

City of Mississauga

Corporate Report



Date: 2020/01/10

To: Chair and Members of Planning and Development Committee

From: Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

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

Meeting date:
2020/02/03

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Rezoning and Plan of Subdivision applications to permit 22 detached homes on a common element condominium road

1583 Cormack Crescent, southeast of Dixie Road and the Queen Elizabeth Way

Owner: Elm Cormack (2017) Inc.

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

Recommendation

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.

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 plan of subdivision applications are required to permit 22 detached homes on a condominium road. The zoning by-law will need to be amended from **R3-75** (Detached Dwelling - Exception) to **R16-Exception** (Detached Dwelling on a CEC Road) to implement this development proposal. A plan of subdivision is required to create the lots.

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 southeast of Dixie Road and the Queen Elizabeth Way within the Orchard Heights area of the Lakeview Neighbourhood Character Area. The site is currently occupied by an institutional building and a former residential building.



Aerial image of 1583 Cormack Crescent



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 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

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

Most 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, access arrangements, and noise mitigation for the subject lands from QEW, South Service Road and Dixie Road noise.

Planning and Development Committee

2020/01/10

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

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Robert Ruggiero, Development Planner