

Recommendation Report Detailed Planning Analysis

Owner: National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.

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

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1. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on April 15, 2020. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Comments updated September 9, 2021, state that that detailed 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 the preliminary Noise Feasibility Study indicate that noise mitigation measures will be required, including sound barriers for outdoor living areas, the details of which will be confirmed through the site plan process. Potential noise sources that may be generated by the development, including mechanical equipment, will be mitigated through the detailed design of the building at site plan stage.

Stormwater

A Functional Servicing Report (FSR), prepared by Urbantech Engineering dated July 2021, was submitted in support of the proposed development. The applicant is proposing to have a storm sewer connect to both Galesway Boulevard and Britannia Road West to service the subject lands, as well as on-site stormwater management controls for the post development discharge. Approval of the proposed FSR is also required from the Region of Peel as Britannia Road West is a Regional Road.

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.

Further details are required prior to registration of the subdivision, including Region of Peel approval of the ultimate stormwater management proposal.

Traffic

A total of two traffic impact study (TIS) submissions were provided by BA Consulting Group Ltd. Based on the second submission, dated October 2020, the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 70 (15 in, 55 out) and 95 (60 in 35 out) two-way site trips for the weekday AM and PM peak hours in 2025 respectively.

With the 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 Phase I ESA (project # 19-337-100), dated March 11, 2020, and Phase Two ESA, dated March 5, 2021, prepared by DS Consultants Ltd, the site is suitable for the proposed use. No further investigation is required at this time.

Prior to Registration, the following documents are required:

- Dewatering Commitment Letter
- Certification letter for lands to be dedicated to the City.

Other Engineering Matters

Municipal Infrastructure, including but not limited to road works within Cabrera Crescent, land dedication and easements are required as a result of this development. The review of the detailed engineering drawings, including but not limited to grading, servicing, drainage features and supporting reports will be further evaluated as part of the municipal infrastructure detailed design and addressed through the Subdivision Agreement prior to registration of the proposed development.

Transportation and Works is satisfied that the information reviewed to date is satisfactory, and in accordance with City requirements. Any outstanding items required in support of this

development will be dealt with through Draft Plan Conditions, the Subdivision Agreement and the site plan review process.

School Accommodation

In comments, dated May 2020, 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.

2. *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.

3. Consistency with PPS

The Public Meeting Report dated August 14, 2020 (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 in the area. 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.

4. 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 2.2.1.2 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.

The proposed development conforms to the Growth Plan as it is intensifying an underutilized medium density site and utilizing existing municipal infrastructure.

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

5. Region of Peel Official Plan

As summarized in the public meeting report dated August 14, 2020 (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 5.3 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.

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

6. Mississauga Official Plan (MOP)

The subject site is designated **Residential Medium Density** which permits townhomes. The proposal for 105 townhomes does not require an amendment to the Mississauga Official Plan policies for the East Credit Neighbourhood Character Area, with respect to land use. However, a City initiated technical official plan amendment was required to remove the extension of Cabrera Crescent from Schedule 10 (Land Use Designations) of MOP. The official plan amendment was approved by Planning and Development Committee on May 31, 2021 and adopted by Council on June 16, 2021. The proposed subdivision application conforms to Mississauga Official Plan.

7. Revised Site Plan



Proposed Site Plan

8. Zoning

The application under File OZ 20/004 W6, to change the zoning to **RM6-25** (Townhouses on a CEC – Road) to permit 105 townhomes, was approved by Planning and Development Committee on May 31, 2021 subject to the holding provisions referenced in Section 12 of Appendix 4. Council adopted the zoning by-law amendment on June 16, 2021. The site is currently zoned **H-RM6-25** which permits 105 condominium townhome dwellings.

9. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the concept plan, further revisions will be needed to address matters such as tree removal permissions, additional green development initiatives and architectural design.

10. Draft Plan of Subdivision

The draft plan of subdivision was held in abeyance until a decision was made by Planning and Development Committee on May 31, 2021, to approve the associated rezoning and city-initiated official plan amendment applications under File OZ 20/004 W6, to permit 105 townhomes and to remove the

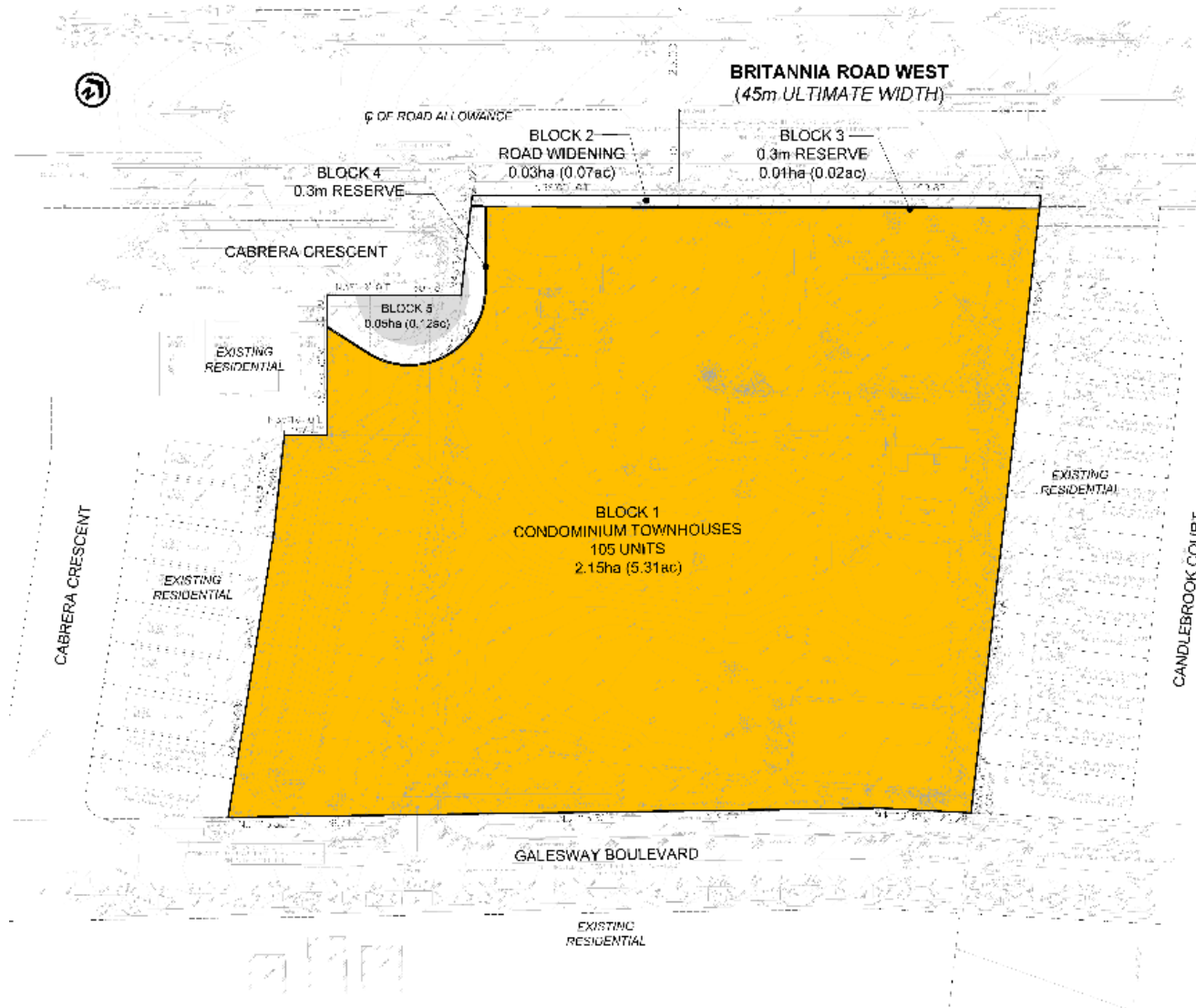
extension of Cabrera Crescent on Schedule 10 (Land Use Designations).

Council directed staff to amend the Development Agreement and Servicing Agreement for existing Plan of Subdivision 43M-1563 to remove lands from that plan of subdivision, which are now included in the current application.

The applicant was directed by Council to amend the draft plan of subdivision under File T-M20001 W6 to identify the lands to be dedicated to the City to complete Cabrera Crescent with a cul-de-sac that meets City standards (further details can be found in Section 15 of Appendix 4).

The revised proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 3.

The lands are the subject of a Draft Plan of Subdivision. Development will be subject to the completion of services and registration of the plan.



Proposed Draft Plan of Subdivision

11. Conclusions

In conclusion, City staff has evaluated the application to permit 105 townhomes against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The application is seeking to intensify an underutilized parcel within the East Credit Neighbourhood Character Area in accordance with the residential Medium Density Designation of MOP. The proposal 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.

Staff are of the opinion that the application is consistent with and conforms to Provincial, Region and City planning instruments. 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. Staff has no objection to the approval of this subdivision application subject to the conditions attached as Appendix 3.

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