

;  
**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** June 05, 2023                      **CASE NO(S):** OLT-21-001693

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: BET Realty Limited and 3420 Hurontario Street Incorporated  
Subject: Request to amend the Official Plan - Failure of City of Mississauga to adopt the requested amendment  
Existing Designation: Residential High Density” and “Office”  
Proposed Designated: Residential High Density – Special Site  
Purpose: To permit residential, retail and office uses  
Property Address/Description: 3420 and 3442 Hurontario Street  
Municipality: City of Mississauga  
Approval Authority File No.: OZ 20/022 W7  
OLT Case No.: OLT-21-001693  
OLT Lead Case No.: OLT-21-001693  
OLT Case Name: BET Realty Limited v. Mississauga (City)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: BET Realty Limited and 3420 Hurontario Street Incorporated  
Subject: Application to amend - Zoning Bylaw 0225-2007, as amended and neglect of City of Mississauga to make a decision  
Existing Zoning: “RA-3-20 – Residential Apartment 3 Zone Exception 20” and “0-10” – Office Exception Zone 10”  
Proposed Zoning: “RA5-XX”  
Purpose: To permit residential, retail and office use  
Property Address/Description: 3420 and 3442 Hurontario Street  
Municipality: City of Mississauga  
Municipality File No.: OZ 20/022 W7  
OLT Case No.: OLT-21-001694  
OLT Lead Case No.: OLT-21-001693

**Heard:** March 27, 2023 by Video Hearing

**APPEARANCES:**

**Parties**

**Counsel**

BET Realty Ltd. & 3420 Hurontario Street Inc.

Jonathon Cheng

City of Mississauga

Lia Magi

**DECISION DELIVERED BY KURTIS SMITH AND K.R. ANDREWS AND ORDER OF THE TRIBUNAL**

---

[Link to Final Order](#)

**INTRODUCTION**

[1] This is a Settlement Hearing with respect to an appeal filed by BET Realty Ltd. & 3420 Hurontario Street Inc. (“Appellants”) regarding the failure of the City of Mississauga (“City”) to make a decision within the timeframe prescribed in the *Planning Act* (“Act”). The subject Applications concern proposed Official Plan (“OPA”) and Zoning By-law (“ZBA”) amendments relating to the property municipally known as 3420 & 3442 Hurontario Street (“Subject Property”).

[2] The Subject Property is a rectangular shaped parcel, 1.61 acres in size, located at the southwest corner of Hurontario Street and Central Parkway West. Currently there is a 3-storey medical office building at the south end of the site with a large parking field in front of the building extending north to Central Parkway West. Vehicular access is available via a restricted right-in/right-out access from Hurontario Street and a full moves access from Central Parkway West.

[3] The original proposed development was designed to build two high-rise towers, 30 and 36 storeys atop a five (5) storey shared podium. The total gross floor area (“GFA”) was 48,435 square metres with 680 residential units and a total floor space

index (“FSI”) of 7.4.

[4] Following two Case Management Conferences, a settlement was reached as a result of two (2) days of Tribunal led mediation.

## HEARING

[5] To support the proposal, the sole witness called was Jim Levac, a land use planner who, upon review of his *Curriculum Vitae* and Acknowledgement of Expert’s Duty form, was qualified by the Tribunal to provide opinion evidence in land use planning.

[6] Mr. Levac explained that the revised proposal addresses the comments and concerns of the City and community, which includes a reduction in the tower heights to 33 storeys (106 m) and 30 storeys (97.5 m) and altered the structures design to create a preferred transition.

[7] Mr. Levac reviewed the Act with regard to the matters of provincial interest set out in section 2. Specifically, he opined that the proposal would achieve the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (s. 2.f), the orderly development of safe and healthy communities (s. 2.h), the adequate provision and distribution of educational, health, social, cultural and recreational facilities (s.2.i), the protection of public health and safety (s.2.o), and the appropriate location of growth and development (s.2.p).

[8] As it relates to the Provincial Policy Statement 2020 (“PPS”), Mr. Levac opined that the proposed development is consistent with PPS policy objectives, including healthy, livable and safe communities that are sustained by promoting efficient development and land use patterns and avoiding development and land use patterns which may cause environmental or public health and safety concerns. In his opinion, the revised proposed OPA and ZBA are consistent with sections 1.1.1.e, 1.1.3.1, 1.1.3.2, 1.1.3.2.f, 1.1.3.3, and 1.1.3.4 of the PPS.

[9] In Mr. Levac's opinion, the proposed instruments will permit development in compact form, while maximizing existing under-utilized lands in a built-up settlement area which maximizes existing infrastructure and promotes efficient land use and development patterns. Additionally, the proposed development will promote transit use along a major transit and intensification corridor.

[10] Mr. Levac is further of the opinion that the proposed development conforms with the Growth Plan for the Greater Golden Horseshoe ("Growth Plan") as it supports the achievement of complete communities designed to support healthy and active living and to meet people's needs for daily living (s 1.2.1), directs growth to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems (s 2.2.1), and the proposed development represents a form of intensification within the delineated built-up area, and prioritizes infrastructure that supports intensification (s 2.2.2.3).

[11] Mr. Levac testified that the Subject Property is part of the Downtown Mississauga Urban Growth Centre as identified in s.2.2.3.2.b of the Growth Plan. Additionally, the Subject Property is situated within an area planned to support significant population and employment growth and be a focal area for transit (s.2.2.3.1).

[12] Mr. Levac also testified that s.2.2.4 of the Growth Plan states that the Subject Property is within a designated protected Major Transit Station Area (MTSA) in the Region of Peel Official Plan ("Region OP") and is similarly proposed for a protected MTSA designation in the Mississauga Official Plan ("City OP"). The Downtown Fairview protected MTSA is directly located on the Hurontario LRT line and is able to maximize the area and number of potential transit users within walking distance. s.5.6.19 of the Region OP contains the Region's MTSA policies which apply to the subject lands and promote higher densities to support funded and planned transit infrastructure.

[13] The Region OP designates the Subject Property as Urban System. In Mr. Levac's opinion, the proposed development supports the designation of the Region OP as it is compact, transit supportive intensification in an area that efficiently utilizes land,

services, infrastructure and public finances while respecting the character of existing communities.

[14] The City OP provides a number of policies that relate to the City encouraging compact mixed-use development that is transit supportive. Mr. Levac testified that the Subject Property is within the “Downtown”. The Downtown area is directed to be a focal point for growth and density and support higher order transit. Furthermore, the City OP identifies “Corridor” policies which are meant to evolve to attract mixed use development while becoming public places as part of the broader public realm. Corridors within Downtown areas are identified as Intensification Corridors which will be supported by high order public transit, namely the Hurontario LRT, and support mixed uses and higher residential densities while providing appropriate transition of height and density.

[15] Mr. Levac summarily concluded that the proposed OPA and ZBA are consistent with the PPS, conform with the Growth Plan, Region OP and City OP, have sufficient regard for matters of provincial interest under s.2, and represent good land use planning.

## **FINDINGS**

[16] The Tribunal accepts the uncontroverted planning evidence and opinions of Mr. Levac and is satisfied that the proposed OPA and ZBA are consistent with the PPS, and conform with the Growth Plan, Region OP and City OP. The Tribunal is satisfied that the proposed development represents good planning in the public interest and has appropriate regard for matters of Provincial interest, specifically as the development is designed to be sustainable, to support public transit and to be oriented to pedestrians.

**ORDER**

[17] **THE TRIBUNAL ORDERS** that:

1. The appeal is allowed in part and the Official Plan for the City of Mississauga is amended as set out in Attachment 1 to this Order; and
2. The appeal is allowed in part, and By-law 0225-2007 is hereby amended as set out in Attachment 2 to this Order. The Tribunal authorizes the municipal clerk of City of Mississauga to assign a number to this by-law for record keeping purposes.

*"Kurtis Smith"*

KURTIS SMITH  
MEMBER

*"K.R. Andrews"*

K.R. ANDREWS  
MEMBER

**Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

# **ATTACHMENT 1 – OPA**

**Amendment No. 155**

**to**

**Mississauga Official Plan**

The following text and Map "A" attached constitute Amendment No. 155.

**PURPOSE**

The purpose of this Amendment is to change the land use designation of the subject lands from Office to Residential High Density and to amend Special Site 2 in the Downtown Fairview Character Area.

**LOCATION**

The lands affected by this Amendment are located on the west side of Hurontrario Street, south of Central Parkway West. The subject lands are located in the Downtown Fairview Character Area, as identified in Mississauga Official Plan.

**BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

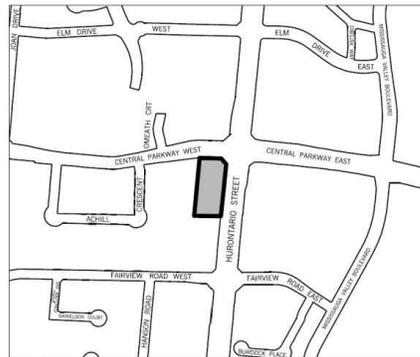
The subject lands are currently designated Residential High Density and Office and are within an area of Special Site Policies. The Residential High Density designation permits apartment dwelling, townhouse dwelling accessory to apartment dwelling and convenience commercial uses at grade in apartment dwellings. The Office designation permits major office, secondary office and accessory uses. Special Site 2 policies apply to a portion of the subject lands and permit a maximum of 135 units and a maximum floor space index of 3.75.

The proposed Amendment is required to re-designate a portion of the subject lands from Office to Residential High Density and to amend the Special Site Policies to permit two apartment dwellings with heights of 33 and 30 storeys.

#### DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.3, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by removing the floor space index (FSI) range from the subject lands on Map 12-3: Downtown Fairview Character Area.
2. Section 12.3.2, Special Site Policies, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by deleting Special Site 2 and replacing with the following:

##### 12.3.2.2 Site 2



12.3.2.2.1 The lands identified as Special Site 2 are located on the west side of Hurontario Street, south of Central Parkway West.

12.3.2.2.2 Notwithstanding the policies of this Plan, two apartment dwellings with maximum heights of 33 and 30 storeys will be permitted.

12.3.2.2.3 Notwithstanding the policies of this Plan, a maximum *floor space index (FSI)* of 7.6 will be permitted.

3. Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the land use designation of a portion of the subject lands from Office to Residential High Density, as shown on Map "A" of this Amendment.

**IMPLEMENTATION**

Upon receipt of the Ontario Land Tribunal's Final Order, Mississauga Official Plan will be amended in accordance with the Order.

The lands will be rezoned as part of the same Tribunal Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 3, 2023.

**INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

