

City of Mississauga  
**Corporate Report**



<p>Date: December 17, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files:  OZ 21-003 W7  and 21T-M21-002 W7</p>
	<p>Meeting date:  February 14, 2022</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 7)**

**Rezoning and Draft Plan of Subdivision applications to permit 9 freehold detached homes and 15 detached homes on a common element condominium road**

**0 King Street East, 0 Camilla Road and 2487 Camilla Road, southeast corner of King Street East and Camilla Road**

**Owner: City Park Holdings Inc.**

**Files: OZ 21-003 W7 and 21T-M21-002 W7**

## Recommendation

That the report dated December 17, 2021, from the Commissioner of Planning and Building regarding the applications by City Park Holdings Inc., to permit 9 freehold detached homes and 15 detached homes on a common element condominium road, under Files OZ 21-3 W7 and 21T-M21-002 W7, 0 King Street East, 0 Camilla Road and 2487 Camilla Road, 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

The rezoning and subdivision applications are required to permit 9 freehold detached homes and 15 detached homes on a common element condominium road. The zoning by-law will also need to be amended from **R3** (Detached Dwellings – Typical Lots) to **R5 – Exception** (Detached Dwellings – Typical Lots) and **R16 – Exception** (Detached Dwellings on a CEC – Road) to implement this development proposal. A draft plan of subdivision is required to create 9 lots for detached homes and one block for the common element condominium.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

## Comments

The property is located within the Cooksville Neighbourhood Character Area at the southeast corner of King Street East and Camilla Road. The site is currently vacant.



Aerial image of 0 King Street East, 0 Camilla Road, and 2487 Camilla Road



Applicant's rendering of the proposed detached homes

## 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 4.

## AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

## 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

All 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 technical information, ensuring compatibility of new buildings and community consultation.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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