

Recommendation Report Detailed Planning Analysis

Owner: City Park (Main Street Inc.)

36, 38, 40, 44 and 46 Main Street

Table of Contents

1.	Community Comments.....	2
2.	Updated Agency and City Department Comments	3
3.	<i>Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019.....</i>	<i>5</i>
4.	Consistency with PPS	5
5.	Conformity with Growth Plan	6
6.	Region of Peel Official Plan.....	6
7.	Mississauga Official Plan (MOP)	7
8.	Revised Site Plan and Elevations.....	10
9.	Zoning.....	12
10.	Bonus Zoning.....	12
11.	"H" Holding Symbol.....	13
12.	Site Plan	13
13.	Green Development Initiatives	13
14.	Draft Plan of Subdivision	13
15.	Conclusions	14

1. Community Comments

A pre-application community meeting was held on February 27, 2018 and a statutory public meeting was held on February 2, 2019. Comments received from the public were generally directed towards increased traffic, insufficient parking, tree removal, flooding, and the proposed density. Below is a summary and response to the specific comments heard.

Comment

Concern with increased traffic and traffic safety with regards to the access onto Main Street

Response

The traffic impact studies and supplementary memorandum from Cole Engineering advised that a secondary access from the site onto Main Street would improve the Main Street and Wyndham Street intersection operation and safety. A centre median has been proposed along Main Street to ensure that traffic movements from the site to Main Street are limited to right in, right out. The Transportation and Works Department advise that the traffic impact studies are satisfactory

Comment

Concern that the number of parking spaces proposed is insufficient.

Response

The proponent has not proposed a reduction from the City's parking space requirements. Each dwelling unit has two parking spaces (one in the garage and one in the driveway),

as well as a total of five visitor parking spaces (including one accessible parking space), as prescribed by the City's zoning by-law.

Comment

Concern with the proposed density of the development.

Response

The proposed built form is consistent with other infill townhouse projects in Streetsville.

Comment

Concern with the removal of trees and green space.

Response

Tree Removal Permits and satisfactory landscape plans will be required prior to site plan approval.

Prior to execution of the Servicing Agreement, 0.29 ha (0.71 ac.) of natural area at the rear of the property will be transferred to the City for conservation purposes. As part of the approval of the applications, these lands will be redesignated to Greenlands in the Official Plan and rezoned to **G1** (Greenlands) to ensure their use for conservation in perpetuity.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were most recently circulated to all City departments and commenting agencies on February 3, 2020. 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.

The evaluation of noise sources that may have an impact on this development include road traffic. Standard building construction considerations will be sufficient to ensure adequate indoor noise levels, along with acoustical barriers for some outdoor living areas, the details of which will be confirmed through detailed design.

The Functional Servicing Report (FSR) and Stormwater Management Report indicate that an increase in stormwater runoff will occur. In order to mitigate the change in impervious area from the proposed development and impact to the receiving Municipal drainage system, onsite stormwater management controls for the post development discharge will be required. The applicant has demonstrated a satisfactory

stormwater servicing concept. Infiltration onsite is being pursued, and a low impact design feature (open bottom stormwater tank with a storage layer) is being proposed underneath the private common element condominium road. Some additional information is required to clarify the drainage from the freehold units and the finished basement floor elevations but this requirement and overall refinement of the stormwater management report can be addressed at the detailed design stage.

A total of two (2) traffic impact study (TIS) submissions were provided by Cole Engineering in support of the proposed development. Each submission was reviewed and audited by the City's Transportation and Works Department. Based on the second submission, dated August 2018, the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 16 (3 in, 13 out) and 18 (12 in, 6 out) two-way site trips for the weekday AM and PM peak hours in 2022 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.

The results of the Environmental Site Assessment indicate that the site is suitable for the intended land use. No further assessment is required.

New municipal infrastructure will be required to support this development, including stormwater and right-of-way

infrastructure. Review of the detailed design, including detailed engineering drawings and reports, will be addressed through a 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 to facilitate the implementation of the zoning by-law and approval of the Draft Plan of Subdivision can be addressed through Draft Plan Conditions, the Subdivision Agreement and the Site Plan review process.

Community Services Department

In comments dated May 2020, Community Services indicated that the proposed development is adjacent to the Timothy Street Park (P-127). This 10.76 ha (26.58 ac.) park contains a trail abutting the east side of the Credit River, and terminates at Bristol Road West. Future residents of this property will also be served by Streetsville Memorial Park (P-114), located south of Main Street on the east side of Church Street, less than 100 m (330 ft.) from the subject lands. This 12.54 ha (30.99 ac.) park contains active sports fields, a play site, a pool, picnic areas, a washroom, a bocce court, the Vic Johnston Community Centre and trails.

Prior to execution of the Servicing Agreement, securities will be required for greenbelt clean-up, restoration and protection, hoarding, and fencing. A cash contribution is required for street tree planting along Main Street and Wyndham Street. All identified lands below the greatest environmental constraint, including the 10 m (32 ft.) variable buffer, will be dedicated

gratuitously to the City as Greenlands for conservation purposes.

Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's Policies and By-laws.

Region of Peel

Water servicing for the subject development will be provided by a proposed 200 mm (7 in.) diameter watermain located within the proposed 3 m (10 ft.) utility corridor and will connect to an existing 400 mm (15 in.) diameter watermain on Main Street.

Sanitary servicing for the subject development will be provided by the existing sanitary sewers on Wyndham Street (200 mm (7 in.) and Main Street (300 mm (11 in.).

The additional population will not hinder the existing sanitary and water infrastructure in this area.

The Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste for the proposed 26 townhouses.

The Region does not have any objections or concerns regarding proposed subdivision application.

The applications will not require a Regional Official Plan Amendment (ROPA).

Credit Valley Conservation

Credit Valley Conservation (CVC) staff have received and reviewed the latest submission of the above noted applications dated February 2020.

CVC staff are generally satisfied with the Functional Servicing and Stormwater Management Report (prepared by Condeland, last revised January 28, 2020), and defer the detailed stormwater management design review to the City. Additional comments on this development will be provided prior to site plan approval.

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. Both documents guide the provincial government's plan for growth and development in a manner that balances and supports economic prosperity, environmental protection and ensures 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

Section 1.1.1(b) and 1.4.1 of the PPS states that Planning authorities shall provide for an appropriate range and mix of housing tenures and types.

Section 1.1.3.3 of the PPS states that Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites and the availability of suitable existing or planning infrastructure and public service facilities required to accommodate projected needs.

Section 5 of the Mississauga Official Plan (MOP) (Direct Growth) has a range of policies that encourage varying degrees of growth, including intensification, in specific parts of the City.

Section 7.2 of MOP (Housing) has policies that encourage a range of housing choices which vary by type, tenure and price.

Section 9 of Mississauga Official Plan (MOP) (Build a Desirable Urban Form) has policies that encourage an urban

form that respects the urban hierarchy and city structure and provides for appropriate transitions to neighbouring uses.

The relevant MOP policies in this report are consistent with the PPS.

5. Conformity with Growth Plan

Section 2.2.2.3 in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in strategic growth areas and 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.

Section 5.3.5.5 of MOP states that intensification may be considered in neighbourhoods where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of the plan.

Section 5.3.5.6 of MOP requires development in neighbourhoods to be sensitive to the existing and planned context and include appropriate transitions in use, built form, density and scale.

The relevant MOP policies in this report conform with the Growth Plan for the Greater Golden Horseshoe.

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

6. Region of Peel Official Plan

The subject property is located within the Urban System within 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.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. Limited growth can occur in Neighbourhood Character Areas, provided the proposed development is context sensitive and responds to the existing or planned character of the surrounding area.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan policies for the Streetsville Neighbourhood Character Area to permit 7 freehold townhomes and 19 condominium townhomes on a condominium road and to add lands to the adjacent greenlands. Section 19.5.1 of MOP 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:

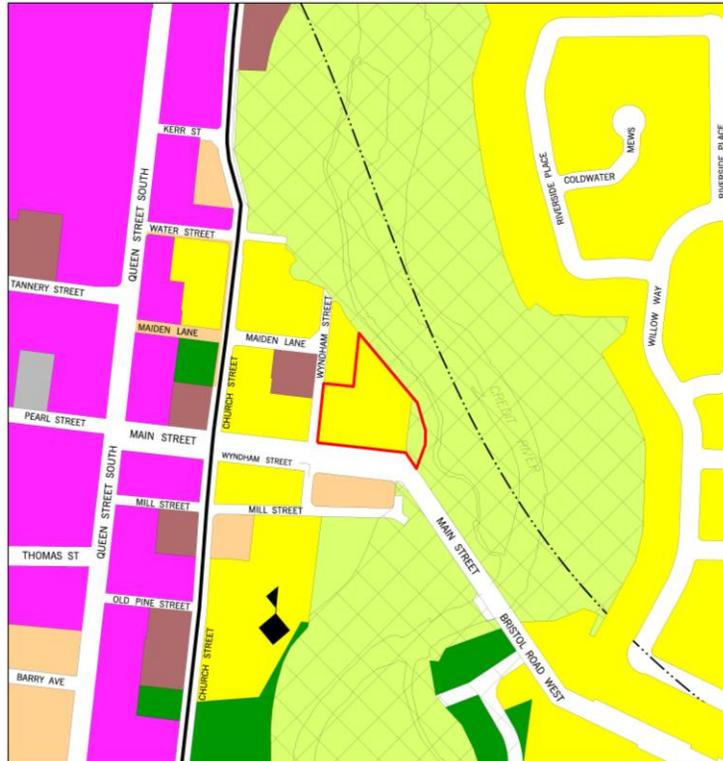
Directing Growth

The subject site is located in the Streetsville Neighbourhood Character Area, approximately 110 m (360 ft.) east of the Streetsville Community Node Character Area.

The subject site is designated **Residential Low Density I and Greenlands**, which permits detached dwellings, semi-detached dwellings and duplex dwellings, and conservation, flood control and/or erosion management, passive recreational activity and parkland, respectively. The lands are currently vacant, but were at one time occupied by four detached dwellings on large lots that were demolished between 2007 and 2018.

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. A range of residential uses are permitted in the Streetsville Neighbourhood Character Area including detached dwellings, townhomes, and apartment buildings. The surrounding lands are designated Residential Low Density I, Residential Medium Density, and Residential High Density which permit detached dwellings, semi-detached dwellings and duplex dwellings; all forms of townhomes; and apartments, respectively. Lands to the north and east of the site are also designated Greenlands, which permits conservation, flood control and/or erosion management, passive recreational activity and parkland use.



Excerpt of MOP Schedule 10 Land Use Map with the subject property outlined in red.

The proposed amendment to **Residential Medium Density** and **Greenlands** would permit all forms of townhomes, as well as lands for conservation, flood control and/or erosion management, passive recreational activity and parkland use. This would allow for an appropriate level of intensification within an area that already features a variety of residential densities.

The Official Plan states that new developments in Neighbourhoods do not need to mirror existing development,

but must minimize overshadowing and overlook on adjacent neighbours, and be designed to respect the scale, massing, character and grades of the surrounding area. The proposed development meets these policies through the provision of a consistent 4.5 m (14.7 ft.) building setback along Main Street and Wyndham Street, as well as maintaining a 1.5 m (4.9 ft.) interior side yard setback which is the standard requirement for the RM5 zone.

Overlook conditions have been addressed via provisions in the proposed zoning by-law that prohibit upper floor balcony's on those proposed dwelling units which immediately abut the existing detached home on Wyndham Street.

MOP also states that a maximum building height of four storeys is permitted in Neighbourhoods and the proposed development conforms to this policy.

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 routes:

- Number 9 Rathburn-Thomas on Queen Street South having direct access to City Centre Transit Terminal and Erin Centre Blvd/Ninth Line.
- Number 10 Bristol-Britannia on Main Street having direct access to City Centre Transit Terminal and Meadowvale Town Centre.
- Number 44 Mississauga Road on Queen Street South having direct access to the Meadowvale Town Centre and the University of Toronto Mississauga campus.

There is a transit stop at the intersection of Queen Street South and Main Street, within 200 m (656 ft.) of the site.

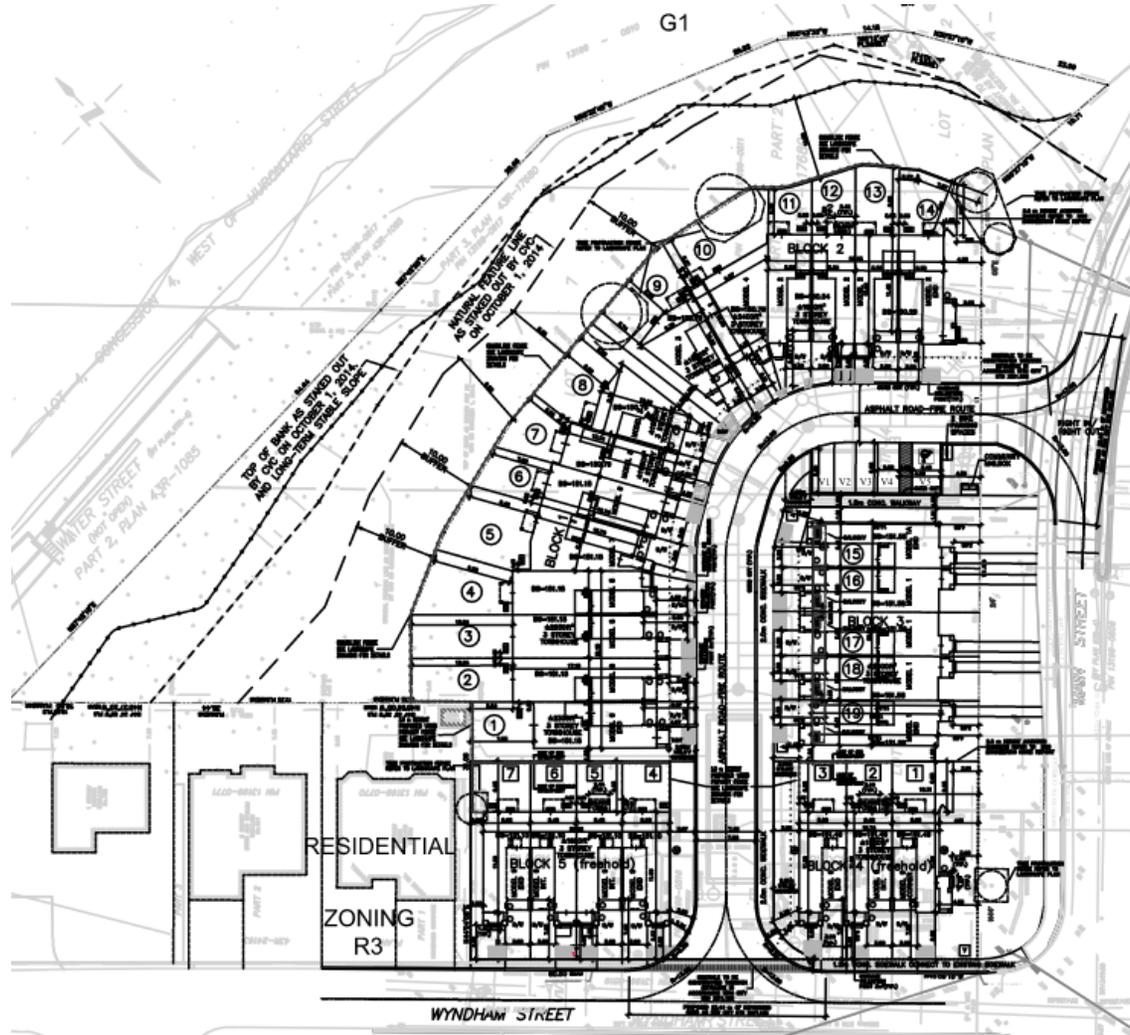
The proposed development is adjacent to the Timothy Street Park, which contains a trail on the east side of the Credit River. Future residents will also be served by Streetsville Memorial Park which contains active sports fields, a play site, pool, picnic areas, and the Vic Johnston Community Centre and trails. The Streetsville Public Library is located on Queen Street South, approximately 450 m (1,476 ft.) from the property. Streetsville Village Square is also located within 100 m (328 ft.) of the property.

The property is an approximate five minute walk from Streetsville Village, which contains a variety of commercial uses including small retail businesses, personal services, as well as bars and restaurants.

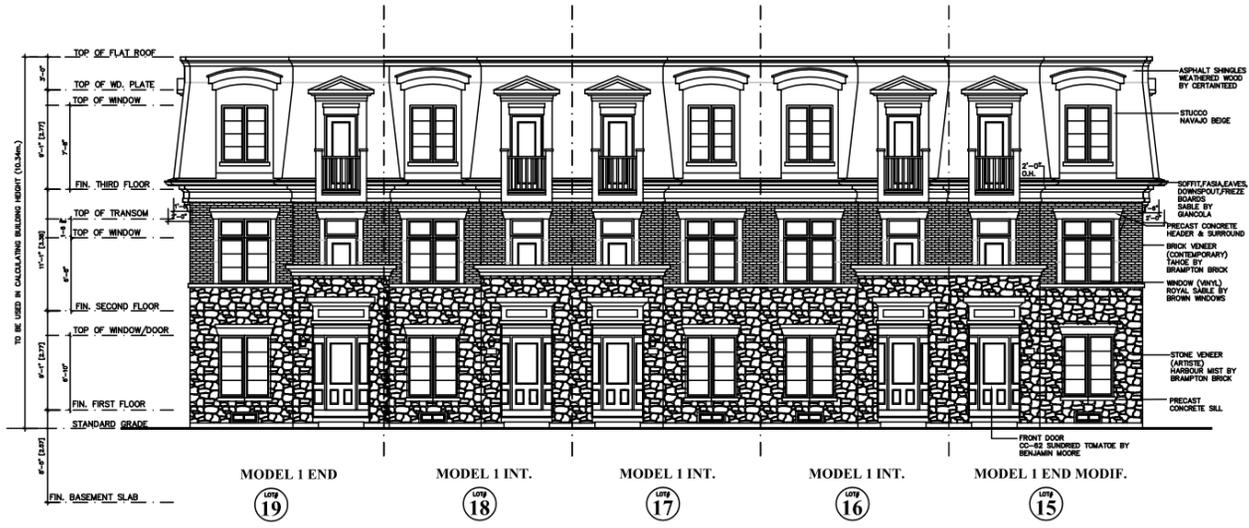
For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

8. Revised Site Plan and Elevations

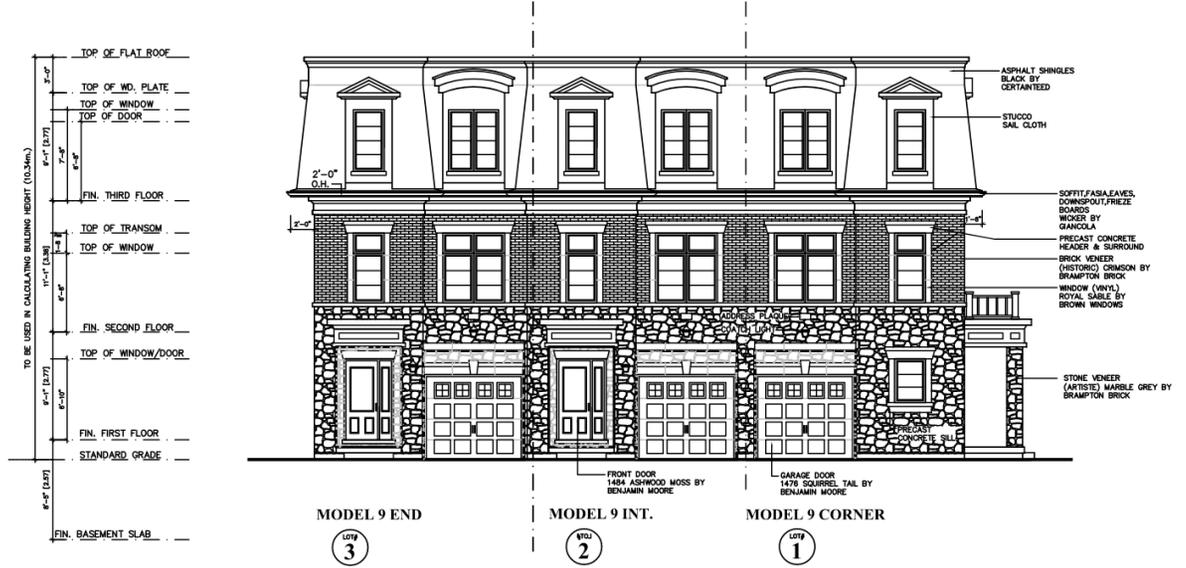
The applicant has provided revised site plan and elevations as follows:



Site Plan



Main Street Frontage



Wyndham Street Frontage

9. Zoning

The proposed **H-RM5-57** and **H-RM6-23** zones and **G1** zones are appropriate to accommodate the proposed development.

Below is an updated summary of the proposed site specific zoning provisions for the proposed freehold townhomes which front on to Wyndham Street.

Proposed H-RM5-57 Zoning Regulations

Zone Regulations	RM5 Zone Regulations	Proposed RM5-57 Zone Regulations
Minimum Lot Area		
Interior Lot	200 m ² (2,152.8 ft ²)	129 m ² (1,388.5 ft ²)
Corner Lot	280 m ² (3,014 ft ²)	195 m ² (2,098.9 ft ²)
Minimum Lot Frontage		
Interior Lot	6.8 m (22.3 ft.)	5.4 m (17.7 ft.)
Corner Lot	9.8 m (32.15 ft.)	8.5 m (27.9 ft.)
Minimum Exterior Side Yard	4.5 m (14.7 ft.)	N/A
to a lot line abutting a private road	N/A	3 m (9.8 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	6 m (19.6 ft.)

Below is an updated summary of the proposed site specific zoning provisions for the proposed common element condominium townhomes.

Proposed H-RM6-26 Zoning Regulations

Zone Regulations	RM6 Zone Regulations	Proposed RM6-23 Zone Regulations
Minimum Lot Area		
Corner Lot	190 m ² (2,045f ft ²)	170 m ² (1,829 ft ²)
Minimum Lot Frontage		
Interior Lot	5.0 m (16.4 ft.)	4.7 m (15.4 ft.)
Corner Lot	8.3 m (27.2 ft)	7 m (22.9 ft)
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	4.2 m (15.7 ft.)
Minimum Front Yard	4.5 m (14.7 ft.)	4 m (13.12 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	5 m (16.4 ft.)
Minimum landscaped area	25% of lot area	19% of lot area

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 **R3** and **G1** which permits detached dwellings, and natural heritage features and areas conservation respectively. The **R3** zone allows detached dwellings of 10.7 m (35.1 ft.) in height on lots with minimum frontages of 15 m (49.2 ft.) and minimum areas of 550 m² (5920.1 ft²). Should the applications be approved, the subject lands would be rezoned to permit 7 freehold townhomes, 19 condominium townhomes and an addition to the adjacent greenlands. As the project is larger than 5 000 m² (54,000 ft²) in size, it meets the minimum threshold for a Section 37 contribution.

Should the applications be approved, a Section 37 Agreement for Community Benefits must be executed to the satisfaction of the City.

11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- The execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City.

12. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A Site Plan Application was submitted to the City on December 13, 2019.

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 detailed design and landscaping.

13. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Gratuitous dedication of 0.29 ha (0.71 ac.) of greenbelt and buffer lands from the rear of the subject property to the City for conservation purposes
- 40 new trees in addition to replacement trees at a ratio of 3:1, consisting of 4 different species
- Private walkways comprised of permeable pavers
- Energy efficient LED lighting

14. Draft Plan of Subdivision

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

As 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.

15. Conclusions

In conclusion, City staff has evaluated the applications to permit 7 freehold townhomes, 19 condominium townhomes on a condominium road and to add lands to the adjacent Greenlands against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed development represents an efficient use of vacant land in an established residential neighbourhood. The proposal will not result in any adverse impacts to the community, and is generally consistent with other infill development patterns in the Streetsville Neighbourhood Character Area.

Planning Staff recommend that the applications be approved subject to the conditions outlined in this report.