



October 26<sup>th</sup>, 2021

GSAI File: 401-005

City of Mississauga  
Planning & Building Department  
300 City Centre Drive  
City of Mississauga  
L5B 3C1

Attention: Lorie Sterritt  
Planner

**Re: Zoning By-law Amendment Application**  
**City File: DARC 19-96**  
**2272061 Ontario Ltd**  
**1667 Sunningdale Bend**  
**City of Mississauga**

---

Glen Schnarr & Associates Inc. has been retained by the property owner (2272061 Ontario Ltd.) to assist in obtaining the necessary planning approvals to permit the development of five (5) residential detached dwelling units on the subject lands municipally known as 1667 Sunningdale Bend in the City of Mississauga (herein referred to as the ‘subject property’). The subject property is located west of Meadow Wood Road, east of Sunningdale Bend on the south side of Lakeshore Road West, approximately 130 metres north of the Sheridan Creek. The subject lands are legally described as Part of Lots 8, 9 & 10 Registered Plan D13, City of Mississauga.

### **Subject Property**

The subject property is an irregular shaped parcel, with an area of 0.52 hectares (1.27 acres) and a frontage of approximately 15 metres along Sunningdale Bend. The subject property is currently vacant and devoid of any structures.

The subject property is located within the “Urban System” designation in the Region of Peel Official Plan (2018). The subject property is currently designated “Residential Low Density I” which permits detached residential dwellings (among a small handful of other uses). Moreover, the subject property is located within the “Clarkson-Lorne Park Neighbourhood”. The subject lands are currently zoned “R2-5 – Detached Dwellings – Exception 5” in the City of Mississauga Zoning By-law 0225-2007 which permits residential detached dwellings units.

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



## **Proposed Development**

The owner is proposing to redevelop the subject property to include five (5) detached dwelling units. The dwelling units are to be developed as part of a common element plan of condominium. Each dwelling unit will be contained within a Parcel of Tied Land (“POTL) with each POTL having exclusive use areas. The common elements to be managed in the future by a condominium corporation would include the internal private road (hammerhead turnaround), and accessible parking areas.

Access to the development will be provided off Sunningdale Bend, which is an existing municipal road. The proposal is contemplating extending a modified cul-de-sac bulb, eastward off the dead end of Sunningdale Bend which is intended to be dedicated as a municipal right of way through a holding provision. A proposed condominium road will extend from the culde-sac to provide access and frontage to the five (5) dwelling units being proposed. Each unit will be designed to accommodate three private parking spaces for each unit (two (2) resident parking spaces and one (1) visitor parking space), one space being located within the garage and two spaces in each driveway. An accessible parking space will be provided between lots 4 and 5 shown on the Concept Plan. Private amenity spaces will be provided in the front and rear yards of each POTL.

There have been some slight revisions to the Concept Plan since the initial DARC meeting review. The revision to the Concept Plan stemmed from pre-liminary discussions with Credit Valley Conservation (CVC) and City of Mississauga staff. Through discussions with the CVC, the Top of Bank and Woodland limits on the subject property have been established. The CVC has agreed to respect the 5 meter buffer that applied to the Top of Bank at the time of the original severance application on the subject property in 2010. As such, a 5-metre buffer has been applied to the Top of Bank and woodland area. The City’s request to include a municipally-acceptable turnaround facility to accommodate garbage and fire truck movements resulted in the proposal to include a municipal cul-de-sac which encroaches 387 squares metres into the existing woodland and Top of Bank buffer areas on the subject property. As a result, CVC staff agreed that any development encroachment into these limits could be accommodated through a woodland area compensation ratio 1:1.

In order to facilitate the proposed development, a Zoning By-law Amendment is required. Therefore, this development application seeks to rezone the subject lands to “*R16-XX (Detached Dwelling on a CEC-road – Exception XX)*.”

## **Low Impact Development Design Features**

The following Low Impact Design features are proposed:

- An infiltration tank has been provided to infiltrate flows from the subject property.
- Rear downspouts will be provided on the homes to discharge the drainage towards grade where flows will not impact adjacent properties.



## **Submission Documents**

A Development Application Review Committee (“DARC”) meeting was held on April 24, 2019 to present a preliminary concept for the proposed development and to determine the reports and studies required to prepare a complete application. While there have been some slight revisions to the Concept Plan since the initial DARC meeting, the fundamentals of the proposal have remained as the Concept still includes (5) residential detached dwelling units to be developed as part of a common element plan of condominium.

In support of our Official Plan Amendment and Zoning By-law Amendment Application, we have submitted the following documents:

1. Acoustic Feasibility Study prepared by Jade Acoustics, dated July 20<sup>th</sup>, 2021;
2. Arborist Report prepared by Baker Turner Inc., dated July 14<sup>th</sup>, 2021;
3. Archaeological Assessment prepared by the Archaeologist Inc., dated October 2020;
4. Butternut Hybridity Report prepared by Precision Biomonitoring;
5. C100 – Grading/Drainage Plan prepared by Trafalgar Engineering, dated August 9<sup>th</sup>, 2021;
6. C200 – Servicing Plan prepared by Trafalgar Engineering, dated August 9<sup>th</sup>, 2021;
7. C300 – Site Sections prepared by Trafalgar Engineering, dated August 9<sup>th</sup>, 2021;
8. Concept/Site Plan, prepared by Glen Schnarr & Associates Inc., dated July 19<sup>th</sup>, 2021;
9. Context Plan, prepared by Glen Schnarr & Associates Inc., dated October 12<sup>th</sup>, 2021;
10. Cover Letter (including the list of Low Impact Design Features) prepared by Glen Schnarr & Associates Inc.;
11. Completed Application Forms for Zoning By-law Amendment Application including Owner and Applicant signatures;
12. DARC Checklist dated April 24, 2019
13. Draft Notice Sign Mock-Up prepared by Glen Schnarr & Associates Inc.;
14. Draft Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc.;
15. Easements/Restrictions on Title;
16. Email confirming DARC Checklist Extension;
17. Environmental Impact Study prepared by Dillon Consulting, dated March 2021;
18. Functional Servicing Report prepared by Trafalgar Engineering, dated June 10<sup>th</sup>, 2021;
19. Geotechnical Investigation and Slope Stability Report prepared by Peto MacCallum Ltd., dated April 30<sup>th</sup>, 2021;
20. Landscape/Restoration Concept Plan prepared by Baker Turner Inc., dated July 2021;
21. Operations and Safety Assessment prepared by C.F Crozier & Associates Inc., dated July 23<sup>rd</sup>, 2021;
22. Phase 1 Environmental Site Assessment prepared by Soils Engineers Ltd., dated May 29<sup>th</sup>, 2021;
23. Planning Justification Report prepared by Glen Schnarr & Associates Inc., dated September, 2021;
24. Email from the Councillor’s office indicating that a Pre-submission Community Engagement Meeting is not required for this submission;
25. Stormwater Management Report prepared by Trafalgar Engineering, dated June 10<sup>th</sup>, 2021;
26. Survey Plan prepared by Tarasick McMillan Kubicki Ltd., dated October 20, 2020



27. Tree Inventory and Preservation Plan prepared by Baker Turner Inc., dated July 2021; and
28. Urban Design Concept Plan prepared by Glen Schnarr & Associates Inc., dated July 7<sup>th</sup>, 2021.

We understand fees will be confirmed and expected once the application is accepted. We trust this information included in this submission will be sufficient to be deemed as a complete application. Please do not hesitate to contact the undersigned if you require any additional information.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

---

**Patrick Pearson, MCIP, RPP  
Planner**

Cc: Dan Welton, 2272061 Ontario Ltd