

Recommendation Report

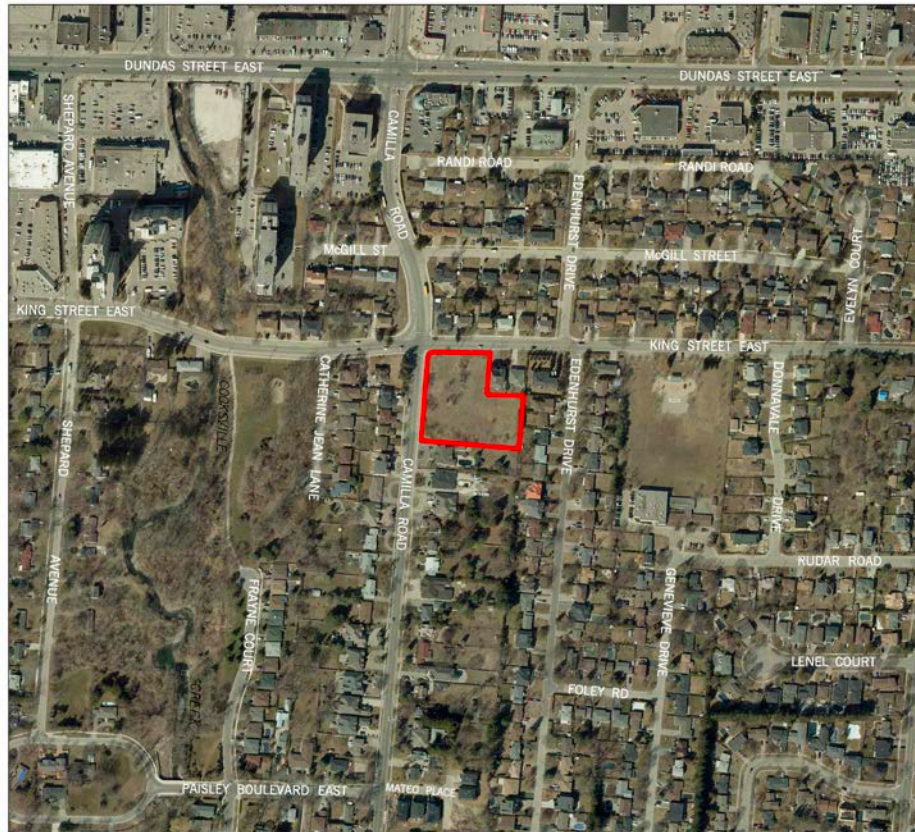
**Official Plan Amendment, Rezoning and
Subdivision Applications**

**0 King Street East, 0 Camilla Road and
2487 Camilla Road
OZ/OPA 21-3 W7 and T-21002 W7**

**Planning and Development Committee
December 5, 2022**



Subject Lands



Subject Lands

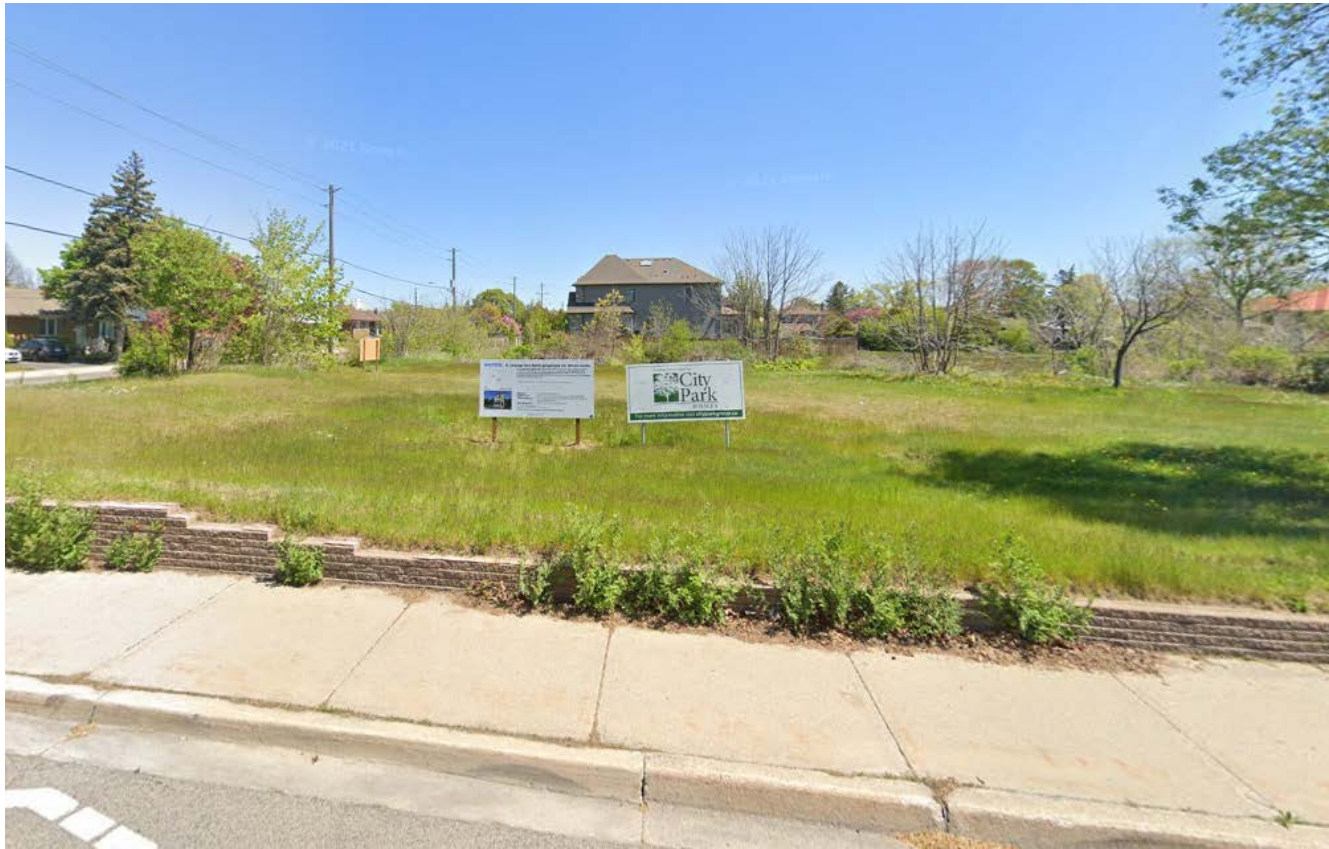


Image of site facing east from Camilla Road

Subject Lands



Image of site facing southeast from intersection of Camilla Road and King Street East

Surrounding Area



South side of King Street East, east of subject lands

Surrounding Area



East side of Camilla Road

Site Plan

Site Plan

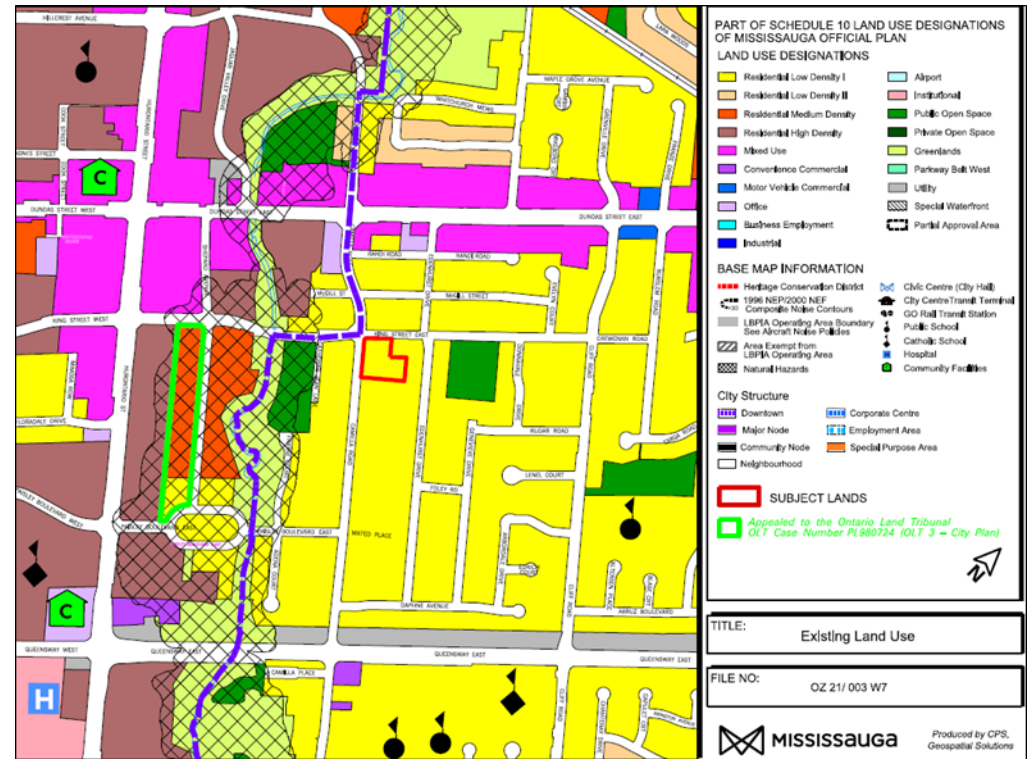


Elevations



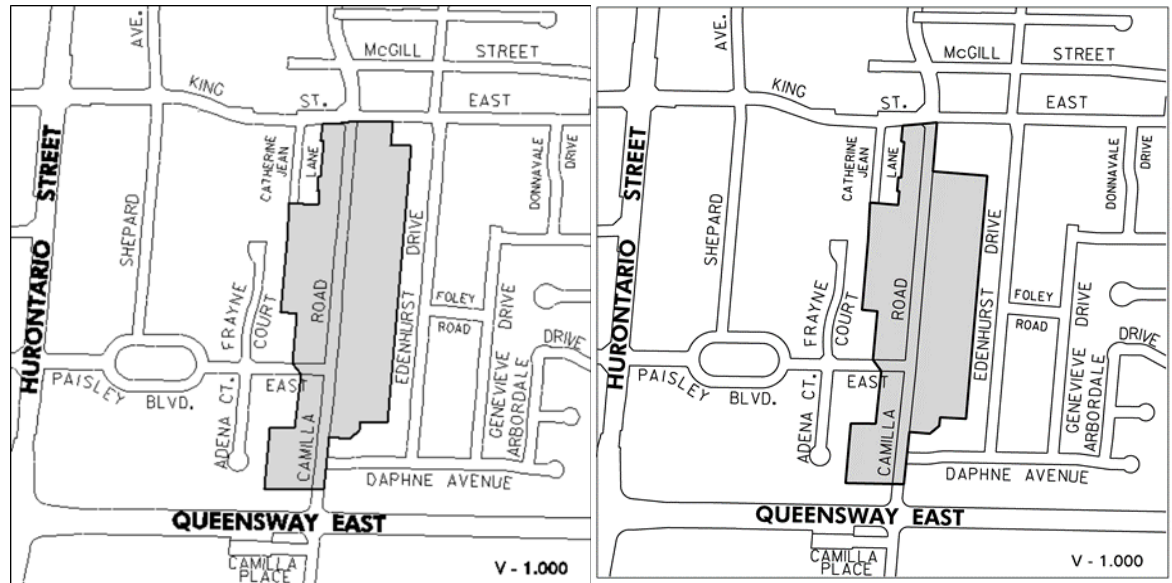
Official Plan

- The site is designated **Residential Low Density I**, which permits detached, semi-detached and duplex homes.



