



**NOTICE OF THE PASSING OF
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW**

DATE OF NOTICE	June 29, 2021	
OPA NUMBER	OPA 122 (By-law 0142-2021)	
ZONING BY-LAW NUMBER	0143-2021	
DATE PASSED BY COUNCIL	June 16, 2021	
LAST DATE TO FILE APPEAL	July 19, 2021	
FILE NUMBER	OZ 20/004	Ward 6
APPLICANT	National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.	
PROPERTY LOCATION	South side of Britannia Road West, east of Whitehorn Avenue, in the City of Mississauga	

TAKE NOTICE that on June 16, 2021 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 122 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to delete an unregistered road extension from the subject lands and replace it with the Residential Medium Density designation, and to delete a portion of the Residential Medium Density designation and replace it with a local road allowance.

The purpose of the Zoning By-law is to permit 105 townhouses on a CEC - road. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1" (Detached Dwellings - Typical Lots), "RM2-23" (Semi-Detached - Exception) and "RM2-29" (Semi-Detached - Exception) to "H-RM6-25" (Townhouses on a CEC - Road - Exception with a Holding Provision). "R1" permits detached dwellings on lots with a minimum of 15.0 m lot frontage. "RM2-23" permits semi-detached dwellings on lots with a minimum of 6.8 m lot frontage. "RM2-29" permits detached and semi-detached dwellings on lots with a minimum of 9.75 m and 6.8 m lot frontages, respectively. Upon removal of the "H" provision, the "RM6-25" will permit 105 townhouses on a CEC - road.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 122 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal a copy of an appeal form is available from the OLT website at olt.gov.on.ca. An appeal must be filed by mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **July 19, 2021**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by a fee in the amount of \$1,100.00 per application, payable to the Minister of Finance, and
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **Tori Stockwell** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5531.

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER **0143-2021**

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law which includes a holding provision;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.12.2.25	Exception: RM6-25	Map # 38E	By-law:
In a RM6-25 zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:			
Regulations			
4.12.2.25.1	Maximum number of dwelling units on all lands zoned RM6-25		105
4.12.2.25.2	The lot line abutting Britannia Road West for Blocks '4' to '6' identified on Schedule RM6-25 of this Exception shall be deemed to be the front lot line		
4.12.2.25.3	The lot line abutting Galesway Boulevard for Blocks '10' to '12' identified on Schedule RM6-25 of this Exception shall be deemed to be the front lot line		
4.12.2.25.4	Minimum lot area - CEC - corner lot		160 m ²
4.12.2.25.5	Minimum lot frontage - CEC - corner lot		6.4 m
4.12.2.25.6	Minimum exterior side yard abutting a street		3.4 m
4.12.2.25.7	Minimum exterior side yard abutting a CEC - sidewalk		1.2 m
4.12.2.25.8	Minimum interior side yard - unattached side		1.2 m
4.12.2.25.9	Minimum interior side yard where the interior side lot line is the rear lot line of an abutting parcel		1.2 m
4.12.2.25.10	Minimum rear yard - interior lot/CEC - corner lot		7.0 m
4.12.2.25.11	Maximum height		13.0 m and 3 storeys

4.12.2.25	Exception: RM6-25	Map # 38E	By-law:
4.12.2.25.12	Notwithstanding Sentence 4.12.2.25.23 of this Exception, maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required rear yard for Blocks '4' to '6' and '10' to '12'		2.5 m
4.12.2.25.13	Notwithstanding Sentence 4.12.2.25.23 of this Exception, maximum encroachment of a balcony into the required rear yard for Blocks '4' to '6' and '10' to '12'		2.5 m
4.12.2.25.14	Notwithstanding Sentence 4.12.2.25.23 of this Exception, maximum encroachment of a balcony or deck inclusive of stairs into the required rear yard for Blocks '1' to '3' and '7' to '9'		1.5 m
4.12.2.25.15	Notwithstanding Sentence 4.12.2.25.23 of this Exception, maximum encroachment of a balcony or deck inclusive of stairs into the required rear yard for Blocks '13' to '17'		2.5 m
4.12.2.25.16	Notwithstanding Sentence 4.12.2.25.23 of this Exception, external heating and air conditioning equipment is permitted on a balcony for Blocks '4' to '6' and '10' to '12'		
4.12.2.25.17	Minimum setback of a townhouse to a CEC - visitor parking space		1.8 m
4.12.2.25.18	Maximum driveway width of an end unit for Blocks '4' to '6'		6.2 m
4.12.2.25.19	The areas identified on Schedule RM6-25 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures , swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted		
4.12.2.25.20	Minimum CEC - amenity area for all lands zoned RM6-25 to be provided in one contiguous area		630 m ²
4.12.2.25.21	Minimum setback of a townhouse to a CEC - amenity area		1.2 m
4.12.2.25.22	"Front Lot Line" means the line that divides a lot from a CEC - road or a street		

4.12.2.25	Exception: RM6-25	Map # 38E	By-law:
4.12.2.25.23	All site development plans shall comply with Schedule RM6-25 of this Exception		
Holding Provisions			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM6-25 by further amendment to Map 38E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: (1) provision of any outstanding technical plans, studies and reports to the satisfaction of the City of Mississauga ("City") and Region of Peel ("Region") including an updated functional servicing report; (2) resolution of the required land dedications and conveyances; services, road configuration and access required in support of the development; (3) entering into agreements as required satisfactory to the City and the Region; (4) execution of an amending agreement of the existing development and servicing agreements for subdivision 43M-1563; (5) de-registration of a portion of subdivision 43M-1563 and the provision of any outstanding or updated reports, documents, drawings/plans to the satisfaction of the City, the Region in support of any required land dedication, easement or servicing proposal.			

2. Map Number 38E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1", "RM2-23" and "RM2-29" to "H-RM6-25", the zoning of Part of Lot 5, Concession 3, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RM6-25" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-RM6-25" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 122 is in full force and effect.

ENACTED and PASSED this 16th day of June, 2021.

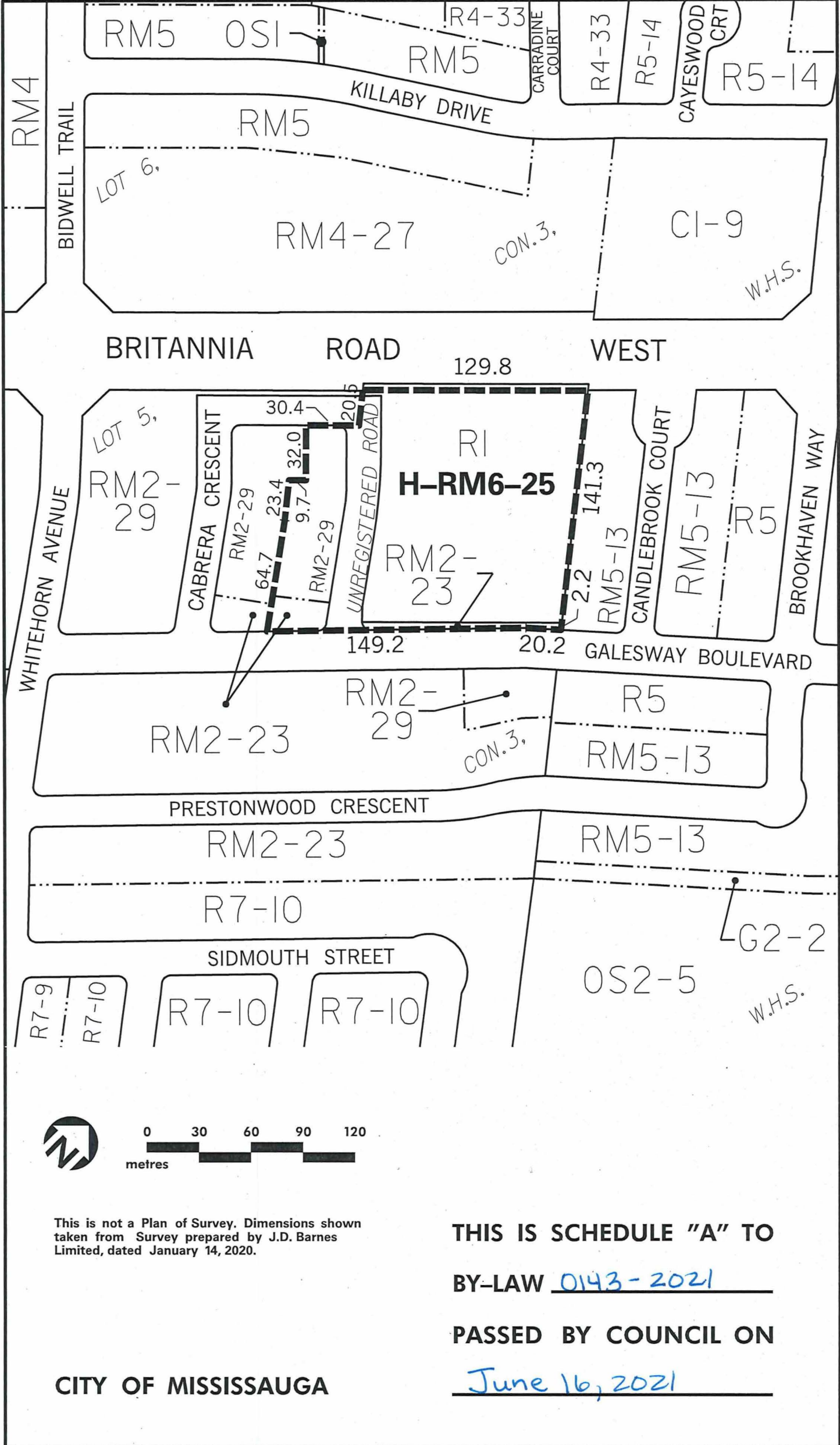
Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: June 4, 2021
File: OZ 20/004 W6

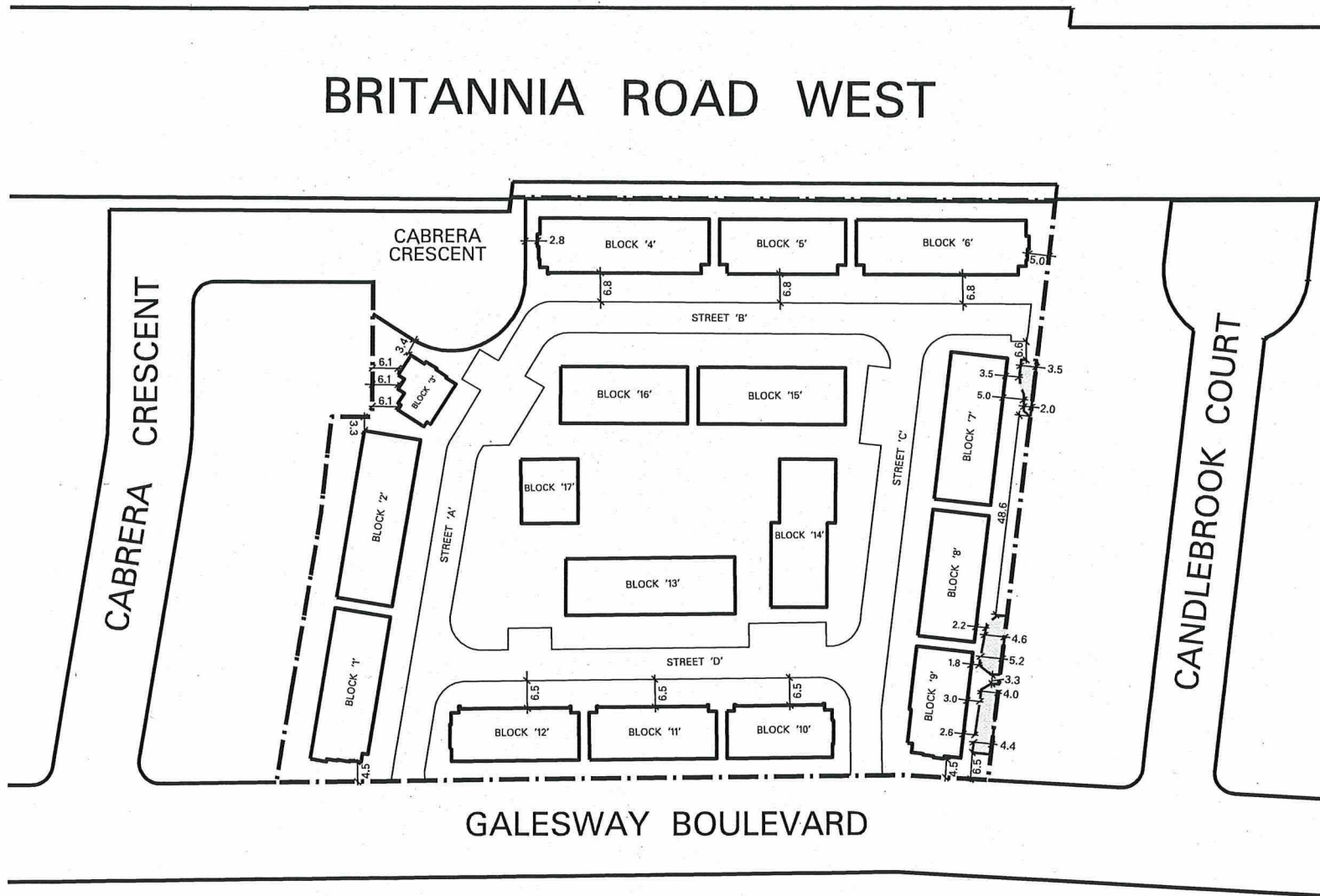
Bonnie Crombie

MAYOR

W. Minkowski

CLERK





Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey

 TREE PRESERVATION AREA

 BUILDABLE AREA

THIS IS SCHEDULE RM6-25

AS ATTACHED TO BY-LAW 0143-2021

PASSED BY COUNCIL ON June 16, 2021

APPENDIX "A" TO BY-LAW NUMBER 0143-2021

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 105 townhouses on a CEC - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1" (Detached Dwellings - Typical Lots), "RM2-23" (Semi-Detached - Exception) and "RM2-29" (Semi-Detached - Exception) to "H-RM6-25" (Townhouses on a CEC - Road - Exception with a Holding Provision).

"R1" permits detached dwellings on lots with a minimum of 15.0 m lot frontage.

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"RM2-29" permits detached and semi-detached dwellings on lots with a minimum of 9.75 m and 6.8 m lot frontages, respectively.

Upon removal of the "H" provision, the "RM6-25" will permit 105 townhouses on a CEC - road.

Location of Lands Affected

South side of Britannia Road West, east of Whitehorn Avenue in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Tori Stockwell of the City Planning and Building Department at 905-615-3200 ext. 5531.

[http://teamsites.mississauga.ca/sites/18/bylaws/oz 20 004 w6.by-law.ts.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz%20004%20w6.by-law.ts.jmcc.docx)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0142-2021

A by-law to Adopt Mississauga Official Plan Amendment No. 122

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel, ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 122, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding mapping modifications to Schedule 10 Land Use Designations within the East Credit Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 122 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 16th day of June, 2021.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: June 4, 2021
File: OZ 20/004 W6

Bonnie Chamberlain
MAYOR

W. F. Subm
CLERK

Amendment No. 122

to

Mississauga Official Plan

By-law No. 0142-2021

A by-law to Adopt Mississauga Official Plan Amendment No. 122

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NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 122 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 16th day of June, 2021.

Signed Bonnie Crombie
MAYOR

Signed W. A. [Signature]
CLERK

Amendment No. 122
to
Mississauga Official Plan

The following text and Map "A" attached, constitute Amendment No. 122.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated May 7, 2021, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to delete an unregistered road extension from the subject lands and replace it with the Residential Medium Density designation, and to delete a portion of the Residential Medium Density designation and replace it with a local road allowance.

LOCATION

The lands affected by this Amendment are located south of Britannia Road West, east of Whitehorn Avenue. The subject lands are located in the East Credit Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Residential Medium Density which permits all forms of townhouse dwellings. An unregistered road extension for Cabrera Crescent runs through the subject lands.

An Official Plan Amendment is required to delete the unregistered road extension from the subject lands and replace it with the Residential Medium Density designation, to accommodate the proposed development of 105 townhouse dwellings on a CEC road. An Official Plan Amendment is also required to delete a portion of the Residential Medium Density designation and replace it with a local road allowance.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting the extension of Cabrera Crescent within the subject lands and replacing it with the Residential Medium Density designation, and by deleting a portion of the Residential Medium Density designation and replacing it with a local road allowance, as shown on Map "A" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan September 3, 2020.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

5/31/2021
breric
PB-Half-Size.ttl



LAND USE DESIGNATIONS

Residential Low Density I	Airport
Residential Low Density II	Institutional
Residential Medium Density	Public Open Space
Residential High Density	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	Special Waterfront
Business Employment	Partial Approval Area
Industrial	

BASE MAP INFORMATION

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

City Structure

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

AREA OF AMENDMENT

FROM:

UNREGISTERED ROAD
RESIDENTIAL MEDIUM DENSITY

TO:

RESIDENTIAL MEDIUM DENSITY
LOCAL ROAD

0 35 70 105 140
metres

MAP 'A'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on September 8, 2020, in connection with this proposed Amendment.

There were no members of the public that made deputations regarding the application.

City of Mississauga
Corporate Report



Date: May 7, 2021 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's file: OZ 20/004 W6
	Meeting date: May 31, 2021

Subject

RECOMMENDATION REPORT (WARD 6)

Official Plan Amendment and Rezoning applications to permit 105 townhomes 1240-1310 Britannia Road West, 0 Cabrera Crescent, 5939-5989 Cabrera Crescent and 1295 Galesway Boulevard, south side of Britannia Road West, east of Whitehorn Avenue
Owner: National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.
File: OZ 20/004 W6

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 20/004 W6, National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd., 1240 Britannia Road West to change the zoning to **RM6-25** (Townhouses on a CEC – Road) to permit 105 townhomes, be approved subject to the conditions referenced in the staff report dated May 7, 2021 from the Commissioner of Planning and Building.
3. That the city initiated, technical official plan amendment to remove the Cabrera Crescent extension from Schedule 10 (Land Use Designation), of Mississauga Official Plan, be approved.
4. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
5. That Realty Services be directed to order an appraisal of Blocks 71, 74, 75 and the lands south of Block 75, in order to establish a purchase price for the lands. That, Legal Services

and Realty Services draft an Agreement of Purchase and Sale between National Homes (1240 Britannia) Inc. and the City for these lands once the value of the lands has been determined.

6. That Realty Services be directed to prepare a report for consideration at General Committee, to declare Blocks 71, 74, and 75 of Plan 43M-1563 and the lands south of Block 75 surplus and recommend that the unopened road allowance be closed by by-law.
7. That Council direct the Transportation and Works Department to prepare a by-law to stop up and close the unopened road allowance on the lands south of Block 75 on plan 43M-1563.
8. That Council direct staff to amend the existing Development Agreement and Servicing Agreement for Plan 43M-1563, to facilitate the execution of the Agreement of Purchase and Sale to transfer Blocks 71, 74, 75 and the lands south of Block 75 on plan 43M-1563 to the applicant, and that the Commissioner of Planning and Building be authorized to approve the amended Development Agreement.
9. That Council direct the Planning and Building Department to prepare a by-law to deregister Lots 60 to 69 and Blocks 70, 71, 74, 75 and the lands south of Block 75 on Plan 43M-1563.
10. 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.
11. That the "H" holding symbol is to be removed from the **RM6-25** (Townhouses on a CEC - Road) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated May 7, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
12. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that height shall not increase.

Executive Summary

- The application is to change the zoning by-law to allow 105 townhomes
- As a result of the recommendation to eliminate the extension of Cabrera Crescent, it has been determined that a City-initiated technical official plan amendment is required to Schedule 10 (Land Use Designations) of Mississauga Official Plan

- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including reducing the total number of units proposed, retention of mature trees, adding a second vehicular access onto Galesway Boulevard and increased side yard setbacks
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on September 8, 2020, at which time an Information Report:

(<https://pub-mississauga.escibemeetings.com/FileStream.ashx?DocumentId=4287>)

was received for information. Recommendation PDC-0029-2020 was then adopted by Council on September 16, 2020.

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.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- The total number of units proposed has been reduced from 109 units to 105 units in order to accommodate a more centrally located amenity space, which has been increased from 606 m² (6,523 ft²) to 633 m² (6,813 ft²). The reduced density has also provided an increased side yard setback from Block 5 to the existing residential homes to the east and an increased side yard setback from Block 3 to the proposed public sidewalk. The proposed revisions will provide additional privacy to existing and future area residents
- The proposal has been revised to accommodate three Tree Preservation Areas along the east property boundary, which will ensure the retention of 5 mature trees. The proposal has also been revised to include 147 replacement trees, which will provide privacy and long term environmental benefits
- The proposed emergency access onto Cabrera Crescent has been removed and a second vehicular access has been provided onto Galesway Boulevard.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on July 7, 2020. A pre-

submission community meeting was held by Ward 6 Councillor Ron Starr on March 10, 2020.

Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on September 8, 2020. There were no members of the public that made deputations regarding the application. Responses to the issues raised at the community meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS 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 Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan (MOP). An official plan amendment is not required for the proposed townhomes. A city-initiated technical Official Plan Amendment to remove the extension of Cabrera Crescent on Schedule 10 (Land Use Designations) is recommended.

A draft plan of subdivision (currently being held in abeyance until a decision is made by Planning and Development Committee to approve the proposed rezoning and city-initiated official plan applications), is also necessary in order to develop the site. A detailed analysis of the matters to be addressed prior to draft plan of subdivision approval can be found in Section 15 of Appendix 2. The evaluation of the proposed rezoning was analyzed using the following criteria:

- Directing Growth: Are townhomes consistent with the Residential Medium Density designation in MOP?
- Compatibility with Neighbourhood Character: Is the proposed built form appropriate?
- Compatibility with road network: Should Cabrera Crescent be extended to Galesway Boulevard?
- Services and Infrastructure: Is there adequate infrastructure to support the proposal?

The proposed rezoning to permit 105 townhomes has been found acceptable, based upon the following:

- The proposal represents intensification that is compatible with the neighbourhood context and conforms to existing MOP policies
- The proposal provides appropriate transition to the existing land uses and provides a range of residential built forms while continuing to respect the character of the area
- The proposed CEC road is compatible with the existing road network, which is characterized by cul-de-sacs and crescents
- The existing municipal infrastructure is adequate to support the proposed development

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

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

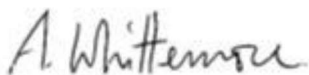
In summary, the proposed development is compatible with adjacent uses and provides for a built form that supports a mix of housing types, tenures and at varying price points to accommodate households. The proposed rezoning and City-initiated technical official plan amendment are acceptable from a planning standpoint and should be approved.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

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

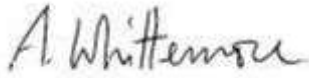
Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional

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

Detailed Information and Preliminary Planning Analysis
Owner: National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd.
1240 Britannia Road West

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1. Site History

- August 14, 2002 – Council approved a zoning by-law amendment for the lands known municipally as 0, 5939, 5961, 5965, 5969, 5973, 5977, 5981, 5985, 5989 Cabrera Crescent and 1295 Galesway Boulevard to permit detached and semi-detached homes
- November 13, 2002 – Council executed a Servicing Agreement which deeded the lands known municipally as 0, 5939, 5961, 5965, 5969, 5973, 5977, 5981, 5985, 5989 Cabrera Crescent and 1295 Galesway Boulevard to the City until such time that Cabrera Crescent is completed to Galesway Boulevard
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R1** (Detached Dwellings – Typical Lots) which permits single detached homes, **RM2-23** (Semi-Detached) which permits semi-detached homes and **RM2-29** (Semi-Detached) which permits detached and semi-detached homes
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Residential Medium Density in the East Credit Character Area

2. Site and Neighbourhood Context

Site Information

The property is located within the East Credit Neighbourhood Character Area on the south side of Britannia Road West, east of Whitehorn Avenue. The subject lands are currently occupied by two detached homes. In November 2002 Council executed a Servicing Agreement under File T-M98012 which deeded the western portion of the site known municipally as 0, 5939, 5961, 5965, 5969, 5973, 5977, 5981, 5985, 5989 Cabrera Crescent and 1295 Galesway Boulevard to the City of Mississauga by Mattamy (Country Club) Limited. The lands are to be held in escrow by the City until such time that the eastern portion of Cabrera Crescent (presently terminating in a temporary turning circle), is extended to Galesway Boulevard, and the lands can be developed to accommodate detached homes. In order to carry out the construction of the easterly leg of Cabrera Crescent a section of the lands known municipally as 1240 to 1310 Britannia Road West is required to be dedicated to the City as public highway.

On October 24, 2019 the lands known municipally as 1240 to 1310 Britannia Road West were purchased by National Homes (1240 Britannia) Incorporated. In consultation with Mattamy (Country Club) Ltd. the proposal put forward by National Homes (1240 Britannia) Inc. consists of the above properties as well as those lands currently held in escrow by the City of Mississauga. The application proposes to upgrade the existing turning circle on Cabrera Crescent to a standard cul-de-sac to permit frontage for one additional detached home. The

remaining lands would be developed as standard townhomes with access onto a proposed common element condominium road, with a single entry point onto Galesway Boulevard, thereby eliminating the completion of Cabrera Crescent as originally intended.



Image of existing conditions facing north

Property Size and Use	
Frontages:	
Britannia Road West	129.8 m (425.8 ft.)
Galesway Boulevard	169.5 m (556.1 ft.)
Depth:	135.2 m (443.5 ft.)
Gross Lot Area:	2.14 ha (5.28 ac.)
Existing Uses:	Two detached homes

Surrounding Land Uses

The surrounding area is characterized by a mix of residential, commercial and community uses. The broader surrounding area located to the east and west of the site is largely comprised of detached, semi-detached and townhomes. A one storey commercial plaza is located northeast of the site and is approximately a 2 minute walk from the subject lands, while the Credit Valley Town Plaza is located an approximate seven minute walk northwest of the property. The plazas provide a range of services including a grocery store, walk-in clinic and restaurants. Detached and semi-detached homes are located directly south of the site, which border BraeBen Golf Course, Whitehorn Public School and St. Raymonds Elementary School. Heartland Town Centre is located a two minute drive east of the site and provides a wide range of retail, commercial and dining options to area residents.

The surrounding land uses are:

- North: Townhomes, Credit Valley Town Plaza and a one story commercial plaza
- East: Semi-detached and detached homes
- South: Semi-detached homes, detached homes and BraeBen Golf Course
- West: Detached homes and townhomes



Aerial Photo of the subject lands

The Neighbourhood Context

The site is located within the East Credit Neighbourhood Character Area south of Britannia Road West and east of Whitehorn Avenue. The Character Area is adjacent to Heartland Town Centre, which contains a range of commercial and industrial uses in close proximity to the site. These uses include employment, retail and restaurant establishments located along Britannia Road West to the east of the subject lands. The surrounding residential area was largely developed during the early 2000s.

Demographics

The property is located in an area undergoing moderate growth. Based on the 2016 census, the existing population of the East Credit Neighbourhood area is 65,920 with a median age of this area being 39 (compared to the City's median age of 40). 72% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 12% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 70,900 and 71,600 respectively. The average household size is 4 persons with 5% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 15,140 units (84%) owned and 2,820 units (16%) rented with a vacancy rate of approximately 0.9%*. In addition, the number of jobs within this Character Area is 5,711. Total employment combined with the population results in a PPJ for East Credit Neighbourhood of 45 persons plus jobs per ha.

*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the Northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

Other Development Applications

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

- OZ 13/013 W6 – 5855 Terry Fox Blvd, 950 Plymouth Drive and 850 Matheson Blvd West – application in process to permit a commercial mall.

- OZ 19/001 W6 – 5510 Mavis Road – approval was obtained to increase the height and density for a future retirement home and hospice in November 2019.

Community and Transportation Services

This application will have minimal impact on existing services in the community. The site is located 220 m (721 ft.) northeast of Garcia Park which contains a community playground and two soccer pitches. Pickwick Green is located 510 m (1673 ft.) south of the subject lands and contains a community playground and four soccer pitches. The property is located 1.9 km (1.18 mi.) from River Grove Community Centre, which includes an indoor pool, gymnasium and fitness centre. The site is also located 1.6 km (1 mi.) from the BraeBen Public Golf Course clubhouse. There is a multi-use trail located on Britannia Road West extending from Queen Street South to Hurontario Street. Galesway Boulevard is designated as an on-road bicycle route extending from Whitehorn Avenue to Terry Fox Way.

The following major Miway bus routes currently service the site:

- Route 37 – Creditview - Erindale
- Route 39 – Britannia
- Route 43 – Matheson – Argentina
- Route 68 – Terry Fox
- Route 314 – Rick Hansen - Creditview

3. Project Details

The applications are to permit one detached home and 108 townhomes.

Development Proposal		
Applications submitted:	Received: March 31, 2020 Deemed complete: June 22, 2020	
Developer/ Owner:	National Homes Inc.	
Applicant:	National Homes Inc.	
Number of units:	109 units	
Lot Coverage:	62.5%	
Landscaped Area:	28.4%	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	331 * *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	218	218
visitor spaces	27	27
Total	245	245

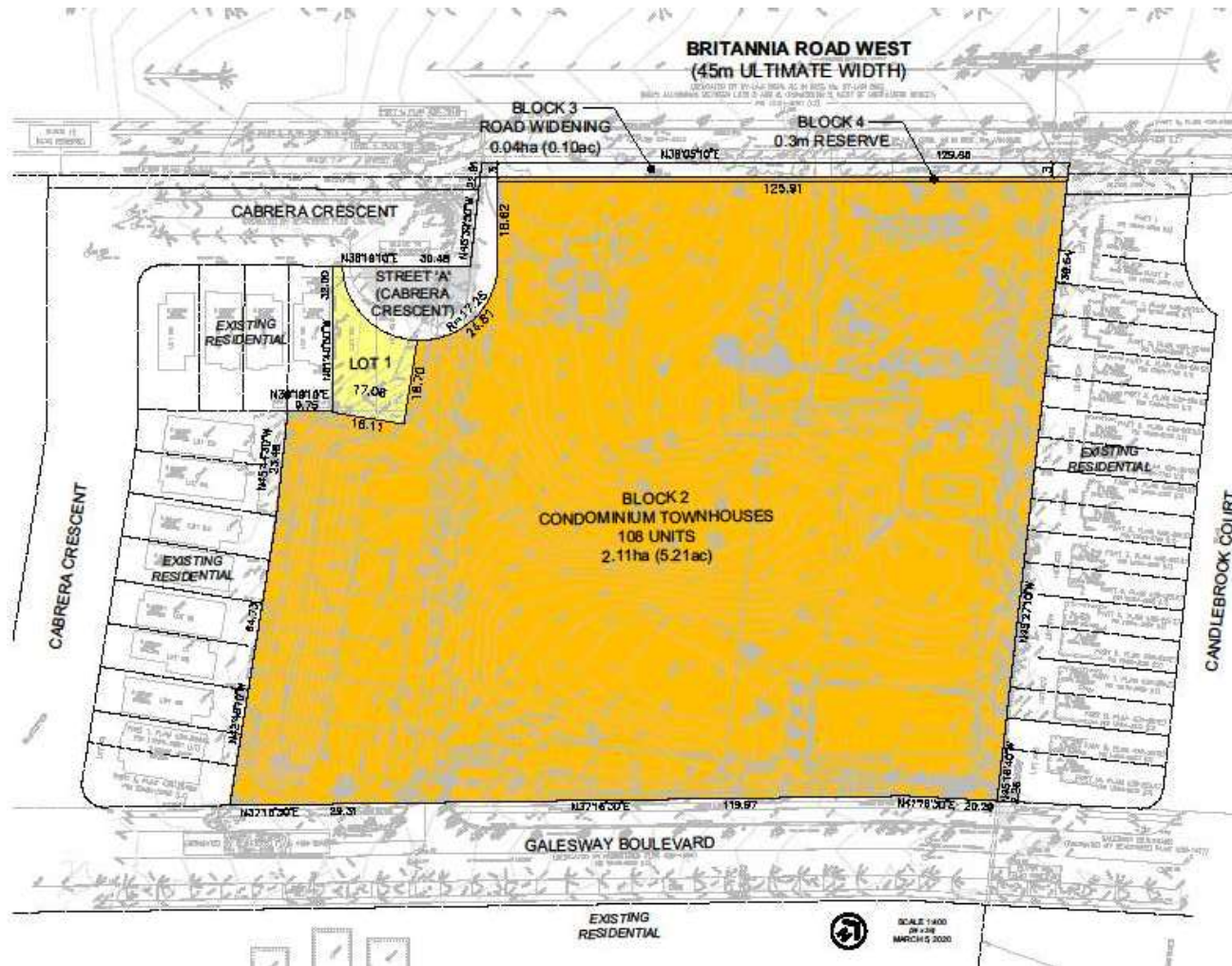
Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

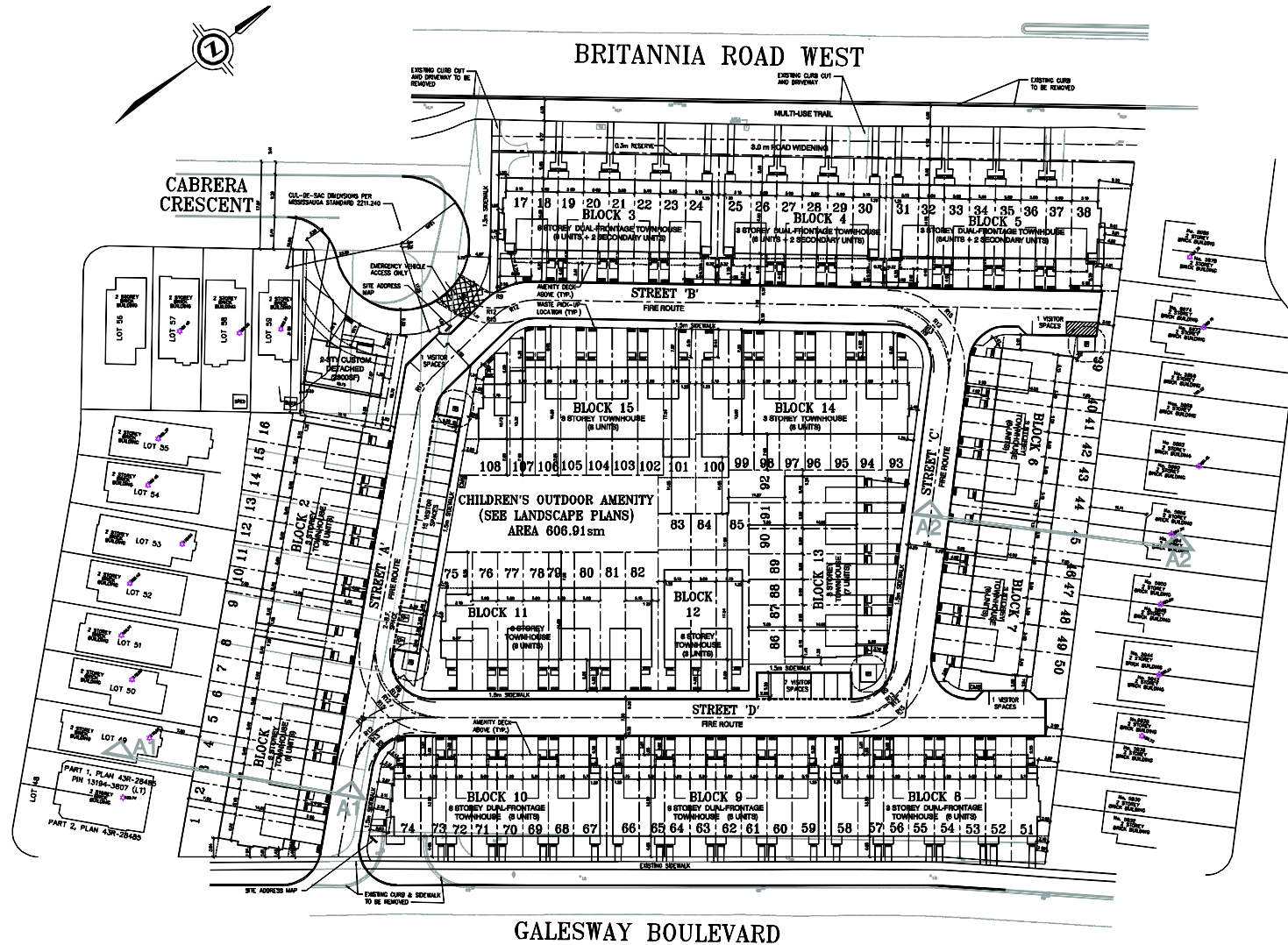
- Survey
- Site Plan and Context Plan
- Draft Plan of Subdivision

- Building Elevations and Floor Plans
- Grading and Servicing Plans
- Sanitary and Storm Drainage Plans
- Landscape Concept Plan
- Tree Preservation Plan
- Draft Zoning By-law Amendment
- Parcel Abstracts
- Planning Justification Report
- Arborist Report
- Functional Servicing Brief
- Geotechnical Investigation
- Phase One Environmental Site Assessment
- Housing Report
- Noise Feasibility Study
- Urban Transportation Considerations

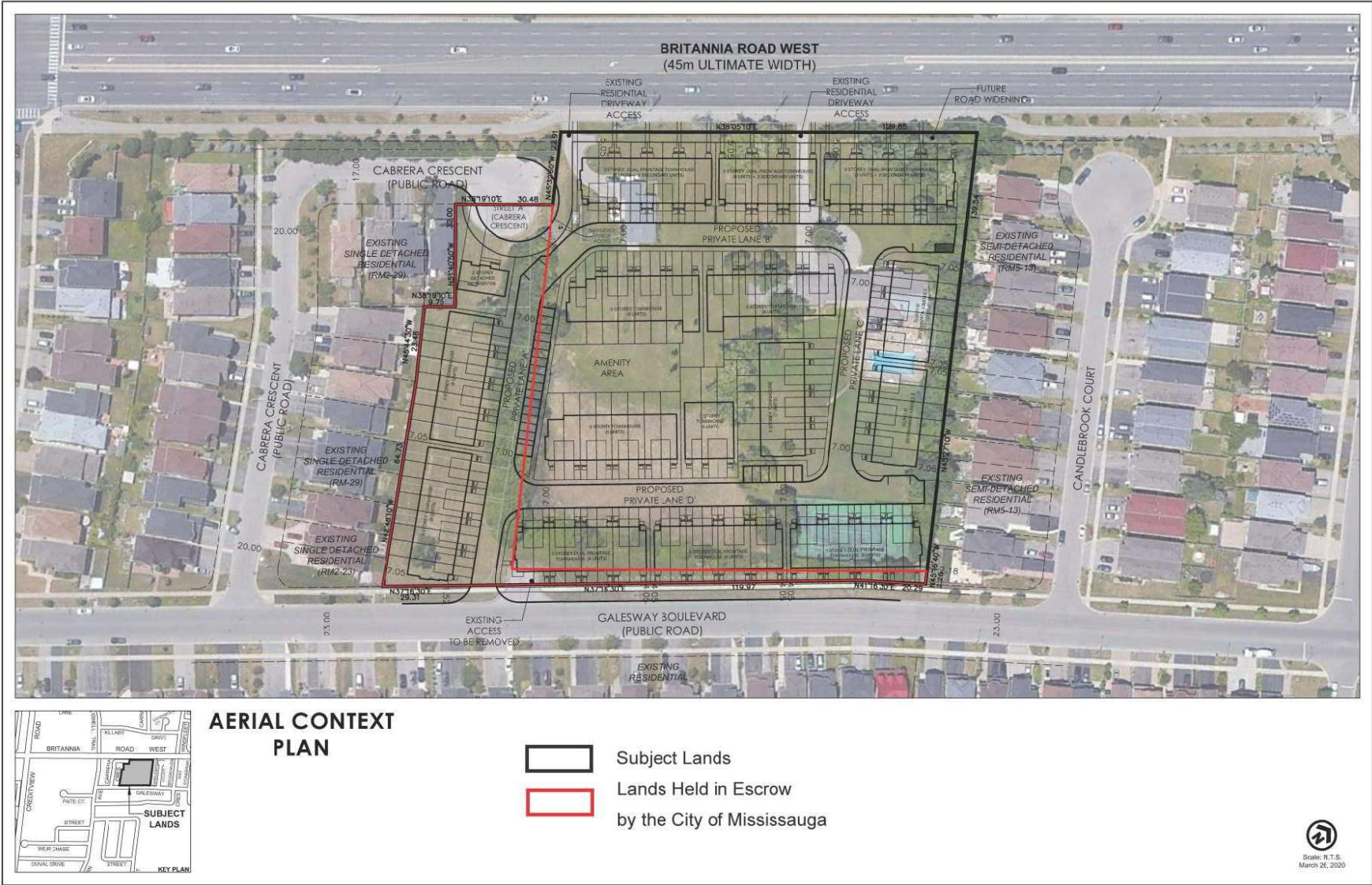
Draft Plan of Subdivision, Concept Plan and Elevations



Draft Plan of Subdivision



Site Plan



Concept Plan



CONCEPTUAL ELEVATION A
REGULAR TOWNHOUSES - TYPICAL 8 UNIT
BLOCK



CONCEPTUAL PRIVATE ROAD SIDE ELEVATION A
DUAL-FRONTAGE TOWNHOUSES - TYPICAL 8 UNIT
BLOCK



CONCEPTUAL ELEVATION B
REGULAR TOWNHOUSES - TYPICAL 8 UNIT
BLOCK



CONCEPTUAL PUBLIC ROAD SIDE ELEVATION A DUAL-
FRONTAGE TOWNHOUSES - TYPICAL 8 UNIT BLOCK

Elevations



Applicant's Rendering

4. Land Use Policies, Regulations & Amendments

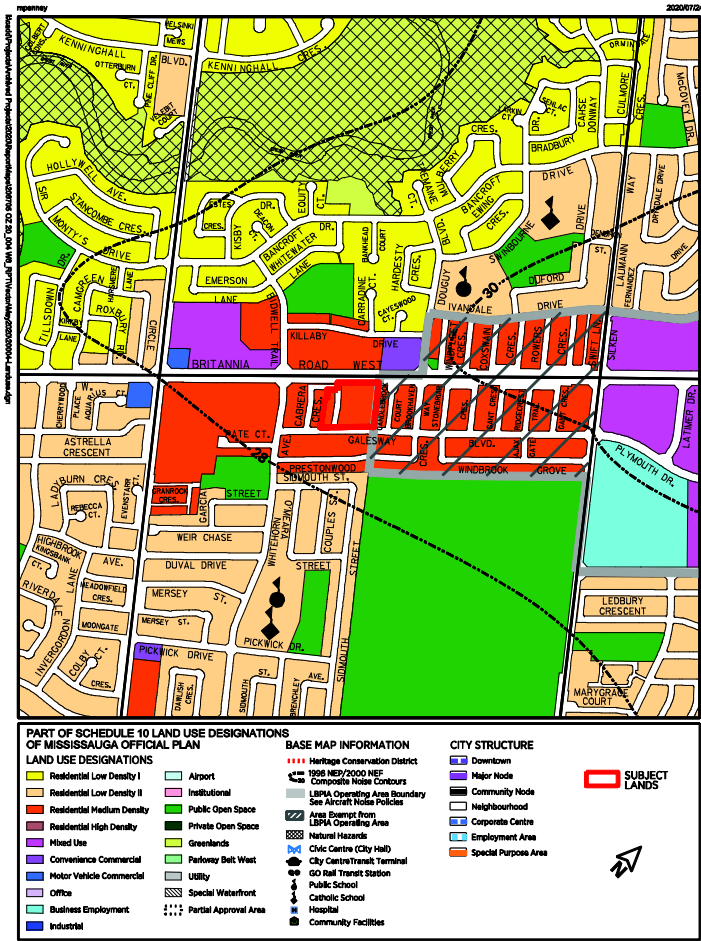
Mississauga Official Plan

Existing Designation

The site is designated **Residential Medium Density** which permits all forms of townhouse dwellings.

Note: Detailed information regarding the other relevant Official Plan policies are found in Section 5.

