

City of Mississauga
Corporate Report



<p>Date: August 28, 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 files: OZ 24-9 W8 and 21T-M 24-5 W8</p>
	<p>Meeting date: September 16, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 8)

Rezoning and Draft Plan of Subdivision applications to permit 56 detached dwellings on a Common Element Condominium (CEC) road

1720 Sherwood Forrest Circle, south of Dundas Street West and west of Mississauga Road

Owner: Argo Sherwood Forrest Limited

Files: OZ 24-9 W8 and 21T-M 24-5 W8

Recommendation

1. That the applications under File OZ 24-9 W8 and 21T-M 24-5 W8, Argo Sherwood Forrest Limited, 1720 Sherwood Forrest Circle to change the zoning to **R16-Exception** and **G1** to permit 56 detached dwellings on a CEC road, be approved in conformity with the provisions outlined in the staff report dated August 28, 2024 from the Commissioner of Planning and Building.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating approval of the draft conditions requested by the City, outlined in Appendix 2 attached to the staff report dated August 28, 2024 from the Commissioner of Planning and Building for the draft plan of subdivision under File 21T-M 24-5 W8 and that further draft conditions from other departments and external agencies be included prior to issuing draft approval.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

4. That the decision of Council for 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 36 months of the Council decision.

Executive Summary

- Staff recommend approval of this development application proposing 56 detached dwellings on a CEC road and natural feature dedication
- The applicant has made minor revisions to the proposal to address issues raised at the Community Meeting and by staff, including
 - Increased landscaped buffer of the side lot line of Lot 1 to the existing rear property line from 1.2 m (3.94 ft.) to 6 m (19.69 ft.)
 - Increased setback of the side yard to the rear lot line within the site from 0.6 m (1.97 ft.) to 1.2 m (3.94 ft.)
 - Improved storm water and servicing connections to better preserve the natural area
- 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 is supportable from a planning perspective

Background

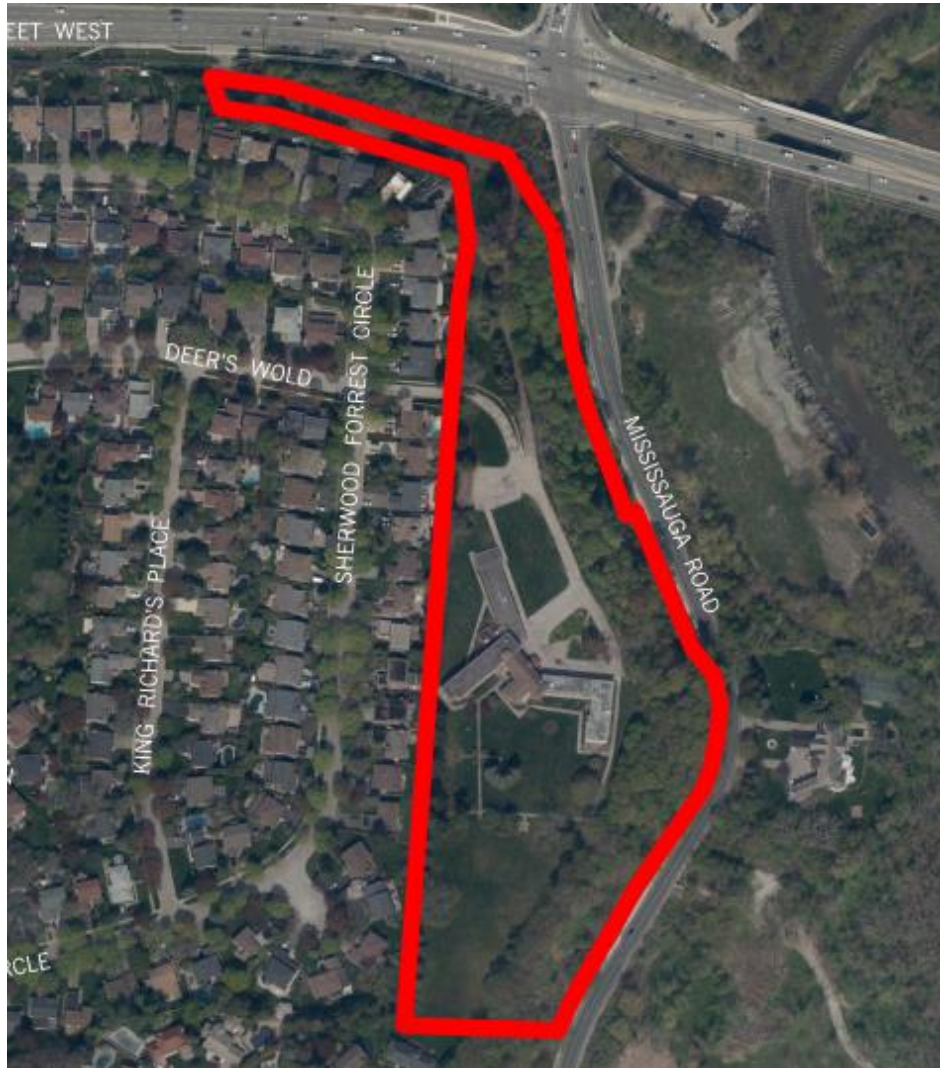
A pre-submission community meeting was held virtually by Ward 8 Councillor, Matt Mahoney, on July 26, 2023. Rezoning and draft plan of subdivision applications were deemed complete on June 25, 2024 and subsequently circulated for technical comments. The purpose of this report is to provide information on the applications and to provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The site is located south of Dundas Street West, on the west side of Mississauga Road, within the Sheridan Neighbourhood Character Area. The site is large and irregular in shape and contains a steep valley slope along the north and east lot lines. A 3 storey retirement home and convent previously occupied the site which is now vacant. The easterly portion of the site is designated **Greenlands** and is identified as a Significant Natural Area.



