



# Corporate Report

**PDC** OCT 15 2012

Clerk's Files

Originator's  
Files OZ 12/004 W6

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**DATE:** September 25, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 15, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit 6 semi-detached dwellings and**  
**64 semi-detached dwellings on a CEC-private road**  
**5660 Heatherleigh Avenue**  
**West side of Heatherleigh Avenue,**  
**south of Matheson Boulevard West**  
**Owner: Summit Heatherleigh Inc.**  
**Applicant: James Lethbridge Planning Inc.**  
**Bill 51**

**Public Meeting** **Ward 6**

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**RECOMMENDATION:** That the Report dated August 31, 2012, from the Commissioner of Planning and Building regarding the application to amend the Zoning from "RM2-26" (Semi-Detached Dwellings) to "RM3 - Exception" (Semi-Detached Dwellings on a CEC - Private Road), to permit 6 semi-detached dwellings and 64 semi-detached dwellings on a CEC-private road under file OZ 12/004 W6, Summit Heatherleigh Inc., 5660 Heatherleigh Avenue, be received for information.

**REPORT  
HIGHLIGHTS:**

- A rezoning application has been made to permit 70 semi-detached dwellings: 64 of which front onto a CEC-private road and 6 of which front onto Heatherleigh Avenue;
- Community concerns relate to traffic, road safety, parking and the use of the property;
- Prior to the supplementary report, matters to be addressed

include: outstanding department and agency comments, urban design considerations and the submission and review of supporting information and studies.

**BACKGROUND:**

The application has been circulated for technical comments and a community meeting has been held.

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

**COMMENTS:**

The proposal is to permit the construction of 6 semi-detached dwellings fronting onto Heatherleigh Avenue and 64 semi-detached dwellings fronting onto a CEC-private road.

<b>Development Proposal</b>	
Application submitted:	March 30, 2012
Application deemed complete:	April 9, 2012
Application Amended:	July 27, 2012 August 16, 2012 August 23, 2012
Height:	2 storey
Lot Coverage:	31.3%
Landscaped Area:	47.3%
Net Density:	33.8 units/ha 14.68 units/acre
Gross Floor Area:	13 391 m <sup>2</sup> (144,144 sq. ft.)
Number of units:	70 semi-detached dwelling units
Anticipated Population:	234 people *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.

<b>Development Proposal</b>	
Parking Required:	140 residential parking spaces 18 visitor parking spaces
Parking Provided:	140 residential parking spaces 20 visitor parking spaces
Supporting Documents:	Concept Plan Context Plan Draft Reference Plan Planning Justification Report Environmental Noise Study Municipal Serviceability Report Building Elevations and Floor Plans Phase 1 Environmental Site Assessment Green Features Draft Zoning By-law exception schedule

<b>Site Characteristics</b>	
Frontage onto Heatherleigh:	127.84 m (419.4 ft.)
Depth:	± 156 m (±512 ft.) to ± 201 m (±659 ft.)
Gross Lot Area:	2.07 ha (5.11 ac.)
Existing Use:	Vacant land

### Neighbourhood Context

The subject property is located in a low-density residential area characterized by single-detached and semi-detached dwellings. Highland View Park is located to the north of the property. The site was acquired by the Peel District School Board in the event that an additional school site was needed in this neighbourhood. As this site is not needed by the Board, the applicant is proposing to develop the parcel with semi-detached dwellings. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Highland View Park

East: Across Heatherleigh Avenue: detached and semi-detached dwellings

South: Semi-detached dwellings

West: Mississauga Carmel Mandarin Alliance Church

**Current Mississauga Plan Designation and Policies for the East Credit District (May 5, 2003)**

**"Residential - Low Density II"** which permits detached, semi-detached and street townhouse dwellings, within a density range of 18-30 units per net residential hectare (7-12 units per net residential acre). No official plan amendments are proposed.

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

**Urban Design Policies**

Section 3.18.2.4 - Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

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.

**Residential Policies**

Section 2.4, Section 3.13.5 - Mississauga Plan promotes compatible residential intensification through provision of a range of housing choices in terms of type, tenure and price. Innovative housing types and zoning standards are encouraged. Design issues related to built form, scale, massing, transition, setbacks, orientation of parking and the quantity and quality of open spaces, will be priorities in assessing the merits of residential development proposals.

**New Mississauga Official Plan**

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan.

Under the new Mississauga Official Plan, the subject lands are designated "**Residential Low Density II**". The proposed semi-detached dwellings conform with the land use designation contained in the new Mississauga Official Plan and associated policies.

### **Existing Zoning**

"**RM2-26**" (**Semi-Detached Dwellings**), which permits detached and semi-detached dwellings with a minimum interior lot frontage of 6.8 m (22.3 ft.), a minimum corner lot frontage of 9.8 m (32.1 ft.) and a maximum lot coverage of 45%.

### **Proposed Zoning By-law Amendment**

"**RM3 - Exception**" (**Semi-Detached Dwellings on a Common Element Condominium - Private Road**), to permit 6 semi-detached dwellings and 64 semi-detached dwellings on a CEC-private road.

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

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Lot Coverage	45%	52%
Minimum Interior Lot Frontage	6.8 m (22.3 ft.)	6.3 m (20.6 ft.)
Minimum Corner Lot Frontage	9.8 m (32.1 ft.)	9.3 m (30.5 ft.)

### **COMMUNITY ISSUES**

A community meeting was held by Ward 6 Councillor, Ron Starr on June 27, 2012.

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

- road safety and the possibility of increased traffic on Heatherleigh Avenue;

- the provision of an adequate number of visitor parking spaces;
- the number of units proposed;
- residents of the surrounding subdivision were under the impression that a school was to be developed on the subject lands.

## **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:

- the resolution of urban design matters including addressing the details of noise walls and privacy fencing;
- the submission and review of a detailed grading and servicing plans, a Phase II Environmental Site Assessment and a Traffic Impact Assessment Memo;
- the submission and review of a revised Environmental Noise Study to reflect the revised concept plan.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and servicing matters 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 East Credit 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: General Context Map

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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Aiden Stanley, Development Planner*

**Summit Heatherleigh Inc.**

**File: OZ 12/004 W6**

### **Site History**

- December 12, 2001: The approved draft plan of subdivision under File T-98006 W6 (Grace Genovese) is registered, creating the subject block.
- May 5, 2003: East Credit District Policies of the Mississauga Plan approved by the Region of Peel, designating the subject lands "Residential - Low Density II" which permits semi-detached dwellings.
- July 15, 2006: A Site Plan Application is submitted by Peel District School Board under file SP 06/168 W6 to construct an elementary school.
- 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 "RM2-26" (Semi-Detached Dwellings).
- February 14, 2008: Site Plan Application 06/168 W6 is cancelled.





**LEGEND:**



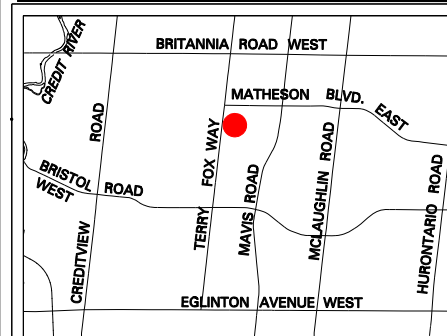
**SUBJECT LANDS**

**DATE OF AERIAL IMAGERY: SPRING 2012**



**SUBJECT:**

**SUMMIT HEATHERLEIGH INC.**



**FILE NO:**  
**OZ 12/004 W6**

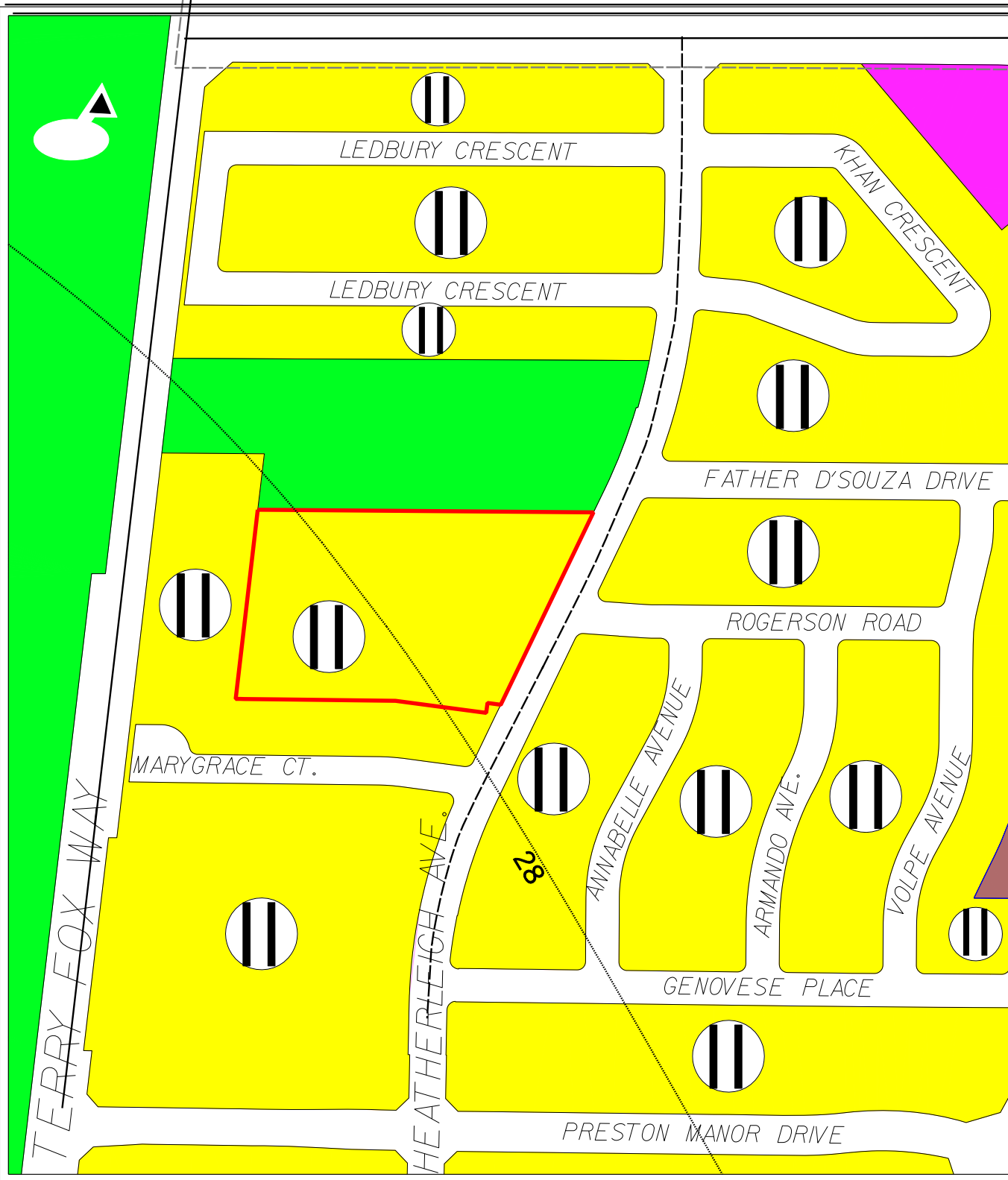
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**PDC DATE:**  
**2012/10/15**

**DRAWN BY:**  
**A.SHAH**

**APPENDIX I-2**



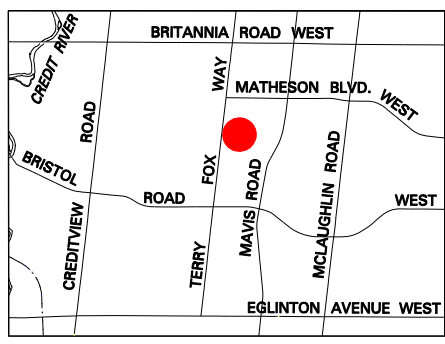
**PART OF EAST CREDIT DISTRICT LAND USE MAP  
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

- LAND USE DESIGNATIONS**
- Residential - Low Density I
  - Residential - Low Density II
  - Residential - Medium Density I
  - Residential - High Density I
  - General Retail Commercial
  - Convenience Retail Commercial
  - Motor Vehicle Commercial
  - Business Employment
  - Public Open Space
  - Private Open Space
  - Greenbelt
  - Parkway Belt West
- TRANSPORTATION LEGEND**
- Provincial Highway and Interchange
  - Arterial
  - Major Collector
  - Major Collector (Scenic Route)
  - Minor Collector
  - Local Road
  - Existing Commuter Rail
  - GO Transit Station
  - Bus Rapid Transit Corridor
  - Bus Rapid Transit Station
  - Major Transit Corridor
- Amendment No. 95 Appealed to the Ontario Municipal Board.  
Removing Eglinton Avenue as a Major Transit Corridor*

- LAND USE LEGEND**
- LBPIA Operating Area Boundary - See Aircraft Noise Policies
  - Lands Exempt From LBPIA Operating Area
  - Cem - Cemetery
  - Golf Course
  - Existing Stormwater Management Facility
  - 1996 NEP2000 NEF Composite Noise Contours
  - Planning District
  - Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**

**SUBJECT:**  
**SUMMIT HEATHERLEIGH INC.**



**FILE NO:**  
**OZ 12/004 W6**

**DWG. NO:**  
**12004L**

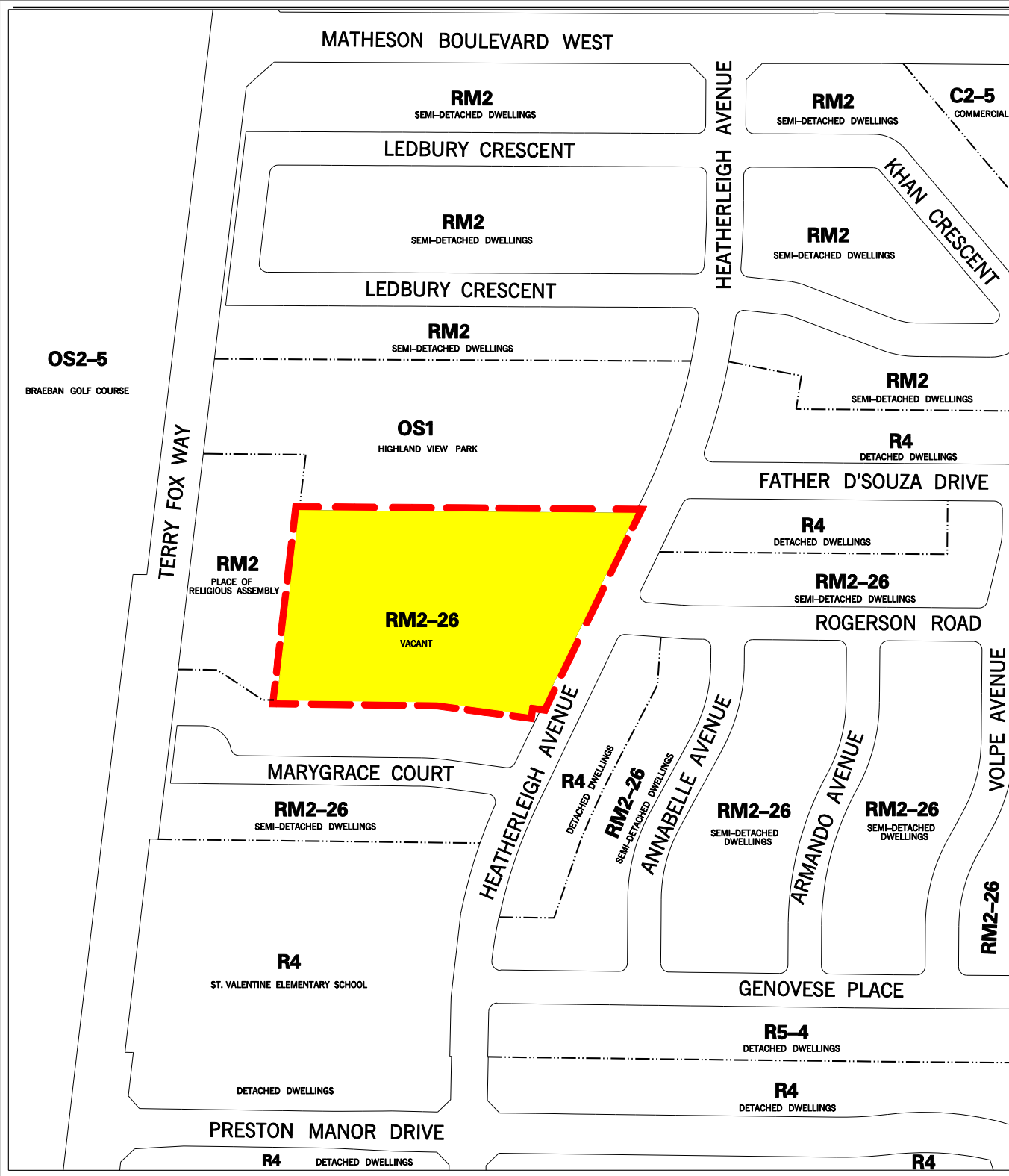
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**PDC DATE:**  
**2012/10/15**

**DRAWN BY:**  
**A.SHAH**

**APPENDIX 1-3**





**LEGEND:**



PROPOSED REZONING FROM "RM2-26" (SEMI-DETACHED DWELLINGS) TO "RM3-EXCEPTION" (SEMI-DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM-PRIVATE ROAD) TO PERMIT 6 SEMI-DETACHED DWELLINGS AND 64 SEMI-DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.

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



**SUBJECT:**  
**SUMMIT HEATHERLEIGH INC.**

		<b>FILE NO:</b> OZ 12/004 W6	
		<b>DWG. NO:</b> 12004R	
		<b>SCALE:</b> 1:3500	
		<b>PDC DATE:</b> 2012/10/15	
		<b>DRAWN BY:</b> A.SHAH	

APPENDIX I-4

CONCEPT PLAN



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWING NOT TO BE SCALED. FOR WOOD UNITS, STEEL UNITS AND DOOR DIMENSIONS SEE SPECIFICATION SHEET.

The undersigned has accepted full responsibility for this design, and will be the Consultant and ensure the Requirements set out in the Ontario Building Code to be a designer.

Consultant's Signature: \_\_\_\_\_  
 Required unless design is exempt under Rule 523.5.1 of the Ontario Building Code 96  
 DATE: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Required unless design is exempt under Rule 523.5.1 of the Ontario Building Code 96  
 Signature: \_\_\_\_\_  
 Required unless design is exempt under Rule 523.5.1 of the Ontario Building Code 96  
 DATE: \_\_\_\_\_



ELEVATION 'A'  
PROPOSED REAR UPGRADED ELEVATION



ELEVATION 'B'



ELEVATION 'A'  
PROPOSED FRONT ELEVATION



ELEVATION 'C'

ELEVATION 'D'

No.	Revision/Issue	Date
5.	FOR SITE PLAN APPROVAL	06/06/12
4.	FOR STRUCTURAL ENGINEER	06/06/12
3.	FOR TRUSSES & MECHANICAL	06/06/12
2.	FOR BROCHURES	06/06/12
1.	FOR PRELIMINARY APPROVAL	06/06/12

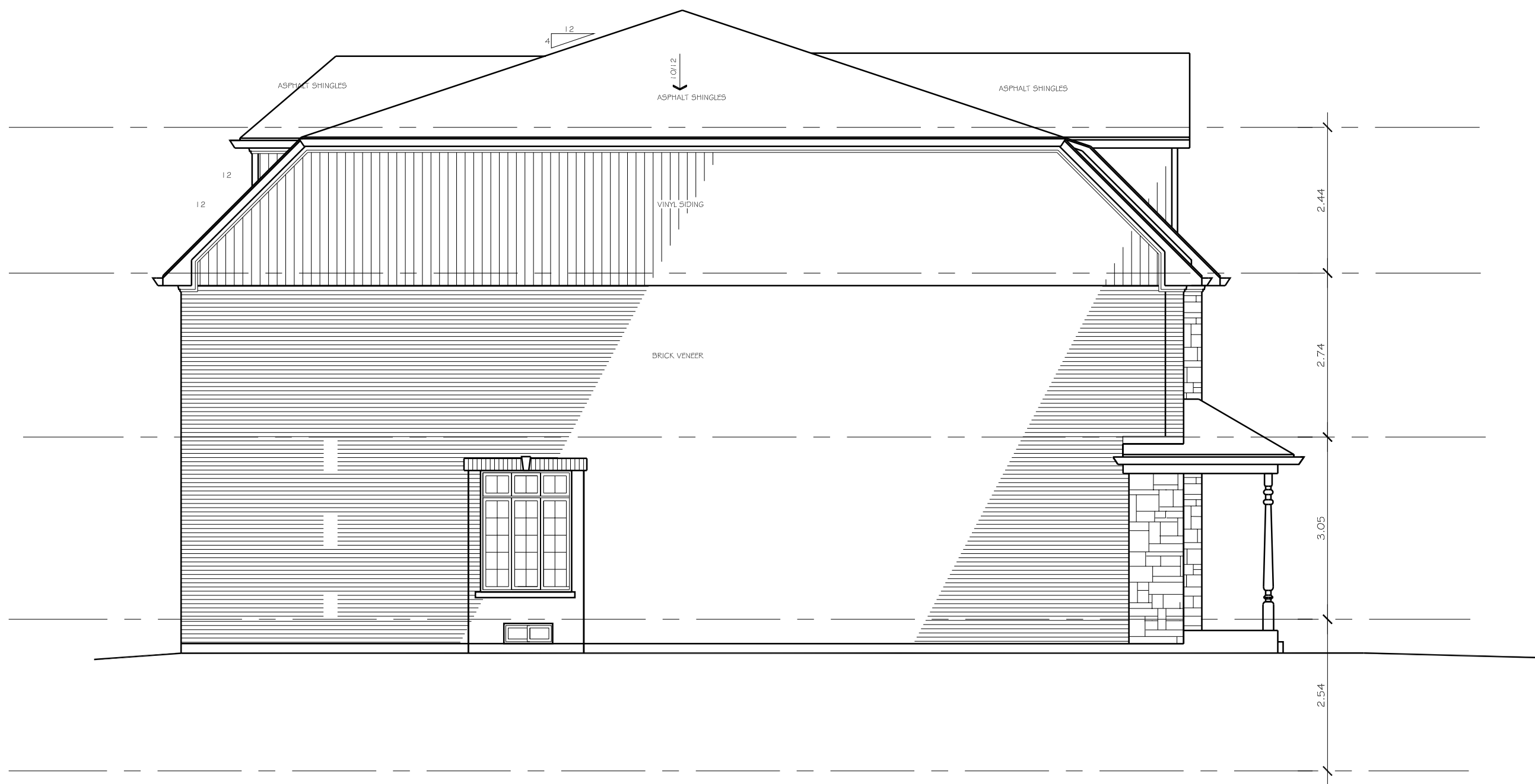
Structural Engineer:  
 For Name and Address:  
**Strudet Inc.**  
 Biljana MARCHENKO, P. Eng.  
 3402 Yonge St. Suite 304  
 Toronto, ON, M4N 2P7  
 Telephone 416 434-4372  
 Fax 416 434-4373

For Name and Address:  
**BHV CONSULTANTS**  
 20 Henderson Road  
 Toronto, Ontario L3T 6J2  
 Telephone (905) 462-9700  
 Fax (905) 462-9700

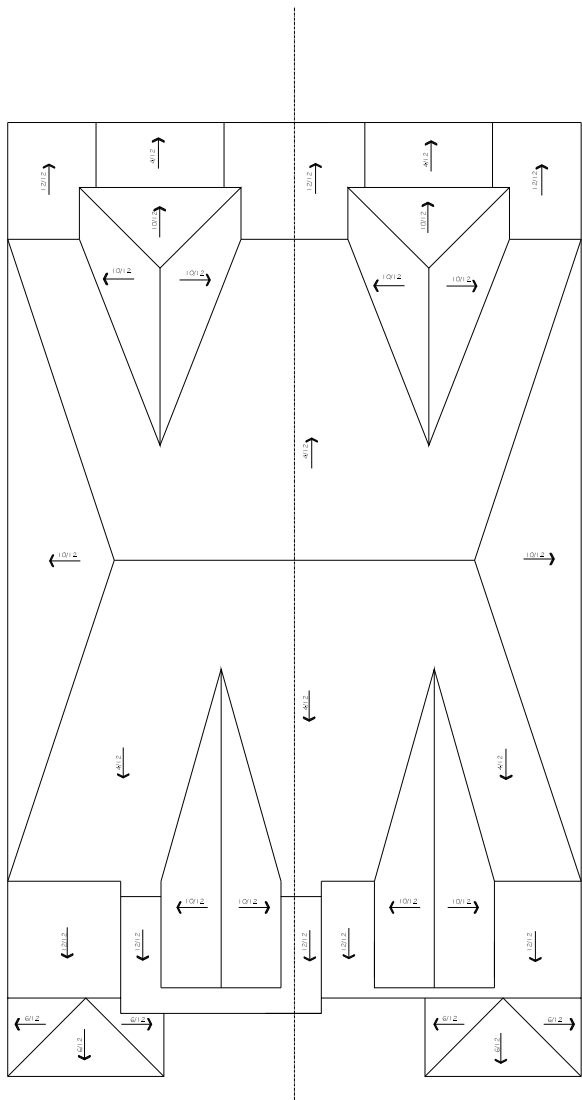
Project Name and Address:  
**HOUSE FOR  
 SUMMIT VIEW HOMES  
 SUMMIT HEATHERLEIGH**  
 HEATHERLEIGH AVENUE  
 MISSISSAUGA, ONT

**BUCKINGHAM**

Project	22001	Sheet	A-5
Date	MARCH 2012		
Scale	1:75		



ELEVATION "A" & "B" (REV)  
PROPOSED SIDE ELEVATION  
SCALE: 1:75



ROOF PLAN  
SCALE: 1:150

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWING NOT TO BE SCALED. FOR WOOD UNITS, STEEL UNITS AND DOOR DIMENSIONS SEE SPECIFICATION SHEET.

The undersigned has reviewed & taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
Required unless design is exempt under Div.C 3.2.3.1. of the Ontario Building Code 06  
QUALIFICATION INFORMATION  
NAME: VLADIMIR BRKIC 25091 BCC #  
SIGNATURE: REGISTRATION INFORMATION  
Required unless design is exempt under Div.C 3.2.4.1. of the Ontario Building Code 06  
BHV CONSULTANTS 29462  
FIRM NAME: BHV CONSULTANTS BCC #



ELEVATION "A"  
PROPOSED FRONT ELEVATION  
SCALE: 1:75

ELEVATION "B"

ELEVATION "A&B"  
UPGRADED REAR ELEVATION  
SCALE: 1:75

4.	FOR SITE PLAN AGREEMENT	AUG/06/12
3.	FOR MECH. & TRUSSES	JAN/27/12
2.	FOR BROCHURES	MAY/30/12
1.	FOR PRELIMINARY APPROVAL	MAR/22/12
No.	Revision/Issue	Date

Structural Engineer:  
Firm Name and Address  
**Strudet Inc.**  
Biljana Marinkovic, P. Eng.  
3402 Yonge St. Suite 304  
Toronto, ON, M4N 2N7  
Telephone 647 436-4372  
Fax 647 436-4373

Designer:  
Firm Name and Address  
**BHV CONSULTANTS**  
39 Henricks Road  
Toronto, Ontario L3T 5J2  
Telephone (905) 482-5999  
Fax (905) 482-5509

Project Name and Address  
**HOUSE FOR SUMMIT VIEW HOMES**  
**SUMMIT HEATHERLEIGH**  
HEATHERLEIGH AVENUE  
MISSISSAUGA, ONT

**GRAYDON ELEV'N**

Project	22001	Sheet	
Date	MARCH 2012	A-3	
Scale	AS SHOWN		



UPGRADED REAR ELEVATION "A" & "B"

UPGRADED REAR ELEVATION "C" & "D"



ELEVATION "A"  
PROPOSED FRONT ELEVATION "A" & "B"

ELEVATION "B"

ELEVATION "C"  
PROPOSED FRONT ELEVATION "C" & "D"

ELEVATION "D"

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWING NOT TO BE SCALED. FOR WOOD LITELS, STEEL LITELS AND DOOR DIMENSIONS SEE SPECIFICATION SHEET.

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a designer.  
Required unless design is exempt under Div. 3.2.5.1. of the Ontario Building Code 95  
QUALIFICATION INFORMATION  
NAME: VLADIMIR BRKIC  
BCR # 25991  
SIGNATURE: [Signature]  
REGISTRATION INFORMATION  
Required unless design is exempt under Div. 3.2.4.1. of the Ontario Building Code 95  
FIRM NAME: BHV CONSULTANTS  
BCR # 25992

4.	FOR SITE PLAN AGREEMENT	DEC/06/12
3.	FOR MECH. & TRUSSES	JUN/17/12
2.	FOR BROCHURES	MAY/30/12
1.	FOR PRELIMINARY APPROVAL	MAR/22/12
No.	Revision/Issue	Date

Structural Engineer:  
Firm Name and Address  
**Strudet Inc.**  
Biljana Marinkovic, P. Eng.  
3402 Yonge St, Suite 304  
Toronto, ON, M4N 2N9  
Telephone 647 436-4372  
Fax 647 436-4373

Designer:  
Firm Name and Address  
**BHV CONSULTANTS**  
39 Herricks Road  
Toronto, Ontario  
Telephone (905) 482-9799  
Fax (905) 482-9799

Project Name and Address  
**HOUSE FOR SUMMIT VIEW HOMES**  
**SUMMIT HEATHERLEIGH**  
HEATHERLEIGH AVENUE  
MISSISSAUGA, ONT

**OXFORD**  
Project 22001  
Date MARCH 2012  
Scale 1:75  
Sheet A-5 of 1

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWING NOT TO BE SCALED. FOR WOOD LINTELS, STEEL LINTELS AND DOOR DIMENSIONS SEE SPECIFICATION SHEET.

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under OBC 3.2.5.1. of the Ontario Building Code 06

NAME: VLADIMIR BPRIC 25001 BCN #

SIGNATURE: REGENERATION INFORMATION  
Required unless design is exempt under OBC 3.2.4.1. of the Ontario Building Code 06

BY: CONSULTANTS 25002 BCN #

FIRM NAME: BCN #



ELEVATION "A"  
PROPOSED REAR UPGRADED ELEVATION

ELEVATION "C"



ELEVATION "A"  
PROPOSED FRONT ELEVATION

ELEVATION "B"

ELEVATION "C"  
PROPOSED FRONT ELEVATION

ELEVATION "C" (REV)

4.	FOR SITE PLAN APPROVAL	AUG/09/12
3.	FOR TRUSSES & MECHANICAL	JAN/27/12
2.	FOR BROCHURES	MAY/30/12
1.	FOR PRELIMINARY APPROVAL	MAR/22/12
No.	Revision/Issue	Date

Structural Engineer:  
Firm Name and Address  
**Strudet Inc.**  
Biljana Marinkovic, P. Eng.  
3402 Yonge St. Suite 304  
Toronto, ON, M4N 2N9  
Telephone 647 436-4372  
Fax 647 436-4373

Designer:  
Firm Name and Address  
**BHVCONSULTANTS**  
39 Henricks Road  
Toronto, Ontario  
Telephone (905) 482-9799  
Fax (905) 482-9509

Project Name and Address  
HOUSE FOR  
**SUMMIT VIEW HOMES**  
**SUMMIT HEATHERLEIGH**  
HEATHERLEIGH AVENUE  
MISSISSAUGA, ONT

**STRATFORD A&B**

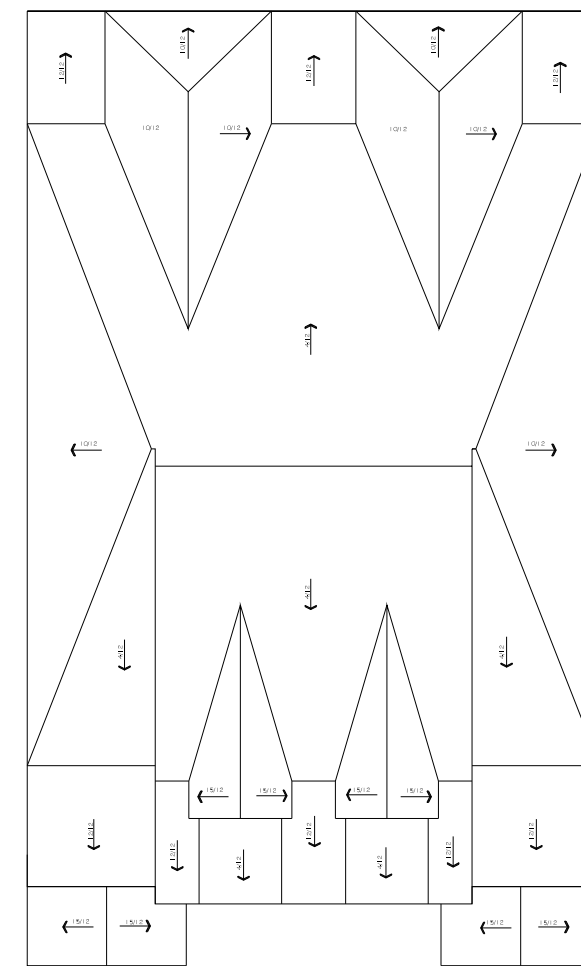
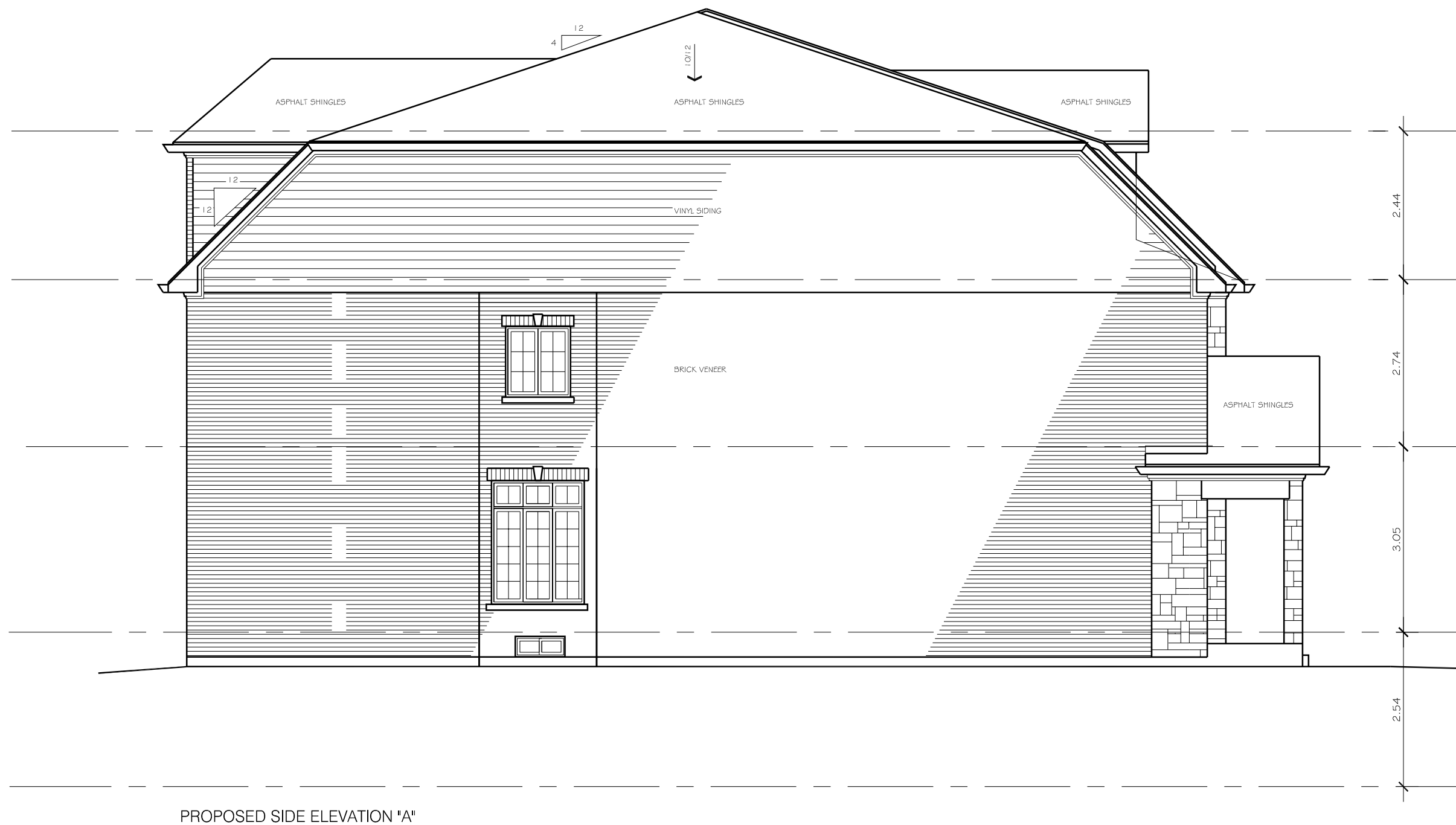
Project	22001	Sheet	A-4
Date	MARCH 2012		of
Scale	1:75		



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWING NOT TO BE SCALED. FOR WOOD LINTELS, STEEL LINTELS AND DOOR DIMENSIONS SEE SPECIFICATION SHEET.

The undersigned has reviewed & taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
Required unless design is exempt under Div.C 3.2.5.1. of the Ontario Building Code 06

QUALIFICATION INFORMATION	
NAME	VLADIMIR BIRKIC
BCIN #	22001
SIGNATURE	
Required unless design is exempt under Div.C 3.2.4.1. of the Ontario Building Code 06	
BHVC CONSULTANTS	
FIRM NAME	27462
BCIN #	



ROOF PLAN



ELEVATION "A"  
PROPOSED FRONT ELEVATION

ELEVATION "A" (REV)

ELEVATION "A"  
PROPOSED UPGRADED REAR ELEVATION

4.	FOR SITE PLAN AGREEMENT	AUG/06/12
3.	FOR MECH. & TRUSSES	JUN/27/12
2.	FOR BROCHURES	MAY/30/12
1.	FOR PRELIMINARY APPROVAL	MAY/22/12
No.	Revision/Issue	Date

Structural Engineer:  
Firm Name and Address  
**Strudet Inc.**  
Biljana Marinkovic, P. Eng.  
3402 Yonge St, Suite 304  
Toronto, ON, M4N 2N9  
Telephone (416) 436-4372  
Fax (416) 436-4373

Designer:  
Firm Name and Address  
**BHVC CONSULTANTS**  
39 Henriks Road  
Toronto, Ontario L3T 5J2  
Telephone (905) 482-9799  
Fax (905) 482-9059

Project Name and Address  
**HOUSE FOR SUMMIT VIEW HOMES**  
**SUMMIT HEATHERLEIGH**  
HEATHERLEIGH AVENUE  
MISSISSAUGA, ONT

**WESTMINSTER ELEV**

Project	22001	Sheet	A-3
Date	MARCH 2012	of	
Scale	AS SHOWN		

Summit Heatherleigh Inc.

File: OZ 12/004 W6

**Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Peel District School Board (August 8, 2012)	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by this application. Accordingly, the Board has requested that in the event that the application is approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a Bill 51 development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p>
Dufferin-Peel Catholic District School Board (August 21, 2012)	<p>In comments, dated August 21, 2012, the Dufferin-Peel Catholic District School Board responded that it is 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> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires that the following conditions be fulfilled prior to the final approval of the zoning by-law:</p>

Summit Heatherleigh Inc.

File: OZ 12/004 W6

Agency / Comment Date	Comment
	<p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p> <p>In addition, if approved, warning clauses are to be included in agreements of purchase and sale, and notice signs be erected on site advising of the possibility that students may have to be accommodated in temporary facilities or bused to schools.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (May 17, 2012)</p>	<p>In comments dated May 17, 2012, this Department notes that Highland View Park (P-432) is adjacent to the subject property and includes a play site, a senior soccer field, parking lot and a pathway. Should this application be approved, fencing, protective hoarding, and associated securities for the existing adjacent parkland will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent parkland.</p> <p>Further, 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 City's Policies and By-laws.</p>
<p>City Transportation and Works Department (August 31, 2012)</p>	<p>In comments dated August 31, 2012, this department confirmed receipt of a Site Plan, Municipal Serviceability Report, an Environmental Noise Study, and a Phase 1 Environmental Site Assessment.</p> <p>Prior to the Supplementary Meeting, the applicant has been requested to provide detailed grading and servicing plans, Phase II Environmental Site Assessment and an Addendum to</p>

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	<p>the Environmental Noise Study.</p> <p>In addition, the applicant has been requested to submit a Traffic Impact Assessment Memo to identify any traffic impact by the proposed development on the intersection of Heatherleigh Avenue, Rogerson Road and the proposed site access.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting, pending receipt and review of the foregoing.</p>
<p>Greater Toronto Airport Authority (May 11, 2012)</p>	<p>The subject property lies within both the 25-28 and 28-30 NEF/NEP of the composite contour map for Toronto Pearson International Airport, and outside of the Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated into the building components to the satisfaction of the City of Mississauga.</p>
<p>Canada Post Corporation (July 3, 2012)</p>	<p>As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions:</p> <ul style="list-style-type: none"> <li>• The owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.</li> <li>• The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.</li> <li>• The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.</li> </ul>

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Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Fire and Emergency Services Division  Bell Canada  Credit Valley Hospital  Rogers Cable  Enersource Hydro Mississauga  Hydro One</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Region of Peel  City Realty Services  Conseil Scolaire de District Catholique Centre-Sud  Conseil Scolaire de District Centre-Sud-Ouest</p>

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**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>17 Kindergarten to Grade 5</li> <li>9 Grade 6 to Grade 8</li> <li>12 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Whitehorn P.S. <ul style="list-style-type: none"> <li>Enrolment: 712</li> <li>Capacity: 650</li> <li>Portables: 1</li> </ul> </li> <li>Hazel McCallion Sr. <ul style="list-style-type: none"> <li>Enrolment: 767</li> <li>Capacity: 671</li> <li>Portables: 5</li> </ul> </li> <li>Rick Hansen S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,969</li> <li>Capacity: 1,725</li> <li>Portables: 6</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>11 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Valentine <ul style="list-style-type: none"> <li>Enrolment: 430</li> <li>Capacity: 627</li> <li>Portables: 0</li> </ul> </li> <li>St. Joseph <ul style="list-style-type: none"> <li>Enrolment: 1,699</li> <li>Capacity: 1,269</li> <li>Portables: 22</li> </ul> </li> </ul> </li> </ul>

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