

Recommendation Report

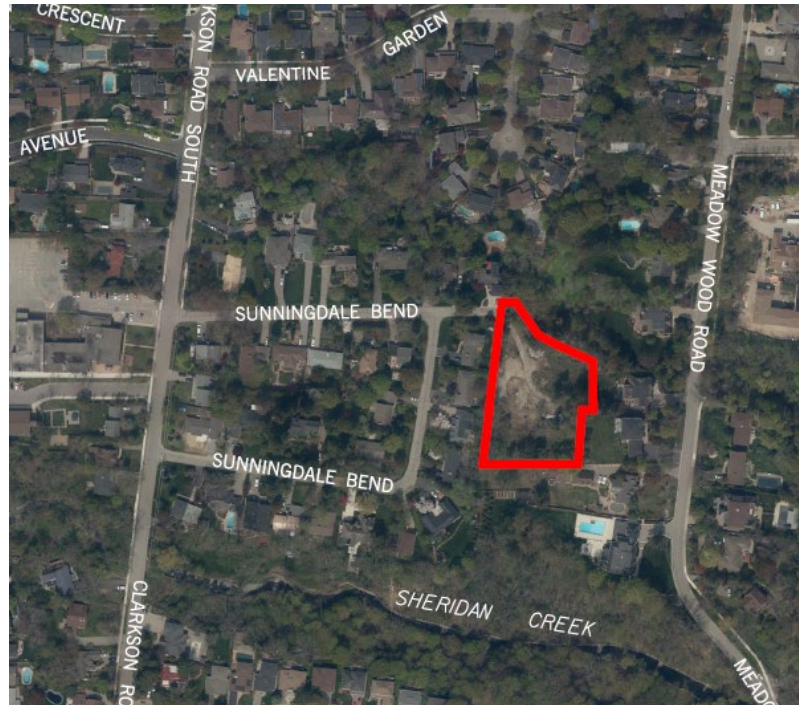
Zoning By-law Amendment Application

2272061 Ontario Limited.

1667 Sunningdale Bend
OZ 21-19 W2

Planning and Development Committee
June 25, 2024

Subject Property



Site Context



End of Sunningdale Bend – looking east



End of Sunningdale Bend – looking west

Site Context



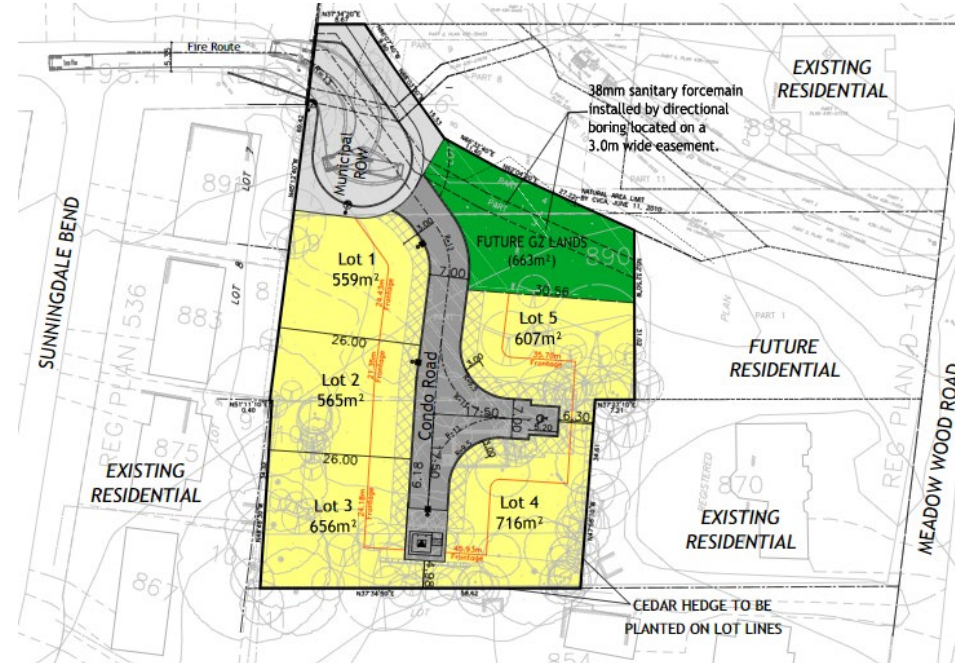
1667 Sunningdale Bend – looking south



1667 Sunningdale Bend – looking east

Site Plan

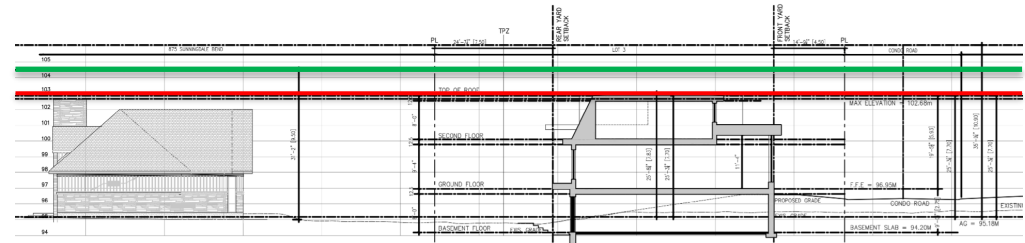
- 5 detached dwellings on a CEC Road
- Extension of Sunningdale Bend
- 1:1 compensation ratio of the natural area
- Reduced lot areas for most lots
- Lot frontages over 20m



Elevations

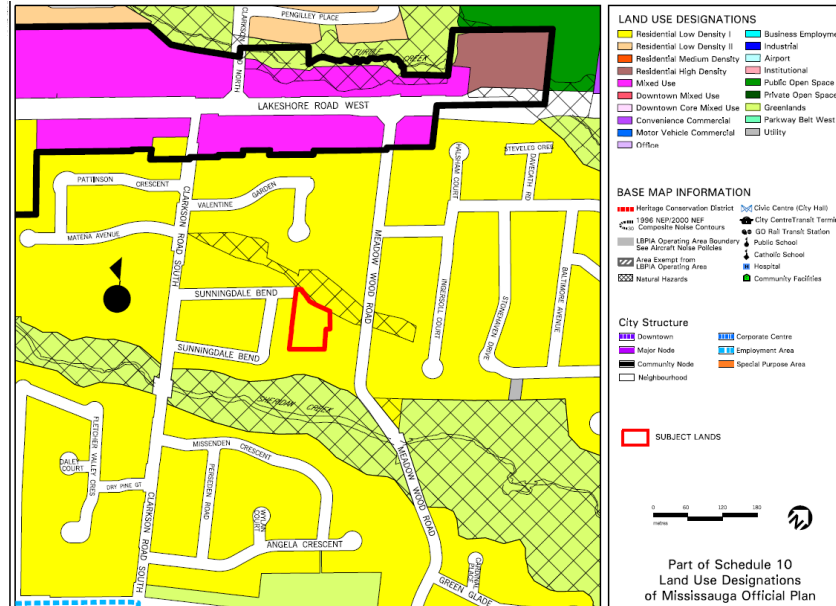


Lot 1 – Sample Rendering



Lot 3 – Cross Section

Official Plan



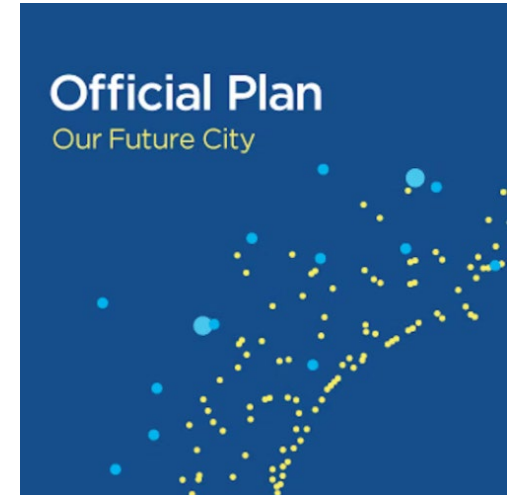
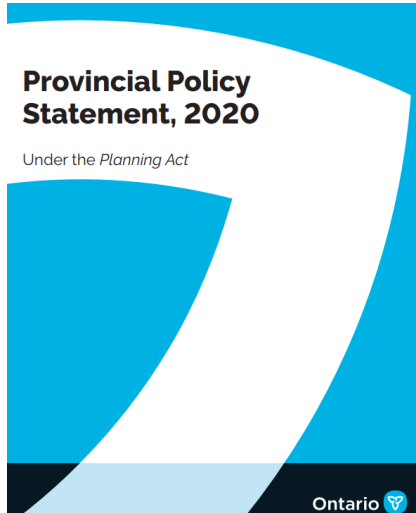
Schedule 10 – Land Use Designations
Residential Low Density I

Zoning By-law



Proposed Zoning
H-R16-14 & G2

Evaluation



Recommendations

- Staff recommends approval of the Zoning Amendment application for the following reasons:
- **The proposal is sensitive to and compatible with the surrounding area**
- **The proposed built form will be similar to zoning standards within the existing neighbourhood**
- **Impacts to the natural feature have been appropriately mitigated**

Thank You