



# Corporate Report

Clerk's Files

Originator's  
Files OZ 06/027 W11

**PDC JUN 27 2011**

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**DATE:** June 7, 2011

**TO:** Chair and Members of Planning and Development Committee  
Public Meeting Date: June 27, 2011

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

**SUBJECT:** **Official Plan Amendment and Rezoning Applications  
To permit an apartment building ranging in height from  
3 to 7 storeys with ground floor commercial uses, and City  
initiated Official Plan Amendment to introduce Special Site  
Policies, 142, 148 and 120-158 Queen Street South,  
West side of Queen Street South, north of Tannery Street  
Owner: DeZen Realty Company Limited and  
678604 Ontario Ltd.  
Applicant: Lethbridge and Lawson Inc.  
Bill 20**

**Supplementary Report**

**Ward 11**

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**RECOMMENDATION:** That the Report dated June 7, 2011, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/027 W11, DeZen Realty Company Limited and 678604 Ontario Ltd., 142, 148 and part of 120-158 Queen Street South, West side of Queen Street South, north of Tannery Street, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "General Retail Commercial" and "Mainstreet Retail Commercial" to "Mainstreet Retail Commercial-Special Site" to permit a residential apartment building with ground floor commercial uses, be approved.

2. That the application to change the Zoning from "C3" (General Commercial) and "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial) to permit apartment dwelling units and ground floor retail and service commercial uses, in accordance with the development standards described in the Information Report and revised in this report, be approved subject to the following condition:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
3. That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98, requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board and the Dufferin-Peel Catholic District School Board, need not be applied to the subject lands.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the Special Site policies proposed as a City initiated Official Plan Amendment contained in Appendix S-5 be adopted.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process, to redesignate the lands from "Mixed Use" to "Mixed Use-Special Site", to permit apartment dwellings on the ground floor in the rear of the building and to incorporate the site policies for the remaining lands as outlined above.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on June 14, 2010, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information. At the public meeting, the Planning and Development Committee passed Recommendation PDC-0033-2010, which was subsequently adopted by Council and is attached as Appendix S-2.

On February 4, 2011, the applicant submitted revised plans, a grading and servicing plan, utility plan, and building details as well as supplementary information on traffic analysis, noise report and site condition. The boundary of the subject lands was increased by approximately 185.5 m<sup>2</sup> (1,997.8 sq. ft.) to accommodate a vehicular drop off and pick-up area on the west side of the proposed building as shown on Appendix S-3.

The applicant has also agreed to dedicate a 20.0 m (65.6 ft.) wide parcel of land adjoining the entire length of the northern boundary of the subject lands as a future public road provided that the construction of a municipal road is postponed until the existing plaza is redeveloped further. The location of the road is shown on Appendix I-10 of Appendix S-I. The applicant has also agreed to enter into an access agreement with the City in order to facilitate an interconnecting access with the commercial property at 136 Queen Street South.

Other revisions include the removal of the proposed clock tower, reduction to the height of the corner feature at the south east corner of the subject lands from 4 m (13.1ft.) to 3 m (9.8 ft.) and an increase of the minimum setback from 30.0 m (98.4 ft.) to 36.5 m (119.8 ft.) for the seven (7) storey building from Queen Street South.

Through the processing of the development application, the need for additional policies to address future phases of development was identified. Therefore, the City is proposing a site specific Official Plan Amendment to apply to the remaining lands to guide future development. The details of the Amendment are outlined under

the Official Plan Section of the report. Notice was provided in accordance with Planning Act requirements for a public meeting.

**COMMENTS:**

See Appendix S-1, Information Report prepared by the Planning and Building Department.

**COMMUNITY ISSUES**

At the Public Meeting two letters were received by the Planning and Development Committee from residents.

**Comment**

Property owners on Church Street are concerned that the proposed building would impact their privacy and adversely affect sight lines. They have also indicated that the existing plaza needs a façade improvement.

**Response**

The proposed building is three (3) storeys in height along Queen Street South and steps up to seven storeys approximately 37.0 m (121.4 ft.) west of Queen Street South. The stepped design of the building will create a visual depth and separation and provides additional setback for the seven storey portion of the building. The upper floors (from the fourth to the seventh floors) facing Queen Street South will not include any balconies and the distance separation between the westerly limit of the Church Street property and the seven storey portion of the proposed building is approximately 107.0 m (351.0 ft.) which should provide adequate separation for privacy. A clear site line is being maintained by the proposed development from the east side of Queen Street South, which is much closer than the Church Street property, (Appendix I-6B, Information Report).

On March 22, 2011, the City issued Building Permit BP 3ALT 11-3851 for exterior alteration to allow for a façade improvement to the existing building in the plaza, which is currently underway.

**Comment**

The owner of the commercial plaza at 136 Queen Street South has indicated that the proposed development will have an impact on the ongoing operation of the plaza. The owner is also concerned that if his property is redeveloped in a built-out condition along the entire street frontage as indicated on the applicant's Master Plan, a rear access would be needed for parking.

**Response**

The existing operation of the commercial plaza at 136 Queen Street South will not be impacted as no change is being proposed to the property at this time. The plaza can continue to operate and function as it is presently until the owner decides to redevelop his property.

The applicant has agreed to enter into a future access agreement with the City to facilitate a future access interconnection between the two properties in the event the property is redeveloped.

**Comment**

At the Community Meeting held on March 10, 2010, a number of questions were asked by the residents as recorded in the Information Report, (Appendix S-1) related to parking, pedestrian activity, schools, traffic, improvements to the existing plaza and quality of development.

**Response**

- parking for the residential portion of the development will be underground;
- the proposed building will be located 4.5m (14.8 ft.) from the existing limit of Queen Street South and will facilitate pedestrian activity along the Queen Street South frontage;

- the current schools in the community are able to accommodate the students that will be generated from the development;
- the mixed use building is not anticipated to generate significant vehicular traffic on Queen Street South;
- the owner is making improvements to the existing plaza; and
- the owner has stated that a high quality standard will be maintained for the proposed building. The site will go through site plan review to ensure it meets City standards.

## **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

### **School Accommodation**

In comments updated on May 3, 2011, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they continue to be 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. However, both Boards have reported revised school enrolments, as shown in Appendix S-6.

### **Region of Peel**

In comments updated May 10, 2011, the Region has advised that the outstanding Functional Servicing Report and the resolution to the on site waste collection will be resolved during the site plan approval process.

### **Community Services Department - Planning Development and Business Services**

In comments updated May 5, 2011, Community Services advised that prior to the issuance of building permits for the first phase of development, cash-in-lieu for park or other public recreational

purposes is required, pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P.13, as amended) and in accordance with the City's Policies and By-laws.

Should subsequent phases of development be proposed as outlined on the applicant's master site plan, an addition to the Streetsville Rotary Park would be desirable to meet public recreational and urban design objectives for the area. A concept plan showing an expansion to the Streetsville Rotary Park and library site has been prepared by Community Services, indicating the general location of the proposed future park expansion on lands owned by the applicant, (Appendix S-4).

In addition, it should be noted that a new public road is proposed along the northern boundary of the first phase of development. If approved, this new public road would provide improved site access and frontage for the reconfigured Streetsville Rotary Park and is therefore supported. Detailed streetscape drawings and securities will be required as part of the Engineering Review, prior to the passage of an implementing Zoning By-law.

#### **Community Services Department - Planning and Heritage**

Comments updated on April 28, 2011, state that the applicant has revised the proposal to incorporate a mix of two and three - storey facades, along the east elevation overlooking Queen Street South. A similar simplified cornice and elevation should be extended to the other elevations. Consideration should be given to eliminating some of the glazed entrances and converting these areas to traditional window displays in order to add to a more traditional built form and style and soften the impact on Queen Street South.

The proposed tower at the south east corner of the building should be removed in order not to diminish the historical and associative significance of other towers in Streetsville. These matters will be resolved during the site plan approval process.

### **City Transportation and Works Department**

In comments updated on May 13, 2011, the Transportation and Works Department indicated that through the processing of this application City staff have reviewed a number of development concepts provided by the applicant, proposing options for the redevelopment of the Streetsville Plaza as a mixed use development with public roads linking Queen Street with William Street and Crumbie Street. Staff have indicated support for an ultimate concept incorporating these features although the layout, width, form and function of the public road network to be dedicated in support of the ultimate mixed use development proposal, has not been finalized to date.

The applicant has provided an Ultimate Services Plan and an Ultimate Grading Plan by Lethbridge and Lawson Inc., intended to demonstrate the compatibility of the building proposed as a part of the first phase of the development with the ultimate public road network and municipal servicing. These plans do not satisfactorily address all of the potential options for the development of a future public road network. As discussed and agreed with the applicant's representatives, the Official Plan Amendment for the application shall include the appropriate wording requiring the dedication of a public road network, linking with the existing City road network, as a part of the ultimate mixed land use re-development. All reasonable options are to be explored as a part of this exercise, including a more centrally located north south public road alignment and an east-west alignment that corresponds with the municipal storm and sanitary sewer locations. Also, as part of the first Phase of Development it is proposed that the applicant make satisfactory arrangements for the conveyance and construction of a 20 m (65.6 ft.) public road across the north limit of the first phase.

The Transportation and Works Department has reviewed a Feasibility Environmental Noise Report and subsequent addendum (dated December 11, 2006 and July 6, 2010 respectively) prepared by Jade Acoustics Inc., which concludes that the proposed development is feasible from an acoustical perspective, subject to



the implementation of the appropriate noise control measures and the inclusion of the warning clauses on title. A Traffic Study and municipal servicing plans were also submitted and reviewed with the application.

In the event this application is approved by Council, the applicant will be required to address the following matters prior to passage of the implementing zoning by-law:

- to amend the Ultimate Services Plan and an Ultimate Grading Plan by Lethbridge and Lawson Inc. to include the additional options for the future public road network as described above, to the satisfaction of the City;
- to make satisfactory arrangements with the City for the gratuitous conveyance and construction of a future 20 m (65.6 ft.) public road across the north limit of the Phase 1 application (in the location of the current northerly Queen Street access) from Queen Street to the westerly limit of Phase 1;
- to enter into a License Agreement with the City for continued utilization of the future public road lands as the main access to the plaza until the ultimate public road is required to be constructed;
- to enter into a Servicing Agreement for Municipal Works Only with the City and the Region for the reconstruction of the municipal storm and sanitary sewers and the municipal works, including any required Queen Street access modifications;
- to include the appropriate wording within the proposed Official Plan Amendment requiring the dedication of a public road network, linking with the existing City road network, as a part of the ultimate mixed land use development;

- to make satisfactory arrangements for interconnecting access with the adjacent property, 136 Queen Street as a part of the Phase 1 development; and,
- to provide the necessary reliance letters in support of the Phase I and Phase II Environmental Site Assessment Reports.

## PLANNING COMMENTS

### Official Plan

The proposed redevelopment requires an amendment to the Mississauga Plan for the Streetsville District Policies. The subject lands are under two designations. The portion fronting on Queen Street South is designated "Mainstreet Retail Commercial" and the westerly portion is designated "General Retail Commercial". Both designations permit residential and commercial uses. However, building height is limited to three (3) storeys in the "Mainstreet Retail Commercial" designation and part of the proposed seven (7) storey building is located within the "Mainstreet Retail Commercial designation".

The proposed Official Plan Amendment will redesignate the subject lands to "Mainstreet Retail Commercial - Special Site" to permit the proposed development.

Section 5.3.2.1 of Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

- **the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands;**

The proposal generally builds on the goals and objectives of the district policies for Streetsville by incorporating ground floor retail with residential above. The amendment allows some additional height in area which is restricted to three storeys while respecting the limit along Queen Street where it is most critical.

- **a comprehensive review of the land use designation or a five year review is not required;**

Based upon the location and context of the subject lands the proposed redesignation is not expected to have implications beyond the immediate site context. A comprehensive review of the land use designation is not required.

- **the lands are suitable for the proposed use, and a planning rationale is provided setting out the merits of the proposed amendment in comparison to the existing designation;**

A satisfactory Planning Justification Report has been submitted in support of the subject applications which demonstrates the suitability of the proposed use considerable work has been completed to address the stepping of heights and appropriate setbacks for the transition of heights from Queen Street.

- **land use compatibility with the existing and future uses of surrounding lands;**

The proposal will bring street related retail along main street while accommodating additional apartment units to the Streetsville core. Adequate consideration has been given to the surrounding lands to ensure that surrounding lands have the opportunity to develop in a logical manner.

- **the adequacy of infrastructure and community services to support the proposed applications;**

The City's Transportation and Works and Community Services Departments, the School Boards and Region of Peel have advised through the processing of these applications that there is adequate capacity within existing infrastructure to accommodate the proposed development.

### **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 applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Mixed Use". The proposed designation does not conform to the land use designation in the new Mississauga Official Plan and associated policies, mainly with respect to building heights. The new Mississauga Official Plan would need to be modified to redesignate the lands to "Mixed Use-Special Site".

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. Accordingly, public notice under the *Planning Act* has been provided for this meeting to consider the recommendations contained in this report. Furthermore, should these applications be approved by City Council through the adoption of a site specific official plan amendment to the existing Official Plan, the Region of Peel will be requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval.

### **City Initiated Official Plan Amendment**

Although a concept plan was prepared by the applicant to demonstrate that it is possible to redevelop the plaza through future

phases, there was no agreement reached regarding the location of future public roads and on the need for future parkland open space.

To ensure that future phases of development address these issues, the Planning and Building Department is recommending that the remaining lands owned by the applicant be subject to Special Site Policies as shown on Appendix S-5. There is no change being proposed to the land use designation or other applicable policies that currently apply to these lands.

The lands to which the Special Site Policies will apply have not been subject to a previous public meeting, except for the south west corner where motor vehicle repair facilities have been permitted, as the Official Plan Amendment submitted by the applicant only covers the area being redeveloped as Phase I. Therefore as part of this report, full notice for a public meeting has been given in accordance with the *Planning Act*.

### **Zoning**

The proposed "C4 - Exception" (Mainstreet Commercial) as outlined in the Information Report Appendix I-9 is appropriate to accommodate the apartment building with ground floor retail. The "C4-Exception" (Mainstreet Commercial) zone will allow the standard uses permitted under the base "C4" zone category on the subject lands, except for funeral establishment and places of religious assembly.

Since the public meeting, the applicant has identified some revisions to the proposed "C4-Exception" standards as follows:

- a reduction in height from 4 m (13.1 ft.) to 3 m (9.8 ft.) for the corner architectural feature related to the 3 storey building; and
- an increase to the minimum Queen Street South setback for the 7 storey building from 30.0 m (98.4 ft.) to 36.5 m (119.8 ft.).

Additional exceptions with respect to parking are also proposed as follows:

- parking for the ground floor retail commercial uses will be provided at the reduced rate of 3.5 spaces per 100.0 m<sup>2</sup> (1,076.4 sq. ft.) g.f.a.- non-residential for all uses;
- the maximum gross floor area (g.f.a.) non-residential for ground floor commercial including restaurants will be 1675.0 m<sup>2</sup> (18,030.14 sq. ft.);
- restaurants will be limited to 170.0 m<sup>2</sup> (1,830.0 sq. ft.) which is approximately 10% of the total g.f.a. - non-residential.

The reductions in parking were supported by the Parking Utilization Study and were found acceptable to the Planning and Building Department.

To introduce flexibility in the calculation of deduction of enclosed corridors not open to the public, staff has agreed to apply the provisions of 3.1.1.10.2, in Section 3 of the Zoning By-law which applies to all commercial zone categories except for the "C4" (Mainstreet Commercial) zone category.

The implementing Zoning By-law will include a schedule to show the building envelope and the associated setback from the property limits.

### **Green Development Initiatives**

The proposed redevelopment will include a green roof and other standard measures which will be detailed during the site plan approval process.

**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:**

The proposed Official Plan Amendments and rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed apartment building with ground floor commercial is appropriate and compatible with the surrounding area and will enhance the Streetsville Village Core.
2. The proposed "Mainstreet Retail Commercial-Special Site" designation and the "C4-Exception" zone category will accommodate the requested uses while satisfying the intent of the Official Plan.
3. The proposal does not convert or eliminate lands that are commercially designated and zoned.
4. The Special Site Policies will ensure orderly development of the future phases.

**ATTACHMENTS:**

Appendix S-1: Information Report  
Appendix S-2: Recommendation PDC-0033-2010  
Appendix S-3: Excerpt of Existing Land Use Map  
Appendix S-4: Proposed Rotary Park Expansion  
Appendix S-5: Proposed Special Site Policies  
Appendix S-6: Revised School Accommodation

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Haig Yeghouchian, Development Planner*



# Corporate Report

Clerk's Files

Originator's  
Files OZ 06/027 W11**PDC JUN 14 2010**

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**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 ranging in height from**  
**3 to 7 storeys with ground floor commercial uses**  
**142, 148 and part of 120-158 Queen Street South**  
**West side of Queen Street South, north of Tannery Street**  
**Owner: DeZen Realty Company Limited and**  
**678604 Ontario Inc.**  
**Applicant: Lethbridge and Lawson Inc.**  
**Bill 20**

**Public Meeting** **Ward 11**

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**RECOMMENDATION:** That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" and "Mainstreet Retail Commercial" to Mainstreet Retail Commercial-Special Site Policy" and to change the zoning from "C3" (General Commercial) and "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit an apartment building ranging in height from three to seven storeys, with ground floor commercial uses, under file OZ 06/027 W11, DeZen Realty Company Limited and 678604 Ontario Inc., 142, 148 and part of 120-158 Queen Street South, be received for information.



**BACKGROUND:**

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

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

**COMMENTS:**

The applications are intended to support the redevelopment of a portion of the Centre Plaza located in the village core of Streetsville and represent the first phase of many that will eventually replace the existing plaza with a mixed use development. The subject lands surround, but do not include, the existing small strip plaza located at 136 Queen Street South and include a heritage listed house which will be demolished and replaced by the proposed building. The proposal includes a 3 storey apartment building with ground floor commercial uses along Queen Street South frontage, stepping up to a 7 storey building on the westerly portion of the site which also includes ground floor commercial uses. Parking for the development will be all underground for the apartment and surface parking for the commercial uses. The existing plaza will continue to operate as usual.

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted	December 15, 2006 (Revised June 1, 2009)
Height:	Ranging from 3 storeys to 7 storeys
Lot Coverage:	32%
Floor Space Index (Phase 1):	1.55
Landscaped Area:	38%
Number of Apartment Dwellings:	108
Net Residential Density (Phase 1):	140 units/ha (56.7 units/acre)

<b>Development Proposal</b>	
Gross Floor Area:	Commercial – 1 870.5 m <sup>2</sup> (20,135 sq. ft.) Residential – 1- 717.2 m <sup>2</sup> (115,362.8 sq. ft.)
Parking Required	Commercial - 71 Resident - 144 Visitor - 22
Parking Proposed	Commercial - 62 Resident - 144 Visitor - 22
Anticipated Population:	264* *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.
Supporting Documents:	Planning Justification Parking Utilization Study Traffic Impact Study Tree Inventory and Preservation Plan Phase 2 - Geo-technical Site Assessment Feasibility Environmental Noise Report Shadow Study Heritage Impact Assessment Parking Plan

<b>Site Characteristics</b>	
Frontage:	84 m (276 ft.)
Depth:	80 m (262.5 ft.)
Net Lot Area:	0.78 ha (1.9 ac.)
Existing Use:	142 Queen Street South - Hair Salon (converted dwelling) 148 Queen Street South - Vacant Part of 120-158 Queen Street South – Parking Area

### **Green Development Initiatives**

The applicant has proposed a green roof and an outdoor patio above the three storey portion of the building. Other measures

such as lighting and water conservation will be detailed during the site plan approval process.

Additional information is provided in Appendices I-1 to I-11.

### **Neighbourhood Context**

The Grosvenor House is situated on 142 Queen Street South and forms part of the subject lands. This dwelling is listed but not designated in the City's Heritage Inventory and is currently used as a hair salon. The entire subject lands form part of an existing commercial plaza which is characterized by a large parking area visible and accessible from Queen Street South. The topography of the site is flat and there are no noticeable natural or man made features. Information regarding the history of the site is identified in Appendix I-1.

The surrounding land uses are described as follows:

North: Commercial plaza, Tim Horton's and Streetsville Library  
East: Post office, retail and mixed commercial/residential;  
South: Retail and service commercial uses and pub; and  
West: Parking associated with the existing plaza owned by the applicant.

### **Current Mississauga Plan Designation and Policies for Streetsville District Policies (November 2, 2006)**

**"Mainstreet Retail Commercial"** which permits pedestrian oriented street related commercial areas, subject to new buildings being limited to three storeys in height.

**"General Retail Commercial"** which permits development through infilling to consolidate the potential of these areas and restricts linear extension into stable, non-commercial areas.

The subject lands are also located within the Streetsville Node which promotes a focus of activity with good accessibility, visibility and public transit service.

The applications do not conform to the 3 storeys maximum building height requirement for the "Mainstreet Retail Commercial" designation that applies to the Streetsville District Policies. An official plan amendment is required.

The following land use and urban design policies will apply in the review of the applications:

- (i) land use compatibility and integration;
- (ii) enhance the Streetsville Village character;
- (iii) high standard in urban design;
- (iv) compact built form;
- (v) closely space storefronts lining the street;
- (vi) promote pedestrian activity and amenities;
- (vii) integrate parking opportunities; and
- (viii) enhanced landscaping.

In addition, the proposal will have to satisfy the criteria for site specific official plan amendments, as outlined in Section 5.3.2 in the Official Plan.

### **Proposed Official Plan Designation and Policies**

**"Mainstreet Retail Commercial - Special Site Policy"** to permit an apartment building ranging in height from three to seven storeys with ground floor commercial uses.

### **Existing Zoning**

**"C3" (General Commercial)** which permits retail and service commercial uses, offices and motor vehicle sales and rental uses excluding service stations and motor vehicle repair and wash facilities.

**"C4" (Mainstreet Commercial)** which permits retail and service commercial uses and offices but does not permit motor vehicle sales, rental or service uses.

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

**"C4-Exception" (Mainstreet Commercial)** to permit an apartment building ranging in height from three to seven storeys with ground floor commercial uses. The applicant is proposing to limit the gross floor area of restaurants to 290 m<sup>2</sup> (3,122 sq. ft.) or a maximum of 10 percent of the total non-residential gross floor area. Funeral establishments and places of religious assembly are uses which are not required by the development and will be removed from the list of permitted uses.

The requested zoning standards that are different than those required in the "C4" (Mainstreet Commercial) zone category related to minimum setback, maximum height, parking and minimum landscaped buffer have been identified in Appendix I-9. The proposal will conform with all other standards contained in the City's Zoning By-law.

### **COMMUNITY ISSUES**

Two community meetings were held by Ward 11 Councillor, George Carlson. The first meeting was on January 19, 2010, when the proposed development was presented to the Streetsville Business Improvement Association Board. The feedback from the Board members was positive and they inquired on the timing of construction.

The second meeting was held on March 10, 2010, for the community at large and approximately 25 residents and business owners attended. The following is a summary of the issues raised by the community:

#### **Comment**

- Will residential parking be underground?
- Will the proposal increase pedestrian activity at the front of the building and within the Queen Street South boulevard?

- Will the current schools in the community be able to accommodate the students that are generated from this development?
- There is too much vehicular traffic on Queen Street South;
- Can the owner make any improvement to the aging nature of the plaza and the overall condition of the property?
- The owner was requested to commit to the construction of a high quality building.

In general, there was support for the proposed development except for west building elevation which will be discussed further with the applicant.

### **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 also have to be addressed:

- submission of a revised site concept plan and elevation drawings;
- review of the parking, loading and service areas;
- review of the landscaped areas and landscaped buffers;
- identification of sustainable green technology including sustainable storm water management;
- resolution to the extent and location of public roads;
- identification of any easements and underground utilities and their impact on landscape treatment;
- clarification of the waste storage and collection areas;
- submission of a revised noise report;
- submission of additional traffic information;
- identification of any upgrades to the existing plaza;
- submission of a functional servicing report;
- identification of any servicing impact on adjoining uses;
- submission of a plan to demonstrate how staging of construction will impact the public roads and private easements;

If the applications are recommended for approval, the discussions regarding the future dedication of a public road located outside the subject lands will have to be finalized, and any related agreement to secure for such a road prepared to the satisfaction of the City. The Supplementary Report will not be prepared until all requirements are addressed.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to easements and storm water management, which will require the applicant to enter into appropriate agreements with the City, the details of which will be dealt with prior to the enactment of the implementing zoning by-law, if the applications are approved.

**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 the applications.

**ATTACHMENTS:**

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Streetsville District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - School Accommodation
- Appendix I-9 - Zoning Standards

Appendix I-10 - Master Plan for Futures Phases  
Appendix I-11 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building  
*Prepared By: Haig Yeghouchian, Development Planner*




### Site History

- August 31, 1994 - Site Plan Application for 142 Queen Street South under File SP 89/96 W6 was cancelled on August 31, 1994.
- May 23, 1996 - A demolition permit was issued for 148 Queen Street South to remove the service station.
- November 2, 2006 - The Region of Peel approved Mississauga Plan Policies for the Streetsville District which came into full force and effect except for matters under appeal to the Ontario Municipal Board. The appeals were unrelated to the subject lands, therefore, the new policies in Mississauga Plan apply.
- 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 "C3" (General Commercial) and "C4" (Mainstreet Commercial).

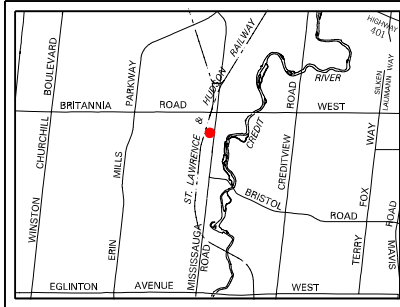


**LEGEND:**

 **SUBJECT LANDS**



**SUBJECT: DEZEN REALTY CO. LTD.  
& 678604 ONTARIO LTD.**

















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<b>DWG. NO:</b> 06027A	
<b>SCALE:</b> 1:2500	
<b>PDC DATE:</b> 2010 06 14	
<b>DRAWN BY:</b> B. KRUGER	

**MISSISSAUGA**  
Planning and Building









Produced by  
**T&W, Geomatics**

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






LAND USE DESIGNATIONS

-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Med. Density I
-  Residential – Med. Density II
-  Residential – High Density I
-  Mainstreet Retail Commercial
-  General Retail Commercial
-  Convenience Retail Commercial
-  Motor Vehicle Commercial
-  Business Employment
-  Public Open Space
-  Private Open Space
-  Greenbelt
-  Utility

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station

LAND USE LEGEND

-  - LBPIA Operating Area Boundary - See Aircraft Noise Policies
-  - Node Boundary
-  Cem - Cemetery
-  - 1996 NEP /2000 NEF Composite Noise Contours
-  - Planning District

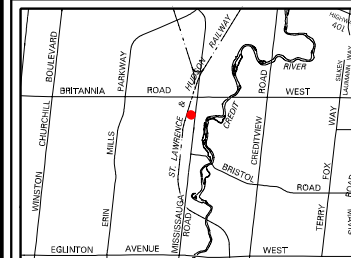


Note:

The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.  
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.



**SUBJECT: DEZEN REALTY CO. LTD.  
& 678604 ONTARIO LTD.**



FILE NO:  
**OZ 06027 W11**

DWG. NO:  
**06027L**

SCALE:  
**1:2500**

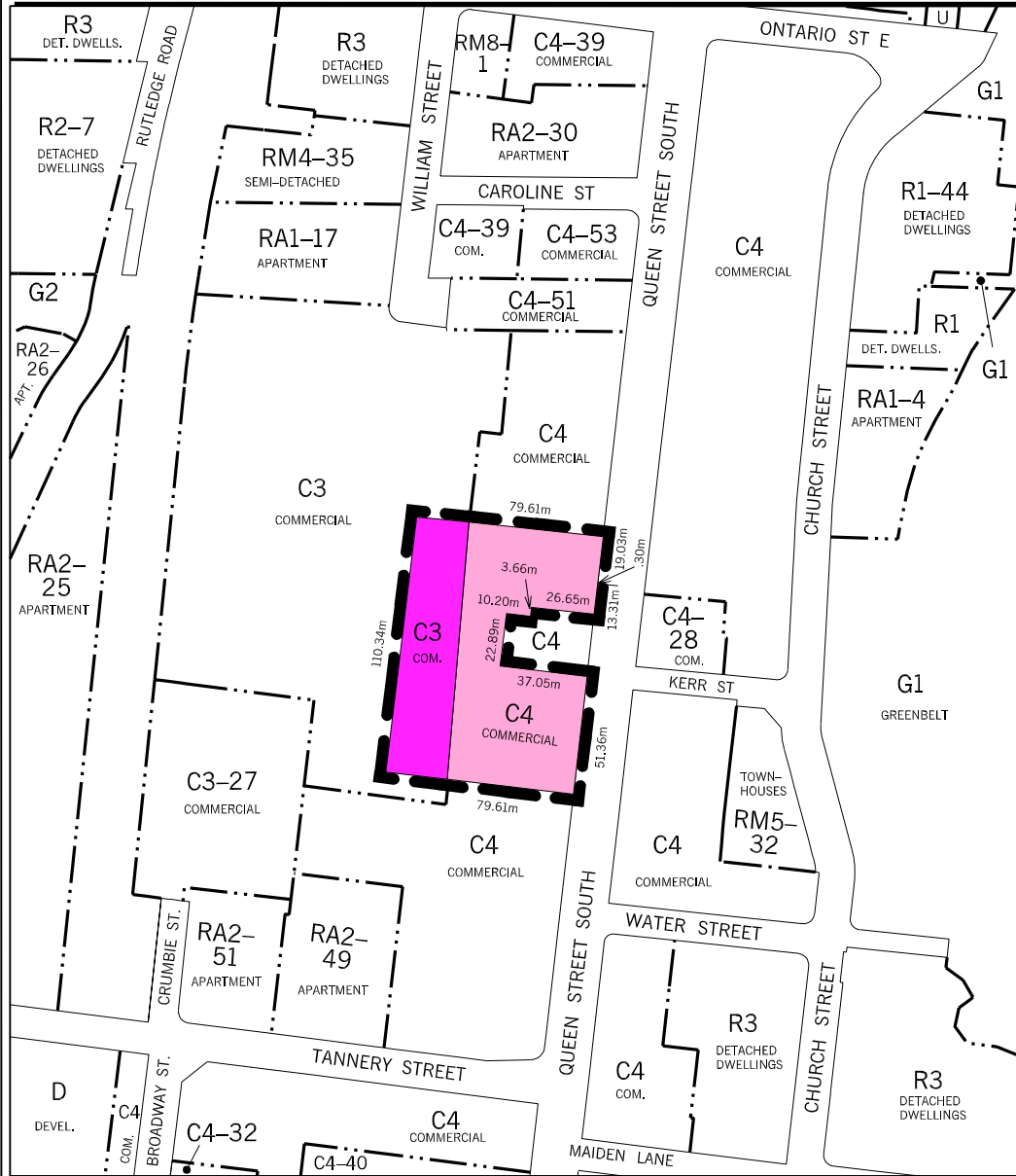
PDC DATE:  
**2010 06 14**

DRAWN BY:  
**B. KRUGER**


APPENDIX I-3


**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**




**LEGEND:**

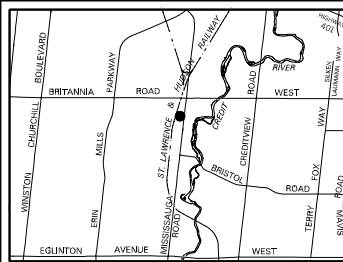
 PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL" TO "MAINSTREET RETAIL COMMERCIAL - SPECIAL SITE POLICY" AND PROPOSED REZONING FROM "C4" (MAINSTREET COMMERCIAL) TO "C4-EXCEPTION" TO PERMIT AN APARTMENT BUILDING WITH GROUND FLOOR COMMERCIAL USES.

 PROPOSED OFFICIAL PLAN AMENDMENT FROM "GENERAL RETAIL COMMERCIAL" TO "MAINSTREET RETAIL COMMERCIAL - SPECIAL SITE POLICY" AND PROPOSED REZONING FROM "C3" (GENERAL COMMERCIAL) TO "C4 - EXCEPTION" TO PERMIT AN APARTMENT BUILDING WITH GROUND FLOOR COMMERCIAL USES.

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

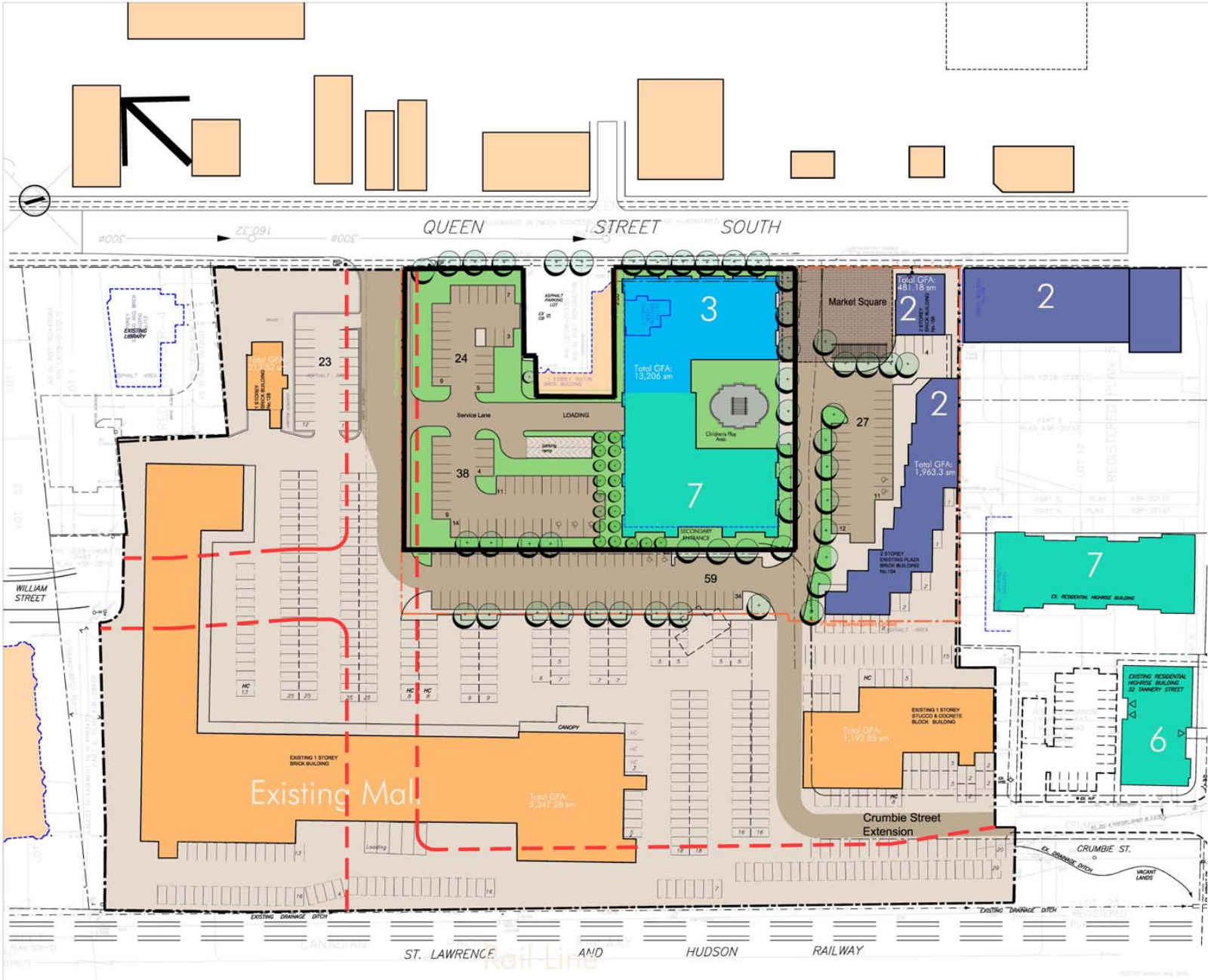


**SUBJECT: DEZEN REALTY CO. LTD. & 678604 ONTARIO LTD.**



FILE NO: OZ 06027 W11	APPENDIX 14
DWG. NO: 06027R	
SCALE: 1:2500	DRAWN BY: B. KRUGER
PDC DATE: 2010 05 11	

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**CONCEPT PLAN  
PHASE 1**

SUBJECT LANDS



# 7 Storey Block

37.90

Sight Line from Queen St.

# 3 Storey Block

32.95

Mechanical Penthouse 22.1m height

22.90

20.00

19.0m Seventh Floor

16.0m Sixth Floor

13.0m Fifth Floor

10.0m Fourth Floor

7.0m Third Floor

4.0m Second Floor

11.85

Retail Shop

Retail Shop

Retail Shop

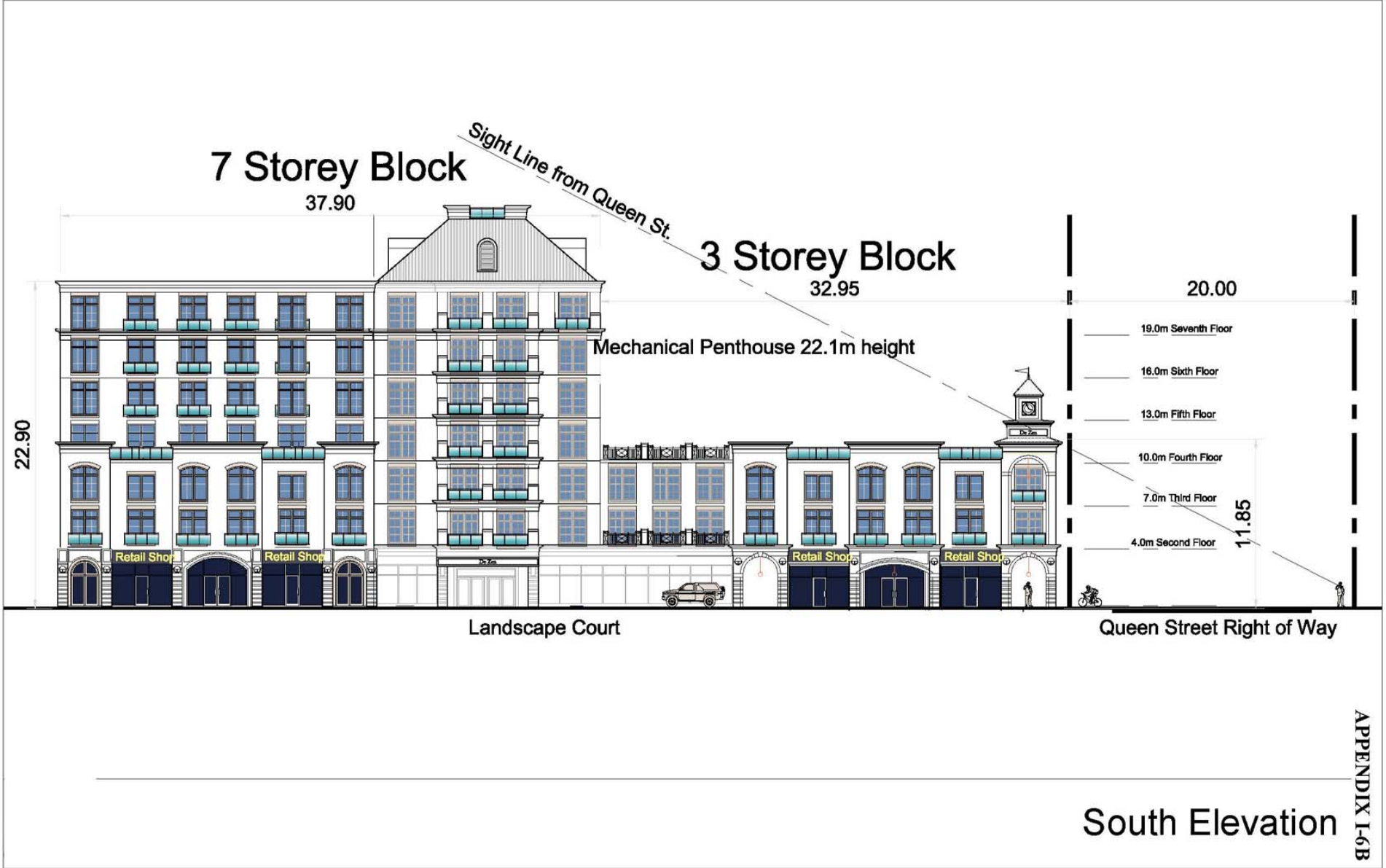
Retail Shop

Landscape Court

Queen Street Right of Way

South Elevation

APPENDIX I-6B





West Elevation





North Elevation

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

### Agency Comments

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

Agency / Comment Date	Comment
Greater Toronto Airport Authority (September 4, 2009 February 9, 2010)	<p>The subject property lies below the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport and outside of the Pearson Airport Operating Area.</p> <p>The proposed mixed commercial and residential development with building heights ranging from three to seven storeys would be within the height limits associated with the Regulations.</p>
Enersource Hydro Mississauga (November 11, 2009 February 2, 2010)	<p>The proposed building appears to be in conflict with the existing overhead pole line and electrical services to 136 and 158 Queen Street South. If these applications are approved, the cost of relocating these services shall be the responsibility of the applicant.</p> <p>The applicant is advised to meet with Enersource Hydro Mississauga well in advance in order to resolve the above noted matter.</p>
Region of Peel (September 29, 2009) April 26, 2010)	<p>Municipal sanitary sewer facilities consisting of 250 mm (9.8 in.) diameter sanitary sewers are located on Queen Street South and Tannery Street and a 200 mm (7.8 in.) diameter sanitary sewer is located on the closed road allowance of Crumbie Street.</p> <p>Municipal water facilities consist of a 300 mm (11.8 in.) diameter watermain on Queen Street South, a 200 mm (7.8 in.) diameter watermain on Tannery Street and a 150 mm (5.9 in.) diameter watermain on the closed road allowance of Crumbie Street.</p> <p>The subject lands are located within the vicinity of the Streesville Landfill Site which was used for the disposal of waste and was closed in 1957. There has been no evidence to indicate the presence of methane gas leachate.</p> <p>Waste recycling is mandatory within all residential buildings</p>

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

Agency / Comment Date	Comment
	<p>including the requirement of front-end garbage bins and recycling bins and indoor waste storage rooms and collection areas. The developer will be required to ensure that the recycling collection program is as convenient as possible and satisfy the requirements of the Region. These services may be revoked by failing to comply.</p> <p>The subject lands are located in the Streetsville Business Improvement Area and will receive twice weekly garbage collection and weekly collection of recyclable materials.</p> <p>Prior to finalizing the Supplementary Report, the submission of a Functional Servicing Report will be required in order to determine the adequacy of the existing water and sanitary sewer services for the proposed development.</p>
<p>Dufferin-Peel Catholic District School Board (August 31, 2009 February 9, 2010) and The Peel District School Board (August 28, 2009 February 5, 2010)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board have advised 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 these applications.</p> <p>In addition, both Boards have required sign posting on the property to advise prospective purchasers that students may be bussed and accommodated in others schools on a temporary basis and that warning clauses in all offers of purchase and sale of the residential units indicating that students may be bussed and accommodated in other schools temporary.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (December 1, 2009 February 16, 2010)</p>	<p>This Department has advised that the proposed first phase of development is served by Streetsville Rotary Park (P-375), located at 110 Queen Street South, immediately north of the Streetsville Public Library. The 0.08 ha (0.20 ac.) park is approximately 150 m (500 ft.) from the subject lands and contains a play site, parking, a walkway and the aforementioned library. Prior to the issuance of building permits for the first phase of development, cash-in-lieu for park or other public recreational purposes is required pursuant</p>

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

Agency / Comment Date	Comment
	<p>to Section 42 of the Planning Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p> <p>Should subsequent phases of development be proposed, as outlined on the applicant's master site plan, an addition to the Streetsville Rotary Park may be required to meet public recreational and urban design objectives for the area. Therefore, it is recommended that should the applications be approved, the entire property (ie. all phases) be identified as a Special Site in the Streetsville District Policies of Mississauga Plan so as to identify that a parkland addition may be required in conjunction with the redevelopment of the remainder of the property.</p>
<p>City Community Services Department – Planning and Heritage Section (September 14, 2009 April 26, 2010)</p>	<p>The subject lands are listed on the City's Heritage Register as the noted Streetsville Village Core cultural landscape. The applicant has noted the heritage listing and has provided both urban design principles and a heritage impact statement to address the heritage related context of this property.</p> <p>The proposed height of 3 storeys fronting onto Queen Street South is an improved streetscape in keeping with the heritage character of the area and Streetsville core. However a block of 3 storeys will create a large mass that is not in keeping with the variety seen on Queen St. South. A mix of 2 and 3 storey facades would be preferred. Also, further discussion and clarification is required related to the elevation facing Queen Street South.</p> <p>Based on the applicant's Master Plan, a continuous solid built form would be created along Queen Street South which is not in keeping with the traditional Streetsville core of small individual properties with numerous breaks along the street edge.</p>
<p>City Transportation and Works Department (October 15, 2009 February 19, 2010)</p>	<p>The applicant has provided a supporting Traffic Impact Study which is currently being reviewed by staff. It was noted that additional traffic data has been requested in order for staff to complete their review. Comments on this study will be finalized prior to the preparation of a Supplementary Report.</p> <p>Notwithstanding the above, this Department indicated a</p>

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

Agency / Comment Date	Comment
	<p>preference to have the existing southerly access to Queen Street South maintained through all future phases of development on the subject lands. In addition, this Department recommended that all proposed roads be under the jurisdiction of the municipality. The mechanism by which these future road dedications occur must be finalized to the satisfaction of the City prior to this Department providing clearance for the Supplementary Public Meeting. It should be noted that the applicant's consultant has provided a draft "Public Highway Dedication Agreement" which is currently under review.</p> <p>The following information is also required:</p> <ol style="list-style-type: none"> <li>1. A revised overall Master Plan which illustrates the required staging of the construction and gratuitous dedication of municipal roads in relation to the various stages of development construction.</li> <li>2. A revised overall Servicing Plan in support of the revised Master Plan and the design of the ultimate services that are to be located within the future municipal right-of-way and constructed to municipal standards.</li> <li>3. Details as to how access over private internal aisles will be secured to the underground parking area for the future tenants of the proposed residential buildings including any easement requirements.</li> <li>4. Reliance letters in support of the submitted environmental reports/studies Phase I and Phase II Environmental Site Assessments.</li> <li>5. An updated Acoustical Report for review and approval.</li> </ol> <p>Comments on the above items will be finalized prior to the preparation of the Supplementary Report.</p>
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

Agency / Comment Date	Comment
	City Manager's Office - Economic Development City Corporate Services Department - Realty Services City Community Services Department - Fire and Emergency Services Division Canada Post Corporation Credit Valley Hospital Enbridge Gas Distribution Inc. Canadian Pacific Railway Orangeville Railway Development Corporation Conseil Scolaire de District Catholique Centre-Sud Bell Canada
	The following City Departments and external agencies were circulated the applications but provided no comments:  GO Transit Rogers Cable Conseil Scolaire de District Catholique Centre-Sud-Ouest

**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>9 Kindergarten to Grade 5</li> <li>5 Grade 6 to Grade 8</li> <li>10 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>Ray Underhill Public School                   <ul style="list-style-type: none"> <li>Enrolment: 256</li> <li>Capacity: 346</li> <li>Portables: 0</li> </ul> </li> <li>Dolphin Senior                   <ul style="list-style-type: none"> <li>Enrolment: 619</li> <li>Capacity: 597</li> <li>Portables: 1</li> </ul> </li> <li>Streetsville Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1,030</li> <li>Capacity: 1,008</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>3 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>St. Joseph Elementary                   <ul style="list-style-type: none"> <li>Enrolment: 366</li> <li>Capacity: 475</li> <li>Portables: 0</li> </ul> </li> <li>St. Aloysius Gonzaga Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1885</li> <li>Capacity: 1656</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

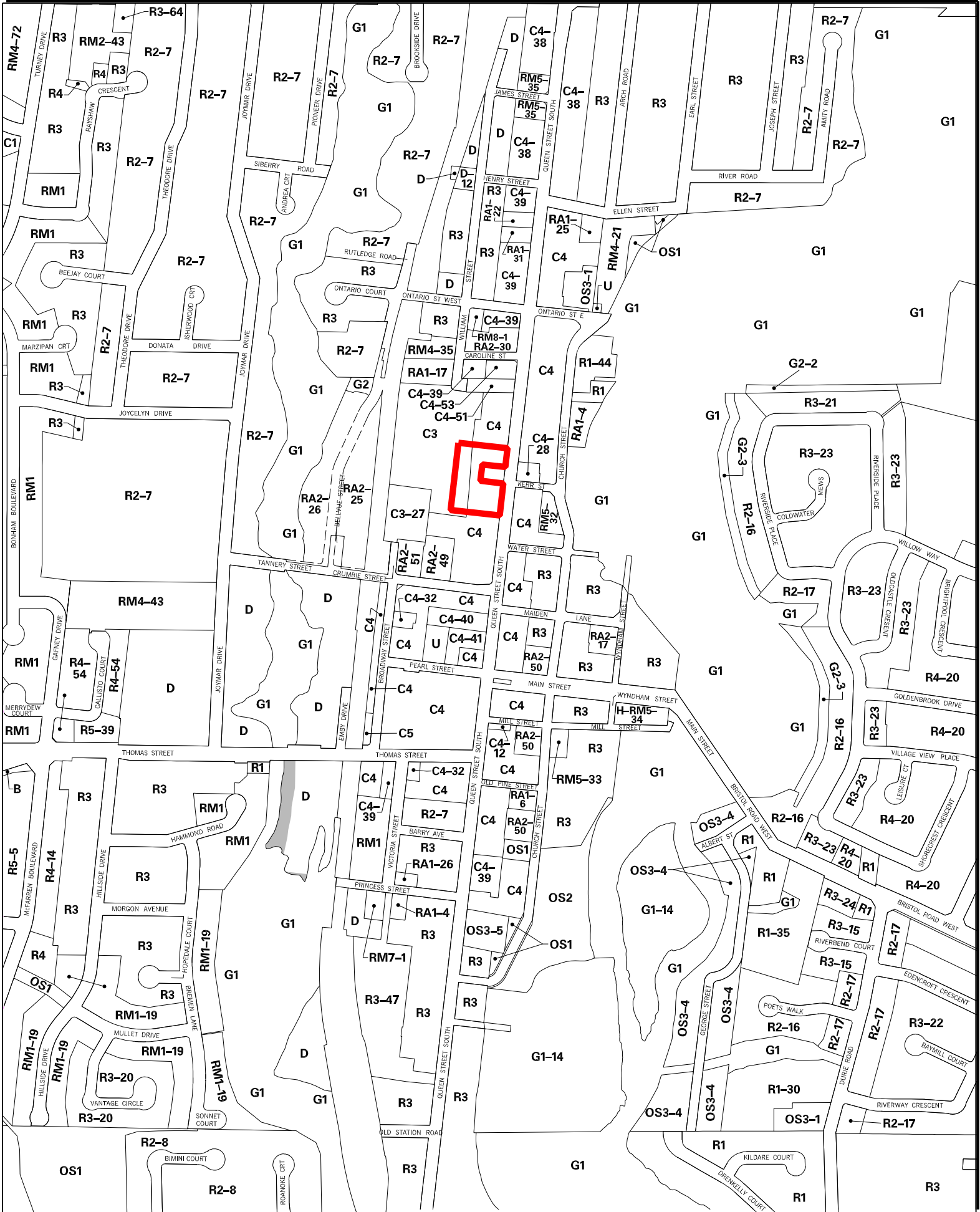
	<b>Required "C4" (Mainstreet Commercial) Zone Standards</b>	<b>Proposed "C4-Exception" (Mainstreet Commercial) Zone Standards</b>
Maximum number of Apartment Dwelling Units	No provision	108
Maximum gross floor area - residential	No provision	10 750 m <sup>2</sup> (11, 5716 sq. ft.)
Maximum gross floor area - non-residential	No provision	1 900 m <sup>2</sup> (20,452 sq. ft.)
Maximum Building Height	3 storeys	3 storeys or 12 m (39.3 ft.), 30 m (98.4 ft.) or less from the Queen Street South right-of-way plus, an additional 4 m (13.1 ft.) for architectural tower detail and roof top railing;  7 storeys or 28.5 m (93.5 ft.), more than 30 m (98.4 ft.) from the Queen Street South right-of-way plus, 5.5 m (18 ft.) for mechanical penthouse
Parking: Commercial	4.0 spaces/100 m <sup>2</sup>	3.5 spaces/100 m <sup>2</sup>
Minimum setback for below grade parking	No provision	0.0 m (0.0 ft.)
Loading	1 each for residential and commercial	1 combined space
Minimum Front Yard	0.0 m (0.0 ft.)	4.5 m (14.7 ft.)
Minimum Interior Side Yard abutting a C3 Zone	1.5 m (4.9 ft.)	0.0 m (0.0 ft.)
Minimum Rear Yard	1.5 m (4.9 ft.)	3.0 m (9.8 ft.)



**DeZen Realty Company Limited and 678604 Ontario Inc.****File: OZ 06/027 W11**

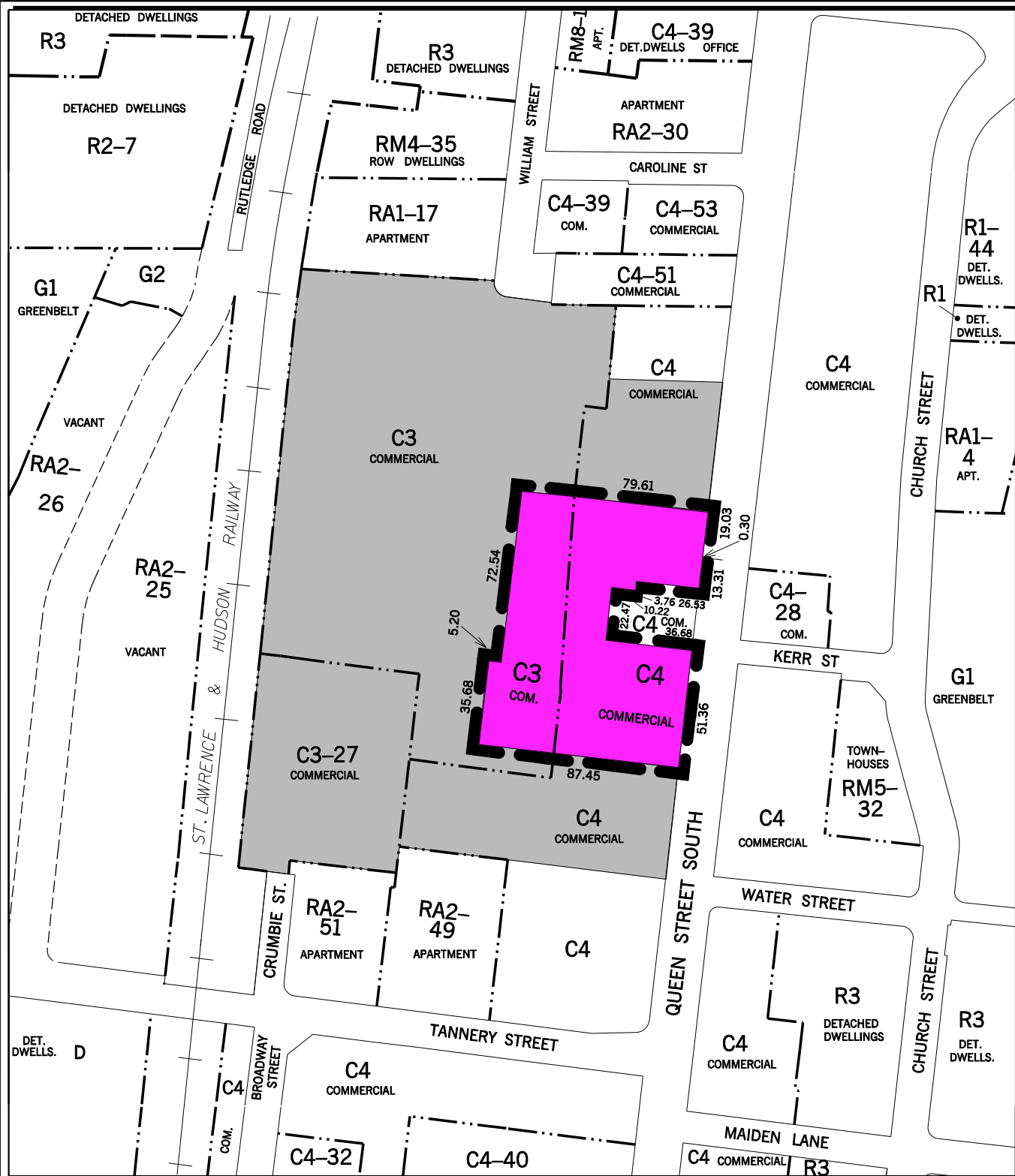
Minimum Landscaped Buffer between a street line and parking area	3.0 m (9.8 ft.)	4.5 m (14.7 ft.)
Minimum setback of parking and loading areas from a street line	No provision	4.5 m (14.7 ft.)
Commercial Front Entrance	No provision	Main front entrance for first storey commercial uses shall be located in the street wall or the wall facing private road







**Recommendation PDC-0033-2010**

- PDC-0033-2010
- "1. That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" and "Mainstreet Retail Commercial" to Mainstreet Retail Commercial-Special Site Policy" and to change the zoning from "C3" (General Commercial) and "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit an apartment building ranging in height from three to seven storeys, with ground floor commercial uses, under file OZ 06/027 W11, DeZen Realty Company Limited and 678604 Ontario Inc., 142, 148 and part of 120-158 Queen Street South, be received for information.
  2. That the correspondence of June 9, 2010 from Brian Chung expressing concerns regarding the proposed development at 142, 148 and part of 120-158 Queen Street South, be received.
  3. That the correspondence of June 14, 2010 from John Packwood and Cathy Blackmere expressing concerns regarding the proposed development at 142, 148 and part of 120-158 Queen Street South, be received."




**LEGEND:**

 **SUBJECT LANDS**

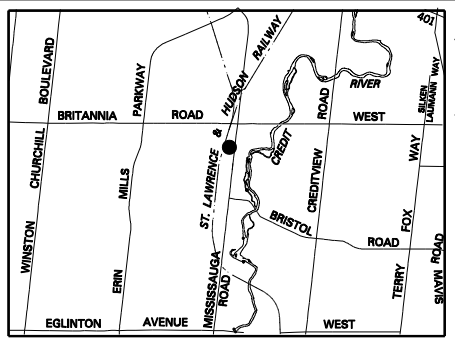
 **PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL" AND "GENERAL RETAIL COMMERCIAL" TO "MAINSTREET RETAIL COMMERCIAL - SPECIAL SITE POLICY" AND PROPOSED REZONING FROM "C4" (MAINSTREET COMMERCIAL) AND "C3" (GENERAL COMMERCIAL) TO "C4 - EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT AN APARTMENT BUILDING RANGING IN HEIGHT FROM 3 TO 7 STOREYS WITH GROUND FLOOR COMMERCIAL USES.**

**LANDS AFFECTED BY THE CITY INITIATED OFFICIAL PLAN AMENDMENT TO THE STREETSVILLE DISTRICT POLICIES.**

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



**SUBJECT: DEZEN REALTY CO. LTD. & 678604 ONTARIO LTD.**



**FILE NO:**  
OZ 06027 W11

**DWG. NO:**  
06027S3

**SCALE:**  
1:2500

**PDC DATE:**  
2011 06 27

**DRAWN BY:**  
B. KRUGER

**APPENDIX S-3**

**MISSISSAUGA Planning and Building** Produced by **T&W, Geomatics**

QUEEN STREET SOUTH

Caroline Street

Existing Commercial

Existing Residential

Parking

Cenotaph

STREETSVILLE LIBRARY

Outdoor Reading Room

Plaza with Shade Structure

Focal Point

Bermed Seating Area

Architectural Piers to enhance Street Frontage

William Street Extension

New Street

Market Square

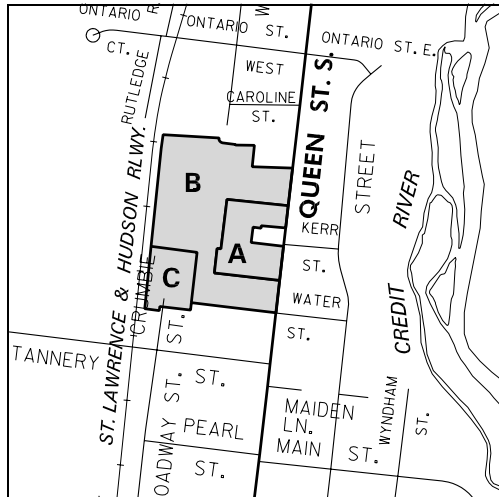
October 2009

N.T.S.



## Proposed Special Site Policies

## 4.32.8.8 Site 7



The lands identified as Special Site 7 are located on the west side of Queen Street South, north of Tannery Street and are municipally known as 142, 148 and 120-158 Queen Street South.

## 4.32.8.8.1 Area 7A

Notwithstanding the provisions of the Mainstreet Retail Commercial lands identified as Area 7A will be permitted to be developed for a residential apartment building ranging in height from three storeys to seven storeys with ground floor commercial uses.

## 4.32.8.8.2 Area 7B

Notwithstanding the provisions of the General Retail Commercial and Mainstreet Retail Commercial lands identified as Area 7B the following additional policies will apply:

- a. prior to development, a concept plan will be required to address among other matters:
  - a connecting public road network linking Queen Street South with Crumie Street and William Street;
  - location of additional public open space areas for recreational and library purposes.

## 4.32.8.8.3 Area 7C

- notwithstanding the provisions of the General Retail Commercial designation, motor vehicle repair facilities will be permitted; and
- the provisions of 4.32.8.8.2 Area 7B will apply.

## School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>9 Kindergarten to Grade 5</li> <li>5 Grade 6 to Grade 8</li> <li>10 Grade 9 to Grade 12/OAC</li> </ul> </li>   <li>• School Accommodation: <ul style="list-style-type: none"> <li>Ray Underhill Public School <ul style="list-style-type: none"> <li>Enrolment: 311</li> <li>Capacity: 346</li> <li>Portables: 0</li> </ul> </li>   <li>Dolphin Senior <ul style="list-style-type: none"> <li>Enrolment: 587</li> <li>Capacity: 597</li> <li>Portables: 1</li> </ul> </li>   <li>Streetsville Secondary School <ul style="list-style-type: none"> <li>Enrolment: 989</li> <li>Capacity: 1,008</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>3 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li>   <li>• School Accommodation: <ul style="list-style-type: none"> <li>St. Joseph Elementary <ul style="list-style-type: none"> <li>Enrolment: 347</li> <li>Capacity: 475</li> <li>Portables: 0</li> </ul> </li>   <li>St. Aloysius Gonzaga Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1887</li> <li>Capacity: 1656</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>