

City of Mississauga
Corporate Report



<p>Date: March 4, 2022</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 files: OZ 18-010 W1 and T-M19002 W1</p>
	<p>Meeting date: March 28, 2022</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit 4 two storey detached dwellings and 12 three storey townhome dwellings on a common element condominium road

1444, 1448, 1454 and 1458 Cawthra Road, west side of Cawthra Road, north of Arbor Road

Owner: 2530173 Ontario Corporation

Files: OZ 18-010 W1 and T-M19002 W1

Recommendation

1. That the applications under File OZ 18-010 W1, 2530173 Ontario Corporation, 1444, 1448, 1454 and 1458 Cawthra Road, to amend Mississauga Official Plan to **Residential Medium Density** and to add a Special Site policy; to change the zoning to **RM6-Exception** (Townhouses on a CEC – Road) to permit 4 two storey detached dwellings and 12 three storey townhome dwellings be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated March 4, 2022 from the Commissioner of Planning and Building.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3 attached to the staff report dated March 4, 2022 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M19002 W1.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

4. 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.
5. That 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 the height and FSI shall not increase.
6. That notwithstanding planning protocol, that the report dated March 4, 2022 from the Commissioner of Planning and Building regarding the draft plan of subdivision under File T-M19002 W1, 2530173 Ontario Corporation, be considered both the public meeting and combined information and recommendation report.

Executive Summary

- The applications are to amend the policies of the official plan, change the zoning by-law and permit a plan of subdivision to allow 4 two storey detached dwellings and 12 three storey townhome dwellings on a common element condominium road
- The applicant has made minor revisions to the proposal including a minor increase in the height of the townhome dwellings, reconfiguring the visitor parking spaces, reducing the rear yard setback of townhome block 'B' and reducing the rear and side yard setbacks of the detached dwelling lots
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff find the proposal 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 February 19, 2019, at which time an Information Report (https://www7.mississauga.ca/documents/committees/pdc/2019/2019_02_19_Afternoon_PDC_Agenda.pdf) was received for information. Recommendation PDC-0007-2019 was then adopted by Council on March 6, 2019.

That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by 2530173 Ontario Corporation to permit 4 two storey detached dwellings and 12 three storey townhome dwellings on a common element condominium private road, under File OZ 18-010 W1, 1444, 1450, 1454, and 1458 Cawthra Road, 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 applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1444, 1448, 1454 and 1458 Cawthra Road

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Visitor parking spaces have been relocated within the common element condominium road
- The four townhome blocks have been reduced to two townhome blocks
- The rear yard setbacks of the detached dwelling lots have been reduced from approximately 8.3 m (27.2 ft.) to 7.5 m (24.6 ft.)
- The rear yard setback of townhome block 'B' has been reduced from 7.9 m (25.9 ft.) to 7.5 m (24.6 ft.)
- The side yard setbacks of the detached dwelling lots have been reduced from 2.4 m (7.9 ft.) to 1.8 m (5.9 ft.)
- The heights of the townhome dwellings have been increased from 9.5 m (31.2 ft.) to 9.9 m (32.5 ft.)

COMMUNITY ENGAGEMENT

A notice sign was placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on November 16, 2018. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on February 19, 2019. No members of the public made oral deputations regarding the applications. A community meeting was held by Ward 1 Councillor Dasko on December 8, 2021. Four people attended the meeting. Responses to the issues from correspondence received and the community meeting 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 applications are consistent with the *Provincial Policy Statement* and conform 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 required to change the designation from **Residential Low Density II** to **Residential Medium Density**. Approval of the associated draft plan of subdivision is also necessary in order to develop the subject lands.

The applications have been found to be acceptable, based upon the following:

- The proposal represents sensitive intensification that is compatible with the neighbourhood context and is located along Cawthra Road where similar medium and higher density uses have already been approved
- The proposal provides a range of ground related residential housing types to the neighbourhood with an appropriate transition to the existing land uses
- 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.

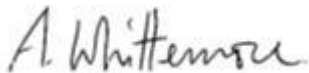
Conclusion

In summary, the proposed development has been designed to be compatible with the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. Recognizing that intensification does not have to mirror existing development, the proposal provides a combination of ground related housing types along Cawthra Road that will complement the neighbourhood. The proposed official plan amendment, rezoning and draft plan of subdivision 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
- Appendix 3: City Conditions of Approval



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

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