

City of Mississauga
Corporate Report



<p>Date: November 22, 2023</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 19/12 W10 T-M19003 W10 OZ 19/13 W10 T-M19004 W10</p>
	<p>Meeting date: December 11, 2023</p>

Subject

RECOMMENDATION REPORT (WARD 10)

Subdivision and Rezoning applications to permit 685 townhomes of varying types, 27 detached dwellings, institutional, transitway, open space and greenlands uses on public and private roads.

6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6423, 6500 and 0 Ninth Line
(Part of Lots 6, 7, 8, and 9, Concession 9, N.S)

Owner: Derry Britannia Developments Limited (Mattamy Homes)

Files: North - OZ 19/012 W10 and T-M19003 W10; South - OZ 19/013 & T-M 19004 W10

Pre-Bill 109

Recommendation

1. That City Council amend Zoning By-law 0225-2007 to **R16-13 Exception** (Detached Dwellings on A CEC - Road - Exception Holding Provision), **RM5-61, H-RM5-62, RM5-63** (Street Townhouses – Exception Holding Provision), **RM6, RM6-30, RM6-31, RM6-32, H-RM6-33, RM6-34, RM6-35, RM6-36, H-RM6-37, H-RM6-38** (Townhouses on A CEC - Road - Exception Holding Provision), **RM11-3, RM11-4, RM11-5, RM11-6, H-RM11-7** (Back to Back Townhouses on A CEC - Road - Exception Holding Provision), **OS1** (Open Space - Community Park), **G1** (Greenlands - Natural Hazards), **G2** (Greenlands - Natural Features), **PB1** (Parkway Belt) for 6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6423, 6500 and 0 Ninth Line, in accordance with the provisions contained in the staff report dated November 22 2023 from the Commissioner of Planning and Building.
2. That the “H” holding provision is to be removed from the **RM5-62** (Street Townhouses), **RM6-33, RM6-37, RM6-38** (Townhouses on A CEC Road), **RM11-7** (Back to Back Townhouses on A CEC Road) zoning applicable to the subject lands, by further

Originator's files: OZ 19/12 W10, T-M19003 W10, OZ 19/13 W10 and T-M19004 W10

amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated November 22, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.

3. That in accordance with the delegated authority under By-law 1-97, City Council acknowledges that the Commissioner of Planning and Building intends to approve the Draft Plans of Subdivision under Files T-M19003 W10 and T-M19004 W10, subject to the sets of draft conditions of approval outlined in Appendices 3 and 4 of the staff report dated November 22, 2023 from the Commissioner of Planning and Building.
4. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
5. That City Council's approval of the rezoning application be considered null and void, and new development applications be required unless a zoning by-law is passed within 36 months of the Council decision.

Executive Summary

- Rezoning and draft plan of subdivision applications have been submitted to permit between 1,260 and 1,360 residential homes consisting of a mix of detached homes, several types of townhomes and apartments, as well as institutional, open space and Greenland uses at 6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6423, 6500 and 0 Ninth Line.
- The applicant has made several revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
 - Revising the public right of way network to consolidate development blocks and provide logical intersections with Ninth Line
 - Improving the proposed multi-use trail and aligning it with the new public right of way network to improve access and visibility to the entire community
 - Improving the proposed parkland and open space network by consolidating park blocks into three distinct, programmable blocks, and one ancillary block which is complimentary to the proposed multi-use trail
 - Providing a development block for future school use
 - Improving development block layouts by modifying lotting patterns and building setbacks
- Plans for higher density residential uses (apartments) on Blocks 9N and 13S (general locations) are still being prepared by the applicant. Therefore, they have requested that the Zoning on these blocks remain zoned **D** (Development) until a later date. A second Recommendation Report to PDC and implementing Zoning By-law will be required if the development proposals comply with the Official Plan or these parcels will be subject to the filing of new Official Plan Amendment and Rezoning development applications.

Originator's files: OZ 19/12 W10, T-M19003 W10, OZ 19/13 W10 and T-M19004 W10

- Staff are satisfied with the changes to the development proposal and find the proposed plans of subdivision to be acceptable from a planning standpoint.

Background

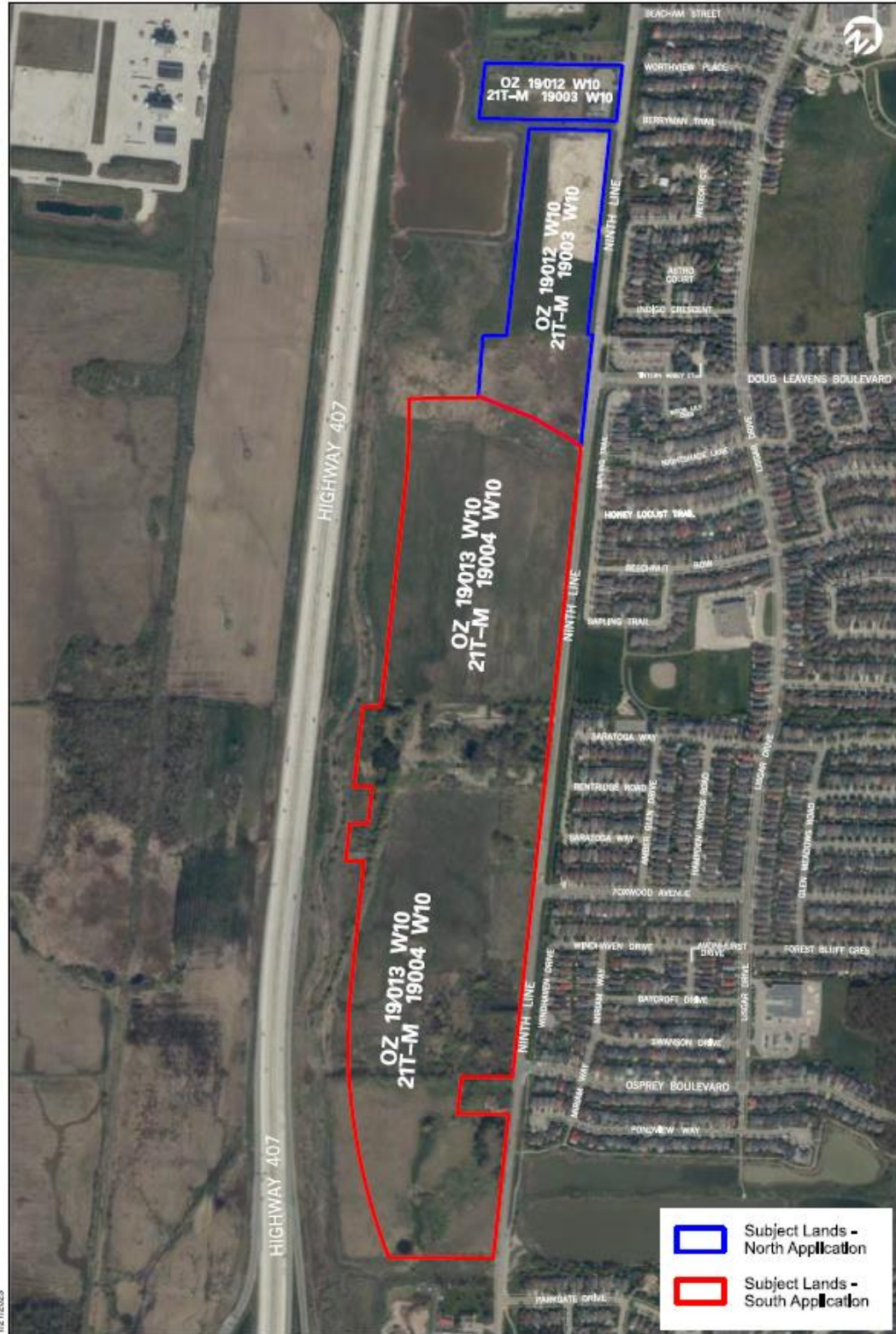
A public meeting was held by the Planning and Development Committee on December 2, 2019, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=d3afc534-6a5b-4a29-8bd8-f658bf0e529a&Agenda=Agenda&lang=English&Item=8&Tab=attachments>) was received for information. Recommendation PDC-0085-2019 was then adopted by Council on December 11, 2019.

PDC-0085-2019

1. That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the rezoning applications by Derry Britannia Developments Limited (Mattamy Homes) to permit between 1,039 and 2,109 residential homes consisting of a mix of detached homes, several types of townhomes, apartments, institutional uses, open space and greenland uses, under Files North – OZ 19/012 W10, T-M19003 W10 and South – OZ 19/013 W10, T-M19004 W10, 6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6432, 6500 and 0 Ninth Line (Part of Lots 6, 7, 8 and 9, Concession 9, N.S), be received for information.
2. That five oral submissions be received.

There were several 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.

Originator's files: OZ 19/12 W10, T-M19003 W10, OZ 19/13 W10 and T-M19004 W10



Aerial Image of 6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6423, 6500 and 0 Ninth Line

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Revising the public right of way network to consolidate development blocks and provide logical intersections with Ninth Line
- Improving the proposed multi-use trail to align it with the new public right of way network to improve access and visibility to the entire community
- Improving the proposed parkland and open space network by consolidating park blocks into three distinct, programmable blocks, and one ancillary block which is complementary to the proposed multi-use trail
- Providing a block for future school use
- Improving development block layouts by modifying lotting patterns and building setbacks to achieve a higher quality public and private streetscape, increase permeability into the development blocks and create an improved mix and distribution of housing types.
- The applicant is still preparing plans for the higher density residential uses (apartments) on Blocks 9N and 13S. Therefore, they have requested that the Zoning on these blocks remain zoned **D** (Development) until a later date. A second Recommendation Report to PDC and implementing Zoning By-law will be required if the development proposals comply with the Official Plan or these parcels will be subject to the filing of new Official Plan Amendment and Rezoning development applications.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed subdivision and accompanying zoning change. All property owners within 120 m (393 ft.) were notified of the applications on September 6, 2019. A community meeting was held by Ward 10 Councillor, Sue McFadden, on October 16, 2019. Approximately 200 people attended the meeting.

The public meeting was held on December 2, 2019. At the meeting, 5 members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

Given the amount of time that had lapsed since the initial community meeting and the extent of changes that had been made to the proposal, a second community meeting was held by Ward 10 Councillor, Sue MacFadden, on June 21, 2023. Approximately 100 people attended the meeting.

To date, several written inquiries have been received since the applications were filed.

Originator's files: OZ 19/12 W10, T-M19003 W10, OZ 19/13 W10 and T-M19004 W10

Supporting studies for the applications were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

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. In summary, 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.

The proposed rezoning and subdivision applications implement the policy vision established by the Shaping Ninth Line study, which sought to establish a land use planning framework for all lands west of Ninth Line and east of Highway 407. The proposal also considers the technical recommendations of the Ninth Line Subwatershed Study and 407 Transitway Environmental Assessment by preserving a dedicated corridor for the future transitway and establishing a large natural heritage block. The development is anchored by a new public street which establishes four large development blocks, each of which provides a variety of housing types and tenures, new public park blocks, a school and a continuous multi-use trail along the entire west side of the development site. The proposed dwelling units represent a compact and efficient built form which maximizes unit yield without compromising the public realm, proposed streetscapes and public and private open space network.

A technical amendment to the Official Plan is required to reflect amendments to the *Parkway Belt West Plan* and to appropriately designate the City owned parks and open space. The City will undertake these technical amendments during its next City initiated Official Plan Amendment.

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

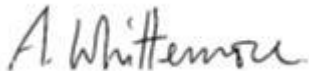
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

The proposal meets the general intent of the Mississauga Official Plan and Shaping Ninth Line Urban Design Guidelines by introducing a variety of dwelling unit types, new parks and trails, and new roads to the Ninth Line Neighbourhood Character Area. The proposal is also consistent with the Scoped Subwatershed Study and 407 Transitway Environmental Assessment by creating a Natural Heritage System corridor and preserving a right-of-way for the future Transitway. The proposed rezoning and draft plan of subdivision are 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 (T-M19003)
- Appendix 4: City Conditions of Approval (T-M19004)
- Appendix 5: Parkway Belt West Plan Amendments



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

Prepared by: Matthew Shilton, Development Planner