

City of Mississauga

Corporate Report



Date: May 6, 2022 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 21-19 W2
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: May 30, 2022

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 2)

Rezoning application to permit five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend

1667 Sunningdale Bend, east side of Sunningdale Bend and west of Meadow Wood Road

Owner: 2272061 Ontario Ltd.

File: OZ 21-19 W2

Recommendation

That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by 2272061 Ontario Ltd. to permit five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend, under File OZ 21-19 W2, 1667 Sunningdale Bend, be received for information.

Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

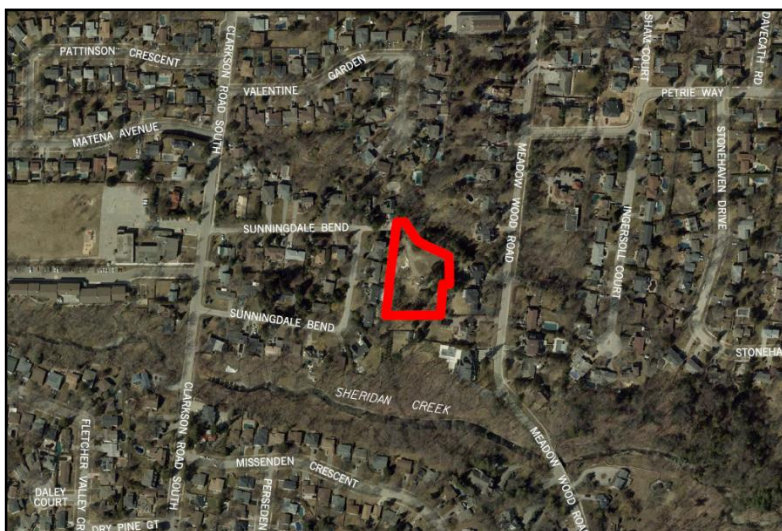
PROPOSAL

The rezoning application is required to permit the development of five detached dwellings on a CEC road. The applicant is also proposing to extend Sunningdale Bend with the addition of a modified cul-de-sac which will be conveyed to the City. The zoning by-law will need to be amended from **R2-5** (Detached Dwellings - Typical Lots - Exception 5) to **R16-Exception** (Detached Dwellings on a CEC - Road - Exception) to implement this development proposal. The zoning by-law will also need to be amended to include an "H" holding provision to ensure the extension of Sunningdale Bend. A plan of condominium application will be required to create the common elements of the proposed development including the CEC road.

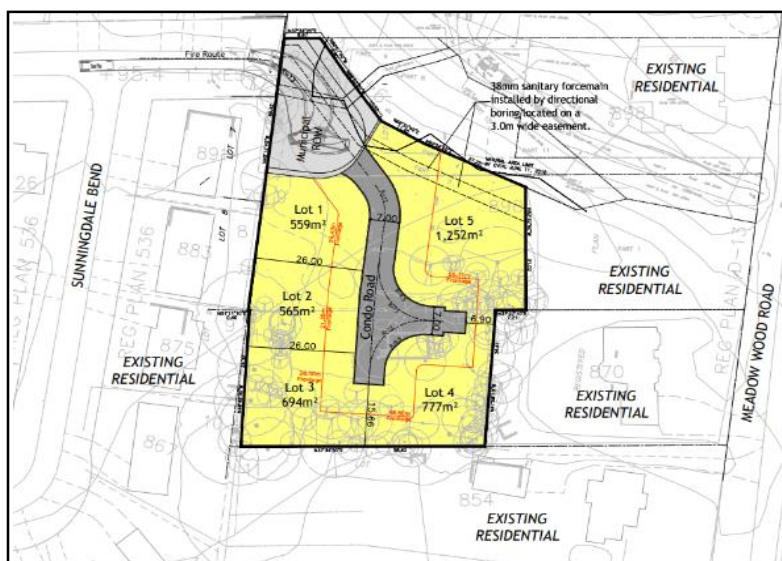
During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the east side of Sunningdale Bend, west of Meadow Wood Road within the Clarkson-Lorne Park Neighbourhood Character Area. The subject property is currently vacant and contains a portion of woodlands along the northern edge.



Aerial image of 1667 Sunningdale Bend



Applicant's site plan of the proposed five detached dwellings on a CEC road with the extension of Sunningdale Bend

The surrounding area is characterized by detached dwellings and natural heritage features including woodlands and Sheridan Creek. The northern limit of the subject property coincides with the top of slope of a Sheridan Creek tributary.

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.

COMMUNITY, AGENCY AND CITY DEPARTMENT COMMENTS

Community comments are summarized in Appendix 1, Section 6.

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

Financial Impact

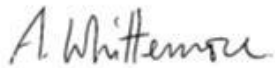
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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: the provision of additional technical information regarding stormwater management, the extension of Sunningdale Bend, potential environmental impacts and proposed mitigation, restoration and management measures, compatibility of the proposed detached dwellings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Michael Franzolini, MCIP, RPP, Development Planner