

City of Mississauga
Corporate Report



<p>Date: September 4, 2020</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 19/020 W11 and T-M19007 W11</p>
	<p>Meeting date: September 28, 2020</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Rezoning and Draft Plan of Subdivision applications to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater pond and to retain the existing heritage house all on public roads

1200 Old Derry Road, north of Highway 401, south of Old Derry Road, east of Old Creditview Road, west of Second Line West

Owner: Hanlon Glen Homes Inc. and Simqua Developments Inc.

Files: OZ 19/020 W11 and T-M19007 W11

Recommendation

That the report dated September 4, 2020, from the Commissioner of Planning and Building regarding the applications by Hanlon Glen Homes Inc. and Simqua Developments Inc. to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater pond and to retain the existing heritage house, under Files OZ 19/020 W11 and T-M19007 W11, 1200 Old Derry Road, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires an amendment to the zoning by-law and a draft plan of subdivision
- Community concerns identified to date relate to traffic volumes and the road network
- Prior to the next report, matters to be addressed include the provision of additional technical information, appropriateness of the proposed zoning by-law exceptions, compatibility with the surrounding development, adequacy of the existing roads to accommodate increased traffic, protection of greenlands and natural features and relocation of the heritage building

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

The rezoning and draft plan of subdivision applications are required to permit 260 detached and 62 semi-detached dwellings, a public park, a stormwater management pond and to retain the existing heritage house. The application is to amend the zoning by-law from **D-8** (Development – Exception) and **G1-7** (Greenlands - Exception) to **R2-Exception** (Detached Dwellings-Typical Lots), **R11-Exception** (Detached Dwellings-Garage Control Lots - Exception), **RM2-Exception** (Semi-Detached), **OS1** (Open Space-Community Park) and **OS1-Exception** (Open Space-Community Park-Exception). A plan of subdivision is required to create the lots and blocks for the dwellings, public roads, and the stormwater pond.

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

Comments

The applications are on part of a larger property that is bounded by Old Derry Road, east of Creditview Road/Old Creditview Road, north of Highway 401 and west of the existing Meadowvale residential neighbourhood and is traversed by the Credit River Valley. The lands subject to these applications are located on a portion of the larger property, and are east of the Credit River Valley within the Meadowvale Village Neighbourhood Character Area. The site is currently occupied by three detached homes, two of which are located within the valley and proposed for demolition. The other house is designated under the *Heritage Act*, is known as the Simpson-Humphries House and is proposed to be relocated to Lot 59 on the proposed draft plan of subdivision.



Aerial image of 1200 Old Derry Road



Proposed Meadowvale Development Plan

Proposed Draft Plan of Subdivision

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 *Greenbelt Plan* works together with the Growth Plan to build upon the policy of the PPS to protect the natural environment and determine where and how growth should be accommodated. The City of Mississauga is not located within the Greenbelt Plan area and, as such, the Greenbelt Act does not apply. However, the Credit River and Etobicoke Creek flow through Mississauga and connect natural heritage systems within the Greenbelt to Lake Ontario. The *Greenbelt Plan* provides direction to municipalities for the long term protection and enhancement of these external connections.

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.

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

All 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 technical information
- Appropriateness of proposed zoning by-law exceptions
- Compatibility with surrounding development
- Adequacy of existing roads to accommodate increased traffic
- Protection of greenlands and natural features
- Relocation of the heritage building

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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