

City of Mississauga
Corporate Report



Date: August 14, 2020

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Originator's files:
 OZ 20/004 W6 and
 T-M20001 W6

Meeting date:
 September 8, 2020

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 6)

Rezoning and Draft Plan of Subdivision applications to permit 108 townhomes and one detached home

1240 Britannia Road West, south side of Britannia Road West, east of Whitehorn Avenue

Owner: National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.

Files: OZ 20/004 W6 and T-M20001 W6

Recommendation

That the report dated August 14, 2020, from the Commissioner of Planning and Building regarding the applications by National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd. to permit 108 townhomes and one single detached home, under Files OZ 20/004 W6 and T-M20001 W6, 1240 Britannia Road West, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

A plan of subdivision is required to permit one detached home and 108 townhomes on a private condominium road. The zoning by-law will need to be amended from **R1** (Detached Dwellings – Typical Lots), **RM2 - 23** (Semi-detached), and **RM2 - 29** (Semi-Detached), to **R7 – Exception** (Detached Dwellings – Shallow Lots) and **RM6 - Exception** (Townhouses on a CEC - Road) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different zoning categories to implement the proposal.

Comments

The property is located on the south side of Britannia Road West, east of Whitehorn Avenue within the East Credit Neighbourhood Character Area. The site is currently occupied by two detached homes.



Aerial image of 1240 Britannia Road West



Applicant's rendering of the proposed townhomes

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

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

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional

Files: OZ 20/004 W6 and T-M 20001 W6

technical information, including noise, grading, servicing, stormwater management, traffic and environmental compliance; ensuring compatibility of new buildings and community consultation.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner