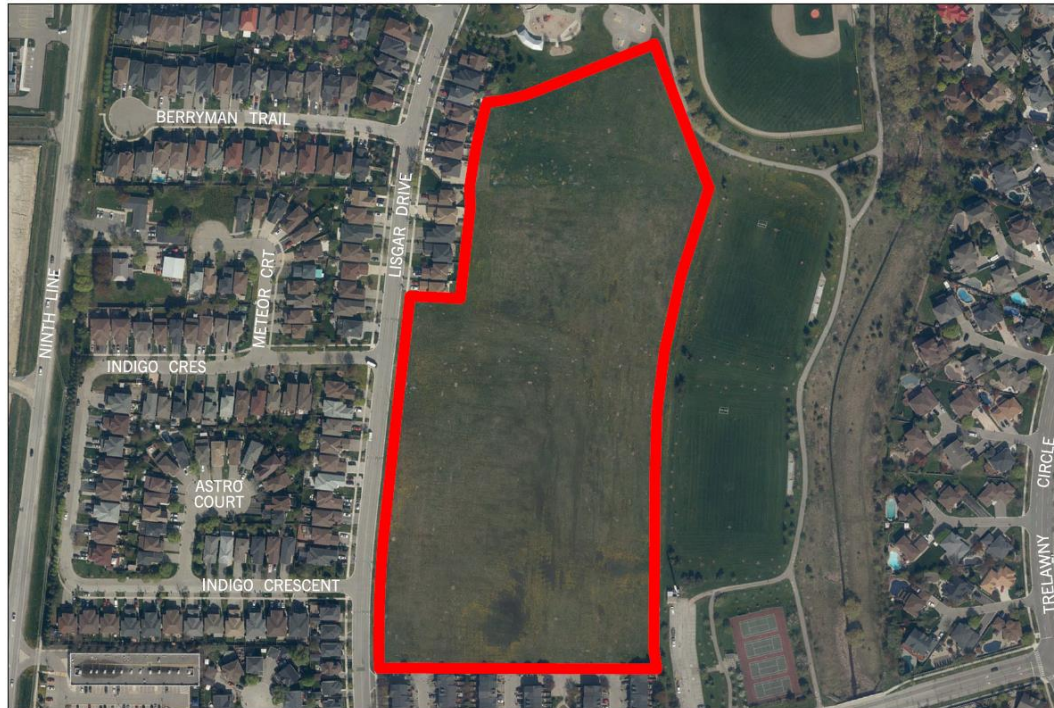


# OZ 24-5 W10 0 Lisgar Dr

Information and Recommendation Report  
Avenia Construction (BT) Inc.

Planning and Development Committee – July 29, 2024

# Subject Lands



Aerial image of lands at 0 Lisgar Drive

## Subject Lands



Existing site condition looking east from Lisgar Drive

## Subject Lands



Existing site condition looking southeast along Lisgar Drive

## Area Context



Looking northwest along Lisgar Drive directly opposite the subject site

# Proposal and Concept Plan

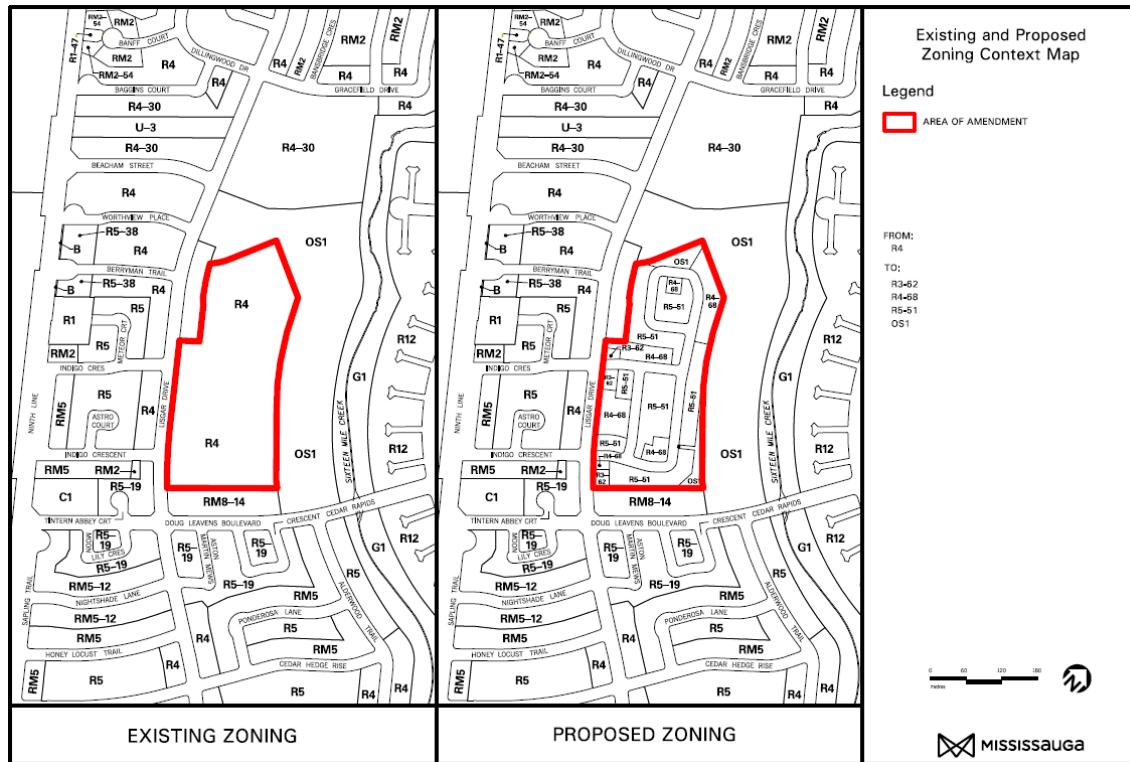


- Rezoning and subdivision applications to permit 124 detached dwellings, public park and storm water management area
- Total of 124 units along public roads with private and public amenity space, integrated 2 car garages and pedestrian network

# Background

- Application timeline:
  - *May 24, 2023* – First Development Application Review Committee (DARC) held with proponent and staff
  - *June 21, 2023* – Virtual community meeting held by Ward 10 Councillor, Sue McFadden
  - *January 16, 2023* – Second Development Application Review Committee (DARC) held with proponent and staff
  - *May 28, 2024* – Applications deemed complete and circulated for review

# Rezoning



## Official Plan Designation

- Residential Low Density II, no proposed amendments

## Existing zones:

- R4** (Detached Dwellings - Typical Lots)

## Proposed zones:

- R3-Exception** (Detached Dwellings - Typical Lots)
- R4-Exception** (Detached Dwellings - Typical Lots)
- R5-Exception 1** (Detached Dwellings - Typical Lots)
- OS1** (Open Space - Community Park)



# Evaluation

- The proposed development conforms with relevant policies within the Provincial Policy Statement and Growth Plan, the Regional Official Plan and the Mississauga Official Plan including the Lisgar Neighbourhood Character Area
- The proposal represents intensification in an appropriate location for infill development within an existing neighbourhood
- The building forms and proposed public roads provide an appropriate transition to adjacent land uses and respects the surrounding context
- The proposal supports the provision of walkable and transit-oriented communities
- The variation in lot sizes result in a desirable built form that is compatible with the surrounding neighbourhood
- There is adequate existing municipal infrastructure to support the proposed development, while providing a mix of housing choices in neighbourhoods

## Recommendations

1. That the applications under Files OZ 24-5 W10 and T-M24002 W10 to change the zoning to permit 124 detached dwellings, public park and storm water management area be approved
2. That Council acknowledges that the Commissioner of Planning and Building is delegated the authority to issue the draft conditions of approval outlined in Appendix 2 attached to staff report under subdivision File T-M24002 W10

**Thank you**