

Recommendation Report Detailed Planning Analysis

**Owner: Di Blasio Corporation
 6620 Rothschild Trail**

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1. Community Comments

Comments from the public at the community and public meetings were generally directed towards the width of Rothschild Trail, increased traffic and the location of parks. Below is a summary and response to the specific comments heard.

Comment

Concern with increased traffic on Rothschild Trail and timing of turns onto McLaughlin Road.

Response

A Traffic Impact Study (TIS) was submitted in support of the application. The TIS investigated how the proposed development would impact the existing traffic network and concluded that the development would not negatively impact the surrounding traffic network. The study concluded that the proposed development is anticipated to generate 12 (3 in, 9 out) and 17 (10 in, 7 out) two-way site trips for the weekday AM and PM peak hours in 2023 respectively.

Comment

Concern with the width of Rothschild Trail as it relates to street parking and snow removal.

Response

Rothschild Trail meets the City's standard local road width requirement of 17 metres (55.77 ft.).

Comment

Concern that no sidewalks exist along Rothschild Trail.

Response

The City standards, at the time of approval of the subdivision, required installation of a sidewalk on one side of a residential street and did not require sidewalks on cul-de-sacs serving single family dwellings. There is a procedure through the Active Transportation Section (not associated with a development application) where residents can request the City to install a sidewalk on the municipal boulevard.

Comment

Concern with the loss of natural area.

Response

The majority of the property was originally zoned for detached homes. A portion of the property will be rezoned to Greenlands and dedicated to the City to protect the natural features as a condition of application approval.

Comment

Residents concerned there is no parkland in the immediate area.

Response

Samuel Common Park is located 700 m (2,296.6 ft.) to the east. There are two other city parks in the area; Nova Star Park located 1.1 km (0.68 miles) to the north, and Courtney Park Athletic Fields 1.6 km (1 mile) to the south. In addition, there are also multi-use trails that run through the City owned Fletchers

Creek valley which can be accessed at the intersection of Rothschild Trail and Amarone Court.

Comment

Concern with introducing an apartment building into a detached dwelling subdivision.

Response

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Municipalities are obligated to process and consider these applications within the rules set out in the Act. As part of this process, the public are notified and the applications are reviewed and assessed in accordance with Provincial and Municipal policies and standards

Comment

Resident was supportive of a various types of housing being proposed including the condominium apartment.

Response

Mississauga Official Plan contains policies which support development within neighbourhoods that are sensitive to the existing and planned character of the neighbourhood and encourage a mix of housing options.

Comment

There will be an increase in noise and environmental pollution as a result of the development.

Response

Construction of the development will likely cause some temporary impacts that will be mitigated by a construction management plan.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on May 14, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

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 include road and air traffic. The results of this study indicate that with suitable noise control measures integrated into the design of the buildings, it is feasible to achieve the indoor Ministry of Environment, Conservation and Parks (MECP) sound levels. Noise mitigation measures, including acoustical barriers for some outdoor amenity areas

and upgraded building construction will be required, the details of which will be confirmed through the Site Plan and Building Permit processes.

Stormwater

A Functional Servicing Report (FSR), prepared by Skira & Associates LTD., dated February 12, 2021, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from 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 are required. The applicant has demonstrated a satisfactory stormwater servicing concept. Further details including the overall refinement of the stormwater management controls can be addressed prior to Site Plan approval.

Traffic

A total of three traffic impact study (TIS) submissions were provided by Paradigm Transportation Solutions Limited in support of the proposed development. The final submission, dated February 2021, complies with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 12 (3 in, 9 out) and 17 (10 in, 7 out) two-way site trips for the weekday AM and PM peak hours in 2023 respectively.

With the additional traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Environmental Compliance

Based on the review of the environmental reports submitted to the City (the latest is an update to the Phase One Environmental Site Assessment dated April 26, 2021), the development lands meet the applicable standards.

The following documents must be submitted to the City prior to land dedication:

A certification letter confirming that greenbelt lands meet the applicable standards and are suitable for the intended land use.

Additional clauses related to the greenlands land dedication will be included in Schedule D of the Development agreement.

Other Engineering Matters

As part of this development proposal, there are required works within future greenbelt lands to establish the development limits. This and other site-specific details including, but not limited to, municipal infrastructure design and construction, servicing, land dedications, easements, additional clauses related with the development of the lands will be captured in the related Development Agreement prior to By-Law enactment. Other works internal to the site will be further reviewed through the Site Plan and building permit review processes.

School Accommodation

Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.

In comments, dated August 15, 2019, the Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, 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

The Public Meeting Report dated December 2, 2019 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

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, 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.

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.

The subject site and proposal represents an opportunity to modestly intensify and increase the range of housing provided in the neighbourhood. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic

growth areas and transition of built form to adjacent areas.

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

The proposed development conforms to the Growth Plan as it is intensifying an underutilized existing large lot with a detached dwelling, while utilizing existing municipal infrastructure.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

6. Region of Peel Official Plan

As summarized in the public meeting report dated November 8, 2019 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.5 and General Policies in Section 5.3.1 direct development and redevelopment to the Urban System to achieve healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. A future objective is to achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

The proposed development conforms to the ROP as it is an appropriate development within the Urban System that efficiently uses land to contribute to increased housing choices in the neighbourhood.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Meadowvale Village Neighbourhood Character Area, to permit a four storey apartment dwelling with 43 units and a floor space index (FSI) of 1.3. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed***

amendment in comparison with the existing designation been provided by the applicant?

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject site is located in the Meadowvale Village Neighbourhood Character Area. Neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods is required to be context sensitive and respect the existing or planned character and scale of development.

The subject site is designated **Residential Low Density II** which permits detached, semi-detached and townhomes and **Greenlands** which permits conservation uses, flood control land or erosion management and passive recreational activity uses. The applicant is proposing to designate the site **Residential High Density** to permit a four storey apartment with 43 units with a floor space index (FSI) of 1.3 and **Greenlands** to protect existing natural features. Through the processing of these applications, a detached dwelling lot will be created at the north west portion of the property completing the street lotting pattern. The proposal meets the objectives of the neighbourhood policies within the Meadowvale Village Neighbourhood Character Area.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Meadowvale Village Neighbourhood Character Area. A range of uses are permitted in the neighbourhood including residential and commercial. The surrounding land uses consist of detached dwellings, townhomes and apartments, commercial uses to the north and industrial uses southeast of the site. The proposed development is compatible with the surrounding area.

The grading of the property slopes downward away from the street, which results in the apartment building being located at a lower grade than the abutting detached dwellings along Rothschild Trail, which reduces potential visual impacts of the apartment to the existing residents along Rothschild Trail. The proposed apartment is setback approximately 60 metres (197 ft.) from Rothschild Trail, which further separates the apartment from the existing residents and screens the view of the apartment from Rothschild Trail. In addition, the development of the apartment will result in two detached dwellings located along the Rothschild Trail frontage, which will further screen the view of the apartment building from the existing residents.

Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit route:

- Number 66 on McLaughlin Road which provides direct access to services in the area and connects to City Centre Transit Terminal and Sheridan College Brampton Campus.

There is a transit stop on the corner of Rothschild Trail and McLaughlin Road within 450 m (1,476 ft.) of the site.

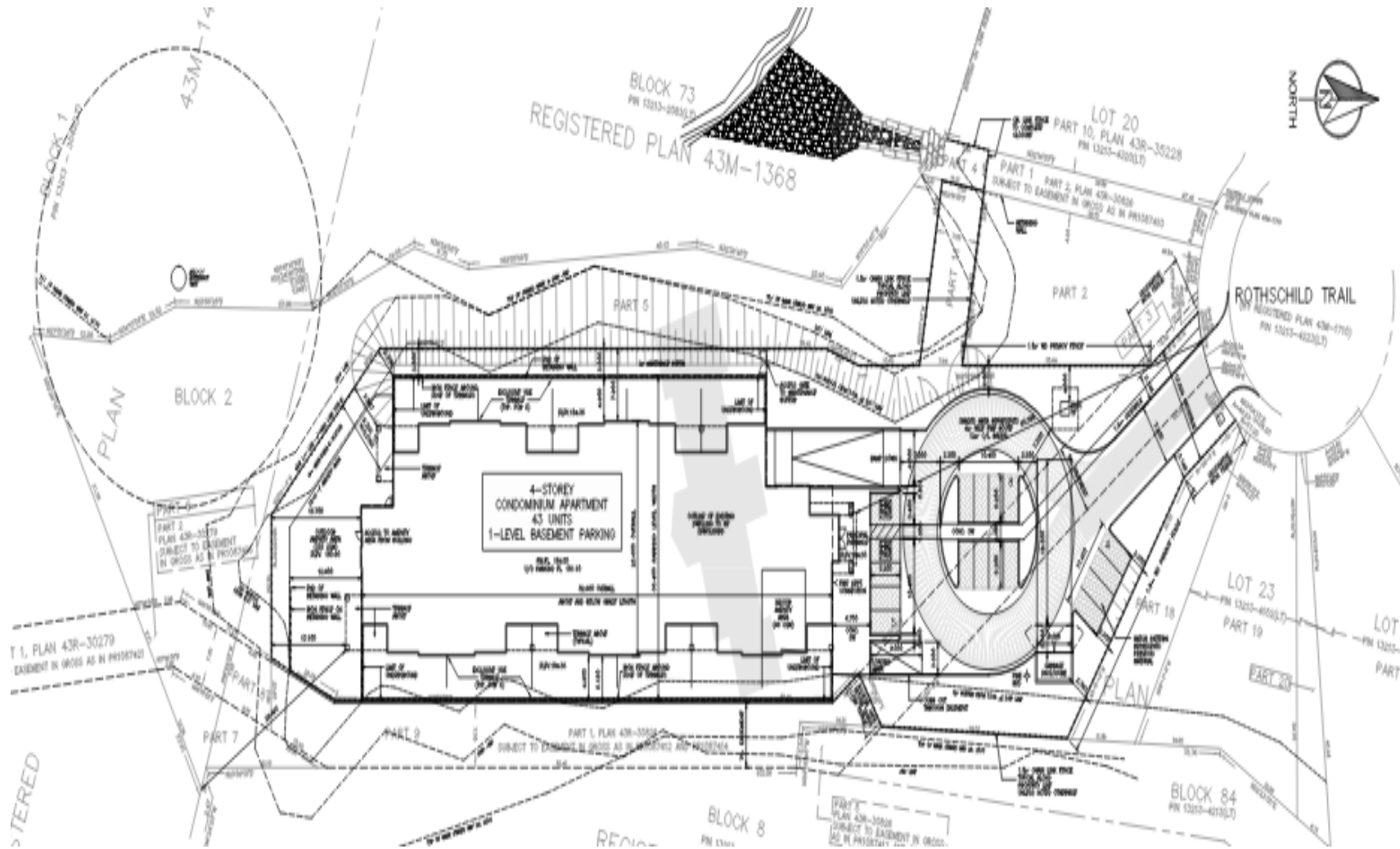
There is a commercial plaza at the corner of Derry Road and McLaughlin Road which includes retail stores, including a Food Basics grocery store, banks and restaurants. The plaza is within 1.3 km (0.81 miles) of the subject site which is a 16 minute walk or 10 minute bus ride.

The site is well served by city parks and recreation facilities. Samuel Common Park is located 700 m (2,296.6 ft.) to the east. There are two other city parks in the area; Nova Star Park located 1.1 km (0.68 miles) to the north of the site at McLaughlin Road and Novo Star Drive and Courtney Park Athletic Fields located approximately 1.6 km (1 mile) to the south at McLaughlin Road and Courtneypark Drive West. In addition, there are also multi-use trails that run through the City owned Fletchers Creek valley which can be accessed at the intersection of Rothschild Trail and Amarone Court. The Courtney Park Library is accessible by bus in approximately 16 minutes.

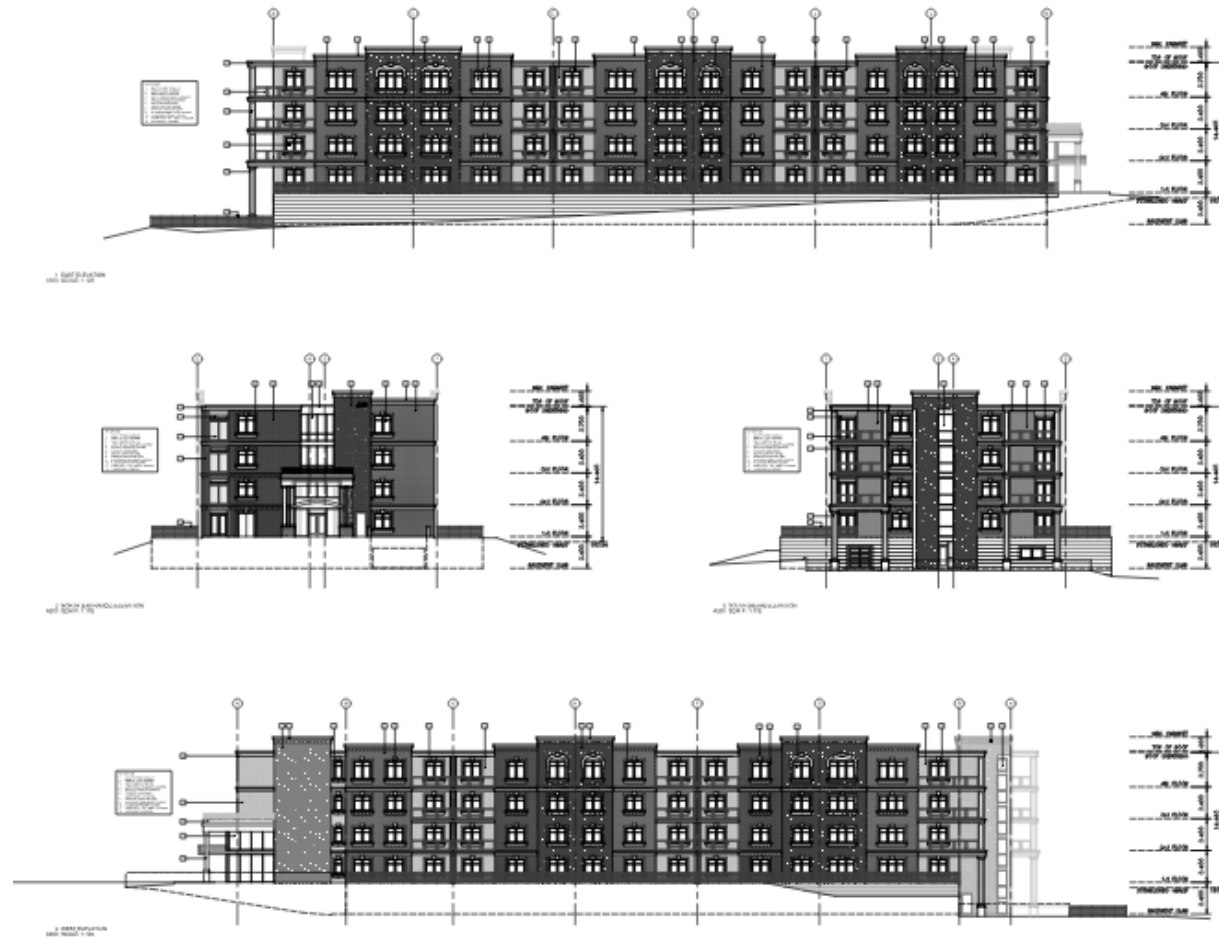
For these reasons, the applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

8. Revised Site Plan and Elevations

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



Site Plan



Elevations

9. Zoning

The proposed **RA1-11** (Apartments) and **G1** (Greenlands) zones are appropriate to accommodate the proposed four storey apartment building with an FSI of 1.3 and to protect the existing natural areas.

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

Proposed Zoning Regulations

Zone Regulations	RA1 Zone Regulations	Proposed RA1-11 Zone Regulations
Minimum Lot Frontage	30.0 m (98.4 ft.)	13.0 m (42.6 ft.)
Maximum Floor Space Index (FSI)	0.9	1.3
Maximum Height	13.0 m (42.6 ft.) and 4 storeys	14.5 m (47.6 ft.) and 4 storeys
Maximum encroachment, outside of the building area, of a balcony located at or above the first storey into a required rear yard	0.0 m (0.0 ft.)	2.6 m (8.5 ft.)
Minimum setback from surface	3.0 m (9.8 ft.)	2.5 m (8.2 ft.)

Zone Regulations	RA1 Zone Regulations	Proposed RA1-11 Zone Regulations
parking spaces or aisles to any other lot line		
Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	10.0 m (32.8 ft.)	2.5 m (8.2 ft.)
Minimum depth of a landscaped buffer abutting a lot line that abuts lands zoned G1	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)
Minimum depth of a landscaped buffer abutting a lot line that abuts lands a residential zone	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

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 R9-4 (Detached Dwelling) which permits a detached dwelling. The applicant is seeking to permit a 4 storey apartment building containing 43 units with an overall gross floor area of 7,200m² (77,500 ft.²). As the project's gross floor area exceeds 5,000 m² (53,820 ft.²) it meets the minimum threshold for a Section 37 contribution.

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application has been submitted for the proposed development under File SP 20-102 W11.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as grading and stormwater, landscaping and remediation regeneration and slope stability of the greenlands.

12. Conclusions

In conclusion, City staff have evaluated the applications to permit a four storey apartment building with 43 units with an FSI of 1.3 against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The applications are seeking to intensify an existing underutilized detached dwelling lot within the Meadowvale Village Neighbourhood Character Area. The proposal takes advantage of the site's unique location and configuration attributes and is compatible with adjacent uses. It will also provide a built form that supports a mix of housing choices within the City while minimizing the visual impacts an apartment would typically have on adjacent properties. Staff are of the opinion that the applications are consistent with and conform to Provincial, Regional and City planning instruments. Staff have no objection to the approval of these applications, subject to the recommendations provided in the report.