



Corporate Report

Clerk's Files

Originator's
Files OZ 07/015 W7

DATE: August 18, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 8, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Rezoning Application**
To permit ten (10) detached dwellings having frontage on a
common element 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

Supplementary Report

Ward 7

RECOMMENDATION: That the Report dated August 18, 2009, from the Commissioner of Planning and Building recommending approval of the application under File OZ 07/015 W7, C. Vitali, A. DiBlasio and L. Xhaterri, 2365, 2379, 2385 Camilla Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to change the Zoning from "R3" (Detached Dwellings) to "R16-Exception" (Detached Dwellings on a CEC - private road) to permit ten (10) detached dwellings under common element condominium tenure be approved in accordance with the proposed zoning standards described in the Zoning Section of this report and subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel School Board not apply to the subject lands.
3. That prior to the passing of an implementing zoning by-law, satisfactory arrangements be made between the City and the landowners with respect to the following:
 - submission of lot layouts for Lots 1 and 2 depicting the front entrance locations and fencing details to ensure a desirable streetscape that enhances the existing community is achieved;
 - Council authorization to release and abandon portions of the existing storm sewer easement (Instrument No. TT103094) and the registration of any new easements as necessary to accommodate the realigned storm sewer.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on September 15, 2008, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0069-2008 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the Public Meeting, through discussions with the community and the Planning and Building Department staff, the applicant has revised the concept plan to provide two additional visitor parking spaces, increased lot areas for Lots 5 to 8 and reduced lot areas for Lots 1 and 4. The applicant now proposes an "R16-Exception" zone to recognize the changes and retain the current "R3" zoning for the residual lands located at 2365 Camilla Road.

The applicant's revised concept plan and building elevations are attached as Appendices S-3 and S-4 respectively. Building elevations are conceptual only and will be reviewed further through the Site Plan approval process.

COMMENTS:

In addition to the comments provided in the Information Report (Appendix S-1), the following is a summary of those outstanding issues from the Public Meeting of September 15, 2008.

COMMUNITY ISSUES**Comment**

A concern was raised regarding the height of the proposed dwellings and rear yard setbacks of Lots 5 to 10 relative to the existing homes on Edenhurst Drive and Daphne Avenue.

Response

The current "R3" zoning permits a maximum dwelling height of 10.7 m (35.1 ft.) and a minimum rear yard of 7.5 m (24.6 ft.). In order to address the concerns raised, the applicant has agreed to limit the dwelling height to 9.5 m (31.1 ft.) and provide minimum rear yards for lots 5 to 10 ranging from 7.5 m (24.6 ft) to 14.3 m (46.9 ft.). See Appendix S-3 for specifics.

Comment

The loss of mature trees on-site will not maintain the character of the area.

Response

A Tree Inventory/Preservation Plan was submitted to identify all trees on-site and specify those trees to be protected and preserved and those proposed to be removed. The plan inventories 180 trees, however, to accommodate the grading and building envelopes, 134 trees (larger than 15 cm (6 in.) in diameter) are proposed to be removed. The majority of the trees to be preserved are along the perimeter of the property. Through the Site Plan approval process, staff will ensure that as many trees as possible are preserved. Urban Forestry will require an acceptable amount of new plantings to replace any trees being removed on the subject lands and payment for each replacement tree not replanted will be made into the Corporation's Replacement Tree Planting Fund.

Comment

A concern was raised regarding the density of the development.

Response

The proposed development is in conformity with the "Low Density I" designation of the lands which allow a maximum density of 17 uph (6.9 upa) whereas 12.3 uph (5 upa) are being proposed.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Community Services Department

Comments updated August 18, 2009: Community Services notes that a satisfactory Archaeological Assessment has been submitted and cleared by the Ministry of Culture. In addition, the Applicant has submitted a revised Tree Inventory and Preservation Plan. Community Services notes that in order to accommodate this development proposal, three City street trees will need to be removed.

Transportation and Works Department

Comments updated August 18, 2009 confirm that the applicant has revised the Development Concept Plan to address the deficiencies disclosed in the Information Report, to the satisfaction of the Transportation and Works Department.

It was indicated that the applicant has submitted an updated Supplementary Storm Sewer Servicing Report which addresses Transportation and Works preliminary comments concerning the original report. The proposal, if approved, will require that the owner enter into a servicing agreement with the City for the relocation of an existing storm sewer located within the lands comprised of the application. This planning report includes the appropriate recommendation requesting Council authorization to allow the release and abandonment of portions of the existing storm sewer easement and registration of a new easement as necessary to accommodate the realignment of the storm sewer, in support of the application.

Also, due to the on-site storm water management requirements associated with the Cooksville Creek storm outlet, gravity connections to the storm sewer will not be possible and it will be necessary that all units be equipped with sump pumps to drain the weeping tiles to grade. The applicant's consulting team has also confirmed that there will be an adequate elevation difference between the basement and the ground water level to ensure the pumps will not be operating continuously.

The applicant has provided an Environmental Site Screening Questionnaire and Declaration (ESSQD) to the satisfaction of this department. Prior to the passage of the implementing zoning by-law, the applicant will be required to address any remediation required within the site as a result of the existing fire pit on the adjacent lands and provide a Record of Site Condition (RSC).

A traffic study by Read Voorhees and Associates has been provided to the satisfaction of the Transportation and Works Department, which confirms that the existing road network can accommodate the traffic to be generated by this development proposal.

In the event this application is approved by Council, the owner will be required to construct the municipal services necessary in support of the application to the satisfaction of the City and the Region of Peel. The owner will also be required to enter into an Acknowledgement Agreement with the City.

School Accommodation

In comments updated July 23, 2009, the Dufferin-Peel Catholic District School Board and the Peel 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 to this development application.

PLANNING COMMENTS

Official Plan

The proposal conforms to the housing form and density provisions of the "Residential Low Density I" designation of the Mississauga Plan Policies for the Cooksville District, as outlined in the Information Report (see Appendix S-1) and does not require an amendment to the Mississauga Plan Policies.

Zoning

The proposed "R16-Exception" (Detached Dwellings on a CEC – private road) zone is appropriate to accommodate the proposed ten (10) detached dwellings on a common element condominium road.

There will be an exception schedule to establish buildable areas, which are consistent with the proposed concept plan, as shown in Appendix S-3. As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Minimum Lot Area – corner lot – Lot 4	720 m ² (7,750 sq. ft.)	680 m ² (7,319 sq. ft.)
Minimum Lot Frontage – corner lot – Lot 4	19.5 m (64 ft.)	18.5 m (60.7 ft.)
Maximum height – sloped roof	10.7 m (35.1 ft.)	9.5 m (31.1 ft.)
Maximum height – flat roof	10.7 m (35.1 ft.)	7.5 m (24.6 ft.)
Maximum height of eaves	No provisions	7.5 m (24.6 ft.)
Minimum Setback to Front Garage Face	7.5 m (24.6 ft.)	Lot 1 - 6.0 m (19.7 ft.) Lots 5 to 8 – 6.5 m (21.3 ft.)

The proposed front yard of Lot 1 is 6.0 m (19.7 ft.), which is similar to the exterior side yard for Lot 2 and other corner lots in the surrounding area. The current configuration of these lots allows front entrances facing Camilla Road achieving an appropriate relationship to the existing neighbourhood. The proposed building envelopes for Lots 5 to 10 have also been revised, as shown on the revised concept plan, in order to provide additional separation from the existing homes to the east and south and to provide for additional tree preservation opportunities. To provide the increased rear yard setbacks, the condominium road

has shifted towards Camilla Road resulting in Lot 4 being reduced from 721 m² (7,760 sq. ft.) to 684 m² (7,362.5 sq. ft.) in lot area, and from 19.8 m (65 ft.) to 18.8 m (61.7 ft.) in lot frontage.

The applicant has not provided lot layouts depicting the front entrance locations and fencing details for Lots 1 and 2. To ensure that the front entrances are facing Camilla Road and fencing is adequate and appropriately setback from the street line to allow for landscaping and achieve a desirable streetscape that enhances the existing community, staff propose that the implementing zoning by-law require front entrances on Camilla Road, and the development agreement incorporate the appropriate wording to require fencing which is decorative and does not project beyond the exterior wall of Lot 2.

In order to address concerns of compatibility with the surrounding neighbourhood, exceptions are proposed to restrict the maximum height and eave height of the dwellings. The maximum height is consistent with existing infill zoning provisions to reduce the visual impact of new development adjacent to existing residential development.

Green Development Initiatives

There have been no green development initiatives identified by the applicant at this time. Planning and Building Department staff propose that the development agreement for the proposal incorporate a provision that driveways are to be constructed of permeable pavement to maximize water infiltration.

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:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The proposed revisions to the application, which include an exception to the "R16" provisions, the retention of the existing "R3" zoning for the residual parcel for 2365 Camilla Road, the introduction of 2 additional visitor parking spaces, increased lot areas for Lots 5 to 8, increased rear yard setbacks for Lots 5 to 10, reduced lot areas for Lots 1 and 4 and reduced dwelling heights, are considered minor. As such, no further public meeting need be held regarding the proposed changes.

The proposed Rezoning is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for ten (10) detached dwellings on a Common Element Condominium (CEC) Road is in conformity with the Mississauga Plan policies for the Cooksville District.
2. The proposal represents an appropriate infill development and is compatible with the surrounding land uses, as it provides detached residential dwellings adjacent to detached residential dwellings with appropriate setbacks to the existing dwellings in the area.
- 3.. The proposed "R16-Exception" (Detached Dwellings on a CEC – private road) zone is appropriate to accommodate the requested uses and meets the overall intent, goals and objectives of Mississauga Plan.

ATTACHMENTS:

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-0069-2008

Appendix S-3 – Revised Concept Plan
Appendix S-4 – Building Elevations
Appendix S-5 – Excerpt of Existing Land Use Map (Revised)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Krystina Collins, Development Planner



Corporate Report

Clerk's Files

Appendix S-1

Originator's

Files OZ 07/015 W7

PDC SEP 15 2008

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:



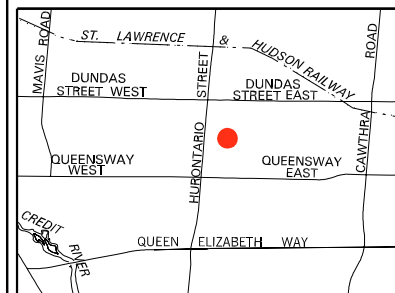
SUBJECT LANDS

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

APPENDIX I-2

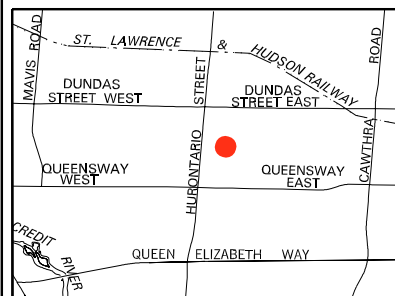
**PART OF COOKVILLE DISTRICT LAND USE MAP
COOKVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

- | 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 | |
| Office | LAND USE LEGEND |
| Business Employment | Regulatory Floodplain |
| Institutional | Node Boundary |
| Public Open Space | Hos – Hospital |
| Private Open Space | Cem – Cemetery |
| Greenbelt | Existing Stormwater Management Facility |
| Utility | Planning District |
| | 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 I-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.



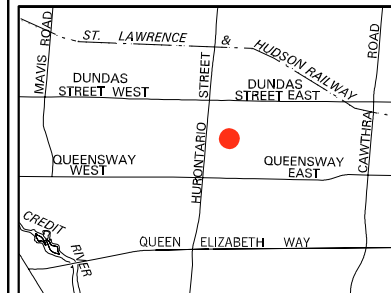
GREENBELT OVERLAY

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



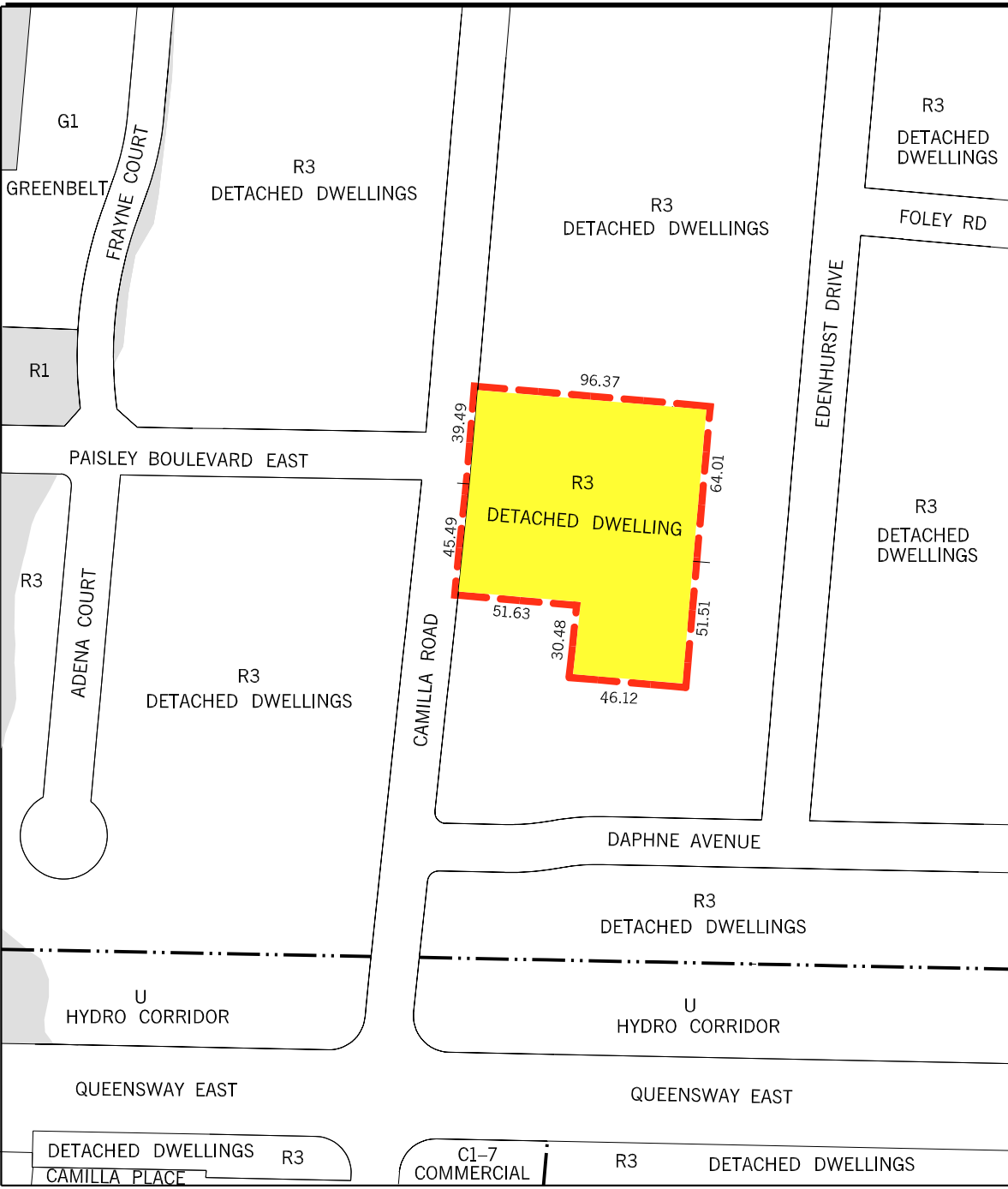
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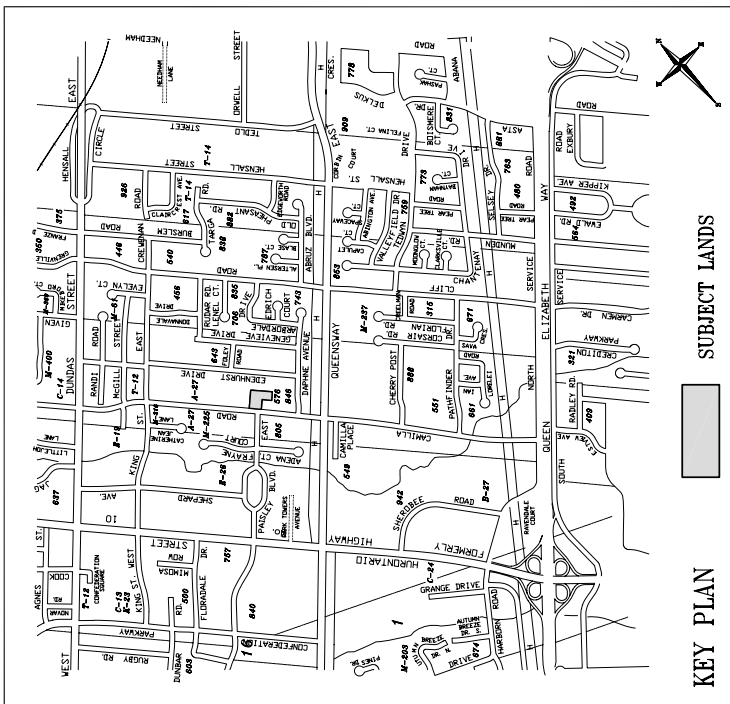
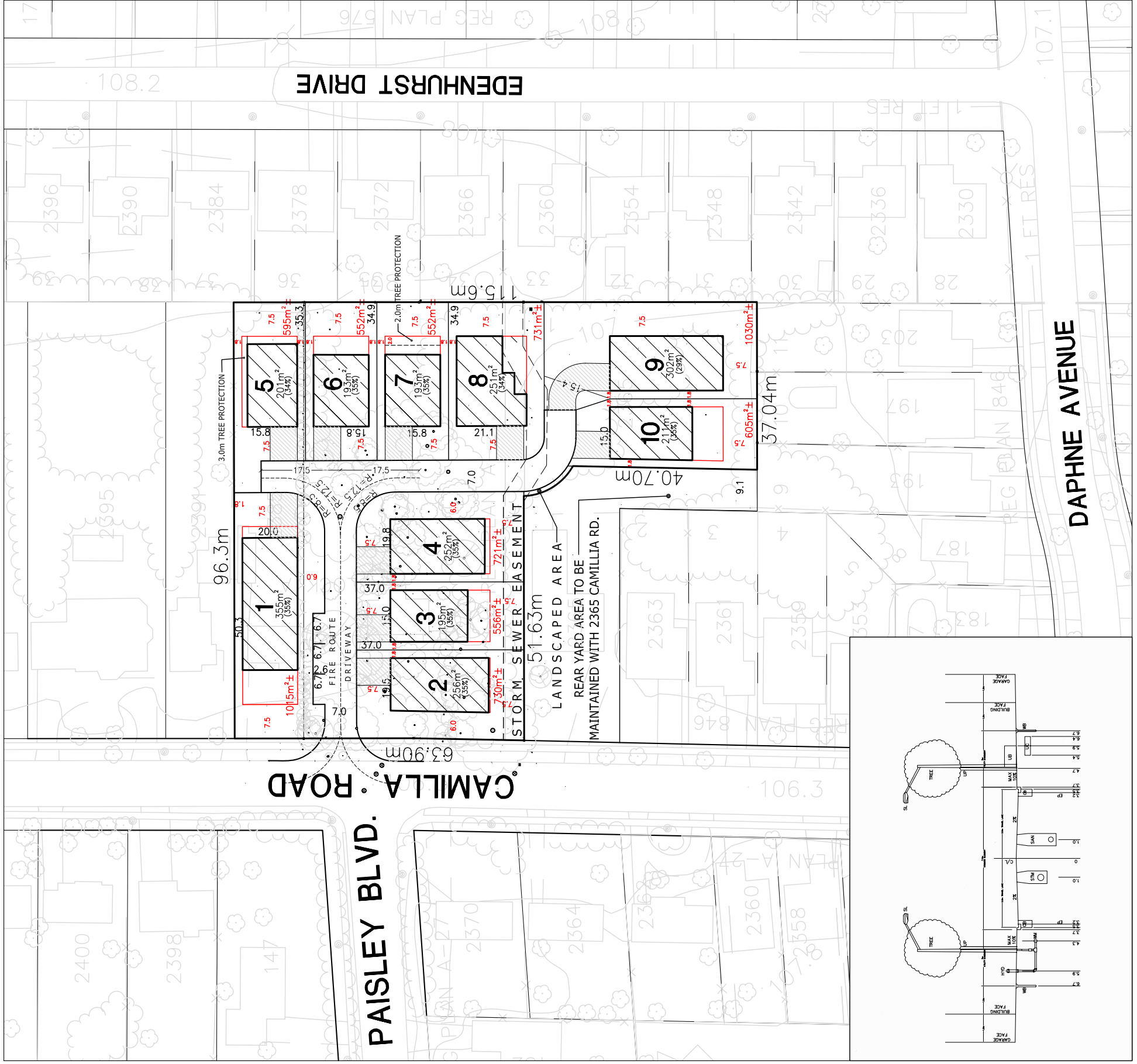
C. VITALI, A. DIBLASIO AND L. XHATERRI



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OZ 07015 W7
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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

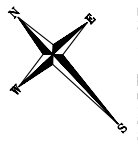
Minimum Lot Size: 15.0m x 35.0m

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. Xhatteri

File: OZ 07/015 W7

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>

C. Vitali, A. DiBlasio and L. Xhatteri

File: OZ 07/015 W7

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.

C. Vitali, A. DiBlasio and L. Xhaterra

File: OZ 07/015 W7

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>

C. Vitali, A. DiBlasio and L. Xhatteri

File: OZ 07/015 W7

School Accommodation

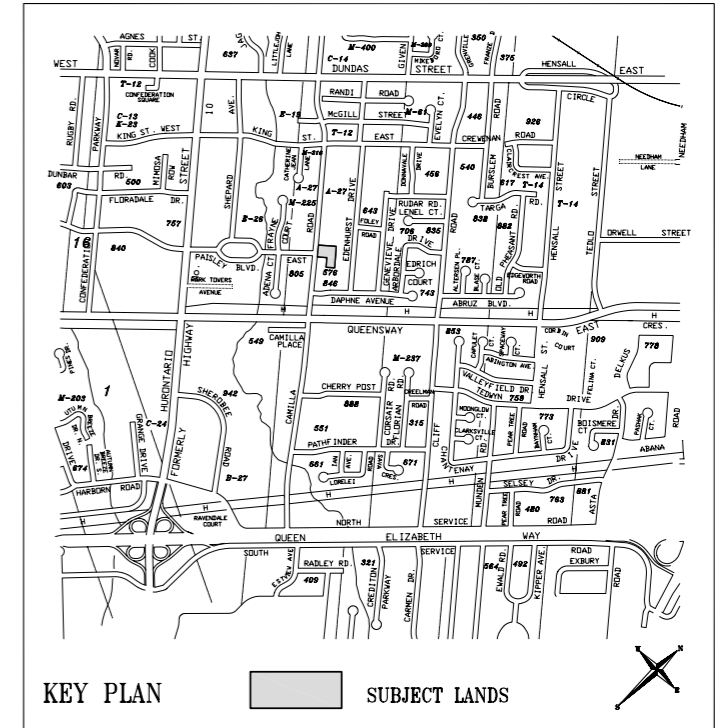
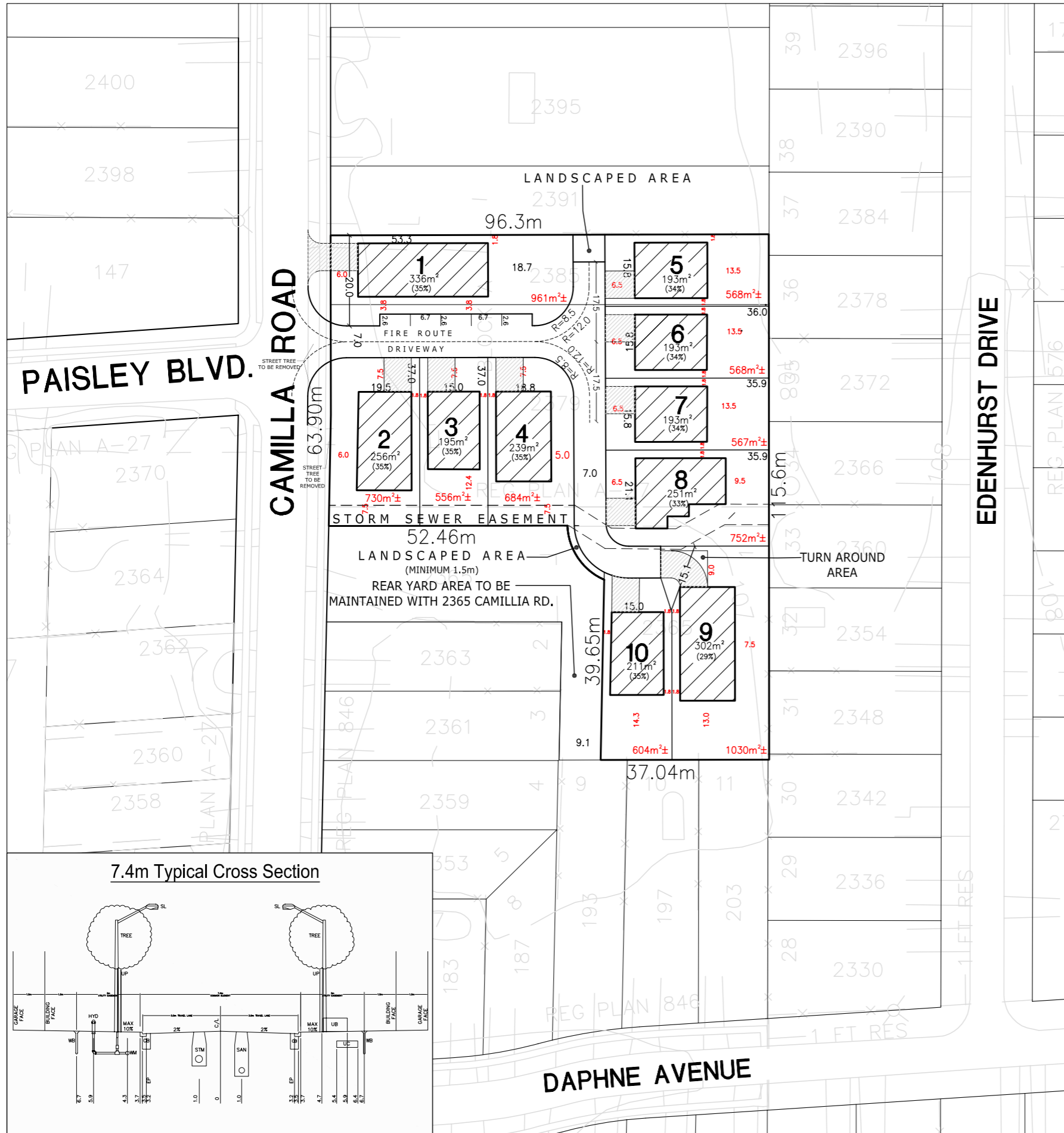
The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 2 Kindergarten to Grade 6 1 Grade 7 to Grade 8 2 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Clifton 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

C. Vitali, A. DiBlasio and L. Xhatteri

File: OZ 07/015 W7

Recommendation PDC-0069-2008

"That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" 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. Xhatteri, 2365, 2379 and 2385 Camilla Road, be received for information."



DEVELOPMENT CONCEPT PLAN

PART OF BLOCK A

PLAN A27

2365, 2379, 2385, CAMILLA ROAD
CITY OF MISSISSAUGA

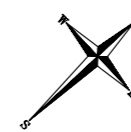
DEVELOPMENT STATISTICS

LANDUSE	Area ha(ac)	Units
Residential - Detached Dwellings	0.702 (1.735)	10
7.0m Driveway (131.3m length)	0.110 (0.271)	
Landscaped Space/Parking Spaces		
Total	0.812 (2.006)	10

Minimum Lot Size: 15.0m x 35.0m

7.0m travelled pavement portion, 0.2m curbs on each side of driveway.

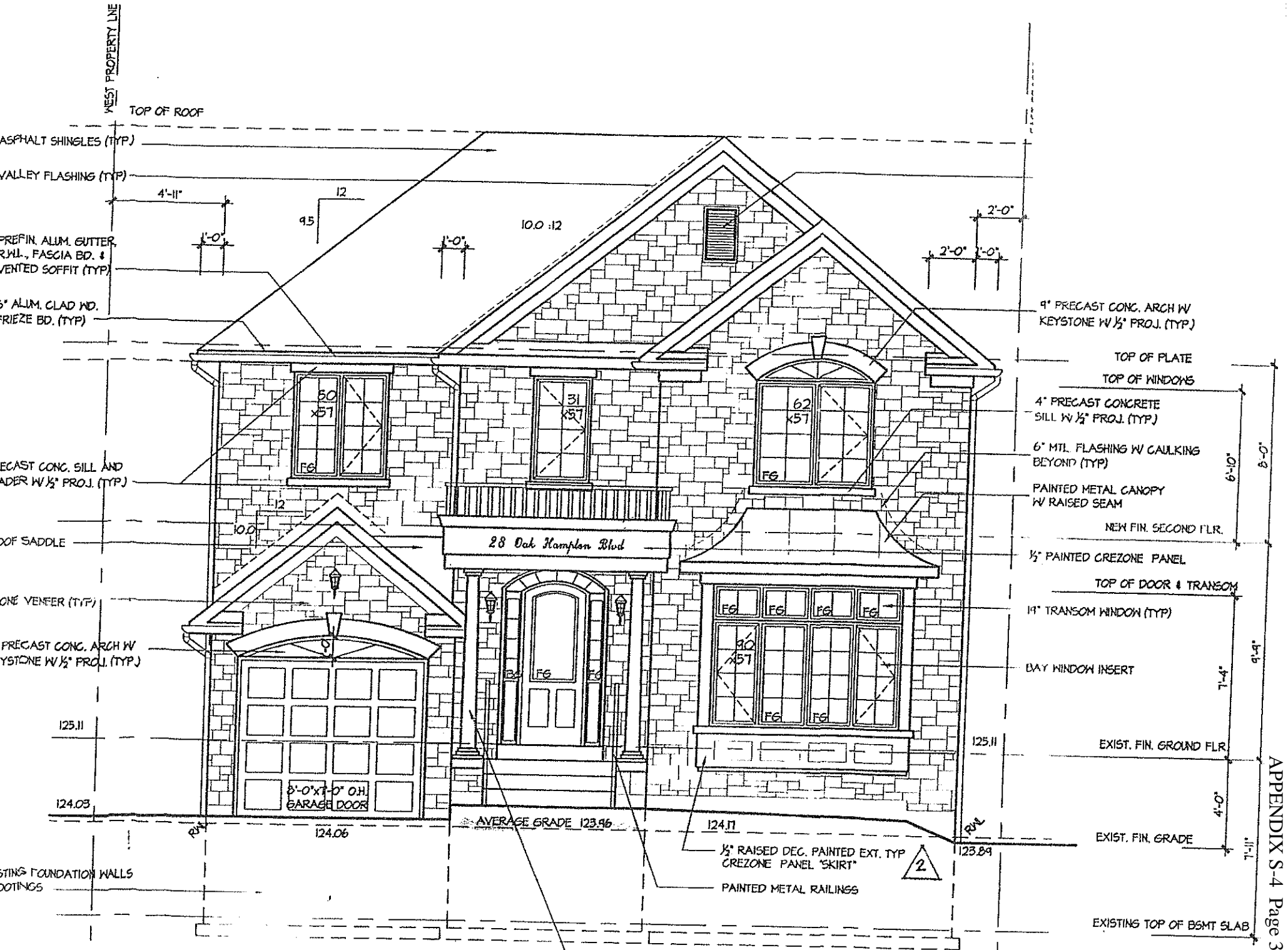
— Building Envelope (Maximum 35% Lot Coverage)



SCALE 1:750
AUGUST 19, 2009







WEST PROPERTY LINE

TOP OF ROOF

ASPHALT SHINGLES (TYP)

VALLEY FLASHING (TYP)

4'-11"

12

10.0:12

2'-0"

PREFIN. ALUM. GUTTER, RVL., FASCIA BD. & VENTED SOFFIT (TYP)

1'-0"

1'-0"

2'-0"

1'-0"

3" ALUM. CLAD WD. STRIPE BD. (TYP)

9" PRECAST CONC. ARCH W/ KEYSTONE W 1/2" PROJ. (TYP)

TOP OF PLATE

TOP OF WINDOWS

4" PRECAST CONCRETE SILL W 1/2" PROJ. (TYP)

6" MET. FLASHING W CAULKING BEYOND (TYP)

PAINTED METAL CANOPY W RAISED SEAM

NEW FIN. SECOND FLR.

1/2" PAINTED CREZONE PANEL

TOP OF DOOR & TRANSOM

19" TRANSOM WINDOW (TYP)

BAY WINDOW INSERT

EXIST. FIN. GROUND FLR.

EXIST. FIN. GRADE

EXISTING TOP OF BSMT SLAB

PRECAST CONC. SILL AND CASTER W 1/2" PROJ. (TYP)

DOOF SADDLE

ONE VENEER (TYP)

PRECAST CONC. ARCH W KEYSTONE W 1/2" PROJ. (TYP)

125.11

124.03

EXISTING FOUNDATION WALLS & FOOTINGS

28 Oak Hampton Blvd

8'-0" x 7'-0" O.H. GARAGE DOOR

AVERAGE GRADE 123.96

1/2" RAISED DEC. PAINTED EXT. TYP CREZONE PANEL "SKIRT"

PAINTED METAL RAILINGS

124.11

123.89



6'-10"

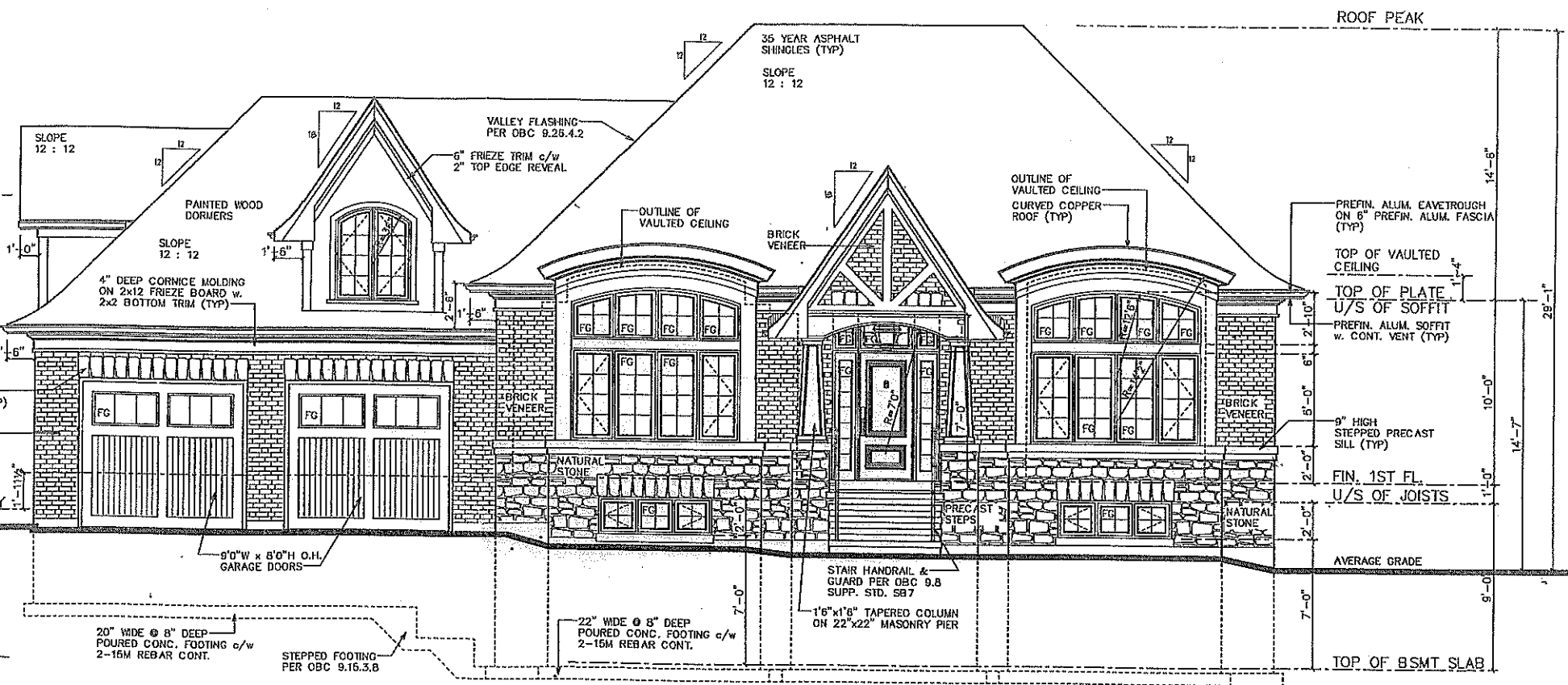
8'-0"

1'-6"

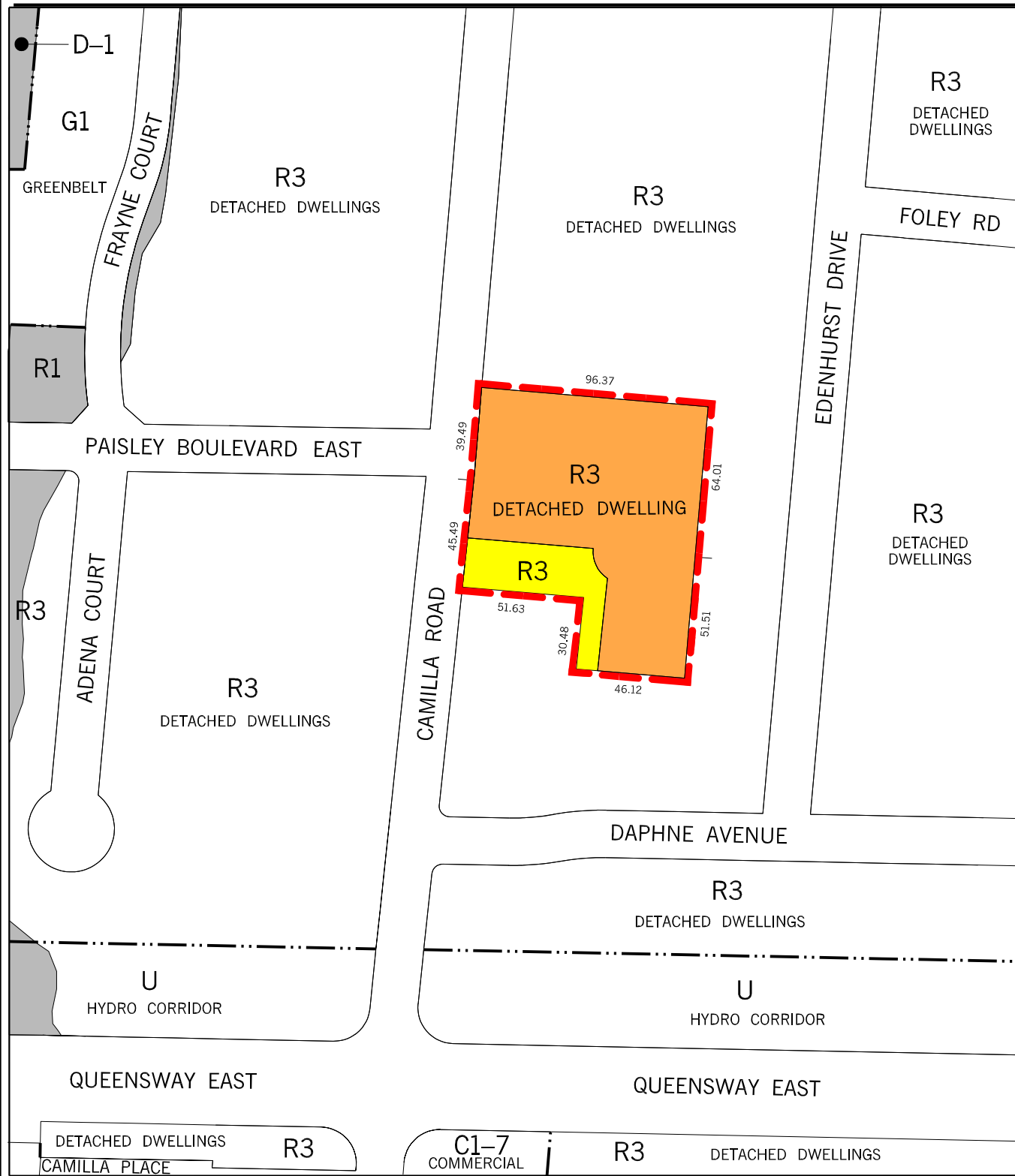
1'-4"

4'-0"

1'-11"



1 FRONT (EAST) ELEVATION
 Scale: 3/16" = 1'0" (PROPOSED)



LEGEND:



SUBJECT LANDS



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



TO REMAIN "R3" (RESIDENTIAL DETACHED)

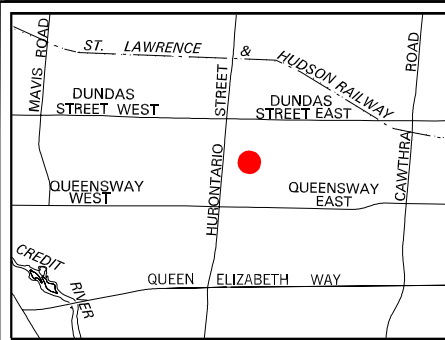


GREENBELT OVERLAY

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



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



**FILE NO:
OZ 07/015 W7**

**DWG. NO:
07015RSUP**

**SCALE:
1:2500**

**PDC DATE:
2009 09 08**

**DRAWN BY:
R.D. & W.F.**

APPENDIX S-5

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics