

City of Mississauga

Corporate Report



Date: November 13, 2020 To: Chair and Members of Planning and Development Committee	Originator's files: OZ 20/010 W7
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: December 7, 2020

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official Plan Amendment and Rezoning applications to permit a 31 storey apartment building with commercial uses permitted on the ground floor

2444 Hurontario Street, southwest corner of Hurontario Street and Floradale Drive

Owner: P&S Ramlochan Property Inc.

Files: OZ 20/010 W7

Recommendation

That the report dated November 13, 2020, from the Commissioner of Planning and Building regarding the applications by P&S Ramlochan Property Inc. to permit a 31 storey apartment building with commercial uses permitted along the ground floor, under File OZ 20/010 W7, 2444 Hurontario Street, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The official plan amendment and rezoning applications are required to permit a 31 storey apartment building consisting of 215 dwelling units with commercial uses permitted along the ground floor. As part of the apartment building, the applicant is proposing three 2 storey dwelling units with individual entrances along the Hurontario frontage that would also allow commercial uses on the ground floor. The applicant is proposing to amend the official plan from **Office** to **Residential High Density - Special Site** and the zoning by-law from **O (Office)** to **RA5-Exception (Apartments)** to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the southwest corner of Hurontario Street and Floradale Drive within the Downtown Hospital Character Area. The site is currently occupied by a 4 storey office building which contains medical and office uses with surface parking at the rear and 1 level of underground parking. It is the intent of the applicant to demolish the existing building to accommodate the proposed development.



Aerial image of 2444 Hurontario Street



Applicant's rendering of the 31 storey apartment building

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

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

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional

technical information, review of reduced parking standards, ensuring compatibility of new buildings with the surrounding context, community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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