Excerpt of East Credit Neighbourhood Character Area



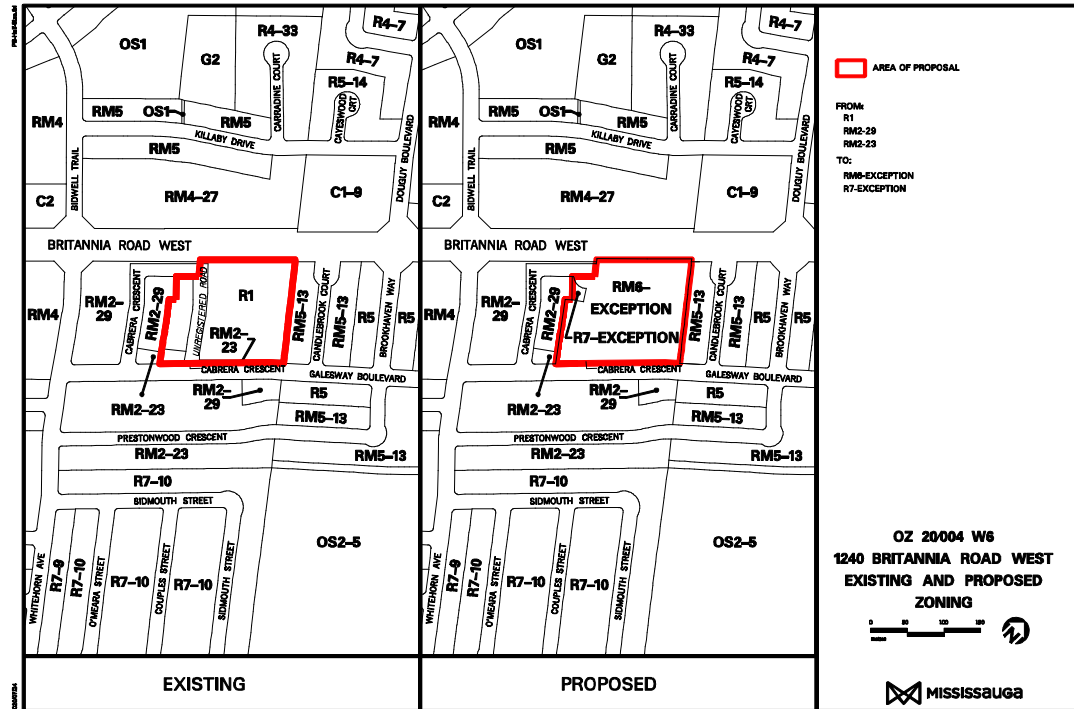
Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **R1** (Detached Dwellings – Typical Lots), which permits detached homes, **RM2-23** (Semi-detached), which permits semi-detached homes and **RM2-29** (Semi-Detached), which permits detached and semi-detached homes.

Proposed Zoning

The applicant is proposing two zones on the property. The proposed zoning for the detached home on Cabrera Crescent is **R7 – Exception** (Detached Dwellings – Shallow Lots). The proposed zoning for the townhome blocks is **RM6 - Exception** (Townhouses on a CEC - Road).



Proposed Zoning Regulations

Zone Regulations	Zone Regulations	Proposed R7 - Exception Zone Regulations
Minimum Rear Yard – Interior Lot	7.0 m (22.9 ft.)	6.0 m (19.6 ft.)
Maximum width of an attached garage : measured from the inside face of the garage walls	Lesser of 5.5 m (18 ft.) or 50% of lot frontage	Not Applicable
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		
Zone Regulations	Zone Regulations	Proposed RM6 - Exception Zone Regulations
Where a lot abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this Subsection, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 - Centreline Setbacks.	22.5 m +(74 ft.) required yard/setback	Not Applicable
Minimum Lot Area – CEC corner lot	190 m ² (2,045 ft. ²)	178 m ² (1,915 ft. ²)
Minimum Lot Frontage - CEC corner lot	8.3 m (27.2 ft.)	6.5 m (21.3 ft.)
Lot with an exterior side lot line that is a street line of a designated right-of-way 20.0 m or greater identified in		

Zone Regulations	Zone Regulations	Proposed RM6 - Exception Zone Regulations
Subsection 2.1.14 of this By-law	7.5 m (24.6 ft.)	Not Applicable
Lot with an exterior side lot line abutting a street	4.5 m (14.7 ft.)	Not Applicable
Lot with an exterior side lot line abutting a CEC - sidewalk	3.3 m (10.8 ft.)	1.2 m (3.9 ft.)
Minimum Interior Side Yard - Unattached side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Where interior side lot line is the rear lot line of an abutting parcel	2.5 m (8.2 ft.)	Not Applicable
Minimum Rear Yard – Interior lot/CEC – corner lot	7.5 m (24.6 ft.)	7.0 m (22.9 ft.)
Lot with an exterior side lot line abutting a street	4.5 m (14.7 ft.)	rear yard lot line abutting a street 4.0 m (13.1 ft.)
Minimum setback of a townhouse to a CEC - visitor parking space	3.3 m (10.8 ft.)	2.5 m (8.2 ft.)
Lot with an exterior side lot line abutting a CEC – sidewalk	3.3 m (10.8 ft.)	Minimum setback to an internal walkway 0.8 m (2.6 ft.)
Minimum front yard setback to a balcony located over a driveway	Not Applicable	3.5 m (11.4 ft.)
Minimum width of a sidewalk	2.0 m (6.5 ft.)	1.5 m (4.9 ft.)
Maximum driveway width	3.0 m (9.8 ft.)	Maximum driveway width for end dwelling units abutting Britannia Road West 6.2 m (20.3 ft.)

Zone Regulations	Zone Regulations	Proposed RM6 - Exception Zone Regulations
Maximum encroachment of a balcony , window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard	1.0 m (3.2 ft.)	Maximum encroachment of a balcony , into the required rear yard 1.9 m (6.2 ft.)
External Heating, Air Conditioning, Home Back-up Generator, and Pool Heating/Filtering Equipment	External heating, air conditioning, home back-up generator, and pool heating/filtering equipment may be located in a required yard , other than a front yard , provided that it is not closer than 0.61 m (2.0 ft.) to any lot line .	External heating and air conditioning equipment may be located in a front yard provided that it is located on a balcony
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

5. Summary of Applicable Policies

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 summarized in the table below. Only key policies relevant to the applications have been included. The table should be considered a general summary

of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV) Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1) The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)	Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1) Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a) Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3) Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)	Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c) Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4) To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)
Greenbelt Plan	Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does	There are no natural features on this site. Therefore, the lands are not subject to the policies of the Greenbelt Plan.

Policy Document	Legislative Authority/Applicability	Key Policies
	not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River. The portion of the lands which forms part of the Credit River and associated valleylands is captured within the Urban River Valleys designation of the Greenbelt Plan. Until such time as the portion of the lands within the Urban River Valleys designation come into the City's ownership, the policies of the Greenbelt Plan do not apply.	
Parkway Belt West Plan (PBWP)	The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition. The portions of the lands that contain the valleylands associated with the Credit River are designated Public Open Space and Buffer Area in the PBWP.	The Parkway Belt West Plan does not apply to this site.
Region of Peel Official Plan (ROP)	The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.	The ROP identifies the subject lands as being located within Peel's Urban System. General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive. The proposed application is exempt from Regional approval.

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019.

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

The lands are located within the East Credit Neighbourhood Character Area and are designated **Residential Medium Density**. The **Residential Medium Density** designation permits all forms of townhouse dwellings. The applicant is proposing to maintain the **Residential Medium Density** designation on the subject lands.

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5 Direct Growth	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	Mississauga will protect and conserve the character of stable residential neighbourhoods. Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. 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. Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.
Chapter 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2.1 Section 7.2.2	The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive. Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.

	Specific Policies	General Intent
		Mississauga will provide opportunities for: a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both
Chapter 9 Build A Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.2.2 Section 9.2.2.3 Section 9.5.1.1 Section 9.5.2.2	Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties. Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. Infill and redevelopment within Neighbourhoods will respect the existing and planned character. Neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods will be required to be context sensitive and respect the existing or planned character and scale of development. While new development need not mirror existing development, new development in Neighbourhoods will: a. respect existing lotting patterns; b. respect the continuity of front, rear and side yard setbacks; c. respect the scale and character of the surrounding area; d. minimize overshadowing and overlook on adjacent neighbours; e. incorporate stormwater best management practices; f. preserve mature high quality trees and ensure replacement of the tree canopy; and g. be designed to respect the existing scale, massing, character and grades of the surrounding area. Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by: a. providing walkways that are connected to the public sidewalk, are well lit, attractive and safe; b. fronting walkways and sidewalks with doors and windows and having visible active uses inside; c. avoiding blank walls facing pedestrian areas; d. and providing opportunities for weather protection, including awnings and trees.

	Specific Policies	General Intent
Chapter 11 General Land Use Designations	Section 11.1 Section 11.2.5.5	The use and development of land will reflect all components of the Urban System: The Green System; City Structure and Corridors. In addition to the Uses Permitted in all Designations, lands designated Residential Medium Density will also permit the following uses: • all forms of townhouse dwellings.
Chapter 19 Implementation	Section 19.4.1 Section 19.4.3	Development applications will be evaluated and processed in accordance with the policies of this Plan, approved streetscape studies and design guidelines and other relevant City Council policies and Provincial policies. To provide consistent application of planning and urban design principles, all development applications will address, among other matters: a) the compatibility of the proposed development to existing or planned land uses and forms, including the transition in height, density, and built form; b) conformity with the policies in this Plan; c) the sustainability of the development to support public transit and to be oriented to pedestrians; d) in circumstances where medium and high density residential uses are in proximity to developments of a lower density, measures, such as increased setback; sensitive building location, transition and design; and landscaping, may be required to ensure compatibility with the lower density designations; e) the adequacy of engineering services; f) the adequacy of community infrastructure; g) the adequacy of the multi-modal transportation systems; h) the suitability of the site in terms of size and shape, to accommodate the necessary on site functions, parking, landscaping, and on site amenities; i) the relationship of the proposed development to the street environment and its contribution to an effective and attractive public realm; j) the impact of the height and form of development, in terms of overshadowing and amenity loss, on neighbouring residential and park uses; k) site specific opportunities and constraints; l) sustainable design strategies; and m) urban form and public health.

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), *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.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
Student Yield: 21 Kindergarten to Grade 5 9 Grade 6 to Grade 8 12 Grade 9 to Grade 12 School Accommodation: Whitehorn P.S. Enrolment: 673 Capacity: 744 Portables: 0 Hazel McCallion Sr. P.S. Enrolment: 742 Capacity: 671 Portables: 4 Rick Hansen S.S. Enrolment: 1,672 Capacity: 1,725 Portables: 0	Student Yield: 7 Kindergarten to Grade 8 6 Grade 9 to Grade 12 School Accommodation: St Raymond Elementary School Enrolment: 350 Capacity: 651 Portables: 0 St. Joseph Secondary School Enrolment: 1,267 Capacity: 1,269 Portables: 4 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.

7. Community Comments

A pre-application community meeting was held by National Homes on March 10, 2020. Ward 6 Councillor, Ron Starr, was in attendance.

The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- Increased traffic on Galesway Boulevard will negatively impact the surrounding community and reduce pedestrian safety
- An additional vehicular access point should be provided onto Britannia Road West in order to mitigate increased traffic on Galesway Boulevard
- The mature trees and bushes located adjacent to the east lot line of the subject lands should be maintained for environmental and privacy reasons
- A fence should be provided along the interior lot lines to maintain privacy, mitigate increased noise levels and provide additional neighbourhood safety
- In order to reduce overlook and maintain privacy, windows, terraces and balconies should not be permitted above the second storey on elevations adjacent to existing rear yards
- The increased number of dwelling units will have an adverse impact on neighbourhood safety
- The proposed development will increase pollution and noise

- The site will be overdeveloped and the increased population will adversely impact the surrounding parkland amenities which are currently oversubscribed

8. Development Issues

The following is a summary of comments from agencies and departments regarding the applications:

Agency / Comment Date	Comments
Region of Peel (May 15, 2020)	Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Galesway Boulevard and a 250 mm (9.8 in.) sewer located on Britannia Road West. Municipal water infrastructure consists of a 150 mm (5.9 in.) water main located on Cabrera Crescent, a 300 mm (11.8 in.) water main located on Galesway Boulevard and a 750 mm (29.5 in.) water main located on Britannia Road West. A satisfactory Functional Servicing Report must be submitted to determine the adequacy of the existing services on site. The report dated March 2020 has been received and will be sent for modeling for the hydrant flow test and may require further revisions. Regional Site Servicing approvals are required prior to the local municipality issuing building permits. A Waste Management Plan must be completed to confirm a satisfactory waste collection access route on site.
Dufferin-Peel Catholic District School Board (April 21, 2020) and the Peel District School Board (May 11, 2020)	The Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications. The Peel District School Board responded that prior to final approval the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan. In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.
City Community Services Department – Park Planning Section (May 12, 2020)	Community Services notes the proposed development is within walking distance of Garcia Park, which is 220 m (721 ft.) from the subject property. This 1.48 ha (3.67ac) park provides neighbourhood recreational facilities such as a community playground, soccer pitches, and open space opportunities. The park is located at the corner of Garcia Street and Whitehorn Avenue, approximately southwest of the subject site and will support the neighbourhood needs of the proposed development. Pickwick Green, is located approximately 510 m (1673 ft.) from the subject property, and contains a community playground, soccer pitches, including open space. This 2.3ha (5.68 ac) park located on Pickwick Drive will serve neighbourhood needs of future residents. Street tree contributions to cover the cost of planting street trees, up to 60mm caliper, will be required for every 10 m (32.8 ft.) of frontage on Galesway Boulevard in accordance with current City standards. Furthermore, 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's Policies and Bylaws.
City Transportation and Works	Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details

Agency / Comment Date	Comments
Department (July 21, 2020)	and revisions prior to the City making a recommendation on the application, as follows: Stormwater A Functional Servicing Brief (FSR), prepared by Urbantech Consulting, dated March 2020, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls. The applicant is proposing to construct a new storm sewer to service the development lands and private road, with outlets to the existing storm sewer on Galesway Boulevard and Britannia Road West, as well as on-site stormwater management controls for the post development discharge. The proposed plan will require the Region of Peel's approval. The applicant is required to provide further technical information to: • Demonstrate the feasibility of the proposed storm sewer; • Demonstrate that there will be no impact on the City's existing drainage system; and • Demonstrate that there is no impact to downstream properties by providing a Hydraulic Grade Line analysis. Traffic A traffic impact study (TIS), prepared by BA Consulting Group Ltd. and dated March 2020, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff is not satisfied with the study and require further clarification on the information provided. The applicant is required to provide the following information as part of subsequent submissions: • Provide an updated Traffic Impact Study addressing all staff comments; • Provide turning movement templates for fire and emergency vehicles to evaluate the internal site circulation; • Provide satisfactory plans for a future road network including right of way widths and road configuration; • Provide additional information for any proposal that does not include the completion of Cabrera Crescent as intended; • Address any traffic concerns from the Community related to the proposed development. Environmental Compliance A Phase One Environmental Site Assessment (ESA), dated March 11, 2020, prepared by DS Consultants Ltd was submitted in support of the proposed development. The purpose of the report is to identify if actual or potential environmental sources of contamination may be present in soil or groundwater as a result of current or former activities on the site. The report indicates the possibility of contamination of the subject lands. Therefore, a Phase Two ESA is required to be submitted to the Transportation and Works Department for review. Additionally, the applicant is required to provide the following information as part of subsequent submissions: • A Certification letter-report for any lands to be dedicated to the City; • A letter of Intention for aboveground tank, septic, and wells decommissioning; • A dewatering commitment letter.

Agency / Comment Date	Comments
	Noise A Noise Feasibility Study prepared by HGC Engineering dated March 24, 2020 was submitted in support of the proposed development. The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and stationary sources from adjacent buildings and facilities. According to the findings of the report some of the dwellings along Britannia Rd. West require the provision of air conditioning and upgrading glazing construction as noise mitigation measures whereas all other lots will be fitted with forced air ventilation system for the future provision of air conditioning by the occupant, details which will be further reviewed at building design stage. Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings, which are to be revised as part of subsequent submissions, in accordance with City standards and existing Agreements. The applicant will also be required to provide additional documentation to address additional matters for any required land dedication and road network configuration as part of their development proposal.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: - Transit Reviewer - Arborist – City Property - Public Art Coordinator - Fire Prevention - Bell Canada - Enbridge - Rogers Cable - Greater Toronto Airport Authority - Alectra Utilities - Arborist - Streetscape
	The following City Departments and external agencies were circulated the applications but provided no comments: - Realty Services - Peel Regional Police - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire Viamonde - Canada Post - Trillium Health Partners

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the proposed zoning by-law exception standards appropriate?
- Is the overall site design and layout appropriate?

Development Requirements

There are engineering matters including: noise, grading, servicing, stormwater management, traffic and environmental compliance and resolution of previous subdivision obligations associated with file T-M98012, which will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

9. Section 37 Community Benefits (Bonus Zoning)

Section 37 community benefits (bonus zoning) is not considered applicable for the current proposal as no official plan amendment is required and the net increase in height and density above existing zoning permissions does not meet the eligibility requirements of Corporate Policy 07-03-01 – Bonus Zoning.

Recommendation Report Detailed Planning Analysis

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

**1240-1310 Britannia Road West, 0 Cabrera Crescent, 5939-5989 Cabrera Crescent and
1295 Galesway Boulevard**

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1. Community Comments

Written comments received, and comments made at the community meeting and public meeting were generally directed towards traffic volume, retention of existing mature trees and privacy. Below is a summary and response to the specific comments heard.

Comment

An additional vehicular access point should be provided onto Britannia Road West, in order to mitigate increased traffic on Galesway Boulevard.

Response

Britannia Road West is classified as a Regional arterial road. The intent of arterial roads is to move large volumes of traffic with limited interruption and the Region was not supportive of an access to Britannia Road. Where feasible, access is to be obtained by way of local roads, such as Galesway Boulevard.

Comment

Increased traffic on Galesway Boulevard will negatively impact the surrounding community and reduce pedestrian safety.

Response

A Traffic Impact Study (TIS) was submitted in support of the application. The study investigated the impact of the proposed development on the existing traffic network and concludes that the development will not create undue impacts on the surrounding traffic network. In addition, Urban Design staff are satisfied that the pedestrian access and pathways promote a safe active transportation environment.

Comment

The mature trees and bushes located adjacent to the east lot line of the subject lands should be maintained for environmental and privacy reasons.

Response

Based on the Tree Preservation Plan and Arborist Report there is opportunity to retain 10 existing trees. The trees proposed for removal include those that are dead, not considered to be in a vigorous state, not suitable for preservation due to conflicts with grading requirements, or are infected with Emerald Ash Borer (EAB) and are not safe for retention. The proposal includes 147 replacement trees, which will be disease resistant native and/or non-invasive species with moderate to large growth potential and are better adapted to providing both privacy and long term environmental benefits than some of the existing trees.

Comment

A fence should be provided along the interior lot lines to maintain privacy, mitigate increased noise levels and provide additional neighbourhood safety.

Response

A fence will be provided along the property lines adjacent to existing residential development. A detailed review will be conducted by Urban Design staff during the site plan application process.

Comment

In order to reduce overlook and maintain privacy, windows, terraces and balconies should not be permitted above the second storey on elevations adjacent to existing rear yards.

Response

The orientation of the proposed townhome blocks provide a rear yard to rear yard condition relative to the existing residential development. Where applicable, the retention of mature vegetation and increased side yard setbacks further mitigate overlook onto adjacent properties. The planning analysis determined that the proposed development is compatible with the neighbourhood and that any potential impacts are acceptable.

Comment

The site will be overdeveloped and the increased population will adversely impact the surrounding parkland amenities which are currently oversubscribed.

Response

Although MOP states that neighbourhoods will not be the focus for intensification this does not mean they will remain static. MOP policies allow for some intensification to occur in neighbourhoods where it is considered to have a compatible built form, and is sensitive to the existing and planned context. MOP states that parks should generally be accessible for residents within 800 m (2,625 ft.) of their dwellings.

The preliminary planning analysis identified that the application will have minimal impact on existing services in the community. The site is located in close proximity to two public parks and River Grove Community Centre. The proposed development also includes a centrally located outdoor on-site amenity area, which will accommodate residents of the townhome development.

Comment

There will be an increase in noise and environmental pollution as a result of the development.

Response

While there may be some disturbances associated with the construction of the townhomes, these impacts will be temporary. In addition, the electrical transformers, garbage and recycling areas are located internal to the site and will not impact adjacent properties.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on April 15, 2020. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Comments updated April 22, 2021, state that detailed 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 the feasibility of the project, in accordance with City requirements.

Noise

The evaluation of the noise sources that may have an impact on this development include road and air traffic. Noise mitigation will be required, including sound barriers for outdoor living areas, the details of which will be confirmed through the site plan process. Potential noise sources that may be generated by the development, including mechanical equipment, will be mitigated through the detailed design of the building at site plan stage.

Stormwater

The applicant has demonstrated a satisfactory stormwater servicing concept. Infiltration is being proposed on-site to achieve the water balance criteria. Further details related to the infiltration measures, as well as the overall refinement of the stormwater management report can be addressed prior to site plan approval. The Region of Peel's approval of any stormwater directed to Britannia Road West in the post-development condition will be addressed prior to the Lifting of the Holding zone.

Traffic

Two traffic impact study (TIS) submissions were provided by BA Consulting Group Ltd., in support of the proposed development. Based on the second submission, dated October 2020, the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 70 (15 in, 55 out) and

95 (60 in, 35 out) two-way site trips for the weekday AM and PM peak hours in 2025 respectively.

With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Environmental Compliance

A Phase Two Environmental Site Assessment, dated March 5, 2021, prepared by DS Consultants has been received along with the reliance letter, dated March 5, 2021.

No further subsurface investigation is required regarding the environmental quality of the soil and ground water.

The following matters will be addressed prior to lifting of the Holding zone provision:

- Provide certification that lands to be dedicated to the City meet applicable standards
- Provide Temporary Discharge letter.

Other Engineering Matters

Other site-specific details including, but not limited to, municipal infrastructure design and construction, servicing, land dedications, easements and road works are required in support of this development and will be dealt with through the related Subdivision Agreement or draft plan conditions.

School Accommodation

In comments, dated May 2020, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area. As such, the school accommodation condition, as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities, need not be applied for this development application.

3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)*

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".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

4. Consistency with PPS

Section 1.1.3.2 of the PPS requires development to reflect "densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive". Section 1.1.3.3 of the PPS states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock" and Section 1.1.3.4 of the PPS states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety".

Chapter 5 of MOP (Direct Growth) indicates that intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, is sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Chapter 7 of MOP (Complete Communities) supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options.

Chapter 9 of MOP (Build a Desirable Urban Form) addresses the need for appropriate infill in both Intensification Areas and Non-Intensification Areas in order to help revitalize existing

communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.

The amount of intensification proposed as part of the subject development supports the general intent of the PPS, the Growth Plan and MOP. The proposed development can utilize surrounding community infrastructure and has access to adequate servicing.

The relevant MOP policies in this report are consistent with the PPS.

5. Conformity with Growth Plan

Section 2.2.1.2 c) in the Growth Plan states that within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities.

Section 2.2.1.4 in the Growth Plan directs municipalities to "provide a range and mix of housing options". It states that complete communities will "provide a more compact built form". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 5.3.5.6 of MOP states development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Section 9.1.1 of MOP states Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. Section 9.1.3 states infill and redevelopment within Neighbourhoods will respect the existing and planned character.

The relevant MOP policies in this report conform to the Growth Plan for the Greater Golden Horseshoe. The proposed development conforms to the Growth Plan as it is completing the neighbourhood fabric in a built up area, utilizing existing infrastructure.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to this application.

6. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3 direct development and redevelopment to the Urban System to conserve the environment, achieve sustainable development, establish healthy complete communities and intensification in appropriate areas that efficiently use land, services, and infrastructure, while taking into account the characteristics of existing communities.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other

areas where limited growth will occur. It envisions that growth will be directed to Intensification Areas comprised of Community Nodes (among others) that will promote a desirable urban form that supports transit.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan (ROP). The proposed development conforms to ROP as it is an appropriate development that efficiently uses land to complete the development of a neighbourhood.

7. Mississauga Official Plan (MOP)

The subject site is designated **Residential Medium Density** which permits townhomes. The proposal for 105 townhomes does not require an amendment to the Mississauga Official Plan policies for the East Credit Neighbourhood Character Area, with respect to land use. However, should Council approve the application, a City initiated technical official plan amendment will be required to remove the extension of Cabrera Crescent from Schedule 10 (Land Use Designations) of MOP. In the event this amendment to Schedule 10 proceeds and comes into force and effect, then the proposal will be in conformity with Mississauga Official Plan.

8. Revised Site Plan and Elevations



Figure 1 – Proposed Site Plan

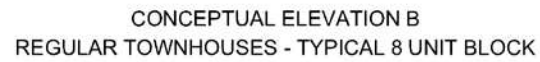
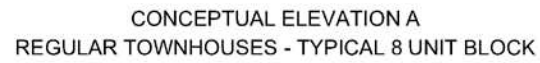


Figure 2 – Proposed Elevations

9. Zoning

The proposed **RM6-25** (Townhouses on a CEC - Road) is appropriate to accommodate the proposed 105 townhomes.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

Zone Regulations	RM6 Zone Regulations	Proposed RM6-25 Zone Regulations
Maximum number of dwelling units on all lands zoned RM6-25	N/A	105
The lot line abutting Britannia Road West for Blocks '4', '5' and '6' identified on Schedule RM6-25 of this Exception shall be deemed to be the front lot line	N/A	✓
The lot line abutting Galesway Boulevard for Blocks '10', '11', and '12' identified on Schedule RM6-25 of this Exception shall be deemed to be the front lot line	N/A	✓
"Front Lot Line" means the line that divides a lot from a CEC – road or a street	N/A	✓
The areas identified on Schedule RM6-25 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures , swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted	N/A	✓

Zone Regulations	RM6 Zone Regulations	Proposed RM6-25 Zone Regulations
Minimum CEC - amenity area for all lands zoned RM6-25 to be provided in one contiguous area	N/A	630 m ² (6,781 ft ²)
Minimum lot area CEC – corner lot	190 m ² (2,045 ft ²)	160 m ² (1,722 ft ²)
Minimum lot frontage CEC – corner lot	8.3 m (27 ft.)	6.4 m (21 ft.)
Lot with an exterior side lot line abutting a street	4.5 m (14 ft.)	3.4 m (11 ft.)
Lot with an exterior side lot line abutting a CEC - sidewalk	3.3 m (10 ft.)	1.2 m (4 ft.)
Minimum interior side yard unattached side	1.5 m (5 ft.)	1.2 m (4 ft.)
Minimum interior side yard where interior side lot line is the rear lot line of an abutting parcel	2.5 m (8 ft.)	1.2 m (4 ft.)
Minimum rear yard interior lot/CEC – corner lot	7.5 m (24 ft.)	7.0 m (23 ft.)
Maximum height	10.7 m (35 ft.) and 3 storeys	13.0 m (42.6 ft.) and 3 storeys
Minimum setback of a townhouse to a CEC – visitor parking space	3.3 m (10 ft.)	1.8 m (6 ft.)
Minimum setback of a townhouse to a CEC - amenity area	1.5 m (5 ft.)	1.2 m (4 ft.)

Zone Regulations	RM6 Zone Regulations	Proposed RM6-25 Zone Regulations
Maximum driveway width of end unit abutting Britannia Road West	3.0 m (9 ft.)	6.2 m (19 ft.)
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required rear yard for Blocks '4' to '6' and '10' to '12'	5.0 m (16 ft.)	2.5 m (8 ft.)
Maximum encroachment of a balcony into the required rear yard for Blocks '4' to '6' and '10' to '12'	1.0 m (3 ft.)	2.5 m (8 ft.)
Maximum encroachment of a balcony or deck inclusive of stairs into the required rear yard for Blocks '1' to '3' and '7' to '9'	1.0 m (3 ft.)	1.5 m (5 ft.)
Maximum encroachment of a balcony or deck inclusive of stairs into the required rear yard for Blocks '4' to '6', '10' to '12' and '13' to '17'	1.0 m (3 ft.)	2.5 m (8 ft.)
External heating and air conditioning equipment may be located on a balcony for Blocks '4' to '6' and '10' to '12'	N/A	✓
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

10. Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

The proposal has been reviewed for applicability with Section 37 Community Benefits (Bonus Zoning) policies of MOP. The development does not meet the criteria for a Section 37 agreement as the proposal conforms to the permission in the Medium Density designation in MOP, and therefore, does not meet the eligibility requirements contained in Corporate Policy 07-03-01 – Bonus Zoning.

11. Affordable Housing

In accordance with the Provincial Growth Plan (2019), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requested that a minimum of 10% of the proposed units (not including the first 50 units) be affordable in order to accommodate a diverse range of incomes and household sizes.

The applicant has proposed that six of the townhomes located adjacent to the Britannia Road West property line will contain a secondary unit, for a total of 6 secondary units. The proposed secondary units provide a mix of housing options to

accommodate a diverse range of incomes and household sizes, and is considered in accordance with the City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga*.

Based on the above requirement, the applicant has committed to provide 6 secondary units within the development, which will be secured by way of a Subdivision Agreement.

12. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- Resolution of the required land dedications and conveyances; services, road configuration and access required in support of the development; entering into agreements as required satisfactory to the City and the Region of Peel or any other applicable authority; execution of an amending agreement of the existing development and servicing agreements for 43M-1563; de-registration of a portion of subdivision 43M-1563 and the provision of any outstanding or updated reports, documents, drawings/plans to the satisfaction of the City, the Region or any other applicable authority in support of any required land dedication, easement or servicing proposal.

13. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the concept plan, further revisions will be needed to address matters such as tree removal permissions, additional green development initiatives and architectural design.

14. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Reduced energy consumption through LED light sources
- Cisterns will be provided to reduce impact on stormwater infiltration.

15. Draft Plan of Subdivision

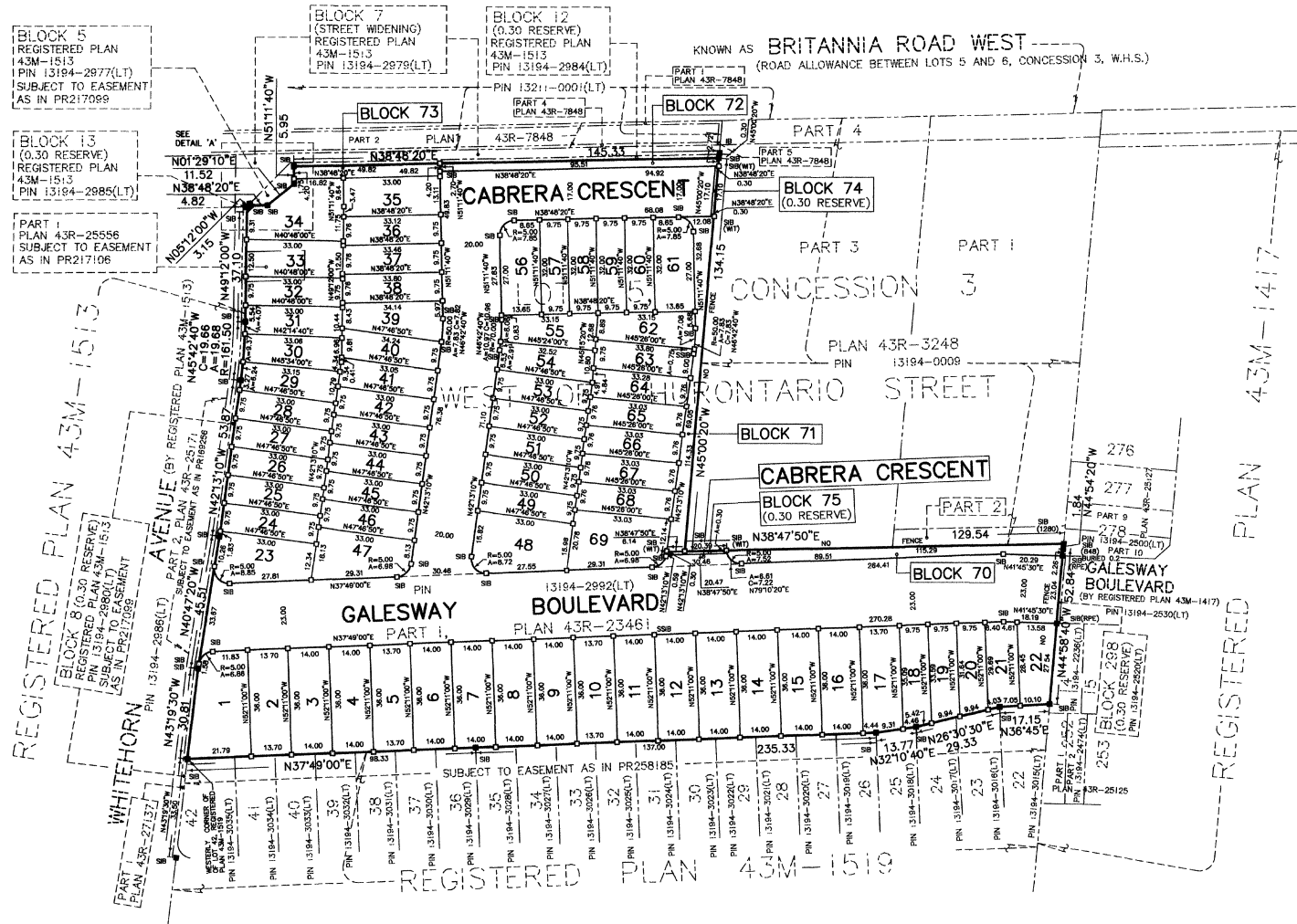


Figure 3 – Existing Plan of Subdivision 43M-1563 Mattamy Homes (Country Club)

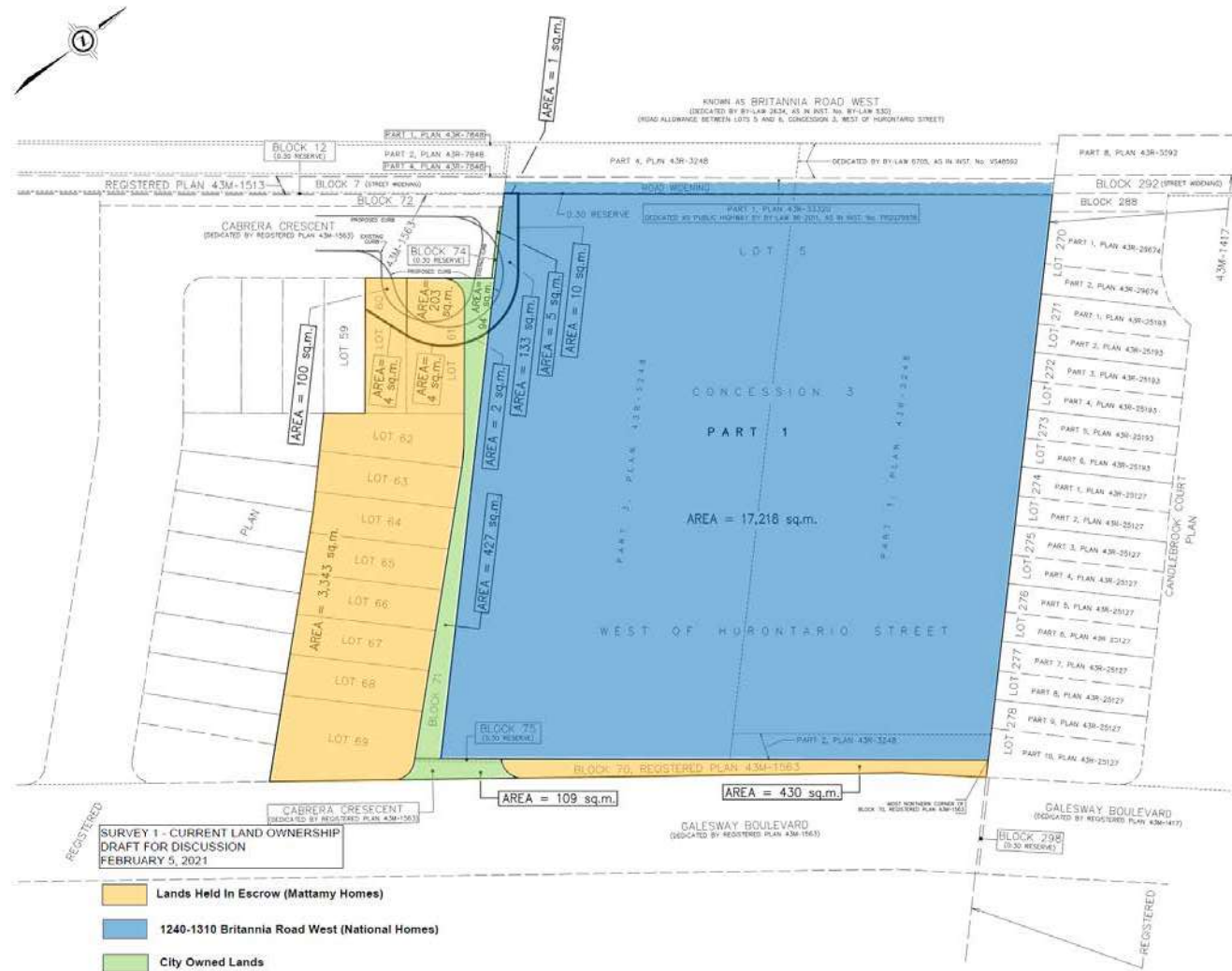
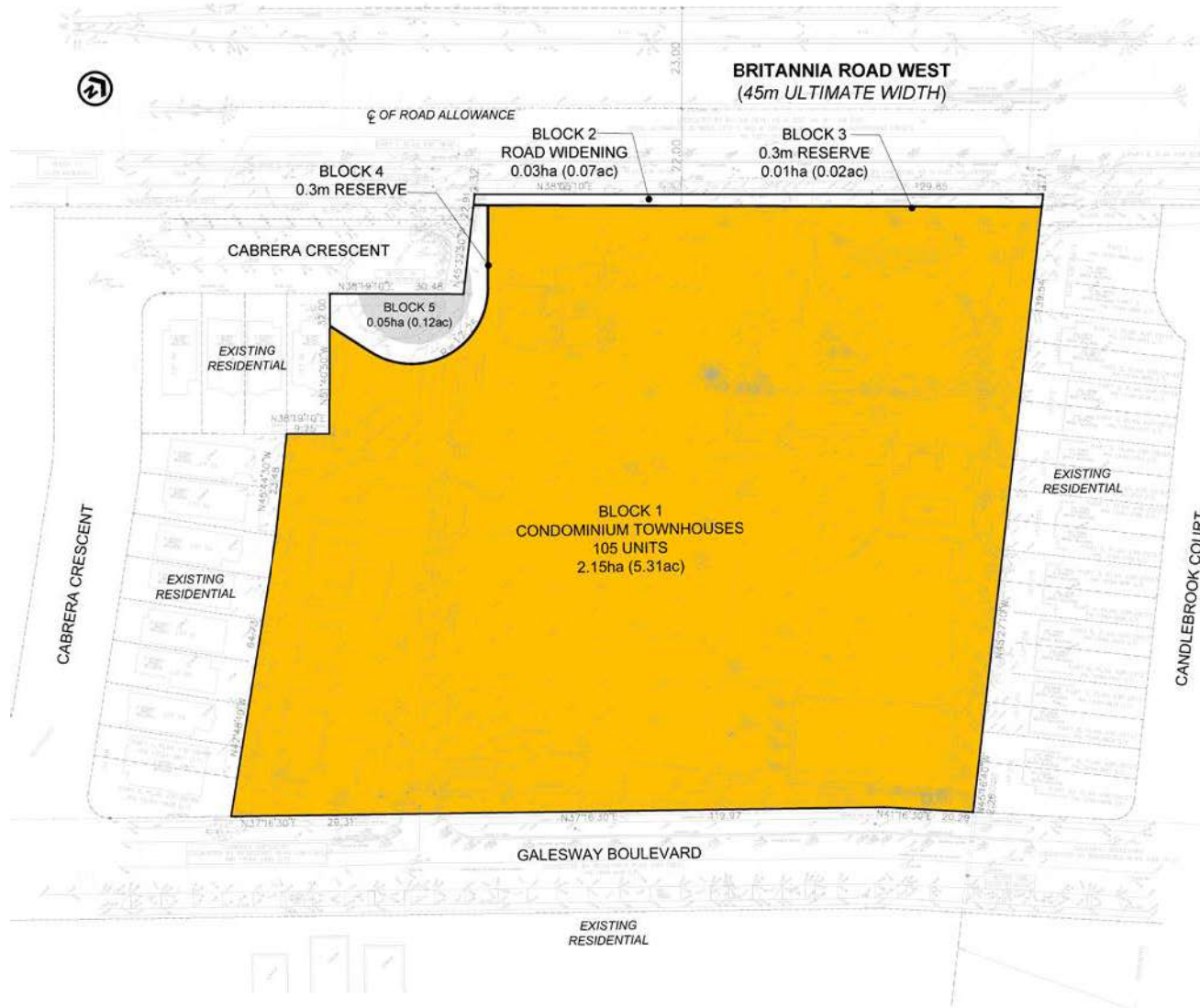


Figure 4 – Analysis of Current Land Ownership

Figure 5 – Proposed Draft Plan of Subdivision (File T-M20001 W6)



History

In November 2002, Council executed a Servicing Agreement under File T-M98012 (Mattamy (Country Club) Ltd.), which deeded Lots 60 to 69 and Block 70 on to the City (existing Plan of Subdivision 43M-1563 - see Figure 3), to be held in escrow until such time that the existing temporary turning bulb was extended to connect to Galesway Boulevard, and the lands could be developed for detached homes.

In addition, Blocks 71, 74 and 75 on Plan 43M-1563 (see Figure 3) were deeded gratuitously to the City as partial road blocks to be established as Public Highway (namely Cabrera Crescent extension). The balance of the road and municipal services were to be constructed to Galesway Boulevard as part of the future development to the east (namely the subject lands - 1240 to 1310 Britannia Road West). The Servicing Agreement for Plan 43M-1563, further required the dedication of lands located south of Block 75 to the City and have subsequently been established as Public Highway (see Figure 4).

On October 24, 2019 the lands known municipally as 1240 to 1310 Britannia Road West were purchased by National Homes (1240 Britannia) Incorporated. In consultation with Mattamy (Country Club) Ltd., a zoning by-law amendment application and subdivision application were made to the City on March 31, 2020 under Files OZ 20/004 W6 and T-M20001 W6. The applications include lands currently owned and held in escrow by the City (see Figure 4).

Under Section 51(16) of the *Planning Act*, only the landowner may submit a subdivision application for draft plan approval. A

portion of the lands included in the subdivision application (see Figure 4) are presently owned by the City, and an amendment is required to Schedule 10 of Mississauga Official Plan to correspond to what is contemplated by the draft plan of subdivision. Therefore, the application under File T-M20001 W6 is premature and is being held in abeyance until: a decision is made by Planning and Development Committee to approve the proposed zoning by-law amendment application under File OZ 20/004 W6; the applicant acquires ownership of all the lands which are to be included within the draft plan of subdivision; and, a City initiated technical official plan amendment is implemented to Schedule 10 of Mississauga Official Plan. The following matters must then be addressed prior to the City being able to proceed with the processing and approval of the associated draft plan of subdivision application under File T-M20001 W6 (see Figure 5).

1. A draft reference plan must be prepared by the applicant (National Homes) to identify the limits of the lands located south of Block 75 (see Figure 4), that were dedicated and established as public highway, namely Cabrera Crescent, as part of Plan 43M-1563.
2. The Realty Services Division will order an appraisal to value Blocks 71, 74, 75 and the lands south of Block 75, as part of Plan 43M-1563 (see Figure 3), in order to establish a purchase price for the surplus lands. Subsequent to receiving the appraised values of Blocks 71, 74, 75 and the lands south of Block 75, a purchase and sale agreement will be agreed upon between the applicant and the Legal Services/Realty Services Division. A report will be prepared by Realty Services for consideration at General Committee,

to enable Blocks 71, 74, and 75 to be declared surplus and to close, by by-law and declare surplus, the lands south of Block 75. The report will recommend the approval of the purchase and sale agreement.

3. The Transportation and Works Department will prepare the by-law to stop up and close the lands south of Block 75 (see Figure 4).
4. Applicant to ask City to amend the existing Development Agreement and Servicing Agreement to facilitate the execution of the Agreement of Purchase and Sale to transfer Blocks 71, 74, 75 and the lands south of Block 75 to National Homes (see Figure 3).
5. Realty Services and Legal Services will administer the reconveyance of Lots 60 to 69 and Block 70 on Plan 43M-1563 (see Figure 4), currently being held in escrow by the City of Mississauga to Mattamy (Country Club) Limited.
6. The Planning and Building Department will prepare a by-law to deregister Lots 60 to 69 and Blocks 70, 71, 74, 75 and the lands south of Block 75 on Plan 43M-1563 (see Figure 3), to be passed by Council.
7. The applicant will amend the draft plan of subdivision under File TM-20001 W6 to include the all of the lands included in the subdivision, including the remainder of the lands to be dedicated to the City to terminate Cabrera Crescent with a cul-de-sac that meets City standards.

Once steps 1-7 have been completed, a report on the draft plan of subdivision will be brought forward to a subsequent Planning and Development Committee meeting.

16. Conclusions

In conclusion, City staff has evaluated the application to permit 105 townhomes against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The application is seeking to intensify an underutilized parcel within the East Credit Neighbourhood Character Area in accordance with the residential Medium Density Designation of MOP. The proposal is compatible with adjacent uses and provides for a built form that supports a mix of housing types, tenures and at varying price points to accommodate households.

Staff are of the opinion that the applications are consistent with and conform to Provincial, Region and City planning instruments. Staff has no objection to the approval of this rezoning application and City initiated technical official plan amendment subject to the recommendations provided in the staff report.