

Recommendation Report Detailed Planning Analysis

**Owner: 2512461 Ontario Limited
 6611 Second Line West**

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1. Community Comments

Comments from the public at the community and public meetings held were generally directed towards increased traffic and preserving the environment. Below is a summary and response to the specific comments heard.

Comment

Concern with increased traffic.

Response

A Transportation Assessment was submitted and reviewed by staff. The site is expected to generate 16 new two-way vehicle trips (4 inbound and 12 outbound trips) in the weekday AM peak hour and 17 new two-way vehicle trips (10 inbound and 7 outbound trips) during the weekday PM peak hour. The road network and intersection turning movements will operate within acceptable service levels.

Comment

Concern regarding loss of wildlife and protection of wildlife.

Response

The Credit Valley Conservation Authority (CVC) has reviewed the Environmental Impact Study (EIS) and are satisfied with the protection of the natural features, natural hazards and wildlife. The development limits are sufficient to preserve the adjacent natural features. Through this development application, lands will be dedicated to the City of Mississauga and will remain as greenlands.

Comment

Concern regarding removal of trees.

Response

Trees removed from the site will require a tree permit to be submitted at the site plan application stage. A number of trees are also being protected and maintained through the dedication of lands along the northern and rear property lines to the City.

Comment

Low impact development should be mandatory for this development.

Response

The City recommends all developments include low impact development features. These features will be confirmed through the site plan application.

Comment

Maintaining neighbourhood character while introducing townhomes.

Response

The Neighbourhood policies within Mississauga Official Plan permit infill development which is consistent with the density and scale of the existing development. The proposal would complete the lot fabric along Harmony Hill and the townhomes are located to the rear of the proposed semi-detached lots, further screening the townhomes. Mississauga Official Plan encourages a variety of housing types to meet the needs of the residents.

Comment

The property should be converted to a park.

Response

The area is already well served by community parks and recreation facilities. A small portion of the subject property will be dedicated to the City and included within Fletchers Flats Greenbelt Park P-428.

Comment

Concern with capacity of facilities such as water, sanitary, utilities and schools being available to accommodate the development.

Response

The applications were circulated to the Region of Peel, school boards and utility companies and no capacity issues were identified.

Comment

Concern with dust and noise from the construction.

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 June 11, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

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. The details will be confirmed through the site plan process.

Stormwater

A Functional and Stormwater Management Report, prepared by Urbantech Consulting and dated May 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, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site.

The applicant has demonstrated a satisfactory stormwater servicing concept, including on-site Stormwater Management Techniques and that there will be no impact on the City's storm sewer system. Various methods of water reuse on site are being pursued and low impact design features are also being proposed. The applicant is proposing to construct an internal storm sewer to service the development and accommodate adjacent external flow.

Traffic

Two traffic impact study (TIS) submissions were provided by The Municipal Infrastructure Group Ltd. in support of the proposed development. Each submission was reviewed and audited by Transportation and Works staff. The second submission, dated August 2020, complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 16 (4 in, 12 out) and 17 (10 in, 7 out) two-way site trips for the weekday AM and PM peak hours in respectively.

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

Environmental Compliance

Based on the Phase One Environmental Site Assessment Update, Proposed Residential Development, 6611 Second Line West, City of Mississauga, prepared by Soil Engineers Ltd, dated October 4, 2019, it has been determined that the site meets the applicable residential standards and no further investigation is required.

Prior to plan registration, the applicant will be required to provide a certification letter for the lands to be dedicated to the City and include related clauses in the subdivision agreement.

Other Engineering Matters

The review of detailed engineering drawings, including, but not limited to, grading, servicing, drainage features and supporting reports will be further evaluated as part of the circulation of the subdivision agreement prior to plan registration.

Transportation and Works is satisfied that the information reviewed to date is satisfactory and meets City requirements. Any outstanding items required in support of this development will be dealt with through draft plan of subdivision conditions, the subdivision agreement and the site plan review process.

School Accommodation

In comments, dated February 2, 2018 and October 22, 2021, the Peel 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.

In comments, dated February 28, 2018, the Dufferin Peel Catholic District School Board notes that prior to final approval, the City of Mississauga shall be advised by the Dufferin-Catholic 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 this plan.

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 10, 2018 (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 avoid 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 20, 2018 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan (ROP). 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 6 semi-detached dwellings and 13 condominium townhomes. 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 and planned character and scale of development.

The subject site is designated **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 Medium Density**, **Residential Low Density II** and **Greenlands** to permit 13 condominium townhomes, 6 semi-detached dwellings and protect the adjacent natural areas. Six semi-detached dwellings (three lots) will be created along Harmony Hill which will complete the existing street lotting pattern. The 13 townhomes will be tucked in behind these semi-detached units and will be accessed via a condominium driveway to Harmony Hill. 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 various forms of residential and commercial uses. The surrounding land uses consist of detached and semi-detached dwellings. The proposed development is compatible with the surrounding area.

The property is an existing under utilized detached dwelling lot. The proposal includes six semi-detached dwellings (three lots) along Harmony Hill which continues the existing semi-detached and detached lotting fabric. The 13 condominium townhomes are located behind the semi-detached homes at the rear of the

lot with one driveway access to Harmony Hill. As well, the property slopes downward from the street which minimizes any visual impact of the three storey height of the townhomes.

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 61 – Mavis Road

There is a transit stop on Mavis Road at Sombrero Way within 600 m (1,968 ft.) of the site which connects to the City Centre Transit Terminal.

The Heartland Town Centre is located south of the site and consists of many commercial and service uses including a grocery store, retail uses, Walmart, Home Depot, Costco and various take-out and dine-in restaurants. The Centre is located 1.9 km (1.18 mile) south and is a 13 minute trip by bus.

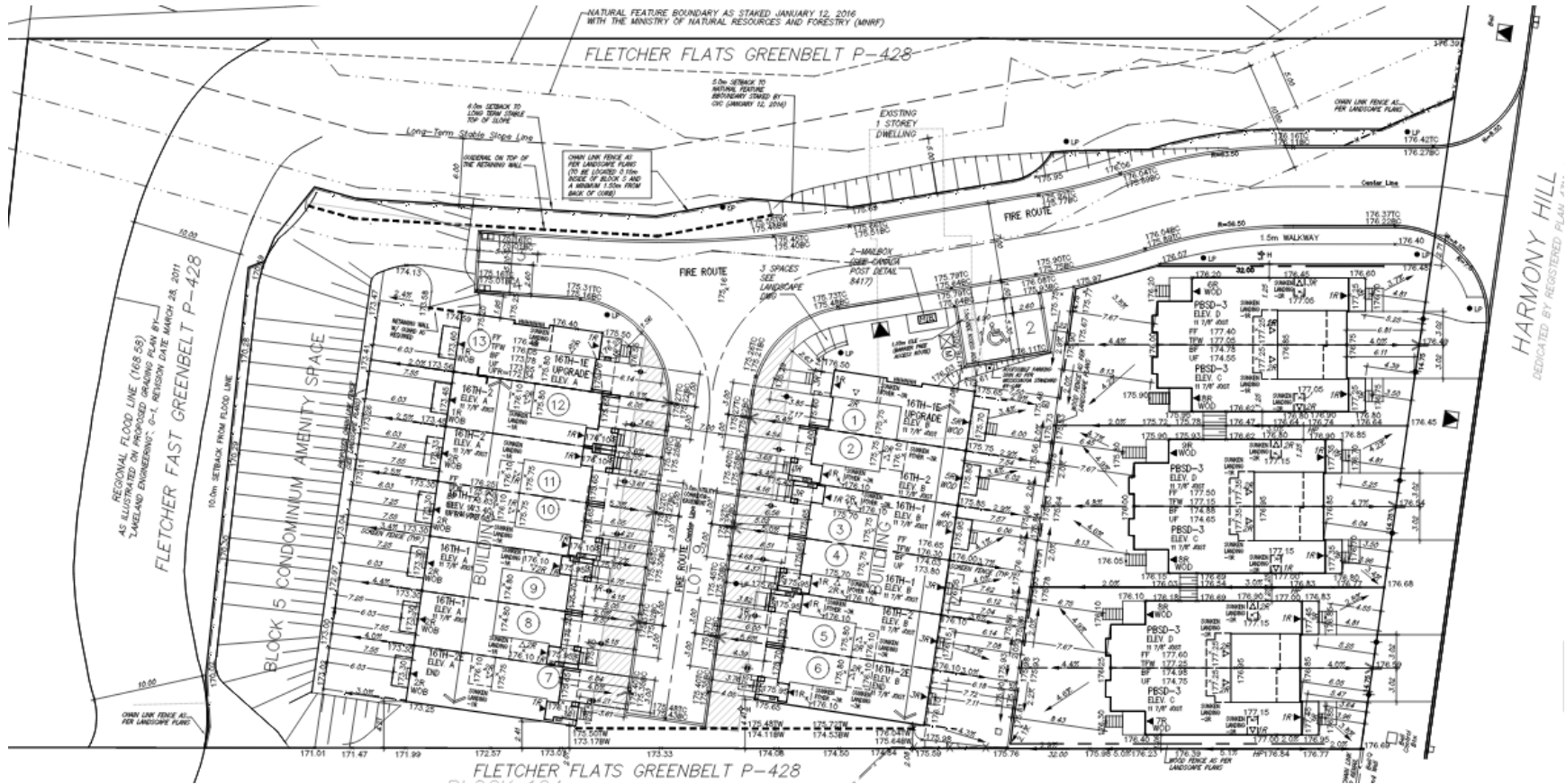
The site is well served by city parks and recreation facilities. The site is adjacent to City owned lands identified as Fletchers Flats (P-428) which is a trail system. Scott's Brae Park is located

along Brass Winds Place which is a 5 minute walk from the subject property and includes a children's play facility. In addition, the Courtneypark Athletic Field is located within a 16 minute walk which includes sports fields, basketball nets and a playground.

For these reasons, these 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



Front elevation facing condominium road



REAR ELEVATION

Rear elevation

9. Zoning

The proposed **RM2-61** (Semi-Detached - Exception) and **RM4-79** (Townhouses - Exception) zones are appropriate to accommodate the proposed 6 semi-detached homes and 13 condominium townhomes.

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

Proposed Zoning Regulations

Zone Regulations	RM2 Zone Regulations	Proposed RM2-61 Zone Regulations
Minimum Lot Area – Corner Lot	280 m ² (3,013 ft. ²)	224 m ² (2,411 ft. ²)
Minimum Lot Frontage – Corner Lot	9.8 m (32.15 ft.)	7.3 m (24.0 ft.)
Maximum lot coverage	45%	48%
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.		

Zone Regulations	RM4 Zone Regulations	Proposed RM4-79 Zone Regulations
Minimum Lot Frontage	30.0 m (98.4 ft.)	12.0 m (39.3 ft.)
Minimum setback from a garage face to a condominium road	6.0 m (19.6 ft.)	6.0 m (19.6 ft.)
Minimum setback between a visitor parking space and any lot line	3.0 m (9.8 ft.)	1.2 m (3.9 ft.)
Minimum projection outside buildable area for a porch or deck from the front wall of the townhouse	n/a	1.6 m (5.2 ft.)
Minimum projection outside buildable area for a porch or deck from the rear wall of the townhouse	n/a	3.0 m (9.8 ft.)
Maximum height	10.7 m (35 ft.) and 3 storeys	11.5 m (37.7 ft.) and 3 storeys
Minimum width of a sidewalk	2.0 m (6.5 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		

Zone Regulations	RM4 Zone Regulations	Proposed RM4-79 Zone Regulations
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 application has been reviewed against the Corporate Policy and Procedure for Bonus Zoning and the proposal does not meet the minimum threshold for a Section 37 contribution, therefore, no Section 37 contribution is being requested.

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval for the condominium townhouse block. 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 rezoning concept plan, further revisions will be needed to

address matters such as grading, stormwater and landscaping. Through the site plan process, further refinements are anticipated for the design of the condominium townhouse block.

12. Draft Plan of Subdivision

The proposed plan of subdivision consists of three semi-detached lots, one townhouse block and one greenlands block.

The 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 application. Development will be subject to the completion of services and registration of the plan.

13. Conclusions

In conclusion, City staff have evaluated the applications to permit 6 semi-detached dwellings and 13 condominium townhomes against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The applications provide for intensification of an existing underutilized detached dwelling lot within the Meadowvale Village Neighbourhood Character Area. The site's unique location and configuration accommodates a layout which is compatible with adjacent uses and will minimize any visual impacts of the three storey townhomes. The proposal also contributes to the mix of housing choices within the City. 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.