

Detailed Information and Preliminary Planning Analysis

Owner: 1672735 Ontario Inc.

2620 Chalkwell Close

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1. Updated Agency and City Department Comments

The application was circulated to all City departments and commenting agencies on March 15, 2024. A summary of the comments are contained in the original Recommendation Report attached as Appendix 4. Since the previous Recommendation Report meeting, a revised concept plan has been submitted and was recirculated to City departments and external agencies on November 7, 2024. The following are revised comments:

Transportation & Works Department

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the 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 in the reports, plans or studies in order to confirm the engineering feasibility of the development proposal. A Development Agreement and additional technical details and revisions are required to comply with City requirements from an engineering standpoint, which will be dealt with through the detailed design (site plan application) phase. Below are detailed comments.

Traffic

A Transportation Impact Study (TIS) and Traffic Memo was prepared by WSP and provided in support of the proposed

development. The materials were reviewed and audited and staff are generally satisfied from a feasibility perspective.

The TIS concluded that the proposed development is anticipated to generate 60 (17 in, 43 out) and 76 (48 in, 28 out) net two-way site trips for the weekday AM and PM peak hours in 2028, respectively. With the traffic generated by the proposed development, the study area intersections are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Stormwater Management

The Functional Servicing and Stormwater Management Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are proposed.

In general, the applicant has demonstrated a satisfactory stormwater servicing concept. Stormwater will be collected by the storm sewers within the site's private roads and stored in stormwater management tanks before being discharged to municipal storm sewers on Chalkwell Close. Further technical information is required to address staff comments related to runoff volume reduction and Low Impact Development (LID) features which will be provided through the detailed design (site plan application) stage.

Environmental Compliance

A Phase One Environmental Site Assessment dated January 16, 2024 prepared by S2S Environmental Inc. has been submitted in support of the proposed development. Additionally, information is required in accordance with O.Reg 153/04 (as amended) including, a Phase Two ESA, written documentation from a Qualified Person regarding the suitability of fill material located on-site and a written document, prepared by a Professional Engineer that includes a plan to decommission the wells or proof of decommissioning.

Noise

A Noise Impact Study prepared by RWDI dated December 5, 2023 evaluated the potential impact to and from the development, and recommended mitigation measures to reduce any negative impacts.

Noise sources that may have an impact on this development include road traffic from Truscott Drive, Winston Churchill Boulevard and the QEW highway. The submitted noise assessment confirms that noise mitigation will be required, including ventilation requirements such as provisions for central air conditioning, and upgraded building materials, the details of which will be confirmed through site plan and building permit processes.

Engineering Plans/Drawings

The applicant has submitted a number of technical plans and drawings to confirm feasibility of the proposed development, however, some revisions are required to ensure compliance with City standards.

Community Services

In comments dated March & November 2024, the Parks and Culture Planning and Forestry Sections, Community Services Department provide the following comments.

The subject property is in the Clarkson-Lorne Park Neighbourhood Character Area and, as established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha (2.96 ac.) per 1,000 people is being achieved. The Parkland Character Area is well served with 3.5 ha (8.64 ac.) per 1,000 people (2021). The subject property is within 400 m (1,312.34 ft.) walking distance to a City owned playground accessible to future residents. Sandgate Park (P-008) is located directly adjacent to the proposed development which includes amenities such as a playground, open space, trails and picnic areas. City staff will require the installation of hoarding and fencing for park protection with potential pedestrian access to the park.

Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.

2. Provincial Planning Statement, 2024 (PPS)

The *Provincial Planning Statement 2024* (PPS) was released on August 20, 2024, and came into effect on October 20, 2024, replacing the *Provincial Policy Statement, 2020*. This new

document replaces both the *Provincial Policy Statement 2020*, and the *Growth Plan for the Greater Golden Horseshoe*, consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit-supportive communities. The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planned public infrastructure.

The PPS recognizes that municipal official plans are the most important vehicle for implementation of the policies of the PPS and for achieving "comprehensive, integrated and long-term planning".

Under the *Planning Act*, all planning decisions must be consistent with the PPS.

Consistency with the PPS 2024

The Recommendation Report dated June 5, 2024 (Appendix 3) provides an overview of relevant policies found in the *Provincial Policy Statement, 2020* and the *Growth Plan for the Greater Golden Horseshoe*. The 2024 PPS came into effect since the Recommendation Report and therefore the applicable policies are summarized as follows:

Section 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities by

accommodating a range of land uses and housing options, improving accessibility for people of all ages and abilities, and improving social equity and overall quality of life for all people of varying abilities and incomes.

Section 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by accommodating affordable housing needs, permitting and facilitating all housing options and all types of residential intensification, including redevelopment of underutilized commercial and institutional sites.

Section 3.1 of the PPS establishes the general policies for infrastructure and public service facilities and states that these shall be provided in an efficient manner and optimize while accommodating projected needs. It also states that existing infrastructure and public service facilities are to be optimized before consideration is given to new development.

The proposed development represents an opportunity to redevelop a vacant and underutilized site with an efficient, compact land use pattern and appropriate built form. The development will optimize existing infrastructure, public service facilities and transit. The updated concept plan and proposed zoning by-law standards support the general intent of the PPS.

3. Region of Peel Official Plan

As summarized in the public meeting report dated June 5, 2024 (Appendix 4), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject

property is located within the Urban System of the Region of Peel. General Policies in Section 5.3 of the Regional Official Plan direct the vast majority of growth to the Urban System to leverage existing and planned infrastructure investments.

The proposed development conforms to the ROP as it is an appropriate development that efficiently uses land and resources within the Urban System and contributes to housing choices in the neighbourhood.

4. Mississauga Official Plan (MOP)

The proposal does not require further amendment to the Mississauga Official Plan policies for the Clarkson-Lorne Park Neighbourhood Character Area to permit 166 back-to-back townhouse dwellings on a condominium road.

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 alongside the revised concept plan.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, which is characterized by a variety of residential uses including detached dwellings, semi-detached dwellings and townhouses within the immediate neighbourhood. The subject property is designated **Residential Medium Density** which permits back-to-back townhouse dwellings.

Neighbourhoods are generally characterized as stable areas that are to be protected and are not appropriate for significant intensification. However, they are also not to remain static and new development should be sensitive to the existing and planned character of a neighbourhood. Chapter 5 of the Official Plan states that:

- 5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
- 5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

In approving the Official Plan Amendment associated with this project, Council has agreed that back-to-back townhouses represent an appropriate built form for the development of the property. The revised concept plan provides additional space on the site for landscape buffers and greater distances between the proposed townhouses and adjacent residences. The provision of landscape buffers on the site will improve the transition between the proposed built form and scale of the townhouse blocks to the existing homes adjacent to the subject property.

Landscape Buffers and Setbacks

The revised concept plan has increased building setbacks to all property lines abutting existing residences and provides

landscaping areas which will be used for buffer planting that will help mitigate massing concerns of the built form. This landscape detail will be further developed through a future landscape plan to ensure the proposed buffers can function as intended and provide sufficient privacy for both existing and proposed residences.

Additionally, the revised concept plan has removed buildings, planting and parking spaces from the Alectra Utilities easement along the perimeter of the subject property with an unencumbered buffer of 3 m (9.8 ft.). Clearance of the easement area from any development provides an additional separation between the proposed townhouse blocks and the abutting residences. With no encroachments proposed within the easement, the revised concept plan demonstrates a functional site layout while containing the built form and density central to the subject property.

Amenity Areas and Pedestrian Circulation

The revised concept plan maintains two communal amenity areas which meet the minimum size requirements for 166 back-to-back townhouses. The revised concept plan also includes an improved pedestrian circulation network as a result of a reduced number of overall townhouse blocks. The internal pedestrian circulation network incorporates the existing pedestrian walkway located along the westerly property line which will facilitate connectivity of the site to Truscott Drive where there are local MiWay transit stops. The revised concept plan integrates the proposed development to Sandgate Park by

connecting the site to the existing pedestrian infrastructure in the adjoining park.

Height – Impacts, Shadowing and Overlook

The revised submission materials propose a minor height increase to the back-to-back townhouses of 1 m (3.2 ft.). Since there will be fewer townhouse blocks and units along with increased setbacks to property lines and new landscape buffers, the overall impact of the increased height from a shadowing and overlook perspective will be improved. Some additional information related to transition tactics will be required through the detailed design (site plan process). Massing impacts have been reduced with additional space being proposed from the property lines to the built form. The 3 m (9.8 ft.) Alectra easement clearance along the property line in addition to landscape buffering and yard setbacks provide a cumulative effect of containing the townhouses towards the centre of the site, reducing shadowing and overlook impacts.

Scale and Character of the Surrounding Areas

New development should be sensitive to the existing character of a Neighbourhood and should appropriately transition to surrounding uses in built form, density and scale (Policy 5.3.5.6). Development within Neighbourhoods is generally expected to facilitate lower densities and building heights (with a maximum allowance of 4 storeys) and should not exceed the capacity of existing and planned services (Policy 5.1.9).

The subject property is surrounded by the **R3**, **RM1** and **RM4** zones which permit detached and semi-detached dwellings,

townhouses as well as fourplexes. While there is an increase in proposed height sought through this application, the proposal is consistent with the Official Plan's maximum height allowance of 4 storeys. Although the existing built form surrounding the subject site is characterized by low-rise houses and bungalows, the maximum height permitted in the **R3**, **RM1** and **RM4** zones is 10.7 m (35.10 ft.). This allows surrounding dwellings to redevelop up to 10.7 m (35.10 ft.) in height as of right.

The previous report to PDC (Appendix 4) described the proposed dwellings as 3 storeys, whereas they are now described as 4 storey dwellings. The elevations and building height of what was previously presented remains visually the same under the revised proposal; this difference arises from how grading and height measurements are determined.

Interface with Sandgate Park

The revised concept plan no longer proposes parking spaces abutting Sandgate Park and proposes a 2 m (6.5 ft.) sodded buffer along the entire frontage of Sandgate Park. Additionally, a 1.8 m (5.9 ft.) sidewalk is provided to appropriately separate the property line along Sandgate Park which connects to pedestrian infrastructure within the park.

5. Zoning By-law

Existing Zoning

The property is zoned **R2** (Detached Dwellings) which permits detached dwellings, accessory residential units and fourplexes, up to 10.7 m (35.10 ft.) in height.

Proposed Zoning

The applicant is proposing to zone the property **RM10-4** (Back-to-Back Townhouses on a Condominium Road – Exception) to permit 166 townhouses in 10 development blocks. A comprehensive list of the site specific exceptions to facilitate the concept plan is provided in Appendix 3.

6. Conclusion

In summary, the application to rezone the subject property to **RM10-4** (Back-to-Back Townhouses on a Condominium Road – Exception) to permit 166 back-to-back townhouses in 10 development blocks is consistent with relevant provincial policies and conforms to local planning policies. The revised concept plan allows appropriate intensification within the Clarkson-Lorne Park Neighbourhood.

The revised development concept directs appropriate growth to the centre of the subject site and provides adequate landscape buffers, building setbacks, amenity areas and pedestrian circulation. The proposed back-to-back townhouses are compatible in scale and character of the surrounding area including its interface with Sandgate Park.

Should the application be approved by Council, the implementing Zoning By-law will be brought to a future Council meeting for approval.

