



Corporate Report

Clerk's Files

Originator's
Files OZ 07/015 W7

DATE: August 26, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 15, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit ten (10) detached dwellings having frontage on a
condominium road
2365, 2379, 2385 Camilla Road
East side of Camilla Road at Paisley Boulevard East
Owner: C. Vitali, A. DiBlasio and L. Xhaterri
Applicant: Glen Schnarr and Associates Inc.
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Detached Dwellings) to "R16" (Detached Dwellings on a CEC - Private Road) in By-law 0225-2007, to permit ten (10) detached dwellings under file OZ 07/015 W7, C. Vitali, A. DiBlasio and L. Xhaterri, 2365, 2379 and 2385 Camilla Road, be received for information.

BACKGROUND: The above-noted application has been circulated for technical comments.

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:	July 18, 2007 (submitted) August 17, 2008 (deemed complete)
Height:	Maximum 10.7 m (35 ft.)
Lot Coverage:	Maximum 35%
Net Density:	12.3 units/ha 5 units/acre
Number of units:	10
Anticipated Population:	34* *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 residents spaces per unit 0.25 visitor spaces per unit
Parking Provided:	40 resident spaces (4 resident spaces / unit) 3 visitor spaces (0.25 spaces / unit)
Supporting Documents:	Planning Justification Report Phase 1 Environmental Assessment Phase 2 Environmental Assessment Traffic Intersection Evaluation Preliminary Geotechnical Investigation Functional Servicing Report Noise Control Study Tree Inventory / Preservation Plan Development Concept Plan

Site Characteristics	
Frontage:	63.9 m (209 ft.) on Camilla Rd
Depth:	96.3 m (316 ft.)
Net Lot Area:	0.81 ha (2.00 ac.)
Existing Use:	Detached Dwellings

Additional information is provided in Appendices I-1 to I-8.

Neighbourhood Context

The subject property is located in a stable residential community characterized by detached dwellings, generally two (2) storeys in height.

The surrounding land uses are described as follows:

North: Detached Dwellings

East: Detached Dwellings

South: Detached Dwellings

West: Across Camilla Road, detached dwellings

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

"**Residential Low Density 1**" which permits detached, semi-detached and duplex dwellings up to a maximum density of 17 units per net residential hectare (6.9 units per acre). The application is in conformity with the land use designation and no official plan amendments are proposed.

The General Policies of Mississauga Plan are also applicable in the review of this application, including:

Residential Policies (Section 3.2)

The Residential policies of Mississauga Plan provide the principles on which the Residential land use designations are based at the district level. With consideration of community character and scale, residential lands will be developed to achieve a compact, orderly urban form, generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of commercial, community and transportation facilities.

Urban Design Policies (Section 3.18)

The Urban Design policies of Mississauga Plan require that building, landscaping and site design are compatible with site conditions and will create appropriate visual and functional

relationships between buildings, groups of buildings and open spaces. These elements are also intended to mitigate noise, unattractive views, other negative impacts and to buffer adjacent land uses.

Existing Zoning

"R3" (Detached Dwellings), which permits detached dwellings on lots having a minimum lot frontage of 15.0 m (49.2 ft.) and a minimum area of 550 m² (5,920 sq. ft.).

Proposed Zoning By-law Amendment

"R16" (Detached Dwellings on a CEC - Private Road), to permit detached dwellings with frontage on a condominium road, having a minimum lot frontage of 15.0 m (49.2 ft.) and a minimum area of 550 m² (5,920 sq. ft.). Resident and visitor parking will be provided in accordance with Zoning By-law 0225-2007, as amended.

COMMUNITY ISSUES

A community meeting was held by Ward 7 Councillor, Nando Iannicca on April 30, 2008. The Planning and Building Department is also in receipt of written comments from area residents.

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

- the potential increase in vehicular traffic, especially during peak periods;
- intersection safety at Camilla Road and Paisley Boulevard East with the proposed development;
- pedestrian safety, as Camilla Road is used as a route to local schools;
- the tenure and density of the proposed development is out of character of the established neighbourhood;
- impact on the use and privacy of surrounding rear yards;
- increased noise;
- tree removal.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6 and school accommodation information is contained in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- The appropriateness of the proposed "R16" (Detached Dwellings on a CEC - Private Road) zone, in light of the general policies of Mississauga Plan and the surrounding development;
- The appropriateness of the proposed lot configuration, including that of the retained parcel (2365 Camilla Road);
- The adequacy of municipal services, including roads and the intersection of Camilla Road and Paisley Boulevard.

Should the rezoning application be approved by Council, a Site Plan application will be required to accommodate the development. To date, a Site Plan application has not been submitted, and elevation drawings are not available.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to stormwater management and site 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 Cooksville District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 - Agency Comments
Appendix I-7 - School Accommodation
Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner

Site History

- May 5, 2003 - Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board. Mississauga Plan designates the subject lands "Residential Low Density I".
- 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" (Residential Detached).



LEGEND:



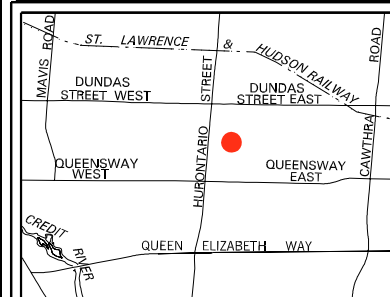
SUBJECT LANDS

DATE OF AERIAL PHOTO: JULY 2008



SUBJECT:

C. VITALI, A. DIBLASIO AND L. XHATERRI



FILE NO:
OZ 07/015 W7

DWG. NO:
07015A

SCALE:
NTS

PDC DATE:
2008 09 15

DRAWN BY:
R.DICOSOLA

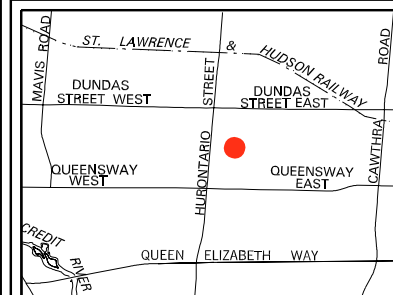
PART OF COOKSVILLE DISTRICT LAND USE MAP **COOKSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS	TRANSPORTATION	LEGEND
Residential – Low Density I	Provincial Highway and Interchange	
Residential – Low Density II	Arterial	
Residential – Medium Density I	Major Collector	
Residential – Medium Density II	Minor Collector	
Residential – High Density I	Minor Collector (Scenic Route)	
Residential – High Density II	Local Road	
Mainstreet Commercial	Existing Commuter Rail	
General Commercial	GO Transit Station	
Convenience Commercial	Major Transit Corridor	
Motor Vehicle Commercial		LAND USE LEGEND
Office		Regulatory Floodplain
Business Employment		Node Boundary
Institutional		Hos – Hospital
Public Open Space		Cem – Cemetery
Private Open Space		Existing Stormwater Management Facility
Greenbelt		Planning District
Utility		Special Site Areas (See Special Site Policies)

SUBJECT LANDS



SUBJECT:
C. VITALI, A. DIBLASIO AND L. XHATERRI



FILE NO:
OZ 07015 W7

DWG. NO:
07015L

SCALE:
1:5000

PDC DATE:
2008 09 15

DRAWN BY:
R.DICOSOLA

APPENDIX 1-3

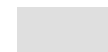
MISSISSAUGA
 Planning and Building

Produced by
 T&W, Geomatics

LEGEND:



PROPOSED REZONING FROM "R3" (RESIDENTIAL DETACHED) TO "R16" (RESIDENTIAL-DETACHED DWELLINGS ON A PRIVATE ROAD) TO PERMIT TEN (10) DETACHED DWELLINGS ON A CONDOMINIUM ROAD.



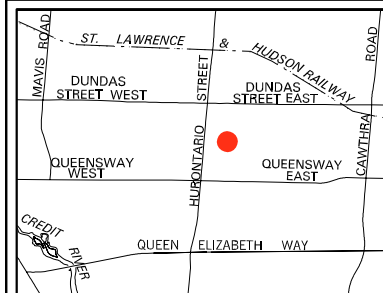
GREENBELT OVERLAY

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



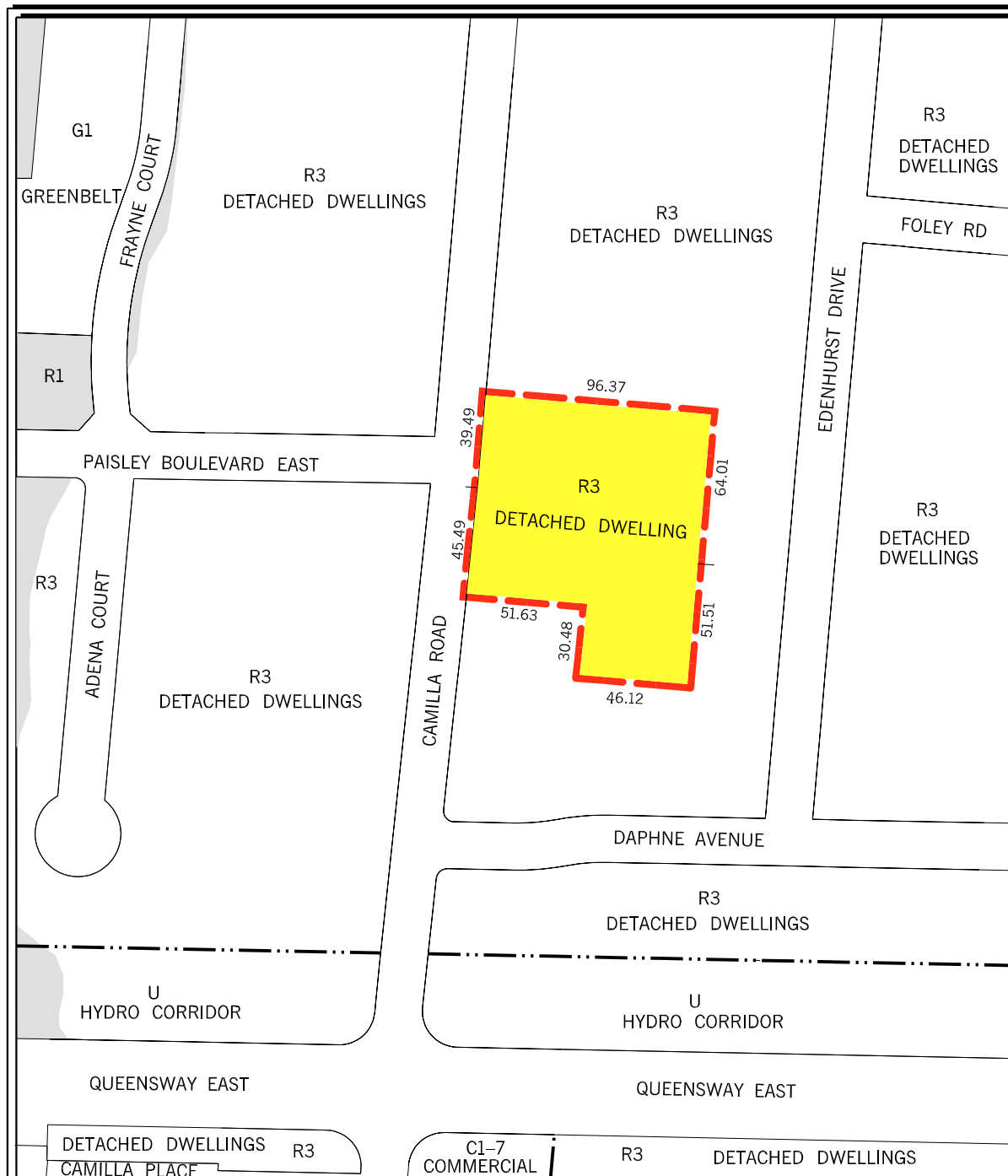
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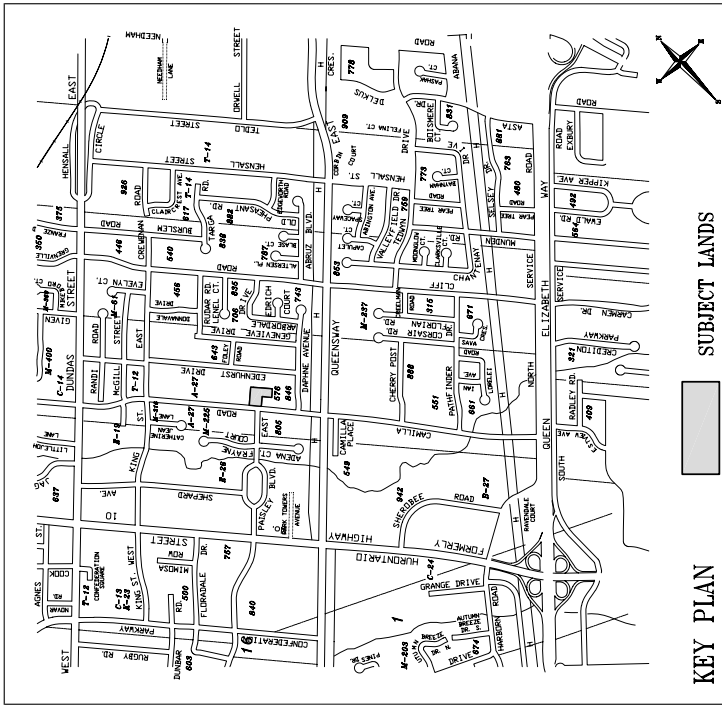
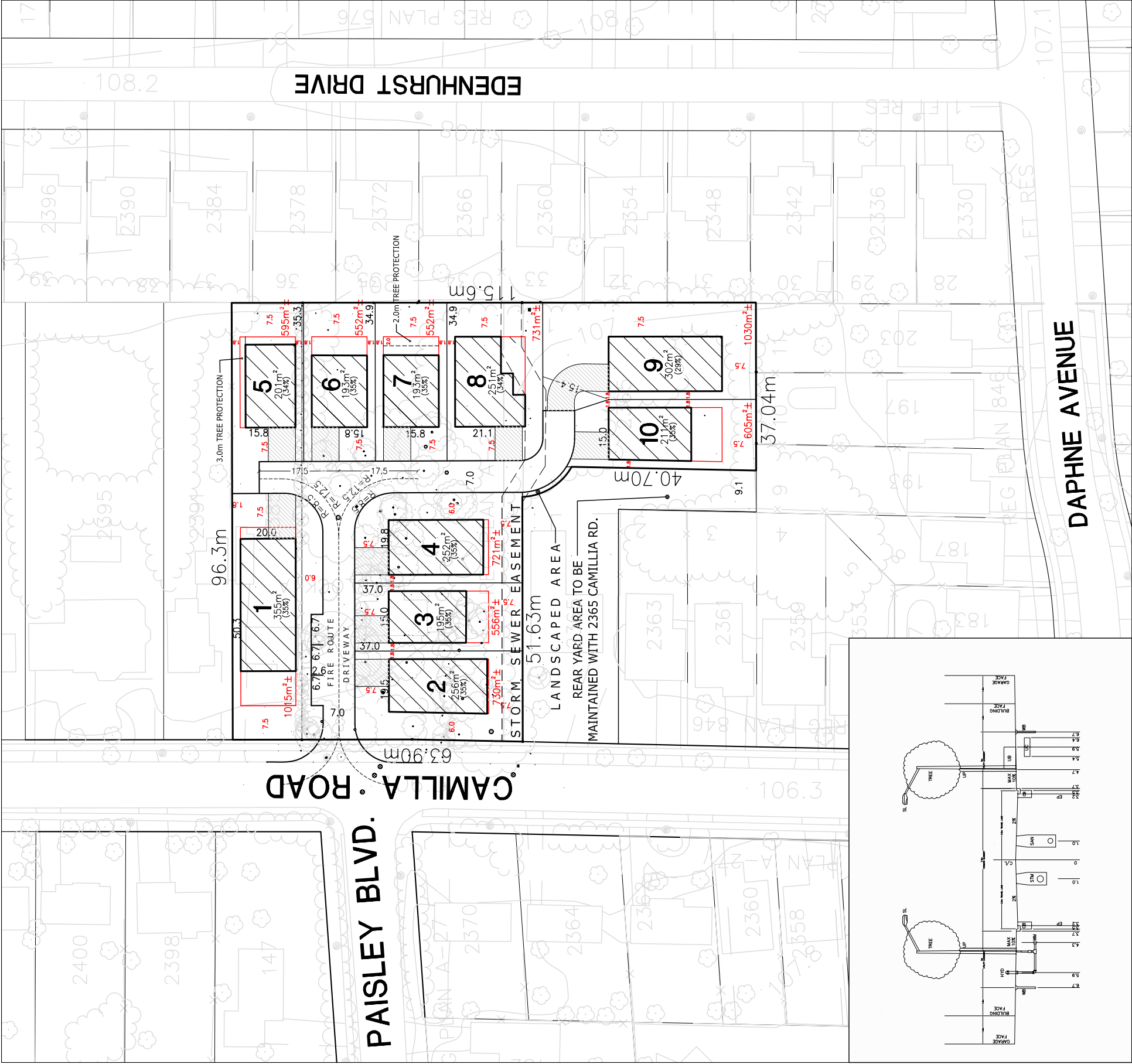
C. VITALI, A. DIBLASIO AND L. XHATERRI



FILE NO:
OZ 07/015 W7
DWG. NO:
07015R
SCALE:
1:2500
PDC DATE:
2008 09 15
DRAWN BY:
R.DICOSOLA

APPENDIX I-4





DEVELOPMENT CONCEPT PLAN PART OF BLOCK A PLAN A27 2365, 2379, 2385, CAMILLA ROAD CITY OF MISSISSAUGA DEVELOPMENT STATISTICS

LANDUSE	Area ha(ac)	Units
Residential – Detached Dwellings	0.708 (1.749)	10
7.0m Driveway (134.2m length)	0.101 (0.250)	
Landscaped Space	0.001 (0.002)	
Total	0.810 (2.001)	10

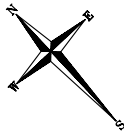
Minimum Lot Size: 15.0m x 35.0m

Zoning By-Law Minimums - R16 Zone

Lot Area	Frontage	Front Yard	Interior Side	Exterior Side	Rear Yard
Interior Lot	550m ²	15m	7.5m	1.8m	--
Corner Lot	720m ²	19.5m	7.5m	1.8m	6.0m

*7.0m travelled pavement portion, 0.2m curbs on each side of driveway for a total width of 7.4m.

- Zoning Envelope
- Building Envelope (Maximum 35% Lot Coverage)



C. Vitali, A. DiBlasio and L. Xhaterri

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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (August 7, 2008)	<p>An existing 150 mm (6 in.) diameter watermain and an existing 250 mm (10 in.) diameter sanitary sewer is located on Camilla Road. The Functional Servicing Report prepared by Trafalgar Engineering Ltd., dated June 29, 2007 is acceptable for Region of Peel standards.</p> <p>The applicant is required to incorporate a cul-de-sac or 'T'-turnaround in accordance with the specifications of the Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (July 31, 2008)	Both School Boards 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 arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application. Warning clauses are required concerning student accommodation and bussing.
City Community Services Department - Planning, Development and Business Services Division (July 30, 2008)	<p>Cooksville Park (P-071) is located approximately 365 m (1198 ft.) from the site, and contains a playground.</p> <p>Prior to the preparation of the Supplementary Report, the applicant is to submit an archaeology assessment. Further, a revised tree preservation plan is required. 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>

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Agency / Comment Date	Comment
City Community Services Department - Fire and Emergency Services Division (August 6, 2008)	There are no concerns from an emergency response perspective, as emergency response time to the site and watersupply is acceptable. The fire access route is to be designed in conformance with By-law 1036-81.
City Transportation and Works Department (July 29, 2008)	<p>A Noise Report, dated May 31, 2007 has been received, which concludes that with the use of appropriate attenuation measures and warning clauses the proposed development can be adequately attenuated from the surrounding noise sources in accordance with Ministry of Environment (MOE) guidelines.</p> <p>Prior to the Supplementary Report proceeding to Council, the applicant is to provide this department with a completed Environmental Site Screening Questionnaire and Declaration (ESSQD) form and a letter of reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of the Phase 1, Environmental Site Assessment (ESA).</p> <p>The applicant is to revise the Conceptual Grading and Storm Sewer Plan to address potential service/utility conflicts with existing easements and depict additional information.</p> <p>In addition, a Traffic Impact Study, prepared by Read Voorhees and Associates, and a Supplementary Storm Sewer Report, dated May 1, 2008 have been submitted and are under review by this department. Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending the review of the foregoing.</p>
Mississauga Transit (July 29, 2008)	The site is currently serviced by Mississauga Transit Route 4 on Camilla Road. The applicant is to ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and Mississauga Transit Service.

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Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following external agencies offered no objection to this application provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Enbridge Gas Distribution Inc. Canada Post Corporation Credit Valley Hospital Hydro One Networks Rogers Cable</p>
	<p>The following external agencies were circulated the application but provided no comments:</p> <p>Conseil Scolaire de District Catholique Centre-Sud French District Catholic School Board Peel Regional Police Trans-Northern Pipelines Inc. Trillium Health Centre</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: <ul style="list-style-type: none"> 2 Kindergarten to Grade 6 1 Grade 7 to Grade 8 2 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Clifton Public School <ul style="list-style-type: none"> Enrolment: 355 Capacity: 423 Portables: 0 Camilla Senior <ul style="list-style-type: none"> Enrolment: 728 Capacity: 683 Portables: 2 Cawthra Park Secondary <ul style="list-style-type: none"> Enrolment: 1315 Capacity: 1044 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"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Timothy <ul style="list-style-type: none"> Enrolment: 544 Capacity: 331 Portables: 0 St. Paul <ul style="list-style-type: none"> Enrolment: 822 Capacity: 807 Portables: 0

