Question about existing densities (people and jobs per hectare) in the Uptown Node and how these densities will increase based on projected growth.	<p>(2) Uptown has almost achieved the mandated minimum density target set by the Province, with an existing density of 148 ppj/ha.</p> <p>If the population of Uptown reaches 25,000 the density would be roughly 295 ppj/ha, which aligns with the top end of the aspirational target set in the City's Official Plan for Uptown to reach 200-300 ppj/ha.</p> <p>Over the longer term, the City can continue to review its density</p>	(2) No action required

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			target for Uptown and determine if further adjustments are required.	
9	Councillor Kovac (Ward 4)	(1) Questioned how the future Hurontario LRT would impact traffic flow	<p>(1) The proposed policies seek to create a finer grained road network to provide more route options and reduce pressure on the Eglinton and Hurontario intersection.</p> <p>To reduce congestion in Uptown Node a mode shift towards transit and more active forms of transportation is required. The new LRT is expected to help foster this shift.</p>	(1) No action required
		(2) Questioned what school requirements are needed for Uptown	<p>(2) The PDSB has identified an immediate need for an elementary school to serve Uptown Node and the Hurontario corridor.</p> <p>The PDSB has legislative mechanisms it can use to secure school sites. The proposed policy amendments encourage innovative partnerships in Uptown, along with opportunities to share community infrastructure and facilities, where practical.</p> <p>The requirement for development master plans on large sites should</p>	(2) No action required

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			also assist in the identification of school sites.	
10	Councillor Parrish (Ward 5)	(1) Consider including density policies that favour tall, slender buildings	<p>(1) The physical form, relationship among buildings and the quality of the built environment are considered in <i>Chapter 9 Build a Desirable Urban Form, 9.2.1 Intensification Areas</i> of the Mississauga Official Plan. These policies also apply to the Uptown Major Node and encourage well-designed buildings, and discourage visual bulk. Further policies relating to the design of tall buildings could be developed as part of the City's Official Plan review process.</p> <p>Staff consider that the existing height and density regime in Uptown is sufficiently robust. Requests to vary height or density can be considered through the development approvals process.</p>	(1) No action required
		(2) Comment that nearby St Gertrudes School has closed and suggestion that it	(2) The proposed policies encourage innovative partnerships in the delivery of community infrastructure.	(2) No action required



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		could help to serve Uptown.	<p>City staff will follow up with Councillor Parrish to better understand the opportunity presented by St Gertudes school.</p> <p>The City will continue to work in partnership with Peel's school boards.</p>	
		(3) Questioned the need for further offices within the Uptown Node.	<p>(3) Proposed policies apply an "encourage" standard in promoting new office space.</p> <p>While Staff would like to see new standalone offices developed in the Node, currently the market for these uses is not strong in the area. Uptown's proximately to the Gateway area - where residential uses are not permitted and land values are less - is a major factor. Mixed-use buildings provide a better opportunity to increase office space in the short-term.</p>	(3) No action required