



Corporate Report

Clerk's Files

Originator's
Files OZ 05/019 W3

DATE: May 8, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 28, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit 413 additional apartment dwellings and 28
townhouse dwellings on an existing apartment site
1315 Bough Beeches Boulevard
Northeast corner of Dixie Road and Rathburn Road East
Owner: 1315 Bough Beeches Boulevard Limited (Stanford
Homes)
Applicant: Anne McCauley
Bill 20

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated May 8, 2007, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - High Density II" to "Residential - High Density II - Special Site" and to change the Zoning from "RM7D4-934" (Multiple Residential) to "RM7D4-Special Section" (Multiple Residential) to permit additional apartment dwellings in conjunction with townhouse dwellings under file OZ 05/019 W3, 1315 Bough Beeches Boulevard Limited, 1315 Bough Beeches Boulevard, be received for information.

BACKGROUND:

The above noted Official Plan Amendment and Rezoning applications have been circulated for technical comments and a number of community meetings have been held.

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

COMMENTS:

The applications are to intensify the use of an existing rental apartment site. It is the owner's intention to undertake the following works on the lands (see also Appendix I-5):

- Upgrading of the façade of the existing structure to include a new building cap, improvements to the balcony and window areas, and a new building entry feature. The building is proposed to remain a rental structure while all new construction would be under a standard condominium tenure;
- Removal of the landscaped berms that presently enclose the majority of the site, and replace them with hard and soft landscaping including entry features at the major intersections;
- Construction of a 20-storey point tower at the northeast corner of Dixie Road and Rathburn Road East, oriented towards the intersection. The tower would rest on a 3-storey podium, composed of garden apartments, that would extend north along the Dixie Road frontage (pedestrian access proposed directly to Dixie Road and internal to the site);
- Construction of an 8-storey building at the northwest corner of Bough Beeches Boulevard and Rathburn Road East, proposed to step down in increments to 4-storeys, oriented towards the intersection;
- Construction of two 3-storey townhouse blocks, one facing Rathburn Road East and the other Bough Beeches Boulevard;
- Construction of three 2-storey townhouse blocks, abutting the north property line of lands that front onto Poltava Crescent;

- Three access points into the development, two being at the north end of the site (one at Dixie Road and the other at Bough Beeches Boulevard), and one at the south end entering from Rathburn Road East directly into a parking garage. Slip-off lanes for access are proposed for both Rathburn Road East and Dixie Road;
- A mixture of surface and underground parking (two levels), to be shared by all tenants and visitors within the buildings.

Additional details of the proposal are as follows:

Development Proposal	
Applications submitted:	October 28, 2005, revised on February 16, 2007
Building Height Existing:	20 storeys (located in the centre of the property)
Building 1:	3 stepping to 20 storeys (northeast corner of Dixie Road and Rathburn Road East)
Building 2:	4 to 8 storeys (northwest corner of Dixie Road and Bough Beeches Boulevard)
Townhouses:	2 to 3 storeys (around perimeter of site, 2 storeys backing onto Poltava Crescent)
Proposed Lot Coverage:	31.2%
Floor Space Index:	2.72 (including the existing building)
Landscaped Area:	44.3%
Net Density:	313 units/ha 121 units/acre
Gross Floor Area Existing:	26,606 m ² (286,384 sq. ft.)
Building 1:	23,038 m ² (247,995 sq. ft.)
Building 2:	10,941 m ² (117,779 sq. ft.)
Townhouses:	3,855 m ² (41,503 sq. ft.)
Total:	64,442 m ² (693,650 sq. ft.)

Development Proposal	
Number of units:	
Existing:	270
Building 1:	275
Building 2:	138
Townhouses:	28
Total:	711
Anticipated Population	
Existing:	619 people*
Proposed:	1,030 people*
Total:	1,649 people*
	*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.
Parking	
Existing:	426 spaces
Required:	1,119 spaces
Proposed:	1,127 spaces
Supporting Documents:	Planning Justification Study Functional Servicing Report Transportation Report Environmental Noise Report Phase One ESA

Site Characteristics	
Frontage:	123.5 m (405 ft.) Dixie Road 154.4 m (506 ft.) Rathburn Road East 121.1 m (397 ft.) Bough Beeches Boulevard
Net Lot Area:	2.37 ha (5.86 ac.)
Existing Use:	One 20-storey rental apartment building as detailed above, with associated parking, landscape and amenity areas.

Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

The subject property is located at the northeast corner of Dixie Road and Rathburn Road East, extending east to Bough Beeches Boulevard. Surrounding the subject lands are a mix of low, medium and high density uses, in conjunction with a neighbourhood shopping mall directly to the south. The lands form part of the Rockwood Node, as described below. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwellings facing Poltava Crescent, connected below grade
- East: Detached dwellings facing Grazia Court, and an 11 storey apartment building
- South: Across Rathburn Road East, Rockwood Mall, and a 3-4 storey retirement complex
- West: Across Dixie Road, townhouse dwellings, and a 20 storey apartment building

Current Mississauga Plan Designation and Policies for Rathwood District (May 5, 2003)

"Residential - High Density II" which permits apartment dwellings at a Floor Space Index (FSI) of 1.1 to 1.8.

The applications are not in conformity with the land use designation as the proposal exceeds the maximum FSI, and townhouse dwellings are not permitted.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

Residential Policies:

Section 3.2.3.2 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Section 3.2.3.8 of Mississauga Plan indicates that residential intensification, in the

form of more compact development and higher densities in appropriate development areas, is encouraged subject to certain criteria. This criteria speaks to meeting the following: adequate engineering and community services; compatibility with surrounding land uses; and, development proposals addressing the scale and character of the existing residential area.

Urban Design Policies:

Section 3.2.3.2 of Mississauga Plan indicates that design matters related to built form, scale, massing, orientation, parking, overshadowing, and the quality and quantity of open space will be priorities in assessing the merits of residential development. Section 3.15 of Mississauga Plan provides for policies which speak to appropriate built form and scale, streetscape and context, and compatibility with the surrounding built form.

Nodes:

The subject lands are part of the Rockwood Node which is centred on Dixie Road at the intersection of Burnhamthorpe Road East and Rathburn Road East. Within Mississauga Plan, nodes exist in order to create a focus of activity for the surrounding areas at locations which are afforded good accessibility, visibility and a relatively high level of existing and potential transit service. The following is encouraged within nodes: a high quality, compact and urban built form with a relationship to the streetline; retail uses, with direct access to the sidewalk; sufficiently high residential and employment density to support transit usage; and community, cultural and recreational facilities.

Criteria for Site Specific Official Plan Amendments:

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the

remaining lands which have the same designation, or neighbouring lands;

- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Interim Residential Policies:

On September 27, 2006, City Council endorsed OPA No. 58. This amendment added interim residential policies to Mississauga Plan. These policies protect stable neighbourhoods from inappropriate intensification and direct intensification to the Urban Growth Centre which runs south from Matheson Boulevard East to the Queen Elizabeth Way (QEW) along both sides of Hurontario Street and includes all of City Centre. Although the application was submitted prior to the adoption of OPA 58, Council has indicated its commitment to ensure that intensification and redevelopment is promoted in the appropriate areas. The proposal is located within a Node, as detailed above.

Proposed Official Plan Designation and Policies

The applicant is proposing to redesignate the lands to “Residential - High Density II - Special Site” to permit townhouse dwellings, at a maximum FSI of 2.72.

Existing Zoning

"RM7D4-934" (Multiple Residential), which permits a maximum of 270 apartment units, at a maximum gross floor area of 1.5 times the lot area.

Proposed Zoning By-law Amendment

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

"RM7D4-Special Section" (Multiple Residential), to permit apartment and townhouse dwellings, at a gross floor area of 2.72 times the lot area. The development form as it pertains to building heights and setbacks is proposed to be in accordance with Appendix I-5.

Draft Mississauga Zoning By-law

The latest report on the new draft Zoning By-law was received by Planning and Development Committee on April 30, 2007 with the request that staff provide further information at a future meeting of Council. An Addendum report will be presented to Council on May 23, 2007. The draft Zoning for this property is "RA5-4" which permits apartment buildings with a minimum FSI of 1.0 and a maximum FSI of 1.5.

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A recommendation will be included in the supplementary report to address the new Mississauga Zoning By-law.

COMMUNITY ISSUES

A community meeting was originally held by Ward 3, Councillor Prentice on April 4, 2006. Following the meeting, a Focus Group made up of interested area residents was convened which met on the following dates: July 17, 2006, September 11, 2006, October 10, 2006, and March 26, 2007. At the meetings, a number of constructive suggestions were made by the residents to address concerns expressed by the community regarding the proposed development form for the lands. The following is a summary of issues raised by the Community:

Comments

- The proposal in regards to density, building height and scale is not in keeping with the character of the surrounding community;

- The project will result in additional traffic issues being experienced at the intersection of Dixie Road and Rathburn Road East, and on Bough Beeches Boulevard. This is further complicated by school bus operations, and the inclusion of a number of access points. As well, additional traffic will provide safety concerns for pedestrians looking access Rockwood Mall and other locations;
- The development will result in a shadowing effect on residents to the north facing Poltava Crescent, in addition to an overlook condition;
- The existing building and lands are not well maintained, and should be upgraded through any redevelopment proposal, including the façade treatment, parking areas, landscaping and amenities. There is also a concern about the mixed tenure of the lands as it relates to ongoing maintenance;
- The submission of acceptable noise and other studies in support of the subject applications;
- Phasing of the development, and the adequacy of schools and parks in the area to serve the new residents;
- Concern for increased wind velocities as a result of the new point tower;
- The existing site provides opportunities, due to poor visibility, for undesirable activities.

Response

The comments regarding compatibility and design of the proposed development will be considered by the Planning and Building Department in a future Supplementary Report. The applicant has provided a phasing plan and traffic study that are currently under review. In addition, the applicant has committed to upgrading the façade of the existing building and improving the grounds. Plans to this effect are under review.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- Compatibility with stable neighbourhoods to the north and east;
- Resolution of outstanding traffic, access and bussing concerns;
- Pedestrian connections both internal and external to the site;
- Provision of on-site servicing including utilities and waste management;
- Phasing of the development;
- Review of plans provided to facilitate the upgrading of the existing building, including landscaping and amenities;
- Urban design issues as it relates to building form and massing.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain engineering and other matters which will require the applicant to enter into appropriate agreements with the City.

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, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Rathwood District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 - Dixie Road Apartment Building Elevations
Appendix I-7 - Bough Beeches Apartment Building Elevations
Appendix I-8 - Townhouse Building Elevations
Appendix I-9- Agency Comments
Appendix I-10 - School Accommodation
Appendix I-11 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

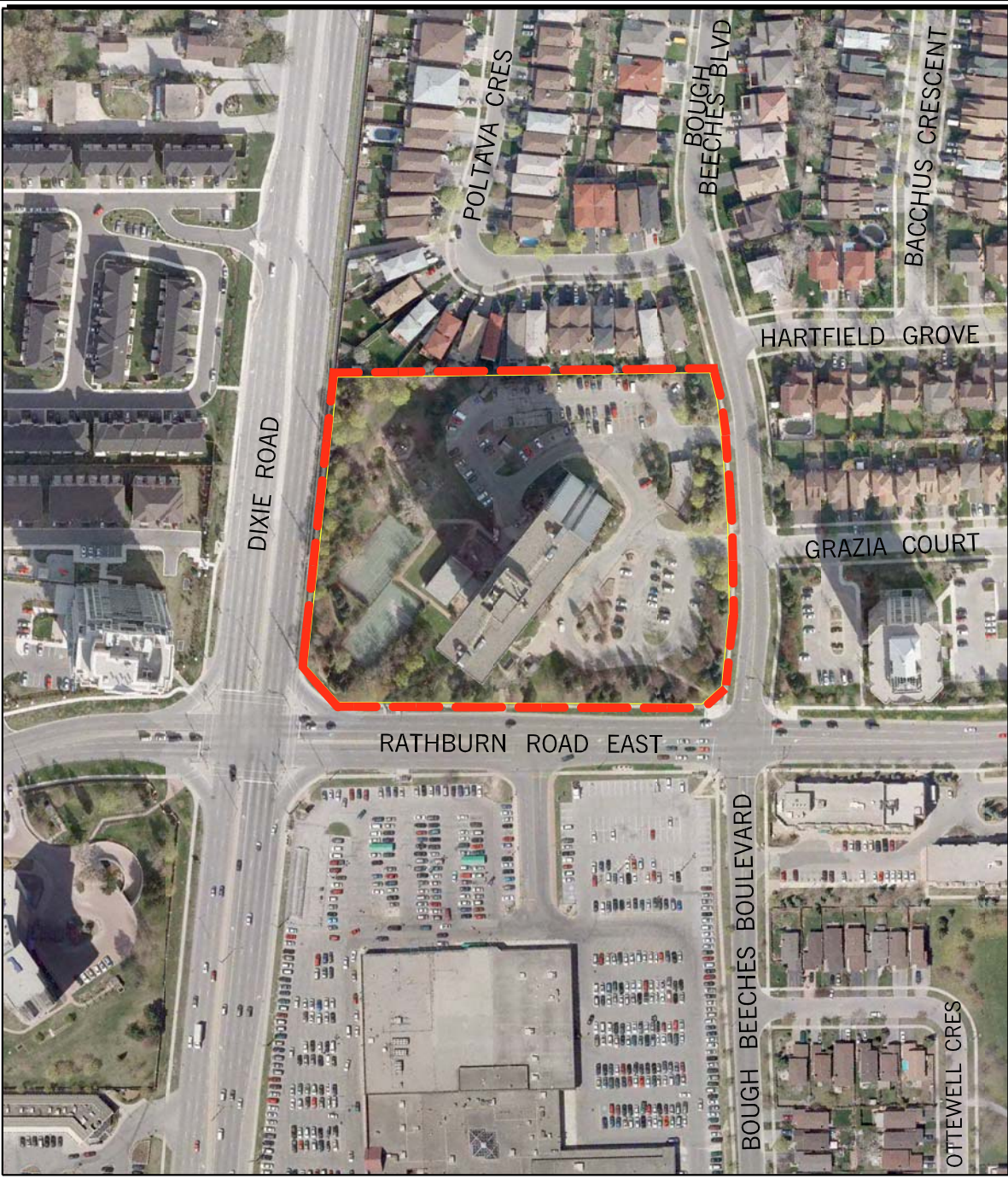
Prepared By: Rob Hughes, Development Planner

1315 Bough Beeches Boulevard Limited

File: OZ 05/019 W3

Site History

- December 22, 1978 - The Ontario Municipal Board approved By-law 709-1978 to rezone the subject lands from “R4” (Detached Residential) to “RM7D4-934” (Multiple Residential).
- February 8, 1982 - Council authorized the execution of a Site Development Plan Agreement to be entered into with Silver Rose Construction Limited and Pastoria Holdings Limited to permit the construction of a 20 storey, 270 unit apartment building on the lands.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Rathwood District which designated the subject lands as “Residential - High Density II”.



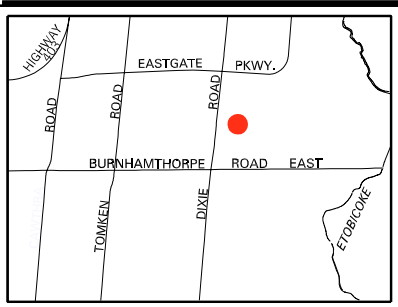
LEGEND:



DATE OF AERIAL PHOTO: 2006



SUBJECT:
1315 BOUGH BEECHES BLVD. LIMITED



FILE NO:	OZ 05019 W3
DWG. NO:	05019A
SCALE:	NTS
PDC DATE:	2007 05 28
DRAWN BY:	R.DICOSOLA














APPENDIX 1-2











Produced by
T&W, Geomatics

**PART OF RATHWOOD DISTRICT LAND USE MAP
RATHWOOD DISTRICT POLICIES OF MISSISSAUGA PLAN**






LAND USE DESIGNATIONS

-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Residential – High Density I
-  Residential – High Density II
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Open Space
-  Greenbelt
-  Parkway Belt West
-  Utility

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Transitway
-  Transitway Station
-  Major Transit Corridor

LAND USE LEGEND

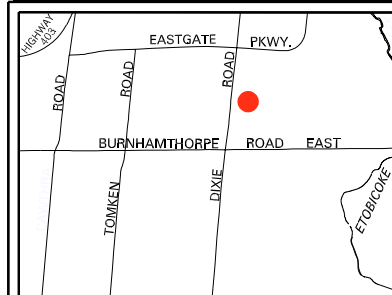
-  Regulatory Floodplain
-  Node Boundary
-  Community Park
-  1996 NEP2000 NEF Composite Noise Contours
-  Planning District

 **SUBJECT LANDS**



SUBJECT:

1315 BOUGH BEECHES BLVD. LIMITED



FILE NO:
OZ 05019 W3

DWG. NO:
05019L

SCALE:
1:5000

PDC DATE:
2007 05 28

DRAWN BY:
R.DICOSOLA

APPENDIX I-3

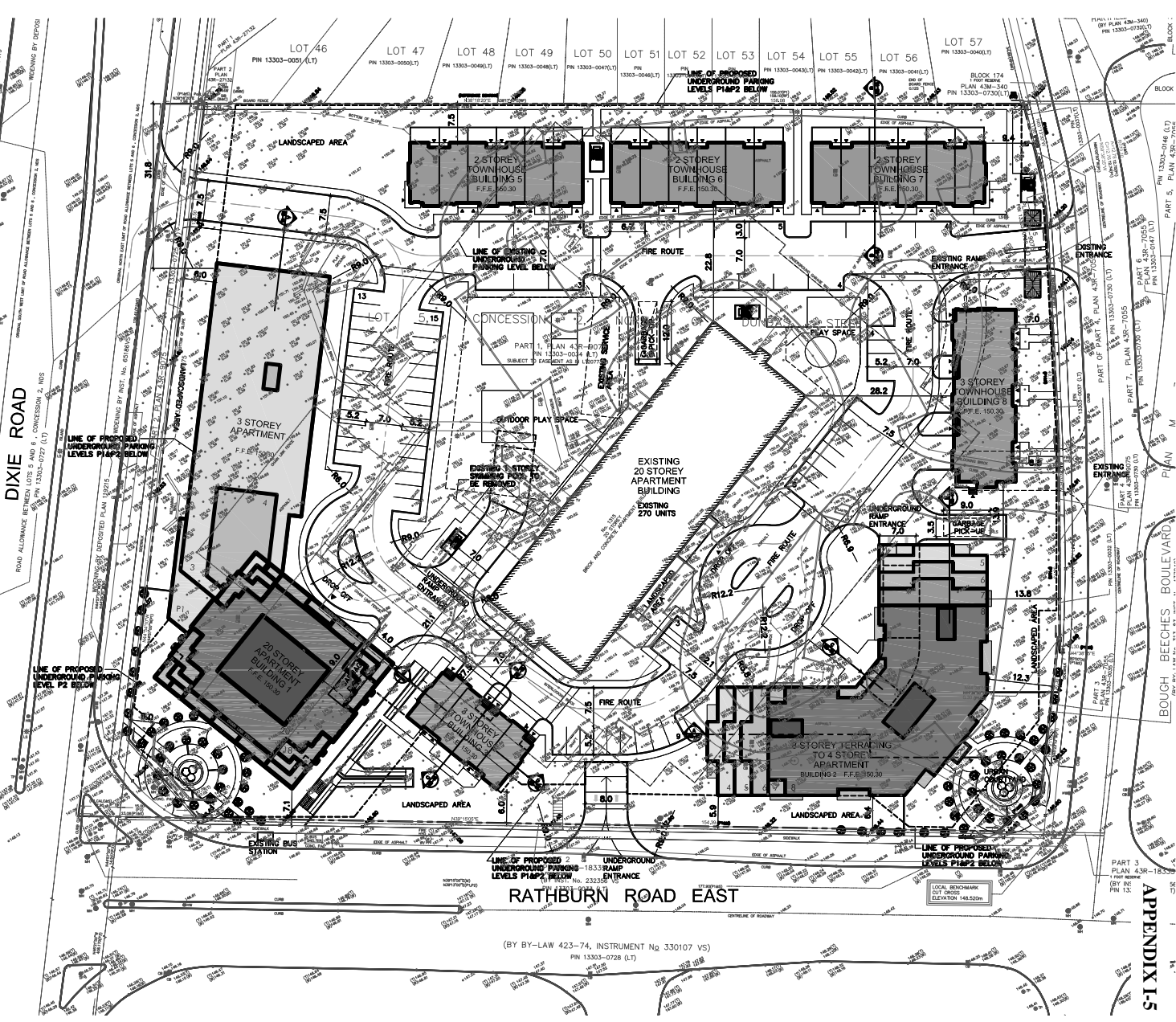
MISSISSAUGA
Planning and Building

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T&W, Geomatics

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DIXIE ROAD

ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 2, NOS
13303-0227 (L1)

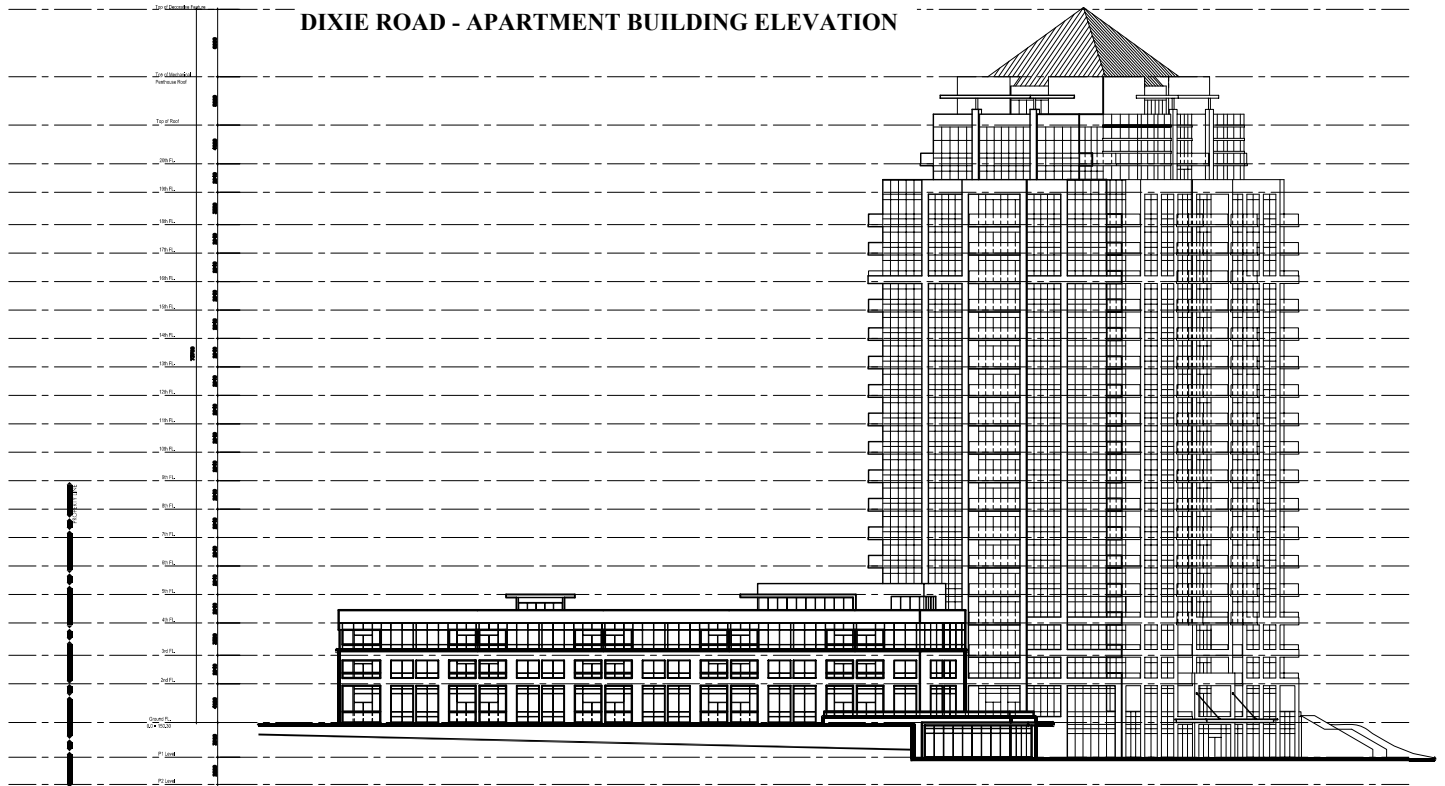


RATHBURN ROAD EAST

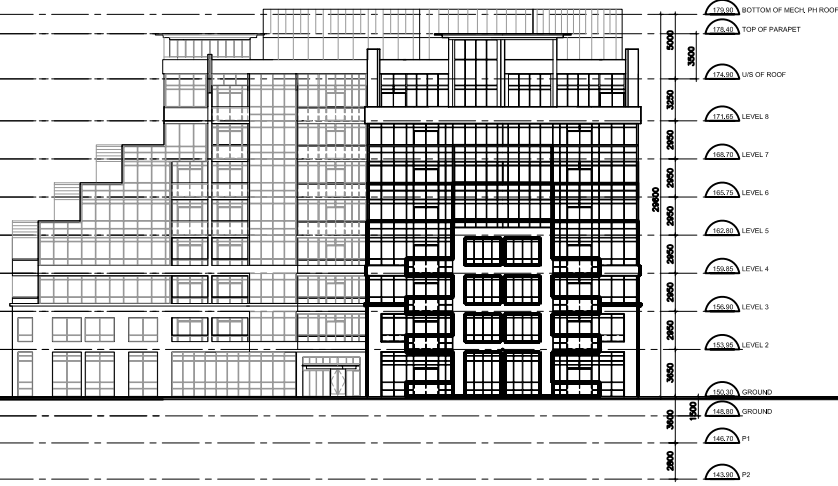
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APPENDIX I-5

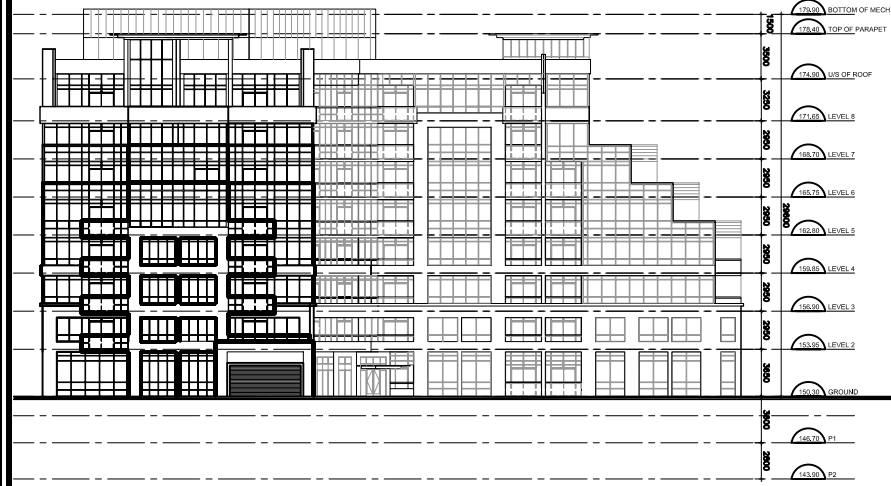
DIXIE ROAD - APARTMENT BUILDING ELEVATION



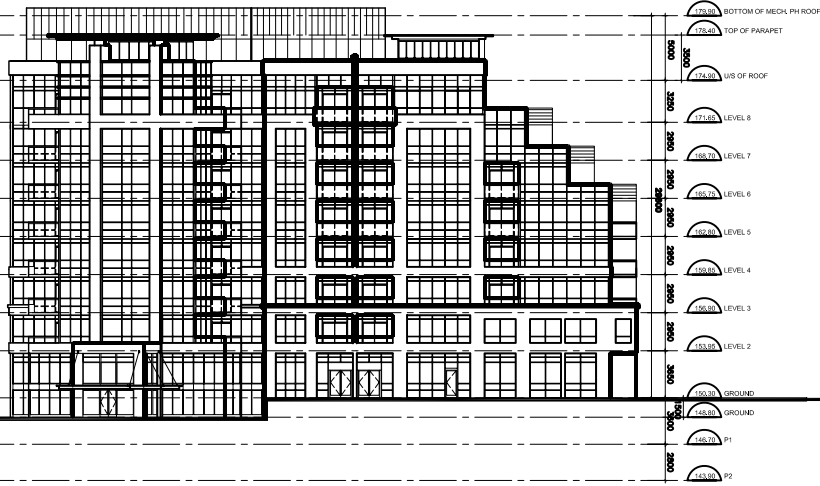
BOUGH BEECHES - APARTMENT BUILDING ELEVATION



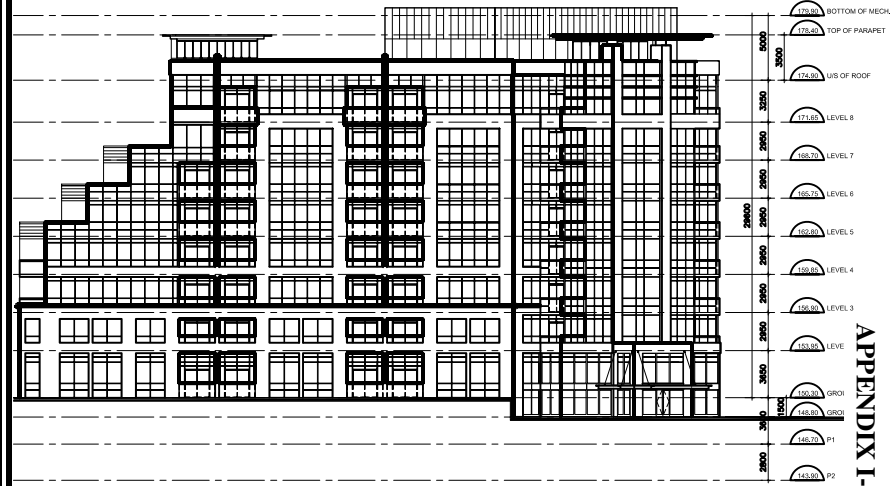
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2



3



1

TOWNHOUSE ELEVATIONS



Buildings "8" - East Elevation



Buildings "8"- West Elevation



Buildings "8" - North Elevation



Buildings "8" - South Elevation



Buildings "3" - East Elevation



Buildings "3"- West Elevation



Buildings "3" - North Elevation

Block 3



Buildings "3" - South Elevation

1315 Bough Beeches Boulevard Limited**File: OZ 05/019 W3****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (March 22, 2007)	This Agency indicated that they do not object to the subject applications, however will require the submission of the following studies: Storm Water Management Report; revised Functional Servicing Report. In regards to access, the preferred arrangement from Dixie Road is a right in/out access, in conjunction with associated turn lanes. Additional lands along the Dixie Road frontage to achieve a 22.5 m (74 ft.) right-of-way may be required. The applicant will be required to amend the concept plan to illustrate how the Region's waste collection design standards can be accommodated, as identified in the comments.
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 28, 2007 and February 27, 2007)	<p>The Dufferin-Peel Catholic District School Board has indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are 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 the 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 Board that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Board for this plan.”</p> <p>The Peel District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition need not be applied for these development applications.</p>

1315 Bough Beeches Boulevard Limited**File: OZ 05/019 W3**

Agency / Comment Date	Comment
	In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require the clearance of certain conditions of draft plan approval respecting bussing and accommodation of students.
City Community Services Department – Planning, Development and Business Services Division (March 9, 2007)	<p>This Department indicated that the parkland provisions for the subject lands are satisfied by P#184 - Beechwood Park and P#185 - Rockwood Glen, both located approximately 200 m (656 ft.) from the site. Beechwood Park is a 2.39 ha (5.91 ac) community park which contains one playground and one minor softball field. Rockwood Glen is a 1.73 ha (4.27 ac) community park which contains one playground and one minor soccer field.</p> <p>Should these applications be approved, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required. Further, a cash contribution for street tree planting and trail signs will be required prior to by-law enactment. Securities for the existing street trees on Bough Beeches Boulevard will also be required prior to by-law enactment.</p>
City Community Services Department – Fire and Emergency Services Division (February 13, 2006)	This Department has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (April 20, 2007)	<p>Comments dated May 1, 2007 indicate that prior to the Supplementary Report proceeding to Council, a letter of reliance is required from the applicant's Environmental Consultant allowing the City to rely on the findings of the Phase 1 Environmental Site Assessment (ESA) report.</p> <p>It was also indicated that the applicant has submitted a Noise Feasibility Report dated February 16, 2007, a Functional Servicing Report dated October 26, 2005 and an updated Traffic Impact Study dated February 2007 which are currently under review by this department. Furthermore, the applicant has been requested to provide further grading information and revised site plan depicting municipal road improvements</p>

1315 Bough Beeches Boulevard Limited**File: OZ 05/019 W3**

Agency / Comment Date	Comment
	<p>required in support of access to this development. Based on concerns expressed by area residents, Mississauga Transit operations along Rathburn Road East and school bus operations on Bough Beeches Boulevard are currently being reviewed.</p> <p>Further detailed comments/conditions concerning the above matters will be provided prior to the Supplementary Meeting pending the review of the foregoing.</p> <p>Access and servicing to Dixie Road shall be determined to the satisfaction of the Region of Peel as this road is under their jurisdiction.</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> <ul style="list-style-type: none"> - Bell Canada - Canada Post - Development Services - Enersource Hydro Mississauga - Economic Development
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Enbridge Gas Distribution - Hydro One Networks Inc. - Realty Services

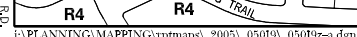
1325 Bough Beeches Boulevard Limited

File: OZ 05/019 W3

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 44 Kindergarten to Grade 5 22 Grade 6 to Grade 8 46 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Havenwood Public School <ul style="list-style-type: none"> Enrolment: 760 Capacity: 923 Portables: 6 Glenhaven Senior Public School <ul style="list-style-type: none"> Enrolment: 514 Capacity: 545 Portables: 1 Glenforest Secondary School <ul style="list-style-type: none"> Enrolment: 1,353 Capacity: 1,023 Portables: 3 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 88 Junior Kindergarten to Grade 8 25 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Basil Elementary School <ul style="list-style-type: none"> Enrolment: 376 Capacity: 256 Portables: 8 Philip Pocock Secondary School <ul style="list-style-type: none"> Enrolment: 1,384 Capacity: 1,257 Portables: 5

APPENDIX I-11





Corporate Report

Clerk's Files

Originator's
Files OZ 05/019 W3

DATE: May 15, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 28, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Report**
Official Plan Amendment and Rezoning Applications
To permit 413 additional apartment dwellings and 28
townhouse dwellings on an existing apartment site
1315 Bough Beeches Boulevard
Northeast corner of Dixie Road and Rathburn Road East
Owner: 1315 Bough Beeches Boulevard Limited
(Stanford Homes)
Applicant: Anne McCauley
Bill 20

Public Meeting **Ward 3**

The report from the Commissioner of Planning and Building dated May 8, 2007, was prepared and finalized in advance of two residents' meetings held on May 9, 2007 (Ward 3 Focus Group meeting conducted by Councillor Prentice) and on May 14, 2007 (2007 Annual General Meeting of the Rockwood Homeowners Association).

At both meetings, representatives of the applicant presented a revised plan for the subject lands. Changes included the following:

- Reduction in the height of the apartment building proposed for the northwest corner of Rathburn Road East and Bough Beeches Boulevard from eight storeys down to five storeys, stepping at the ends to four storeys;
- A resultant overall decrease in the Floor Space Index for the site from 2.72 down to 2.56 and a unit drop from 711 down to 683 (for the modified building from 138 down to 92).

The above details and the associated revised concept plan (see attached Appendix I-1) were presented to the residents to address concerns as expressed at previous Focus Group and other community meetings. To date, the applications have not been formally modified to reflect the revised plan. Concerns expressed at the meetings are similar to those identified in the May 8, 2007 report.

In addition, representatives of the applicant at the meetings provided additional details on the work proposed for the existing apartment building on the lands, including the following:

- Replacement of metal balconies with glass;
- Painting of all trim and other works;
- Cleaning of brick, along with consideration for altering the colour of the concrete;
- Revisions to the top two stories of the building, using materials and cladding proposed for the new apartment structures;
- Revisions to the base of the building, including a new canopy and other entry features, once again using materials and cladding proposed for the new apartment structures;
- Internal storage for all garbage areas.

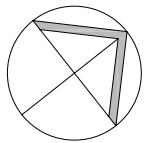
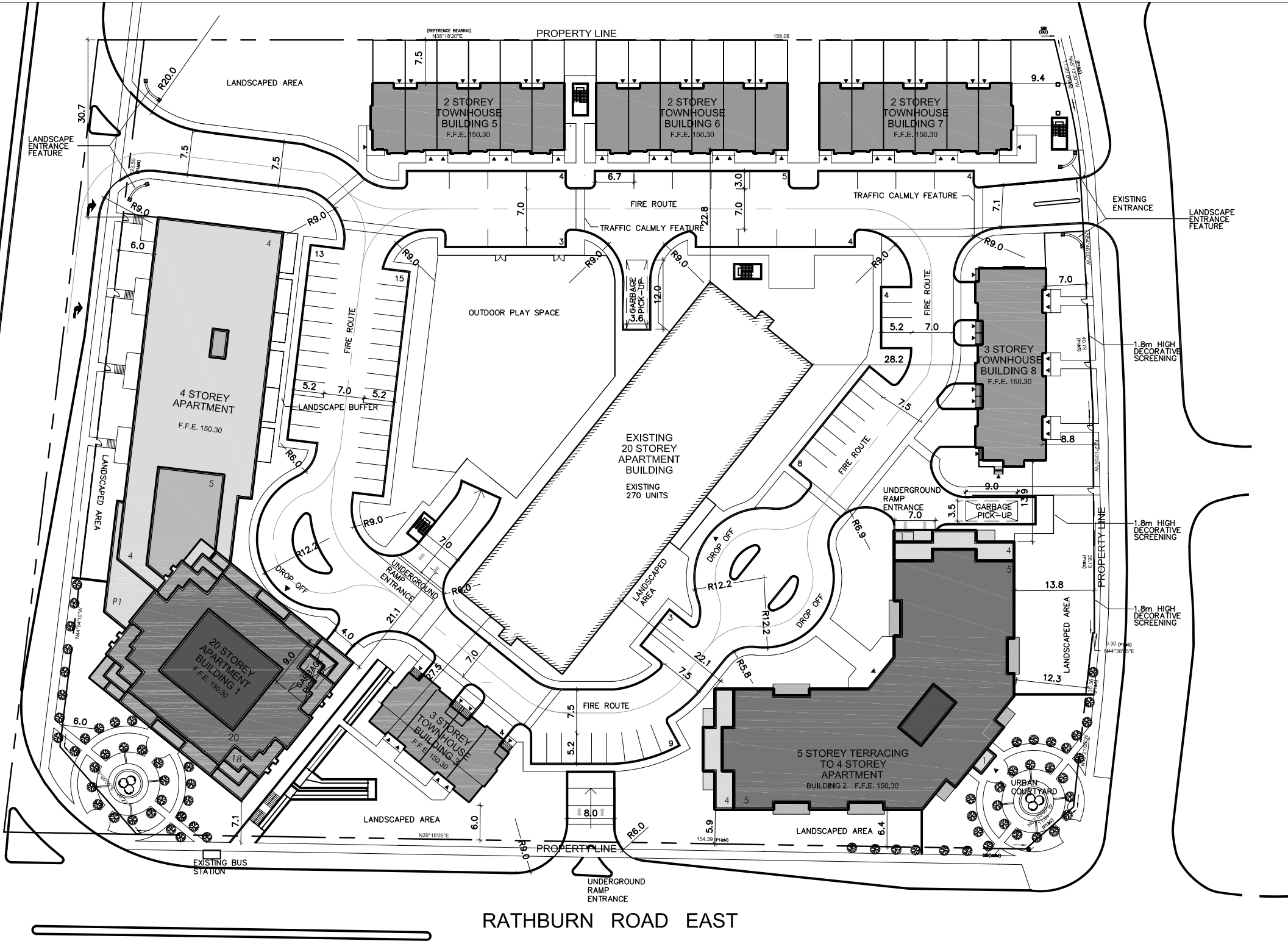
The representatives of the applicant committed to ensuring that a building permit for any new development on the lands would not be issued until a permit was likewise issued for the upgrade of the existing building.

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

DIXIE ROAD

RATHBURN ROAD EAST



May 08, 2007

PROPOSED
RESIDENTIAL DEVELOPMENT
DIXIE AND RATHBURN
MISSISSAUGA, ONTARIO
SITE PLAN

SCALE : 1 : 800 PROJECT NO. 05-032

