



ADDITIONAL AGENDA

Planning and Development Committee THE CORPORATION OF THE CITY OF MISSISSAUGA

Monday, June 2, 2014

Item 4

ADDENDUM REPORT

Official Plan Amendment and Rezoning Applications to permit four residential apartment buildings ranging in height from 35 to 50 storeys, 24-64 Elm Drive West and 3528-3536 Hurontario Street, southwest corner of Elm Drive West and Hurontario Street

Owner: Solmar Inc.

Applicant: Sorensen Gravely Lowes Planning Associates Inc.,

Bill 51

(Ward 7)

File: OZ 13/022 W7

****PLEASE INCLUDE THESE PAGES IN YOUR COPY OF THE REPORT UNDER ITEM 4 OF THE AGENDA****

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Corporate Report

Clerk's Files

Originator's
Files OZ 13/022 W7

DATE: May 27, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 2, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Report**
Official Plan Amendment and Rezoning Applications
To permit four apartment buildings
ranging in height from 35 to 50 storeys
24-64 Elm Drive West and 3528-3536 Hurontario Street
Southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar Inc.
Applicant: Sorensen Gravely Lowes Planning Associates Inc.
Bill 51

Addendum Information Report

Ward 7


COMMENTS: The report from the Commissioner of Planning and Building dated May 13, 2014, was prepared and finalized in advance of the community meeting held by Councillor Iannica on Monday, May 26, 2014.

The following is a summary of issues and comments raised by the community:

- Concerns about the proposed built form, massing and density;
- The height of the apartment buildings is too high and should be reduced;

- Request for a continuous podium (street wall) along Elm Drive;
- Need street level residences facing Elm Drive;
- The buildings will interrupt the view for the existing buildings on the north side of Elm Drive;
- Overcrowding of the area is a concern;
- Need to extend Kariya Drive from Elm Drive to Central Parkway West before proceeding with this application;
- Not enough on and off-street parking to accommodate existing apartment buildings. The proposed request to reduce the number of on-site parking spaces for this site is significant and the applicant should provide as much on-site parking as is required; and
- The density and number of units will impact the existing traffic on Elm Drive, Kariya Drive and Hurontario Street.

The above-noted comments and issues will be addressed in the Supplementary Report.



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner