

City of Mississauga

Corporate Report



<p>Date: March 15, 2021</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ 19/007 W7</p> <hr/> <p>Meeting date: April 7, 2021</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Rezoning application to permit four semi-detached homes

2476 and 2482 Confederation Parkway, southwest corner of Dunbar Road and Confederation Parkway

Owner: 2629604 Ontario Ltd.

File: OZ 19/007 W7

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 19/007 W7, 2629604 Ontario Ltd., 2476 and 2482 Confederation Parkway, to change the zoning to **RM2-60** to permit four semi-detached homes be approved subject to the conditions referenced in the staff report dated March 15, 2021 from the Commissioner of Planning and Building.
3. That Site Plan Control By-law 0293-2006, as amended, be further amended to include the subject lands, requiring the applicant to obtain site plan approval to address matters such as architectural features and noise mitigation.
4. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- The application is to change the zoning by-law to allow four semi-detached homes
- The applicant has made revisions to the proposal to address issues raised by staff, including site layout and access
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the application be approved
- A recommendation is included to amend the Site Plan Control By-law 0293-2006 to include the subject lands so that architectural features and noise mitigation matters can be addressed

Background

A public meeting was held by the Planning and Development Committee on October 7, 2019, at which time an Information Report was received for information. The report can be accessed at the following link:

https://www7.mississauga.ca/documents/committees/pdc/2019/2019_10_07_PDC_Agenda.pdf

Recommendation PDC-0065-2019 was then adopted by Council on October 23, 2019.

That the report dated September 13, 2019 from the Commissioner of Planning and Building regarding the application by 2629604 Ontario Ltd. to permit four semi-detached homes, under File OZ 19/007 W7, 2476 and 2482 Confederation Parkway, be received for information, and further that notwithstanding planning protocol, that the Recommendation Report and applicable by-laws go directly to Council.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the application. Given the amount of time since the public meeting, full notification was provided.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Rotating the proposed dwelling units to front onto Dunbar Road
- Removing the proposed laneway located to the rear of the site, in favour of four driveways with access onto Dunbar Road

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on June 24, 2019. No community meetings were held for the subject application. Three written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on October 7, 2019. No members of the public made deputations regarding the application. Responses to the issues raised from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is not required.

The proposed development of four semi-detached homes provide an appropriate level of intensification within close proximity (570 m/0.35 mi) of a proposed LRT station (Dundas Street/Hurontario Street). The introduction of semi-detached homes add to the mix of housing types available in the neighbourhood, is context sensitive and minimizes undue impacts on adjacent properties. An application to sever the properties will be required to create the semi-detached lots.

An amendment to the Site Plan Control By-law 0293-2006, to include the subject lands has been recommended to address matters such as architectural features and noise mitigation. The properties have recently been assigned new municipal addresses, and it is recommended that

Section 5 (c) of the Site Plan Control By-law be amended to add the addresses 124, 126, 130 and 132 Dunbar Road.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

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

In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposed rezoning is acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner