



# Corporate Report

Clerk's Files

Originator's  
Files OZ 08/009 W1

---

**DATE:** January 13, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2009

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a 4 storey retail commercial/office building fronting**  
**onto Lakeshore Road East and a 10 storey, 56 unit residential**  
**condominium apartment building stepping down to 4 storeys**  
**fronting onto Port Street East**  
**91-93 & 99 Lakeshore Road East and 42 Port Street East**  
**Southeast corner of Lakeshore Road East**  
**and Elizabeth Street South**  
**Owner: Centre City Capital Limited and William G. James**  
**Applicant: John D. Rogers & Associates Inc.**  
**Bill 51**

**Public Meeting** **Ward 1**

---

**RECOMMENDATION:** That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site" and to change the Zoning of By-law 0225-2007 from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit a 4 storey retail commercial/office building and a 10 storey, 56 unit condominium apartment building with street level retail commercial uses under file OZ 08/009 W1, Centre City Capital Limited and William G.

James, 91-93 & 99 Lakeshore Road East and 42 Port Street East, be received for information.

**BACKGROUND:**

Official Plan Amendment and Rezoning applications have been filed to permit a 4 storey retail commercial/office building and a 10 storey, 56 unit residential condominium apartment building with retail commercial uses at ground level. The 4 storey commercial component steps down to 2 storeys along the Lakeshore Road East frontage and would contain retail uses on the ground floor and offices on the floors above. The 10 storey condominium apartment building steps down to 4 storeys along the Port Street East frontage. Montgomery House, which is listed in the City's heritage register, is proposed to be retained for commercial uses. The applicant is proposing to restore some of its exterior heritage characteristics.

The configuration of these three buildings would continue the mainstreet commercial streetscape along Lakeshore Road East and also establish a new outdoor retail courtyard facing Elizabeth Street South. All 242 proposed parking spaces would be located in two levels of underground parking. A conceptual site plan, ground floor plan and building renderings (Appendices I-5 to I-10) illustrate the main features of this redevelopment proposal.

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:

<b>Development Proposal</b>	
Applications Submitted:	April 23, 2008 (submitted) June 6, 2008 (deemed complete)
Existing Gross Floor Area:	1 930 m <sup>2</sup> (20,775 sq. ft.) - No Frills store, Montgomery House and 42 Port Street East

<b>Development Proposal</b>	
Height:	4 storeys – Commercial Building (stepping down to 2 storeys along Lakeshore Road East frontage);  10 storeys – Residential/Commercial Building (stepping down to 4 storeys along Port Street East frontage).
Lot Coverage:	50.0%*
Floor Space Index:	2.52*
Landscaped Area:	48.3%*
Density:	96.7 units/ha* 39.1 units/acre*
Proposed Gross Floor Area:	Retail – 1 905 m <sup>2</sup> (20,506 sq. ft.) Office – 2 301 m <sup>2</sup> (24,768 sq. ft.) Residential – 10 399 m <sup>2</sup> (111,937 sq. ft.) Total - 14 605 m <sup>2</sup> (157,212 sq. ft.)
Number of units:	56
Anticipated Population:	129** **Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Parking Required:	352 (92 Residential & 260 Non-Residential)
Parking Provided:	242 (92 Residential & 150 Non-Residential)
Supporting Documents:	Urban Design Analysis/Shadow Study Phase I Environmental Site Assessment Phase II Subsurface Investigation Report on the Removal of Underground Storage Tank Heritage Impact Statement Traffic Impact and Parking Study Noise Feasibility Study Micro-Climatic Analysis

<b>Development Proposal</b>	
	Functional Drainage and Servicing Report Planning Justification Report

\* Figures are based on a gross lot area of 0.579 ha (1.431 ac.)

<b>Site Characteristics</b>	
Frontages:	60.42 m (198.23 ft.) along Lakeshore Road East 94.67 m (310.60 ft.) along Elizabeth Street South 61.97 m (203.21 ft.) along Port Street East
Gross Lot Area:	0.579 ha (1.431 ac.)
Net Lot Area:	to be determined
Existing Use:	Retail commercial – see below for more details

Additional information is provided in Appendices I-1 to I-14.

### **Green Development Initiatives**

The applicant has targeted a minimum Leadership in Energy and Environmental Design (LEED) Green Building Rating System silver certification for the proposal. They are considering a number of initiatives to achieve certification, including the use of light coloured or landscaped roofs, hybrid heat pumps, CFC reduction in HVAC equipment and high efficiency fixtures.

### **Neighbourhood Context**

The subject property is located in the heart of Port Credit's historic mainstreet commercial village and has frontage on three streets. It is an area in transition, having seen significant redevelopment in recent years. Its north frontage is along Lakeshore Road East, a vibrant, pedestrian-friendly street framed by low rise, mixed-use buildings. Surrounding the site are old and new buildings of varying heights that house a range of residential, retail commercial, office and marina related uses.

A grocery store (No Frills), coffee shop (Second Cup) and a small building currently leased to an advertising agency occupy the subject lands, as well as a significant amount of surface parking associated mainly with the grocery store. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Fronting onto the north side of Lakeshore Road East, 1 and 2 storey retail/office commercial buildings, with residential apartments on some second floors. Further north are a range of mid- to high-rise apartment buildings.
- East: Fronting onto Lakeshore Road East, 1 and 2 storey retail/office commercial buildings and a 20 storey apartment building closer to Hurontario Street. Fronting onto Port Street East, a 5 storey apartment building, and further to the east, additional mid-rise apartment buildings (6 storeys) with commercial uses at street level.
- South: Marina uses and Lake Ontario.
- West: Fronting onto the south side of Lakeshore Road East, 1 and 2 storey retail/office commercial buildings, with residential apartments on some second floors. Fronting onto the north side of Port Street East is the Ports Hotel (7 storeys) and the Waterside Inn (12 storeys).

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

**"Mainstreet Commercial"** which refers to pedestrian-oriented, street-related commercial areas that also permits residential, community and office uses. Compatible development is encouraged which recognizes the scale and enhances the form and character of Mainstreet Commercial areas.

The Urban Design Policies of the Port Credit District recognize the north portion of this site as being in the Mainstreet Commercial Character Area and the south portion of this site as being in the Harbor Mixed Use Character Area. The Mainstreet Commercial Character Area policies include the following:

- building heights should be between two and three storeys;
- to foster an active pedestrian street along Lakeshore Road, mixed-use developments with street-related commercial uses and a rhythm of closely spaced storefronts are encouraged;
- view corridors to the lake should be maintained and created;
- parking facilities compatible with the mainstreet character area are required. On-street parking or parking in small, distributed parking lots should be provided.

The Harbour Mixed Use Character Area policies include the following:

- the character of this area should be as an extension of the Mainstreet Commercial area, but with the potential for higher buildings;
- building heights should not exceed three storeys, with the exception of specific nearby land parcels, which may be up to six storeys;
- buildings should step down towards the lake;
- where the market potential permits, commercial uses should be extended from the Mainstreet Commercial Character Area towards the lake;
- view corridors to the lake should be maintained and created;
- on-street parking must be provided.

The applications are not in conformity with the maximum three storey height restriction outlined in both the Mainstreet Commercial and Harbour Mixed Use Character Areas. Consequently, the applicant has proposed an official plan amendment to permit the proposed building heights.

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

#### **Interim Residential Intensification Policies (Section 3.2.4)**

Intensification policies have been defined for areas inside and outside of the City's Urban Growth Centre (UGC). Development proposals exceeding four storeys in height outside of the UGC that require official plan amendments must demonstrate compatibility, enhancement of the community, consistency with the intent of Mississauga Plan and an appropriate transition in heights that respects the surrounding context.

To ensure compatibility with the scale and character of neighbourhoods, new developments are to have regard for the following elements: natural environment, hazards and heritage features; lot frontages and areas; street and block patterns; building height; coverage; massing; architectural character; streetscapes and the pedestrian environment; heritage features; setbacks; privacy and overview; parking.

#### **Port Credit Node (Sections 3.13.3 and 4.27.2)**

The site is located within the Port Credit Node. This node is identified in the Port Credit District Policies of Mississauga Plan as an area in transition which has the potential for appropriate infill, intensification and redevelopment. The node is intended to be the focus of activity for the District, combining residential uses, cultural activities, shopping, dining, commerce and recreation.

#### **Urban Design Policies (Section 3.18)**

The urban design policies of Mississauga Plan require that building, landscaping and site design are compatible with site conditions and will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements are also to minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

### **Criteria for Site Specific Official Plan Amendments (Section 5.3.2)**

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 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**

"**Mainstreet Commercial – Special Site**" to permit the proposed 4 and 10 storey building heights, notwithstanding the 3 storey maximum building height limitation outlined in the Urban Design Policies of the Port Credit District.

### **Existing Zoning**

"**C4**" (**Mainstreet Commercial**) which permits a range of retail, service commercial and office uses with a maximum building height of three storeys. Apartment dwellings are also permitted above the first storey.

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

"**C4-Exception**" (**Mainstreet Commercial**), to permit the proposed uses and standards listed in Appendix I-13.



## **COMMUNITY ISSUES**

A community meeting was held by Ward 1 Councillor Carmen Corbasson on June 26, 2008.

The following is a summary of issues raised by those in attendance:

- If the No Frills leaves, there needs to be another nearby grocery store that we can walk to;
- The proposed residential building is too tall;
- This development will make traffic congestion worse in the area;
- How will shadows impact the surrounding properties?
- There should be access through this site south to Lake Ontario;
- Will this proposal lead to street furniture improvements along Lakeshore Road East?
- Will the proposal be evaluated in the context of adjacent remnant parcels, particularly the abutting property to the east (46 Port Street East)?

The comments raised at the community meeting and the public meeting will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-11 and school accommodation information is contained in Appendix I-12. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

### **Planning Justification Report**

After reviewing the applicant's Planning Justification Report, staff have requested additional analysis regarding how the proposal achieves Mississauga Plan policies related to compatibility, design, residential intensification policies and attributes of the Mainstreet Commercial and Harbor Mixed Use Character Areas. Clarification has also been requested on how the applications meet aspects of

Section 5.3.2 of Mississauga Plan, which deals with criteria for site specific official plan amendments.

### **Site Design and Interface with Adjacent Properties**

A number of issues related to site design need to be addressed by the applicant, including the following:

- continued efforts to either incorporate the abutting lands to the east (46 Port Street East) into this development proposal or, alternatively, to ensure an appropriate interface with the existing building and any future redevelopment of 46 Port Street East;
- strengthening the Elizabeth Street South and Port Street East frontages through revisions to the proposed landscaping, setbacks, and built form, including the configuration of the proposed residential drop-off area;
- details associated with a Streetscape Master Plan, which will outline the proposed boulevard landscaping works along Lakeshore Road East, Elizabeth Street South and Port Street East;
- the design and functioning of the loading, servicing and waste collection areas.

### **Parking Study**

A parking study has been submitted by the applicant in order to demonstrate how their proposed reduced parking standard is sufficient to accommodate the development. Planning staff have requested further information from the applicant regarding how the commercial parking spaces would function in a multi-level underground parking garage.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to boulevard improvements/reinstatement, road improvements, storm

drainage, streetscape and utility requirements 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:** All 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 these applications.

**ATTACHMENTS:**

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Port Credit District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Site Plan
- Appendix I-6 - Ground Floor Plan
- Appendix I-7 - Building Rendering – Lakeshore Road East
- Appendix I-8 - Building Rendering – Elizabeth Street South
- Appendix I-9 - Building Rendering – Port Street East  
(looking north)
- Appendix I-10 - Building Rendering – Port Street East  
(looking west)
- Appendix I-11 - Agency Comments
- Appendix I-12 - School Accommodation
- Appendix I-13 - Proposed Zoning Provisions
- Appendix I-14 - General Context Map

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*

### Site History

- July 8, 1997 – The Port Credit District Policies and Land Use Map (City Plan) were partially approved with modifications by the Ministry of Municipal Affairs and Housing. The subject lands are designated "Retail and Service Commercial".
- May 5, 2003 - The Port Credit District Policies and Land Use Map (Mississauga Plan) were partially approved with modifications by the Region of Peel. The subject lands are designated "Mainstreet Commercial".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals were filed the provisions of the new By-law apply. The subject lands are zoned "C4" (Mainstreet Commercial).
- November 17, 2008 – Planning and Development Committee received the Lakeview and Port Credit District Review Directions Report for information and directed staff to prepare revised Lakeview and Port Credit District Plan policies with consideration of the public policy recommendations in the Directions Report. Staff were also directed to set up a Local Advisory Panel in each of the Lakeview and Port Credit areas, to facilitate discussion and input on City studies that have impact on the local community.



**LEGEND:**



**SUBJECT LANDS**

**DATE OF AERIAL PHOTO: APRIL 2008**



**SUBJECT: CENTRE CITY CAPITAL LIMITED  
AND WILLIAM G. JAMES**



<b>FILE NO:</b>	OZ 08009 W1
<b>DWG. NO:</b>	08009A
<b>SCALE:</b>	NTS
<b>PDC DATE:</b>	2009/02/02
<b>DRAWN BY:</b>	B MISTAK






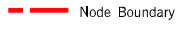
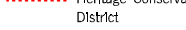
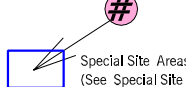
**APPENDIX I-2**







**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**



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

- LAND USE DESIGNATIONS**
-  Residential - High Density I
  -  Mainstreet Commercial
  -  Public Open Space
  -  Greenbelt
  -  Utility
- LAND USE LEGEND**
-  Node Boundary
  -  Heritage Conservation District
  -  Special Site Areas (See Special Site Policies)

- TRANSPORTATION LEGEND**
-  Arterial
  -  Major Collector
  -  Major Collector (Scenic Route)
  -  Minor Collector
  -  Local Road
-  **SUBJECT LANDS**

**SUBJECT: CENTRE CITY CAPITAL LIMITED  
AND WILLIAM G. JAMES**



<b>FILE NO:</b> OZ 08/009 W1	<b>APPENDIX I-3</b>
<b>DWG. NO:</b> 08009L	
<b>SCALE:</b> NTS	
<b>PDC DATE:</b> 2009/02/02	
<b>DRAWN BY:</b> B MISTAK	

**BY-LAW 0225-2007**

**LEGEND:**



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET COMMERCIAL" TO "MAINSTREET COMMERCIAL-SPECIAL SITE" AND PROPOSED REZONING FROM "C4" (MAINSTREET COMMERCIAL) TO "C4-EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT A FOUR STOREY RETAIL COMMERCIAL/OFFICE BUILDING AND A 10 STOREY, 56 UNIT CONDOMINIUM APARTMENT BUILDING WITH STREET LEVEL RETAIL COMMERCIAL USES.

