

Planning Analysis
City File Number: OZS-2020-0017

The proposed medium density land use was previously evaluated and approved under file C04E14.013. The Recommendation Report dated January 14, 2019 for that application included a detailed planning analysis. That review found that the 15-unit townhouse development represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan.

This application does not propose any changes to the approved townhouse land use for the site. The development was proposed to have a common element condominium form of tenure. This current application simply creates a block on a plan of subdivision that facilitates the creation of a common element condominium.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act, and advise that the application satisfies these criteria. That the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective.

The application is in compliance with Section 51(24) of the Planning in terms of the following:

Criteria to Be Considered	Analysis
a) <i>The effect of development of the proposed subdivision on matters of provincial interest:</i>	The subject application would facilitate a particular form of tenure, being a common element condominium, for a townhouse development that was approved under an earlier application. That development proposed townhouse dwelling which will add to the existing housing stock in the area, in a compatible and appropriate location. The application does not conflict with matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposal is not premature as there are adequate existing services in the area. This application is in the public interest and it will provide another form of housing within this part of the city.

c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The Official Plan designates the subject property as 'Residential' and the application meets the general intent of the applicable policies. Furthermore, the proposed development is compatible with the surrounding land uses.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The proposed development is suitable for the lands, as it is within an existing neighbourhood with nearby amenities and existing municipal services. Suitability was thoroughly reviewed through the Official Plan and Zoning By-law application approved to permit the townhouse development.
e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposal proposes a private road connecting to a municipal street. Traffic Services have reviewed and have no traffic and/or transportation concerns.
f) <i>The dimensions and shapes of the proposed lots;</i>	The proposed lot dimensions and shapes are appropriate for the proposed townhouse development and meet the required provisions of the applicable Zoning By-law.
g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	The proposal meets the existing zoning provisions of the subject property and appropriate restrictions will be included as a condition of the subdivision application.
h) <i>The conservation of natural resources and flood control;</i>	The subject property is not within the vicinity of any natural resources and/or flood control area.
i) <i>The adequacy of utilities and municipal services;</i>	There are no anticipated impediments to servicing the property with respect to water, storm water, sanitary sewer connections and utilities.

j) <i>The adequacy of school sites;</i>	The school boards were circulated on the subject application and no concerns were identified.
k) <i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	No land is required to be dedicated for public purposes.
l) <i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed development optimizes the efficient use of land by providing an appropriate density that meets the existing Official Plan and Secondary Plan criteria.
m) <i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i>	The proposed development will undergo a site plan approval process in order to ensure high quality design that is compatible with the surrounding land uses.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51 (24) of the Planning Act applicable to the review of the application, and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective. Staff therefore recommend that the proposed draft plan of subdivision be approved.