

Recommendation Report Detailed Planning Analysis

Owner: 2629604 Ontario Ltd.

2476 and 2482 Confederation Parkway

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1. Community Comments

Written comments received relate to architecture, traffic safety, traffic volume and parking. Below is a summary and response to the specific comments heard.

Comment

Concern whether the site will be able to accommodate the required parking.

Response

The development proposal provides the minimum on site parking spaces required in accordance with the City's Zoning By-law.

Comment

The proposed development will cause an increase in traffic and negatively affect traffic safety in the surrounding area.

Response

The proposed increase of two additional residential units is not expected to create a significant impact on the current traffic pattern in the area. With respect to safety, the existing driveway location has been reviewed and is considered to be operating in a satisfactory manner.

Comment

Attention to design and architectural features are important considerations in addition to height.

Response

Should the subject application be approved, architecture and design will be assessed through a separate site plan application process prior to any building permit being issued.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on June 19, 2019. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Comments updated March 5, 2021, state that, technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Noise

The evaluation of the noise sources that may have an impact on this development included road traffic. Noise mitigation will be required, including sound barriers for outdoor living areas; the details of which will be confirmed through the site plan and building permit process. Potential noise sources that may be generated by the development, will be mitigated through the detailed design of the building.

Stormwater

The Functional Servicing Report (FSR) and Stormwater Management Report indicate that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving Municipal drainage system, on-site stormwater management controls for the post development discharge is required. The applicant has demonstrated a satisfactory stormwater servicing concept. Infiltration on site is being pursued. Further details related to the stormwater tanks, infiltration feature to meet the water balance requirement, as well as the overall refinement of the stormwater management report can be addressed prior to building permit approval.

Traffic

The intersections in the area are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions. As a result, this section has no further comments.

Environmental Compliance

A Phase I ESA (TPB188171), dated February, 2020, prepared by Wood has been received. Based on the report, no further environmental site assessment is warranted at this time.

Transportation and Works is satisfied that the information reviewed to date is satisfactory, and in accordance with City requirements. Additional clauses related to the development of the lands will be captured in the related Development Agreement prior to by-law enactment.

Any outstanding items required to facilitate the implementation of the zoning by-law can be addressed through the site plan and building permit review process.

School Accommodation

In comments, dated July 2019, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area. As such, the school accommodation condition, as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities, need not be applied for this development application.

3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)*

The *Provincial Policy Statement (PPS)* and the *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these

policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

4. Consistency with PPS

Section 1.1.3.2 of the PPS requires development to reflect "densities and a mix of land uses which efficiently use land and resources and are appropriate for, and efficiently use infrastructure and public service facilities and are transit supportive." Section 1.1.3.3 of the PPS states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock" and Section 1.1.3.4 of the PPS states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety."

Chapter 5 of MOP (Direct Growth) indicates that intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, is sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Chapter 7 of MOP (Complete Communities) supports the creation of complete communities that meet the day-to-day

needs of people through all stages of their life, offering a wide assortment of housing options.

Chapter 9 of MOP (Build A Desirable Urban Form) addresses the need for appropriate infill in both Intensification Areas and Non-Intensification Areas in order to help revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.

The amount of intensification proposed as part of the subject development supports the general intent of the PPS, the Growth Plan and MOP. The proposed development can utilize surrounding community infrastructure, has access to adequate servicing and is located within close proximity (570 m / 0.35 mi) of a proposed LRT station (Dundas Street/Hurontario Street).

The relevant MOP policies in this report are consistent with the PPS.

5. Conformity with Growth Plan

Section 2.2.1.2 c) in the Growth Plan states that within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities.

Section 2.2.1.4 in the Growth Plan directs municipalities to "provide a range and mix of housing options". It states that complete communities will "provide a more compact built form".

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 5.3.5.6 of MOP states development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Section 9.1.1 of MOP states Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. Section 9.1.3 states infill and redevelopment within Neighbourhoods will respect the existing and planned character.

The relevant MOP policies in this report conform with the Growth Plan for the Greater Golden Horseshoe.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to this application.

6. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3 direct development and redevelopment to the Urban System to conserve the environment, achieve sustainable development, establish healthy complete communities and intensification in appropriate areas that efficiently use land, services, and infrastructure, while taking into account the characteristics of existing communities.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. The ROP envisions that growth will be directed to Intensification Areas comprised of Community Nodes (among others) that will promote a desirable urban form that supports transit.

