



Corporate Report

Clerk's Files

Originator's
Files OZ 07/006 W1

DATE: May 6, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 26, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit eight (8) detached dwellings on a CEC - private road
1629 Blanefield Road
South of QEW, west of Cawthra Road
Owner: Tupelo Investments Limited
Applicant: DeLuca Group
Bill 51

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated May 6, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3-1" (Detached Dwellings) to "R16 – Exception" (Detached Dwellings on CEC - private road) in By-law 0225-2007, to permit eight detached dwellings all under common element condominium tenure under file OZ 07/006 W1, Tupelo Investments Limited, 1629 Blanefield Road, be received for information.

BACKGROUND: The above-noted application has been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	March 21, 2007 (submitted) April 27, 2007 (deemed complete) April 3, 2008 (application revised)
Height:	Two (2) storeys
Lot Coverage:	20 %
Landscaped Area:	50 %
Net Density:	16 units/ha (6 units/ac.)
Gross Floor Area:	2 240 m ² (24,112 sq. ft.) for all 8 units
Number of units:	8
Anticipated Population:	27* *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 Required:	2.0 resident spaces per unit = 16 spaces 0.25 visitor spaces per unit = 2 spaces 18 spaces required in total
Parking Provided:	22 resident spaces 7 visitor spaces 29 spaces in total
Supporting Documents:	Functional Servicing and Stormwater Management Design Brief; Noise Impact Feasibility Study; Arborist Report; and, Planning Justification Letter

Site Characteristics	
Frontage:	54.86 m (179.99 ft.) on Blaneifield Road (split by 1635 Blaneifield Road)
Depth:	Irregular greatest depth = 128.70 m (422.24 ft.)
Net Lot Area:	0.46 ha (1.14 ac.)
Existing Use:	One detached dwelling

Additional information is provided in Appendices I-1 to I-9.

Neighbourhood Context

The subject property is located in a mature, stable residential area immediately abutting South Service Road, west of Cawthra Road. The site has a number of trees and is relatively flat. There is one detached dwelling existing on the site. However, the majority of the site is vacant and surrounds a property containing a detached dwelling (1635 Blaneview Road). Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: South Service Road and the QEW

East: South Service Road and off ramps for the QEW

South: Detached dwellings

West: Detached dwellings

Current Mississauga Plan Designation and Policies for the Mineola District

"Residential Low Density II" which permits detached dwellings within a net density range of 11-18 units per net residential hectare (4-7 units per net residential acre). The application is in conformity with the land use designation and no official plan amendments are proposed at this time.

There are other policies in the Official Plan which also are applicable in the review of this application including:

Urban Design Policies – Infill Housing (Section 4.24.3.1)

For all development of detached dwellings identified in the Site Plan Control By-law, specific design policies apply. The policies include:

- preserving and enhancing setbacks;
- preserving existing grades and drainage conditions;
- encouraging new housing to fit the scale and character of the surrounding area;
- discouraging projecting garages;
- ensuring new development has minimal impact on its adjacent neighbours with respect to shadowing and overlook;
- encouraging buildings to be 1-2 storeys in height and the design of the building to de-emphasize the height;
- reducing hard surface areas in the front yard;

- preserving existing vegetation;
- discouraging large accessory structures;
- encouraging the building mass, side yards and rear yards to respect and relate to those of adjacent lots.

Existing Zoning

"R3-1" (Detached Dwellings), which permits detached dwellings on lots with a minimum frontage of 15.00 m (49.21 ft.) and a minimum area of 550.00 m² (5,920.34 sq. ft.).

Proposed Zoning By-law Amendment

"R16-Exception" (Detached Dwellings on a CEC – private road), to permit eight (8) detached dwellings all under common element condominium tenure. The current proposal includes reduced minimum lot frontage and lot area requirements as well as some reduced setbacks from the standard "R16" regulations.

As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Parking	2.0 resident spaces per unit 0.25 visitor spaces per unit	No change
Landscaped Open Space	No requirement	No change
Maximum Lot Coverage	35% of the lot area	No change
Minimum Front Yard	7.50 m (24.60 ft.)	Variable: Exception Schedule is proposed
Minimum Rear Yard	7.5 m (24.60 ft.)	Variable: Exception Schedule is proposed
Minimum Exterior Side Yard	6.0 m (19.69 ft.)	No change
Minimum Interior Side Yard	1.81 m (5.94 ft.) for a two storey dwelling	1.50 m (4.92 ft.)

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor, Carmen Corbasson on June 27, 2007.

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

Comment

Concern was raised with respect to the traffic impacts that the proposed development would have relating to: accessing both Blanefield Road (from the development) and South Service Road (from Blanefield Road); speeding along both Blanefield Road and South Service Road; sightlines along South Service Road; and the safety of pedestrians, particularly children.

Response

The traffic impacts of the proposed development are being examined by the Transportation and Works Department and further comment will be provided in a future Supplementary Report. The dedication of a strip of land along South Service Road is being required through the processing of this application. In addition, the lands at the corner of Blanefield Road and South Service Road are owned by the applicant but not subject to this application. Through any development application associated with the development of those lands, the dedication of a daylight triangle at the corner of Blanefield Road and South Service Road will be required. It is anticipated that these land dedications will assist in improving sightlines.

Comments

The proposal includes a number of POTLs (parcel of tied land) backing on to the properties to the south, 1621 Blanefield Road and 1620 Cawthra Court. The rear yards of these properties will be negatively impacted due to the proximity of the proposal.

