

# City of Mississauga

# Corporate Report



<p>Date: May 7, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ 20/004 W6</p>
	<p>Meeting date: May 31, 2021</p>

## Subject

### **RECOMMENDATION REPORT (WARD 6)**

**Official Plan Amendment and Rezoning applications to permit 105 townhomes  
1240-1310 Britannia Road West, 0 Cabrera Crescent, 5939-5989 Cabrera Crescent and  
1295 Galesway Boulevard, south side of Britannia Road West, east of Whitehorn Avenue  
Owner: National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.  
File: OZ 20/004 W6**

## 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 20/004 W6, National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd., 1240 Britannia Road West to change the zoning to **RM6-25** (Townhouses on a CEC – Road) to permit 105 townhomes, be approved subject to the conditions referenced in the staff report dated May 7, 2021 from the Commissioner of Planning and Building.
3. That the city initiated, technical official plan amendment to remove the Cabrera Crescent extension from Schedule 10 (Land Use Designation), of Mississauga Official Plan, be approved.
4. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
5. That Realty Services be directed to order an appraisal of Blocks 71, 74, 75 and the lands south of Block 75, in order to establish a purchase price for the lands. That, Legal Services

and Realty Services draft an Agreement of Purchase and Sale between National Homes (1240 Britannia) Inc. and the City for these lands once the value of the lands has been determined.

6. That Realty Services be directed to prepare a report for consideration at General Committee, to declare Blocks 71, 74, and 75 of Plan 43M-1563 and the lands south of Block 75 surplus and recommend that the unopened road allowance be closed by by-law.
7. That Council direct the Transportation and Works Department to prepare a by-law to stop up and close the unopened road allowance on the lands south of Block 75 on plan 43M-1563.
8. That Council direct staff to amend the existing Development Agreement and Servicing Agreement for Plan 43M-1563, to facilitate the execution of the Agreement of Purchase and Sale to transfer Blocks 71, 74, 75 and the lands south of Block 75 on plan 43M-1563 to the applicant, and that the Commissioner of Planning and Building be authorized to approve the amended Development Agreement.
9. That Council direct the Planning and Building Department to prepare a by-law to deregister Lots 60 to 69 and Blocks 70, 71, 74, 75 and the lands south of Block 75 on Plan 43M-1563.
10. 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 36 months of the Council decision.
11. That the "H" holding symbol is to be removed from the **RM6-25** (Townhouses on a CEC - Road) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated May 7, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
12. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that height shall not increase.

## Executive Summary

- The application is to change the zoning by-law to allow 105 townhomes
- As a result of the recommendation to eliminate the extension of Cabrera Crescent, it has been determined that a City-initiated technical official plan amendment is required to Schedule 10 (Land Use Designations) of Mississauga Official Plan

- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including reducing the total number of units proposed, retention of mature trees, adding a second vehicular access onto Galesway Boulevard and increased side yard setbacks
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

## Background

A public meeting was held by the Planning and Development Committee on September 8, 2020, at which time an Information Report:

(<https://pub-mississauga.escibemeetings.com/FileStream.ashx?DocumentId=4287>)

was received for information. Recommendation PDC-0029-2020 was then adopted by Council on September 16, 2020.

That the report dated August 14, 2020, from the Commissioner of Planning and Building regarding the applications by National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd. to permit 108 townhomes and one single detached home, under Files OZ 20/004 W6 and T-M20001 W6, 1240 Britannia Road West, be received for information.

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- The total number of units proposed has been reduced from 109 units to 105 units in order to accommodate a more centrally located amenity space, which has been increased from 606 m<sup>2</sup> (6,523 ft<sup>2</sup>) to 633 m<sup>2</sup> (6,813 ft<sup>2</sup>). The reduced density has also provided an increased side yard setback from Block 5 to the existing residential homes to the east and an increased side yard setback from Block 3 to the proposed public sidewalk. The proposed revisions will provide additional privacy to existing and future area residents
- The proposal has been revised to accommodate three Tree Preservation Areas along the east property boundary, which will ensure the retention of 5 mature trees. The proposal has also been revised to include 147 replacement trees, which will provide privacy and long term environmental benefits
- The proposed emergency access onto Cabrera Crescent has been removed and a second vehicular access has been provided onto Galesway Boulevard.

### 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 July 7, 2020. A pre-

submission community meeting was held by Ward 6 Councillor Ron Starr on March 10, 2020.

Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on September 8, 2020. There were no members of the public that made deputations regarding the application. Responses to the issues raised at the community meeting and 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 (MOP). An official plan amendment is not required for the proposed townhomes. A city-initiated technical Official Plan Amendment to remove the extension of Cabrera Crescent on Schedule 10 (Land Use Designations) is recommended.

A draft plan of subdivision (currently being held in abeyance until a decision is made by Planning and Development Committee to approve the proposed rezoning and city-initiated official plan applications), is also necessary in order to develop the site. A detailed analysis of the matters to be addressed prior to draft plan of subdivision approval can be found in Section 15 of Appendix 2. The evaluation of the proposed rezoning was analyzed using the following criteria:

- Directing Growth: Are townhomes consistent with the Residential Medium Density designation in MOP?
- Compatibility with Neighbourhood Character: Is the proposed built form appropriate?
- Compatibility with road network: Should Cabrera Crescent be extended to Galesway Boulevard?
- Services and Infrastructure: Is there adequate infrastructure to support the proposal?

The proposed rezoning to permit 105 townhomes has been found acceptable, based upon the following:

- The proposal represents intensification that is compatible with the neighbourhood context and conforms to existing MOP policies
- The proposal provides appropriate transition to the existing land uses and provides a range of residential built forms while continuing to respect the character of the area
- The proposed CEC road is compatible with the existing road network, which is characterized by cul-de-sacs and crescents
- The existing municipal infrastructure is adequate to support the proposed development

## 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 is compatible with adjacent uses and provides for a built form that supports a mix of housing types, tenures and at varying price points to accommodate households. The proposed rezoning and City-initiated technical official plan amendment are acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner