



Corporate Report

Clerk's Files

Originator's

Files OZ 07/003 W10
T-M07001 W10

DATE: May 24, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 11, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning and Draft Plan of Subdivision Applications
To permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park and the preservation of a woodlot
5378 Winston Churchill Boulevard and Part of Lot 3,
Concession 11, New Survey, Part of Lot 1, Registrar's
Compiled Plan 1541
West side of Winston Churchill Boulevard, north of Tacc Drive
Owner: Joan Dottori
Applicant: Freeman Planning Solutions Inc.
Bill 51

Public Meeting **Ward 10**

RECOMMENDATION: That the Report dated May 24, 2007, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "A" (Agricultural) to "RM1-2347", "RM1-2355", "RM5-2369", RM5-2370" and RM7D4-Special Section" (Residential) and "O1" (Open Space) and a draft plan of subdivision to permit detached, semi-detached, street townhouse, back-to-back townhouse, stacked townhouse and apartment dwellings, a community park, and the preservation of a woodlot, under files OZ 07/003 W10 and T-M07001 W10, Joan Dottori,

5378 Winston Churchill Boulevard and Part of Lot 3, Concession 11, New Survey, Part of Lot 1, Registrar's Compiled Plan 1541, west side of Winston Churchill Boulevard, north of Tacc Drive, be received for information.

BACKGROUND:

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:

Development Proposal	
Applications submitted:	February 26, 2007
Gross Density:	25.5 to 30.9 units/ha. 10.3 to 12.5 units/ac.
Net Density:	40.8 to 49.5 units/ha. 16.5 to 20 units/ac.
Number of units:	279 detached, semi-detached and street townhouse dwellings; 31 to 97 back-to-back townhouse, stacked townhouse and/or apartment dwellings depending on the ultimate built form.
Anticipated Population:	916 to 1109 persons* *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:	Functional Servicing Report Noise Feasibility Study

Site Characteristics	
Frontage:	482.04 m (1,581.5 ft.) on Winston Churchill Boulevard 16.4 m (53.8 ft.) on Tenth Line West
Gross Lot Area:	12.17 ha (30.07 ac.)
Net Lot Area:	7.6 ha (18.8 ac.)
Existing Use:	Agriculture

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property is located within the Churchill Meadows Planning District which is a residential community with ancillary commercial and community uses including open space and schools. The lands are gently rolling with limited vegetation due to active agricultural uses. A woodlot is located at the northwest corner of the farm property adjacent to Tenth Line West. The remaining agricultural lands are not subject to any development applications at this time.

Information regarding the history of the site is found in Appendix I-1. The farm property has been recently divided into three parcels. One parcel was created for the proposed residential subdivision along Winston Churchill Boulevard. A separate parcel was created along Tenth Line West to allow for the dedication of woodlot lands to the municipality. The retained lands continue to be farmed.

To demonstrate the feasibility of the proposed residential subdivision, the applicant prepared an overall concept plan for the entire farm property which has been attached in Appendix I-1, page 2, for reference.

The surrounding land uses are described as follows:

North: Vacant lands subject to an application for a commercial development at the southwest corner of Winston Churchill Boulevard and the future extension of Thomas Street (File OZ 07/002 W10). Applications have also been submitted for residential uses, a place of religious assembly and a motor vehicle commercial use on the north and south sides of the future extension of Thomas Street under files T-M94034 W10 and OZ 055/95 W10.

East: Detached dwellings east of Winston Churchill Boulevard and a motor vehicle commercial use at the southeast corner of Thomas Street and Winston Churchill Boulevard.

South: Vacant lands zoned to permit detached dwellings.

West: Agricultural uses and a woodlot.

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

"Residential – Low Density II" which permits detached, semi-detached, street townhouses and duplex dwellings, within a net density range of 25-45 units per net residential hectare (8-18 units per net residential acre).

"Residential – Medium Density I" which permits semi-detached and townhouse dwellings, at a density range of 30-57 units per net residential hectare (12-23 units per net residential 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 limit.

"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 (18-56 units per net residential acre) with a maximum height of 8 storeys.

Other Official Plan Information

The subject lands are 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 for mixed uses in the community.

Development in this area 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 how the proposal complies with the Churchill Meadows Character Area policies.

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

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 the lands be rezoned to “RM1-2347”, “RM1-2355”, “RM5-2369” and “RM5-2370” (Residential) to permit a range of detached, semi-detached and street townhouse dwellings. These flexible zoning categories have been used previously in the Churchill Meadows district and permit a range of dwelling unit types. The proposed zone categories and corresponding zoning provisions are outlined in Appendix I-7. The specific dwelling types will be further refined at a later stage in the development approval process.

The details related to the “RM7D4-Special Section” (Residential Apartments) zone provisions are not available at this time and will be detailed further in the Supplementary Report. The applicant has indicated that the zone provisions will be consistent with those proposed in the abutting subdivision (Files T-M94034 W10 and OZ 055/95 W10). The proposed zoning on the abutting lands limits the density to 75.2 units/ha. (30.4 units/ac.) for low-rise buildings and proposes a maximum height of 4 storeys.

Two blocks in the proposed subdivision are proposed to be zoned “O1” (Open Space) to permit a community park and to dedicate lands for woodlot preservation.

Draft Mississauga Zoning By-law

The latest report on the new draft Zoning By-law was received by the Planning and Development Committee on April 30, 2007. A further addendum report was adopted by Council on May 23, 2007, with the exception of the Harris Farm. The implementing Zoning By-law is anticipated to be passed by Council on June 20, 2007.

The draft Zoning for this property is "D" (Development) which recognizes existing uses. In the event that the new Zoning By-law is passed by City Council and comes into force and effect, the application would be amended to request the new residential draft zone categories “RM1-1” and “RM2-19” (Semi-Detached Dwellings), “RM5-37” and “RM5-38” (Street Townhouse Dwellings), “RA1” (Apartment Dwellings), “OS1” (Community Park) and “G2” (Greenbelt Natural Features).

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. A recommendation will be included in the Supplementary Report to provide the details of the new zoning categories in the new Mississauga Zoning By-law.

COMMUNITY ISSUES

No community meetings were held and one comment was received by the Planning and Building Department. The following is a summary of issues raised by the Community:

Comment

The resident chose to live in this neighbourhood due to its community character and identity. Zoning controls could be used to make this new neighbourhood unique. Opportunities to live and work in the same building could be promoted in the apartment buildings along Thomas Street. Apartments and townhouse buildings should be designed to accommodate home occupations which are a growing trend.

Response

The proposed mix of residential uses in these applications will accommodate a range of housing needs in the community. Applications have also been received for abutting lands that are proposing commercial developments, a place of religious assembly and residential uses. The zoning provisions for the apartment blocks have not been finalized at this time and potential for ground floor non-residential uses will be explored in the Supplementary Report. It should be noted that the new Zoning By-law only permits home occupations within detached homes. The Supplementary Report will evaluate the merits of the applications considering the policies of Churchill Meadows District Plan.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. 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:

- Minor revisions to the draft plan of subdivision regarding orientation of residential blocks, reserve blocks and identification of future easements;
- Details of warning clauses to inform purchasers of the active farm operation and the future development and road extensions into the farm property;
- Review any necessary follow-up actions related to the archaeological assessment of the lands;
- Compliance with the urban design direction in the “Community Focus” policies of the Churchill Meadows District Plan;
- Refinement of the proposed zoning provisions including but not limited to density, 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. This Plan was 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 in the Churchill Meadows District Policies and how the document will be used to review development applications.

Appendix I-6 illustrates the location of the subject lands within the Neighbourhood Concept Plan. The high density lands (Block 27) abut Thomas Street, which has been identified as a Secondary Development Corridor. Higher density, transit-supportive uses are encouraged to be located close to the street in this area. As part of the Supplementary Report, the Planning and Building Department will evaluate whether the applications comply with these 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 blocks proposing townhouse and apartment units will be subject to site plan control, pursuant to Section 41 of the Planning Act. Prior to the issuance of building permits, site plans, elevations and landscape plans will require approval from the municipality. Given the range of uses permitted in the proposed flexible zone categories, the Site Plan Control By-law will be amended to clarify that site plan approval will not be required for the detached and semi-detached dwellings in these zone categories.

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 these applications.

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 - Proposed Zoning
- Appendix I-5 - Draft Plan of Subdivision
- Appendix I-6 - Churchill Meadows Neighbourhood Concept Plan
- Appendix I-7 - Detailed Zoning Provisions

Appendix I-8 - Agency Comments
Appendix I-9 - School Accommodation
Appendix I-10 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

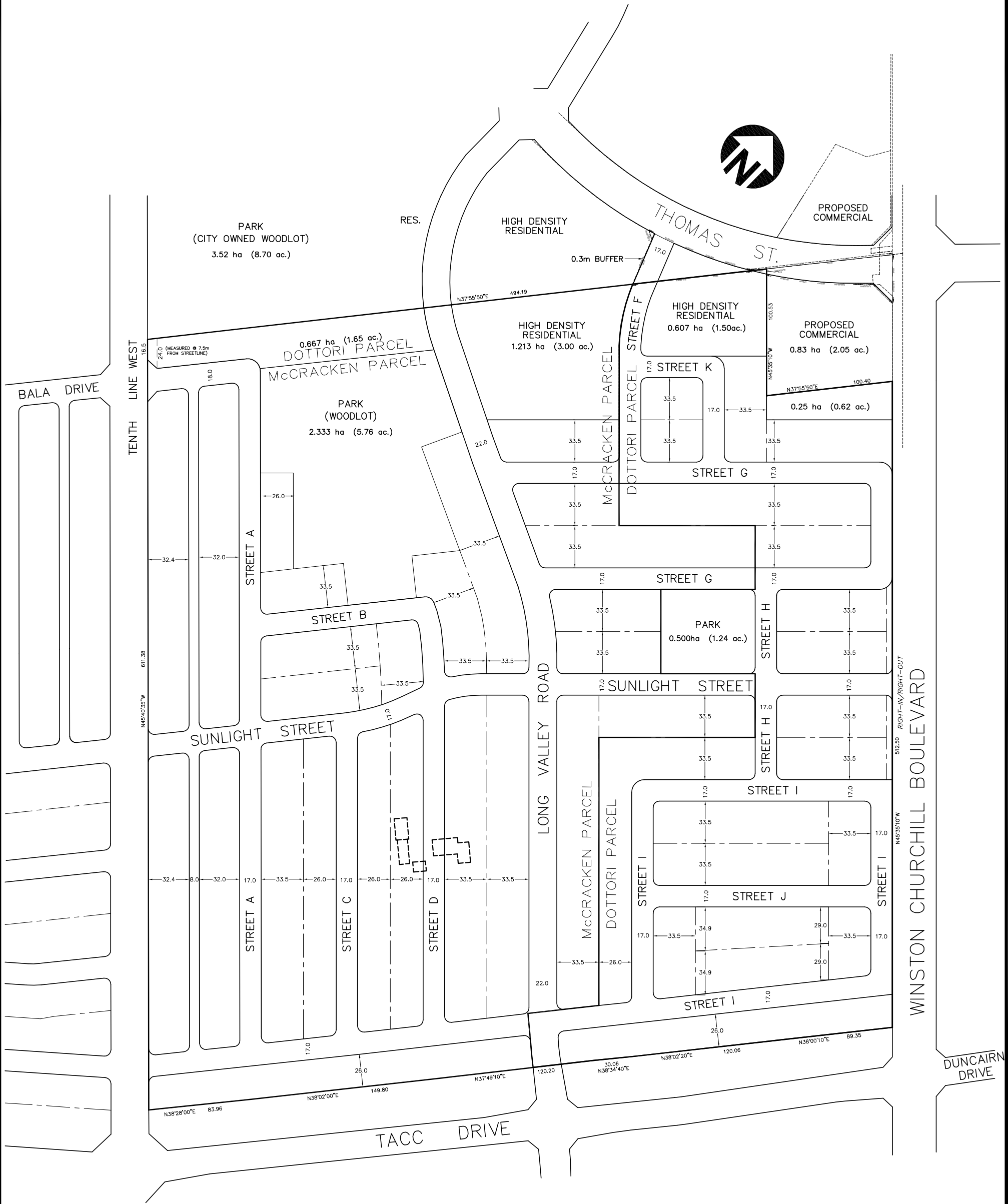
Prepared By: Michael Crechiolo, Development Planner

Joan Dottori

**File: OZ 07/003 W10
T-M07001 W10**

Site History

- Approximately 1900 to Present – The farm is used for agricultural purposes
- March 1995 – Subdivision and rezoning applications submitted but were withdrawn before formal circulation.
- October 7, 1996 – The Ministry of Municipal Affairs and Housing approved the Churchill Meadows Secondary Plan.
- 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).
- May 5, 2003 – Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board, designating the subject lands as “Residential - Low Density II”, “Residential – Medium Density I”, and “Residential – High Density I”.
- May 15, 2006 – A concept plan for the overall farm property was submitted to City and Region of Peel staff for review.
- September 7, 2006 – Severance and variance applications (“B” 094/06, “B” 095/06 and “A” 416/06) to sever two parcels from the original farm were approved.
- February 26, 2007 – Draft Plan of Subdivision and Rezoning applications submitted for the subject lands.



SCALE 1: 3000
SEPT 21 2006

FREEMAN
PLANNING SOLUTIONS INC.
6424 Edenwood Drive, Mississauga, Ontario, L5N 3H3
tel 905-824-4375, fax 905-824-9833

SUMMARY PLAN

TOTAL SITE AREAS

DOTTORI PARCEL	—	12.259 ha	(34.87%)
McCRACKEN PARCEL	—	22.896 ha	(65.13%)
TOTAL LANDS	—	35.155 ha	(100.00%)

WOODLOT & PARK AREAS

DOTTORI PARCEL	—	1.167 ha	(33.34%)
McCRACKEN PARCEL	—	2.333 ha	(66.66%)
TOTAL LANDS	—	3.500 ha	(100.00%)

HIGH DENSITY RESIDENTIAL AREAS

DOTTORI PARCEL	—	0.607 ha	(33.35%)
McCRACKEN PARCEL	—	1.213 ha	(66.65%)
TOTAL LANDS	—	1.820 ha	(100.00%)



LEGEND:



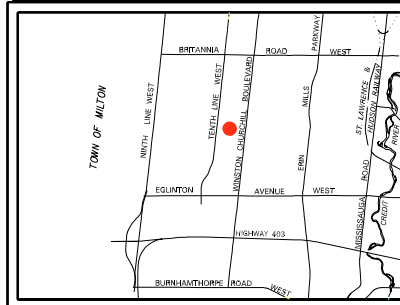
SUBJECT LANDS

DATE OF AERIAL PHOTO: 2006



SUBJECT:

JOAN DOTTORI



FILE NO:
OZ 07003 W10
T-M07001 W10

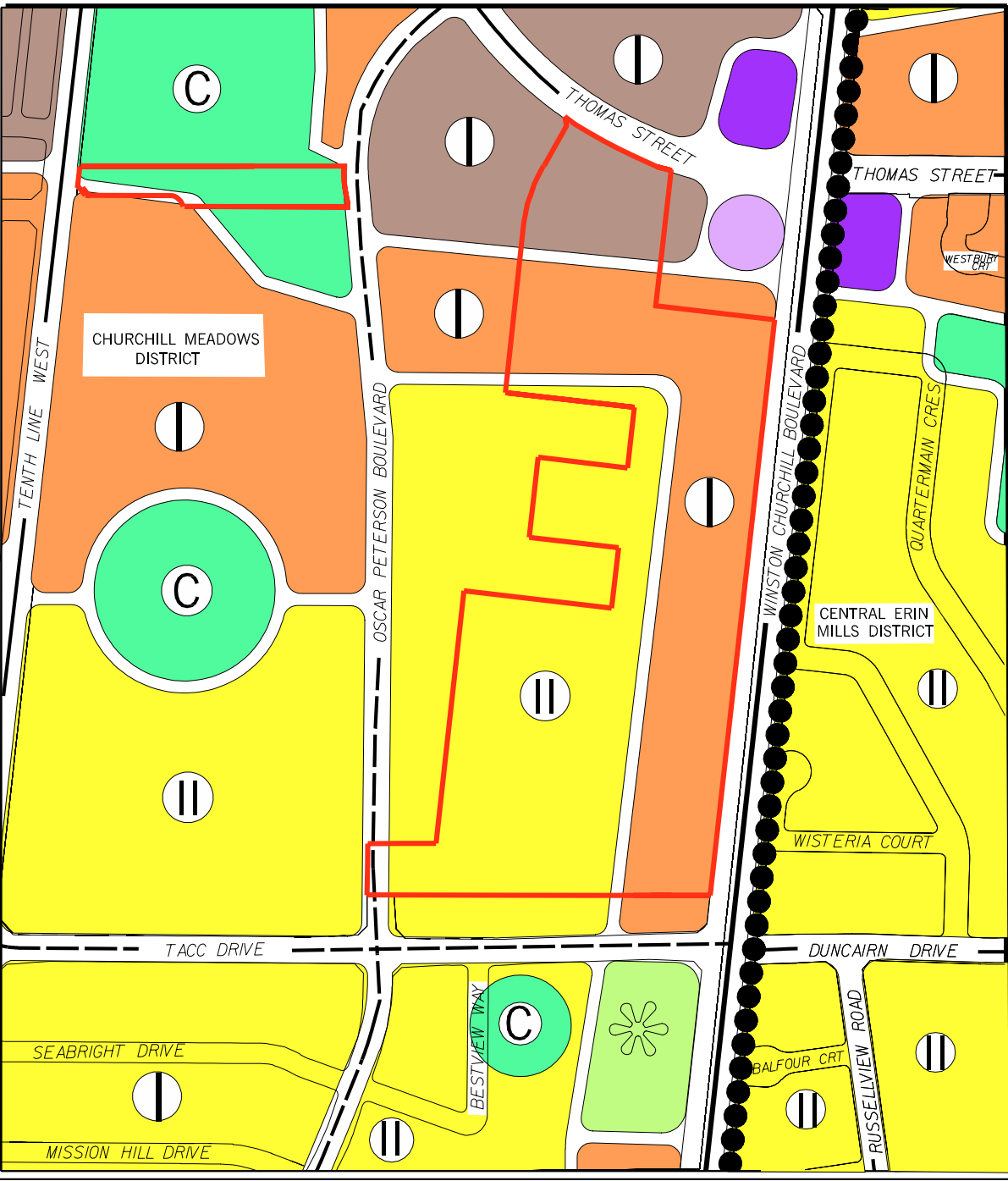
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PDC DATE:
2007 06 11

DRAWN BY:
R.DICOSOLA

APPENDIX 1-2



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

- LAND USE DESIGNATIONS**

 - ① Residential – Low Density I
 - ② Residential – Low Density II
 - ③ Residential – Medium Density I
 - ④ Residential – High Density I
 - ⑤ Residential – High Density II
 - General Commercial
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Open Space
 - Greenbelt
 - Institutional
 - Parkway Belt West
 - Utility
- TRANSPORTATION LEGEND**

 - Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Transitway
 - Transitway Station
 - Major Transit Corridor
- LAND USE LEGEND**

 - Node Boundary
 - C – Community Park
 - Hos – Hospital
 - Existing Stormwater Management Facility
 - Planning District

SUBJECT LANDS



SUBJECT: **JOAN DOTTORI**

FILE NO:
OZ 07003 W10
T-M07001 W10

DWG. NO:
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PDC DATE:
2007 06 11

DRAWN BY:
R.DICOSOLA

APPENDIX 1-3



LEGEND:



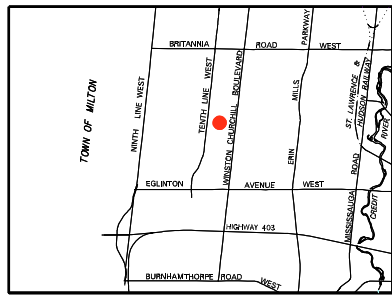
SUBJECT LANDS

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



SUBJECT:

JOAN DOTTORI



FILE NO:
OZ 07003 W10
T-M07001 W10

DWG. NO:
07003R

SCALE:
1:7000

PDC DATE:
2007 06 11

DRAWN BY:
R.DICOSOLA

APPENDIX 1-4A

JOAN DOTTORI

OZ 07/003 W10, T-M07001 W10

LEGEND:



PROPOSED REZONING FROM "A" TO "RM1-2347" (TO PERMIT DETACHED DWELLINGS ON THE INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 11M (36FT) AND A MINIMUM LOT AREA OF 285M² (3,068FT²), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 14.3M (46.9FT) AND A MINIMUM LOT AREA OF 370M² (3,983FT²), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 17M (55.8 FT) AND A MINIMUM LOT AREA OF 440M² (4,737 FT²), AND SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 20.3M (66.6FT) AND A MINIMUM LOT AREA OF 525M² (5,651FT²)).



PROPOSED REZONING FROM "A" TO "RM1-2355" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 17M (55.8 FT), AND A MINIMUM LOT AREA OF 440M² (4,737FT²) AND SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 20.3M (66.6FT) AND A MINIMUM LOT AREA OF 525M² (5,651FT²)).



PROPOSED REZONING FROM "A" TO RM5-2369" (TO PERMIT SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.6M (44.6FT) AND A MINIMUM LOT AREA OF 405M² (4,360FT²), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 16.9M (55.4FT) AND A MINIMUM LOT AREA OF 480M² (5,167FT²), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M² (1,969FT²), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M² (3,143FT²)).



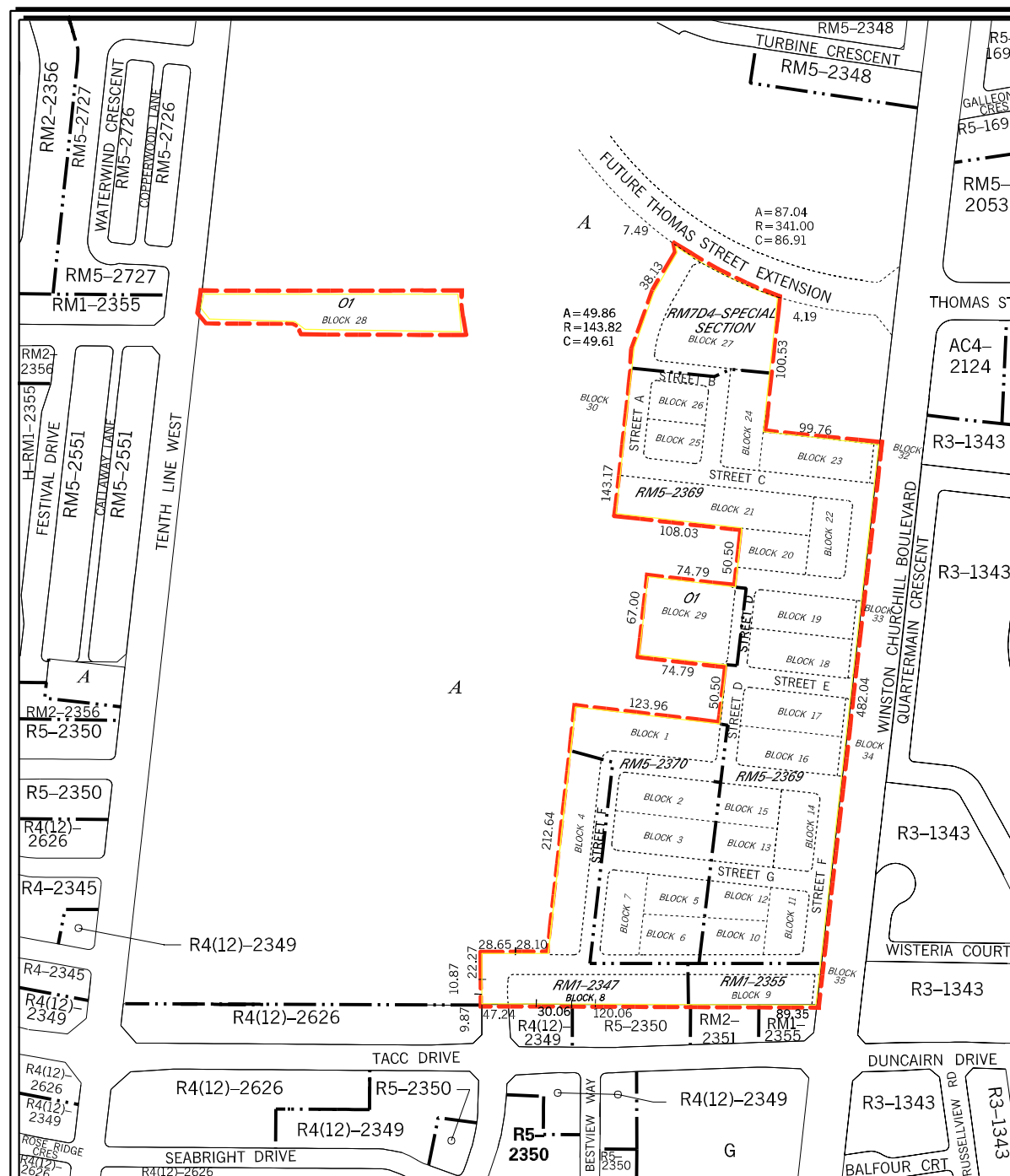
PROPOSED REZONING FROM "A" TO "RM5-2370" (TO PERMIT DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 275M² (2,960FT²), DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.5M (44.3FT) AND A MINIMUM LOT AREA OF 380M² (4,090FT²), SEMI-DETACHED DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 13.6 M (44.6FT), AND A MINIMUM LOT AREA OF 405M² (4,360FT²), SEMI-DETACHED DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 16.9M (55.4FT) AND A MINIMUM LOT AREA OF 480M² (5,167FT²), STREET ROW DWELLINGS ON INTERIOR LOTS HAVING A MINIMUM LOT FRONTAGE OF 6.1M (20FT) AND A MINIMUM LOT AREA OF 183M² (1,969FT²), STREET ROW DWELLINGS ON CORNER LOTS HAVING A MINIMUM LOT FRONTAGE OF 9.75M (32FT) AND A MINIMUM LOT AREA OF 292M² (3,143FT²)).



PROPOSED REZONING FROM "A" TO "RM7D4-SPECIAL SECTION" (TO PERMIT HIGH DENSITY RESIDENTIAL FORMS UP TO MAXIMUM HEIGHT OF 4 STOREYS).



PROPOSED REZONING FROM "A" TO "O1" (TO PERMIT A NEIGHBOURHOOD PARK AND CONSERVATION OF WOODLANDS).



LEGEND:



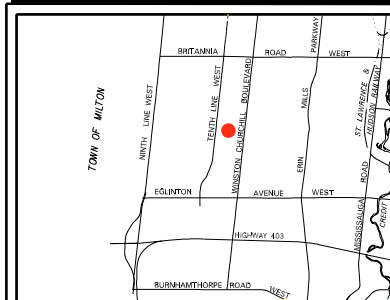
AREA DRAFT PLAN OF SUBDIVISION T-M07001 W10.

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



SUBJECT:

JOAN DOTTORI



FILE NO:
OZ 07003 W10
T-M07001 W10

DWG. NO:
07003S

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PDC DATE:
2007 06 11

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R.DICOSOLA

MISSISSAUGA
Planning and Building

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APPENDIX 1-5

PART OF THE CHURCHILL MEADOWS NEIGHBOURHOOD CONCEPT PLAN

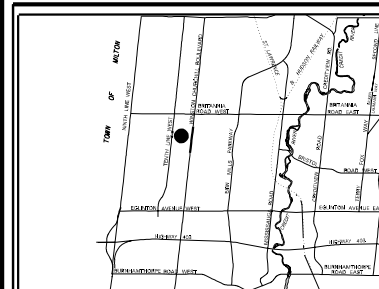
LEGEND:

-  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:

JOAN DOTTORI



FILE NO:
OZ 07003 W10
T-M07001 W10

DWG. NO:

07003NH

SCALE:

NTS

PDC DATE:

2007 06 11

DRAWN BY:

R.DICOSOLA

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-6

Joan Dottori - Files OZ 07/003 W10 and T-M07001 W10
Requested Residential Zoning Standards

Proposed Zoning Category	New Zoning By-law Category	Use	Minimum Lot Frontage	Minimum Lot Area	Front Yard	Interior Side	Exterior Side Yard	Rear Yard
RM1-2347	RM1-1	Detached Dwellings	11 m (36 ft.)	285 m ² (3,068 ft ²)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7 m*** (23 ft.)
RM1-2347	RM1-1	Detached Dwellings (corner lot)	14.3 m (46.9 ft.)	370 m ² (3,983 ft ²)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7 m*** (23 ft.)
RM5-2370	RM5-38	Detached Dwellings	9.75 m (32 ft.)	275 m ² (2,960 ft ²)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7.5 m (24.6 ft.)
RM5-2370	RM5-38	Detached Dwellings (corner lot)	13.5 m (44.3 ft.)	380 m ² (4,090 ft ²)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM1-2347 RM1-2355	RM1-1 RM2-19	Semi-Detached	17 m (55.8 ft.)	440 m ² (4,737 ft ²)	4.5 m (14.7 ft.)	1.2 m (4 ft.)	NA	7 m*** (23 ft.)
RM1-2347 RM1-2355	RM1-1 RM2-19	Semi-Detached (corner lot)	20.3 m (66.6 ft.)	525 m ² (5,651 ft ²)	4.5 m (14.7 ft.)	1.2 m (4 ft.)	4.5 m (14.7 ft.)	7 m*** (23 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Semi-Detached	13.6 m (44.6 ft.)	405 m ² (4,360 ft ²)	4.5 m (14.7 ft.)	1.2m (4 ft.) on one side and 0.6 m (2 ft.) on the other side	NA	7.5 m (24.6 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Semi-Detached (corner lot)	16.9 m (55.4 ft.)	480 m ² (5,167 ft ²)	4.5 m (14.7 ft.)	0.6 m (2 ft.)	4.5 m (14.7 ft.)	7.5 m (24.6 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Street Row Dwelling	6.1 m (20 ft.)	183 m ² (1,969 ft ²)	4.5 m (14.7 ft.)	1.2 m (4 ft.) for end unit	4.5 m (14.7 ft.)	6 m (19.7 ft.)
RM5-2369 RM5-2370	RM5-37 RM5-38	Street Row Dwelling (corner lot)	9.75 m (32 ft.)	292 m ² (3,143 ft ²)	4.5 m (14.7 ft.)	NA	4.5 m (14.7 ft.)	6 m (19.7 ft.)

Joan Dottori

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T-M07001 W10**

NOTES:

1. The minimum front yard and exterior side yard setbacks may be reduced to 3.5 m (11.5 ft.) where there is no sidewalk along the frontage or exterior side yard.
 2. The minimum front yard and exterior side yard setbacks to the garage face shall be 5.8 m (19 ft.)
 3. No part of any garage face may project more than 2.5 m (8.2 ft.) beyond the main front entrance or beyond a main entry feature.
 4. Where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be setback a maximum of 2.5 m (8.2 ft.) from the garage face.
 5. The main front entrance may be set back a maximum of 5 m (16.4 ft.) from the front garage face where a main entry feature is also provided.
 6. Balconies and porches may encroach into the required exterior side yard and front yard a maximum of 2 m (6.5 ft.).
 7. Awnings and canopies from any building or structure may encroach a maximum of 0.6 m (2 ft.) into the minimum front yard setback and a maximum of 0.3 m (1 ft.) into the minimum exterior side yard.
 8. Window projections and other architectural elements with or without a foundation may encroach a maximum of 0.6 m (2 ft.) into a required yard setback.
 9. Maximum building height of 11.0 m (36 ft.).
 10. A minimum of 2 parking spaces shall be provided and maintained on each lot.
- *** The minimum rear yard setback may be reduced from 7.0 m (23 ft.) as follows:
- a) to 6.0 m (19.7 ft.) where the abutting lot to the rear has a minimum rear yard setback of 7.5 m (24.6 ft.); or
 - b) to 6.0 m (19.7 ft.) for a maximum of 50% of the width of the rear wall of the dwelling where abutting lot to the rear has a minimum rear yard setback of 7.0 m (23 ft.).

Joan Dottori

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T-M07001 W10**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (April 25, 2007)	<p>No objection to the approval of the proposed Rezoning and the proposed draft plan of subdivision as they do not raise any concerns from a Regional perspective.</p> <p>Municipal sanitary sewer facilities consist of a 250 mm (9.8 in.) diameter sewer on Thomas Street, 300 mm (11.8 in.) diameter sewer on Oscar Peterson Boulevard and a 250 mm (9.8 in.) diameter sewer on Tenth Line.</p> <p>The lands are located in Water Pressure Zone 4. Municipal water facilities consist of a 300 mm (11.8 in.) diameter watermain on Oscar Peterson Boulevard, a 600 mm (23.6 in.) diameter watermain on Winston Churchill Boulevard, a 600 mm (23.6 in.) diameter watermain on Thomas Street, and a 300 mm (11.8 in.) diameter watermain on Tenth Line. Servicing will require looping of the watermain between Oscar Peterson Boulevard and Thomas Street.</p> <p>The applicant is advised that external easements and construction may be required.</p> <p>Curbside collection will be provided by the Region of Peel for the detached homes, semi-detached homes and townhouse dwellings.</p> <p>The developer will be required to enter into standard development and servicing agreements with the City and the Region for the construction of municipal sewer, water and Regional roads associated with the lands.</p>
Peel District School Board (March 14, 2007)	<p>If approved, the Board requires the following conditions:</p> <ul style="list-style-type: none"> a) notice signs to be erected regarding temporary accommodation of students; b) warning clauses in all offers of purchase and sale with respect to temporary accommodation and bussing outside the neighbourhood.

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Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board (April 18, 2007)	<p>The Board is committed to the phasing of residential development, coincidental with the adequate provision and distribution of educational facilities. 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.</p> <p>Prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires the following conditions:</p> <ul style="list-style-type: none"> a) notice signs to be erected regarding temporary accommodation; b) warning clauses in all offers of purchase and sale with respect to temporary accommodation and bussing outside the neighbourhood.
City Transportation and Works Department (April 12, 2007)	<p>Prior to the preparation of the Supplementary Report, the applicant will be required to submit a Phase I Environmental Site Assessment (ESA) for review. Additional comments will be provided pending the receipt and review of the above-noted item. In addition, comments will be provided on the recently submitted Noise Feasibility Study and Functional Servicing Report. It was also noted that the applicant will be required to revise the proposed draft plan of subdivision to illustrate the necessary blocks and 0.3 m reserves.</p>

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Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division (May 17, 2007)	<p>The application yields a 1.25 ha (3.1 ac.) land requirement for park and other recreational purposes based on the Planning Act R.S.O. 1990 c.P.13, Section 5.1, as amended. The applicant shall deed to the City for park purposes Blocks 28 and 29 having a total area of 1.17 ha (2.89 ac.) to satisfy City parkland provision guidelines. The park blocks shall be zoned appropriately. The City has agreed to accept cash-in-lieu for parkland or other public recreational purposes for the resulting under dedication of the 0.08 ha (0.2 ac.).</p> <p>The applicant shall make appropriate arrangements acceptable to the City with regard to any park issues including any grading which may be required onto the adjacent property.</p>
City Community Services Department – Fire and Emergency Services Division (May 15, 2007)	The 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 1.5 minutes based on normal traffic and weather conditions. Flow test data from the existing water supply indicates the potential for an adequate supply of water for fire protection purposes.
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>Enersource Hydro Mississauga Credit Valley Hospital Hydro One Networks</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Credit Valley Conservation Enbridge Gas Distribution Rogers Cable Trillium Health Centre Churchill Meadows Residents Association</p>

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>75-91</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>32-39</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>29-35</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Churchill Meadows #4 Jr. P.S.¹</p> <table> <tr> <td>Enrolment:</td><td>334</td></tr> <tr> <td>Capacity:</td><td>661</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Ruth Thompson M.S.</p> <table> <tr> <td>Enrolment:</td><td>751</td></tr> <tr> <td>Capacity:</td><td>629</td></tr> <tr> <td>Portables:</td><td>5</td></tr> </table> <p>Stephen Lewis S.S.²</p> <table> <tr> <td>Enrolment:</td><td>407</td></tr> <tr> <td>Capacity:</td><td>1,530</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables. <p>¹ School anticipated to open in Sept. 2007 ² School opened in Sept. 2006 (grades 9&10)</p>	75-91	Kindergarten to Grade 5	32-39	Grade 6 to Grade 8	29-35	Grade 9 to Grade 12/OAC	Enrolment:	334	Capacity:	661	Portables:	0	Enrolment:	751	Capacity:	629	Portables:	5	Enrolment:	407	Capacity:	1,530	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>84</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>27</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>St. Sebastian</p> <table> <tr> <td>Enrolment:</td><td>621</td></tr> <tr> <td>Capacity:</td><td>593</td></tr> <tr> <td>Portables:</td><td>1</td></tr> </table> <p>St. Joan of Arc Secondary School</p> <table> <tr> <td>Enrolment:</td><td>602</td></tr> <tr> <td>Capacity:</td><td>1,425</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	84	Junior Kindergarten to Grade 8	27	Grade 9 to Grade 12/OAC	Enrolment:	621	Capacity:	593	Portables:	1	Enrolment:	602	Capacity:	1,425	Portables:	0
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GENERAL CONTEXT MAP

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APPENDIX I-10

