



Corporate Report

Clerk's Files

Originator's
Files OZ 06/032 W3

PDC MAR 22 2010

DATE: March 2, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 22, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Supplementary Report
Official Plan Amendment and Rezoning Applications
To permit 4 semi-detached dwellings and 20 townhouse
dwellings on a common element condominium road
1810 Burnhamthorpe Road East
Part of Lot 1, Registered Plan 387
South side of Burnhamthorpe Road East,
west of Ponytrail Drive
Owner: Dunpar Developments Inc.
(formerly Radial Investments Limited)
Applicant: Dunpar Developments Inc.
Bill 20**

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated March 2, 2010 from the Commissioner of Planning and Building recommending approval of the revised applications under File OZ 06/032 W3, Dunpar Developments Inc., 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East, west of Ponytrail Drive, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan for a portion of the lands from "Residential - Low Density I" to "Residential - Medium Density I - Special Site" to permit

semi-detached dwellings and townhouse dwellings on a common element condominium road, be approved.

2. That the application to change the Zoning from "R3" (Detached Dwellings-Typical Lots) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road) and "R4-Exception" (Detached Dwellings-Typical Lots) to permit 4 semi-detached dwellings and 20 townhouse dwellings on a common element condominium road, and 3 detached dwelling part blocks to be combined with lands to the east, in accordance with the concept and proposed zoning standards described in the subject report, be approved, subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
3. 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 18 months of the Council decision.

BACKGROUND:

On June 29, 2009, the Planning and Development Committee adopted recommendation number PDC-0067-2009, as ratified by Council on July 8, 2009, to allow for the development of the subject lands for 4 semi-detached dwellings and 21 townhouses (see Appendix S-1 and S-2).

The subject development is a proposed second phase of the Dunpar Development's project currently under construction to the immediate east. In correspondence dated August 12, 2009, the applicant requested that staff consider a revised layout. The change involves dividing and rotating the centre townhouse block, so that front doors are opposite each and are accessed from a pedestrian walkway. The original concept proposed that these units would front onto a condominium road, and face the rear garage decks of the neighbouring partially constructed Dunpar townhouse block (see Appendix S-2 and S-3).

COMMENTS:

Staff have reviewed the revised proposal, and have no objection to the requested change, which also results in the loss of one dwelling (21 down to 20). The revised unit layout also eliminates the need for a long rear garage driveway connection as proposed under the original scenario, and will provide for a more desirable condition for residents. Through site plan approval, side elevations of flankage units will need to be upgraded to improve the streetscape, which will include second storey windows to provide views and surveillance of the condominium road.

CONCLUSION:

Staff have no objection to the proposed changes. The revised Official Plan Amendment and Rezoning are acceptable from a planning standpoint, and should be approved for the following reasons:

1. The proposal for detached and townhouse dwellings is consistent with the development form approved by the Ontario Municipal Board for the adjoining Dunpar lands;
2. The proposed "Residential - Medium Density I - Special Site" designation and "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road) and "R4-Exception" (Detached Dwellings-Typical Lots) zoning categories are appropriate to accommodate the requested uses.

ATTACHMENTS:

Appendix S-1 - Recommendation PDC-0067-2009
Appendix S-2 - Original Development Proposal
Appendix S-3 - Revised Development Proposal
Appendix S-4 - Excerpt of Existing Land Use Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

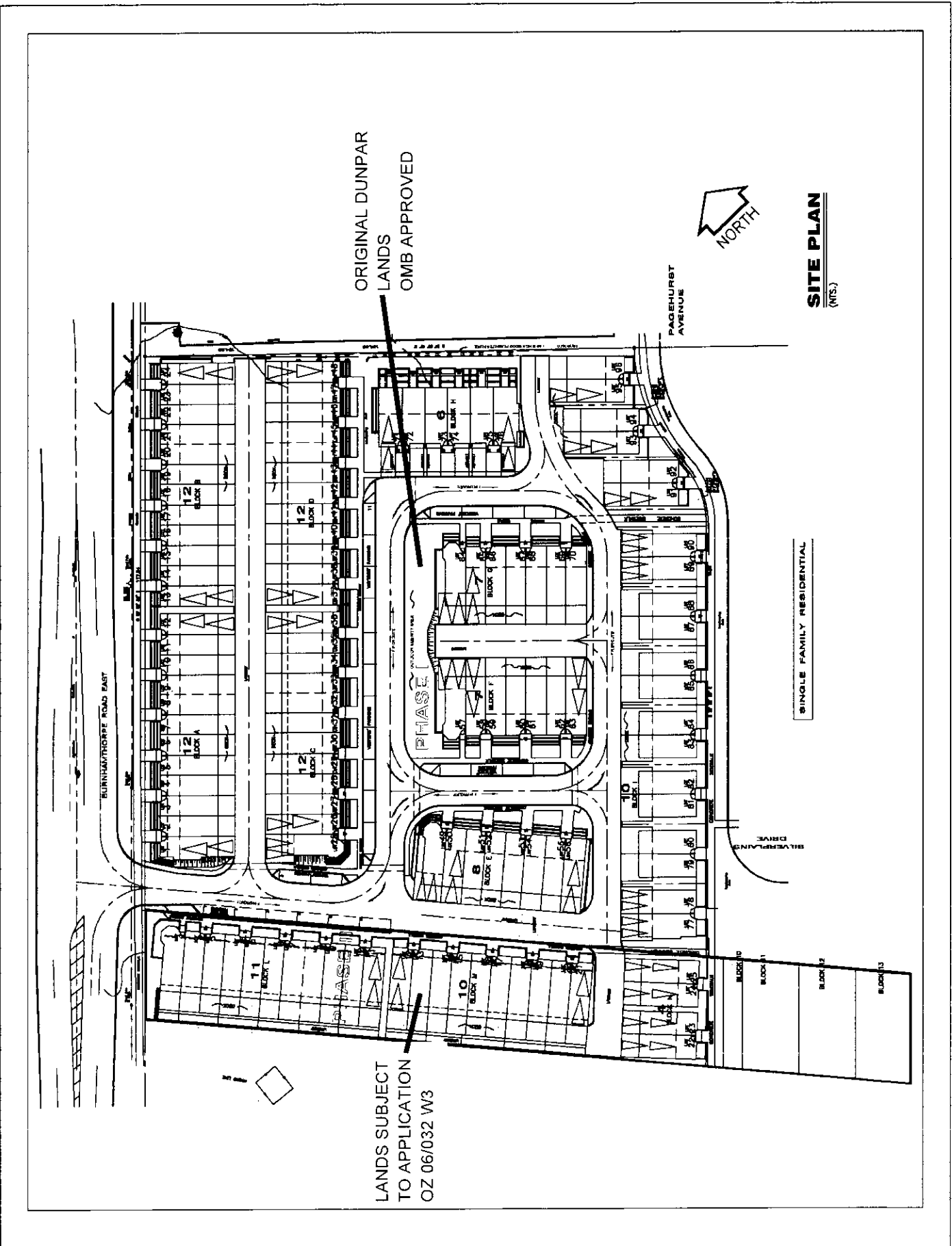
Dunpar Developments Inc.

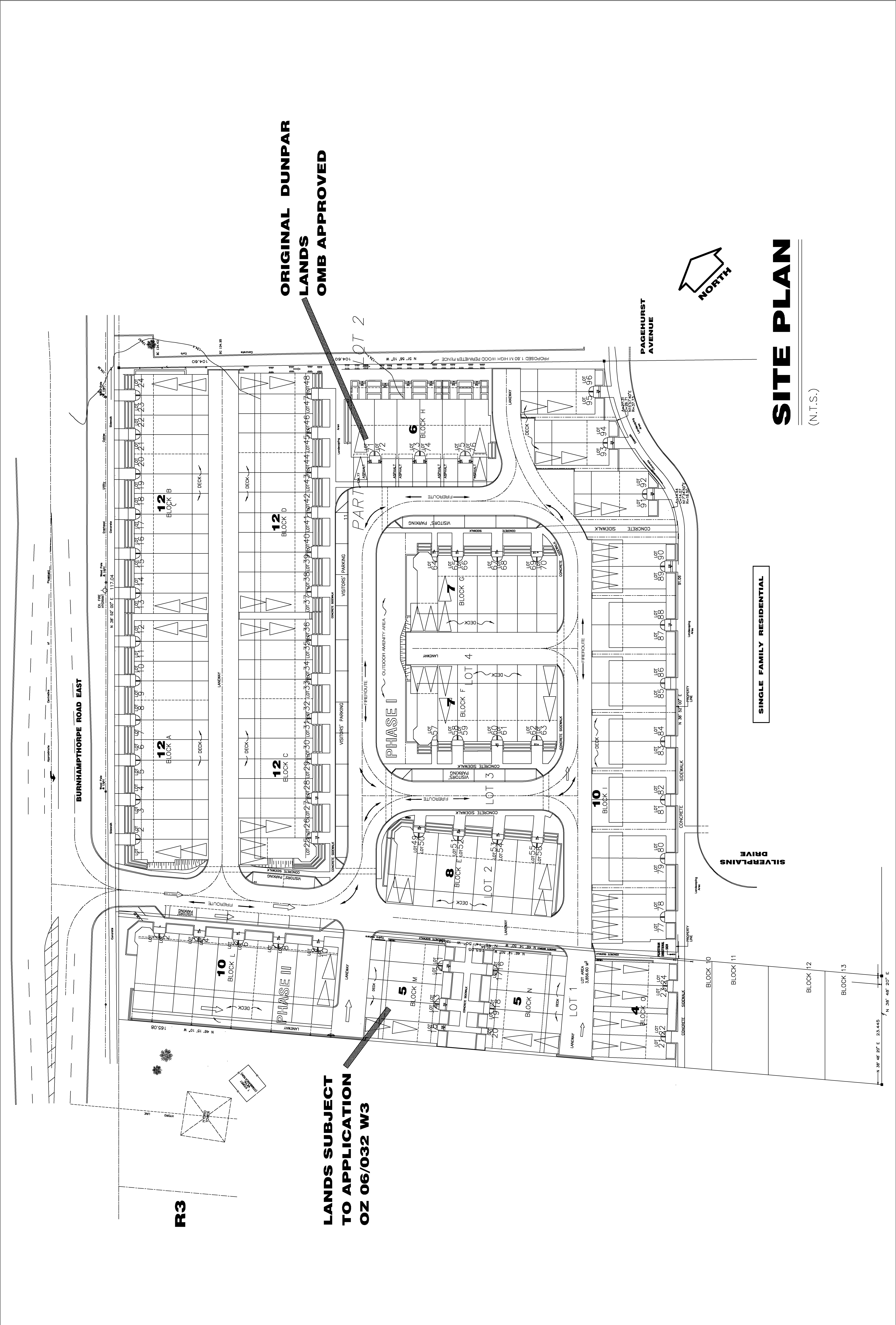
File: OZ 06/032 W3

PDC-0067-2009

That the Report dated June 9, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/032 W3, Dunpar Developments Inc., 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East, west of Ponytrail Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan for a portion of the lands from 'Residential - Low Density I' to 'Residential - Medium Density I - Special Site' to permit semi-detached dwellings and townhouse dwellings on a common element condominium road, be approved.
3. That the application to change the Zoning from 'R3' (Detached Dwellings-Typical Lots) to 'RM6-Exception' (Townhouse Dwellings on a CEC-Private Road) and 'R4-60' (Detached Dwellings-Typical Lots) to permit 4 semi-detached dwellings and 21 townhouse dwellings on a common element condominium road, and 3 detached dwelling part blocks to be combined with lands to the east, in accordance with the proposed zoning standards described in the subject report, be approved, subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
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 18 months of the Council decision.