Aerial Photo of 1720 Sherwood Forrest Circle

Property Size and Use	
Frontage (Mississauga Road):	500 m (1,640.42 ft.)
Gross Lot Area:	4.63 ha (11.44 ac)

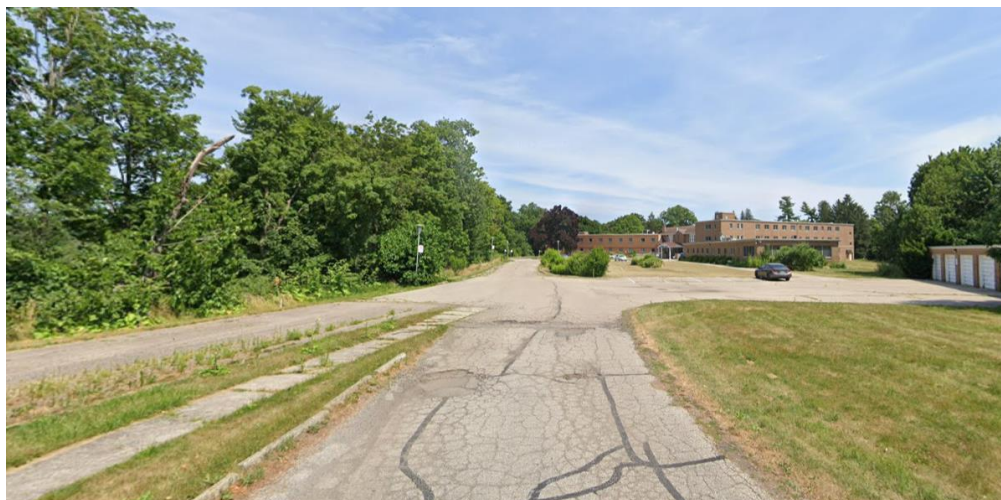


Photo of 1720 Sherwood Forrest Circle (Looking south)

