

WESTON
CONSULTING



P L A N N I N G
J U S T I F I C A T I O N
A D D E N D U M

7170 GOREWAY ROAD
CITY OF MISSISSAUGA

JULY 2021
FILE #: 7997



TABLE OF CONTENTS

1. INTRODUCTION 4

2. REVISED DEVELOPMENT CONCEPT 6

3. DESCRIPTION OF PLANNING APPLICATIONS10

 3.1 Official Plan Amendment 11

 3.2 Draft Zoning By-law Amendment. 11

 3.3 Draft Plan of Subdivision 11

 3.4 Site Plan Approval 11

4. UPDATED POLICY CONTEXT12

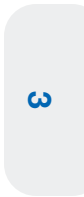
 4.1 Provincial Policy Statement 2020 13

 4.2 Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020). 17

5. CONCLUSION20

LIST OF FIGURES

Figure 1: Site Plan 8





1. INTRODUCTION

Weston Consulting is the planning consultant for 2013512 Ontario Inc., the registered owners of the property municipally known as 7170 Goreway Road in the City of Mississauga (herein referred to as the “subject property”). The applications for Official Plan Amendment, Zoning By-law Amendment and associated Draft Plan of Subdivision, were submitted to the City in June 2018, to facilitate the development of a residential development consisting of 15 townhouse dwellings situated on a condominium road. A notice of complete application was shared by the City of Mississauga staff on July 12, 2018.

A resubmission was made to the City on November 1, 2019. Since the original application and resubmission, City of Mississauga staff and the applicants continued to engage in dialogue to discuss site layout and issues regarding waste management and pick-up. Based on these conversations, and in response to the formal comments received, the development concept has been modified, resolving a number of issues relating to various components of the development, such as waste pickup. As a result, the design team reconfigured the Site Plan to address the above-mentioned concerns. The Revised Site Plan is discussed in further detail in Section 2.0 of this report.

The planning policy framework discussed in the Planning Justification Report (June 2018), included in the above-mentioned submissions, has evolved. Since the submission of the original applications, an updated Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe Plan have been released. As such, Weston Consulting is pleased submit an addendum planning justification report reviewing the updated planning policies and reaffirming the justification for the proposed development applications in accordance with good planning principles in relation to Provincial, Regional and Municipal land use planning policies.



2. REVISED DEVELOPMENT CONCEPT

The proposed development consists of 15, 3-storey townhouse units, distributed across three townhouse blocks, on a condominium road. The proposed development will be a Common Element condominium project, with the individual townhouse lots to be divided later through an Exception for Part Lot Control application.

The revised site configuration and internal road pattern has increased the overall site efficiency and creates an attractive frontage along Goreway Drive. The proposed development includes generous public realm setbacks at grade. The internal road configuration relocates the visitor parking to a more accessible area that will directly serve the entire development. As compared to the original application, development Block Three (3) is no longer an 'island' with dual frontage along the internal road network, and now fits seamlessly, benefiting from direct access to amenity space. Pedestrian connections were not sacrificed to achieve the above as the site maintains access from both Goreway Drive and Etude Drive.

One of the most impactful changes to the site configuration relates to the waste collection area. Generally, the proposed location of the collection ensures pleasing sightlines and a high level of functionality. Now located within the western portion of the property, adjacent to the visitor parking area, the proposed waste collection enclosure allows for ease of access on pick-up day and remains out of sight for residents. Property management will be responsible for jockeying bins on collection day (if needed), opening the gates, closing gates and maintaining the waste storage area.

This arrangement will be reflected in the Condominium Declaration and Description. Future residents will be aware when purchasing that they will be receiving front-end collection of garbage and recyclables with organic carts instead of curbside collection. It is anticipated that this will also be included in the Subdivision Agreement in Schedule B - Warning Clauses and Notice Provisions requiring all Purchase and Sale Agreements to note the specific waste collection approach. As a result of the waste storage plan, as endorsed by the Region and the City, two visitor spaces have been removed.

Though the site plan has been revised, all intentions of the previous version were honoured. Overall, the proposed townhouse development will frame the street at a scale that fits harmoniously into the existing neighbourhood context. The internal configuration addresses concerns identified by the commenting agencies and departments and results in a highly functional development.

PLANNING JUSTIFICATION ADDENDUM | 7170 GOREWAY DRIVE, CITY OF MISSISSAUGA

This page is intentionally left blank.



3. DESCRIPTION OF PLANNING APPLICATIONS

To facilitate the proposed development plan, a number of Planning Application are required.

3.1 Official Plan Amendment

An Official Plan Amendment is proposed to amend the in-force and in-effect City of Mississauga Official Plan to facilitate the proposed development of 15 townhouse dwellings on a condominium road. The Official Plan Amendment re-designates the subject lands from *Residential Low Density I* to *Residential Medium Density* to permit the townhouse dwelling built form.

3.2 Draft Zoning By-law Amendment

A Draft Zoning By-law Amendment is required to facilitate the proposed development. The draft Zoning By-law Amendment seeks to re-zone the subject property from *R3-69* to *Townhouse Dwellings* on a *CEC – Private Road (RM6)* with site-specific exemptions.

3.3 Draft Plan of Subdivision

A Draft Plan of Subdivision is required to facilitate the proposed development. The Draft Plan of Subdivision is required to establish a 1-block condominium townhouse block to facilitate a common element condominium.

3.4 Site Plan Approval

A Site Plan Approval application will be provided with this submission and is required to facilitate the detailed design phase of the proposed development. Site Plan Approval submission requirements were provided by City planning staff. A Draft Plan of Condominium will be provided with a subsequent Site Plan Approval submission, following a Recommendation Report on the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment.



4. UPDATED POLICY CONTEXT

The following analyzes the updated planning policy framework as it pertains to the subject property. This planning analysis highlights relevant and applicable policies relevant to the proposed development. The policy documents referenced throughout this section have been reviewed in their entirety to evaluate the suitability of the proposed development.

The following policies have been included in this planning analysis: Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2020).

4.1 Provincial Policy Statement 2020

On February 28, 2020, the Ministry of Municipal Affairs and Housing released the Provincial Policy Statement (PPS), 2020, which replaces the 2014 version. The PPS (2020) came into effect on May 1, 2020. It was approved under the authority of Section 3 of the Planning Act and includes policy direction on matters of provincial interest relating to land use planning and development. Provincial Policy Statements provide for and encourage appropriate development while protecting resources of provincial interest, such as public health and safety, and the quality of the natural and built environment.

As compared with the 2014 PPS, the 2020 PPS includes an increased emphasis on encouraging an increase in the mix and supply of housing, protecting the environment and public safety, reducing barriers and costs for development and providing greater certainty, and supporting the economy and job creation.

The following PPS 2020 policies are relevant for evaluation of the planning applications:

Building Strong Healthy Communities

The policy direction of the PPS is to “*build strong communities by promoting efficient development and land use patterns*”. The PPS contains a number of policies that promote intensification, redevelopment and compact built form. In particular, Policy 1.1.1 provides that healthy, liveable and safe communities are to be sustained by promoting efficient development and land use patterns; accommodating an appropriate affordable and market-based range and mix of residential types. Furthermore, the PPS promotes the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning.

Policy 1.1.3.2 supports densities, and a mix of land uses which efficiently use land, resources, infrastructure and public service facilities and which are transit-supportive, where transit is planned, exists or may be developed.

Settlement Areas

Section 1.1.3 of the PPS includes general requirements for intensification and redevelopment within Settlement Areas:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;*
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- e) Support active transportation;*
- f) Are transit-supportive, where transit is planned, exists or may be developed; and*
- g) Are freight supportive*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Policies 1.1.3.3 through 1.1.3.7 set out requirements for accommodating a range of housing options via intensification and redevelopment within urban areas.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

As stated above, growth should be directed to existing settlement areas and should be provided in an efficient built form, to minimize servicing and infrastructure cost. The proposed development achieves this goal by redeveloping an underutilized site for a more efficient and compact built form. The proposed development will make use of nearby active transportation routes and transit service, while also being compatible with the surrounding neighbourhood. The proposed development is also located in an area with numerous public service facilities and resources.

Housing

Housing policies are detailed in Section 1.4 of the PPS. The PPS encourages a range and mixture of housing types and densities in order to meet the current and projected needs of residents.

Policy 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Policy 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development provides additional efficient and compact housing stock to the City, with fifteen 3-storey townhouse units which will have 3 bedrooms each. These family-oriented units contribute to the range and mix of housing types available throughout the City. Furthermore, the proposed development is located in close proximity of public transit, transportation corridors and key amenities that are located within walking distance.

Infrastructure

The PPS encourages development and directs growth that promotes the efficient use and optimization of infrastructure through the following policies:

Policy 1.6.6.1 Planning for sewage and water services shall:

- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
 - 1. *municipal sewage services and municipal water services; and*
 - 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;*
- b) *ensure that these systems are provided in a manner that:*
 - 1. *can be sustained by the water resources upon which such services rely;*
 - 2. *prepares for the impacts of a changing climate;*
 - 3. *is feasible and financially viable over their lifecycle; and*
 - 4. *protects human health and safety, and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use considerations at all stages of the planning process; and*
- e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.*

As part of the discussions with the City of Mississauga Engineering staff, it was identified that there are downstream servicing stormwater deficiencies. These issues have been resolved through multiple meetings and exchanges of ideas. A servicing scheme for the entire site has been prepared by Crozier Consulting Engineers with significant input from municipal staff. For more information, please see the enclosed Functional Servicing and Stormwater Management Report.

The proposed development supports the PPS's policies for infill and redevelopment that is compatible with existing built form and infrastructure (Policy 1.1.3.2). The townhome development achieves the policy goal of supporting an appropriate range and mix of residential uses and densities within the existing built-up areas which will assist in meeting current and long-term needs (Policy 1.4.3). Achieving the proposed development will represent an efficient use of land and infrastructure (Policy 1.1.1) and the compact built-form will ultimately assist in the reduction of anticipated climate change impacts (Policy 1.8). Furthermore, the proposed development will utilize both existing municipal sewage and municipal water services in a manner that is consistent with the policies outlined in the PPS.

While multiple changes are evident throughout the PPS (2020), the intended goals remain the same as the previous PPS (2014). The PPS (2020) places greater emphasis the development of a mix of densities, infill development in urban areas, efficient use of land and infrastructure and transit supportive development than its predecessor. As such, the proposal continues to be consistent with the PPS.

A Place to Grow: Growth Plan for the Greater

4.2 Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)

Golden Horseshoe (Growth Plan) was prepared and approved under the Places to Grow Act, 2005 and provides a framework for implementing the Provincial Government's vision for building stronger and more prosperous communities by better managing growth in the Greater Golden Horseshoe (GGH). The current Growth Plan, which includes Amendment 1, took effect on August 28, 2020. It is the intent that the Growth Plan is read in conjunction with the PPS. Where policy matters overlap, the more specific policy listed in the Growth Plan is to take precedence.

Many of the policies detailed in the updated Growth Plan remain the same as those detailed in the 2017 Growth Plan. Significant amendments were made to policies related to employment lands, settlement area boundary expansions, agricultural and natural heritage systems, intensification and density targets, and major transit station areas.

Managing Growth

Section 2.2 of the Growth Plan addresses managing growth and the determination of how and where to grow. The purpose of this section of the Growth Plan is to provide direction to manage growth in a manner which ensures better use of land and infrastructure and encourages a compact built form throughout the GGH.

Policy 2.2.1.4 establishes a framework for the achievement of complete communities:

Policy 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
 - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. *public service facilities, co-located and integrated in community hubs;*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) *mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and appropriate low impact development*

The planning applications facilitate the development of a complete community as planned for in the Malton Community Node. In the In the Official Plan, Community Nodes are focus areas for growth as they are areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure.

Housing

Policy 2.2.6.1 states that municipalities will support the achievement of complete communities by:

- a) *support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
 - i. *identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*
 - ii. *establishing targets for affordable ownership housing and rental housing;*
- b) *identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*
- c) *align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;*
- d) *address housing needs in accordance with provincial policy statements such as the Policy Statement: “Service Manager Housing and Homelessness Plans”; and*
- e) *implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.*

Infrastructure

Infrastructure policies set out in Chapter 3 emphasize the need to integrate land use planning and investment in both infrastructure and transportation. These policies promote coordinated land use and infrastructure planning in order to support and accommodate forecasted population and economic growth. The Growth Plan recognizes the importance of accessible public infrastructure to maintain the vitality of communities, economic competitiveness, quality of life and delivery of services (Section 3.1). The Growth Plan encourages compact urban forms and intensification as a way of efficiently and effectively utilizing infrastructure. The following infrastructure policy is relevant:

3.2.2.1 Transportation system planning, land use planning, and transportation investment will be coordinated to implement this Plan.

The proposed development promotes the efficient use of the existing infrastructure and proposes transit supportive density that is compatible with the surrounding area. Thus, the proposed development conforms to the policies in Chapter 3.2 of the Growth Plan.

It is our opinion that the proposed development, and required planning approvals, conform with the Growth Plan and specifically the policies supporting the development of complete communities (Policy 2.2.1.4). The increased focus in providing a mix of housing densities further supports our proposal (Policy 2.2.6.1). As previously noted, the subject property is well serviced by transit and helps bolster the efficiency of local transit (Policy 3.2.3.1).

The proposed development conforms with the policies outlined in the Growth Plan. The Growth Plan promotes redevelopment through intensification within the Built-Up Area and recognizes the importance of efficiently utilizing lands through compact development. The proposed development supports these policies by introducing a denser form of housing that is compatible with the existing residential area. The development proposes compact and transit-supportive intensification within the Built-Up Area while utilizing existing municipal water, wastewater services and other municipal infrastructure and services.

Additionally, the subject property is located in close proximity to transit stops, a transit terminal, and a range of amenities including schools, parks, trails and natural conservation areas. The proposed development helps achieve the City of Mississauga objective of reducing the need for long distance commuting and contributes to an increase in the modal share for transit, walking and cycling while helping to achieve a balance of jobs and housing within communities. Thus, the proposed development conforms to the policies of the update Places to Grow Plan.



5. CONCLUSION

This Addendum report reconfirms that the revised development proposal and related planning applications are consistent with the Provincial Planning Statement and conform to the Growth Plan for the Greater Golden Horseshoe. The proposal looks to provide contextually appropriate redevelopment in the form of compact and efficient townhouse dwellings within lands that are recurrently underutilized. The proposed development is located within a settlement and built-up area, in proximity to community resources, servicing and transportation infrastructure. In our opinion, the proposed development is consistent with the Provincial Policy Statement, conforms to the Growth Plan, conforms to the Peel Region Official Plan and conforms to the policies of the Mississauga Official Plan. The proposed planning applications are based on good planning principles and are supported by various technical studies, and, in our opinion, represent good planning.

An aerial photograph of a suburban neighborhood, showing a dense grid of residential streets, houses, and some commercial buildings. A large, semi-transparent blue rectangle is overlaid in the center of the image. Inside this rectangle, the company name "WESTON CONSULTING" is written in white, uppercase letters. To the right of the text is a stylized blue logo consisting of three vertical bars of increasing height, connected by a horizontal line at the top.

WESTON
CONSULTING

