



Corporate Report

Clerk's Files

Originator's
Files OZ 08/001 W9

PDC JUN 14 2010

DATE: May 25, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 14, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit an apartment building and townhouse dwellings, in
addition to the existing apartment building on the lands
6719 Glen Erin Drive
Block 208, Plan M-21
Northeast corner of Aquitaine Avenue and Glen Erin Drive
Owner: Blackrock Aquitaine Limited (formerly XMDC
Corporation)
Applicant: Fraser Milner Casgrain LLP
Bill 51

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - High Density I" to "Residential - High Density II - Special Site" and to change the Zoning of By-law 225-2007 from "RA4-1" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings), to permit an apartment building and townhouse dwellings, in addition to the existing apartment building on the lands, under file OZ 08/001 W9, Blackrock Aquitaine Limited (formerly XMDC Corporation), 6719 Glen Erin Drive, Block 208, Plan M-21, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and community meetings have been held.

The applications were originally submitted in December 2007 to allow for the construction of a 20 storey, 166 unit apartment building in conjunction with 34 townhouse units, at an FSI of 1.94. On December 2, 2008, the applicant filed an appeal with the Ontario Municipal Board, for failure of City Council to make a decision on the applications within the prescribed time frame as noted within the *Planning Act* (120 days for rezoning, 180 days for Official Plan Amendment). The applicant submitted a revised application on March 9, 2010.

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

COMMENTS:

The applications submitted are to intensify the use of an existing apartment site, which contains a 13 storey rental apartment. The applicant proposes to undertake the following works:

- The construction of a 14 storey tower at the southwest corner of the subject lands, abutting the intersection of Glen Erin Drive and Aquitaine Avenue. The building, to contain 140 standard condominium dwellings, would replace a portion of the existing above-grade parking garage.
- The construction of 34, three storey standard condominium townhouse dwellings, divided into 3 blocks, along the east and north perimeter of the lands;
- Property changes that include a new front yard drop-off/pick-up point on Aquitaine Avenue, underground parking with revised access points, revised visitor parking location, new playground facility, and deletion of the existing outdoor pool facility.

Additional details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 21, 2007 February 5, 2008 (deemed complete) March 8, 2010 (revised applications)

Development Proposal	
Building Height:	Existing Apartment: 13 storeys Proposed Apartment: 14 storeys Townhouses: 3 storeys
Building Coverage:	Existing: 22.6% Proposed: 31.9%
Floor Space Index:	Existing: 0.9 times the lot area Proposed: 1.75 times the lot area
Landscaped Area:	Existing: 57% Proposed: 49.1%
Net Density:	Existing: 99 units/ha (41 units/ac.) Proposed: 196 units/ha (80 units/ac.)
Existing Gross Floor Area:	Apartment: 16,305 m ² (175,505 sq. ft.)
Proposed Gross Floor Area:	Apartment: 12,412 m ² (133,606 sq. ft.) Townhouses: 4,134 m ² (44,500 sq. ft.) Total Proposed: 16,546 m ² (178,106 sq. ft.) Total Site: 32,851 m ² (353,617 sq. ft.)
Number of units:	Existing: 179 apartments Proposed: 140 apartments and 34 townhouses Total: 353
Anticipated Population:	Approx. Existing: 438 Approx. Proposed: 444 Approx. Total: 882 *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:	Existing: 195 spaces Proposed (approximate): 287 spaces Total: Approximately 482 spaces
Parking Provided:	Existing: 195 spaces Proposed: 258 spaces Total: 453 spaces
Supporting Documents:	- Planning Rationale - Functional Servicing Plan - Functional Servicing & Stormwater Management Reports

Development Proposal	
	<ul style="list-style-type: none"> - Traffic Impact Study - Shadow Study - Arborist Report

Site Characteristics	
Frontage:	Glen Erin Drive: 134 m (440 ft.) Aquitaine Avenue: 134 m (440 ft.)
Net Lot Area:	1.80 ha (4.4 ac.)
Existing Use:	13 storey apartment building with associated above grade two storey parking deck, and private amenity areas (swimming pool, landscape areas)

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

Neighbourhood Context

The subject property is located at the northeast corner of Glen Erin Drive and Aquitaine Avenue, within the Meadowvale community. Surrounding the subject lands are a mix of medium and high density land uses, while nearby is a major shopping facility (Meadowvale Village Town Centre) and parks, including the Meadowvale Community Centre. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Two storey townhouse dwellings
- East: Lake Aquitaine Trail leading to Maplewood Park, with two storey townhouses beyond
- South: Across Aquitaine Avenue, a 9 storey apartment building
- West: Across Glen Erin Drive, an 11 storey apartment building

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

"Residential - High Density I" which permits apartments at a Floor Space Index (FSI) of 0.5 to 1.0 times the lot area. The applications are not in conformity with the land use designation, as

the proposal is for a higher FSI permitted, and includes townhouses as a permitted use.

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

Residential Policies:

Mississauga Plan indicates that residential intensification, in the form of more compact development and higher densities in appropriate development areas, is encouraged subject to certain criteria. This criteria speaks to meeting the following: adequate engineering and community services; compatibility with surrounding land uses; and, development proposals addressing the scale and character of the existing residential area.

Residential Intensification (Interim Policies)

These policies (OPA no. 58) indicate that residential intensification is encouraged, subject to meeting the policies and intent of the Plan. The focus of intensification is to be directed to the Urban Growth Centre (UGC), which is centred on the downtown area and along portions of Hurontario Street. Intensification outside of the UGC will occur through the development of vacant or underutilized lands, in accordance with the intent of the Plan. Applications not in compliance with this requirement will generally be considered premature. Increases in density may be considered where the proposed development is compatible in built form and scale to the surrounding development, enhances the existing or planned community and is consistent with the intent of the Plan. Where there is no restriction on heights in the District Policies, any consideration to heights in excess of four storeys will only be considered where it can be demonstrated that an appropriate transition in heights that respects the surrounding context will be achieved.

Urban Design Policies:

Mississauga Plan indicates that design matters related to built form, scale, massing, orientation, parking, overshadowing, and the quality and quantity of open space will be priorities in assessing

the merits of residential development. The Plan provides for policies which speak to appropriate built form and scale, streetscape and context, and compatibility with the surrounding built form.

Nodes:

The subject lands are located adjacent to the Meadowvale Node, which encompasses the Meadowvale Town Centre. Lands immediately adjacent to or within a node should provide a transition between the higher density and height of development within the node and lower density and height of development in the surrounding area.

Meadowvale District Plan:

The District Policies note that infill development will recognize and enhance the scale and character of existing residential areas, and take advantage of the locational opportunities afforded by the Meadowvale Town Centre, the Community Centre, the open space system and transportation system. Residential high densities are encouraged in the vicinity of the Town Centre. Sites identified for infill must be compatible and consistent with the existing surrounding area. The Meadowvale Node should be strengthened by concentrating further commercial, residential, and community uses within it.

The District Policies also note that proposals for additional development on lands with existing apartment buildings, outside of the node, will be restricted to the uses permitted in the "Residential - Medium I" designation, up to the maximum density specified for the "Residential - High Density" designation. As a condition of development, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards.

Criteria for Site Specific Official Plan Amendments:

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 proposed land use is 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.

Proposed Official Plan Designation and Policies

The applicant is proposing to redesignate the lands to "Residential - High Density II - Special Site", to also permit townhouse dwellings, at a maximum site FSI of 1.75.

Existing Zoning

"RA4-1" (Apartment Dwellings), which permits apartment dwellings in addition to other uses including long-term care dwellings and retirement dwellings, at an FSI of 0.5 to 1.0. The maximum building height permitted is 18 storeys.

Proposed Zoning By-law Amendment

"RA4-Exception" (Apartment Dwellings), to permit apartment dwellings and townhouse dwellings, in accordance with the following standards:

	Required Zoning By-law Standard	Proposed Standard
Maximum FSI	0.5 to 1.0	1.75
Maximum No. Apt. Dwellings	No provision	319
Maximum Apt. Building Height	18 storeys	14 storeys
Minimum Setback Between Buildings	No provision	0.0 m

	Required Zoning By-law Standard	Proposed Standard
Maximum No. Townhouse Dwellings	No provision	34
Parking Space Standards (see above chart for parking totals, required and proposed)	-1.00 to 1.50 spaces per unit for rental building -1.00 to 1.75 spaces per unit for condo building -2.0 spaces per unit for townhouses -0.20 spaces per unit for visitor	-0.78 spaces per unit for existing building -1.20 spaces per unit for proposed building -1.50 spaces per unit for proposed townhouses -0.20 spaces per unit for visitor

Building setbacks and other standards are proposed to be in accordance with an Exception Schedule associated with the implementing by-law (see Appendix I-5)

COMMUNITY ISSUES

A community meeting was held by Ward 9 Councillor, Pat Saito, on June 10, 2008, followed by Focus Group meetings on September 10, 2008 and November 24, 2008. At the above meetings, it was the original proposal that was considered. The revised proposal was presented at a community meeting on May 4, 2010. The following is a summary of issues raised by the Community at the above-noted meetings:

- The proposal in regards to density, building height (both apartment and townhouses), design, scale and loss of green space is not in keeping with the character of the surrounding planned Meadowvale community;
- The project will result in additional traffic issues being experienced at the intersection of Glen Erin Drive and Aquitaine Avenue, where it was suggested a number of serious accidents have occurred in the past several years;

- Additional traffic will provide safety concerns for pedestrians looking to access nearby Meadowvale Town Centre;
- Safety issues in accessing the lands from Glen Erin Drive, in view of the increased traffic;
- The development will compound existing shadowing effects on adjacent townhouse dwellings and amenity areas;
- The adequacy of schools, parks and the nearby community centre to serve the new residents;
- Resident and visitor parking, along with building access, during any construction phase;
- Development will result in a general reduction in open space for the lands, replaced by buildings and parking;
- Concern that the existing building may be converted into a condominium, resulting in the loss of rental units for the area;
- Will the development have an impact from a wind perspective;
- Loss of views from the existing building;
- Impacts of construction phase on surrounding residential, in particular dust and construction traffic and storage;
- Orientation of townhouses facing parklands;
- Transition and fencing requirements from subject lands to adjacent townhouses and park.

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:

- Compatibility with and impact on surrounding stable neighbourhoods, in particular to the north and east;
- Resolution of outstanding traffic and access concerns;
- Review of pedestrian and vehicular connections, both internal and external to the site;
- Submission of a parking justification study in support of the parking shortfall projected for the development;

- Provision of on-site servicing including utilities and waste management, in particular during any construction phase;
- Consideration of any needed upgrades to the existing building and grounds, including landscaping and amenities;
- Urban design issues as it relates to building form, scale, massing and design, for both the apartment and townhouse components of the proposal;
- Submission of a tree permit application to understand the loss of vegetation;
- The identification of any sustainable green technology to be used in the proposed development.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to servicing and access, 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: Once all agency and City department comments have been received and after the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Meadowvale District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Proposed Elevations
- Appendix I-7 - Agency Comments

Appendix I-8 - School Accommodation
Appendix I-9 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

**Blackrock Acquitaine Limited
(formerly XMDC Corporation)**

File: OZ 08/001 W9

Site History

- 1981 - Construction commenced on the subject building, being a 13 storey apartment tower. The lands at the time were designated within the City's Official Plan as "Residential - Mixed Multiple and Apartments" which permitted various mixtures of multiple (i.e. townhouses) and apartment units on a site with a maximum density of 98.8 uph (40.0 upa). Occupation of the building took place in 1983.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Meadowvale District which designated the subject lands as "Residential - High 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 "RA4-1" (Apartment Dwellings).



LEGEND:

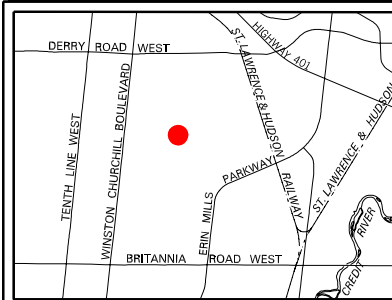


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



**SUBJECT: BLACKROCK ACQUITAINE LIMITED
(formerly XMDC DEVELOPMENT CORPORATION)**



FILE NO:
OZ 08001 W9
DWG. NO:
08001A
SCALE:
NTS
PDC DATE:
2010 06 14
DRAWN BY:
K. PROKOP

APPENDIX 1-2

MISSISSAUGA
Planning and Building

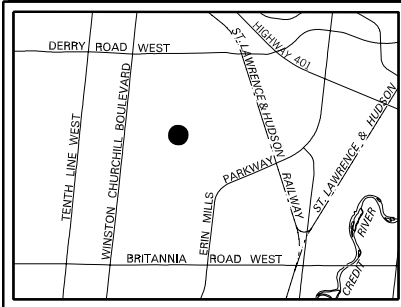
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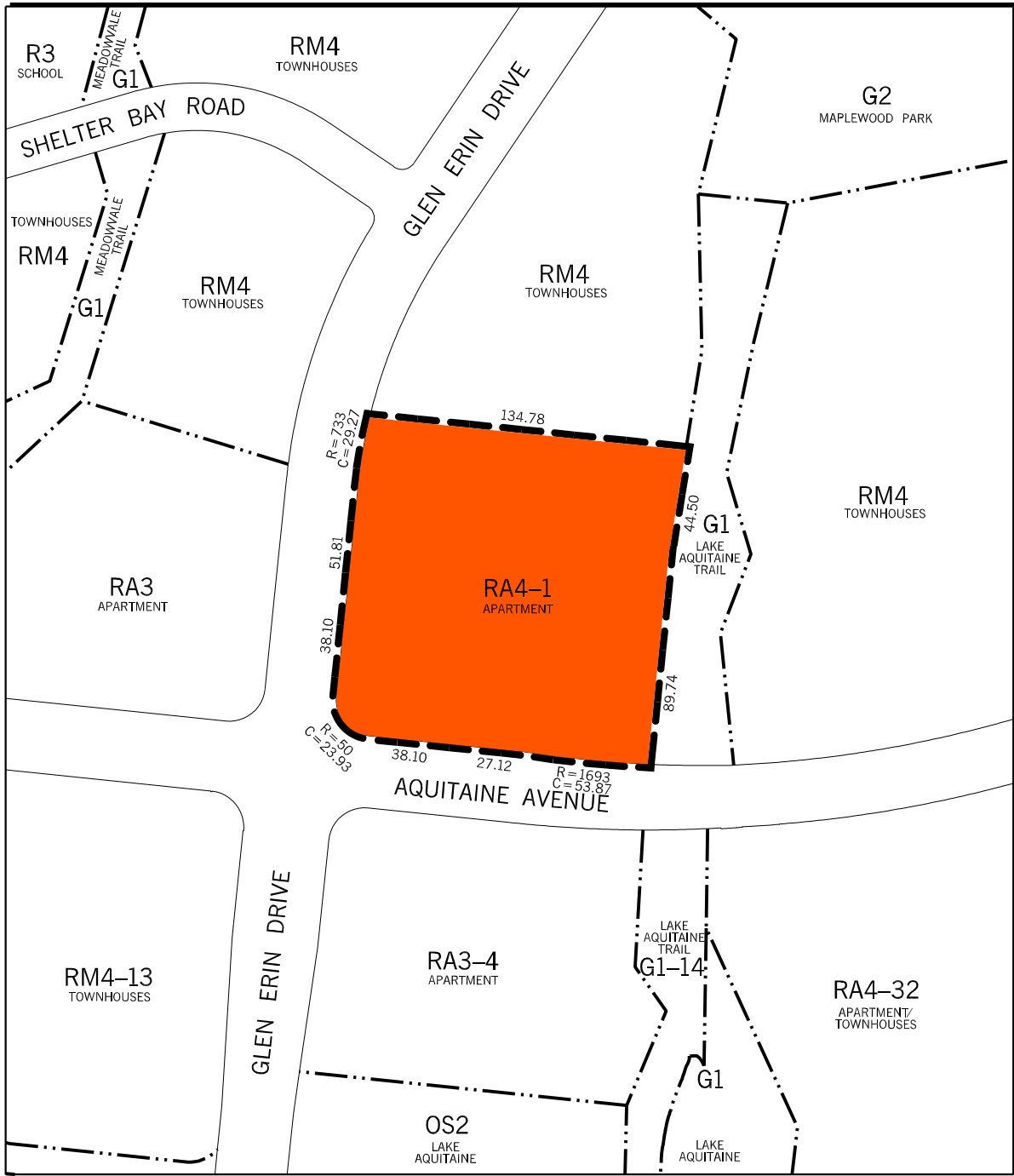
**PART OF MEADOWVALE DISTRICT LAND USE MAP
MEADOWVALE DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS	TRANSPORTATION LEGEND
Residential – Low Density II	Major Collector
Residential – Medium Density I	Minor Collector
Residential – Medium Density II	LAND USE LEGEND
Residential – High Density I	Node Boundary
Residential – High Density II	
General Commercial	
Public Open Space ③	
Greenbelt	
Special Site Areas (See Special Site Policies)	
SUBJECT LANDS	

**SUBJECT: BLACKROCK ACQUITAINE LIMITED
(formerly XMDC DEVELOPMENT CORPORATION)**



FILE NO: OZ 08001 W9	APPENDIX I-3
DWG. NO: 08001L	
SCALE: NTS	
PDC DATE: 2010 06 14	
DRAWN BY: K. PROKOP	



LEGEND:

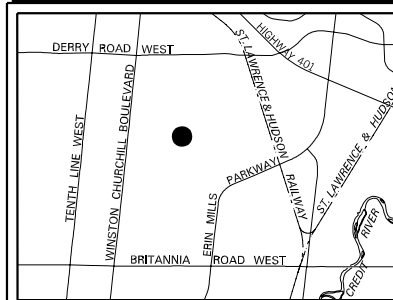


PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY I' TO 'RESIDENTIAL HIGH DENSITY II - SPECIAL SITE' AND PROPOSED REZONING FROM 'RA4-1' (APARTMENT DWELLINGS) TO 'RA4-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT AN APARTMENT BUILDING AND TOWNHOUSE DWELLINGS, IN ADDITION TO THE EXISTING APARTMENT BUILDING ON THE LANDS.

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



**SUBJECT: BLACKROCK AQUITAINE LIMITED
 (formerly XMDC DEVELOPMENT CORPORATION)**



FILE NO:
 OZ 08001 W9

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PDC DATE:
 2010 06 14

DRAWN BY:
 K. PROKOP

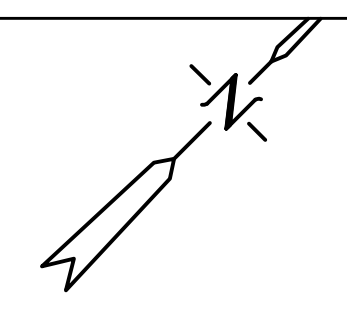
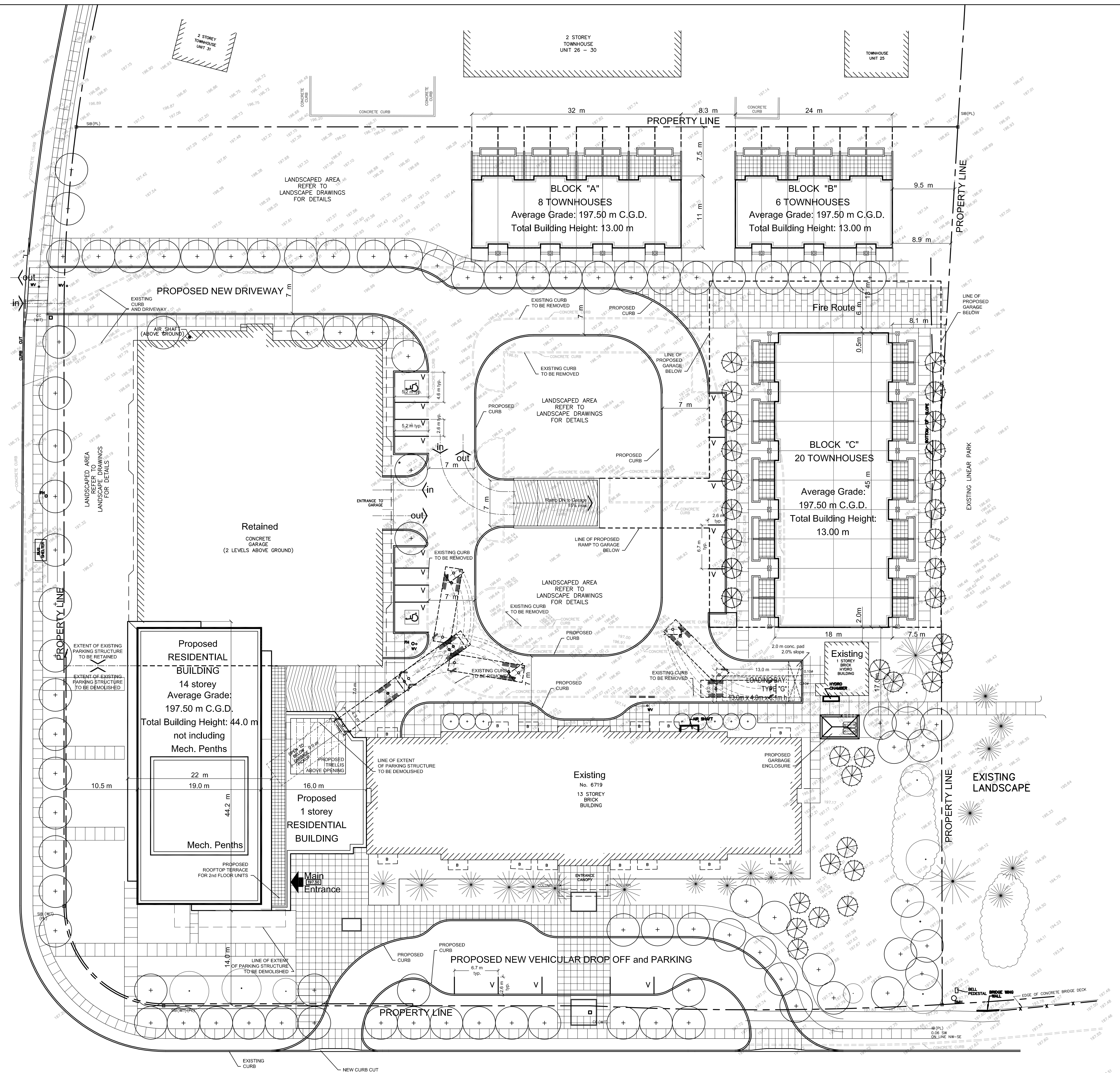
APPENDIX I-4

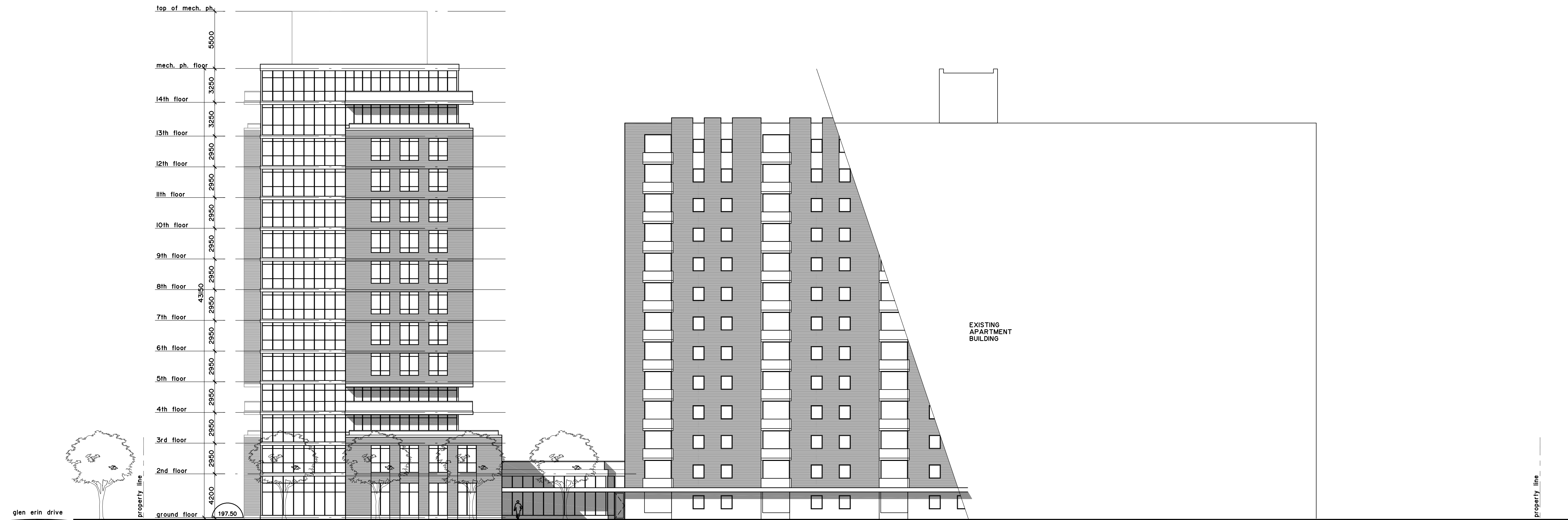
MISSISSAUGA
 Planning and Building

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 T&W, Geomatics

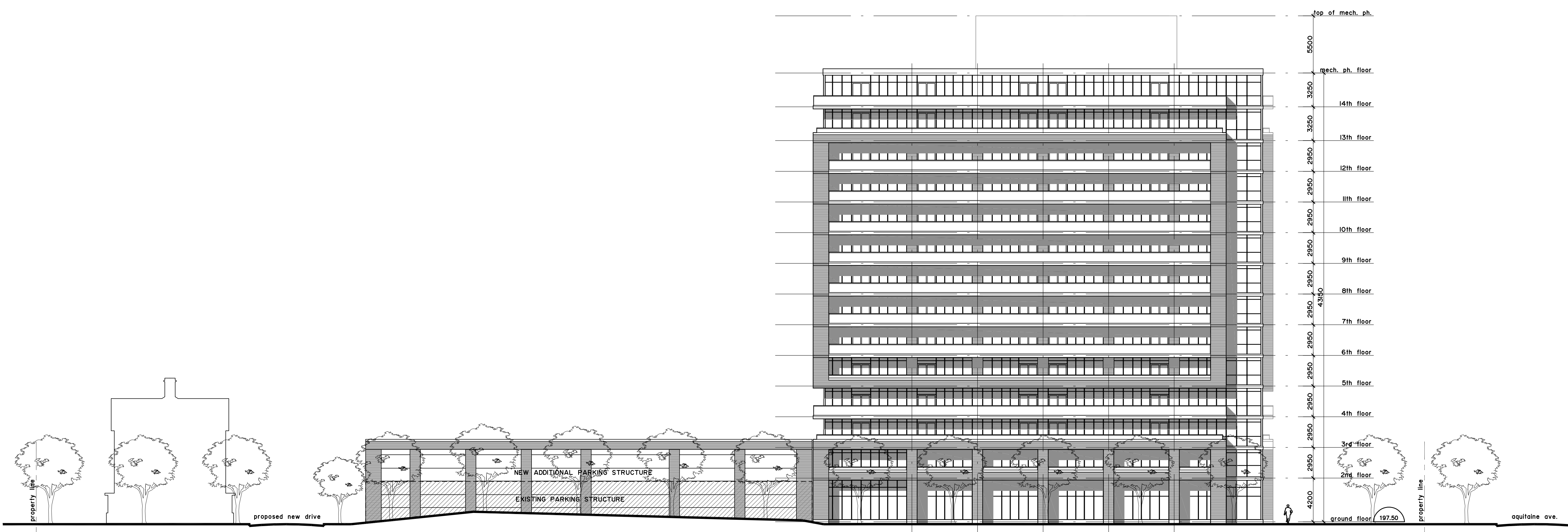
Glen Erin Drive

Aquitaine Avenue

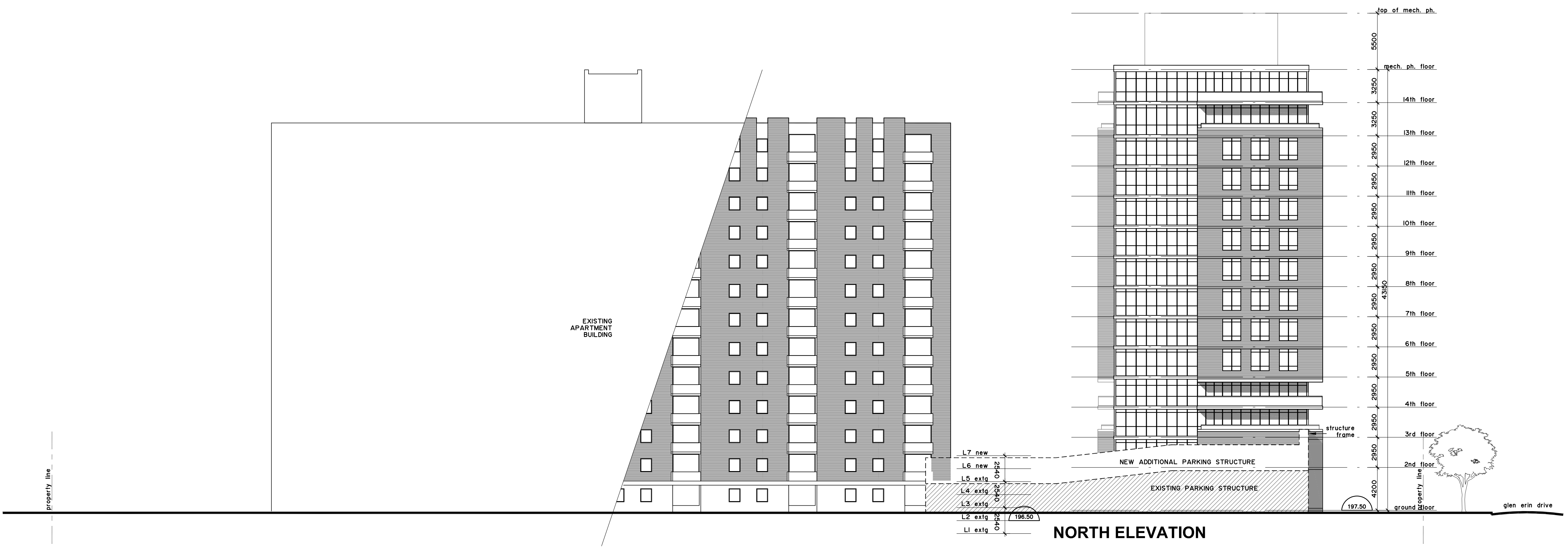
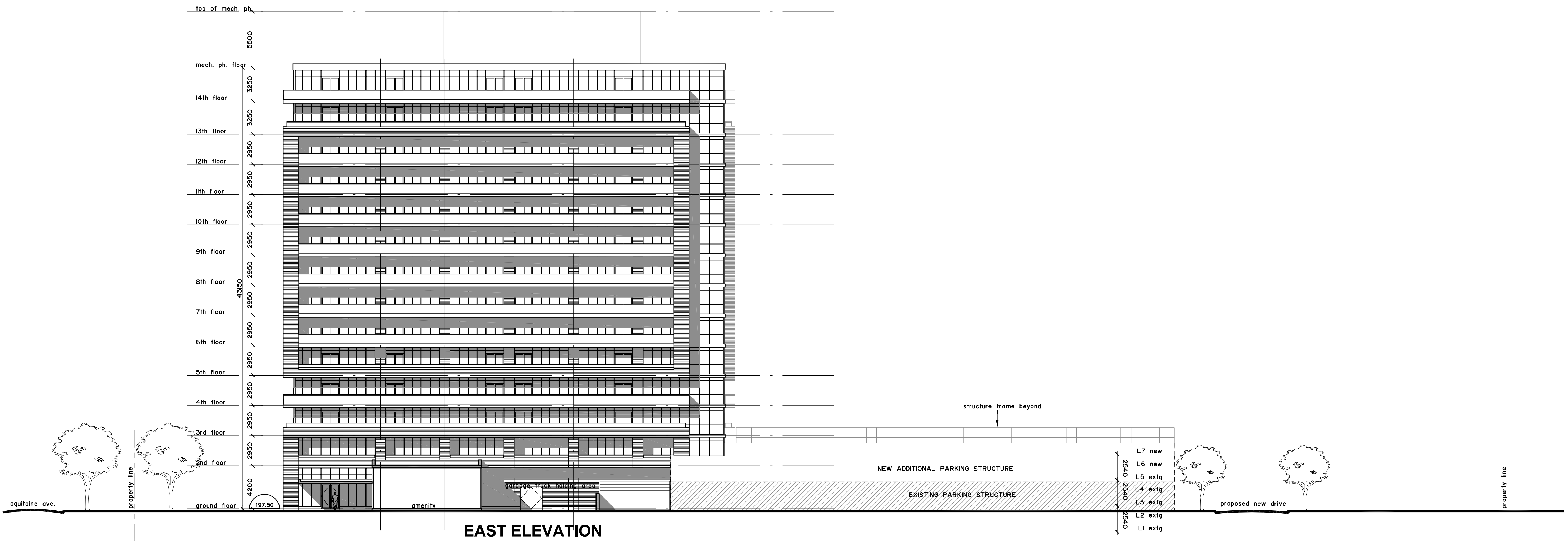




AQUITAINE AVENUE ELEVATION



GLEN ERIN DRIVE ELEVATION





TOWNHOUSES (Block C)- EAST ELEVATION facing Park



TOWNHOUSES (Block A & B) - SOUTH ELEVATION facing Courtyard

Blackrock Aquitaine Limited
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Agency Comments

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

Agency / Comment Date	Comment
Greater Toronto Airports Authority (April 13, 2010)	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are affected by the Approach Surfaces for Runway 06L, Runway 06R, Runway 05 (future designation 05L) and proposed Runway 05R. The maximum allowable development elevation under the greater restriction (Approach Surface for proposed Runway 05R) ranges from approximately 410 m (1,345 ft.) Above Sea Level (A.S.L.) along the eastern boundary of the property to approximately 413 m (1,354 ft.) A.S.L. along the western boundary (Glen Erin Drive). Based on the information provided, the proposed 14-storey apartment building and 34 townhouse units would be within the allowable height limits associated with the Regulations.</p>
Region of Peel (March 25, 2010)	<p>This agency has no objections to the subject application.</p> <p>Regional Development Planning staff have reviewed the Environmental Noise Study. The report clearly details the traffic noise and stationary noises affecting the proposed development and outlines appropriate measures required to mitigate excess noise levels. The appropriate warning clauses have been outlined in the report.</p> <p>Regional Development Planning staff have reviewed the Planning Rationale and agree with the analysis and conclusions of the report. The appropriate Provincial and Regional policies for urban development and mixed land uses have been identified.</p> <p>Existing 300 mm diameter water-mains are located on Glen Erin Drive and Aquitaine Avenue and an existing 1200 mm diameter water feeder main is located on Aquitaine Avenue. An existing 250 mm diameter sanitary sewer is</p>

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Agency / Comment Date	Comment
	<p>located on Glen Erin Drive and a 450 mm diameter sanitary sewer is located on Aquitaine Avenue.</p> <p>At the site plan stage, the applicant will be required to submit site servicing drawings to the Regions Connections Division for review.</p> <p>At the Draft Plan of Condominium stage of development, the applicant will be required to enter into a Condominium Water Servicing Agreement with the Region of Peel. This Agreement will allow Regional staff to legally enter the subject property to conduct water meter inspections and emergency repairs.</p> <p>The applicant is advised that any Regional easements must be protected from any encroachments or obstructions. The owner shall maintain the land for the easements free and clear of any trees, building structures, or hard concrete pavement surfaces. The owner is permitted to utilize the land for no other purpose than lawns, gardens, flower beds, roadways, driveways and parking areas. The owner shall not deposit or remove any fill from the easement.</p> <p>The subject land is not located within the vicinity of a landfill site.</p> <p>An overhead clearance of 7.5 m (24.6 ft.) from obstructions must be provided in the waste collection area for the proposed 14 storey residential building, which is to be shown on a revised Ground Floor Plan and Site Section drawing.</p> <p>Matters regarding garbage and recycling collection on the lands will need to be resolved to the satisfaction of the Region.</p>
Peel Regional Police (April 13, 2010)	The storage area is a vulnerable activity capable of attracting abnormal uses to what is essentially a vulnerable area. In this regard, the storage area is better suited to the inside of the

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Agency / Comment Date	Comment
	<p>building.</p> <p>There are a series of vestibules, turns, etc. that a pedestrian has to navigate to get to the elevator core all of which could serve as an ambush and/or entrapment spots thereby eliciting fear. In addition, the nested nature of the elevator vestibule makes this particularly isolated. These concerns can be overcome by rationalizing the number of vestibules and/or introducing significant amounts of glazing. In the event that glazing is not possible, the area should be redesigned.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (March 16, 2010 and April 1, 2010, respectively)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require certain conditions to be added to applicable Servicing and Development Agreements and purchase and sale agreements.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (April 23, 2010)</p>	<p>This Department notes that Lake Aquitaine Trail (P#130) is adjacent to the subject property, providing direct access to Maplewood Park (P#100), located approximately 150 m (492 ft) from the site. Both of these parks contain a trail system.</p> <p>Lake Aquitaine (P#102) is located approximately 175 m (574 ft) from the subject property. This 16.4 ha (40.6 ac) park contains Meadowvale Community Centre, which offers a variety of recreational opportunities, as well as a play site, spray pad, pool, soccer and basketball facilities.</p> <p>In regards to the subject application, this Department has concerns with the proposed connections to the adjacent</p>

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Agency / Comment Date	Comment
	<p>parkland and its existing pathway system. Prior to the preparation of the Supplementary Report, these concerns are to be addressed, and plans are to be amended accordingly. It should be noted, that any disturbances to the parkland and its pathway system shall be reinstated to the satisfaction of this Department.</p> <p>Should this application be approved, fencing, protective hoarding, and associated securities will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent park. A cash contribution for the street tree planting and trail signage will also be required.</p> <p>In addition, 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>
<p>City Community Services Department – Fire and Emergency Services Division (April 26, 2010)</p>	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable. Access for emergency vehicles is to be provided to all dwelling units in conformance with bylaw 1036-81. The design of the fire access route will be assessed through the site plan/building permit review processes.</p>
<p>City Transportation and Works Department (May 10, 2010)</p>	<p>This Department indicated that the traffic study dated November, 2008 and the addendum dated February 19, 2010, by Lea Consulting Ltd., are currently under review and that detailed comments will be provided prior to the Supplementary Meeting. Additional technical information has also been requested with respect to the proposed vehicular drop-off at the front of the existing building. This pick-up drop-off conflicts with the existing 0.3 m reserve on Aquitaine Avenue. The applicant is to update the plans to indicate the existing transit facilities on Glen Erin Drive and Aquitaine Avenue. These</p>

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	<p>bus stops and platforms are to remain at the current locations. The applicant has been requested to update the Functional Servicing Report by R. J. Burnside and Associates Limited to address certain technical concerns with respect to the proposed storm water management plan. The Noise Report by Aercoustics Engineering Limited is also to be updated to include additional information and analysis.</p> <p>At the preliminary meetings held by the Ward Councillor, the area residents have indicated concerns regarding the impact that site servicing and building construction may have on the residents of the existing building and the surrounding community and have requested further information as to how these impacts will be addressed. Prior to the Supplementary Meeting, the applicant is to provide the pertinent details of the proposed construction management plan including the phasing and staging of all municipal servicing and on-site construction activities, construction traffic management plans, construction fencing and hoarding, on-site storage areas, any storage areas within the municipal boulevards or other adjacent lands which may be required for temporary use in order to implement construction operations.</p> <p>Updated comments will be provided in the Supplementary Report pending the receipt and review of the applicant's response to the above items.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Canada Post Development Services, Planning and Building Department Enersource Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>CN Rail/CP Rail</p>

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Agency / Comment Date	Comment
	Economic Development, City Manager's Office Enbridge Gas Distribution Inc. French District School Boards GO Transit Hydro One Networks Inc. Orangeville Railway Development Corporation Realty Services, Corporate Services Department Rogers Cable

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">26</td> <td>Kindergarten to Grade 6</td> </tr> <tr> <td>5</td> <td>Grade 7 to Grade 8</td> </tr> <tr> <td>18</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">Shelter Bay Public School</p> <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">Enrolment:</td> <td>358</td> </tr> <tr> <td>Capacity:</td> <td>543</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p style="margin-left: 20px;">Edenwood Middle School</p> <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">Enrolment:</td> <td>494</td> </tr> <tr> <td>Capacity:</td> <td>688</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p style="margin-left: 20px;">Meadowvale Secondary School</p> <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">Enrolment:</td> <td>1,546</td> </tr> <tr> <td>Capacity:</td> <td>1,497</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> 	26	Kindergarten to Grade 6	5	Grade 7 to Grade 8	18	Grade 9 to Grade 12/OAC	Enrolment:	358	Capacity:	543	Portables:	0	Enrolment:	494	Capacity:	688	Portables:	0	Enrolment:	1,546	Capacity:	1,497	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">5</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>2</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">St. Teresa of Avila Elementary School</p> <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">Enrolment:</td> <td>448</td> </tr> <tr> <td>Capacity:</td> <td>509</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p style="margin-left: 20px;">Our Lady of Mount Carmel High School</p> <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">Enrolment:</td> <td>1,886</td> </tr> <tr> <td>Capacity:</td> <td>1,320</td> </tr> <tr> <td>Portables:</td> <td>16</td> </tr> </table> 	5	Junior Kindergarten to Grade 8	2	Grade 9 to Grade 12/OAC	Enrolment:	448	Capacity:	509	Portables:	0	Enrolment:	1,886	Capacity:	1,320	Portables:	16
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