



# Corporate Report

Clerk's Files

Originator's

Files OZ 055/95 W10 Phase 3  
(T-M94034 W10 (Phase 3))

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**DATE:** April 24, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 14, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit apartments, stacked townhouses, street townhouses,**  
**condominium townhouses, a place of religious assembly and**  
**motor vehicle commercial uses**  
**North and south sides of the proposed extension of**  
**Thomas Street between Winston Churchill Boulevard and**  
**Tenth Line West**  
**Owner: The Erin Mills Development Corporation**  
**Applicant: B. Cutler, Bousfields Inc.**  
**Pre-Bill 163**

**Public Meeting** **Ward 10**

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**RECOMMENDATION:** That the Report dated April 24, 2007, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "A" (Agricultural) (Town of Oakville Zoning By-law 1965-136) to "RM7D4 – Special Sections", "RM5 – Special Sections", and "AC4 – Special Section" to permit 508 apartment

and stacked townhouse units, 96 street townhouse units, a 2.023 ha (5.0 acres) block devoted to a place of religious assembly and a 0.493 ha (1.22 acres) motor vehicle commercial block, under file OZ 055/95 W10 Phase 3 and draft plan of subdivision application, T-M94034 W10 Phase 3, The Erin Mills Development Corporation, north and south sides of the proposed extension of Thomas Street between Winston Churchill Boulevard and Tenth Line West, be received for information.

**BACKGROUND:**

This rezoning application deals with a greenfield subdivision proposal in Churchill Meadows.

The purpose of this report is to provide preliminary information on the above-noted applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application submitted:	December 23, 1994
Application Revised	October 13, 2006
Gross Density	42.0 units/ha 17.0 units/acre
Net Density:	62.01 units/ha 25.09 units/acre
Number of units:	508 apartment and stacked townhouse units; and 96 street townhouse units
Anticipated Population:	1455* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Supporting Documents:	Planning Rationale

<b>Site Characteristics</b>	
Frontage:	approximately 158.94 m (521.94 ft.) along Winston Churchill Boulevard  approximately 319.05 m (1,046.75 ft.) along Tenth Line
Gross Lot Area:	14.375 ha (35.5 acres)
Net Lot Area:	11.914 ha (29.44 acres)
Existing Use:	Vacant

Additional information is provided in Appendices I-1 to I-14.

### **Neighbourhood Context**

The subject property is located within the central area of the Churchill Meadows Planning District. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: On Bentley Drive, semi-detached and detached dwellings together with street townhouses facing Tenth Line West. On Splendor Place, detached dwellings and on Turbine Crescent, street townhouses and detached dwellings.
- East: On the east side of Winston Churchill Boulevard, detached dwellings, condominium townhouses, street townhouses and a self-serve gas bar together with a convenience store and car wash.
- South: A detached dwelling and Agricultural uses between Winston Churchill Boulevard and Tenth Line West including a City-owned woodlot.
- West: On the west side of Tenth Line West, a neighbourhood commercial centre, a fire station and street townhouses that are currently under construction.

**Current Mississauga Plan Designation and Policies for  
Churchill Meadows District (May 5, 2003)**

**“Residential Medium Density I”** which permits semi-detached and townhouse development, at a density of 30 - 57 units per net residential hectare (12.1 - 23 units per acre). Buildings located adjacent to detached or semi-detached dwellings will be subject to a 2 storey height restriction. Others will be subject to a maximum 4 storey height restriction.

**“Residential High Density I”** which permits back-to-back townhouses, stacked townhouses and medium-rise apartment buildings at a density range of 45 - 138 units per net residential hectare (18.2 - 55.8 units per acre) with a maximum height of 8 storeys.

**“Motor Vehicle Commercial”** which permits only gas bars and service stations; car washes, establishments for minor motor vehicle repairs; and commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, in conjunction with other motor vehicle commercial uses.

Commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, will be permitted in conjunction with fuel dispensing and motor vehicle commercial uses, subject to, among other matters, compatibility with surrounding land uses, especially residential, a satisfactory on-site internal traffic circulation study and ingress/egress arrangements, and a suitable design, including adequate screening, buffering, personal safety, sufficient parking, acceptable access arrangements, and signage.

**Other Official Plan Information**

The subject lands are located within the “Community Focus (Character Area 1)” area of the Churchill Meadows District Plan policies of Mississauga Plan. The Community Focus policies state that this area will become a focus in the community. Development in this area will include mixed uses which will address main streets to achieve an urban character with a pedestrian friendly



environment. As part of the Supplementary Report, the Planning and Building Department will review in detail if and how the proposal complies with the Churchill Meadows Character Area Policies.

A Place of Religious Assembly is proposed for Block 7 (southwest corner of Thomas Street and Long Valley Road). The Community Uses policies of Mississauga Plan permits places of religious assembly in all land use designations, provided their location minimizes any adverse effects on surrounding land uses.

The application is in conformity with the land use designations and no official plan amendments are proposed.

### **Proposed Official Plan Designation and Policies**

The applicant is not proposing any changes to the Official Plan.

### **Existing Zoning**

**"A" (Agricultural)**, (Town of Oakville Zoning By-law 1965-132), which permits agricultural uses.

### **Proposed Zoning By-law Amendment**

The applicant has requested that the lands be rezoned to the following:

**"RM5 - Special Section"** to permit row dwellings within a density range of 30 - 57 units per hectare (12.1 - 23 units per acre).

**"RM7D4 – Special Section"** to permit mid-rise apartment and stacked townhouse units at a maximum density of 75 units per hectare (30.3 units per acre).

**"RM5 - Special Section"** to permit a place of religious assembly.

**"AC4 - Special Section"** to permit a gas bar and service station, car wash, commercial uses of a convenience nature, including accessory take-out restaurant which may include a drive-through

facility, in conjunction with other motor vehicle commercial uses; minor motor vehicle repair.

Exhibit I-7 of this report provides a detailed description of the proposed uses and zone categories for each block.

