

City of Mississauga
Corporate Report



<p>Date: June 5, 2024</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 file: OZ 21-19 W2</p>
	<p>Meeting date: June 25, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Rezoning applications 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

Pre-Bill 109

Recommendation

1. That City Council amend Zoning By-law 0225-2007 to **H-R16-14** (Detached Dwellings on a CEC-Road – Exception) and **G2** (Greenlands – Natural Features) for 1667 Sunningdale Bend, in accordance with the provisions contained in the staff report dated June 5, 2024 from the Commissioner of Planning and Building.
2. That City Council direct the applicant to satisfy all requirements of the City and any other external agencies concerned with the development.
3. That City Council's 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 18 months of the Council decision.
4. That the "H" holding provision is to be removed from the **H-R16-14** (Detached Dwellings on a CEC-Road – Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June 5, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- A rezoning application has been submitted to permit five detached dwellings on a common element condominium (CEC) road and the extension of Sunningdale Bend
- The applicant has revised the proposal to address issues raised at the public meeting and by departments and agencies, including:
 - Improved the configuration and increased the amount of the proposed natural heritage and buffer compensation area to be dedicated to the City
 - Reduced the maximum height of detached dwellings from 10.7 m (35.1 ft.) to 9.5 m (31.2 ft.) (sloped roof) and 7.7 m (25.3 ft.) (flat roof)
 - Reduced the lot size of Lots 4 and 5 to accommodate changes to the proposed natural heritage and buffer compensation area
 - Satisfied the technical requirements of departments and agencies
- There is adequate existing infrastructure and servicing to support the proposed development
- Based on staff's evaluation, the development conforms to relevant planning policies and are supportable from a planning perspective
- Staff recommend approval of the proposed infill development application which will facilitate five new residential units

Background

A public meeting was held by the Planning and Development Committee on May 30, 2022, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=670485e0-7120-4e39-8a72-d325d47cca0d&Agenda=Agenda&lang=English&Item=12&Tab=attachments>) was received for information.

Recommendation PDC-0051-2022 was then adopted by City Council on June 8, 2022.

1. 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.
2. That two 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 application. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1667 Sunningdale Bend

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Increased the natural heritage and buffer compensation area from 387 m² (4,165.63 ft²) to 663 m² (7,136.47 ft²)
- Decreased the maximum dwelling height from 10.7 m (35.1 ft.) to 9.5 m (31.2 ft.) (sloped roof) and 7.7 m (25.3 ft.) (flat roof)
- Decreased the lot area of Lot 4 from 777 m² (8,363.56 ft²) to 716 m² (7,706.96 ft²) and Lot 5 from 1 252 m² (13,476.42 ft²) to 607 m² (6,533.69 ft²) to accommodate an increase and revised layout of the proposed natural heritage and buffer compensation area and the relocation of a transformer
- Satisfied the technical requirements of Credit Valley Conservation (CVC) regarding compatibility with adjacent natural hazard lands

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject property advising of the rezoning application. All property owners within 120 m (393 ft.) were notified of the application on January 24, 2022. A community meeting was held by former Acting Ward 2 Councillor, Pat Mullin on April 12, 2022. Eleven people attended the meeting and written submissions were also received. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on May 30, 2022. Two members of the public made deputations regarding the application. 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 application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. The application has been found to be acceptable based upon the following:

- The proposed development represents sensitive infill development that is compatible with the adjacent detached dwellings and surrounding neighbourhood
- Impacts to environmental and natural hazards have been mitigated through the provision of appropriate setbacks supported by technical analysis and the proposed restoration, management and dedication of a natural heritage and buffer compensation area to the City
- The existing municipal infrastructure is adequate to support the proposed development

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.

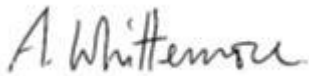
Conclusion

The proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provide an appropriate transition to adjacent detached dwellings. Technical analysis including stormwater management, compatibility with adjacent natural heritage and natural hazard lands and proposed mitigation and traffic and road operations have been provided to the satisfaction of Transportation and Works, Community Services Department and Credit Valley Conservation. The proposed rezoning is acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lucas Petricca, Development Planner