

# Recommendation Report Detailed Planning Analysis

**Owner: 2272061 Ontario Ltd.**

**1667 Sunningdale Bend**

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## 1. Community Comments

Comments from the public were generally directed towards compatibility, height, shadowing and the loss of vegetation. Below is a summary and response to the specific comments heard.

### Comment

Concerns raised that the proposed lot sizes and heights do not respect the character of the existing neighbourhood and that there will be shadow impacts to adjacent lots.

### Response

Mississauga Official Plan (MOP) states that new development need not mirror existing development. While the proposed lot areas are generally less than the existing lots and the grading is slightly higher, the site is suitable for residential development. The proposed dwellings are consistent with the low rise detached dwelling character of the surrounding area. New dwellings can look different while still respecting the character of the neighbourhood. Additionally, the proposed rear yard setbacks and building heights are generally consistent with the existing zoning permissions in the surrounding area, minimizing the overall massing impacts to adjacent lots.

### Comment

Concern was raised regarding the loss of existing mature trees including butternut trees which are protected under the *Endangered Species Act, 2007*.

### Response

Through a review of the Environmental Impact Study (EIS) and the arborist report, most trees along the property lines abutting existing dwellings, will be preserved. However, approximately 50 trees are planned to be removed from the subject site, which includes 13 which are either in poor condition or dead. A portion of the site is proposed to be zoned **G2** (Greenlands – Natural Features) and will be dedicated to the City to address the minor encroachment proposed into the existing natural area. Within this area, there will be new tree and shrub plantings to restore woodland conditions, to the satisfaction of Credit Valley Conservation (CVC) and the City.

Regarding the butternut trees, further testing was conducted and determined that these trees are hybrids and are not subject to the *Endangered Species Act, 2007*. Nonetheless, several of these trees are not slated for removal to accommodate the development.

## 2. Updated Agency and City Department Comments

### UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on January 13, 2022. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

## Transportation and Works

Technical reports and drawings have been submitted and have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project and in accordance with City requirements.

### *Stormwater*

The Functional Servicing and Stormwater Management Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed to construct a new stormwater outlet with a headwall into Sheridan Creek. Stormwater management infrastructure is proposed within the private road, which will capture the stormwater quantity storage requirements for this site. A low impact development feature in the form of an infiltration tank is proposed to address the site's water balance requirements. Further information on the proposed stormwater outlet and municipal infrastructure into Sheridan Creek is required to address staff comments.

### *Traffic*

Operation and Safety Analysis submissions were provided by C.F Crozier & Associates in support of the proposed development. Based on the third submission, dated October 2024, the study complied with the City's Traffic Impact Study guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 4 (1 in, 3 out) and 5 (3 in, 2 out) two-way site trips for the weekday AM and PM peak hours.

Even with the additional traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Should the application be approved, Transportation and Works staff request that the following to be added to the list of Holding Provision requirements:

- Provision for the extension Sunningdale Bend with an appropriate turn around facility to the satisfaction of the City

### *Environmental Compliance*

A Phase One ESA, dated May 29, 2020 by Soil Engineers Ltd. was submitted in support of the proposed development. The report indicates further Environmental Site Assessment is required to assess the environmental condition of the site. As such, the applicant is required to provide a Phase Two ESA. Additional information may be required depending on the results of that investigation. Therefore, the following is to be included in the Holding Provision conditions.

- A letter of reliance for the Phase One ESA report;
- A letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use;
- A written document regarding the geotechnical and environmental suitability of the fill material located on-site;
- A Phase Two ESA report.

#### *Noise*

Noise studies evaluate the potential impact to and from a development and recommend mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic. Should the building massing or configuration change, the applicant will be required to update the submitted report with additional information to further evaluate the feasibility of any proposed mitigation measures to address noise, in accordance with City and MOECC Standards. The details of mitigation measures will be confirmed through the building permit process.

#### *Other Engineering Matters*

Should this rezoning application be approved by Council, other outstanding engineering matters can be addressed through the Holding Zone provision removal application and the review and approval of the required Development Agreement. Site specific details will include, but not be limited to: grading, municipal infrastructure design and construction, streetscape upgrades, and utility relocations.

### **Community Services and Credit Valley Conservation**

The applicant has submitted additional information which has generally addressed the concerns regarding the abutting natural area. Outstanding items will be addressed through a Holding Zone provision removal application which includes updated plans including buffer planting and compensation plans, draft reference plan, and details of the low impact development features.

### **3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

## 4. Consistency with PPS

The Public Meeting Information Report dated May 6, 2022 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

Section 1.1.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive.

Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.

Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

Section 2.1.1 of the PPS states that natural features and areas shall be protected for the long term.

Section 3.1.1 of the PPS states that development shall be directed outside of hazardous lands.

This proposal allows for modest development of an underutilized site, while maintaining compatibility with the existing character of the neighbourhood. The proposed

development represents an efficient use of land that maintains the function of the natural area and avoids environmental, health or safety concerns. The proposed development supports the general intent of the PPS.

## 5. Conformity with Growth Plan

The Growth Plan was updated August 28, 2020, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities
- Section 2.2.1.2c states that within settlement areas, growth will be focused in the delineated built-up areas
- Section 2.2.1.4 states that complete communities will feature a diverse mix of land uses, provide a diverse range of housing options and more compact built form, etc.
- Section 4.2.2.6 states that municipalities will protect any natural heritage features and continue to identify new systems in a manner consistent with the PPS

- Section 5.2.5.6 states that to achieve minimum intensification targets, municipalities will develop and implement site design policies within official plans and other supporting documents that targets the development of the public realm and compact built forms

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

This proposed development conforms with the Growth Plan as it allows for the appropriate development of a site within an established neighbourhood while maintaining compatibility with the existing low density dwellings. Further, the proposed development minimizes the impact to the adjacent natural feature which will be protected by the City.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to this application.

## 6. Region of Peel Official Plan

As summarized in the public meeting information report dated May 6, 2022 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and redevelopment to the Urban System to achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances

while taking into account the characteristics of existing communities and services.

The proposed development conforms to the ROP as it is an appropriate development that efficiently uses land to contribute to housing options in the established Clarkson-Lorne Park neighbourhood Character Area.

## 7. Mississauga Official Plan (MOP)

The proposal does not require an amendment to the Mississauga Official Plan Policies for the Clarkson-Lorne Park Neighbourhood Character Area, to permit 5 detached dwellings on a CEC road.

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

### *Directing Growth*

The subject site is located in the Clarkson-Lorne Park Neighbourhood Character Area, which is characterized by one and two storey detached dwellings within the immediate neighbourhood and significant vegetation. The greater neighbourhood contains a mix of lot sizes and frontages, with commercial uses located north abutting Lakeshore Road West.

The subject site is designated **Residential Low Density I**, which permits detached dwellings. The proposed application is maintaining the existing designation.

Neighbourhoods are generally characterized as stable areas that are to be protected and are not appropriate for significant intensification. However, they are also not to remain static and new development should be sensitive to the existing and planned character of a neighbourhood. Chapter 5 of the Official Plan states that:

- 5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
- 5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

While the proposed development has some distinctions with respect to lot area and configuration, the built form will be similar to the surrounding homes within the immediate neighbourhood. The land use designation is to be maintained, as the proposal represents a low density use within a neighbourhood that is characterized by detached dwellings. The proposed dwellings will front onto a CEC road rather than the adjacent public streets, providing for separation to the established neighbourhood. The proposed development represents

sensitive development within the existing and planned context of the neighbourhood.

#### *Compatibility with the Neighbourhood*

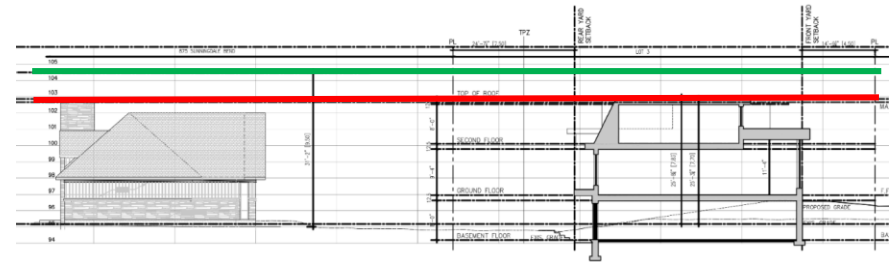
As stated in Chapter 5 of the Official Plan, infill and redevelopment within neighbourhoods will respect the existing and planned character. Neighbourhoods are non-intensification areas that will have the lowest densities and building heights and generally represent homogeneous land uses. The proposal for detached dwellings maintains this character and does not create a built form that significantly differs from the planned character.

Chapter 9, Section 9.2.2.3 of the Official Plan states, while new development need not mirror the existing development, new development in Neighbourhoods will:

- a. respect existing lotting patterns;
- b. respect the continuity of front, rear and side yard setbacks;
- c. respect the scale and character of the surrounding area;
- d. minimize overshadowing and overlook on adjacent neighbours;
- e. incorporate stormwater best management practices;
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

The proposal minimizes the impact to the adjacent dwellings as the proposed dwellings will front onto a CEC road. Therefore, the deficient front yard setbacks proposed within the development would not have the appearance of an inconsistent streetscape to the existing neighbourhood. Additionally, the applicant is proposing minimum rear yard setbacks of 7.5 m (24.6 ft), maintaining the required minimum rear yard setback of the existing zoning within the neighbourhood and providing for a sufficient separation to adjacent lots.

Regarding the height of the proposed dwellings, the grading on the subject site has a higher elevation towards the front of the proposed dwellings and CEC road than the surrounding lands. However, this change in grade will not have a significant impact to the proposed massing of the dwellings when compared to what is permitted under the existing zoning. The neighbourhood zoning permits maximum sloped roof heights of 9.5 m (31.17 ft) on lots with more than 22 m (72.18 ft) of frontage and 9 m (29.53 ft) for lots less than 22 m (72.18 ft) of frontage. Maximum heights for flat roofs is 7.5 m (24.6 ft) regardless of frontage. The applicant is proposing similar provisions with a maximum sloped roof height of 9.5 m (31.17 ft) and flat roof height of 7.7 m (25.26 ft). The proposal allows for two storey detached dwellings and the increase in height negligible. When considering the distance between the existing homes on Sunningdale Bend and Meadow Wood Road, the change in property grade and the proposed dwelling heights will have limited impact on the adjacent dwellings with regard to shadowing and overall massing.



Cross Section of 875 Sunningdale Bend on the left and Lot 3 of the application on the right.

As seen in the above cross-section, the red outline compares a proposed 7.7 m (25.26 ft.) flat roof dwelling to the existing dwelling at 875 Sunningdale bend. The green line demonstrates the maximum height of a 9.5 m (31.17 ft.) sloped roof dwelling calculated from average grade. Although the height would be slightly higher than the dwelling at 875 Sunningdale Bend, the required setbacks between the properties will lessen any potential impact.

#### *Value the environment*

An EIS was submitted in support of the application that was reviewed by CVC and the Community Services Department. Chapter 6 of the Official Plan helps to guide development to ensure that growth does not compromise the natural environment. The policies within Chapter 6 state that:

- 6.3.10 The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.
- 6.3.11 Minor refinements to the boundaries of the Natural



Heritage System may occur through Environmental Impact Studies, updates of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this Plan.

The submitted EIS indicates that the proposed limits of development have been confirmed and generally maintain CVC and the City's regulations. The application proposes a 5 m (16.4 ft) buffer to the natural area and also includes a planting compensation area ratio of 1:1 for the loss of vegetation. The compensation area has been approved by CVC and the City. This area will be zoned **G2** (Greenlands – Natural Features) and will be gratuitously dedicated to the City to ensure the long term protection of the natural area.

#### *Services and Infrastructure*

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit route:

- Number 23 on Lakeshore Road West having direct access to the Clarkson GO Station

- There is a transit stop on Lakeshore Road West within 550 m (1,804.46 ft) of the site

There are a variety of commercial and personal service uses located along Lakeshore Road West that serve the area. The subject site is also within 750 m (2,460 ft) of Meadow Wood Park which is comprised of trails, picnic areas and a community playground.

For these reasons, the application is consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

## 8. Revised Concept Plan and Elevations

The applicant has provided a revised site plan and elevations as follows:



Lot 1 – Flat Roof Rendering



Revised Concept Plan

## 9. Zoning

The proposed **R16-14** (Detached Dwellings on a CEC - Road) zone is appropriate to accommodate the proposed proposal.

Below is an updated summary of the proposed site specific zoning provisions:

### Proposed Zoning Regulations

Zone Regulations	R2-5 Zone Regulations	Proposed R16-14 Zone Regulations
Maximum Dwelling Height – Flat Roof	7.5 m (24.6 ft.)	7.7 m (25.26 ft.)
Maximum Dwelling Height – Sloped Roof	9.5 m (31.17 ft.) for dwellings with frontages greater than 22 m (72.18 ft.) and 9 m (29.53 ft.) with frontages of less	9.5 m (31.17 ft.)
Maximum Lot Coverage	30%	45%
Minimum Lot Area	695 m <sup>2</sup> (7,480.92 ft <sup>2</sup> ) for interior lots, 810 m <sup>2</sup> (8,718.77 ft <sup>2</sup> ) for corner lots	450 m <sup>2</sup> (4,843.76 ft <sup>2</sup> )
Minimum required parking spaces	2 spaces per unit	3 spaces per unit
Notwithstanding Sentence 4.7.2.14.X of this Exception, a maximum encroachment of 1.5 m (4.92 ft.) of a <b>porch</b> or <b>deck</b> inclusive of stairs		

Zone Regulations	R2-5 Zone Regulations	Proposed R16-14 Zone Regulations
located at and accessible from the <b>first storey</b> of below the first storey into the required <b>front</b> and <b>exterior side yards</b> is permitted		
Notwithstanding Sentence 4.7.2.14.X of this Exception, a maximum encroachment of 0.6 m (1.97 ft.) of an awning, window, <b>chimney</b> , pilaster or corbel, window will, and stairs with a maximum of three risers, into the required <b>front</b> and <b>exterior side yards</b> is permitted		
Notwithstanding Sentence 4.7.2.14.X of this Exception, Section 4.1.5.6 of By-law 0225-2007 shall not apply		
Notwithstanding Sentence 4.7.2.14.X of this Exception, a maximum encroachment of 5 m (16.4 ft.) of a <b>porch</b> of <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> , or awning into the required <b>rear yard</b> is permitted		
Notwithstanding Sentence 4.7.2.14.X of this Exception, a maximum encroachment of 1 m (3.28 ft.) of a <b>balcony</b> , window, <b>chimney</b> , pilaster or corbel, window well and stairs with a maximum of three risers, into the required <b>rear yard</b> is permitted		
Notwithstanding Sentence 4.7.2.14.X of this Exception, <b>accessory buildings</b> and <b>structures</b> are permitted subject to regulations of Section 4.1.2		
All site development plans shall comply with Schedule R16-14 of this Exception		
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		



- inventory plan to the satisfaction of the City
- a buffer planting, restoration and compensation plan be submitted to the satisfaction of the City and CVC
  - a Development Agreement to capture municipal works and other items be submitted to the satisfaction of the City, CVC and Region
  - a survey prepared by an O.L.S. is to be submitted to the satisfaction of the Transportation and Works Department
  - a reliance letter and Phase Two Environmental Site Assessment be submitted to the satisfaction of the Transportation and Works Department
  - signed and certified letter by a qualified professional regarding the suitability of fill materials located on-site and that land to be dedicated to the City is environmentally suitable for the proposed use to the satisfaction of the Transportation and Works Department
  - a Draft Reference Plan illustrating lands to be dedicated to be submitted to the satisfaction of the City
  - lands identified within the Draft Reference Plan to be dedicated to the City

## 12. Conclusions

Staff has evaluated the application to permit 5 detached dwellings on a CEC road, against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed development represents sensitive development that is consistent with the direction of the Official Plan. The proposed use of detached homes is compatible with and will maintain the character of the surrounding area. While there are some distinctions with the proposal with respect to smaller lot areas, reduced front yard setbacks and grading, the proposed dwellings will maintain the required rear yard setbacks and are sufficiently separated from the existing dwellings on Sunningdale Bend and Meadow Wood Road. Additionally, the proposed dwellings will front onto a CEC road, reducing the concern of an inconsistent streetscape to the established neighbourhood. The overall built form will be compatible with the neighbourhood character and generally maintains the existing zoning regulations of the surrounding area, relating to height and rear yard setbacks.

Therefore, staff is of the opinion that the applications conform to and maintain the goals and general objectives of the *Provincial Policy Statement*, *Growth Plan*, and Mississauga Official Plan.