(b) Site History

- 1952 to 1965 – The Carmelite Sisters of Canada purchased the property and built a convent and retirement home
- August 2, 1977 – A new access to Sherwood Forrest Circle owned by the City of Mississauga was constructed with the adjacent subdivision
- July 3, 1992 – A rezoning application for 32 detached lots on a condominium road was received, but was cancelled on September 8, 1993
- June 20, 2007 – Zoning By-law 0225-2007 came into force and the subject lands were zoned **R1-48** (Detached Dwellings – Exception) and **G1** (Greenlands)
- November 14, 2012 – Mississauga Official Plan came into force which designated the lands **Low Density II** and **Greenlands**
- December 2015 – the retirement home was closed
- September 18, 2019 – Official Plan and Zoning By-law Amendment applications submitted proposing two 6 storey buildings used as a senior's rental building and an assisted living building, and a 2 storey convent residence for a total of 348 dwelling units. This application was cancelled by the previous applicant on May 23, 2023
- June 12, 2024 – Rezoning and Draft Plan of Subdivision applications received and were deemed complete on June 25, 2024

(c) Site Context

The site is located within the Sheridan Neighbourhood Character Area which is predominantly residential with a mix of commercial, office and service uses located along Dundas Street West. The site is located within an established residential area characterized by one and two storey detached dwellings on large lots. The subject site predates the adjacent subdivision which was developed in the late 1970s.

The surrounding area is characterized by detached dwellings south of Dundas Street West and a mix of detached dwellings and townhomes north of Dundas Street West. Further north of the site by approximately 400 m (1,312.3 ft.) is University of Toronto at Mississauga (UTM), on the east side of Mississauga Road. A small commercial plaza is located approximately 400 m (1,312.3 ft.) to the west of the property along Dundas Street West. The Credit River and associated valley lands are located east of the subject site.

The surrounding land uses are:

North: Townhomes, detached dwellings and Sawmill Creek

East: Credit River and associated valley lands

South: Detached dwellings

West: Detached dwellings, Sherwood Green Park and commercial uses

2. Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ/OPA 22-6 W8 – 2935 and 2955 Mississauga Rd – applications in process for a 12 storey apartment building containing 196 units and 20 stacked townhomes
- SP 20-22 W7 – 1576 Dundas Street West – application in process for a 2 storey addition to the existing private school
- OZ/OPA 17-1 W8 and SP 17-10 W8 – 2132 Dundas Street West – application approved on June 8, 2022, for a 5 storey long term care and retirement facility containing 138 units. Corresponding site plan application under SP 19-108 W8 is still in process

3. Official Plan

The lands are located within the Sheridan Neighbourhood Character Area and are designated **Residential Low Density II** and **Greenlands**. The **Residential Low Density II** designation permits detached and semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. However, the policies of the Sheridan Neighbourhood Character Area restricts the **Residential Low Density II** designation to only permit detached dwellings. The **Greenlands** designation does not permit development to extend within the regulatory storm floodplain or hazard lands for existing lots of record.

The subject site is not located within a Major Transit Station Area (MTSA) and is not identified as an Intensification Area in Mississauga Official Plan. However, the Official Plan contains policies to guide intensification within neighbourhoods while still respecting the existing and planned context of the neighbourhood. Refer to Appendix 1 for the existing Official Plan map.

4. Zoning

The subject property is currently zoned **R1-48** (Detached Dwellings – Typical Lots – Exception)

and **G1** (Greenlands – Natural Hazards). The **R1-48** zone permits detached dwellings and a retirement home and convent building legally existing. The **G1** zone recognizes the valley slope and does not permit development.

Refer to Appendix 1 for the existing and proposed Zoning Map.

5. Proposed Development

(a) Description

The applicant proposes to develop the property with 56 detached dwellings on a CEC road. A rezoning application is required to permit the proposed development. A draft plan of subdivision application is also proposed to create 5 blocks which includes residential, natural area and buffer, road widening and open space blocks. Refer to Appendix 1 for details of the proposed development.