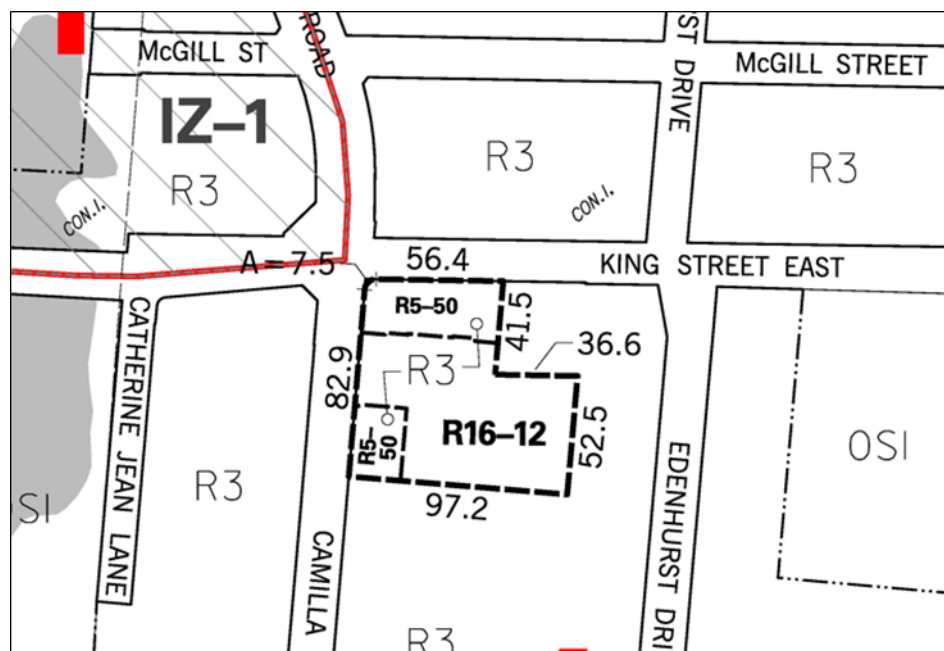
Official Plan

- A City-initiated official plan amendment is required to remove the subject lands from Special Site 7, Cooksville Neighbourhood Character Area
- Site 7 policies require that new lots have frontage on public roads and reflect similar character of surrounding lots in the area

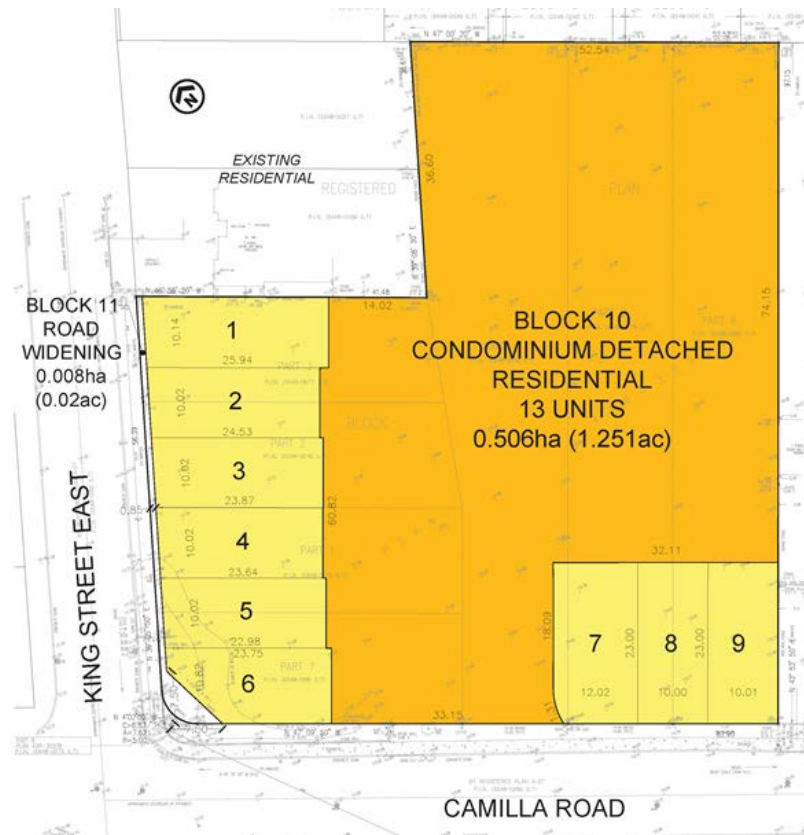


Zoning By-law

- Rezoning from **R3** (Detached Dwellings – Typical Lots), which permits detached homes, to **R5-50** (Detached Dwellings – Typical Lots), which will permit detached homes and **R16-12** (Detached Dwellings on a CEC-Road), which will permit detached homes



Draft Plan of Subdivision



Community Involvement

- Community Meeting – May 26, 2021
Public Meeting– February 14, 2022
- Issues identified included:
 - Traffic and safety
 - Appropriateness of the density
 - Similarity of lot pattern to neighbourhood context

Evaluation

The proposal is generally consistent with the overall intent, goals and objectives of Mississauga Official Plan:

- The proposal represents intensification that is compatible with the neighbourhood context and conforms to existing MOP Residential Low Density policies
- The proposal provides appropriate transition to the existing land uses and provides a compatible built form while continuing to respect the character of the area
- The existing municipal infrastructure is adequate to support the proposed development

Recommendation

- That the application is acceptable from a planning standpoint and should be approved in accordance with the provisions contained in the Recommendation Report
- That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development

Questions ?