

PLANNING JUSTIFICATION REPORT

Proposed Zoning By-law Amendment and Site Plan Control

for a 10-Lot Back to Back Residential Townhouse

Development for

86 Thomas St.

PREPARED BY

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June 25, 2020

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1.0 INTRODUCTION

1.1 BACKGROUND

Rexell Developments Inc. is pleased to submit a Planning Justification Report in support of an application submitted to the City of Mississauga for a Zoning By-law Amendment and Site Plan Control to permit a 10 unit Back-to-Back Residential Townhouse development on lands located at 86 Thomas St in the City of Mississauga (Subject Lands). The purpose of the following land use assessment is to provide planning justification for the proposed development.

1.2 DESCRIPTION OF THE SUBJECT LANDS

The Subject Lands, owned by Forgione Investments are approximately 0.405 ha (0.85 ac) in area, with approximately 39 m of frontage along the north side of Thomas and an average depth of 42 m. The property is located in Streetsville (Ward 5). (see Figures 1 and 2). The lands are legally described as Part of Lot 4 Concession 5, West of Hurontario Street, City of Mississauga, Regional Municipality of Peel.

Figure 1: Context Map of the Subject Lands



Figure 2: View of the Subject Lands from Thomas St



The Subject Lands are currently occupied by a single storey building with an associated gravel parking area. The lands generally slope downwards from Eglinton Avenue East. There are no mature trees or vegetation on the Subject Lands.

Surrounding land uses include (see Figure 1): a new multi-residential development by Dunpar Developments currently under construction east and north of the subject lands; and existing single-family residential land uses west on Callisto Ct and on the south side of Thomas St.

1.3 THE PROPOSAL

Rexell Developments Inc is proposing to develop 10 Back-to-Back residential townhouses units (see Figure 3). The proposed 10 units has an approximate Gross Floor Area of 2,048.43 sq. m (22,050 sq. ft.). The proposed units are 3-storeys at a

Figure 3: Proposed Site Plan



Conceptual building elevations for the proposed townhouses are provided in Figure 4. The elevations display a high degree of architectural sensitivity that complements the existing singles in the immediate area as well as the new mixed residential development on the east side. The location of the building also provides prominence to the street. Specific detailing of the proposed building, the site layout, and floor plans have been submitted as part of the Site Plan Control application.

Figure 4: Elevation Plan



2.0 PLANNING DOCUMENTS

2.1 PROVINCIAL POLICY STATEMENT

The 2020 Provincial Policy Statement (PPS) which comes into effect on May 1 2020, issued under the authority of Section 3 of the Planning Act, “provides policy direction on matters of provincial interest related to land use planning and development” in order to ensure efficient, cost-effective development and the protection of resources.

The PPS under Policy 1.1.1 states that healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; and
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The Subject Lands are located in the City of Mississauga, which is identified as a Settlement Area. Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development. Policy 1.1.3.2 states that land use patterns within *Settlement Areas* shall be based on densities and a mix of land uses which as per item ‘a’ efficiently use land and resources.

2.1.1 Planning Analysis

The proposed Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement, including the following policies:

- The proposal provides redevelopment opportunity for underutilized lands, making efficient use of land that minimizes land consumption, is cost effective and efficient, and reduces servicing costs (Policies 1.1.1a and 1.1.1e).
- The Subject Lands are located within the City of Mississauga, which is identified as an existing settlement area where growth and development is to be focused (Policy 1.1.3.1); and

The proposed Zoning By-law Amendment contemplates development standards that would allow for a compact form of development that will efficiently utilize lands within the settlement area boundary, and at an appropriate scale in relation to the existing built form and community (Policy 1.1.3.2a).

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2.2 GROWTH PLAN

The 2019 A Place to Grow Plan for the Greater Golden Horseshoe (Growth Plan) provides guidance for policy directions relating to development and growth in the Greater Golden Horseshoe to 2041. The aim of the Growth Plan is to support economic prosperity, protect the environment and help communities achieve a high quality of life. Under the Growth Plan, the Subject Lands are shown as “Built-Up Area – Conceptual”.

Under Section 2.2.1, Managing Growth policies include:

- The vast majority of growth will be directed to settlement areas that: i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities; (Policy 2.2.1.2a)
- Within settlement areas, growth will be focused in: (i) delineated built-up areas; (Policy 2.2.1.2c) and
- 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. (Policy 2.2.1.4)

2.2.1 Planning Analysis

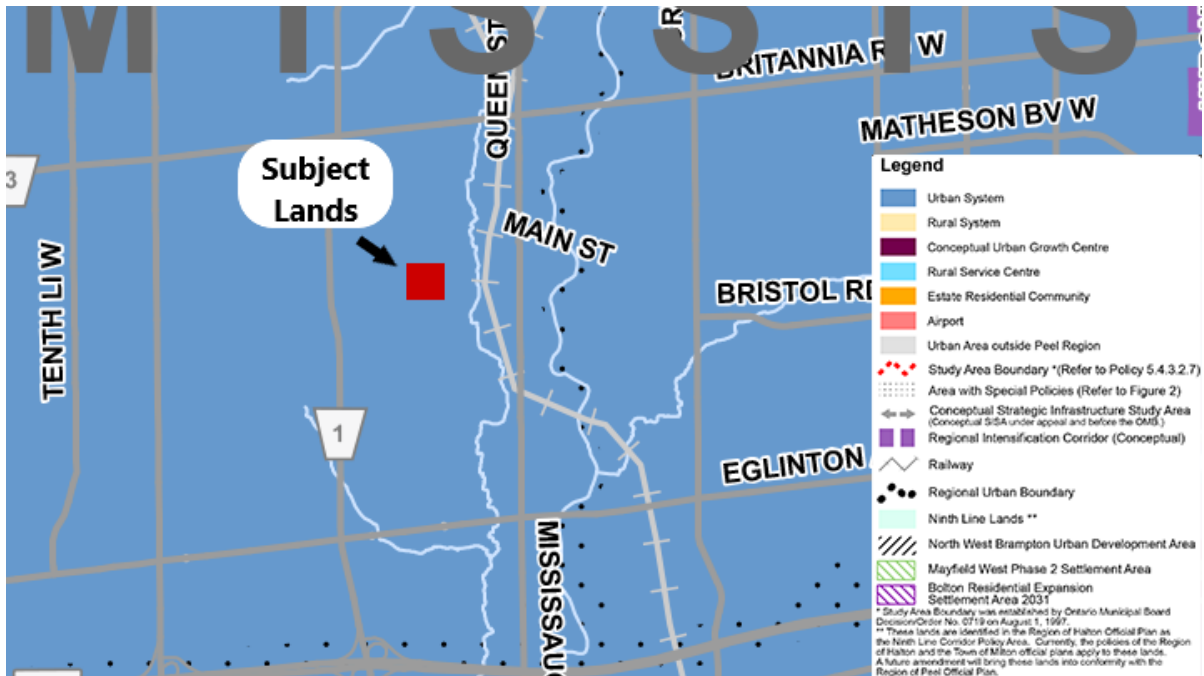
The proposed Zoning By-law Amendment conforms with the 2019 Growth Plan, and the goal to build compact, vibrant and complete communities under the Where and How to Grow Policies, including:

- The proposed development is within a settlement area that has a delineated built boundary, has existing infrastructure to support development, and is supportive of a mix of land uses to support a complete community (Section 2.2.1.2a); and
- The proposed Back-to-Back residential townhouses will complement and contribute further diversity to the existing range of uses in this area and contribute to this area as a complete mixed-use community (Section 2.2.1.4a).
- The proposed use will help promote a positive quality of life for residents (Section 2.2.1.4b).

2.3 PEEL REGION OFFICIAL PLAN

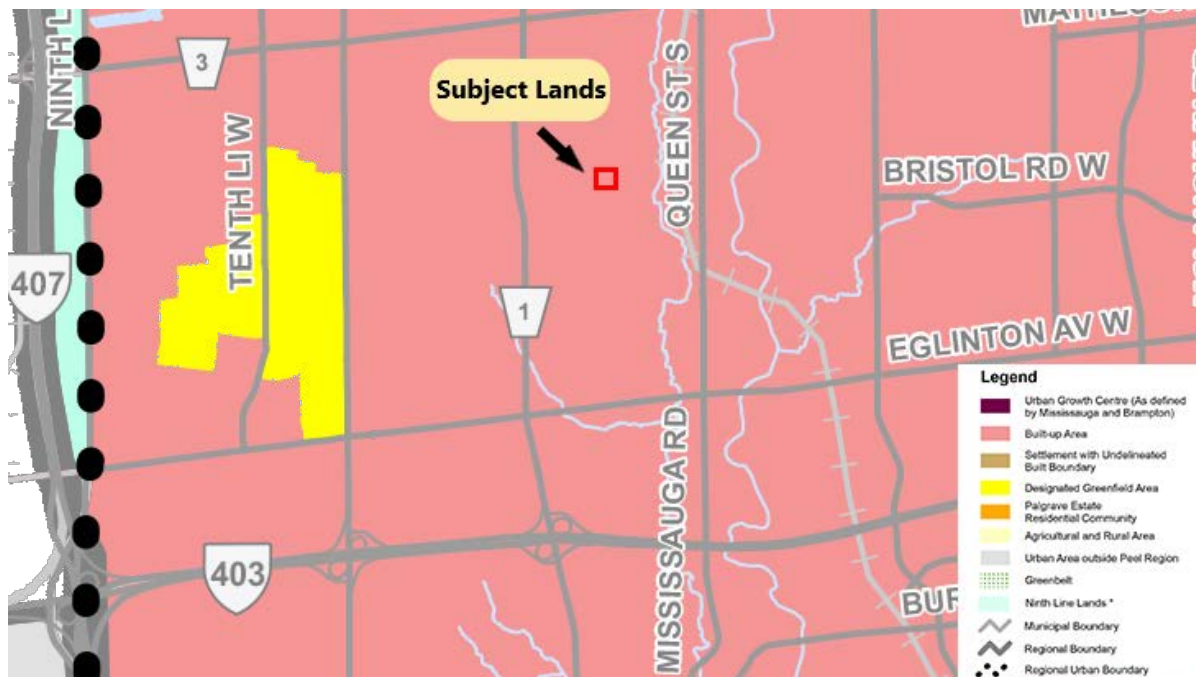
According to “Schedule D Regional Structure” of the Peel Region Official Plan (ROP), the Subject Lands are located within the “Urban System” (see Figure 5). Urban development and redevelopment shall be directed to the Urban System (Section 5.3.2.2).

Figure 5: Peel Region Official Plan Schedule D – Regional Structure



The subject lands are located within the “Built-up Area” as identified on “Schedule D4 -The Growth Plan Policy Areas in Peel” of the ROP (see Figure 6). The ROP policies state that a significant portion of new growth is directed to the built-up areas of the community through intensification (Section 5.5.2.2), where intensification is defined as the development of a property or site at a higher density than currently exists through redevelopment or the development of vacant and/or underutilized lots within previously developed areas, amongst others. Further, it is a policy of the ROP to facilitate and promote intensification (Section 5.5.3.2.2).

Figure 6: Peel Region Official Plan Schedule D4 – Growth Plan Policy Areas



2.3.1 Planning Analysis

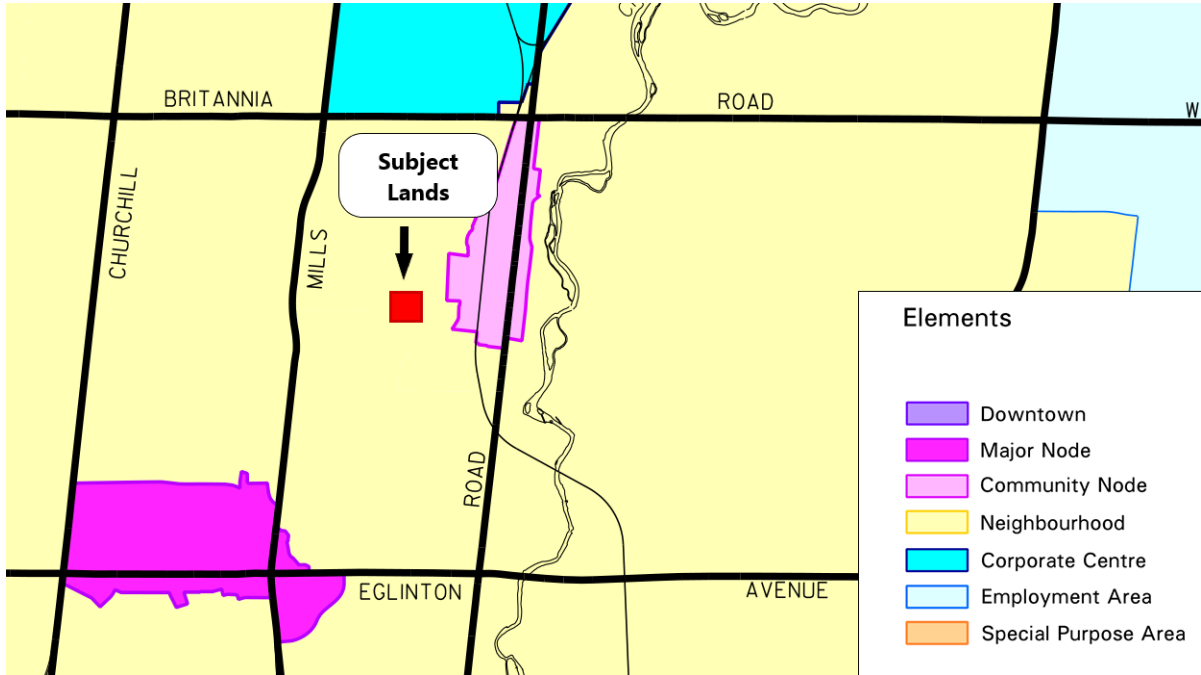
The proposed Zoning By-law Amendment conforms with the ROP, for reasons including the following:

- The proposed Zoning By-law Amendment would have the effect of permitting urban type land uses on the Subject Lands, which are located within the urban boundary where a majority of growth is directed (Section 5.3.2.2); and
- The proposed development provides opportunity for the redevelopment of the subject lands, which are currently vacant and represents a form of intensification as encouraged by the Official Plan including Section 5.5.2.2- Direct a significant portion of new growth to the built-up areas of the community through *intensification* & and Section 5.5.3.2.2 - Facilitate and promote *intensification*.

2.4 CITY OF MISSISSAUGA OFFICIAL PLAN

Within the Urban System of the City of Mississauga Official Plan (Schedule 1b), the Subject Lands are within the “Neighbourhoods” portion of the City Structure. Neighbourhoods’ are characterized as physically stable areas with a character that is to be protected (Section 5.3.5). Refer to Figure 7.

Figure 7: City of Mississauga Official Plan Schedule 1b – Urban Systems



Relevant Urban System policies are as follows:

- Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved (Section 5.3.5.1).
- Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density, and scale (Section 5.3.5.6).

The urban form policies of the Official Plan in Section 9 provide direction for site layout and building design in addition to other matters relating to development.

Section 9.2.2 of the Official Plan relates to Non-Intensification Areas which includes 'Neighbourhoods'. Through the Pre-Consultation process (i.e. DARC 17-211 W11) sub-section 9.2.2.3 was identified by staff as being important.

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.

Relevant transportation policies in the Official Plan are as follows:

- Off-street parking facilities for vehicles and other modes of travel, such as bicycles, will be provided in conjunction with new development and will:
 - a. provide safe and efficient access from the road network so that ingress and egress movements minimize conflicts with road traffic and pedestrian movements;
 - c. support transportation demand management (TDM) initiatives (Section 8.4.1).

As part of the approval process, a Transportation Impact Study was prepared by NexTrans Engineering that demonstrates, among other things, the following:

- a) building orientation that supports transit service;
- b) minimize distance between main building entrances and transit stations/stops;
- c) development that is integrated into the surrounding pedestrian and cycling network;
- d) parking facilities designed to provide safe and efficient access for pedestrians and cyclists emanating from the surrounding transit and active transportation network; (Section 8.5.7).

Relevant Neighbourhood policies in the Official Plan are as follows:

- For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies (Section 16.1.1.1);
- Chapter 16 of the Official Plan indicates that the Subject lands are located within the Streetsville Neighbourhood (Section 16.23);
- Urban Design Policy in Section 16.23.1.1 Development will be compatible with and enhance the village character of Streetsville as a distinct established community by integrating with the surrounding area, and;

-
- A stormwater drainage report will be required to ensure that the existing drainage system has the capability to convey the increased storm flow from redevelopment in accordance with current City drainage standards (Section 16.23.4.1).

In addition, Mississauga will require development proposals to address the management of stormwater using stormwater best management practices (Section 6.2.7).

2.4.1 Planning Analysis

The proposed Zoning By-law Amendment conforms with the City of Mississauga Official Plan, for reasons including the following:

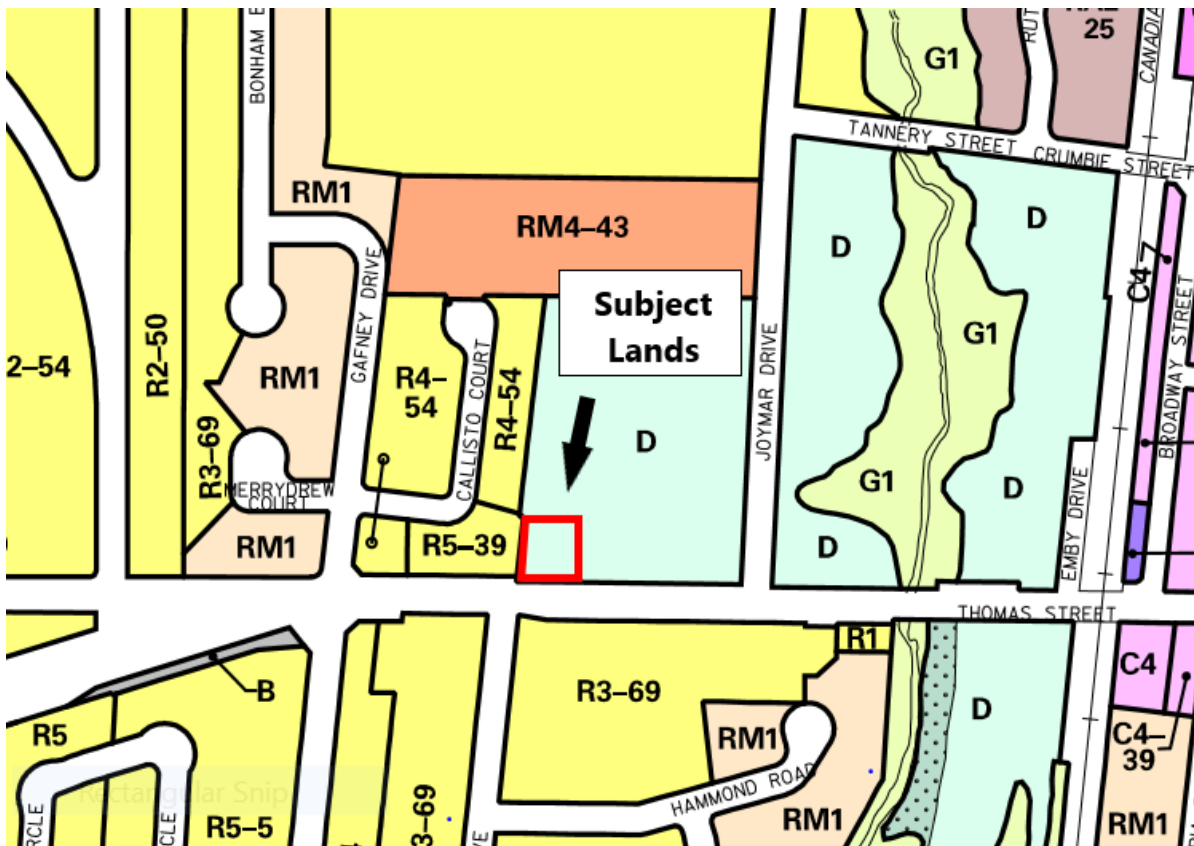
- The proposed use for residential townhouses is consistent with residential areas where the existing character is to be preserved (Section 5.3.5.1).
- The proposed use for residential townhouses is sensitive to the existing and planned context and includes appropriate transitions in use, built form, density, and scale between the existing single family homes on Callisto Rd and the Dunpar development currently under construction for town houses and semi-detached lots (Section 5.3.5.6);
- The development of the Subject Lands as per Section 9.2.2.3 of the Official Plan takes into consideration that new development need not mirror existing development, but that new development in Neighbourhoods will:
 - a. respect existing lotting patterns which the proposal has done based on the Dunpar development approved in 2019;
 - b. respect the continuity of front, rear and side yard setbacks which the proposal attempts to accommodate based on the zoning standards for the RM-10 zone and the approved Dunpar development;
 - c. respect the scale and character of the surrounding area which the proposal has done serving as a buffer between the large scale development abutting the subject lands on the north and east side and the existing single family lots on the west side;

-
- d. minimize overshadowing and overlook on adjacent neighbours as per the Shadow Study undertaken by Wes Surdyka Architect;
 - e. incorporate stormwater best management practices as per the FSR prepared by NexTrans Consulting Engineers;
 - f. preserve mature high quality trees and ensure replacement of the tree canopy which does not apply in this particular case as there are no trees on the subject lands; and
 - g. be designed to respect the existing scale, massing, character and grades of the surrounding area which the proposed development attempts to achieve by significantly reducing the height of the proposed retaining wall by the abutting land owner (i.e. Dunpar) along by the north property line.
- Vehicular access to the Subject Lands is proposed from an existing all turns access to Thomas St. Previous concepts under other ownership showed 4 driveways accessing Thomas St. As noted by the Traffic Impact Assessment (Section 4.1.2 of this Report), the proposed site driveway is expected to operate with acceptable delays and sufficient capacity to accommodate the townhouse development and transportation demand management objectives for transit, cyclist and pedestrian users have been considered (Sections 8.4.1 & 8.5.7);
 - The proposed use complies with the maximum building height of four storeys (Section 16.1.1.1);
 - The proposed development is compatible with the village character of Streetsville as a distinct established community by integrating with the surrounding area (Section 16.23.1.1);
 - A stormwater drainage report was prepared that ensures that the existing drainage system has the capability to convey the increased storm flow from redevelopment in accordance with current City drainage standards (Section 16.23.4.1), and;
 - The development proposal through the civil engineer plans addresses the management of stormwater using stormwater best management practices (Section 6.2.7).

2.5 CITY OF MISSISSAUGA ZONING BY-LAW 0225-2007, AS AMENDED

The Subject Lands are zoned Development (D) under the City of Mississauga Zoning By-law No. 0225-2007, as amended, as shown on Map 39E (refer to Figure 8).

Figure 8: City of Mississauga Zoning By-Law 0225-2007 – Map 39E



The Development zone permits existing uses and structures (as noted by Table 12.3.2). The erection of new buildings or structures and the enlargement or replacement of existing buildings requires the submission of a Zoning By-law Amendment application.

3.0 PROPOSED ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment is proposed to permit a 10-unit Back-to-Back residential townhouse development on the subject lands and regulate standards for the proposed development.

The Zoning By-law Amendment proposes to rezone the Subject Lands to a site specific (RM-10) zone to facilitate the development of the property, while implementing the policies of the Official Plan and the PPS. The RM-10 zone permits Back-to-Back residential townhouses land uses. The proposed site-specific nature of the re-zoning application is to accommodate several exceptions to the existing standards in the RM-10 zone

The proposed draft Zoning By-law Amendment is attached as Appendix A. The proposed Zoning By-law is site specific in nature and include several Special Provisions related to the number of storeys, the minimum front, rear, and interior side yard setbacks, the number of parking spaces and width of the proposed road and landscaped buffer. The exceptions to the RM-10 zone are in keeping with the approved Dunpar development abutting the Subject lands on the east and north side, and reflect the unique site constraints of the property while taking into account the existing single family character of the existing properties.

4.0 ADDITIONAL ANALYSIS

4.1 TECHNICAL STUDIES

The proposed development is supported by the following technical reports.

4.1.1 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report dated June 3 2020, was prepared by NexTrans Consulting Engineers for the Subject Lands. The value of runoff coefficient $C=0.25$ is used for pre-development to determine the post-development allowable release calculation. The stormwater quantity is controlled via CBs, MHs, an underground tank and a 75mm orifice tube. The stormwater quality is controlled via an OGS EFO4. The development proposes to provide a new 300 dia. storm service from the existing storm sewer within Thomas St allowance. The specific quantity and quality control measures will be further refined in conjunction with the Site Plan Approval application. The proposed peak sanitary discharge from the site is calculated at 1.85 l/s. The development proposes to provide a new 250mm dia. sanitary service from the existing sanitary sewer within the Thomas St allowance. The peak hourly water demand from the site is calculated at 0.26 l/s, and the fire water demand (FUS) is 233 l/s. The development proposes to provide a new 150mm dia. watermain service from the existing watermain within Thomas St. allowance.

All new connections to existing regional municipal infrastructure within the Thomas St allowance are in accordance with Region of Peel engineering design guidelines.

4.1.2 Traffic Impact Study (and TDM)

A Traffic Impact Study dated June 24, 2020 was prepared by NexTrans Consulting Engineers. The Traffic Impact Study finds that: the parking supply is adequate to support the expected parking demand; no mitigation measures are required to support the additional traffic generated by the proposed development; and the study intersections and proposed site driveway are expected to operate with acceptable delays and sufficient capacity.

4.1.3 ESA Phase II

A Phase II Environmental Site Assessment was prepared by Fisher Environmental Ltd., on March 4, 2020. For the purpose of this Phase II ESA, the appropriate standards were identified as: Table 3 (Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition –

Residential/Parkland/Institutional Property Use for soil samples and All Types of Property Use for groundwater samples, medium to fine textured soil) as contained in the MOE Soil,

Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, hereinafter referred to as the “MOE Standards”. The results of chemical analysis for all nine (9) soil samples were found to be in compliance with the applicable MOE Standards.

The results of chemical analysis for all nine (9) soil samples were found to be in compliance with the applicable MOE Standards. The results of chemical analysis for all six (6) groundwater samples were found to be in compliance with the applicable MOE standards.

Based on the current subsurface investigation, it is concluded that no evidence of soil and groundwater contamination has occurred at the selected sampling locations. No further investigation is recommended at this time.

4.1.4 Shadow Study

Shadow Diagrams prepared by Wes Surdyka Architect for the subject lands confirm that the proposed building minimizes overshadowing and maintains reasonable access to sunlight for the existing adjacent properties on the west and south borders on June 21, September 21 and December 21.

4.1.5 Other Studies

Other studies in support of the proposal include the following:

- A Plan of Survey by Donald H. Brown Surveying Ltd prepared November 2017;
- A Stage 1 and 2 Archaeological Assessment prepared by Earthworks Archaeological Services Inc., dated June 14, 2018;
- A Letter of acceptance from the Ministry of Tourism Culture and Sport dated June 17, 2019;
- A Landscape Concept, Tree Inventory, and Preservation Plan was prepared by Strybos Barron King (SBK) Landscape Architecture on March 8, 2020;
- A Letter of Credit Landscape Cost Estimate was prepared by Strybos Barron King (SBK) Landscape Architecture on April 23, 2020;
- A Noise Feasibility Study was prepared by HGC Engineering on April 17 2020; and,
- Architectural plans prepared by Wes Surdyka Architect in March and April 2020 including the proposed site plan, elevations, floor plans, and streetscape.

5.0 CONCLUSIONS

Given the findings of this Report and the supporting materials, it is concluded that the Subject Lands are well suited for the proposed Back-to-Back 10-unit townhouse development. The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and Growth Plan, and conforms to the Peel Region Official Plan and to the City of Mississauga Official Plan, and represents good land use planning as follows:

- Community infrastructure such as y, are permitted within all land use designations within the City of Mississauga;
- The current Development (D) zoning of the Subject Lands does not permit new development as contemplated for the Subject Lands by the Mississauga and Peel Official Plans, and as mandated by the PPS. Rather, it is intended to be a temporary condition until such time as the lands can be appropriately developed, as represented by this development proposal and its Zoning By-law Amendment application;
- The Zoning By-law Amendment will facilitate a development consisting of 10 residential townhouses and associated parking, in an area that is contemplated for and encourages this type of use;
- An attractive high-quality development will be created on a currently underutilized site, which has good access;
- The proposal is of a height, scale and massing that is consistent with the City's anticipated development parameters for this area;
- The proposed development is not expected to have any significant impacts on the surrounding land uses, as outlined in the background studies filed in support of the application;
- The Functional Servicing and Stormwater Management Report identifies the various measures to be undertaken to facilitate appropriate sanitary, water, and stormwater management to the proposed development.
- The Traffic Impact Study concludes that the parking supply provided is adequate, no mitigation measures are required to support the additional traffic generated by the development, and that the study intersections and proposed

site driveway is expected to operate with acceptable delays and sufficient capacity; and

- The Shadow Study confirms that the proposed building minimizes overshadowing and maintains reasonable access to sunlight for the existing adjacent properties on the west and south borders on June 21, September 21 and December 21.

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

WHEREAS pursuant to section 34 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;

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:

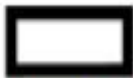
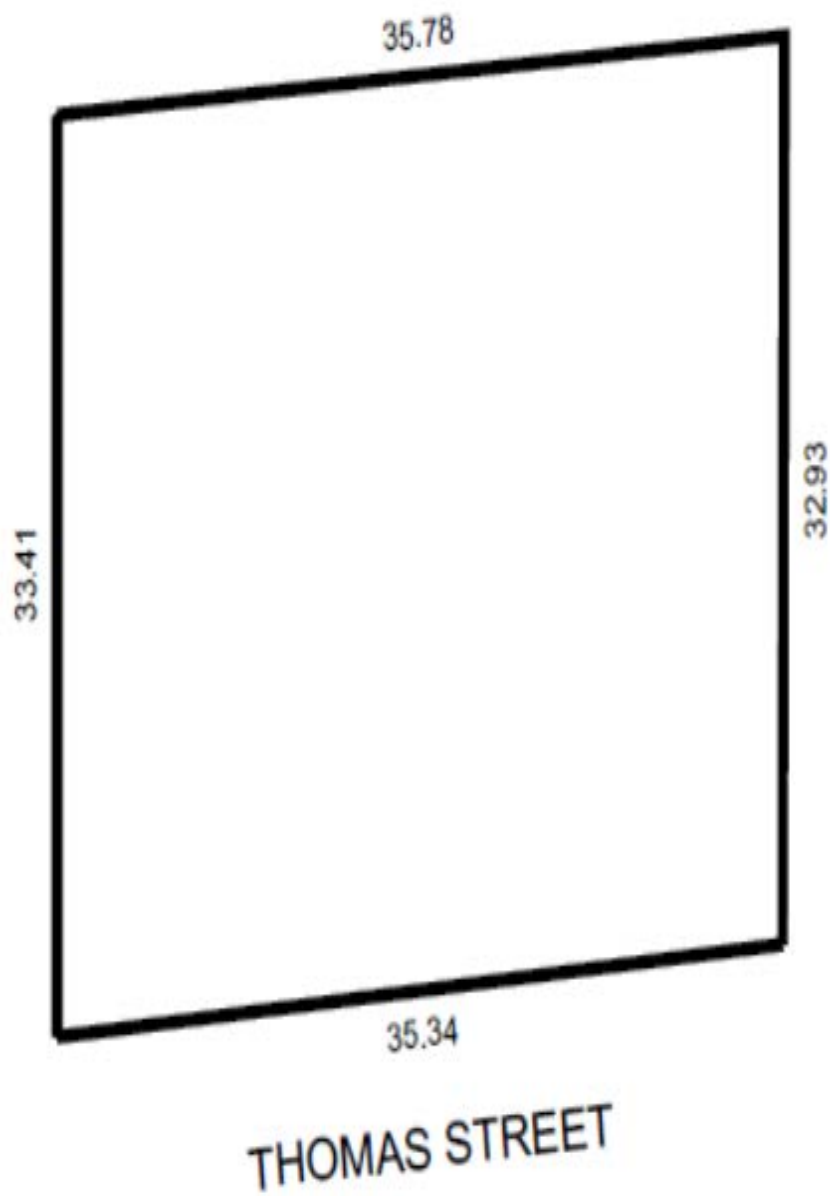
8.2.3.XX	Exception: RM10-XX	Map # XX	By-law:
In an RM10-XX zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following regulations shall apply:			
Regulations			
8.2.3.XX.XX	Number of Storeys		4 storeys
8.2.3.XX.XX	Minimum front yard		3.78 m
8.2.3.XX.XX	Minimum interior side yard (east side)		1.2 m
8.2.3.XX.XX	Minimum interior side yard (west side)		1.22 m
8.2.3.XX.XX	Minimum rear yard		3.79 m
8.2.3.XX.XX	Minimum landscaped area		30.64%
8.2.3.XX.XX	Minimum number of Parking Spaces		21
8.2.3.XX.XX	Minimum number of visitor parking spaces		1
8.2.3.XX.XX	Minimum parking space setback to residential		1.63 m
8.2.3.XX.XX	Minimum width of a condominium road		6.0 m

3. Map Number 27 of Schedule "B" to By-law Number 0225-2007, as amended, is amended by changing thereon from "D" to "E2-XX", the zoning of Part of Lot 4, Concession 5, West of Hurontario Street (Geographic Township of Toronto) as shown on Schedule "A" attached hereto and forming part of the bylaw.

ENACTED and PASSED this _____ day of _____ 2020.

MAYOR

CLERK
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BUILDABLE AREA

This is not a Plan of Survey



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

THIS IS SCHEDULE " "
AS ATTACHED TO BY-LAW _____
PASSED BY COUNCIL ON _____

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this bylaw is to enable the development of a 10-unit Back-to-Back Townhouse Development.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "E2-XX" (RM10 - Site Specific).

"E2-XX" permits a 10-unit Back-to-Back Townhouse Development for residential uses, with minimum front and interior side yard setbacks, and landscaped buffer to a public street, number of parking spaces and visitor parking, the minimum parking space setback to residential, the minimum width of a condominium road, the number of storeys, and a minimum rear yard setback.

Location of Lands Affected

Lands located at 86 Thomas St, 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 _____
of the City Planning and Building Department at 905-615-3200 ext. 5525.