

City of Mississauga
Corporate Report



<p>Date: May 27, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: OZ 19/014 W1 & T-M19005 W1</p>
	<p>Meeting date: June 20, 2022</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Rezoning and Plan of Subdivision applications to permit 19 detached homes on a common element condominium road

1583 Cormack Crescent, southeast of Dixie Road and South Service Road

Owner: Elm Cormack (2017) Inc.

Files: OZ 19/014 W1 & T-M19005 W1

Recommendation

1. That the applications under File OZ 19/014 W1, Elm Cormack (2017) Inc, 1583 Cormack Crescent to change the zoning to **R16-Exception** (Detached Dwellings on a CEC-Road) and the draft plan of subdivision under file T-M19005 W1, be approved subject to the provisions outlined in Appendix 2 of the staff report dated May 27, 2022 from the Commissioner of Planning and Building.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 4 attached to the staff report dated May 27, 2022 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M19005 W1.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

5. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application provided that the height and number of dwelling units shall not increase.

Executive Summary

- The applications are to change the zoning by-law and permit a plan of subdivision to allow 19 detached homes on a common element condominium (CEC) road
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including reducing the number of homes, increasing the lot widths, reducing the height, increasing the exterior side yards of the corner lots, and protecting for a potential future condominium road connection to serve lands to the north
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

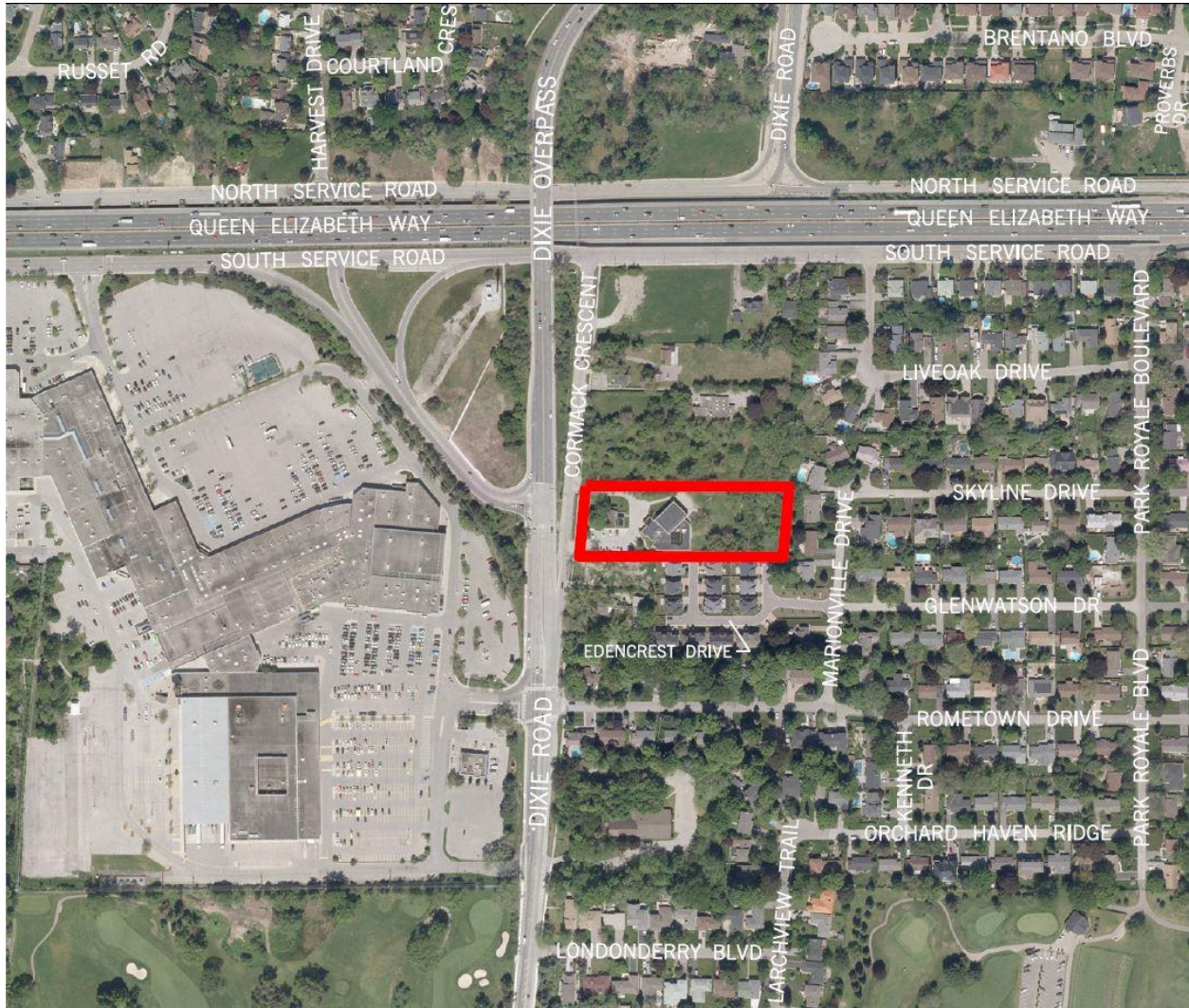
Background

A public meeting was held by the Planning and Development Committee on February 3, 2020, at which time an Information Report (https://www7.mississauga.ca/documents/committees/pdc/2020/2020_02_03_PDC_Agenda.pdf) was received for information. Recommendation PDC-009-2020 was then adopted by Council on February 19, 2020.

1. That the report dated January 10, 2020, from the Commissioner of Planning and Building regarding the applications by Elm Cormack (2017) Inc. to permit 22 detached homes on a condominium road, under Files OZ 19/014 W1 and T-M19005 W1, 1583 Cormack Crescent, be received for information.
2. That seven oral submissions be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.

Originator's files: OZ 19/014 W1 and T-M19005 W1



Aerial Image of 1583 Cormack Crescent



Applicant's Rendering

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made several modifications to the proposed concept plan including:

- Reduced the number of homes from 22 to 19
- Increased minimum interior lot frontages from 10.93 m (35.9 ft.) to 11.6 m (38.06 ft.)
- Increased minimum exterior lot/corner lot frontages from 10.93 m (35.9 ft.) to 12 m (39.4 ft.)
- Increased exterior side yards
- Reduced dwelling heights from 11.5 m (37.7 ft.) to 11.2 m (36.7 ft.)
- Provided for a potential future condominium road connection to serve lands to the north

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change and draft plan of subdivision. All property owners within 120 m (393 ft.) were notified of the applications on September 18, 2019. A community meeting was held by Ward 1 Councillor Stephen Dasko on March 7, 2020. Approximately 50 people attended the meeting. An additional community meeting was held on December 9, 2019 and attended by approximately 115 people. Over 60 written submissions and comment forms were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The statutory public meeting was held on February 3, 2020. Seven members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

The evaluation of the proposed rezoning and plan of subdivision was analyzed using the following criteria:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the existing and planned character and road network of the area?
- Are the proposed zoning by-law categories and exception standards appropriate?
- Is there adequate infrastructure to support the proposal?

The proposed rezoning and plan of subdivision applications to permit 19 detached homes on a CEC road have been found acceptable based on the following:

- The proposal makes efficient use of the subject property, aligning with the goals and objectives of the Provincial Policy Statement and Growth Plan, as well as Mississauga Official Plan
- The proposal represents gentle intensification that is compatible with the neighbourhood context and is located along the Dixie Road Corridor where similar low rise intensification developments have already been approved
- The proposal is consistent with the prevalent development pattern in the immediate area of the Lakeview Neighbourhood Character Area
- The proposal provides a wider range of ground related housing options with an appropriate transition to the surrounding land uses
- The proposal extends an existing road network and lotting pattern
- The existing municipal infrastructure is adequate to support the proposed development.

Site plan approval is required in order to develop the lands.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

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.

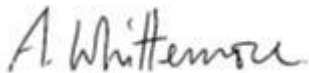
Conclusion

In summary, the proposed development is intensifying an underutilized large lot with new detached homes that have been sensitively designed to be compatible with the existing and planned character of the neighbourhood. The proposed development is located on a corridor on the periphery of a neighbourhood and provides appropriate transition. The proposed rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

- Appendix 1: Public Meeting Information Report, January 10, 2020
- Appendix 2: Recommendation Report Detailed Planning Analysis, May 27, 2022
- Appendix 3: Revised Site Plan
- Appendix 4: City Conditions of Approval
- Appendix 5: Draft Plan of Subdivision



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

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