### **Proposed Draft Zoning By-law**

The zoning for the subject lands under the new draft zoning by-law released in January 2005 is proposed to be “D” (Development Zone). Should this application be approved, site specific “RM5”, “RA1” and “C5” zones would be required to reflect the site specific provisions sought through this application.

### **Development Concept Plans for Blocks 1 to 4, inclusive**

In support of the proposed rezoning and draft plan of subdivision applications, a series of development concept plans have been submitted for Blocks 1 to 4, inclusive, and are attached as Appendix I-8 to I-11, inclusive, to this report. As part of the Supplementary Report, comments and recommendations will be provided with respect to the appropriateness of the proposed form of development for each block and the desired development standards for each parcel block.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 10 Councillor Sue McFadden on January 22, 2007 and was attended by approximately 90 area residents.

The following is a summary of issues raised by the Community:

- existing and planned road network cannot accommodate the proposed development;
- concern with the proposed high density development adjacent to their homes;

- the Thomas Street right-of-way and associated development on each side of the street should be designed to have an aesthetically pleasing streetscape.

A second community meeting was held by Councillor Sue McFadden on April 17, 2007. The proposed development concept plans for Blocks 1 to 4, inclusive were presented. Approximately 85 area residents were in attendance at the meeting and the following is a summary of issues raised by the Community:

- the profile and characteristics of the Thomas Street right-of-way should include methods of traffic calming;
- traffic lights would appear to be necessary at key intersections along Thomas Street;
- status, timing and denomination of the proposed church;
- concern that traffic circulation in the immediate area will worsen as a result of the proposed development;
- status and timing of the Thomas Street construction and the need for a greater public transit presence in Churchill Meadows;
- duration of construction during the day and associated construction trucking route should avoid local streets.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-12 and school accommodation information is contained in Appendix I-13. Based on the comments received and the applicable Mississauga Plan Policies, the following matters will have to be addressed, prior to the preparation of the Supplementary Report:

- the distribution of the building form and mass on each block and how they address the Community Focus Policies of the Churchill Meadows District Policies; and
- the development standards, including but not limited to gross floor area, the building setbacks, building heights and parking standards for all proposed uses.

## **OTHER INFORMATION**

### **Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines**

On July 16, 1997, City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines. The Plan, Principles and Guidelines were prepared to provide direction to both the public and private sectors with respect to the design intent of the City for the development of the Churchill Meadows Planning District. It also elaborates on the conceptual land use plan established in the Churchill Meadows District Policies and how the document will be used in conjunction with City Plan and the District Policies when reviewing development applications. Appendix I-4 illustrates the location of the subject lands within the Neighbourhood Concept Plan. Furthermore, the lands abutting Thomas Street and Tenth Line West are subject to the Primary Development Corridor, Secondary Development Corridor, Gateway and Special Urban Space Principles and Guidelines outlined in the above-noted document.

As part of the Supplementary Report, the Planning and Building Department will indicate whether the application and Development Concept Plans comply with the Concept Plan, Principles and Guidelines.

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading, drainage, road construction, warning clauses, parkland dedication, noise mitigation, road widenings and reserves, easements, land

dedications and sidewalks, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

In the event that the rezoning application is approved, all seven (7) development parcel blocks will be subject to site plan control, pursuant to Section 41 of the *Planning Act*, which includes among other things the following approvals, prior to the issuance of building permits:

- site plan drawings;
- elevation drawings; and
- landscape plans.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this rezoning application.

**ATTACHMENTS:** Appendix I-1 - Site History;  
Appendix I-2 - Aerial Photograph;  
Appendix I-3 - Excerpt of Churchill Meadows;  
District Land Use Map;  
Appendix I-4 - Churchill Meadows Neighbourhood Concept Plan;  
Appendix I-5 - Proposed Zoning Map;  
Appendix I-6 - Draft Plan of Subdivision Map;  
Appendix I-7 - Description of Proposed Uses and Zone Categories  
on a Block Basis;  
Appendix I-8 - Development Concept Plan – Block 1;  
Appendix I-9 - Development Concept Plan – Block 2;  
Appendix I-10 - Development Concept Plan – Block 3;

Appendix I-11 - Development Concept Plan – Block 4;  
Appendix I-12 - Agency Comments;  
Appendix I-13 - School Accommodation; and  
Appendix I-14 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Jim Doran, Development Planner*

**The Erin Mills Development Corporation:  
Neighbourhood 403**

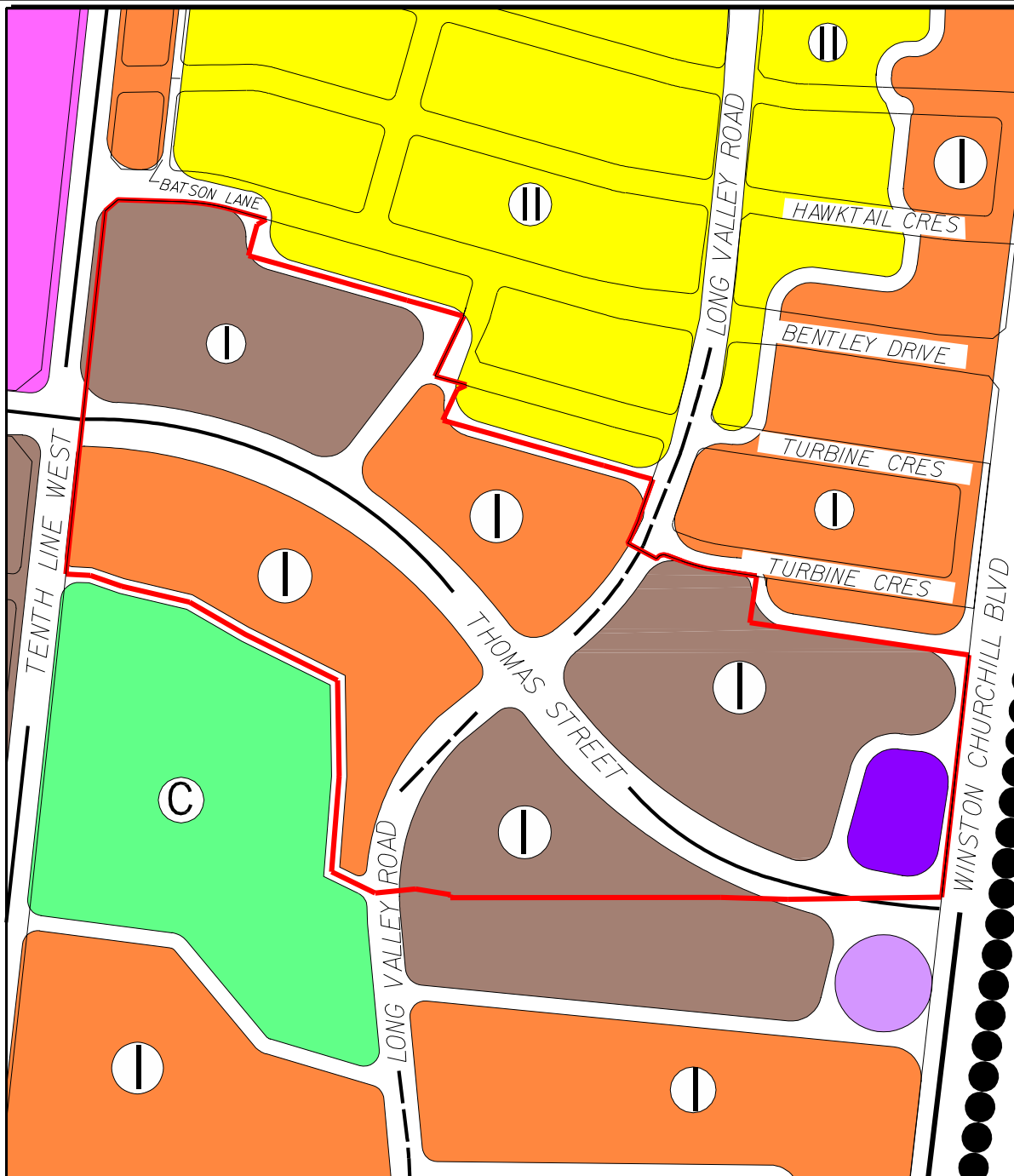
**File: OZ 055/95 W10 Phase 3  
(T-M94034 W10 Phase 3)**

### **Site History**

- October 7, 1996 - The Ministry of Municipal Affairs and Housing approved the Churchill Meadows Secondary Plan, designating the subject lands as "Residential – High Density", "Residential – Medium Density", "Open Space – Community Park" and "Retail and Service Commercial – Automobile Service Commercial";
- July 8, 1997 - Ministry of Municipal Affairs and Housing approved City Plan which re-adopted and re-titled the Churchill Meadows Secondary Plan as the Churchill Meadows District Plan (Amendment 103).
- July 16, 1997 - City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines.
- June 23, 2000 - City Council adopted the Churchill Meadows District Policies (Amendment 16), designating the subject lands "Residential – High Density I", "Residential – Medium Density I" and "Automotive Service Commercial".
- May 5, 2003 - Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board. Mississauga Plan designates the subject lands "Residential – High Density I", "Residential – Medium Density I" and "Motor Vehicle Commercial".
- October 13, 2006 - The applicant's consultant submitted updated rezoning and draft plan of subdivision applications to permit 508 apartment and stacked townhouse units, 104 row dwelling units, a 2.023 ha (5.0 acres) block devoted to a place of religious assembly and a 0.493 ha (1.22 acres) motor vehicle commercial block.
- A further revision was made by the applicant's consultant to the submitted updated rezoning and draft plan of subdivision applications, to permit 508 apartment and stacked townhouse units, 96 row dwelling units, a 2.023 ha (5.0 acres) block devoted to a place of religious assembly and a 0.493 ha (1.22 acres) motor vehicle commercial block.







**PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP  
CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN**

- LAND USE DESIGNATIONS**

  - Residential – Low Density I
  - Residential – Low Density II
  - Residential – Medium Density I
  - Residential – High Density I
  - General Commercial
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Business Employment
  - Open Space
  - Greenbelt
  - Parkway Belt West
  - Utility
- TRANSPORTATION LEGEND**

  - Provincial Highway and Interchange
  - Arterial
  - Major Collector
  - Minor Collector
  - Local Road
  - Proposed Transitway
  - Transitway Station
- LAND USE LEGEND**

  - C – Community Park
  - Proposed Stormwater Management Facility
  - Planning District

**SUBJECT LANDS**

**SUBJECT:**  
**THE ERIN MILLS DEVELOPMENT CORPORATION:**  
**NEIGHBOURHOOD 402 SOUTH**

	<b>FILE NO:</b> OZ 05595 W10 PH. 3 T-M94034 W10 PH. 3		<b>APPENDIX I-3</b>
	<b>DWG. NO:</b> OZ06055L		
	<b>SCALE:</b> 1:5500		
	<b>PDC DATE:</b> 2007 05 14		
	<b>DRAWN BY:</b> R.DICOSOLA		
		<b>Produced by</b> T&W, Geomatics	

# **PART OF THE CHURCHILL MEADOW NEIGHBOURHOOD CONCEPT PLAN**

## **LEGEND:**

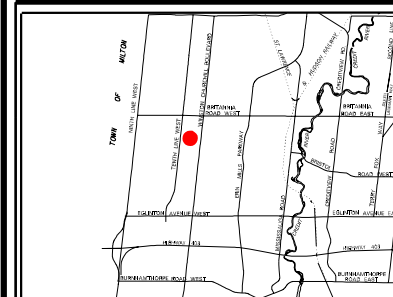
-  Community Park (locations and sizes to be confirmed at Draft Plan Stage.)
-  Neighbourhood Park (locations and sizes to be confirmed at Draft Plan Stage.)
-  Public Woodland Natural Areas
-  Primary Development Corridors
-  Secondary Development Corridors
-  General Neighbourhood
-  Mixed Industrial/Office/Retail/Special Commercial Uses,
-  Central Pedestrian Boulevard
-  Local Pedestrian Boulevard/Linkages
-  Neighbourhood Commercial Centre
-  Special Urban Space
-  Gateways
-  Stormwater Management Facilities (locations and sizes to be confirmed at Draft Plan Stage.)
-  Stormwater Management Channels
-  Elementary School
-  Secondary School

① School/Park Campus

② Peripheral Neighbourhood Park



**SUBJECT: THE ERIN MILLS CORPORATION:  
NEIGHBOURHOOD 402 SOUTH**



**FILE NO:**  
OZ 055/95 W10 PH.3  
T-M94034 W10 PH.3

**DWG. NO:**

06055 NH

**SCALE:**

NTS

**PDC DATE:**

2007 05 14

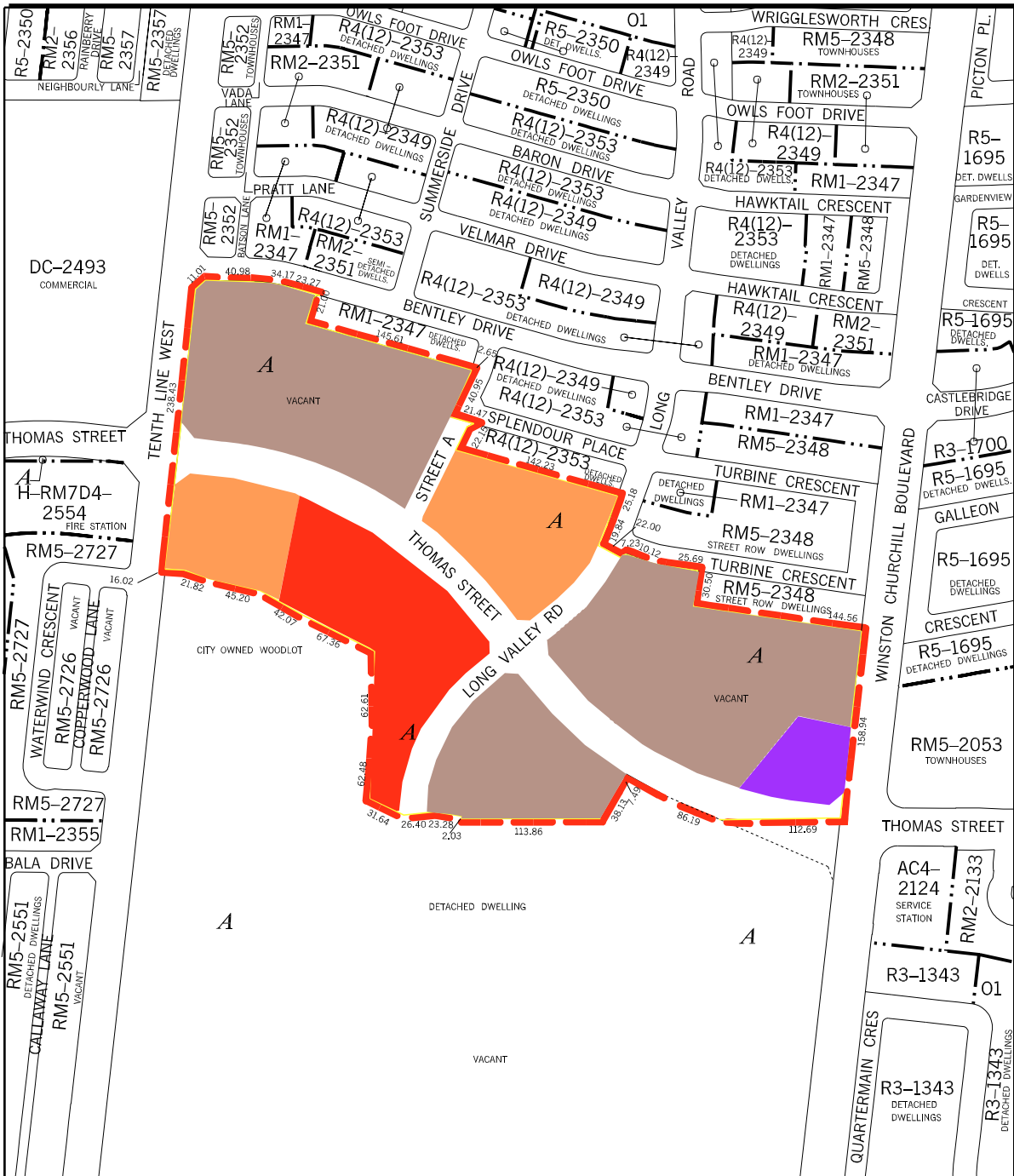
**DRAWN BY:**

R.DICOSOLA

APPENDIX 14

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



**LEGEND:**

**SUBJECT LANDS**

PROPOSED REZONING FROM "A" (AGRICULTURAL) (TOWN OF OAKVILLE ZONING BY-LAW (1965-136) TO "RM5-SPECIAL SECTION" TO PERMIT ROW DWELLING DEVELOPMENT WITHIN A DENSITY RANGE OF 30-57 UNITS PER HECTARE (12.1-23 UNITS PER ACRE).

PROPOSED REZONING FROM "A" (AGRICULTURAL) (TOWN OF OAKVILLE ZONING BY-LAW 1965-136) TO "RM7D4-SPECIAL SECTION" TO PERMIT MID-RISE APARTMENT AND STACKED TOWNHOUSE DEVELOPMENT AT A MAXIMUM DENSITY OF 75 UNITS PER HECTARE (30.3 UNITS PER ACRE).

PROPOSED REZONING FROM "A" (AGRICULTURAL) (TOWN OF OAKVILLE ZONING BY-LAW 1965-136) TO "AC4-SPECIAL SECTION" TO PERMIT A GAS BAR AND SERVICE STATION, CAR WASH, COMMERCIAL USES OF A CONVENIENCE NATURE, INCLUDING ACCESSORY TAKE-OUT RESTAURANT WHICH MAY INCLUDE A DRIVE-THROUGH FACILITY, IN CONJUNCTION WITH OTHER MOTOR VEHICLE COMMERCIAL USES; MINOR MOTOR VEHICLE REPAIR.

PROPOSED REZONING FROM "A" (AGRICULTURAL) (TOWN OF OAKVILLE ZONING BY-LAW 1965-136) TO "RM5-SPECIAL SECTION" TO PERMIT A PLACE OF RELIGIOUS ASSEMBLY.

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

**SUBJECT:**  
**THE ERIN MILLS DEVELOPMENT CORPORATION:  
NEIGHBOURHOOD 402 SOUTH**

	<b>FILE NO:</b> OZ 05595 W10 PH.3 T-M94034 W10 PH.3
	<b>DWG. NO:</b> 05595R
	<b>SCALE:</b> 1:5000
	<b>PDC DATE:</b> 2007 05 14
	<b>DRAWN BY:</b> R. DICOSOLA
<b>MISSISSAUGA</b> Planning and Building	
Produced by T&W, Geomatics	
<b>APPENDIX 1-5</b>	



**OVERVIEW OF DEVELOPMENT PROPOSED ON A BLOCK BASIS**

<b>PARCEL/ LOCATION</b>	<b>SITE AREA</b>	<b>PROPOSED DEVELOPMENT</b>	<b>PROPOSED DENSITY</b>	<b>PROPOSED GROSS FLOOR AREA</b>	<b>PROPOSED FLOOR SPACE INDEX</b>	<b>MAXIMUM BUILDING HEIGHT</b>	<b>PROPOSED ZONING</b>
<b>BLOCK 1</b> <b>S.E. Quadrant of</b> <b>Thomas St and Tenth</b> <b>Line West</b>	0 830 ha (2.05 acres)	31 Condominium townhouse Units	37.3 UPH (15.1 UPA)	6 410 m <sup>2</sup> (69,000 sq.ft.)	0.77	3 Storeys (11.5 m/37.7 ft.)	RM7D4- Special Section
<b>BLOCK 2</b> <b>N.W. Quadrant</b> <b>of Thomas Street and</b> <b>Long Valley Road</b>	1.35 ha (3.33 acres)	28 On-street Townhouse Units and 30 Condominium Townhouse Units	42.9 UPH (17.4 UPA)	7 926 m <sup>2</sup> (85,317 sq. ft.)	0.58	3 Storeys (15 m/49.2 ft.)	RM5- Special Section
<b>BLOCK 3</b> <b>N.E. Quadrant of</b> <b>Thomas Street and</b> <b>Tenth Line West</b>	2.727 ha (6.73 acres)	206 Stacked Townhouse Units	75.5 UPH (30.6 UPA)	24 544 m <sup>2</sup> (264,198 sq. ft.)	0.90	3.5 Storeys (13 m/42.6 ft.)	RM7D4- Special Section
<b>BLOCK 4</b> <b>N.E. Quadrant of</b> <b>Thomas Street and</b> <b>Long Valley Road</b>	3.00 ha (7.41 acres)	208 Apartment Units, 78 Stacked Townhouse Units 9 On-street Townhouse Units	108.1 UPH (43.7 UPA)	34 450 m <sup>2</sup> (370,828.8 sq. ft.)	1.15	4 Storeys (19 m/62.3 ft.)	RM7D4- Special Section
<b>BLOCK 5</b> <b>S.E. Quadrant of</b> <b>Thomas Street &amp;</b> <b>Long Valley Road</b>	1.33 ha (3.30 acres)	100 Apartment Units	75.2 UPH (30.4 UPA)	21 400 m <sup>2</sup> (230,355.2 sq. ft.)	1.6	4 Storeys (19 m/62.3 ft.)	RM7D4- Special Section
<b>BLOCK 6</b> <b>N.W. Quadrant of</b> <b>Thomas Street and</b> <b>Winston Churchill</b> <b>Boulevard</b>	0.493 ha (1.21 acres)	Motor Vehicle Commercial uses	N/A	T.B.D.	N/A.	T.B.D	AC4 – Special Section
<b>BLOCK 7</b> <b>S.W. Quadrant of</b> <b>Thomas Street and</b> <b>Long Valley Road</b>	2.023 ha (4.99 acres)	Place of Religious Assembly including a parish hall, meeting rooms, parish offices and a rectory.	N/A	T.B.D.	N/A	T.B.D	RM5- Special Section

**NOTES:**

UPH – Units Per Hectare

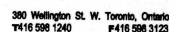
N/A – Not Applicable

UPA – Units Per Acre

T.B.D. – To Be Determined

Maximum Height measured from established grade to mid-point between roof eave and highest point of a peak roof.

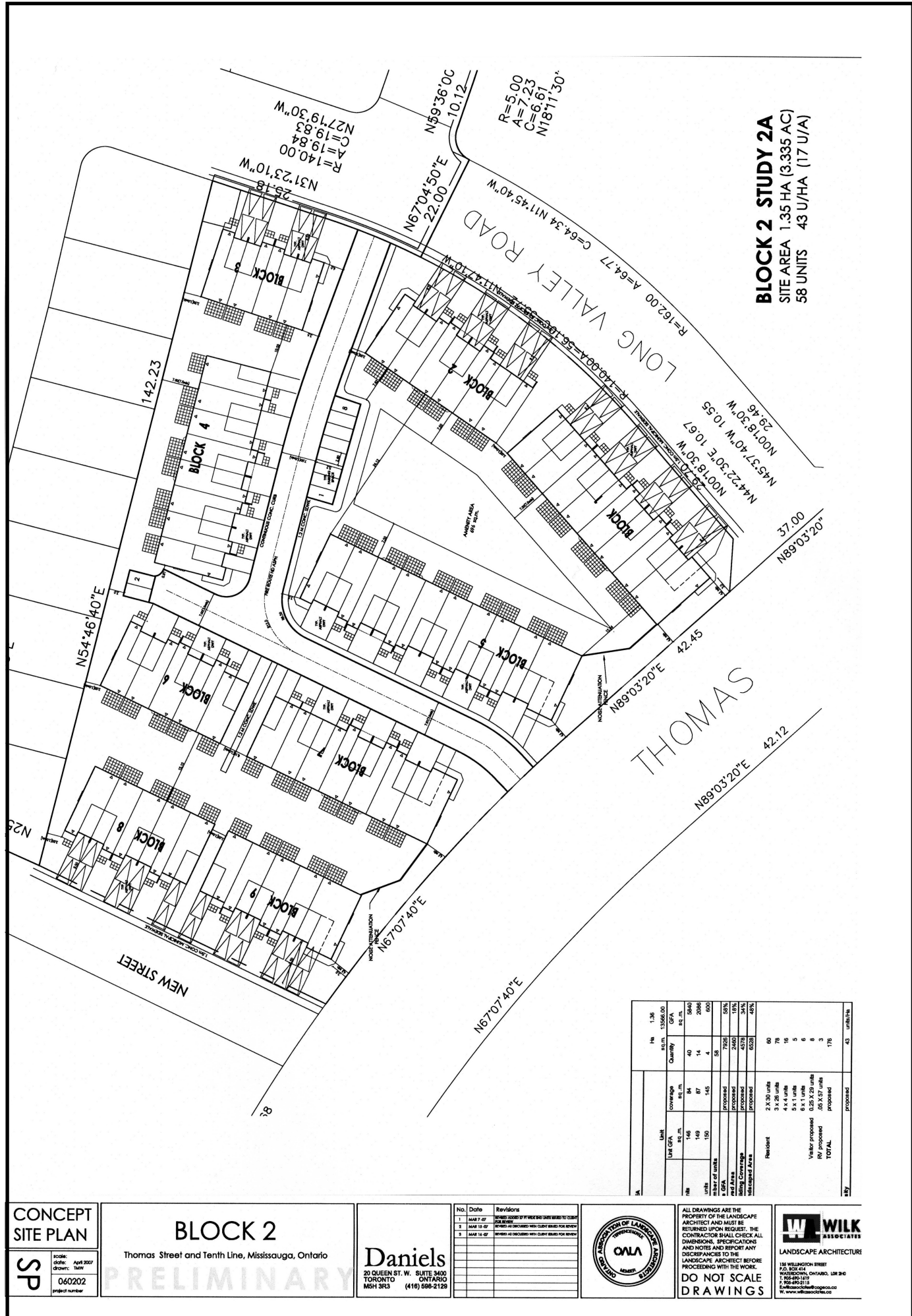
**APPENDIX I-8**  
**FILE: OZ 055/95 W10 PHASE 3**  
**(T-M94034 W10 PHASE 3)**





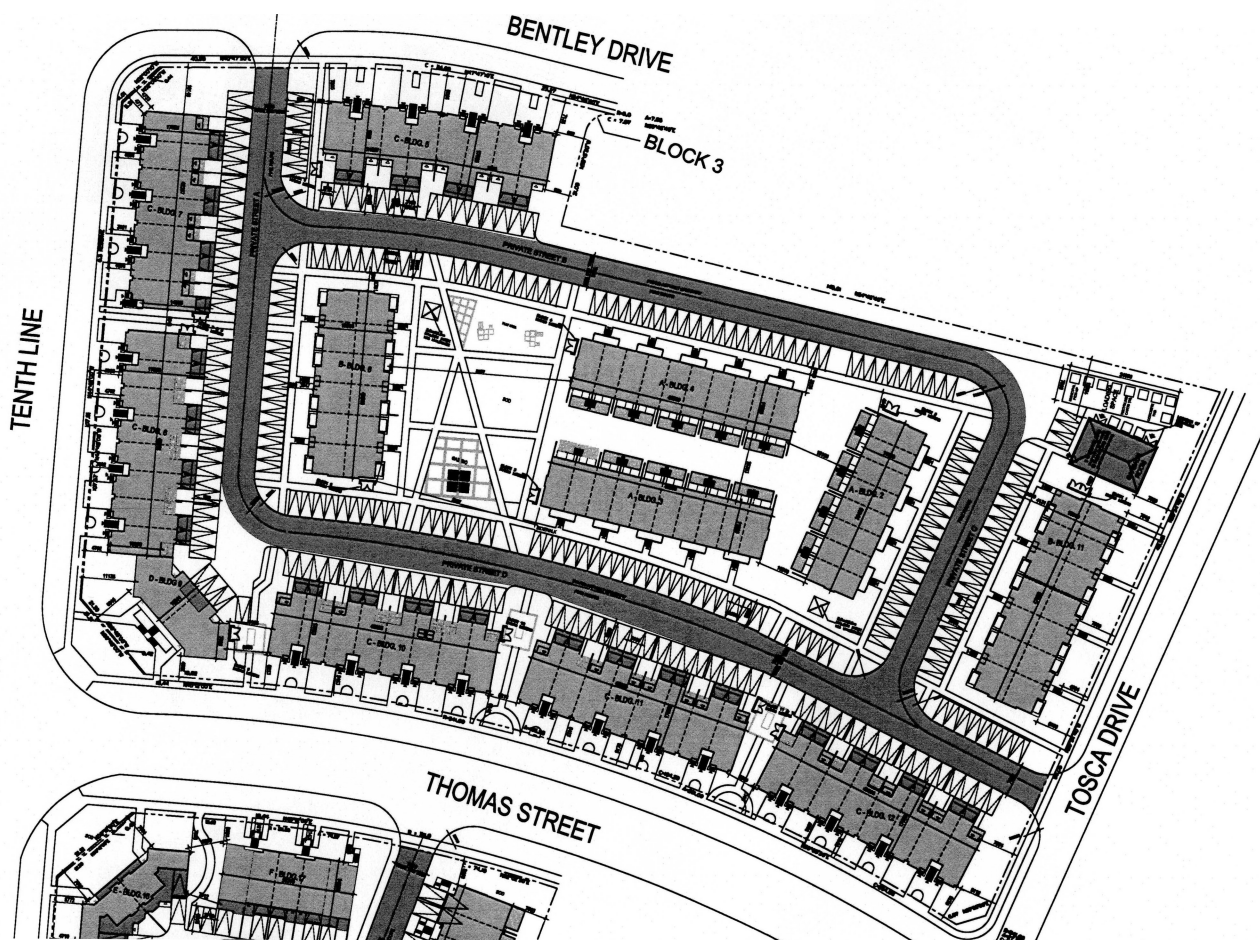
THE ERIN MILLS DEVELOPMENT CORPORATION:  
NEIGHBOURHOOD 403  
DEVELOPMENT CONCEPT PLAN - BLOCK 2  
NORTH SIDE OF THOMAS STREET BETWEEN  
LONG VALLEY ROAD AND STREET A

