

City of Mississauga

Corporate Report



Date: 2019/05/31

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's files:
CD.03-GAT

Meeting date:
2019/06/24

Subject

INFORMATION REPORT (WARD 5)

Gateway Corporate Centre Character Area – City-initiated Zoning By-law Amendment

Recommendation

1. That the report titled “Gateway Corporate Centre Character Area – City-initiated Zoning By-law Amendment,” dated May 31, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the Statutory Public Meeting be held in the fall of 2019.

Report Highlights

- Changes to the Zoning By-law are proposed to implement the 2014 Council-approved amendment to the Official Plan and the 2017 Ontario Municipal Board settlement for the Gateway Corporate Centre Character Area (Gateway Corporate Centre).
- Two newly drafted Office zones are proposed to align with the vision of a prestigious office employment area along the Hurontario Light Rail Transit (LRT) Corridor. Existing uses can continue with limited expansions permitted, until such time as they are ready to redevelop.
- Staff will consult landowners on the proposed zoning changes before a statutory public meeting is held in the fall of 2019.

Background

In 2014, City Council adopted By-law 0238-2014 which approved Amendment 25 to the Mississauga Official Plan (Official Plan), herein referred to as MOPA 25. The lands subject to MOPA 25 comprise the Gateway Corporate Centre Character Area and are shown in Appendix

1. According to the City's 2018 Employment Survey, there are currently 18,025 jobs and 317 businesses within Gateway Corporate Centre. Four of the nineteen planned Hurontario LRT stations are located within the Gateway area. The number of jobs is expected to increase as planning for the Major Transit Station Areas around each station proceeds.¹

MOPA 25 re-designated most lands within Gateway Corporate Centre from Business Employment to Office. The Gateway Corporate Centre forms a part of the Official Plan and provides the vision and policies to guide development of this area. The amendment was appealed to the Ontario Municipal Board (OMB) by several landowners. In 2017, a settlement was reached after negotiation with the appellants.

With the approval of MOPA 25, a change to the Zoning By-law is required to conform to the policies of the amended Official Plan. The Zoning By-law is a tool to achieve the vision, goals and objectives of an official plan by outlining the list of permitted uses and regulations for each property.

The proposed city-initiated zoning amendment implements the policies approved by Council for the Gateway Corporate Centre. The zoning strikes a balance between new use permissions and requirements, while recognizing certain existing uses and structures. This will allow for the transformation of the Gateway Hurontario LRT Corridor towards a more transit-supportive built form.

Comments

This Report provides an overview of the Official Plan vision, and existing and proposed changes to the Zoning By-law within Gateway Corporate Centre.

Official Plan

The vision for Gateway Corporate Centre is for a prestigious office employment area along the northern stretch of the Hurontario LRT Corridor. As the main north-south LRT Corridor in the city, the policies of the Official Plan seek to promote a high quality urban design and built form that reinforce and enhance the image of Hurontario Street. The policies aim to create a safe and walkable environment by completing the pedestrian network, promoting an attractive public realm along key streets and within public spaces, and directing parking to the rear of the property away from the street frontage.

It is intended that the Gateway area will transform from an auto-oriented built form to a more transit-supportive built form. To guide this transition, the Official Plan relies on a mix of general and prescriptive policies. Prescriptive policies contain detailed land use and regulation requirements to achieve transit-supportive objectives.

¹ Major Transit Station Areas around LRT stations will be planned to achieve a minimum of 160 residents and jobs per hectare/65 residents and jobs per acre.

Existing Zoning

The City of Mississauga Zoning By-law 0225-2007 (Zoning By-law) contains uses and regulations for the Gateway area that do not conform to the vision and policies established by MOPA 25. Uses such as outdoor storage facilities, warehouses, waste processing facilities, and motor vehicle repair facilities are not in keeping with this vision. The existing zoning also allows surface parking within the front setback along Hurontario Street, has limited pedestrian-oriented landscaping requirements and permits stand-alone accessory uses; all of which contribute to a challenging environment for pedestrians and do not help achieve the vision of the Plan.

Existing zones include: Employment zones (E1 and E2), Commercial zones (C3 and C5), and Open Space zones (C3). The full list of permitted uses for each existing zone is included in Appendix 2.

New Transit-Supportive Office Zones

The existing Zoning By-law does not contain an appropriate zone to achieve the goals and objectives of the Official Plan for the Gateway area. The proposed amendment to the Zoning By-law will introduce two new transit-supportive Office zones – O1 and O2. These zones will implement the established vision for Gateway Corporate Centre and correspond to the Office designation introduced by MOPA 25. Properties that were not re-designated in MOPA 25 will retain their existing zoning.

A map showing the proposed zoning for the Gateway area is provided in Appendix 3. It contains existing zones that will be retained and the new additional Office zones.

The two new Office zones contain uses that align with the Official Plan vision of a prestigious office employment area along the Hurontario LRT Corridor. This includes permitted uses and accessory uses:

Permitted Uses:

- offices
- medical offices
- science and technology facilities
- conference centres
- overnight accommodation
- universities or colleges
- broadcasting facilities

Accessory Uses:

- retail store
- restaurant
- take-out restaurant
- financial institution
- veterinary clinic
- animal care establishment
- commercial schools
- farmers markets
- entertainment and recreational establishments
- personal service establishment
- night club
- motor vehicle rental facility
- private club
- courier/messenger service
- day care

Permitted uses and accessory uses are the same for both Office zones. Accessory uses are intended to support office-related uses and shall not exist as a stand-alone building. The limited expansion of existing uses will be allowed within the new Office zones subject to requirements outlined in the Official Plan.

Accessory uses are required on the ground floor of buildings fronting Hurontario Street and permitted, but not required along all other streets within O1 and O2 zones. Requiring accessory uses along Hurontario Street such as retail stores, daycares and restaurants, will enhance access to a range of services within walking distance of future LRT stations. This will contribute to the vibrancy and mix of uses along the Hurontario LRT Corridor.

Prohibited Uses

As per the City's Airport Operating Area policies, sensitive land uses such as residences, schools and nursing homes will continue to be prohibited from locating in the area.

Regulations

The prescriptive policies contained in the Official Plan are reflected in the two new Office zones. This includes a minimum height requirement of 3 stories (O1) and 2 stories (O2). There is no restriction on maximum heights. The Official Plan also sets a minimum lot frontage requirement along Hurontario Street of 80% within Major Transit Station Areas and 66% in areas beyond to be occupied by a building or structure.

The more general policy requirements in the Official Plan are reflected in the following regulations for O1 and O2 zones:

- setback and landscaping streetscape elements
- surface parking located to the rear or side of a property
- consistent, active street frontages with direct building entrances to the street
- restricting stand-alone accessory uses
- permitting accessory uses at-grade within office buildings
- maximum size restrictions for accessory uses

O1 zones are located nearer to the future Hurontario LRT stations and as such, have higher transit and pedestrian supportive requirements than O2 zones. In particular, O1 zones have higher street frontage, landscape buffer and surface parking location requirements than O2 zones. Minimum parking requirements are not being revised through this Amendment. Parking requirements will be addressed through the City's Parking Matters – Parking Master Plan implementation work. The detailed list of proposed regulations for both Office zones is provided in Appendix 4.

Exception Zones

Exception zones are proposed to permit additional uses and modified requirements than those contained in the general O1 and O2 zones. These zones are intended to strike a balance between implementing new transit-supportive uses and regulations, and recognizing existing uses. The exception zones are shown in Appendix 2. The list of exception zones with their permitted uses and regulations is included in Appendix 5.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

Amendments are proposed to the Zoning By-law for properties within Gateway Corporate Centre. The updated zoning will implement the MOPA 25 vision for a prestigious office employment area along the Hurontario LRT Corridor. Staff propose to consult with relevant stakeholders, including area landowners at a public open house, before a statutory public meeting is held in the fall.

Attachments

- Appendix 1: Map of Gateway Official Plan Land Use Schedule
- Appendix 2: Table of Permitted Uses by Zone
- Appendix 3: Map of Existing and Proposed Additional Zones
- Appendix 4: Table of Regulations for O1 and O2 Zones
- Appendix 5: Table of Proposed Exception Zones with Permitted Uses and Regulations

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