

City of Mississauga

Corporate Report



<p>Date: October 1, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: T-M20001 W6</p> <hr/> <p>Meeting date: October 25, 2021</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 6)

Draft Plan of Subdivision application 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: T-M20001 W6

Recommendation

1. That the draft plan of subdivision under File T-M20001 W6, National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd., 1240 Britannia Road West to permit 105 townhomes be approved subject to the conditions referenced in the staff report dated October 1, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

Executive Summary

- The application is to permit a plan of subdivision to allow 105 townhomes
- The application is related to the official plan amendment and rezoning applications under file OZ 20/004 W6 that were approved by Council on June 16, 2021
- The applicant made minor revisions to the development proposal to address issues raised at the public meeting and by staff, including reducing the total number of units proposed, retention of mature trees, and adding a second vehicular access onto Galesway Boulevard

- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the draft plan of subdivision and find them to be acceptable from a planning standpoint, and recommend that the application 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.escribemeetings.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.

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.



Aerial Image of 1240-1310 Britannia Road West, 0 Cabrera Crescent, 5939-5989 Cabrera Crescent and 1295 Galesway Boulevard

Comments

REVISED DEVELOPMENT PROPOSAL

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

- The total number of units proposed was reduced from 109 to 105 dwellings. This results in the elimination of the proposed detached home and the deletion of Lot 1 from the previous draft plan of subdivision. Block 1 on the proposed draft plan of subdivision will accommodate a total of 105 condominium townhome dwellings (as shown in Section 13 of Appendix 2).

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed subdivision application. 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 4 Section 1.

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.

The associated rezoning and official plan amendment applications under File OZ 20/004 W6 to permit 105 townhomes and to remove the extension of Cabrera Crescent on Schedule 10 (Land Use Designations) were approved by Planning and Development Committee on May 31, 2021 and adopted by Council on June 16, 2021. The draft plan of subdivision was held in abeyance until a decision was made by Planning and Development Committee to approve the associated rezoning and city-initiated official plan amendment applications.

The applicant was directed to address the following matters prior to the City being able to recommend the approval of the draft plan of subdivision application:

1. Preparation of a draft reference plan by the applicant (National Homes) to identify the limits of the lands that were dedicated to the City and established as public highway, namely Cabrera Crescent, as part of existing Plan of Subdivision 43M-1563.
2. The completion of an appraisal to value the lands that were dedicated to the City and established as public highway, namely Cabrera Crescent, as part of existing Plan of Subdivision 43M-1563, in order to establish a purchase price for the surplus lands.
3. The execution of a purchase and sale agreement between the applicant and the Legal Services/Realty Services Division for the lands that were dedicated to the City and established as public highway, namely Cabrera Crescent, as part of existing Plan of Subdivision 43M-1563.

4. Applicant was to request that the City amend the existing Development Agreement and Servicing Agreement, to facilitate the execution of the Agreement of Purchase and Sale to transfer the lands that were dedicated to the City and established as public highway, namely Cabrera Crescent, as part of existing Plan of Subdivision 43M-1563.
5. Realty Services and Legal Services to administer the reconveyance of Lots 60 to 69 and Block 70 on existing Plan of Subdivision 43M-1563 (known municipally as 0 Cabrera Crescent, 5939-5989 Cabrera Crescent and 1295 Galesway Boulevard), currently being held in escrow by the City of Mississauga to Mattamy (Country Club) Limited.
6. The applicant will amend the draft plan of subdivision under File T-M20001 W6 to include lands that were previously dedicated through the registration of 43M-1563 to the City and established as public highway, namely Cabrera Crescent; the lands currently being held in escrow by the City of Mississauga for Mattamy (Country Club) Limited; and the lands to be dedicated to the City to complete Cabrera Crescent with a cul-de-sac that meets City standards.

The proposed draft plan of subdivision will create blocks to add reserves, allow for a road widening along Britannia Road West, terminate Cabrera Crescent in a cul-de-sac and create a residential block for 105 condominium townhomes. The proposal 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 within the residential condominium block 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

Financial Impact

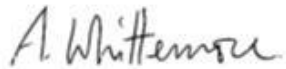
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

In summary, the applicant has satisfactorily addressed the outstanding matters associated with the proposed draft plan of subdivision which has been found acceptable from a planning standpoint and should be approved.

Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: City Conditions of Approval
- Appendix 4: Recommendation Report OZ 20/004 W6



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

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