APPENDIX I-9  
FILE: OZ 055/95 W10 PHASE 3  
(T-M94034 W10 PHASE 3)



ERIN MILLS DEVELOPMENT CORPORATION:  
NEIGHBOURHOOD 403  
DEVELOPMENT CONCEPT PLAN-BLOCK 3  
NORTHWEST CORNER OF THOMAS STREET AND TENTH LINE WEST

APPENDIX I-10  
FILE: OZ 055/95 W10 PHASE 3  
(T-M94034 W10 PHASE 3)



THOMAS STREET (PRELIMINARY)

MISSISSAUGA, ONTARIO

Project 06164  
22 MARCH 2007  
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SITE STUDY

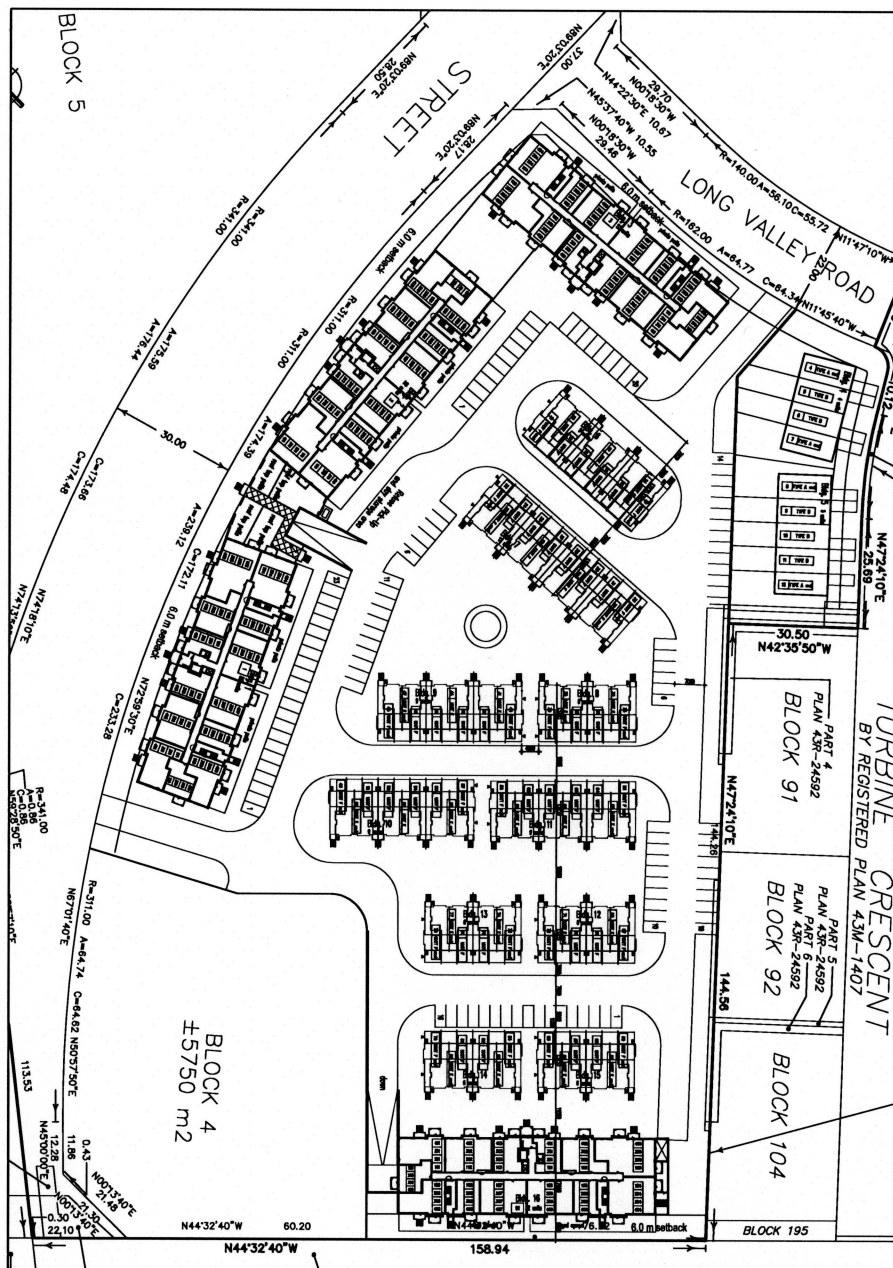


**quadrangle**  
ARCHITECTS LIMITED

390 Wellington St. W. Toronto, Ontario  
T416 596 1240 F416 596 3123



**APPENDIX I-11**  
**FILE: OZ 055/95 W10 PHASE 3**  
**(T-M94034 W10 PHASE 3)**



**The Erin Mills Development Corporation:  
Neighbourhood 403**

**File: OZ 055/95 W10 Phase 3  
T-M94034 W10 Phase 3**

### Agency Comments

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (January 16, 2007)	<p>Municipal sanitary sewers facilities are available in a 250 mm (9.8 in) diameter sewer on Thomas Street, east of Winston Churchill Boulevard.</p> <p>External easements and construction may be required.</p> <p>Water facilities are available in a 300 mm (11.8 in.) diameter watermain located on Tenth Line West, a 300 mm (11.8 in.) diameter watermain on Long Valley Road, a 600 mm (23.6 in.) diameter watermain on Winston Churchill Boulevard and in a 600 mm (23.6 in.) watermain on Thomas Street.</p> <p>External easements and construction may be required.</p> <p>The following waste collection comments are provided on a block basis:</p> <p>Blocks 1 and 2</p> <p>Further detail is to be provided on the type and configuration of units in order to determine the appropriate collection method.</p> <p>Blocks 3, 4 and 5</p> <p>The waste collection method will be addressed at the site plan stage upon review of detailed plans for each block. Each multi-residential development will need to comply with section 2.3 of the Region of Peel Waste Collection Design Standards Manual.</p> <p>Block 6</p> <p>On-site waste collection will be required through a private waste hauler.</p>

**The Erin Mills Development Corporation:  
Neighbourhood 403**

**File: OZ 055/95 W10 Phase 3  
T-M94034 W10 Phase 3**

Agency / Comment Date	Comment
	<p>Block 7</p> <p>The collection method for the place of worship will be determined as more detail on size, associated uses and access is made available.</p>
<p>Dufferin-Peel Catholic District School Board (January 18, 2007) and the Peel District School Board (December 22, 2006)</p>	<p>There is no available capacity to accommodate students generated by this application. Accordingly, the Boards have requested that in the event that the application is approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a Pre-Bill 163 development application include the following as a condition of approval:</p> <p>“Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Board for this plan.”</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require conditions of draft approval with respect to:</p> <ul style="list-style-type: none"> <li>a) notice signs regarding temporary accommodation; and</li> <li>b) warning clauses in all offers of purchase and sale with respect to temporary accommodation, bussing outside the neighbourhood and location of children being picked-up and drop off.</li> </ul>
<p>City Community Services Department – Planning, Development and Business Services Division (January 17, 2007)</p>	<p>The parkland dedication requirements for application T-M94034 W10 Phase 3 have been dealt with through the Amending Agreement authorized under By-law 0391-2006, September 27, 2006 to amend the Parkland Conveyance Agreement between the City and The Erin Mills Development Corporation authorized under By-law 351-98, July 15, 1998.</p> <p>Long Valley Road is proposed to have a right-of-way width of 22 m (72.2 ft.) and is identified as having a Local Pedestrian Boulevard condition, pursuant to the Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design</p>

**The Erin Mills Development Corporation:  
Neighbourhood 403**

**File: OZ 055/95 W10 Phase 3  
T-M94034 W10 Phase 3**

Agency / Comment Date	Comment
	Guidelines. In this regard, consideration will be given to providing special landscaping in a wider boulevard on one side of the right-of-way. Alternatively, other measures such as reducing the separation distance between street trees may be considered in order to create a distinctive streetscape. The details of such arrangements will be finalized as part of engineering submission for the proposed draft plan of subdivision.
City Community Services Department – Fire and Emergency Services Division (April 5, 2007)	This proposal is located within the response area of Fire Station 122. At present, average travel times to emergencies in this area of the City is 1.0 minutes, based on normal traffic and weather conditions. Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.
City Transportation and Works Department (April 5, 2007)	<p>Prior to the preparation of a Supplementary Report, Block 8 on the draft plan is to be amended to only cover that remaining portion of private lands within the ultimate Thomas Street right-of-way. In addition, the applicant is required to provide of storm drainage report for review and approval.</p> <p>Updated comments/conditions will be provided pending the receipt and review of the above items.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Development Services, Planning and Building Department Canada Post Corporation Enersource Hydro Mississauga Enbridge Gas Distribution Inc.</p> <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Credit Valley Conservation</p>

**The Erin Mills Development Corporation:  
Neighbourhood 403**

**File: OZ 055/95 W10 Phase 3  
T-M94034 W10 Phase 3**

### **School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>62 Kindergarten to Grade 5</li> <li>31 Grade 6 to Grade 8</li> <li>63 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>*Churchill Meadows #4 Junior Public School <ul style="list-style-type: none"> <li>Enrolment: 334</li> <li>Capacity: 661</li> <li>Portables: 0</li> </ul> </li> <li>Ruth Thompson Middle School <ul style="list-style-type: none"> <li>Enrolment: 745</li> <li>Capacity: 629</li> <li>Portables: 0</li> </ul> </li> <li>**Stephen Lewis Secondary School <ul style="list-style-type: none"> <li>Enrolment: 401</li> <li>Capacity: 1,530</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <p>Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> <p>*Churchill Meadows #4 Junior Public School is projected to open in September 2007.</p> <p>**Stephen Lewis Secondary School is currently opened as 9-10 school only.</p>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>117 Junior Kindergarten to Grade 8</li> <li>33 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>+St. Faustina <ul style="list-style-type: none"> <li>Enrolment: 829</li> <li>Capacity: 636</li> <li>Portables: 6</li> </ul> </li> <li>+St. Sebastian <ul style="list-style-type: none"> <li>Enrolment: 621</li> <li>Capacity: 593</li> <li>Portables: 1</li> </ul> </li> <li>St. Joan of Arc <ul style="list-style-type: none"> <li>Enrolment: 602</li> <li>Capacity: 1425</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <p>+The lands located north of the proposed Thomas Street extension are located within the elementary catchment area of St. Faustina and the lands south of the proposed Thomas Street extension are located in the elementary catchment area of the Churchill Meadows #2 community which is being hosted at St. Sebastian.</p>

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