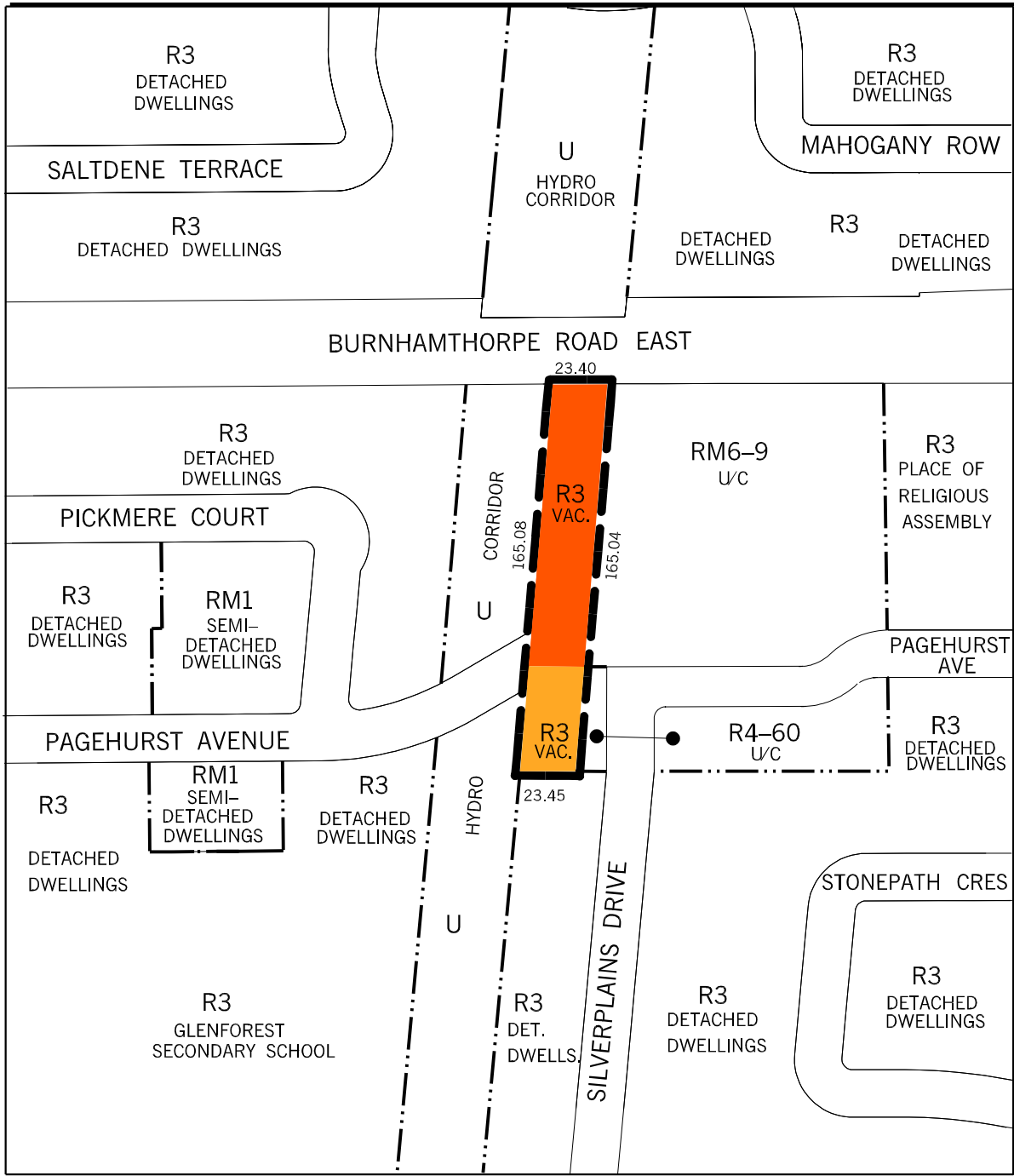





SITE PLAN

(N.T.S.)


SINGLE FAMILY RESIDENTIAL



LEGEND:



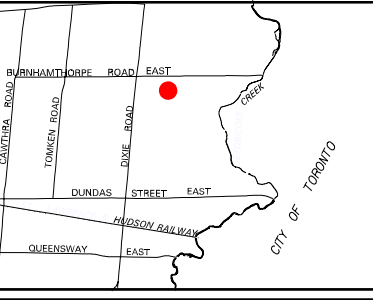
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-LOW DENSITY I" TO "RESIDENTIAL-MEDIUM DENSITY I-SPECIAL SITE" AND PROPOSED REZONING FROM "R3" (DETACHED DWELLINGS-TYPICAL LOTS) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 20 TOWNHOUSES AND 4 SEMI-DETACHED DWELLINGS.



PROPOSED REZONING FROM "R3" (DETACHED DWELLINGS-TYPICAL LOTS) TO "R4-EXCEPTION" (DETACHED DWELLINGS-TYPICAL LOTS) TO PERMIT 3 DETACHED DWELLINGS IN COMBINATION WITH LANDS TO THE IMMEDIATE EAST.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.

SUBJECT:
DUNPAR DEVELOPMENTS INC.



FILE NO:
OZ 06032 W3

DWG. NO:
06032R

SCALE:
1:2500

PDC DATE:
2010 03 22

DRAWN BY:
R.DICOSOLA

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX S-4