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DATE: August 19, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Supplementary Report on Comments**

RECOMMENDATION: That the amendments to Mississauga Official Plan proposed in the report titled “Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Supplementary Report on Comments”, dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

BACKGROUND: On September 17, 2012, Planning and Development Committee considered the report titled “Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area” dated August 28, 2012 from the Commissioner of Planning and Building and directed a public meeting be held to consider proposed official plan amendments as recommended in the report.

A public meeting was held by the Planning and Development Committee on October 15, 2012. At that time, a report titled “Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area - Public Meeting” dated September 25, 2012 from the Commissioner of Planning and Building, was considered.

On June 23, 2014, Planning and Development Committee considered the report titled “Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Report on Comments” dated June 3, 2014 from the Commissioner of Planning and Building (see Appendix 1). The report dealt with proposed land use changes, high level urban design policies, identification of light rail transit stations and additional roads to be added to the road network and recommended changes where warranted.

Representatives for three property owners in the Gateway Corporate Centre Character Area asked that their lands be removed from the approval of the amendments, as proposed in the staff report. Planning and Development Committee agreed to defer a decision on these properties subject to staff meeting with them to discuss their concerns. Representatives of the Orlando Corporation also made a written request to have their lands deferred from the approval.

The recommendation of Planning and Development Committee (PDC-0050-2014) stated:

“That the amendments to Mississauga Official Plan proposed in the report titled “Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Report on Comments”, dated June 3, 2014, from the Commissioner of Planning and Building, be approved; with the deferral of Destination at Mississauga Inc., Derry Ten Ltd., and Highland Farms pending further discussion with staff.”

Meetings were held with representatives of the four property owners that expressed concerns. While the majority of issues have been resolved, the remaining issue for all four property owners is the proposed requirement for additional roads into the Gateway Corporate Centre Character Area.

It is anticipated as the City matures and Corporate Centres start to intensify, options to move people and goods efficiently are needed. The proposed finer grain road network would assist with this. However, land owners continue to be concerned how any proposed network would impact their lands and the ability to accommodate additional development. Therefore, it is recommended that the proposed policies regarding new roads be deferred and staff report

back on this matter at a future meeting of the Planning and Development Committee.

COMMENTS:

Amendments to Mississauga Official Plan are proposed to reflect the findings of the Hurontario/Main Street Corridor Master Plan that was approved by City Council in July 2010. The proposed amendments are as follows:

- identify the Hurontario Street Intensification Corridor;
- identify transit station locations;
- redesignate lands from Business Employment to Office along the frontage of the Hurontario Street Corridor and particularly, at major transit station locations; and
- prohibit land extensive, auto dependent uses from fronting onto the Hurontario Street Corridor.

The details of these proposed amendments are contained in the report titled “Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area” dated August 28, 2012 as further amended by the reports titled “Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area – Public Meeting” dated September 25, 2012; and “Proposed Amendments to Mississauga Official Pan for the Gateway Corporate Centre Character Area – Report on Comments” dated June 3, 2014 with the exception of proposed policies and mapping regarding the additional road network which are to be deferred.

FINANCIAL IMPACT: Not applicable.

CONCLUSION:

Establishment of a new land use framework for the Gateway Corporate Centre Character Area, in support of the introduction of light rail transit to the Hurontario Street Corridor, is a significant city building initiative. The vision for this Corridor of a high density, prestigious office destination is supported by higher order transit along Hurontario Street. The proposed land use framework initiative supports the Province’s Growth Plan, Metrolinx’s Regional Transportation Plan (the Big Move) and Mississauga’s Strategic Plan.

ATTACHMENTS:

Appendix 1: Report titled “Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Report on Comments” dated June 3, 2014 from the Commissioner of Planning and Building

Edward R. Sajecki
Commissioner of Planning and Building

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