



Corporate Report

Clerk's Files

Originator's
Files OZ 10/001 W3

PDC NOV 15 2010

DATE: October 26, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 15, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit 27 Horizontal Multiple Dwelling Units
3075 Cawthra Road
East side of Cawthra Road, north of Dundas Street East
Owner: Serena Homes Ltd.
Applicant: Korsiak & Company
Bill 51

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated October 26, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I – Special Site 6" (Applewood District) to "Residential Medium Density II" and to change the Zoning from "R3" (Detached Dwellings) to "RM9 – Exception" (Horizontal Multiple Dwellings with more than 6 dwelling units), to permit 27 Horizontal Multiple Dwelling units under file OZ 10/001 W3, Serena Homes Ltd., 3075 Cawthra Road, be received for information.

BACKGROUND: The above-noted applications have been circulated for technical comments.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	January 19, 2010
Height:	3 storeys
Lot Coverage:	28.3 %
Floor Space Index:	0.68
Landscaped Area:	42.91 %
Net Density:	80.36 units/ha 32.57 units/acre
Gross Floor Area:	2 283.78 m ² (24,582.40 sq. ft.)
Number of units:	27 Horizontal Multiple Dwelling Units (stacked townhouses)
Anticipated Population:	81* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	61 spaces (54 resident/7 visitor) (2.0 resident spaces per unit, plus 0.25 visitor spaces per unit)
Parking Provided:	61 spaces (54 resident/7 visitor)
Supporting Documents:	Planning Justification Report; Phase 1 Environmental Site Assessment; Heritage Impact Assessment; Functional Servicing Report; Noise Study; Traffic Study; Arborist Report; and, Tree Inventory/Preservation Plan.

Site Characteristics	
Frontage:	46.17 m (151.48 ft.)
Depth:	75.26 m (246.92 ft.)
Net Lot Area:	0.336 ha (0.830 ac.)
Existing Use:	vacant

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

Neighbourhood Context

The subject property is located on the east side of Cawthra Road, north of Dundas Street East in an area containing a mix of uses within a predominantly residential area. The site is currently vacant and previously occupied by a 1.5 storey brick detached dwelling, which has been demolished. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: 3 storey residential apartment building;
East: St. John's Dixie Cemetery and Crematorium;
South: Dixie Presbyterian Church;
West: retail commercial plaza (west side of Cawthra Road).

See Appendix I-2 for an aerial photograph of the subject lands and surrounding area.

Current Mississauga Plan Designation and Policies for Applewood District (May 5, 2003) – (Appendix I-3)

"Residential Low Density I – Special Site 6" which permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per net residential hectare (42 units per net residential acre). Special Site 6 of the Applewood District permits offices and requires that approval for development be subject to approval of a tree survey submission which demonstrates appropriate tree preservation measures. The applications are not in conformity with the land use designation as the proposal is for

horizontal multiple dwelling units at a density of 80.36 units per hectare (32.57 units per acre), and therefore an Official Plan Amendment is proposed.

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

Section 3.2.3.1

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 retail commercial, community and transportation facilities.

Section 3.13.5.1

Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 3.13.5.2

Residential intensification outside intensification areas will generally occur through infilling.

Section 3.13.5.3

Intensification outside intensification areas may be considered where the proposed development is compatible in built form and scale to surrounding development, enhancing the existing or planned development and is consistent with the policies of this Plan.

Section 3.13.6.16

Development should be compatible with the scale and character of a planned area by having regard for the following elements:

- a. natural environment;
- b. natural hazards (flooding and erosion);
- c. natural heritage features/Natural Areas System;
- d. lot frontages and areas;

- e. street and block patterns;
- f. building height;
- g. coverage;
- h. massing;
- i. architectural character;
- j. streetscapes;
- k. heritage features;
- l. setbacks;
- m. privacy and overview;
- n. the pedestrian environment;
- o. parking;
- p. cycling connections;
- q. parkland needs;
- r. community service provisions;
- s. view corridors;
- t. trees/tree canopy/vegetation that do not fall within the Natural Area System.

Section 31.6.25

The proponent of an intensification project will be required to provide a Stormwater Management Study. This study may, among other things, be required to include the following:

- a. verification that the existing storm drainage system has the capacity to convey the increased stormwater flow due to intensification in accordance with current City standards;
- b. identification of any impact on the upstream and downstream valley and watercourse corridor through erosion and/or flooding and impacts on water quality;
- c. recommendations for any remediation works;
- d. identification of the limits of allowable intensification by demonstrating that unacceptable impact on the upstream and downstream valley and watercourse corridor, water quality and infrastructure will not occur.

Urban Design Policies

Section 3.18.2.6

Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Section 3.18.5.2

Buildings should address the street with main entrances facing the street, with strong pedestrian connections and landscape treatments that connect buildings to the street;

Section 3.18.5.3

On abutting lands, the interconnection and integration of vehicular access is encouraged to facilitate safe and efficient traffic movement to and from the public road network. In this regard, the following will be encouraged:

- a. reduce the number of access points to and from arterial and major collector roads;
- b. facilitate traffic to signalized locations;
- c. provide continuity of the streetscape and minimize visual clutter.

Criteria for Site Specific Official Plan Amendments

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

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;

- there is adequate infrastructure and community services to support the proposed development.

Mississauga Official Plan (new Official Plan)

Mississauga Official Plan (new Official Plan) was adopted by City Council on September 29, 2010. Until the new Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan (existing Official Plan) continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Official Plan. Under the new Official Plan, the subject lands are designated "**Residential Low Density I**". The proposal for 27 horizontal multiple dwellings does not conform with the land use designation contained in the new Official Plan and associated policies.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Official Plan.

Proposed Official Plan Designation and Policies

The Official Plan Amendment proposes a "**Residential Medium Density II**" designation which permits townhouse dwellings, all forms of horizontal multiple dwellings, and apartment dwellings, at a Floor Space Index (FSI) of 0.4-0.9. Building heights should not exceed four (4) storeys.

Existing Zoning – (Appendix I-4)

"R3" (Detached Dwelling), which permits detached dwellings subject to specific zoning standards.

Proposed Zoning By-law Amendment

"RM9 - Exception" (Horizontal Multiple Dwellings with more than 6 Dwelling Units), to permit 27 horizontal multiple dwellings subject to the zoning standards outlined within Appendix I-9.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

A copy of the concept plan for the proposed development is contained in Appendix I-5, while elevations are provided in Appendix I-6. To date, the applicant has not submitted a site plan application. 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:

- the identification of any sustainable green technology to be used in the proposed development;
- the proposed grading and organization of the site must be resolved to a satisfactory design standard;
- resolution of stormwater management concerns;
- an updated Noise Report is required;
- comments are to be provided on the Traffic Impact Study;
- site access issues must be resolved to the satisfaction of the Region of Peel; and,
- a Development Agreement will be required to be entered into with the City to enforce various development and servicing requirements in any future development.

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 Applewood District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 – Elevations
Appendix I-7 - Agency Comments
Appendix I-8 - School Accommodation
Appendix I-9 - Zoning Standards
Appendix I-10 – General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Serena Homes Ltd.

File: OZ 10/001 W3

Site History

- May 5, 2003 – Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands. The subject site was designated "Residential Low Density I – Special Site 6" within the Applewood District.
- April 13, 2005 – Site Plan application submitted under file SP 05/118 W3 proposing 22 townhomes, however Official Plan Amendment and Rezoning applications were also required as the proposal did not conform, but were never submitted;
- January 6, 2006 – Site Plan 05/118 W3 was cancelled due to inactivity;
- 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" (Detached Dwellings).



LEGEND:



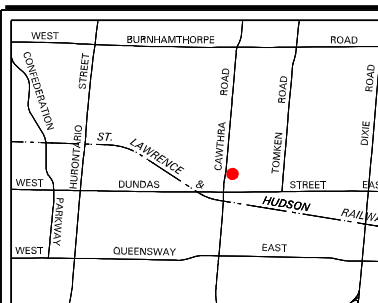
SUBJECT LANDS
3075 CAWTHRA ROAD

DATE OF AERIAL PHOTO: 03/2010



SUBJECT:

SERENA HOMES LTD.



FILE NO:

OZ 10001 W3

DWG. NO:

10001A

SCALE:

1:3000

PDC DATE:

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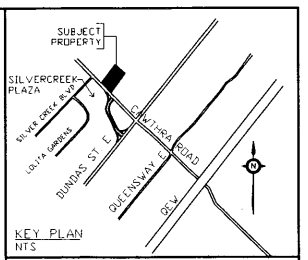
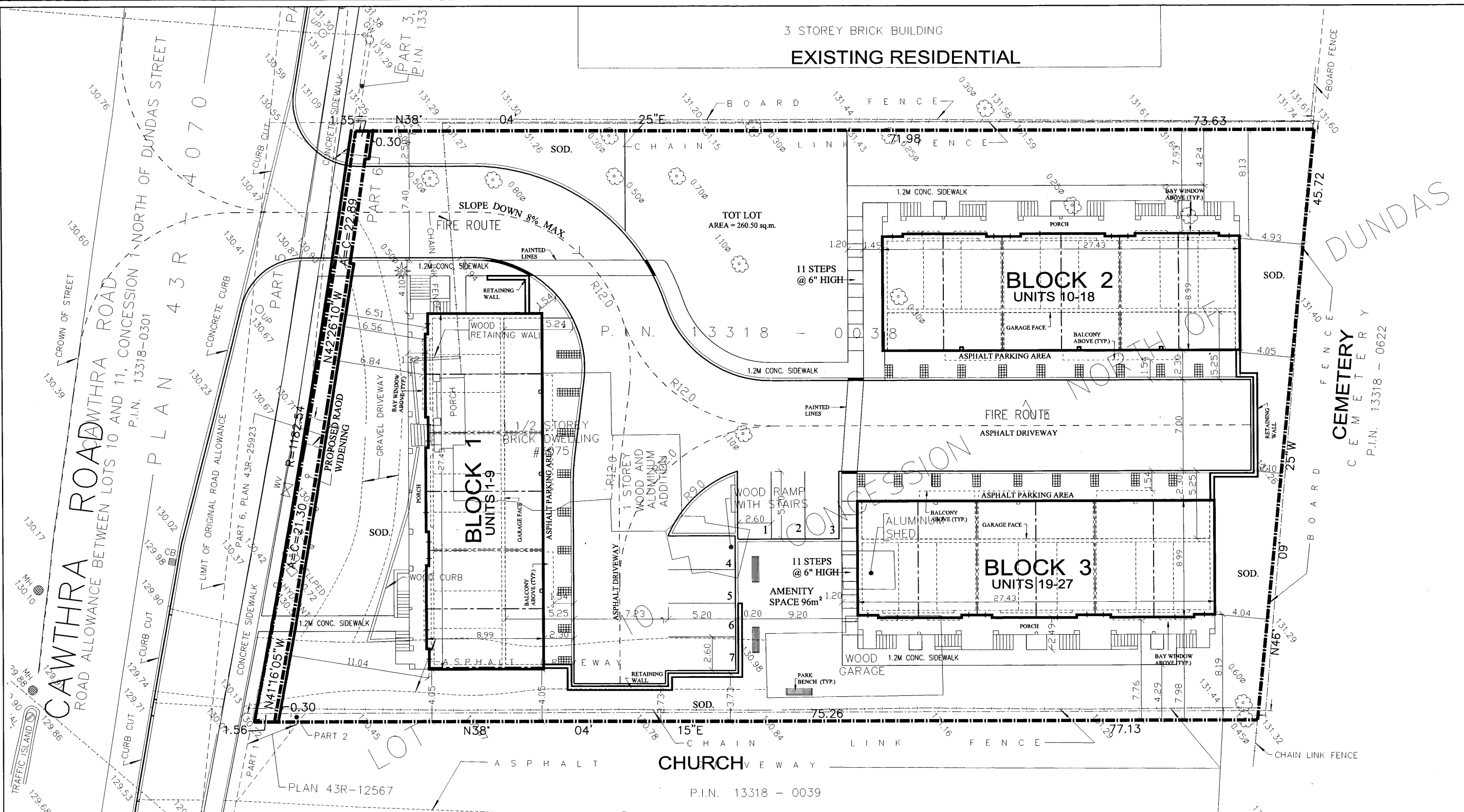
DRAWN BY:

B. KRUGER

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-2



Date	Ref.	Description
10.07.10	S.P.	Added Amenity Area
08.03.10	FP	Revised Road widening
01.05.10	S.P.	Revised As Per Client's Comments
11.02.09	S.P.	Revised As Per New Site Boundary
10.27.09	S.P.	Revised As Per Road Widening
07.31.09	S.P.	Preliminary Site Plan

Revisions	
Drawn	S.P.
Date	09-16-2009
Checked	
Approved	
Printed	
CAD File	

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents.

Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies are to be reported to the Architect prior to the commencement of the work.

Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty.

Do not scale drawings.

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& pattison
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SP

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LTD.

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TEL: 905-566-1357
FAX: 905-566-1805

Proposed
Terraced Villa
Condominium
Development

3075 CAWTHRA ROAD
CITY OF MISSISSAUGA
ONTARIO

SKETCH SHOWING ELEVATION:
PART OF LOT 10, CONCESSION 1
NORTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORC
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF P

Sheet Title SITE PLAN
Scale 1:500
Sheet Number 08-246-SITE PLAN

SITE STATISTICS		PARKING		AMENITY AREA	
GROSS SITE AREA - 3422.10 sq.m. / 0.846 Acres / 0.342 Ha.		RESIDENTIAL PARKING REQUIRED		AMENITY AREA REQUIRED	
ROAD WIDENING - 65.78 sq.m. / 0.016 Acres / 0.006 Ha.		2.00 x 27 units 54		10% OF THE SITE AREA 335.63 sq.m.	
NET SITE AREA - 3356.32 sq.m. / 0.829 Acres / 0.336 Ha.		VISITOR PARKING REQUIRED		AMENITY AREA PROVIDED 356.50 sq.m.	
NUMBER OF UNITS		.25 x 27 units 6.75		AMENITY AREA REQUIRED 50% IN ONE CONTIGUOUS AREA	
2 BEDROOM UNITS 18		TOTAL PARKING REQUIRED 60.75		335.63 X .5 167.82 sq.m.	
1 BEDROOM UNITS 09		PARKING PROVIDED		AMENITY AREA PROVIDED 260.50 sq.m.	
TOTAL UNITS 27		UNIT 1-27			
DENSITY 84.357 UPH		1 space/unit on driveway 27			
GROSS FLOOR AREA 2244.96 sq.m.		1 space/unit in attached garage 27			
F.S.I. 0.702		VISITOR PARKING PROVIDED 07			
BUILDING COVERAGE 958.07 sq. m. 28.54%		TOTAL PARKING PROVIDED 61			
LANDSCAPED OPEN SPACE 1440.06 sq. m. 42.91%					
ROADS, PARKING, AND DRIVEWAYS 958.19 sq. m. 28.55%					



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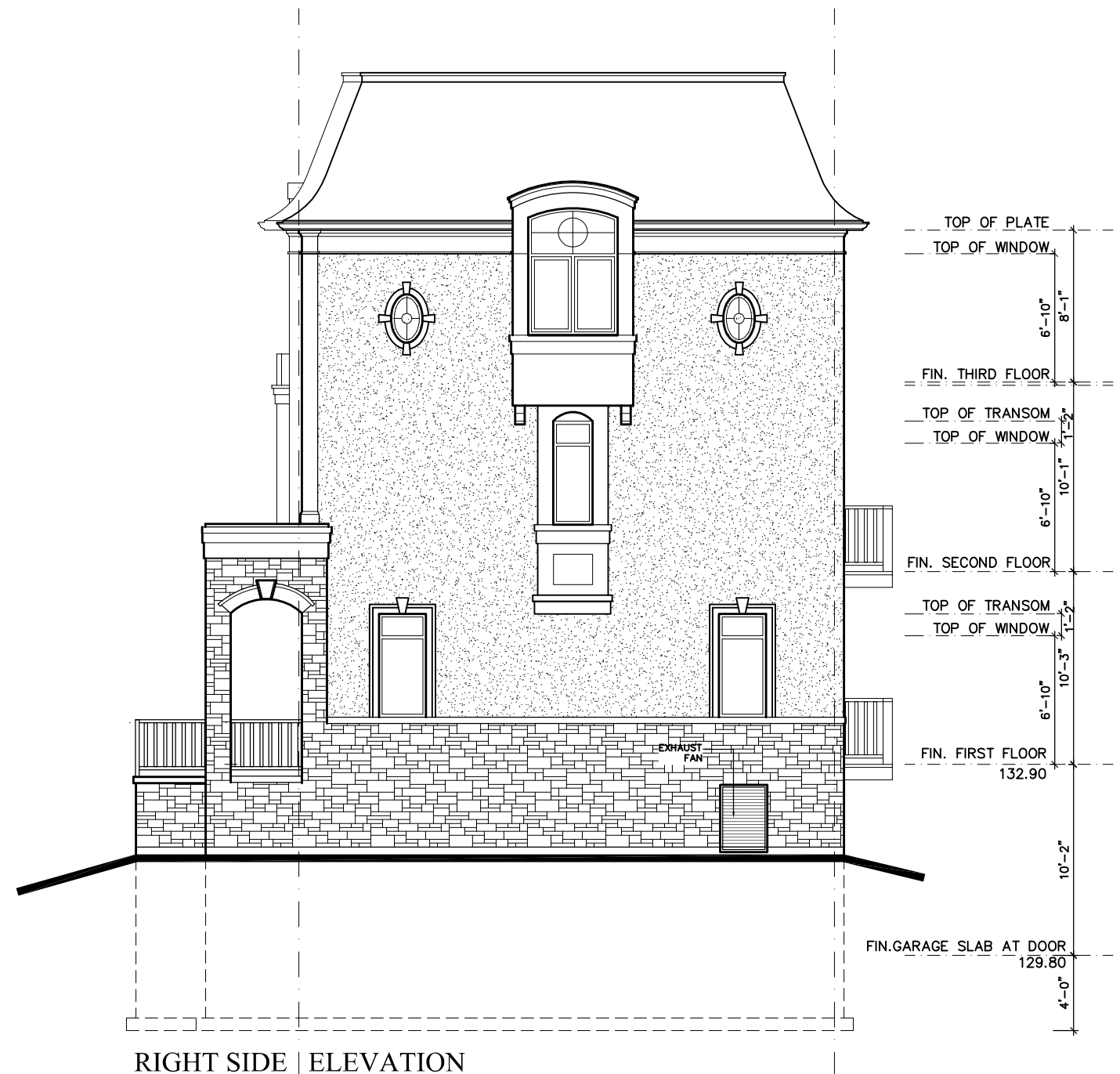
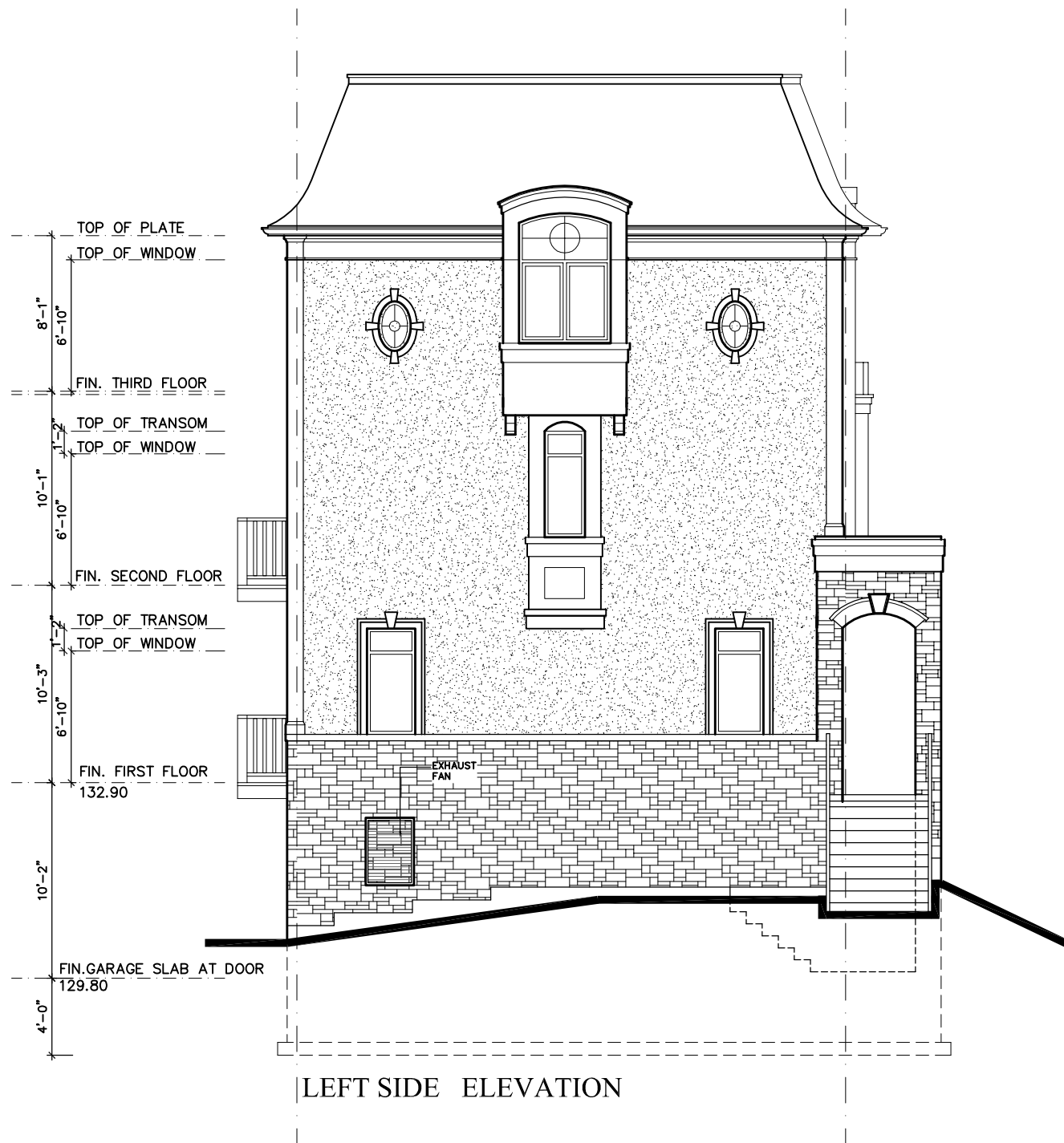
BLOCK 1

SERENA HOMES LTD.
4216 CAWTHRA ROAD MISSISSAUGA ONTARIO
3075 CAWTHRA ROAD
TERRACED VILLA CONDOMINIUM DEVELOPMENT

08-946

1/8=1'0"

SEPT. 17 2010



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BLOCK 2

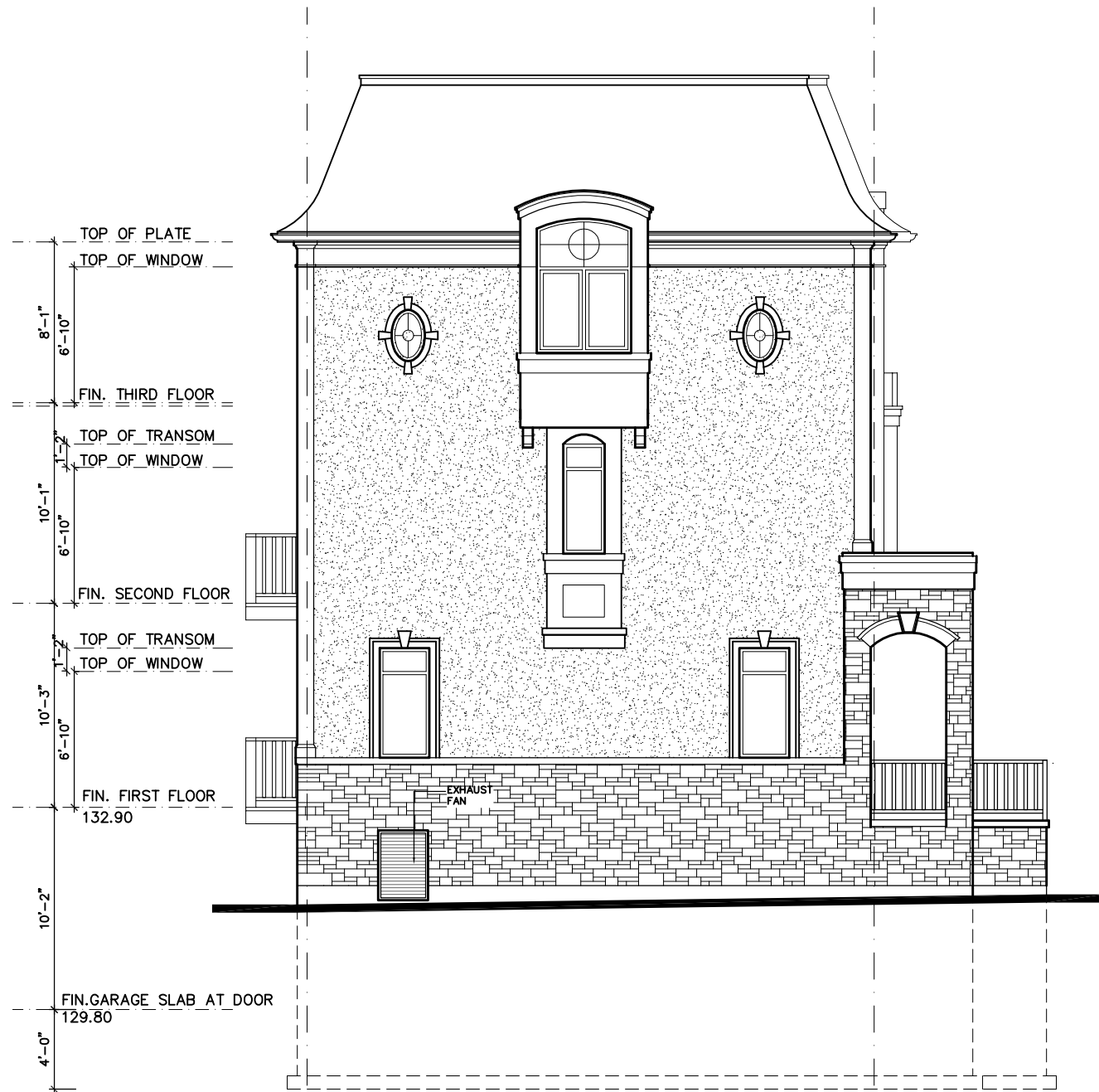
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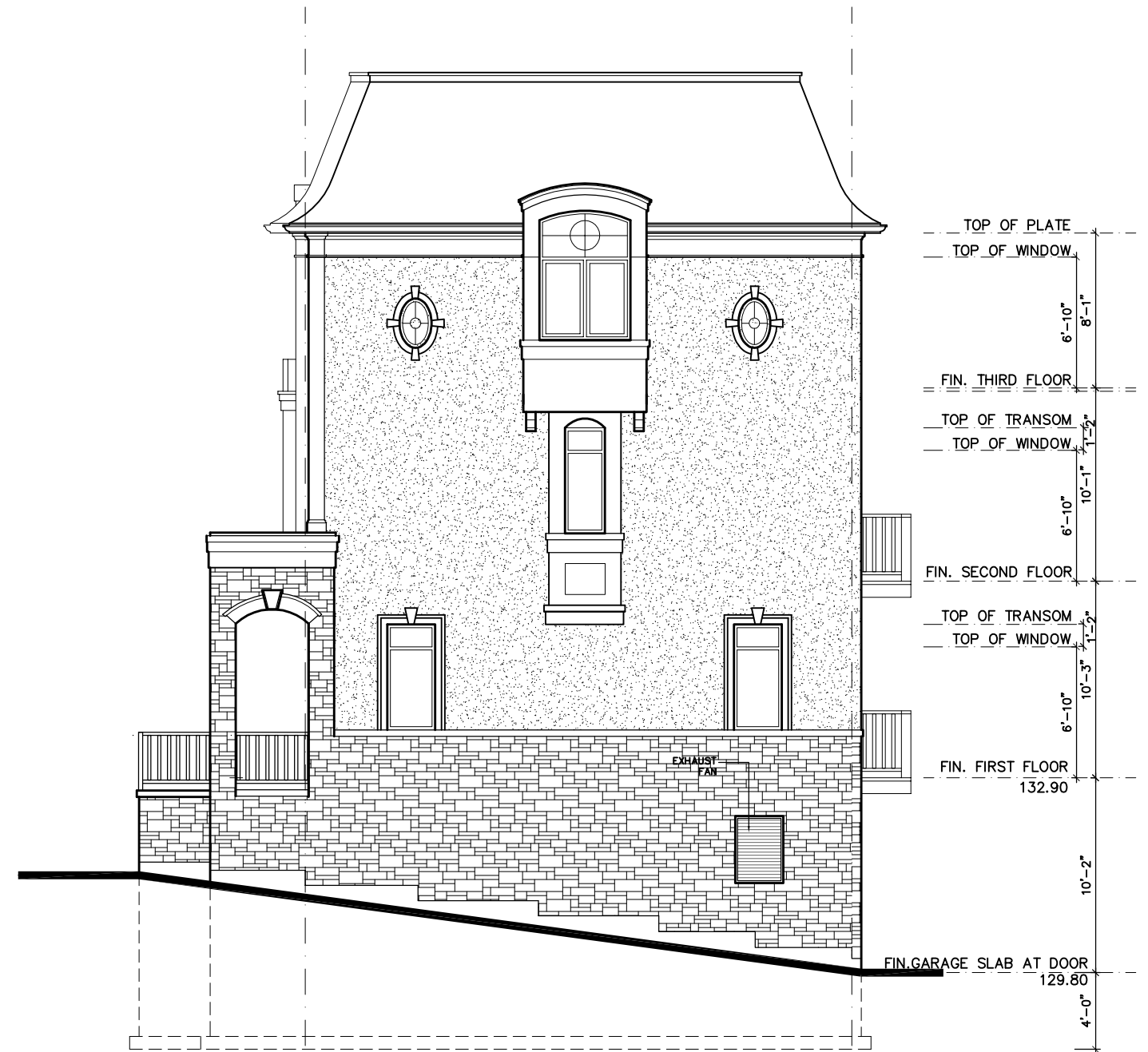
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SEPT. 17 2010

APPENDIX I-6d



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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1/8=1'0"

SEPT. 17 2010

Serena Homes Ltd.

File: OZ 10/001 W3

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (August 24, 2010)	<p>An existing 350mm (13.8 in.) diameter water main is located on Cawthra Road.</p> <p>An existing 300mm (11.8 in.) diameter sanitary sewer is located on Cawthra Road.</p> <p>Prior to the Supplementary Report, the following items must be addressed:</p> <p>Submission of a revised Functional Servicing Report and Stormwater Management Report is required.</p> <p>The proposed full moves access on Cawthra Road does not comply with the Region's Controlled Access By-law 59-77, as amended for intersection spacing, which states a minimum spacing of 300 m to 400 m (984 to 1,312 ft). Furthermore, we have reviewed the queuing on Cawthra Road based on the traffic volumes developed in the study. Under the existing and future traffic conditions the proposed full moves access on Cawthra Road will negatively compromise the capacity, safety and operation of the road section. Taking into consideration the close proximity of the proposed full moves access to the intersections of Cawthra Road at Silver Creek Boulevard and Dundas Ramp, the Region will not support a permanent full moves access on Cawthra Road at this location.</p> <p>The Region is in support of one right in/right out access on Cawthra Road located at the southern limit of the property as a mutual access with the property to the south. The Traffic Engineering section requests the developer to pursue cross (reciprocal) easement with the property immediately to the south for the purpose of internal circulation, future</p>

Serena Homes Ltd.

File: OZ 10/001 W3

Agency / Comment Date	Comment
	<p>connectivity and alternate mutual access to Cawthra Road across from the Dundas Ramp intersection. As such, the Region will require copies of agreeing documents to the above proposal for the final approval of this access.</p> <p>In the instance that the above proposal does not materialize, the Region will permit a right in/right out access at the northerly limit of the property. The requested access can be utilized in the interim as a full moves access until such time as the Region determines that the full moves access has traffic safety and/or capacity concerns, or the Region at its own discretion, will restrict the access to right in/right out only. An Access Agreement registered on title of property including all Purchase, Sale and Lease Agreements is required, reflecting the aforementioned restriction, in order to ensure the capacity and safety along Cawthra Road can be monitored and maintained at all times by the Region. The Access Agreement will include but not limited to the following:</p> <ol style="list-style-type: none"> 1) That the property owner agrees that in the event that the centre median is constructed or as a result of ongoing monitoring determined by the Region that the full moves access has traffic safety and/or capacity concerns, the Region at its own discretion, will restrict the access to right in/right out only; 2) That the property owner agrees to pay securities (Letter of Credit) based on 100% of the approved estimated cost of municipal works to be retained by the Region of Peel; and 3) That the property owner agrees that any violations of the above noted conditions will result in the Region of Peel exercising the right to physically restrict the access to right in/right out only, at 100% cost to the property owner.

Serena Homes Ltd.

File: OZ 10/001 W3

Agency / Comment Date	Comment
	<p>The Region also noted the following:</p> <p>Through the site plan process they will require the gratuitous dedication of the following property in accordance with the Region's Official Plan Schedule F: Cawthra Road has a right of way designation of 40 m (131 ft.). We will require 20 m (65.6 ft.) from the centerline of the roadway. The Region will also require a 0.3 m (1 ft.) reserve along the frontage of Cawthra Road behind the property line, except at the approved access location. These lands are to be free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way. Reference plan(s) and transfer document(s) must be completed and registered on title prior to granting final approval; and a draft reference plan will be required for our review and comments prior to the plans being deposited. The Region has received the draft R-Plan showing the proposed widening for Cawthra Road and it is under review. Comments will be forthcoming.</p> <p>For collection of garbage, recyclable materials, household organics and yard waste from private lanes, apartments and or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services and an Application for Private Property Waste Collection Services must be completed prior to the commencement of collection. The developer will be responsible for collection and disposal of waste until 90 per cent occupancy of the development has been reached. The developer will be required to contact the Region of Peel, Waste Management Division to authorize commencement of collection. Waste Management staff will visit the site to confirm that the development has reached 90% occupancy. Upon confirmation of 90% occupancy and provided that there is safe access for the waste collection vehicle, Waste</p>

Serena Homes Ltd.

File: OZ 10/001 W3

Agency / Comment Date	Comment
	<p>Management staff will recommend that waste collection service commence.</p> <p>Curb side collection will be provided by the Region of Peel.</p> <p>The following will be required prior to commencement of road and access works within the Region's right of way:</p> <ul style="list-style-type: none"> - detailed engineering submission; - detailed cost estimate of the proposed road and access works; - Letter of Credit for the required road and access works on Cawthra Road; - 7% engineering and inspection fees based on the estimated cost of the municipal road works or \$1,500.00 minimum; - Proof of insurance, with the Region of Peel added to the certificate as additional insured, 5 million minimum of all contractors and/or subcontractors; - Completed application of Road Occupancy Permit and permit fee; - Completed Notice of Commencement; - All costs associated with the design and construction of road and access works will be 100% paid by the Owner; and, - Twenty (20) folded copies of approved engineering drawings for PUCC approval.
<p>Peel District School Board and the Dufferin-Peel Catholic District School Board (October 6, 2010 and October 7, 2010)</p>	<p>In comments, dated October 06, 2010 and October 7, 2010 respectively, 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>

Serena Homes Ltd.

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Agency / Comment Date	Comment
	<p>In addition, if approved, the Peel District School Board also require that the following clause be placed in the Development Agreement and in any agreement of purchase and sale for a period of five years from the date of registration of the agreement:</p> <p>"Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p> <p>If approved, the Dufferin-Peel Catholic District School Board also require that the applicant agree in the Development Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:</p> <p>(a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."</p> <p>(b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</p>

Serena Homes Ltd.

File: OZ 10/001 W3

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (October 4, 2010)	<p>In the event that the application is approved, the Community Services Department – Park Planning notes the following conditions:</p> <p>This Department notes that Cedarbrae Park (P-076) is located 300 m (984 ft.) from the subject site and contains two separate play areas and park pathways.</p> <p>Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P.13, as amended), and in accordance with the City's Policies and By-laws.</p>
City Community Services Department – Culture Division (February 22, 2010)	The subject property is adjacent to a cemetery and therefore the applicant was requested to provide a Heritage Impact Statement. The Heritage Impact Statement has been received and accepted, and there are no further heritage related concerns.
City Community Services Department – Forestry (April 1, 2010)	<p>A Tree Protection Zone is to be shown on the plan for each City tree to be preserved. The applicant is to ensure that no activity is proposed within the Tree Protection Zone that could impact the health of the tree.</p> <p>Solid wood hoarding that encompasses three sides of the Tree Protection Zone is to be installed and inspected to the satisfaction of the Urban Forestry section. The front portion of the tree will have framed hoarding installed for visibility purposes.</p> <p>Securities are required to ensure for tree protection.</p>
City Community Services Department – Fire and Emergency Services Division (March 3, 2010)	Fire has reviewed the rezoning application only from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.

Serena Homes Ltd.

File: OZ 10/001 W3

Agency / Comment Date	Comment
	<p>However, it is to be noted that the site is to be developed in conformance with the provision of bylaw 1036-81. The slope of the driveway is bordering on non-compliance. Further, access for responding emergency services is to be provided to the face of the building which contains the main entrance. Both internal blocks appear to depict access to the rear of the structure. The architect is to demonstrate how compliance with the bylaw is achieved.</p>
<p>City Transportation and Works Department (October 1, 2010)</p>	<p>In comments updated October 1, 2010 this department indicated concerns with respect to the storm water management proposal for the development. In the event of a severe storm exceeding the capacity of the storage pipe (on-site storm water management facility) and/or the blockage/failure of the on-site SWM techniques, this department must be satisfied that an acceptable overland flow route is to be implemented to ensure that risk of any flooding to the private internal roads and dwelling units is minimized.</p> <p>The Functional Servicing Report (FSR), Site Grading and Servicing plans submitted by the applicant's consulting engineer are to be revised to clearly illustrate the extent and depth of ponding that will occur internal to the site in the event of the failure or over-capacity of the SWM facility. The form and function of the overland flow route shall also be clearly defined and supported with the appropriate elevations and cross-sectional details. A driveway profile and other minor concerns are also to be addressed as noted in the detailed ASR comments.</p> <p>The applicant is also required to revise and update the Noise Report to address outstanding comments identified in the previous Transportation and Works ASR report dated April 5, 2010.</p>

Serena Homes Ltd.

File: OZ 10/001 W3

Agency / Comment Date	Comment
	<p>Detailed comments will be provided through the Supplementary Report, upon receipt and review of the applicant's response to the above noted items.</p> <p>A Traffic Impact Study dated January 2010 has been submitted and is currently under review.</p> <p>All matters pertaining to Cawthra Road shall be determined to the satisfaction of the Region of Peel as this road is under their jurisdiction.</p>
Mississauga Transit (April 6, 2010)	<p>This site is currently serviced by Mississauga Transit Route 8 along Cawthra Road.</p> <p>Convenient and accessible pedestrian linkages should be provided between the site, the existing sidewalk network, and Mississauga Transit service.</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: Bell Canada, Canada Post Corporation, Enersource Hydro Mississauga, and Rogers Cable.</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments: Development Services, Legal Services, Realty Services, Policy Division, Peel Regional Police, French District Catholic School Board, Conseil Scolaire de District Catholique Centre-Sud, Conseil Scolaire de District Centre-Sud-Ouest, and Trans-Northern Pipelines Inc..</p>

Serena Homes Ltd.

File: OZ 10/001 W3

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"> 3 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"> Dixie P.S. <ul style="list-style-type: none"> Enrolment: 366 Capacity: 493 Portables: 0 Tomken Road Sr. <ul style="list-style-type: none"> Enrolment: 826 Capacity: 961 Portables: 0 Applewood Heights S.S. <ul style="list-style-type: none"> Enrolment: 950 Capacity: 1,284 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Thomas More <ul style="list-style-type: none"> Enrolment: 597 Capacity: 590 Portables: 0 Philip Pocock S.S. <ul style="list-style-type: none"> Enrolment: 1,373 Capacity: 1,257 Portables: 5

Serena Homes Ltd.

File: OZ 10/001 W3

Zoning Standards

	R3 Zone (Existing)	Proposed RM9 - Exception	RM9 Zone
Permitted Use	Detached Dwelling	No change from RM9 Zone	Horizontal Multiple Dwelling with more than 6 dwelling units
Min. Lot Area	550 m ² (5,920 sq.ft.)	No change from RM9 Zone	n/a
Min. Lot Frontage	15 m (49.2 ft.)	No change from RM9 Zone	30 m (98.4 ft.)
Max. Lot Coverage	35%	No change from RM9 Zone	n/a
Floor Space Index	n/a	No change from RM9 Zone	0.4 to 0.9
Max. Height	10.7 m (35 ft.)	No change from RM9 Zone	13 m (42.6 ft.) – flat roof 15 m (49.2 ft.) – sloped roof
Min. Front Yard	7.5 m (24.6 ft.)	6.5 m (21.3 ft.)	7.5 m (24.6 ft.)
Min. Interior Side Yard	1.2 m (3.9 ft.) plus 0.61 m (2 ft.) for each additional storey	4 m (13.1 ft.)	10 m (32.8 ft.)
Min. Rear Yard	7.5 m (24.6 ft.)	4 m (13.1 ft.)	7.5 m (24.6 ft.)
Max. Porch Encroachment, inclusive of stairs, into a required yard	n/a	2.5 m (8.2 ft.)	1.8 m (5.9 ft.)
Min. Setback from a front garage face to an internal road	n/a	5.2 m (17 ft.)	6 m (19.7 ft.)
Min. Setback of a Horizontal Multiple Dwelling to an internal road	n/a	1.5 m (4.9 ft.)	4.5 m (14.7 ft.)
Min. Setback between a habitable wall of a Horizontal Multiple Dwelling and a visitor parking space	n/a	1.2 m (3.9 ft.)	4.5 m (14.7 ft.)
Min. Setback of a Horizontal Multiple Dwelling to a sidewalk	n/a	0 m (0 ft.)	4.5 m (14.7 ft.)
Min. Setback from a porch or deck, inclusive of stairs, to an internal road or sidewalk	n/a	0 m (0 ft.)	2.9 m (9.5 ft.)
Min. Setback from a rear wall of a Horizontal Multiple Dwelling to an internal walkway	n/a	0 m (0 ft.)	7.5 m (24.6 ft.)
Min. Setback from a side wall of a Horizontal Multiple Dwelling to an internal walkway	n/a	0 m (0 ft.)	1.5 m (4.9 ft.)
Min. Setback from a side wall of a Horizontal Multiple Dwelling to an internal road	n/a	1.5 m (4.9 ft.)	4.5 m (14.7 ft.)
Max. number of Horizontal Multiple Dwelling Units	n/a	27	n/a
Min. Landscaped Area	n/a	No change from RM9 Zone	40 %

Serena Homes Ltd.**File: OZ 10/001 W3**

Min. Amenity Area	n/a	No change from RM9 Zone	335.6 m2 (3,612 sq.ft.) (greater of 5.6 m2 per unit or 10% of the site area – min. of 50% of which must be provided in one contiguous area)
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GENERAL CONTEXT MAP	OZ 10001 W3	APPENDIX I-10
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GENERAL CONTEXT MAP	OZ 10001 W3	APPENDIX I-10
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GENERAL CONTEXT MAP	OZ 10001 W3	APPENDIX I-10
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