

City of Mississauga
Corporate Report



<p>Date: July 10, 2024</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 24-5 W10 and T-M24002 W10</p>
	<p>Meeting date: July 29, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 10)

Rezoning and Draft Plan of Subdivision applications to permit 124 detached dwellings, public park, storm water management area and public roads

0 Lisgar Drive, east side of Lisgar Drive, north of Doug Leavens Boulevard

Owner: Avenia Construction (BT) Inc.

Files: OZ 24-5 W10 and T-M24002 W10

Recommendation

1. That the applications under Files OZ 24-5 W10 and T-M24002 W10, Avenia Construction (BT) Inc, 0 Lisgar Drive, to change the zoning to **R3-Exception** (Detached Dwellings - Typical Lots), **R4-Exception** (Detached Dwellings - Typical Lots), **R5-Exception** (Detached Dwellings - Typical Lots), and **OS1** (Open Space) to permit 124 detached dwellings, public park, storm water management area and public roads, be approved.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating issuing the draft conditions of approval outlined in Appendix 2 attached to the staff report dated July 10, 2024 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M24002 W10.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

Executive Summary

- Staff recommend approval of the proposed infill development application on a vacant site which will facilitate new housing, public park, an integrated public road and pedestrian system and stormwater management area
- Upon approval, the lands will support 124 new detached residential units on public roads
- Based on staff's evaluation the development applications conform with the relevant planning policies and are supportable from a planning perspective
- There is adequate existing municipal infrastructure to support the proposed development and the infill units will be compatible with the existing neighbourhood

Background

A pre-application submission public meeting was held by Ward 10 Councillor, Sue McFadden, on June 21, 2023. The rezoning and subdivision applications were deemed complete on May 28, 2024 and subsequently circulated for review and technical comments.

The purpose of this report is to provide information on the applications and a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

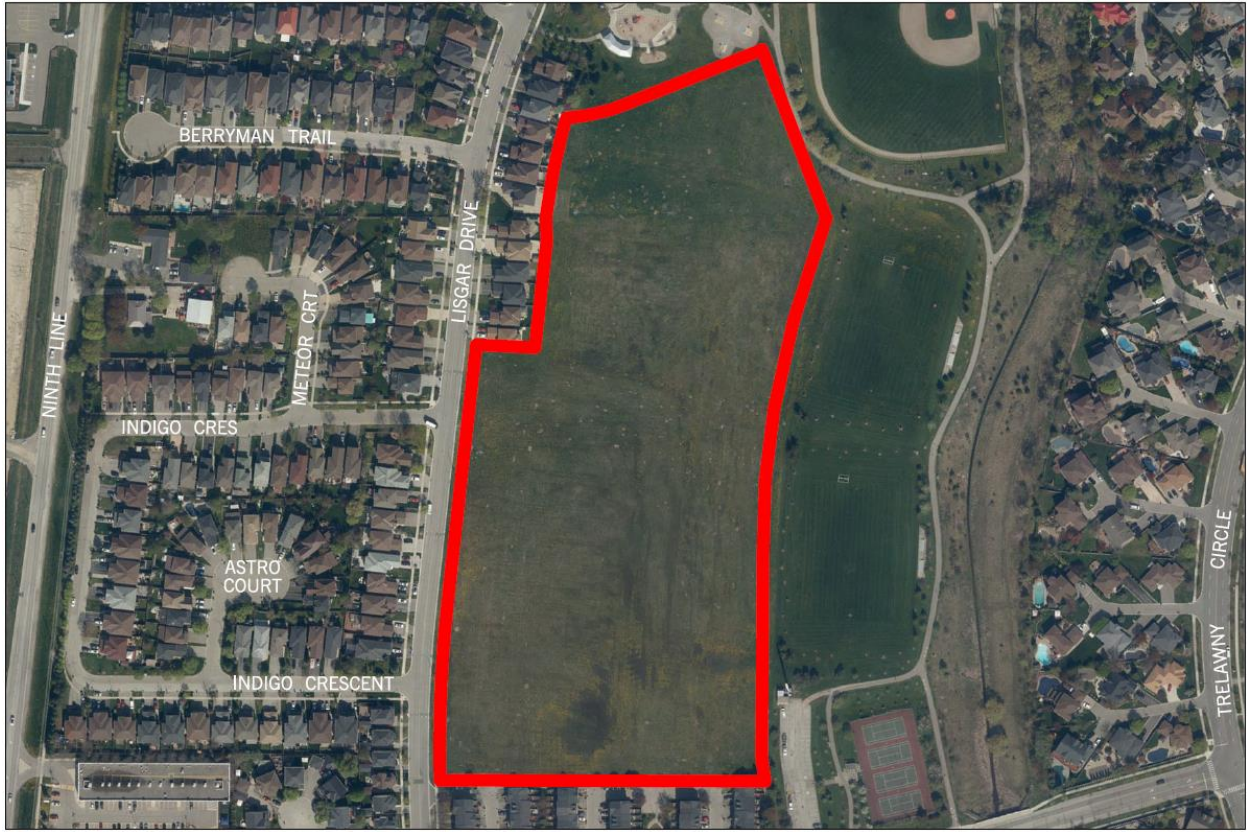
Present Status

1. Site Information

(a) Site Location and Description

The site is located east of Lisgar Drive, just north of Doug Leavens Boulevard, in the Lisgar Neighbourhood Character Area. The site is an irregular shape, with frontage onto Lisgar Drive and Lisgar Fields Community Park to the north and east. The site is vacant, with no existing structures.

Originator's files: OZ 24-5 W10 and T-M24002 W10



Aerial Photo of 0 Lisgar Drive

Property Size and Use	
Frontages:	Lisgar Dr - 249.0 m (817.0 ft.) approx.
Gross Lot Area:	6.5 ha (16.2 acres)



Photos of Existing Site Condition (view south-east and east from Lisgar Drive)

(b) Site History

- June 10, 1992 – Original surrounding subdivision was approved through applications OZ/OPA 87/108 and T-87071, in which the subject site was included as a potential school block.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **R4** (Detached Dwellings - Typical Lots), which permits detached dwellings.

- November 14, 2012 – Mississauga Official Plan (MOP) came into force which designated the subject site **Residential Low Density II** within the Lisgar Neighbourhood Character Area.
- May 24, 2023 – First Development Application Review Committee (DARC) meeting held with the proponent and City staff provided submission requirements and preliminary feedback, under file DARC 23-69 W10.
- June 21, 2023 – A virtual community meeting was held by Ward 10 Councillor, Sue McFadden.
- January 16, 2024 – Second Development Application Review Committee (DARC) meeting held with the proponent and City staff provided submission requirements and preliminary feedback, under file DARC 23-69 W10.
- May 28, 2024 – The subject applications were deemed complete and began formal review under the City's new development application pilot project, as a response to the Province's recent legislation under Bill 109.

(c) Site Context

The subject property is located in the Lisgar Neighbourhood Character Area. The surrounding area contains a mix of residential and open space uses. The residential uses are characterized by low-rise residential dwellings including detached and semi-detached dwellings, with some three-storey townhouses. Lisgar Middle School is approximately 125 m (410 ft.) north of the site is. A commercial plaza containing various retail and commercial businesses is approximately 220 m (722 ft.) west of the site.

Immediately surrounding the subject property are the following land uses:

North: City owned parkland, Lisgar Fields Community Park, and Lisgar Middle School beyond

East: City owned parkland, Lisgar Fields Community Park, and detached dwellings fronting Trelawny Circle beyond

South: Townhouses and detached dwellings fronting Doug Leavens Boulevard

West: Detached dwellings fronting Lisgar onto Drive and Ninth Line further west

2. Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ 19-12 W10 and OZ 19-13 W10 – 6136, 0, 6168, 0, 0, 0, 6252, 6276, 6302, 6314, 6400, 6423, 6500 and 0 Ninth Line – applications approved to permit between 1,260 and 1,360

residential units, including a mix of detached dwellings, townhouses and apartments, as well as institutional, open space and Greenlands uses

3. Official Plan

The lands are located within the Lisgar Neighbourhood Character Area and are designated **Residential Low Density II**. The **Residential Low Density II** designation permits detached dwellings, semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The Lisgar Neighbourhood Character Area is not an identified Intensification Area in Mississauga Official Plan and is, therefore, not intended to be the focus of significant intensification within the City. However, this does not mean that it must remain static and does allow for development which is sensitive to the existing and planned character of the area.

The subject property not located within a Major Transit Station Area (MTSA).

No official plan amendment is proposed with this application.

4. Zoning

The subject property is currently zoned **R4** (Detached Dwellings - Typical Lots), which permits detached dwellings on interior lots at 365 m² (3,928.8 ft²) and corner lots at 500 m² (5,382.0 ft²). Refer to Appendix 1 for the existing and proposed Zoning Map.

5. Proposed Development

(a) Description

The applicant proposes to develop the property with 124 detached dwellings along public roads, a public park, and a stormwater management area. A rezoning application is required to permit the proposed development. A draft plan of subdivision application is also proposed to create 124 lots and three blocks. Refer to Appendix 1 for details of the proposed development.



Concept Plan of Proposed Development

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>

(c) Green Development Initiatives

The applicant has not identified which green development initiatives will be incorporated into the development.

Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the applications.

1. Reason for Applications

Zoning By-law Amendment

An amendment to Zoning By-law 0225-2007 is required to implement the proposal. The site is zoned **R4** (Detached Dwellings - Typical Lots), which permits detached dwellings.

The proposed zoning amendments are **R3-Exception** (Detached Dwellings - Typical Lots), **R4-Exception** (Detached Dwellings - Typical Lots), **R5-Exception** (Detached Dwellings - Typical Lots) and **OS1** (Open Space - Community Park). The proposed residential zones include exceptions to accommodate specific regulations for each dwelling type, including: reduced front, side and rear yard setbacks, landscaped areas and lot sizes. The proposed **OS1** zone will permit a public park and stormwater management area.

Refer to Section 2 and Appendix 1 for a complete list of the requested zoning amendments.

2. Policy 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 *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and assessed in the context of the proposed development applications. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(a) Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

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 and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps 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".

Consistency with the PPS, 2020

PPS policy 1.1.1 outlines how to manage and direct land use to achieve resilient development and liveable communities, through promoting efficient, dense land use, accommodating a mix of residential types, promoting transit-oriented development and avoiding development which may cause public health and safety concerns. PPS policy 1.1.3 outlines how settlement areas should be managed and supported in their role as the focus of growth and development, largely by utilizing appropriate development standards which operationalize existing infrastructure, encourage transit-oriented development and generally use land efficiently.

The proposed development conforms to the PPS as it proposes gentle intensification of an under utilized parcel while proposing a built form that is integrated with the existing semi-detached and detached dwellings within the Lisgar neighbourhood.

Consistency with the Growth Plan, 2020

The proposed development conforms to the Growth Plan direction as it accommodates intensification within an existing built-up area and results in an increase to housing supply.

The Growth Plan explicitly states that development must be governed by appropriate standards. The proposed development provides adequate regard to the appropriate siting of dwellings in relation to surrounding dwellings and municipal infrastructure. The proposed development is consistent with the principle and aims of the Growth Plan.

(b) Regional Official Plan

The general objectives of the ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving an intensified and compact form and mix of land uses. There are also policies about the efficient use of land, services, infrastructure and public finances. Achieving an urban form and density that is pedestrian-friendly and transit supportive are also stated objectives.

The proposed development does not require an amendment to the ROP. The site is located within the Urban System and the proposal achieves many of the objectives and policies of the ROP, including: encouraging a pattern of compact form, providing an appropriate range of housing, supporting pedestrian-friendly and transit-supportive opportunities for

intensification and providing mixed land uses (Section 5.3). As such, the proposed development gives adequate regard for the objectives of the ROP.

(c) Mississauga Official Plan

The proposal does not require an amendment to the Mississauga Official Plan Policies for the Lisgar Neighbourhood Character Area, to permit 124 detached dwellings, public park, storm water management area and public roads.

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan 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 Lisgar Neighbourhood Character Area and is designated **Residential Low Density II** which permits detached dwellings, semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. The proposed detached dwellings are permitted within the **Residential Low Density II** designation and the proposed public park and stormwater management area are permitted within in all land use designations (MOP 11.2.1.1).

Neighbourhoods are generally characterized as stable areas to be protected and are generally not appropriate for significant intensification. However, they should not remain static and new development should be sensitive to the existing and planned character of a Neighbourhood (5.3.5.5 and 5.3.5.6).

The proposed development will have a built form similar to the immediate neighbourhood, while maintaining some distinct elements such as lot area and configuration. The proposed development adds additional detached dwellings within a neighbourhood characterized by detached dwellings. The proposed development represents a sensitive and compatible form of intensification within the existing and planned context of the neighbourhood.

Compatibility with the Neighbourhood

Chapter 5 of the MOP states that infill and redevelopment within Neighbourhoods will respect their existing and planned characters. Neighbourhoods are non-intensification areas that will have the lowest densities and building heights, with generally homogeneous land uses (9.2.2.3). The proposal for detached dwellings maintains this character within the Lisgar Neighbourhood and does not create a built form that differs from its context. The proposed lot sizes are reduced but maintain the lotting pattern of the surrounding subdivision. The proposed dwellings and public roads complete the street along Lisgar Drive. Additionally, the proposed public open space links the surrounding public park to the proposed road network and the Lisgar Neighbourhood Character Area green system. As such, the proposed development would support the Urban Form policies for Non-Intensification Areas outlined in the MOP.

Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure appears to be adequate to support the proposed development. Additional details are still required to demonstrate some technical requirements, as outlined in Appendix 1.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site but will require more technical details to demonstrate functionality, to be submitted through the subdivision.

The following community services are located in proximity to the site:

- Lisgar Fields
- Trelawny Woods
- Osprey Woods Park
- Forest Park
- Meadowvale Community Centre

The following major MiWay bus routes currently service the site:

- Route 39 – Miway, Britannia
- Route 46 and 346 – Miway, Tenth Line - Osprey

There is a transit stop immediately adjacent to the site on Lisgar Drive across from Indigo Crescent, servicing Route 39, as well as a stop 550 m from the site at Doug Leavens Boulevard and Trelawny Circle, servicing Route 46 and 346.

MOP policy 7.1.3 encourages the development of the built environment through the provision of compact built forms, the integration of a variety of travel needs and the integration of recreational land uses. The proposed development is acceptable as it includes public space and pedestrian connections to the surrounding neighborhood where there are existing community uses and transit connections.

(d) Zoning By-law

The proposed development would be accommodated within four proposed zones: three residential zones and one open space zone. The residential zones propose site-specific exceptions which are summarized below.

The proposed **OS1** (Open Space - Community Park) zones would facilitate the proposed public park north of the site and the proposed storm water management area in the south east corner of the site. The proposed open space zone is permitted within **Residential Low Density II** designation and represents a beneficial public use for existing and future Lisgar Neighbourhood residents.

The proposed site-specific exception zones: **R3-Exception** (Detached Dwellings - Typical Lots), **R4-Exception** (Detached Dwellings - Typical Lots), and **R5-Exception** (Detached Dwellings - Typical Lots) zones generally propose smaller lots, reduced front, rear and side yard setbacks, and increased heights from 10.7 m (35.1 ft.) to 11 m (36.1 ft.). The proposed setbacks are consistent within the proposed development and allow space for planting and sidewalks. Integrated garages will not encroach into the front or exterior side yards, maintaining setbacks consistent with the surrounding context. The proposed provisions are acceptable, as they maintain appropriate setbacks to Lisgar Drive and the future public roads, provide a compact site layout and are compatible with the surrounding built form. The site layout also provides appropriate setbacks to the surrounding public park.

A table summarizing the proposed zoning regulations can be found in Appendix 1.

(e) Bonus Zoning/Community Benefit Charge

The *Planning Act* was amended by Bill 197, COVID-19 *Economic Recovery Act*, 2020, S.O. 2020, c. 18. Section 37 height and density bonus provisions have been replaced with a new Community Benefit Charge (CBC).

While the proposed development is more than 10 residential units, it is less than five storeys and therefore CBC charges do not apply.

3. Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028

<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

The City Planning Strategies Division has requested the applicant consider opportunities to provide basement secondary units or something similar in support of the City's affordable housing objectives of 10% for the site. They have also asked that the applicant consider providing units that are sized and priced to meet the middle income threshold of \$420,000. The applicant has stated that they are exploring the potential for constructing finished basements in some of the units and will discuss this further with staff during the detailed design stage.

4. Next Steps

(a) Outstanding Items

Prior to the enactment of the Zoning Bylaw, the applicant will be required to submit technical documents requested by the City's Transportation and Works department. For a full list of the requirements, see Appendix 1.

(b) 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 2.

The lands are the subject of a Draft Plan of Subdivision. Development will be subject to the completion of services and registration of the plan.

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.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 10 Councillor, Sue McFadden, on June 21, 2023. Approximately 70 people were in attendance at the community meeting and no pieces of written correspondence have been received. The following summarizes comments received on the applications:

Comment

Residents raised concerns for the loss of parkland in the community as a result the proposed development.

Response

The subject property was declared surplus by the Peel District School Board (PDSB). The purchase and sale of the property was then facilitated by PDSB which resulted in a private sale to the current owner.

Community Services has stated their support of the proposed development and parkland dedication along the north of the site.

Comment

The proposed development will create excessive traffic along Lisgar Drive.

Response

A Transportation Impact Study (TIS) has been submitted with the proposal and reviewed by staff. The TIS concludes that the proposed development will not generate traffic volumes which exceed the capacity of existing roads. Staff have reviewed the TIS and are supportive of its findings.

2. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on May 28, 2024. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(a) Region of Peel

Comments dated July 3, 2024, state that the Region supports the proposed development from a servicing, housing, and waste management perspectives. Additional technical details and revisions are required to the Functional Servicing Report at subdivision stage. For full technical comments, see Appendix 1.

(b) City Transportation and Works Department

Comments dated June 28, 2024, state that 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 feasibility of the project, in accordance with City requirements.

Based on a review of the materials submitted to date, staff are generally satisfied with the details provided to confirm the feasibility of the development proposal from an engineering standpoint. Additional technical matters will need to be satisfactorily addressed to facilitate the implementation of the engineering requirements prior to the passing of the implementing zoning by-law and through the related Subdivision Application and Conditions of Draft Plan Approval (see Appendix 1 for detailed staff comments).

(c) City Community Services Department

Comments dated July 4, 2024, state that the maximum parkland dedication is being achieved on the subject property which will expand Lisgar Fields with a 0.2 ha (0.5 ac.) park addition. As such, Community Services is in support of the proposal subject to various technical requirements to be met during the subdivision stage. For full technical comments see Appendix 1.

(d) Dufferin-Peel Catholic District School Board and Peel District School Board

Comments dated May 28, 2024 from the Dufferin Peel Catholic School Board state that the Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. Various warning clauses will be included in the Subdivision Agreement.

Comments dated June 18, 2024 from the Peel District School Board state that sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, and future residents will be notified through warning clauses in the agreement of purchase and sale, and by signs placed on the site. The school board advises that some students may be accommodated in temporary facilities or bused to schools outside of the area.

Refer to Appendix 1 for the School Accommodations Summary by school board.

Conclusion

In conclusion, City staff has evaluated the applications to permit 124 detached dwellings, public park, storm water management area and public roads against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan. Staff found that the proposed rezoning to permit **R3-Exception** (Detached Dwellings - Typical Lots), **R4-Exception** (Detached Dwellings - Typical Lots), **R5-Exception** (Detached Dwellings - Typical Lots) and **OS1** (Open Space) contain acceptable performance regulations and that the proposed development conforms with the relevant provincial, regional and city policies for appropriate land use.

The proposed development maintains the goals and objectives of the Mississauga Official Plan and is compatible with the surrounding neighbourhood. The proposed rezoning and draft plan of subdivision applications are acceptable from a planning standpoint and should be approved subject to the conditions contained in this report.

Should the applications be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Supplementary Information

Appendix 2: City Conditions of Approval



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

Prepared by: Emma Bunting, Development Planner