

Recommendation Report

Rezoning and Draft Plan of Subdivision Applications

Derry Britannia Developments Limited (Mattamy Homes)

North – OZ 19/012 W10 and T-M19003 W10

South – OZ 19/013 W10 and T-M19004 W10

Planning and Development Committee

December 11, 2023

Matthew Shilton, Business Advisor and Development Liaison

Development and Design Division

Subject Lands



Derry-Britannia Lands

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)

Lot Area:

32 Ha (79 Ac)

Lot Frontage:

~1,850 m
(6,070 ft.)

Site Context



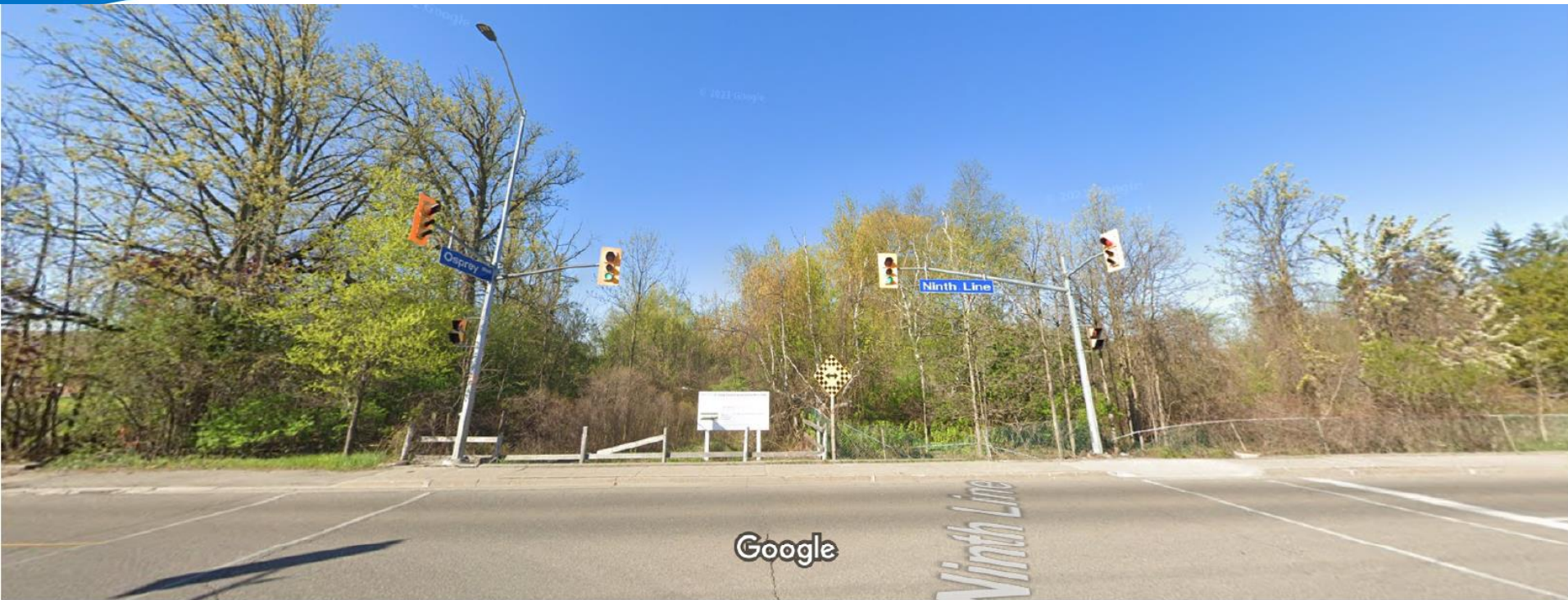
View of Subject Lands at Doug Leavens Boulevard

Site Context



View of Subject Lands at Foxwood Avenue

Site Context



View of Subject Lands at Osprey Boulevard

Proposed Development



Proposal: 685 townhomes of varying types and tenures, 27 detached dwellings, a new public elementary school, new public and private open spaces, a natural heritage system, a storm water pond, and a transitway allowance served by a network of public and private roads.

Proposed Development

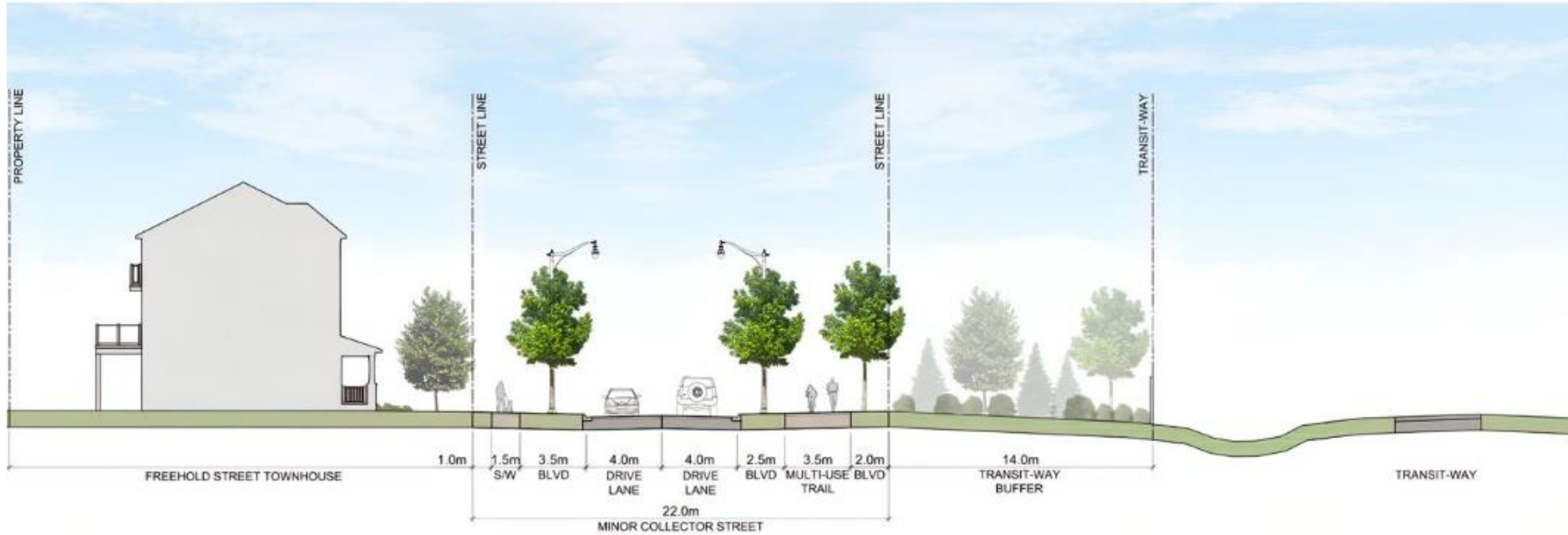


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Proposed Development - Roads



Proposed Development – Street A



Elevations



Front Elevation of Condominium Detached Dwellings



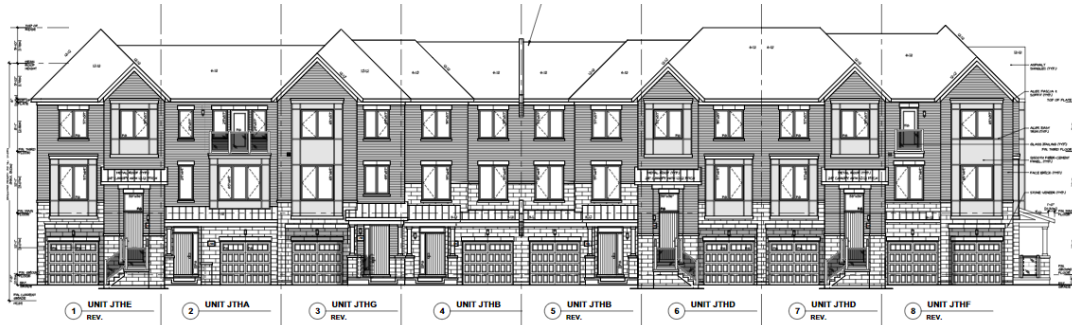
Elevations



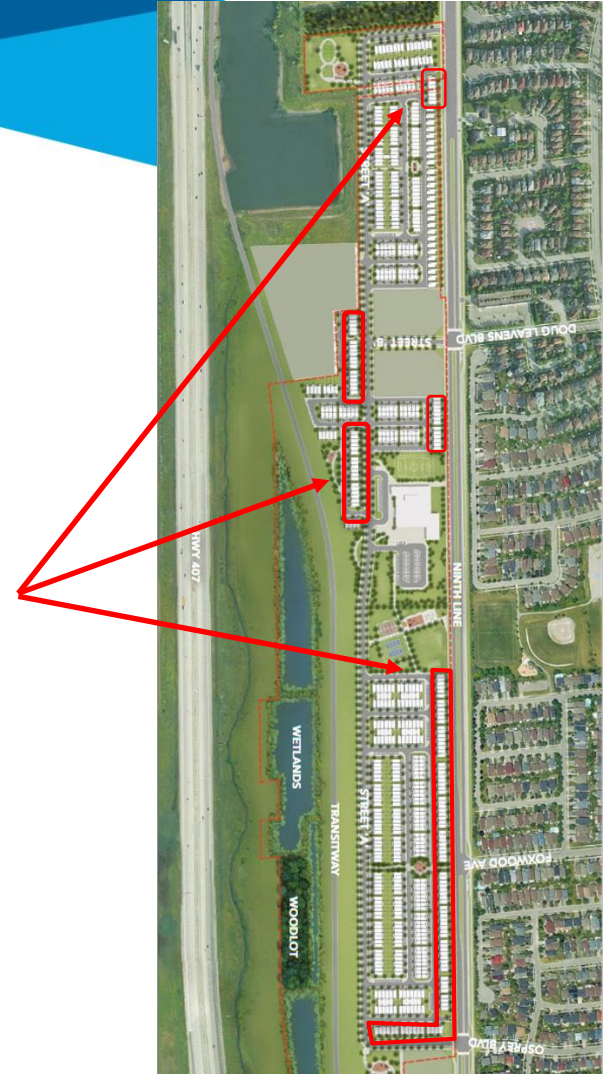
Front Elevation of Street Townhouse Dwellings



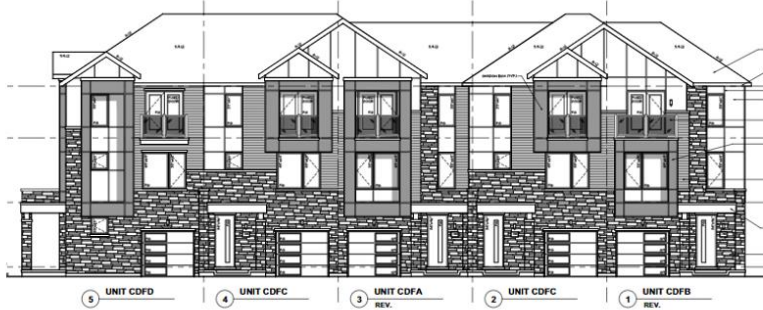
Elevations



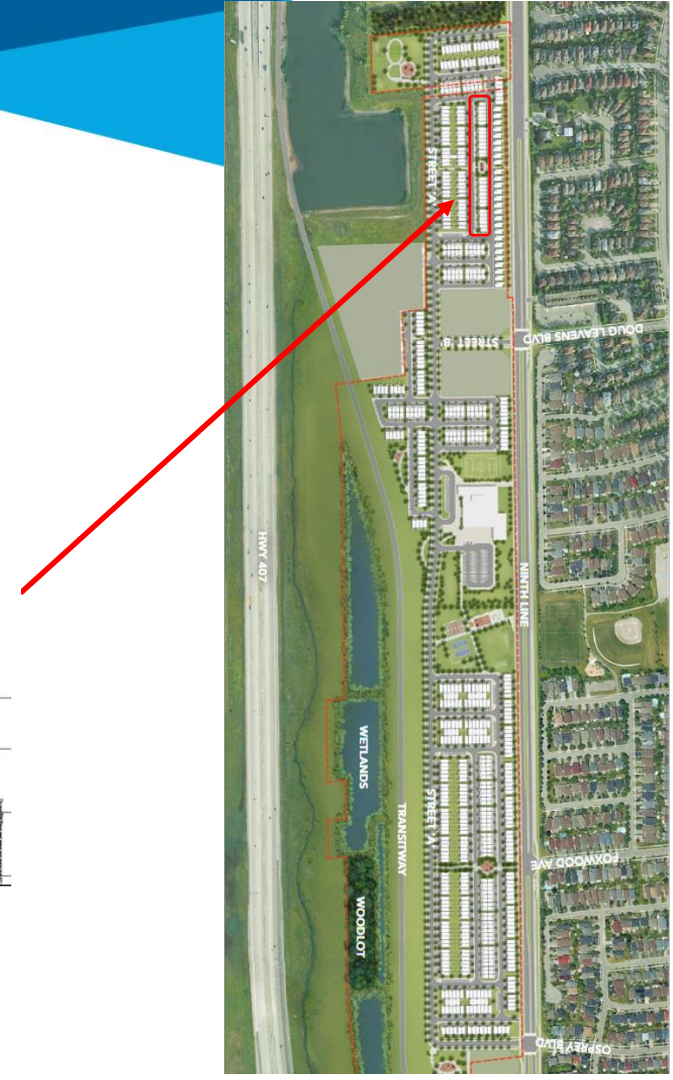
Rear Lane Townhouse Dwelling Elevations



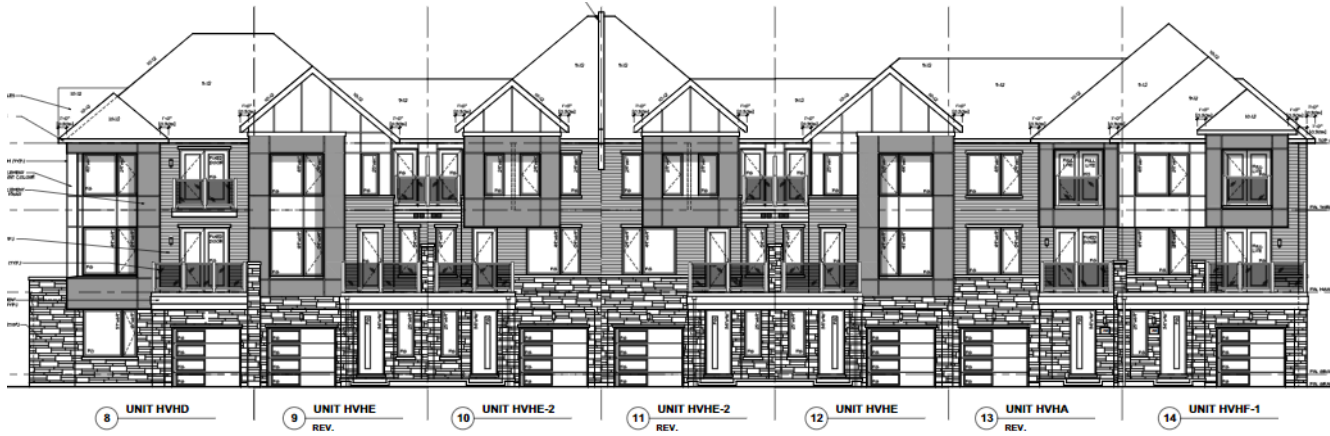
Elevations



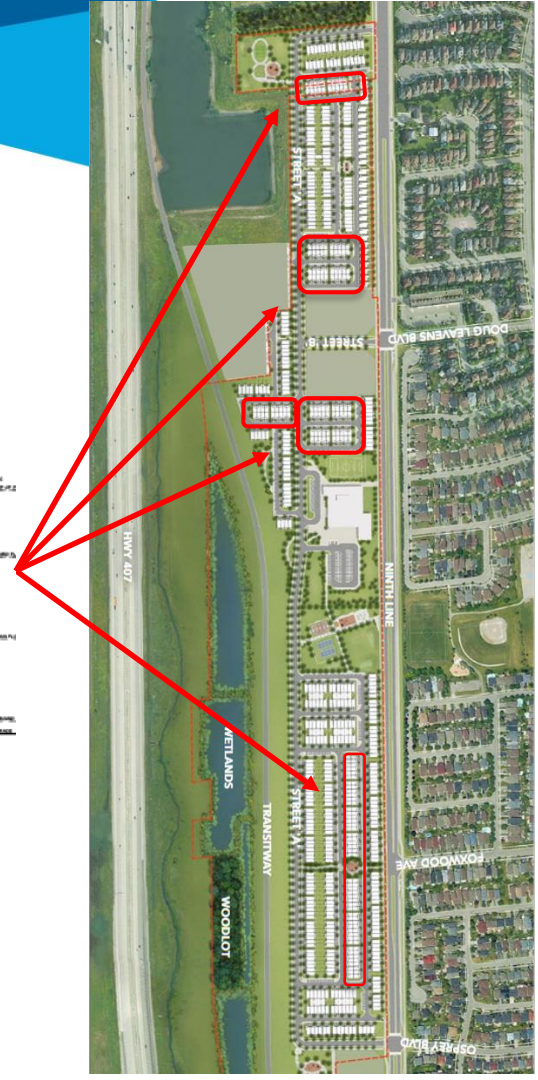
Dual Frontage Townhouse Elevations



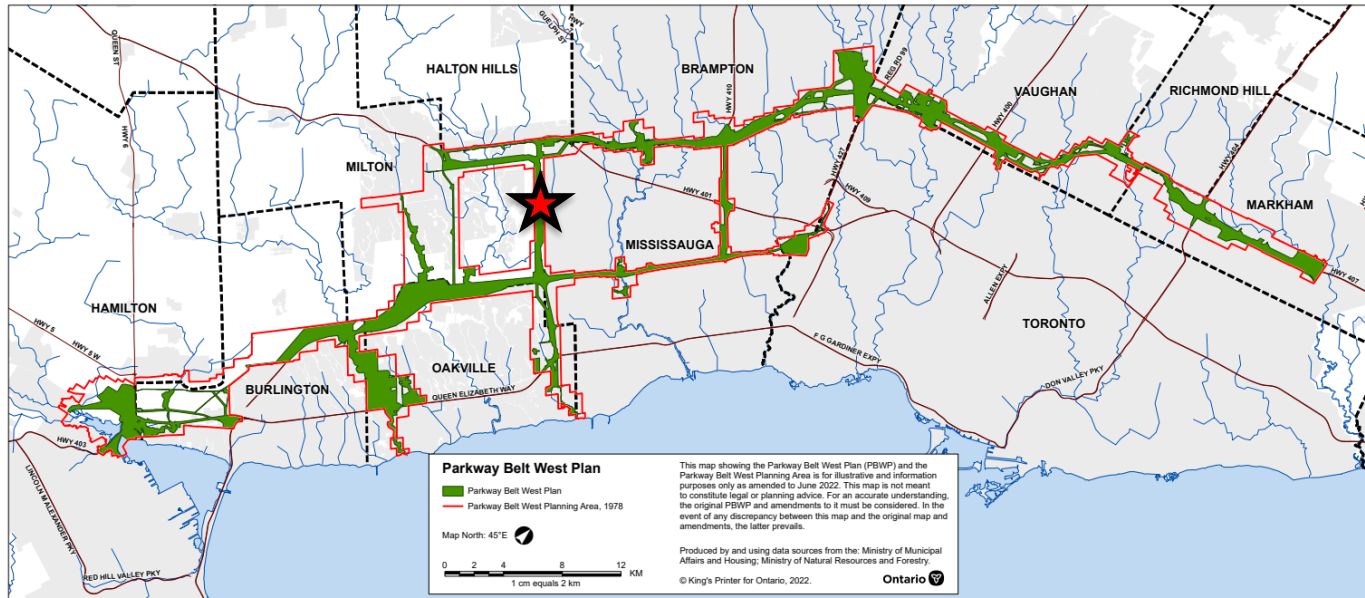
Elevations



Back to Back Townhouse Elevations



Parkway Belt West Plan



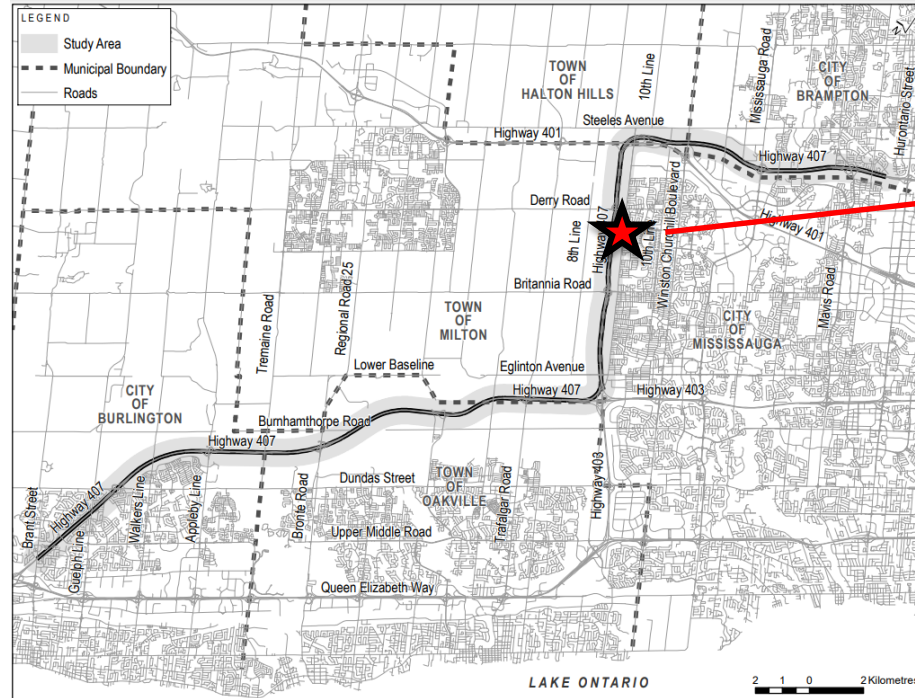
Amendments to the PBWP are attached as Appendix 5 of the Corporate Report.

The City's OP is aligned with the PBWP.

407 Transitway Environmental Assessment

The proposal is consistent with the 407 TransitWay EA, which contemplates higher order transit along the corridor shown in the map.

The proposal creates a block for future TransitWay purposes.



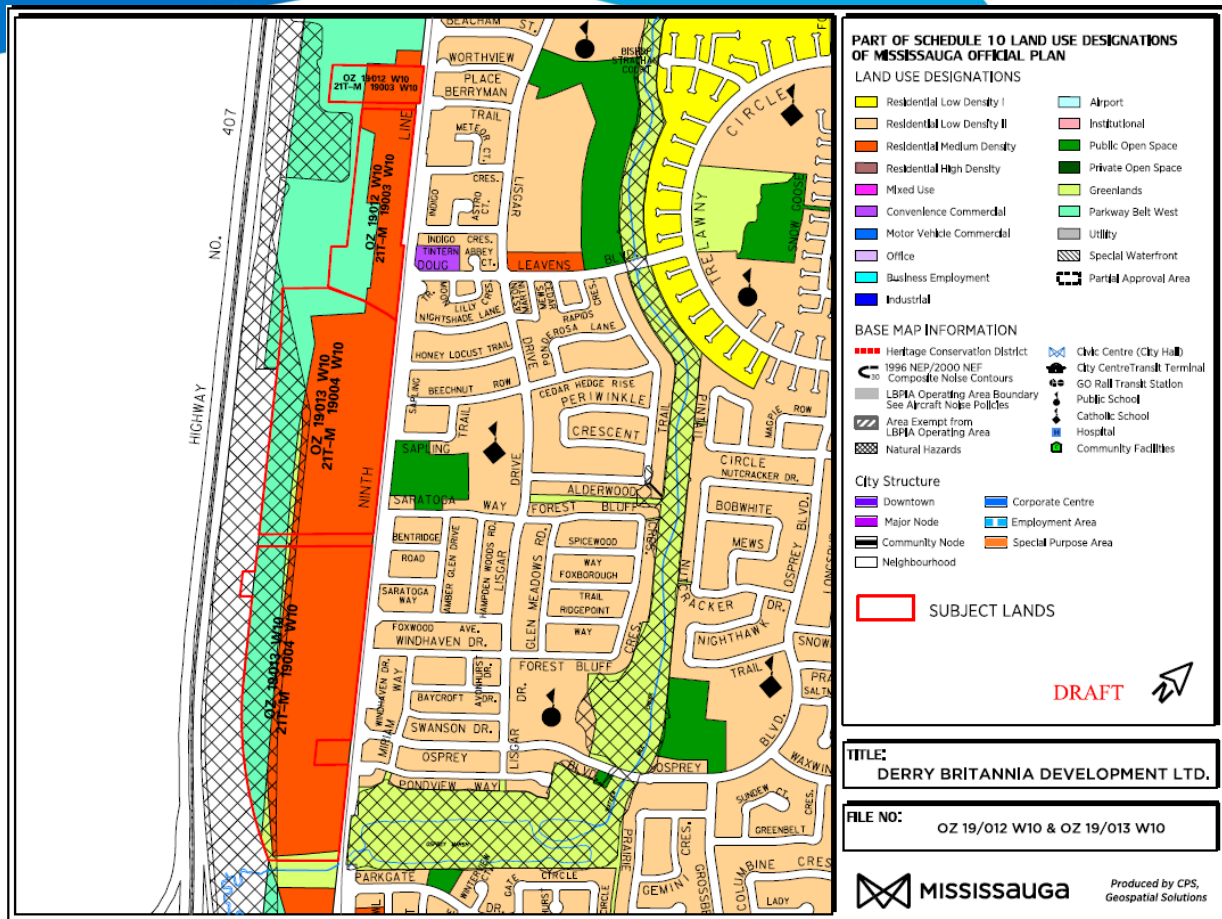
Official Plan

The subject lands are located within the **Ninth Line Neighbourhood Character Area**.

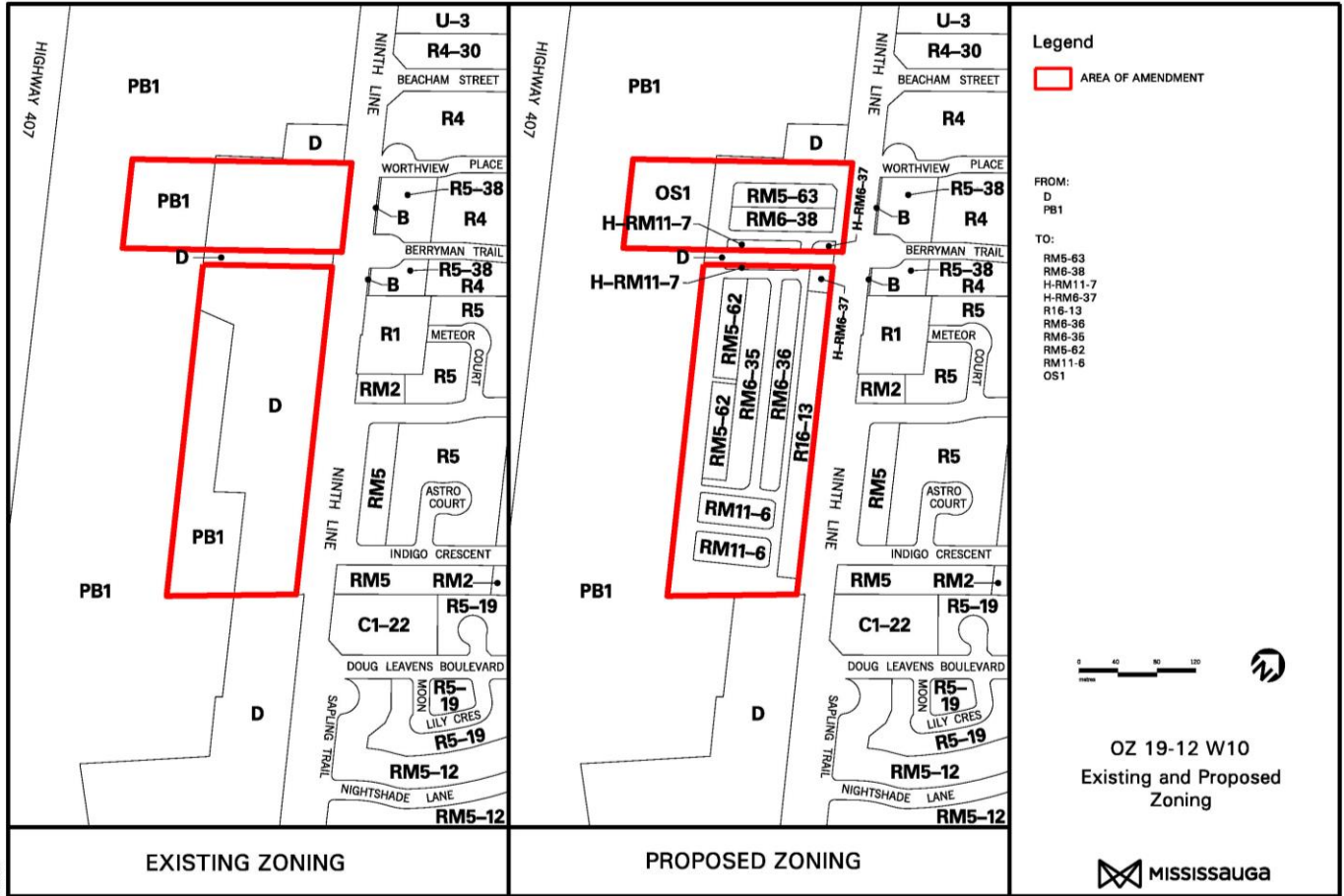
The **Residential Medium Density** designation permits all types of townhouses, and apartment buildings up to six storeys in height.

The **Parkway Belt** designation permits uses governed by the Parkway Belt West (PWB) Plan.

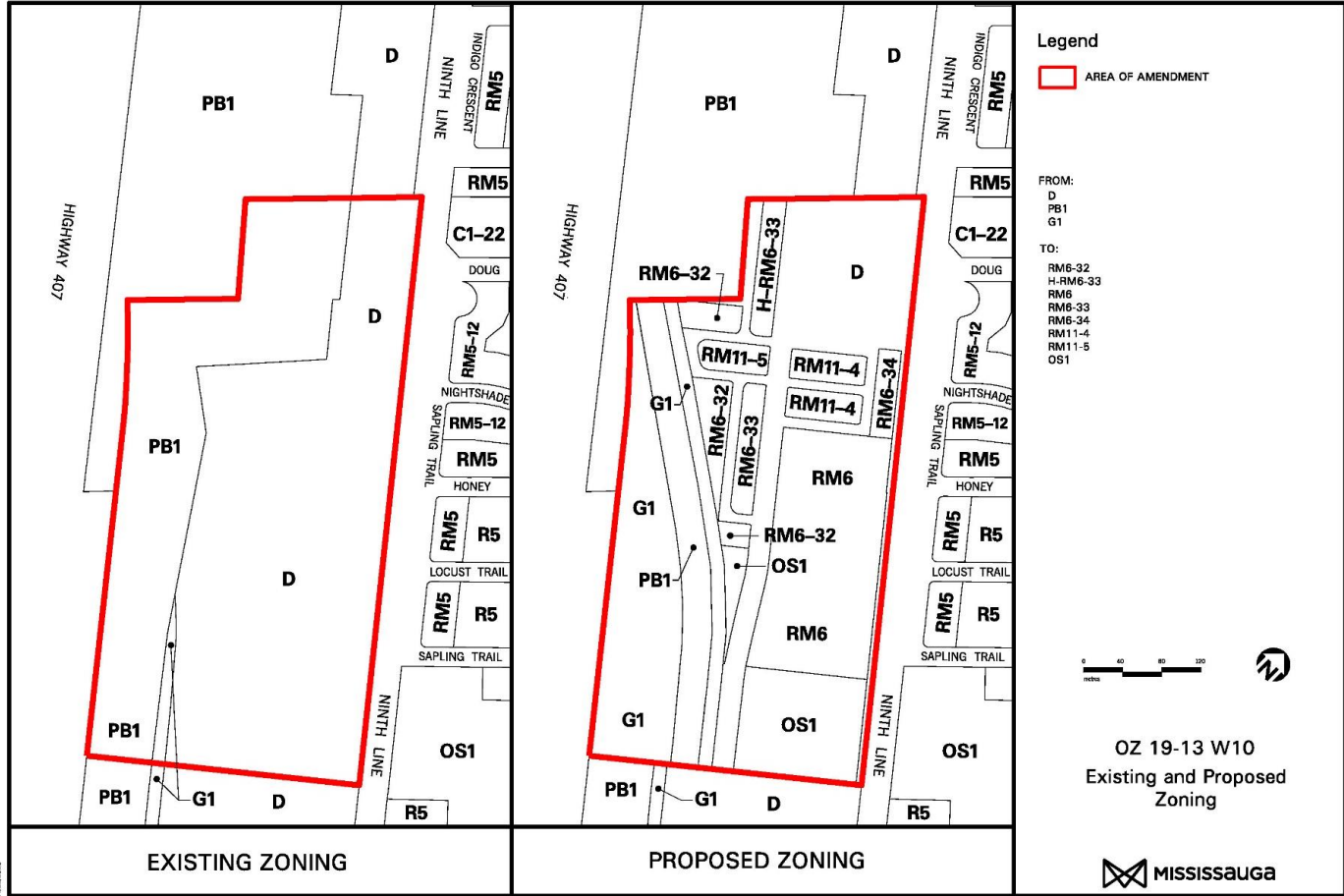
An **Official Plan Amendment** is not required.



Zoning By-law



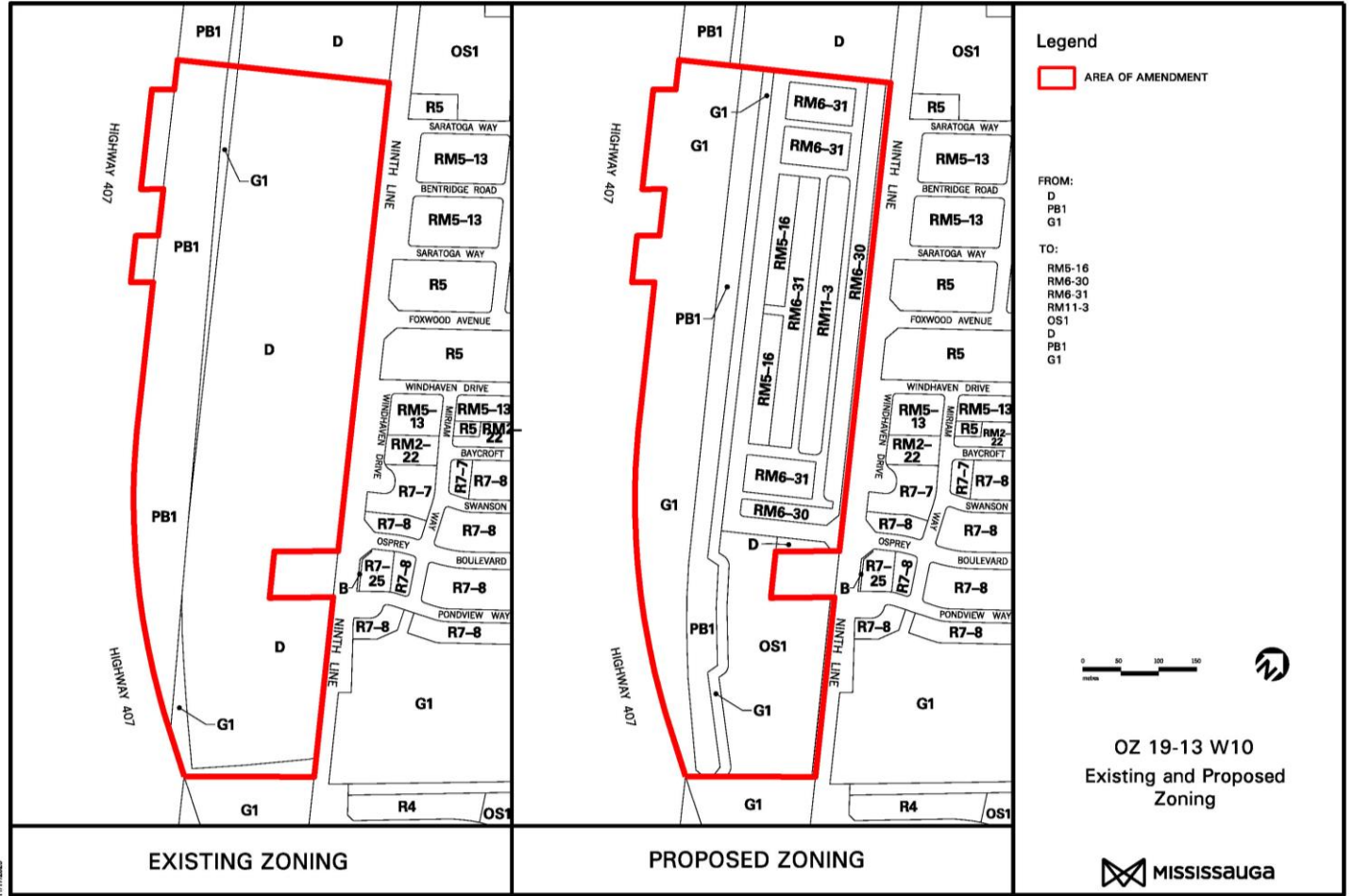
Zoning By-law



11/27/2023

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Zoning By-law

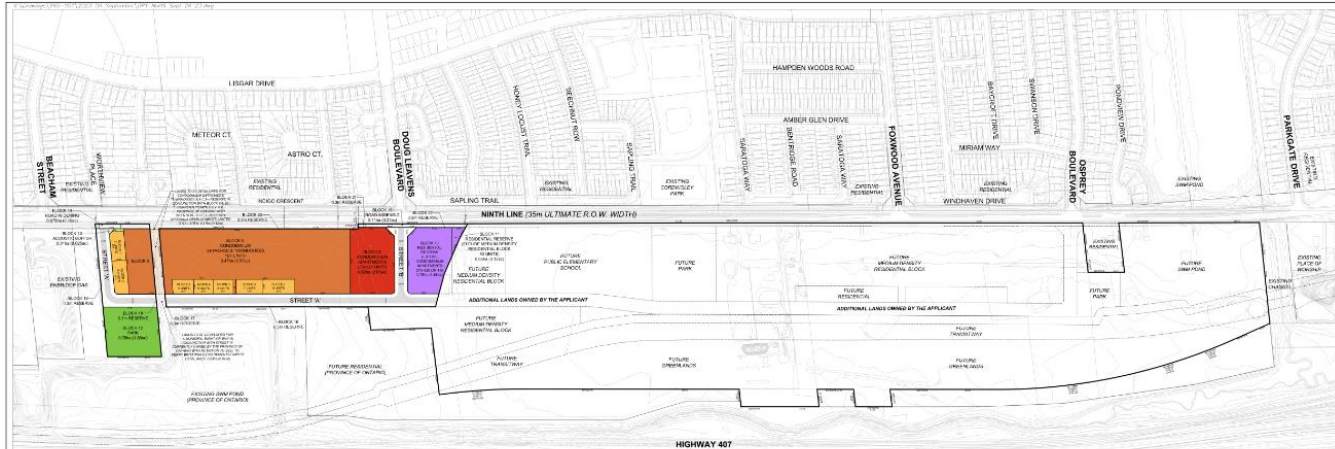


Draft Plan of Subdivision

The lands are the subject of two **Draft Plans of Subdivision**. A Plan of Subdivision is required to create lots and blocks for homes, natural heritage, transitway, public roads, parks, and a storm water pond. Development will be subject to the completion of services and registration of the plans.

The proposed plans of subdivision were reviewed by City Departments and agencies and are acceptable subject to certain conditions attached as Appendices 3 and 4

Draft Plan of Subdivision - North Plan



**DRAFT PLAN OF SUBDIVISION
DERRY BRITANNIA
DEVELOPMENTS LIMITED
(NORTH PROPERTIES)**
PART OF LOTS 6, 7, 8 & 9, CONCESSION 9, N.S.
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE USER TO MARK A RESUBDIVISION TO THE CITY OF MISSISSAUGA AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED: *[Signature]* DATE: APRIL 20, 2023
DERRY BRITANNIA DEVELOPMENTS LIMITED

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THE INFORMATION TO BE SUBMITTED TO THE CITY OF MISSISSAUGA ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: APRIL 20, 2023
SURVEYORS GENERAL OF ONTARIO

ADDITIONAL INFORMATION
LANDS DESIGNATED BY THE ZONING BY-LAW INFORMATION REQUIRED BY CLASSES A, B, C, D, F, G, H, AND SHOWN ON THE DRAFT AND KEY PLANS. IN ADDITIONAL TO THE INFORMATION TO BE PROVIDED TO THE CITY OF MISSISSAUGA, THE FOLLOWING INFORMATION IS REQUIRED TO BE PROVIDED TO THE CITY OF MISSISSAUGA:

- NOTES**
- ALL DIMENSIONS TO BE GIVEN IN METERS UNLESS OTHERWISE NOTED
 - PAYMENT OF ALL FEES IS OBLIGATORY
 - DEVELOPER WILL BE RESPONSIBLE FOR THE DEVELOPER'S PORTION OF LOTS

LAND USE SCHEDULE

LAND USE	LOTS / PIECES	AREA (SQ. METERS)	AREA (SQ. FEET)	TOTAL UNITS (ESTIMATED)	ESTIMATED SQ. FT. (ESTIMATED)
STREET TOWNHOUSES (R-10)	1	6,735	7,267	45	655
CONDOMINIUM APARTMENTS	2	2,847	3,071	186	454
RESIDENTIAL RESERVE	9	6,882	7,413	275-303	335,396
ROAD	12	679	7,308		
ACADEMIC SUPPLY	13	2,019	2,182		
ROAD PAVING	14, 15	6,479	7,018		
LOW RESERVE	16-22	6,832	7,341		
SCHEMATIC OR ROW (NEW LOTS)	1, 7, 23	1,772	1,905		
TOTAL	32	65,414	70,687	516-548	336,051



Draft Plan of Subdivision - South Plan



**DRAFT PLAN OF SUBDIVISION
DERRY BRITANNIA
DEVELOPMENTS LIMITED
(SOUTH PROPERTIES)**
PART OF LOTS 6,7,8 & 9, CONCESSION 9, N.S.
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AS THE TRUSTEES, GUARANTOR & ASSOCIATED INC. TO THE PLAN AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED: *[Signature]* DATE: APRIL 28, 2023

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THERE RELIANCE UPON TO BE QUANTIFIED, LAYED OUT CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: APRIL 28, 2023

ADDITIONAL INFORMATION
UNDER SECTION 11.1 OF THE PLANNING ACT, INFORMATION REQUIRED BY CLASSES A, B, C, D, E, F, G, H, I, ARE SHOWN ON THE RIGHT AND KEY PLANS. IN ADDITIONAL AND REFERRED WATER TO BE PROVIDED. E, SANDY LOAM AND CLAY LOAM. 60 CM HIGH AND 30 CM DEEP STREETS TO BE PROVIDED.

NOTES
- ALL DIMENSIONS TO BEINGS ARE IN UNLESS OTHERWISE NOTED.
- PRESENT ILLUSTRATION IS DIAGRAMMATIC ONLY.
- DENSITY CALCULATION BASED ON TOTAL BLOCK AREA.

LAND USE SCHEDULE

LAND USE	LOTS (IN BLOCKS)	AREA (SQ. METERS)	AREA (SQ. FEET)	TOTAL LOTS	TOTAL AREA (SQ. METERS)	TOTAL AREA (SQ. FEET)
STREET TOWNHOUSES - 8.0m (20')	1-6	0.93	2.30	52	55.6	142.5
CONDOMINIUM TOWNHOUSES	9-11	9.43	23.33	446	47.7	120.5
CONDOMINIUM APARTMENTS	12	6.08	0.20	276-325	331.960	842.5
RESIDENTIAL RESERVE	13-15	0.19	0.47			
PUBLIC ELEMENTARY SCHOOL	16	2.833	7.00			
PARK	17-19	1.84	4.55			
TRAIL HEAD	19	0.16	0.40			
SOAK POND	20	0.02	0.04			
TRANSITARY & TRANSITARY BUFFER	21-22	6.17	15.12			
GREENLANDS	23	9.79	24.18			
HOUSING RESERVES	24-25	0.14	0.35			
CLAY RESERVE	26	0.00	0.00			
22.5m COLLECTOR ROW (1.5m DEPTH)		2.68	6.82			
TOTAL	26	37.79	93.39	775-823	88.3-93.7	222.5-237.5



Evaluation

- The proposed development is permitted within and consistent with the policy framework established by the **Mississauga Official Plan**, as well as higher level provincial policy documents.
- The proposed development is consistent with the **Shaping Ninth Line Urban Design Guidelines**.
- The proposed **zoning standards** are acceptable from a planning standpoint.
- The proposed development respects the **existing** and **planned context** of the surrounding area (ie., Natural Heritage, 407 Transitway, protects for the orderly development of adjacent land).

Recommendation

Page 1 of the Corporate Report, paraphrased:

1. That City Council amend the zoning by-law to permit the proposed development in accordance with the staff report before you
2. That “H” Holding Provisions be removed from the implementing zoning by-laws upon confirmation that applicable agency and Department comments have been addressed
3. That the Commissioner approve the draft plans of subdivision for both applications
4. That the applicant satisfy all requirements of the City and other applicable agencies
5. That City Council’s approval be considered null and void if a zoning by-law is not passed within 36 months of the Council Decision.

Thank You.