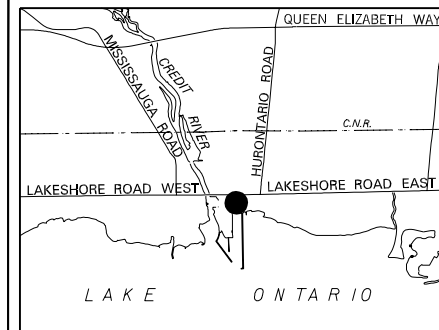


**GREENBELT OVERLAY**

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



**SUBJECT: CENTRE CITY CAPITAL LIMITED AND WILLIAM G. JAMES**



**FILE NO:**  
OZ 08/009 W1

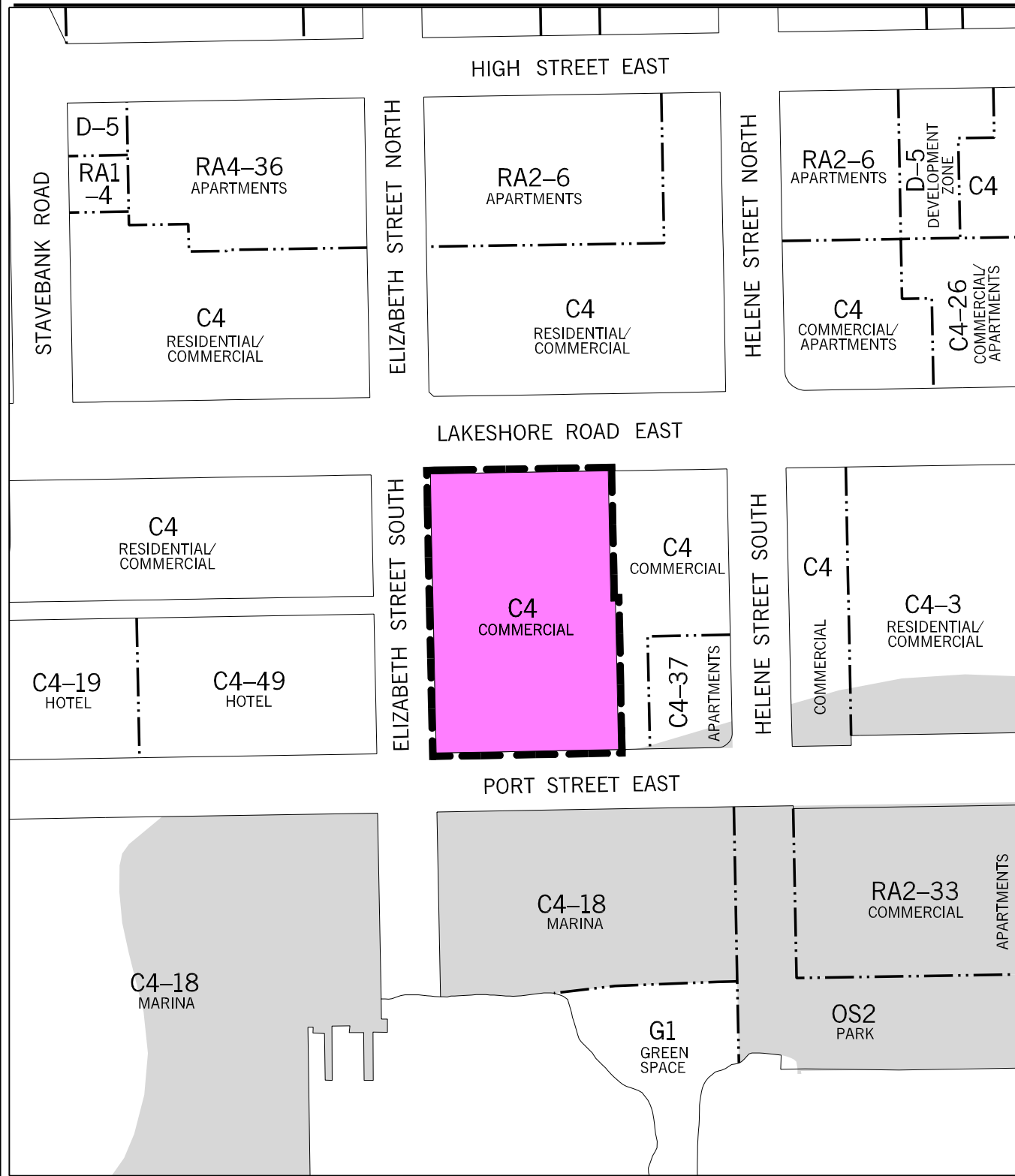
**DWG. NO:**  
08009R

**SCALE:**  
1:2000

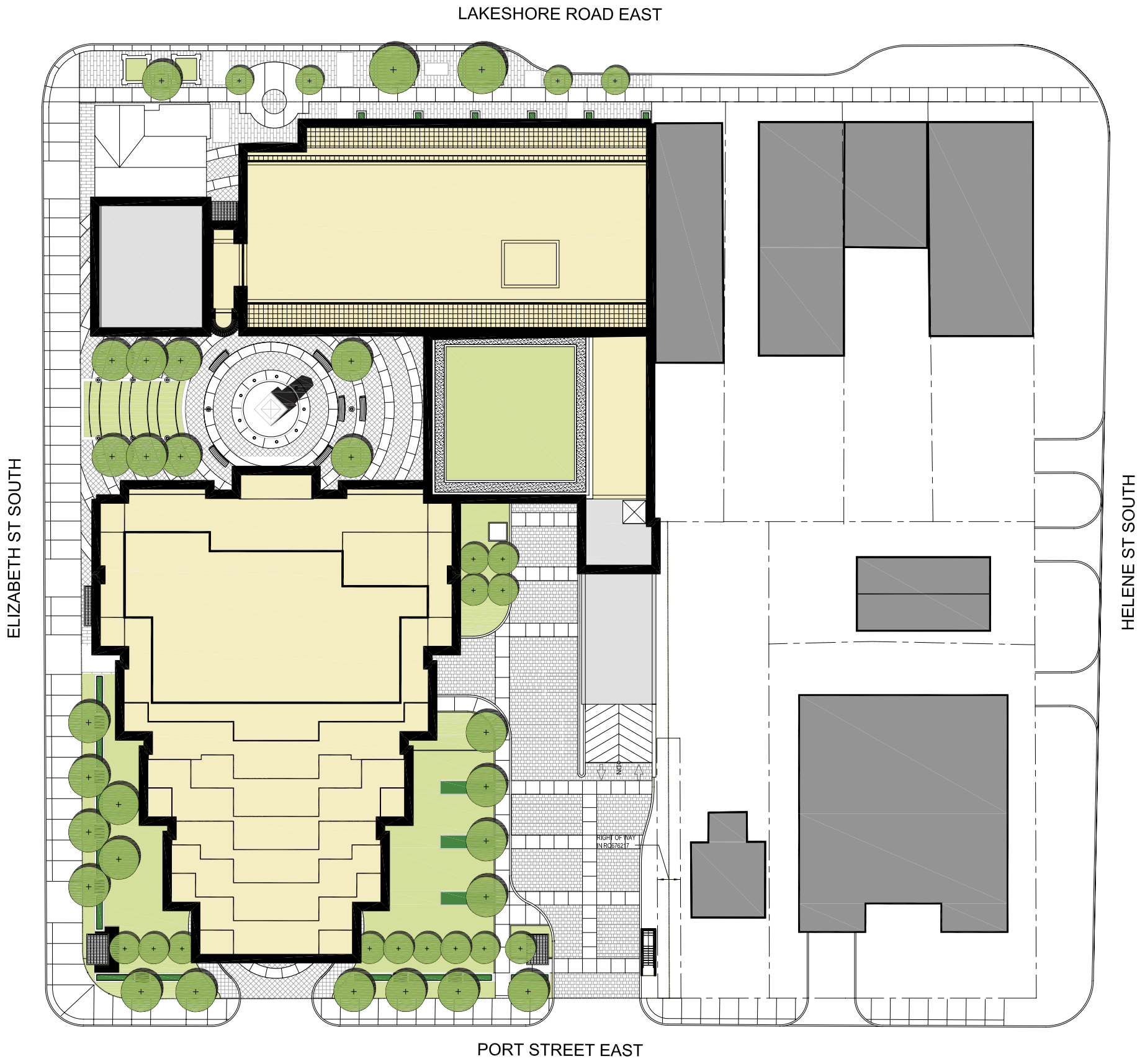
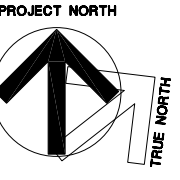
**PDC DATE:**  
2009/02/02

**DRAWN BY:**  
B MISTAK

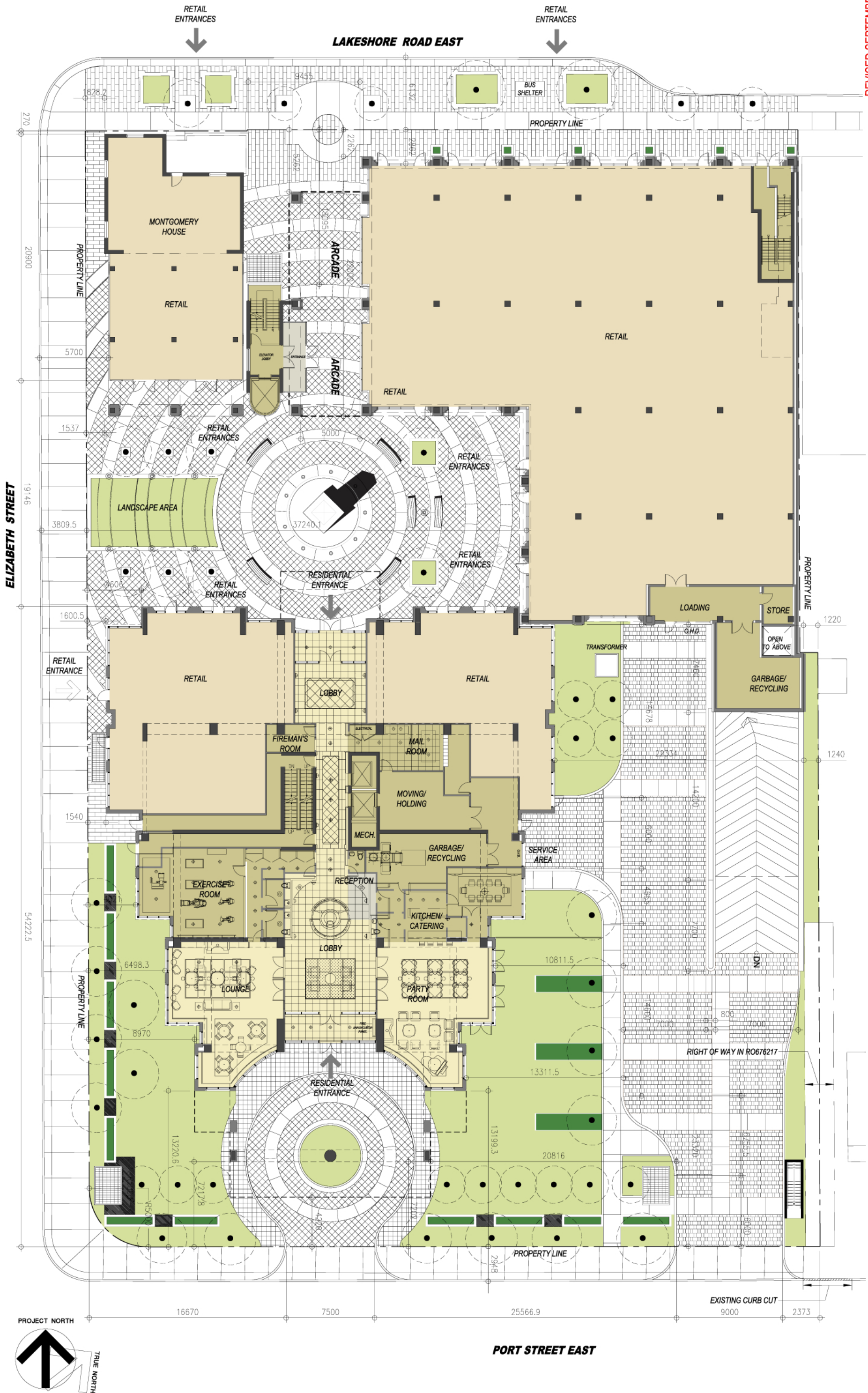
APPENDIX I-4



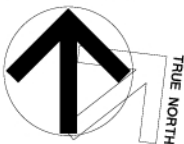








PROJECT NORTH



PORT STREET EAST





VIEW LOOKING SOUTH EAST





COURTYARD VIEW





VIEW LOOKING NORTH EAST





VIEW LOOKING NORTH WEST





VIEW LOOKING SOUTH EAST



Centre City Capital Limited and William G. James

File: OZ 08/009 W1

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (December 15, 2008)	<p>Regional Staff have reviewed the Functional Servicing Report (FSR). A revised FSR is to be submitted with the following revisions.</p> <p>Sanitary Sewer System: Include the estimated flows and clarify the size of the service connection to the mainline. The report states that there is a 200 mm (8 in.) diameter sanitary sewer, however, the concept servicing plan shows as a 250 mm (10 in.) diameter sanitary sewer. Depending on the size, a maintenance hole may be required as per Peel Region design standards.</p> <p>Water Distribution System: Include the estimated flow demands for fire protection and domestic use and the hydrant flow tests.</p> <p>An existing 300 mm (12 in.) diameter water main is located on Lakeshore Road East, and an existing 300 mm (12 in.) diameter water main is located on Port Street East. An existing 250 mm (10 in.) diameter sanitary sewer is located on Lakeshore Road East and an existing 350 mm (14 in.) diameter sanitary sewer is located on Port Street East. In addition, there is a 200 mm (8 in.) diameter water main and a 250 mm (10 in.) diameter sanitary sewer on Elizabeth Street South. The drawing is not noted as As-Constructed, therefore verification in the field may be required.</p> <p>For the Commercial Building (4 storey retail and office): On-site waste collection will be required through a private waste hauler.</p> <p>For the Montgomery House: Semi-automated garbage and semi-automated recycling collection will be provided by the Region of Peel from Elizabeth Street South.</p>

Centre City Capital Limited and William G. James

File: OZ 08/009 W1

Agency / Comment Date	Comment
	<p>For the Condominium Residences: As waste collection vehicles are not permitted to back-up onto a municipal road allowance, a turning area will need to be provided, which is to be shown on a revised Site Plan and Ground Floor Plan.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (September 26, 2008 and September 25, 2008, respectively)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board 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 these development applications.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be placed in any agreement of purchase and sale entered into with respect to any residential units on this plan, within a period of five years from the date of registration of the agreement.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (August 25, 2008)</p>	<p>The subject site is located within the Urban Waterfront Centre as defined in the Waterfront Parks Strategy which was approved by Council in March 2008. The objectives of the Strategy include the provision of visual and physical connections to the waterfront. A green street network is envisioned that will promote pedestrian access within the Port Credit District to the waterfront parks and trail system.</p> <p>The subject property is bounded by three streets, Lakeshore Road East, Port Street East and Elizabeth Street, which are all important linkages in this street system. The subject property is within walking distance of numerous waterfront parks including St. Lawrence Park (P-435), south of Port Street East, at an approximate distance of 180 m (590 ft.). This park contains park pathways and one play site. The subject property is also approximately 200 m (656 ft.) from Memorial Park East (P-106), located at Lakeshore Road East and the Credit River. This park contains a play structure, basketball hoops, skateboard park, picnic areas and park pathways. The City's parkland requirements have been met for this area.</p>



Centre City Capital Limited and William G. James

File: OZ 08/009 W1

Agency / Comment Date	Comment
	<p>Prior to the Supplementary Report, the applicant is required to submit a revised site plan and building elevations as well as a tree survey, preliminary grading plans and a streetscape master plan for Lakeshore Road East, Elizabeth Street South and Port Street East.</p> <p>The Montgomery House, 91 Lakeshore Road East, is listed on the City's Heritage Register. In the event that the applications are approved, the recommendations listed in the Heritage Impact Statement prepared by Joan Burt Architect (February 2008) are to be addressed in the site plan application process for the subject property.</p> <p>Prior to the issuance of a building permit, cash in lieu 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 (September 25, 2008)</p>	<p>This Division has reviewed the applications from an emergency response perspective (to the site's location only) and has no concerns; emergency response time to the site and water supply available are acceptable.</p> <p>The proposed development is to be in conformance with By-law 1036-81 and the Ontario Building Code. The current site plan/floor plan may require revision to accommodate adequate Fire Department access. This will be assessed through the site plan and building permit process.</p>
<p>City Transportation and Works Department (December 3, 2008)</p>	<p>Prior to the Supplementary Report proceeding, an updated Phase 1 and Phase 2 Environmental Site Assessment is required, including a letter of reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of all environmental reports. In addition, ground water samples and a Final Clean-up report must be submitted.</p> <p>A preliminary Noise Report, Functional Servicing Report and Traffic Impact Study have been submitted and are currently under review by this Department. Notwithstanding the findings of the report, additional information has been requested prior to the Supplementary Report proceeding.</p>

Centre City Capital Limited and William G. James

File: OZ 08/009 W1

Agency / Comment Date	Comment
	<p>The applicant is also to provide additional details with respect to streetscape works proposed within the Lakeshore Road East, Elizabeth Street South and Port Street East municipal boulevards.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Report proceeding pending the review of the foregoing.</p>
Other City Departments and External Agencies	<p>The following external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Enersource Hydro Mississauga  Credit Valley Hospital  Canada Post  Rogers Cable  Bell Canada  Hydro One Networks Inc.</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Corporate Services Department – Realty Services Division  French District Catholic School Board  Conseil Scolaire de District Catholique Centre-Sud  Conseil Scolaire de District Centre-Ouest  Trillium Health Centre  GO Transit</p>

Centre City Capital Limited and William G. James

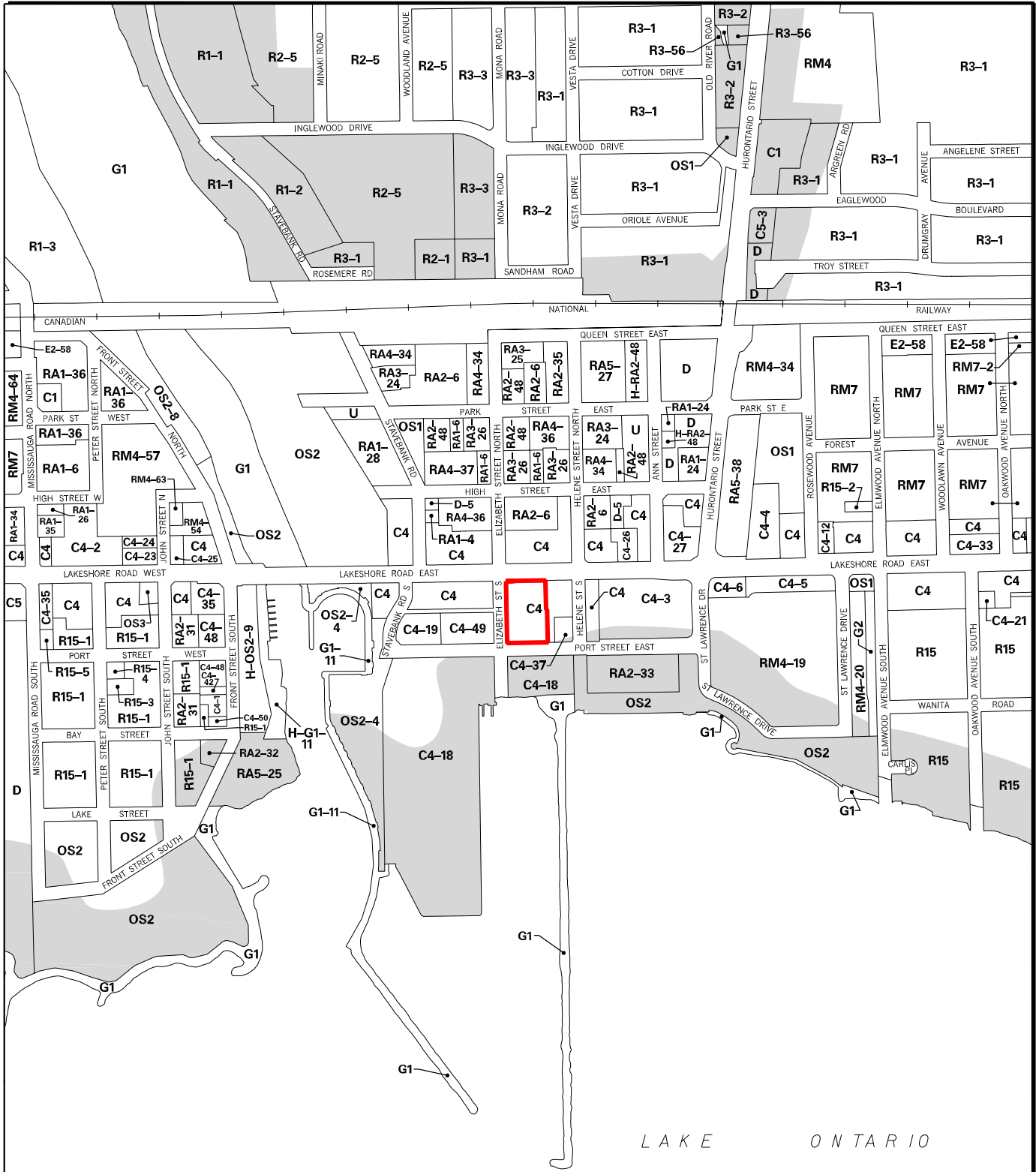
File: OZ 08/009 W1

**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>5 Kindergarten to Grade 5</li> <li>3 Grade 6 to Grade 8</li> <li>5 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>Riverside Public School <ul style="list-style-type: none"> <li>Enrolment: 319</li> <li>Capacity: 480</li> <li>Portables: 0</li> </ul> </li> <li>Port Credit Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,078</li> <li>Capacity *: 1,203</li> <li>Portables: 1</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>4 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>St. Luke Elementary School <ul style="list-style-type: none"> <li>Enrolment: 560</li> <li>Capacity: 584</li> <li>Portables: 0</li> </ul> </li> <li>Iona Catholic Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1028</li> <li>Capacity: 723</li> <li>Portables: 14</li> </ul> </li> </ul> </li> </ul>

## Proposed Zoning Provisions

Use or Standard	Required "C4" Zoning By-law Standard	Proposed "C4-Exception" Standard
Uses	See Table 6.2.1 in Zoning By-law for list of uses	Only requested change is to add the following use: an outdoor patio area accessory to a restaurant or take-out restaurant
Parking (Residential uses)	1 bedroom units – 1.25 spaces/unit 2 bedroom units – 1.40 spaces/unit 3 bedroom units – 1.75 spaces/unit Visitor parking – 0.25 spaces/unit	No change requested
Parking (Non-Residential uses)	Varies depending on use. Required parking spaces per 100 m <sup>2</sup> (1,076 sq. ft.) of GFA for permitted commercial uses: <ul style="list-style-type: none"> <li>• retail/personal service uses - 4.0;</li> <li>• general office - 3.2;</li> <li>• medical office - 6.5;</li> <li>• real estate office - 6.5;</li> <li>• financial institution - 5.5;</li> <li>• restaurants - 16.0;</li> </ul>	For all non-residential uses: 3.9 spaces/100 m <sup>2</sup> (1,076 sq. ft.) of GFA; also, that a maximum of 14 residential visitor parking spaces be available for the non-residential uses (i.e. shared parking).
Maximum Number of Dwelling Units	No restriction	56
Maximum Height (excluding mechanical penthouse)	3 storeys	10 storeys
Maximum GFA for any combination of Restaurants/Take-out Restaurants	No restriction	750.0 m <sup>2</sup> (8,073 sq. ft.)
Maximum GFA for all medical offices, real estate offices or financial institutions	No restriction	630.0 m <sup>2</sup> (6,781 sq. ft.)
Maximum GFA	No restriction	14 605 m <sup>2</sup> (157,212 sq. ft.)
Maximum GFA of apartment dwellings	No restriction	10 399 m <sup>2</sup> (111,938 sq. ft.)
Maximum GFA for non-residential uses	No restriction	4 206 m <sup>2</sup> (45,275 sq. ft.)



LAKE ONTARIO