The proposal only includes three visitor parking spaces. It is unlikely that this is a sufficient number of visitor parking spaces. Therefore, visitors will be parking on Blanefield Road and other side streets in the area which will have a negative impact.

Response

Since the community meeting, the applicant has revised the proposed development to reduce the number of units and introduce a turnaround "bulb". The result of this redesign is that there are only 4 units backing on to the properties to the south, rather than 8 as previously proposed. Further, the proposed "bulb" allows for seven visitor parking spaces to be provided, rather than 3 as previously proposed.

Comment

The applicant is attempting to maximize the unit yield by proposing a condominium road rather than a public road. Too many units are proposed; the maximum should be six.

Response

The appropriateness of the proposed density will be reviewed and analyzed through the further processing of this application and comments will be provided in a future Supplementary Report. As noted, the lands are currently designated "Residential Low Density II" in the Mineola District allowing detached dwellings within a net density range of 11-18 units per net residential hectare (4 – 7 units per net residential acre). Based on the net lot area of the site, 0.54 ha (1.24 ac.), 6 – 9 units are required in order to conform to the Official Plan.

Comment

The proposal includes dwelling units with one car garages. This raises a concern as most purchasers of these units will own two cars.

Response

Zoning By-law 0225-2007 requires parking to be provided at a rate of 2.0 spaces per unit for detached dwellings on a CEC – private road plus 0.25 visitor spaces per unit. Each unit provides a minimum of 2 parking spaces and additional visitor parking is provided. There is no requirement in the Zoning By-law for the parking spaces to be provided in a garage.

Comment

The surrounding area is characterized by much larger and deeper lots. The proposed POTLs are not in character with the surrounding area.

Response

The appropriateness of the proposed POTL sizes and depths will be reviewed and analyzed by staff through the further processing of this application and comments will be provided in a future Supplementary Report.

Comment

The loss of mature trees is a concern.

Response

A revised arborist report was recently submitted and will be reviewed. Comments regarding tree preservation will be provided in a future Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed.

MTO Land Requirements

The Ministry of Transportation (MTO) has indicated that they are in the preliminary stages of considering the expansion (i.e. widening) of the QEW and, therefore their requirements for land dedication could change once further review and design takes place later in 2008.

Orientation of Units on Major Streets

Through the application review process, staff will require that it be demonstrated that the units abutting South Service Road be oriented and designed in such a way as to ensure that the front door is presented to the public street and the private amenity area associated with each unit is internal to the site.

Tree Preservation

The initial arborist report that was submitted with the application does not correctly identify the trees, their condition, placement and numbers in general. Further, the report does not include trees located within the municipal boulevard. A revised arborist report was recently submitted however, there was insufficient time for a complete review to be undertaken prior to the writing of this report. Through the further processing of this application, staff will require that tree preservation issues are dealt with appropriately.

Easements and Utilities

Through the processing of this application, staff will require that it be demonstrated that the standard common element condominium standards can be met, particularly with respect to the provision of a 3.0 m (9.84 ft.) utility corridor on-site, and preliminary details relating to fencing, buffering and utilities located in the municipal boulevard.

Noise Study

The initial acoustical report submitted with the application does not adequately demonstrate that the noise levels are acceptable for each of the proposed POTLs, particularly the proposed outdoor amenity spaces. An addendum noise report was recently submitted, however, there was insufficient time for a complete review to be undertaken prior to the writing of this report.

Through the application review process, staff will require that it be demonstrated that the noise levels are acceptable for the proposed residential units and their associated amenity areas.

Conceptual Elevations

The applicant has provided conceptual elevations for each of the proposed units. Through the processing of the application, staff will require that the elevations meet the intent of the Infill Housing Policies (S. 4.24.3.1) of the Mineola District. The proposed elevations facing the public street for Lots 5-7 (see Appendix I-6, page 3) should be revised to de-emphasize the height of the buildings and be designed as a composition of smaller architectural elements.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to noise, and above and below ground servicing, 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 and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Mineola District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Conceptual Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - School Accommodation
- Appendix I-9 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stacey Laughlin, Development Planner

Site History

- April 23, 2003 – The City's Development Application Review Committee (DARC) reviewed a preliminary proposal for 12 detached condominium dwellings;
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Mineola District, designating the subject lands "Residential Low Density II";
- June 11, 2003 – DARC reviewed a revised preliminary proposal for 9 detached condominium dwellings and 2 freehold detached dwellings;
- July 23, 2003 – DARC reviewed a revised preliminary proposal for 8 freehold detached dwellings with one shared driveway accessing Blanefield Road;
- June 30, 2005 – Consent applications were submitted under files 'B' 124/05 – 'B' 127/05 to develop the subject property for five detached dwellings with a shared driveway accessing Blanefield Road. The consent applications were withdrawn on February 2, 2007;
- November 2, 2005 – DARC reviewed a preliminary proposal for 10 common element condominium detached dwellings and 1 freehold detached dwelling. Through the review of this preliminary proposal, the Ministry of Transportation (MTO) advised that they own the South Service Road right-of-way in this location, thus the minimum 14.00 m (45.93 ft.) development setback would be required from their property line. Through further discussions, it was agreed that MTO would require the 14.00 m (45.93 ft.) setback from the boundary between the QEW and South Service Road;
- March 21, 2007 – The subject application was submitted. The original submission was for 10 condominium detached dwellings and 1 freehold detached dwelling.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "R3-1" (Detached Dwellings);
- April 3, 2008 – The applicant requested to revise the application to exclude the lands at the corner of Blanefield Road and South Service Road and to reduce the number of units proposed. The applicant will be seeking approval for a freehold detached dwelling generally in accordance with the existing zoning, "R3-1" (Detached Dwellings) through separate development applications for the lands now excluded from this application.



LEGEND:



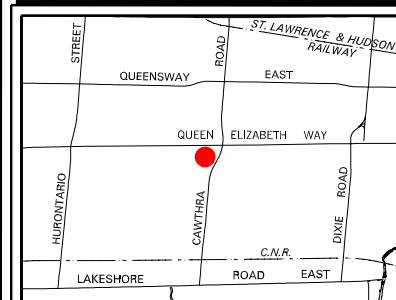
SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007



SUBJECT:

TUPELO INVESTMENTS LIMITED



FILE NO:

OZ 07/006 W1

DWG. NO:

07006A

SCALE:

1:2500

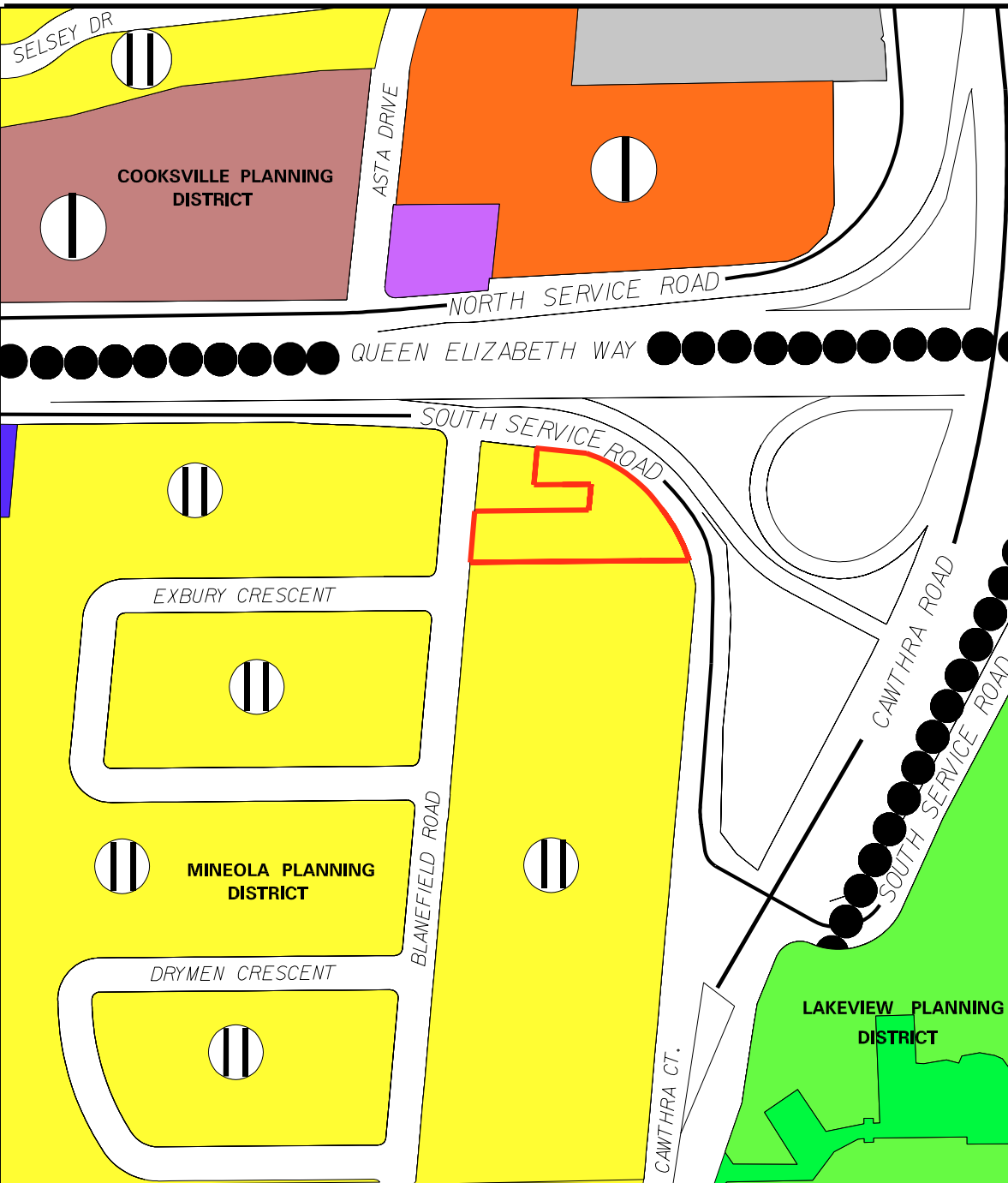
PDC DATE:

2008 05 26

DRAWN BY:

R.DICOSOLA

APPENDIX I-2



PART OF MINEOLA DISTRICT LAND USE MAP
MINEOLA DISTRICT POLICIES OF MISSISSAUGA PLAN

- | LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
|--------------------------------|------------------------------------|
| Residential – Low Density I | Provincial Highway and Interchange |
| Residential – Low Density II | Arterial |
| Residential – Medium Density I | Major Collector |
| Convenience Commercial | Major Collector (Scenic Route) |
| Motor Vehicle Commercial | Minor Collector |
| Office | Local Road |
| Open Space | Existing Commuter Rail |
| Greenbelt | GO Transit Station |
| Utility | Major Transit Corridor |
-
- | LAND USE LEGEND | |
|---------------------------|--|
| Regulatory Floodplain | |
| C - Community Park | |
| ••••• - Planning District | |

SUBJECT LANDS

SUBJECT:
TUPELO INVESTMENTS LIMITED

	FILE NO: OZ 07006 W1
	DWG. NO: 07006L
	SCALE: 1:5000
	PDC DATE: 2008 05 26
	DRAWN BY: R.DICOSOLA

BY-LAW 0225-2007

LEGEND:



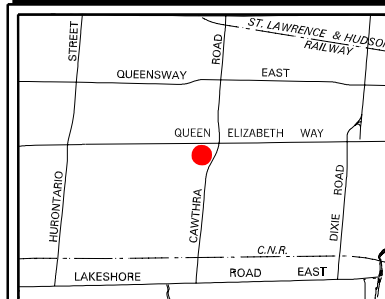
PROPOSED REZONING FROM "R3-1" (DETACHED DWELLINGS) TO "R16-EXCEPTION" (DETACHED DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 8 DETACHED DWELLINGS ALL UNDER COMMON ELEMENT CONDOMINIUM TENURE.

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



SUBJECT:

TUPELO INVESTMENTS LIMITED

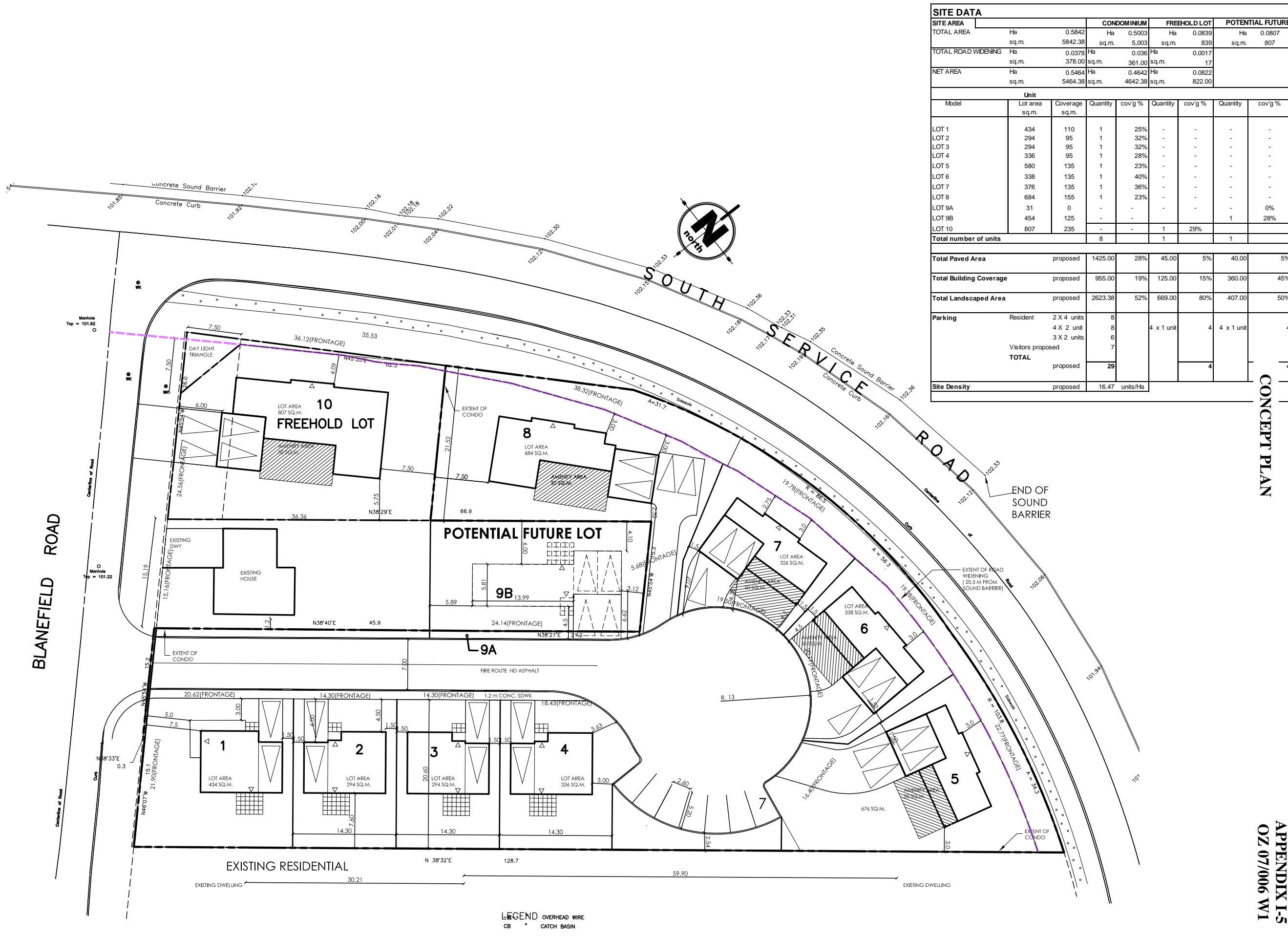


FILE NO:
OZ 07/006 W1
DWG. NO:
07006R
SCALE:
1:2500
PDC DATE:
2008 05 26
DRAWN BY:
R.DICOSOLA

APPENDIX 1-4

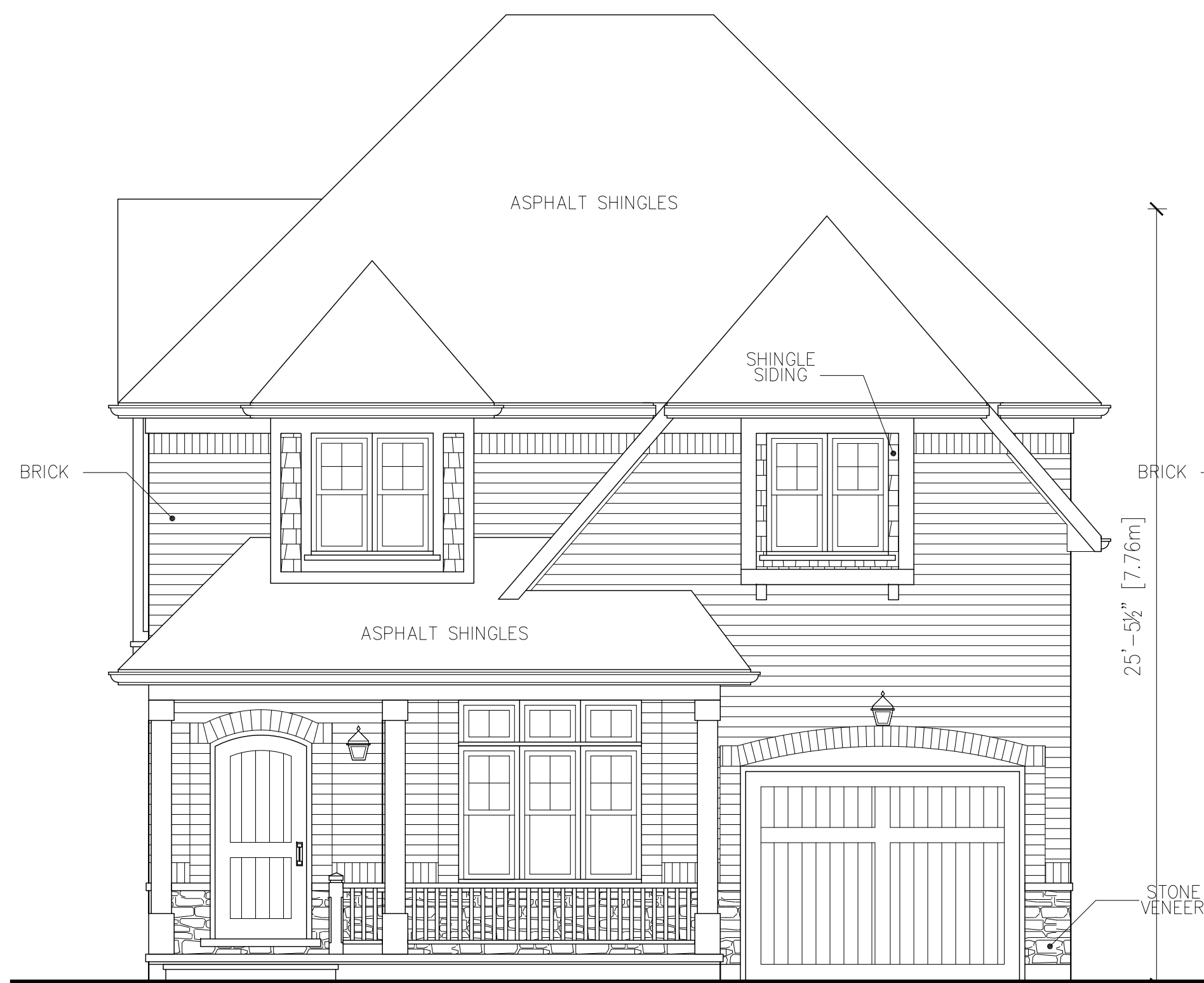
MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



SITE DATA								
SITE AREA		CONDOMINIUM			FREEHOLD LOT		POTENTIAL FUTURE	
TOTAL AREA	Ha	0.5842	Ha	0.5003	Ha	0.0839	Ha	0.0807
	sq.m.	5842.38	sq.m.	5,003	sq.m.	839	sq.m.	807
TOTAL ROAD WIDENING	Ha	0.0378	Ha	0.036	Ha	0.0017		
	sq.m.	378.00	sq.m.	361.00	sq.m.	17		
NET AREA	Ha	0.5464	Ha	0.4642	Ha	0.0822		
	sq.m.	5464.38	sq.m.	4642.38	sq.m.	822.00		
Unit								
Model	Lot area sq.m.	Coverage sq.m.	Quantity	cov'g %	Quantity	cov'g %	Quantity	cov'g %
LOT 1	434	110	1	25%	-	-	-	-
LOT 2	294	95	1	32%	-	-	-	-
LOT 3	294	95	1	32%	-	-	-	-
LOT 4	336	95	1	28%	-	-	-	-
LOT 5	580	135	1	23%	-	-	-	-
LOT 6	338	135	1	40%	-	-	-	-
LOT 7	376	135	1	36%	-	-	-	-
LOT 8	684	155	1	23%	-	-	-	-
LOT 9A	31	0	-	-	-	-	-	0%
LOT 9B	454	125	-	-	-	-	1	28%
LOT 10	807	235	-	-	1	29%	-	-
Total number of units			8	-	1	-	1	-
Total Paved Area		proposed	1425.00	28%	45.00	5%	40.00	5%
Total Building Coverage		proposed	955.00	19%	125.00	15%	360.00	45%
Total Landscaped Area		proposed	2623.38	52%	669.00	80%	407.00	50%
Parking	Resident	2 X 4 units	8	4 x 1 unit	4	4 x 1 unit	4	4
		4 X 2 unit	8					
		3 X 2 units	6					
		Visitors proposed	7					
	TOTAL	proposed	29	-	-	4	-	4
Site Density		proposed	16.47	units/Ha				

CONCEPT PLAN



Elevation 1



Elevation 2

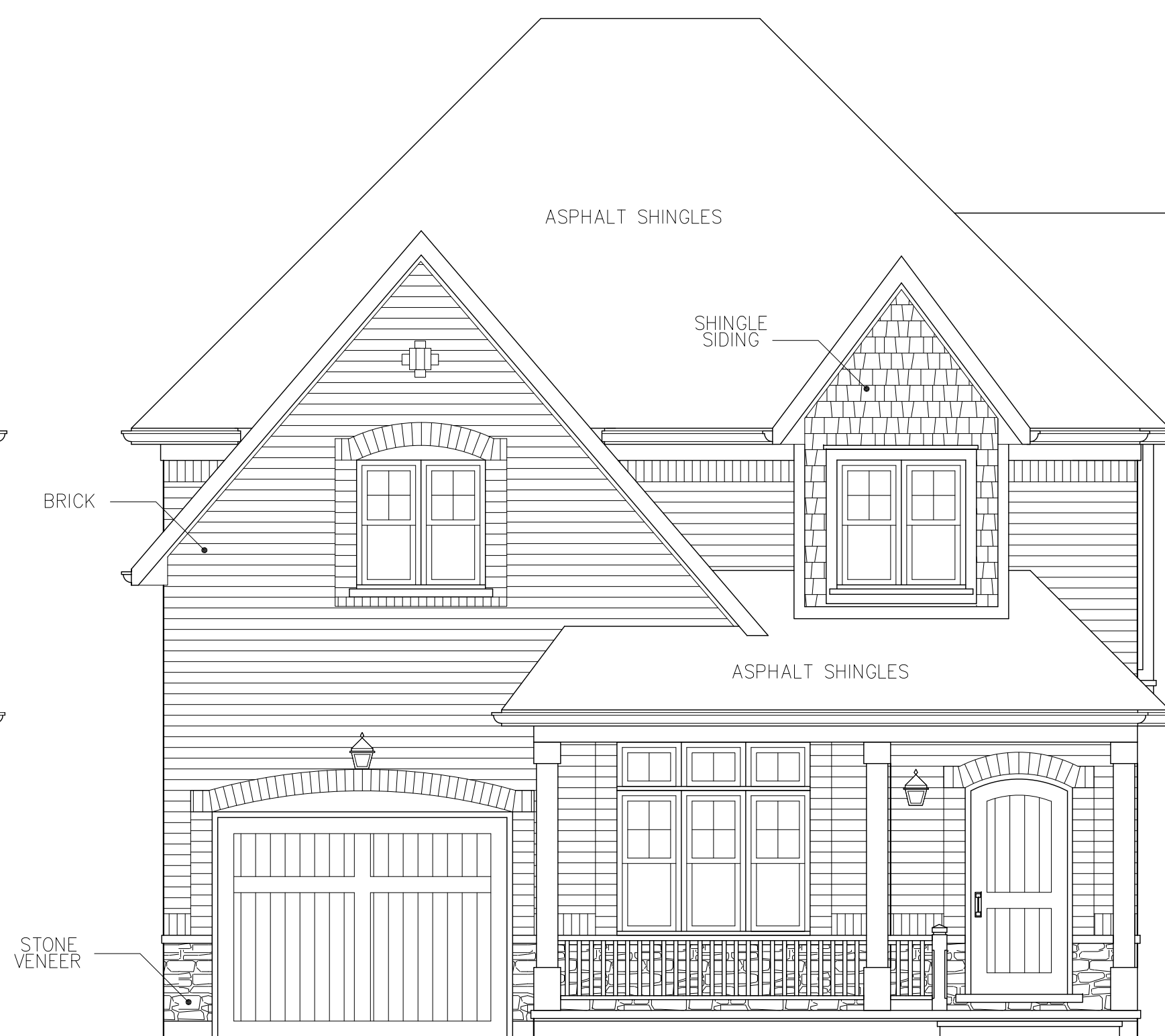


Elevation 3

TYPICAL FRONT ELEVATIONS (lots 1 to 4)



Elevation 4



Elevation 5



Elevation 6 with Wrap around porch

TYPICAL FRONT ELEVATIONS (lot 1 to 4)



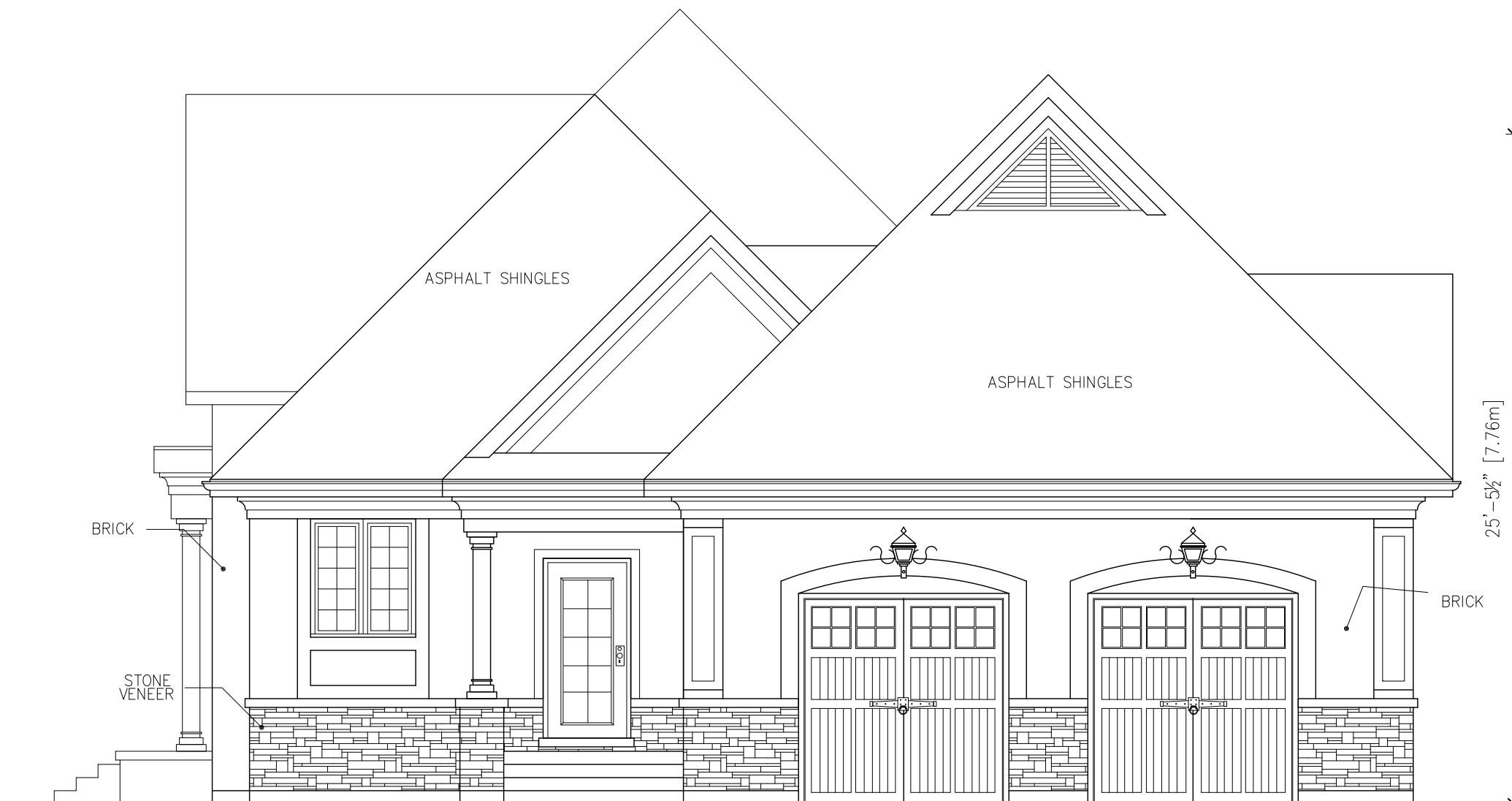
Elevation 7

TYPICAL FRONT ELEVATION (LOT 8)



Elevation 8

TYPICAL REAR ELEVATION (LOT 8)



Elevation 9

TYPICAL END ELEVATION (LOT 10)



Elevation 10

TYPICAL FRONT ELEVATION (LOT 10)



Elevation 11

TYPICAL REAR ELEVATION (LOT 10)



Elevation 12

Elevation 13

Elevation 14

TYPICAL INTERNAL ELEVATION (LOT 5TO 7)



Elevation 15

Elevation 16

Elevation 17

TYPICAL EXTERNAL ELEVATION (LOT 5TO 7)

Tupelo Investments Limited

File: OZ 07/006 W1

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (April 23, 2008)	<p>The Ministry has no objection, in principle, to the subject Rezoning application. The following comments are provided for information purposes:</p> <ul style="list-style-type: none"> - As per the previous agreement, MTO's building and setback limit of 14.00 m (45.93 ft.) will continue to be measured from the north property limit of the South Service Road. The MTO's building and setback limit includes, but is not limited to, all above and below ground structures, frontage roads, fire routes, stormwater management facilities and servicing/utilities; - The applicant should be advised that the Ministry may require a portion of the subject lands to accommodate future expansion of the QEW. Timing of the QEW expansion will depend on completion/approval of an Environmental Assessment and preliminary design study; - Any proposed noise attenuation features (e.g. earth berms) must be contained within the subject lands, and setback a minimum of 0.30 m (1.00 ft.) from the Ministry's property limits. Noise attenuation features are the sole responsibility of the City and/or the applicant. The Ministry strongly recommends that a clause be inserted in the Purchase Agreement making all purchasers fully aware of the proximity of the QEW from an aesthetic and noise perspective; - No encroachment onto the Ministry's right-of-way will be permitted; - No direct access to the QEW permitted. All access will be via the QEW/Cawthra Road Interchange; - MTO permits will be required prior to commencement of grading/servicing/internal road construction, as well as for individual building lots, within 45.00 m (147.64 ft.) of the Ministry's property limits and within a 395.00 m (1,295.93 ft.) radius of the centrepoint of the intersection of QEW/Cawthra Road. Sign permits will also be required for any visible signing within 400 m (1,312.34 ft.) from the QEW/South Service Road property limits.

Tupelo Investments Limited

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Agency / Comment Date	Comment
Region of Peel (April 14, 2008)	<p>Comments from the Region indicated that all outstanding Regional requirements have been satisfied and they have no objection to the approval of this application and require no further conditions of approval.</p> <p>The following general comments are provided for information purposes:</p> <ul style="list-style-type: none"> - A 150 mm (6 in.) diameter watermain and 250 mm (10 in.) diameter sanitary sewer exist on Blanefield Road; - Through the Draft Plan of Condominium stage, the applicant will be required to enter into a Condominium Water Servicing Agreement with the Region of Peel; - Curbside waste collection will be provided; - The subject land is not located within the vicinity of a landfill site; and, - Private easements may be required for the potential future lots shown on the concept plan. <p>Regional staff have reviewed the submitted Functional Servicing Report and find it to be satisfactory. The following comments regarding the report are provided for information purposes only:</p> <ul style="list-style-type: none"> - Section 3.1 Water Distribution - note that Regional forces do not install works within the right-of-way. This work is to be installed by the applicant, at their expense, as per plans submitted and reviewed by the Region of Peel; - A "T" will need to be cut in rather than using a tapping sleeve for the proposed watermain connection to Blanefield Road. Tapping is permitted when the line being tapped is at least one nominal size smaller than the existing mainline; - The existing watermain located on South Service Road is 300 mm (12 in.) rather than 400 mm (16 in.) as stated in the report.
Dufferin-Peel Catholic District School Board (April 8, 2008) and Peel District School Board (April 4, 2008)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p>

Tupelo Investments Limited

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Agency / Comment Date	Comment
	<p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included within the Development and/or Servicing Agreement.</p> <p>Further, the Dufferin-Peel Catholic District School Board advises that St. Dominic Elementary School is currently in the Dixie Shorefront Accommodation Review Area for school closures. The Dufferin-Peel Catholic District School Board's Long Term Accommodation Plan requires that 720.5 pupil places be reduced in this area. An Accommodation Review Committee has been established to consider the possible options for closure and consolidation of schools in the review area.</p>
City Community Services Department – Planning, Development and Business Services Division (April 3, 2008)	<p>This Department notes that Dellwood Park (P#005), is located approximately 800 m (2,625 ft.) from the site. This 5.8 ha (14.3 ac.) community park contains a playground, multi-use pad, and pathway system.</p> <p>Should this application be approved, a cash contribution for street tree planting will be required prior to by-law enactment. Further, prior to the issuance of building permits, cash-in-lieu of parkland for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (April 3, 2008)	<p>This Department notes that the proposal is located within the response area of Fire Station 102. At present, the average travel time to emergencies in this area of the City is 3.0 minutes based on normal traffic and weather conditions.</p> <p>Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.</p>
City Transportation and Works Department (April 22, 2008)	<p>This Department indicated that the applicant has revised the development proposal as requested by Transportation and Works to include the gratuitous dedication of sufficient lands to provide for a 20.00 m (65.62 ft.) right of way for South Service Road, in accordance with Mississauga Plan. This widening is also necessary to improve the substandard sight/stopping distance at this location.</p>

Tupelo Investments Limited

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Agency / Comment Date	Comment
	<p>A Functional Servicing and Stormwater Management Report dated March, 2007 by Masongsong Engineering Limited, a Noise Feasibility Study dated March 16, 2007 by J.E. Coulter Assoc. Ltd. and an addendum dated April 1, 2008 have also been received and are under review by staff. Due to the proximity of the Queen Elizabeth Way, central air conditioning and special building measures are proposed to mitigate noise for all units and the outdoor amenity areas are proposed to be shielded by the dwellings themselves augmented by additional noise barriers. Additional details will be provided for the future supplementary report.</p> <p>Prior to the Supplementary Report proceeding, written approval will be required from the MTO confirming their satisfaction with the limits of the proposed development and the assumptions used to establish the widening proposed for the South Service Road. The MTO has indicated that "the developer should be made aware that consideration for QEW expansion is taking place and the Ministry requirements could change once further review and design takes place later this year".</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 Corporation - Conseil Scolaire de District Catholique Centre-Sud
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Realty Services - French Catholic District School Board - Conseil Scolaire de District Centre-Sud-Ouest - Rogers Cable - Enbridge Gas Distribution Inc. - Trans-Northern Pipelines Inc.

Tupelo Investments Limited

File: OZ 07/006 W1

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"> 2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 2 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Lynwood Public School <ul style="list-style-type: none"> Enrolment: 242 Capacity: 500 Portables: 0 Cawthra Park Secondary School <ul style="list-style-type: none"> Enrolment: 1,340 Capacity: 1,044 Portables: 4 <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"> 3 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Dominic Elementary School <ul style="list-style-type: none"> Enrolment: 253 Capacity: 259 Portables: 6 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 826 Capacity: 807 Portables: 0

APPENDIX I-9