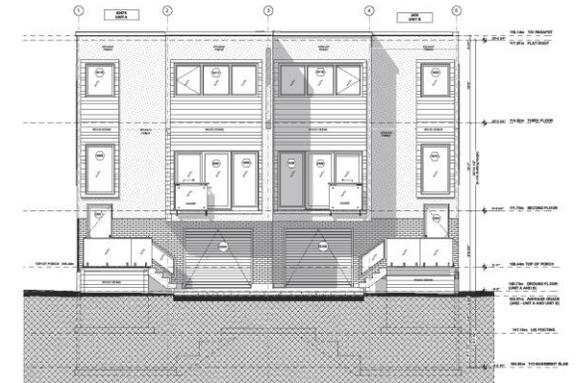
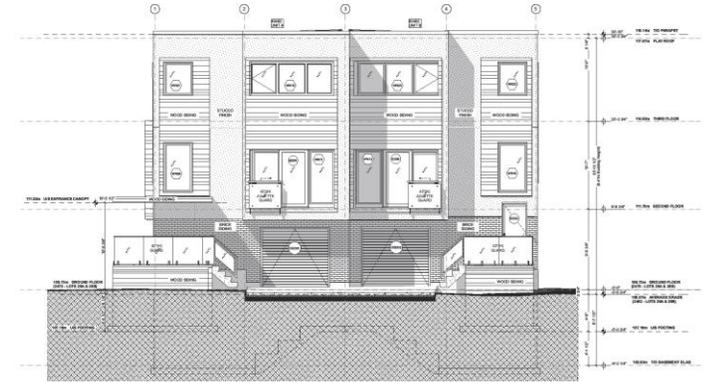
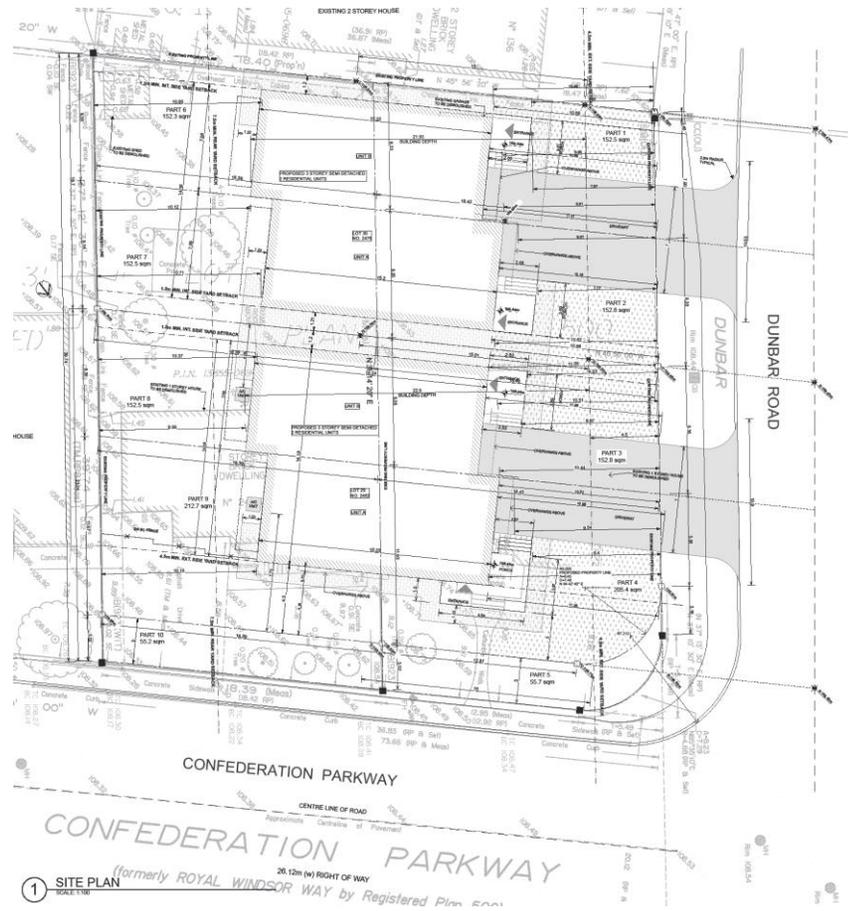
The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

7. Mississauga Official Plan (MOP)

The proposal does not require an amendment to the Mississauga Official Plan Policies for the Cooksville Neighbourhood Character Area, to permit four semi-detached homes.

8. Revised Site Plan and Elevations

The applicant has provided a revised site plan and elevations as follows:



9. Zoning

The **RM2-60** (Semi-Detached) is appropriate to accommodate the proposed four semi-detached homes.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

Zone Regulations	RM2 Zone Regulations	Proposed RM2-60 Zone Regulations
Minimum lot frontage – corner lot	9.8 m (32.1 ft.)	9.0 m (29.5 ft.)

10. Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

The subject lands are currently zoned **R3** (Detached Dwellings – Typical Lots) which permits two detached homes. The **RM2-60** zone allows semi-detached homes. The applicant is seeking to permit four semi-detached homes. The proposal does not meet the minimum threshold for a Section 37 contribution.

11. Site Plan

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. A site plan application has been submitted for the proposed development. Through the site plan process, further refinements are anticipated to the design of the four semi-detached homes.

12. Conclusions

In conclusion, City staff has evaluated the application to permit four semi-detached homes against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

As the applicant has addressed relevant provincial and city policies and the technical requirements of the City, staff recommends approval of the proposal.