Concept of Proposed Development

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/oz-24-9-w8>

(c) Green Development Initiatives

The applicant has not identified which green development initiatives will be incorporated into the development.

Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the applications.

1. Reason for Applications

An amendment to Zoning By-law 0225-2007 is required to implement the proposal. The site is zoned **R1-48** and **G1**. The residential zoning permits detached dwellings with specific regulations for each lot on a public road while the **G1** zone recognizes the valley slope associated with the Credit River. The proposed zoning changes the residential portion of the site to allow detached dwellings subject to specific regulations on a CEC road. The exception regulations include reduced frontages, lot areas, front, rear and side yard setbacks and increased dwelling heights, amongst others. The **G1** zone will also be extended to include the entirety of the natural area and buffer block.

Refer to Section 2 and Appendix 1 to view a complete list of the requested zoning amendments.

2. Policy 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 *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and assessed in the context of the proposed development applications. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(a) Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

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".

Consistency with the PPS, 2020

Section 1.2.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land, resources and infrastructure. Additionally, the PPS promotes appropriate development standards that facilitate intensification, redevelopment and compact built forms while maintaining appropriate levels of public health and safety. Section 2.1.1 of the PPS also states that natural features shall be protected for the long term.

The proposal is consistent with the PPS as it promotes gentle intensification on an underutilized site while maintaining compatibility with the existing character of the neighbourhood. The proposed development represents an efficient use of the developable portion of the subject property while maintaining the function of the natural area.

Conformity with the Growth Plan, 2020

Section 2.2.1.4 of the Growth Plan states that complete communities will feature a diverse mix of land uses, provide a range of housing options and more compact built form. Additionally, the Growth Plan directs municipalities to develop and implement site design policies within official plans and other supporting documents that target the development of the public realm and compact built form. The proposed development conforms to the Growth Plan as it allows for the appropriate development of a site within an established neighbourhood while maintaining compatibility with existing low density dwellings.

(b) Regional Official Plan

General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and 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, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The proposed development does not require an amendment to the ROP. The site is located within the Urban System and conforms to the policies of ROP as the proposal efficiently uses land and achieves a compact built form that promotes intensification within an established neighbourhood, while maintaining the character of the existing low rise context.

(c) Mississauga Official Plan

The proposal does not require an amendment to the Mississauga Official Plan (MOP) Policies for the Sheridan Neighbourhood Character Area, to permit 56 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.

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

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

(i) Directing Growth

The subject site is located in the Sheridan Neighbourhood Character Area and is designated **Residential Low Density II** and **Greenlands**. The **Residential Low Density II** designation permits detached and semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. However, the policies of the Sheridan Neighbourhood Character Area restricts the **Residential Low Density II** designation to only permit detached dwellings. The **Greenlands** designation does not permit development.

The immediate neighbourhood is characterized by larger lots containing one and two storey detached dwellings with mature vegetation. The surrounding area contains varying lot frontages and a mix of built forms including townhomes on the north side of Dundas Street West. The application maintains the existing land use policies of the Sheridan Neighbourhood Character Area by proposing detached dwellings.

The Official Plan identifies Neighbourhoods as stable areas that are to be protected and are not meant for significant intensification. However, policies state that Neighbourhoods are not to remain static and new development should be sensitive to the existing and planned character of a neighbourhood. Chapter 5 of MOP, states:

- 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.

New development can look different while still respecting the planned function of a neighbourhood. While the proposed lots are smaller than those within the immediate neighbourhood, the proposal represents a low density use within a neighbourhood characterized by detached dwellings. The proposed dwellings will front onto a CEC road which will provide a separation to the existing dwellings on the surrounding streets. Due to the separation from the existing neighbourhood, the site will have its own unique features while still respecting the overall planned function of the area.

(ii) Compatibility

While Neighbourhoods aren't intended for significant intensification, new development is to be compatible in built form and scale to surrounding development. MOP defines "compatibility" as,

Development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impacts.

Furthermore, MOP guides development within Non-Intensification Areas such as neighbourhoods to ensure that developments can coexist. Chapter 9, Section 9.2.2.3 states, while new development need not mirror 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 reduces the impact on the existing neighbourhood as the development will front onto a CEC road, lessening the visual impact of the proposed dwellings and reduced lot sizes. The streetscape within the development site is separate and distinct from that of the neighbourhood. The proposed development maintains an appropriate setback to the adjacent dwellings, which reduces impacts related to overlook and shadowing. The proposal for detached dwellings maintains the character and does not create a built form that significantly differs from the planned area character.

The application proposes a maximum height of 12.46 m (40.88 ft.) when measured from average grade or 12.07 m (39.6 ft.) when measured from finished grade. The proposed design includes a third storey that will be partially contained within the roofline of the proposed dwellings. Additionally, the design of the dwellings includes features such as

gables and dormers to break up the massing of the dwellings, reducing the visual impact from the internal street. Although the proposed detached homes are taller and are on smaller lots than those within the immediate neighbourhood, the site layout, building design and combined setbacks minimize impacts regarding shadowing and overlook.

(iii) Value the environment

An EIS was submitted in support of the application which was reviewed by the Credit Valley Conservation Authority (CVC) and the Community Services Department. Chapter 6 of MOP helps to guide development to ensure that development does not compromise the natural environment.

- 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.
- 6.3.23 Mississauga will have regard for the maintenance of the long term ecological integrity of the Natural Heritage System in all decisions.

Furthermore, Section 6.3.24 paragraph “a” and “b” state that the Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development protects and maintains natural heritage features and that those areas are placed into public ownership.

The proposed development limits have been accepted by the City and CVC. The application proposes a buffer between the natural area and the residential development to ensure that there are no encroachments into the natural area and that the features of the Natural Heritage System are maintained. Any disturbances throughout the buffer will be required to be restored to the satisfaction of the City and CVC. These lands will also be zoned **G1** (Greenlands – Natural Hazards) and will be gratuitously dedicated to the City to ensure their long term protection.

(iv) 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 following community services are in proximity to the site:

- Sherwood Green Park
- Erindale Community Hall
- Erindale Park
- Huron Park Recreation Centre

The following major MiWay bus route currently services the site:

- Route 1 - Dundas

There is a transit stop on Dundas Street West and King Forrest Drive, within 700 m (2,296.6 ft.) of the site.

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

(d) Zoning By-law

The proposed **R16-Exception** (Detached Dwellings on a CEC – Road) is appropriate to accommodate the proposed 56 detached dwellings.

A table summarizing the proposed zoning regulations can be found in Appendix 1.

(e) Bonus Zoning/Community Benefit Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act, 2020*, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the *Planning Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend of allocated CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

The CBC is applicable for developments that have five or more storeys and 10 or more residential units. While this application is more than 10 residential uses, it is less than 5 storeys and therefore, CBC charges do not apply.

3. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on date. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(a) Region of Peel

Comments dated July 18, 2024, state that the Region of Peel has reviewed and accepts the Functional Servicing Report. There are no further concerns with the proposed rezoning application. Through the Draft Plan of Subdivision application, there are draft approval conditions and warning clauses that are required to be included in a future Subdivision Agreement.

(b) Credit Valley Conservation Authority

Comments dated July 22, 2024, state that the proposed limits of development have generally been accepted and there are no further concerns with the proposed use. However,

updated plans are required to include information that satisfies the requirements of CVC. Additionally, an updated Functional and Servicing Report is required to address minor outstanding items related to erosion criteria.

(c) City Transportation and Works Department

Comments dated August 16, 2024, state that technical reports and drawings 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, in accordance with City requirements.

Based on a review of the materials submitted to date, staff are satisfied with the details provided in the reports, plans and studies to confirm the engineering feasibility of the development proposal.

A Subdivision Agreement and additional technical details and revisions are required to comply with City requirements from an engineering standpoint.

(d) City Community Services Department

Comments dated July 2024, state that the subject property exceeds the parkland provision standard of 1.2 ha per 1000 people as noted in the 2022 Parks Plan. As such, additional parkland will not be required as part of these applications. Through the subdivision application, securities and warning clauses will be required in relation to the natural feature as well as the dedication of the Greenlands area.

(e) Dufferin-Peel Catholic District School Board and Peel District School Board

Comments dated July 2, 2024, state that the Dufferin-Peel Catholic District School Board has no concerns regarding school facilities located within the catchment area. The Board is requesting that warning clauses be entered into the Subdivision Agreement, stating sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood.

Comments dated July 22, 2024 from the Peel District School Board state that sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood. Peel District School Board is requesting that warning clauses be placed in the Subdivision Agreement.

Refer to Appendix 1 for the School Accommodations Summary by school board.

4. Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement (2020)*, Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028 <https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

The City Planning Strategies Division has requested the applicant to consider opportunities to provide the requested 1 affordable housing unit (10% of the unit total exceeding 50) by providing middle income affordable ownership units, affordable second units, off-site land contributions, or financial contributions to affordable middle-income housing elsewhere. The applicant has stated that the proposed development contemplates a range of compact, ground-oriented housing units of varying size and configurations. The subject site is to be redeveloped for market-based ownership housing.

5. Next Steps

(a) Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as updated engineering drawings, a site plan with required information, waste collection, and associated permit applications.

(b) Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 2.

The lands are the subject of a Draft Plan of Subdivision. Development will be subject to the completion of services and registration of the plan.

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.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 8 Councillor, Matt Mahoney, on July 26, 2024. Approximately 33 people were in attendance at the community meeting and two pieces of written correspondence have been received. The following summarizes comments received on the applications:

Comment

Concerns regarding the impact of increased traffic and road access.

Response

The applicant has submitted a traffic impact study prepared by CGH Transportation which was reviewed by the Transportation and Works Department. It has been determined that the additional trips generated by this development will not significantly impact the operations of the existing road network.

Comment

Concerns about construction access from Sherwood Forrest Circle and associated noise and dust/mud tracking.

Response

Construction access will be reviewed during the site plan application and building permit stage. It was noted during the community meeting that the preference would be to look into utilizing the Dundas Street West access to facilitate the construction of this development. This option will be reviewed in consultation with various departments and agencies.

There are also requirements such as road occupancy permits, development securities, erosion and sediment control plan that will address access, safety, dust and road cleanup concerns that have been raised by the community. In addition, the City's Noise Control By-law governs the hours of works on-site and any contravention can be addressed through By-law Enforcement.

Comment

Concerns regarding the setback of Lot 1 to the existing rear property line of 1716 Sherwood Forrest Circle.

Response

The applicant has revised this portion of the site plan and is now proposing one lot rather than two with a total buffer of 6 m (19.67 ft.) from the existing rear property line to the proposed dwelling whereas 1.2 m (3.94 ft.) was previously proposed.

Conclusion

In conclusion, City staff has evaluated the applications to permit 56 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 is compatible with the surrounding area by proposing a subdivision of detached dwellings within a low density neighbourhood. While there are some distinctions with the proposal with respect to lot size and setbacks, the proposed dwellings, maintain the planned function of the neighbourhood while limiting impacts. The proposed dwellings will front onto a CEC road, reducing the impact of an inconsistent streetscape to the established neighbourhood.

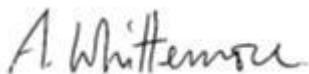
The proposed development represents sensitive intensification that conforms to and maintains the goals and general objectives of the PPS, Growth Plan and MOP.

Should the applications be approved by the Planning and Development Committee, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Supplementary Information

Appendix 2: City Conditions of Approval



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

Prepared by: Lucas Petricca, Development Planner