



# Corporate Report

Clerk's Files

Originator's  
Files OZ 08/014 W10

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**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 123 unit retirement residence and daycare facility**  
**5575 Bonnie Street**  
**South side of Thomas Street, west of Winston Churchill**  
**Boulevard**  
**Owner/Applicant: Taccpar Gate Developments Inc.**  
**Bill 51**

**Public Meeting** **Ward 10**

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**RECOMMENDATION:** That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential High Density I" to "Residential High Density I - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RA2 - Exception" (Residential - Apartments), to permit a 123 unit retirement residence and daycare facility under file OZ 08/014 W10, Taccpar Gate Developments Inc., 5575 Bonnie Street, be received for information.

**BACKGROUND:** The above-noted application has been circulated for technical comments and a community meeting has been held.

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

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application submitted:	October 9, 2008
Height:	6 storeys
Lot Coverage:	33.34 %
Floor Space Index:	1.89
Landscaped Area:	37.7 %
Net Density:	179.8 units/ha 72.8 units/acre
Gross Floor Area:	Retirement Residence: 12 821.8 m <sup>2</sup> (138,017 sq. ft.) Day Care Facility: 113 m <sup>2</sup> (1,216.4 sq. ft.)  Total: 12 934 .8 m <sup>2</sup> (139,229 sq. ft.)
Number of units:	92 retirement units 31 assisted daily living units Total: 123 units
Parking Required:	60 spaces (including 3 parking spaces for persons with disabilities)
Parking Provided:	57 spaces (including 3 parking spaces for persons with disabilities)
Supporting Documents:	Site Plan Planning Justification Report Draft Official Plan Amendment Draft Zoning By-law Amendment Parking Use Study Sun/Shadow Study Phase 1 Environmental Site Assessment Stormwater Management Letter Acoustic Feasibility Study Traffic Impact Study

<b>Site Characteristics</b>	
Frontages:	Approx. 60 m (197 ft.) on Bonnie Street Approx. 84 m (275 ft.) on Lucy Drive Approx. 60 m (197 ft.) on Thomas Street
Net Lot Area:	0.687 ha (1.7 ac.)
Existing Use:	The site is temporarily occupied by construction trailers supporting the surrounding development.

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

**Green Development Initiatives**

The applicant has identified that the following green development initiatives will be incorporated into the development:

- "Victory Garden" (a vegetable garden for residents' use)
- Organic Farmers' Market
- Salt Water Pool
- Energy efficient lighting

**Neighbourhood Context**

The subject property is located on the south side of Thomas Street, west of Winston Churchill Boulevard. The site is vacant, apart from its use by construction trailers and parking associated with the development of the subdivision to the south. This site is one of the few land parcels with "D" (Development) zoning remaining in Churchill Meadows. The block was created in conjunction with the subdivision to the south (File T-M07001) and was registered on July 24, 2008 as Plan 43M-1772. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Vacant land. The site has received Site Plan Approval for three four-storey apartment buildings (156 units), ninety-six horizontal multiple dwelling units and eight townhouse units.
- East: Vacant land. Subject to Official Plan and rezoning applications to permit a commercial plaza.

South: Semi-detached dwellings under construction.  
West: Vacant land, designated by Mississauga Plan for high-density residential.

### **Current Mississauga Plan Designation and Policies for Churchill Meadows (May 5, 2003)**

**"Residential High Density I"** which permits townhouse dwellings, horizontal multiple dwellings and apartment buildings at a density range of 45 - 138 units per net residential hectare (18.2 - 55.8 units per acre) with a maximum height of eight (8) storeys. The application is not in conformity with the land use designation, as a net residential density of 180 units per net residential hectare (72.8 units per acre) for a retirement building is proposed.

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

#### **Urban Design Policies**

The Urban Design Policies of the Mississauga Plan Policies for the Churchill Meadows Planning District identify this area as a Community Focus character area. The form of development in this area is intended to achieve an urban character with a pedestrian friendly environment. Building heights will generally be limited to a range of five to eight storeys, and buildings at the higher end of this range are encouraged.

The Urban Design General Provisions of Mississauga Plan require that buildings and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

#### **Criteria for Site Specific Official Plan Amendments**

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

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the

remaining lands which have the same designation, or neighbouring lands;

- the 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.

### **Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines**

On July 16, 1997, City Council endorsed the Churchill Meadows Concept Plan, Principles and Urban Design Guidelines. The Plan, Principles and Guidelines were prepared to provide direction to both the public and private sectors with respect to the design intent of the City for the development of the Churchill Meadows Planning District. It also elaborates on the conceptual land use plan established in the Churchill Meadows District Policies and how the document will be used in conjunction with City Plan and the District Policies when reviewing development applications. Appendix I-7 illustrates the location of the subject lands with the Neighbourhood Concept Plan. The property is subject to the Secondary Development Corridor Principles and Guidelines outlined in this document.

As part of the Supplementary Report, the Planning and Building Department will indicate whether the application and Development Concept Plan complies with the Concept Plan, Principles and Guidelines.

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

The application proposes that a special site policy be applied to the current "Residential High Density I" land use designation, permitting a maximum density of 180 units per net residential hectare (72.8 units per acre).

**Existing Zoning**

**"D" (Development)**, which permits buildings and structure that were legally existing on the date of passing of By-law 0225-2007 (June 20, 2007).

**Proposed Zoning By-law Amendment**

**"RA2 - Exception" (Residential - Apartments)**, to permit a retirement residence, long term care facility, a day care facility and amenity uses accessory to a retirement residence.

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

	<b>Required Zoning By-law Standard</b>	<b>Proposed Standard</b>
Parking	0.50 spaces per retirement dwelling unit, and 0.33 spaces per assisted living dwelling unit, or 57 spaces for this site.  2.5 spaces per 100 m <sup>2</sup> for the daycare facility.	0.45 spaces per retirement dwelling unit, and 0.33 spaces per assisted living dwelling unit, or 54 spaces for this site.  2.5 spaces per 100 m <sup>2</sup> for the daycare facility.
Maximum Floor Space Index	1.0 times the lot area	2.16 times the lot area
Minimum exterior side yard (Lucy Drive)	9.5 m (31.2 ft)	6.0 m (19.7 ft.) to building, 4.3 m (14.1 ft.) to balconies
Minimum interior side yard abutting a commercial zone	4.5 m (14.8 ft.)	3.3 m (10.8 ft.)
Minimum interior side yard to a retaining wall	4.5 m (14.8 ft.)	0.0 m (0.0 ft.)

Minimum rear yard (Thomas Street)	12.5 m (41.0 ft)	4.0 m (13.1 ft.) to building 2.7 m (8.9 ft.) to balconies
Landscaped Area	40%	39%
Minimum setback from surface parking space or aisle to a street line	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum setback from a waste enclosure/ loading to a street line	10.0 m (32.8 ft.)	8.7 m (28.5 ft.)
Minimum width of a landscaped buffer abutting lands with a residential zone	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum width of a landscaped buffer along any other lot line	3.0 m (9.8 ft.)	1.5 m (4.9 ft.)

**COMMUNITY ISSUES**

A community meeting was held by Ward 10 Councillor, Sue McFadden on September 22, 2008.

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

**Comments**

The adequacy of provided parking was questioned.

**Response**

A Parking Use Study was provided with the application in support of the proposed residential parking rate, which has been found to be acceptable to the Planning and Building Department. It is noted that the site is deficient from the requirements of By-law 0225-2007 by three spaces. Parking for the day care will be provided in accordance with the zoning by-law.

### **Comments**

Information was sought concerning the siting and appearance of the building.

### **Response**

A site plan is provided in Appendix I-5 and building elevations are provided in Appendix I-6 of this report. The application must also respond to the Urban Design policies of Mississauga Plan as described on page 4 of this report.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- The appropriateness of the proposed "RA2 – Exception" zone provisions, in light of the general policies of Mississauga Plan and the surrounding development;
- Revisions to the site development concept plan in response to potential traffic management issues;
- Revisions to the site development concept plan that contribute to the pedestrian environment of Thomas Street, particularly by providing a principle entrance to the building on Thomas Street.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to acoustical mitigation and stormwater management 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 this application.

**ATTACHMENTS:**

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Churchill Meadows 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 - Part of the Churchill Meadows Neighbourhood Concept Plan
- Appendix I-8 - Agency Comments
- Appendix I-9 - General Context Map

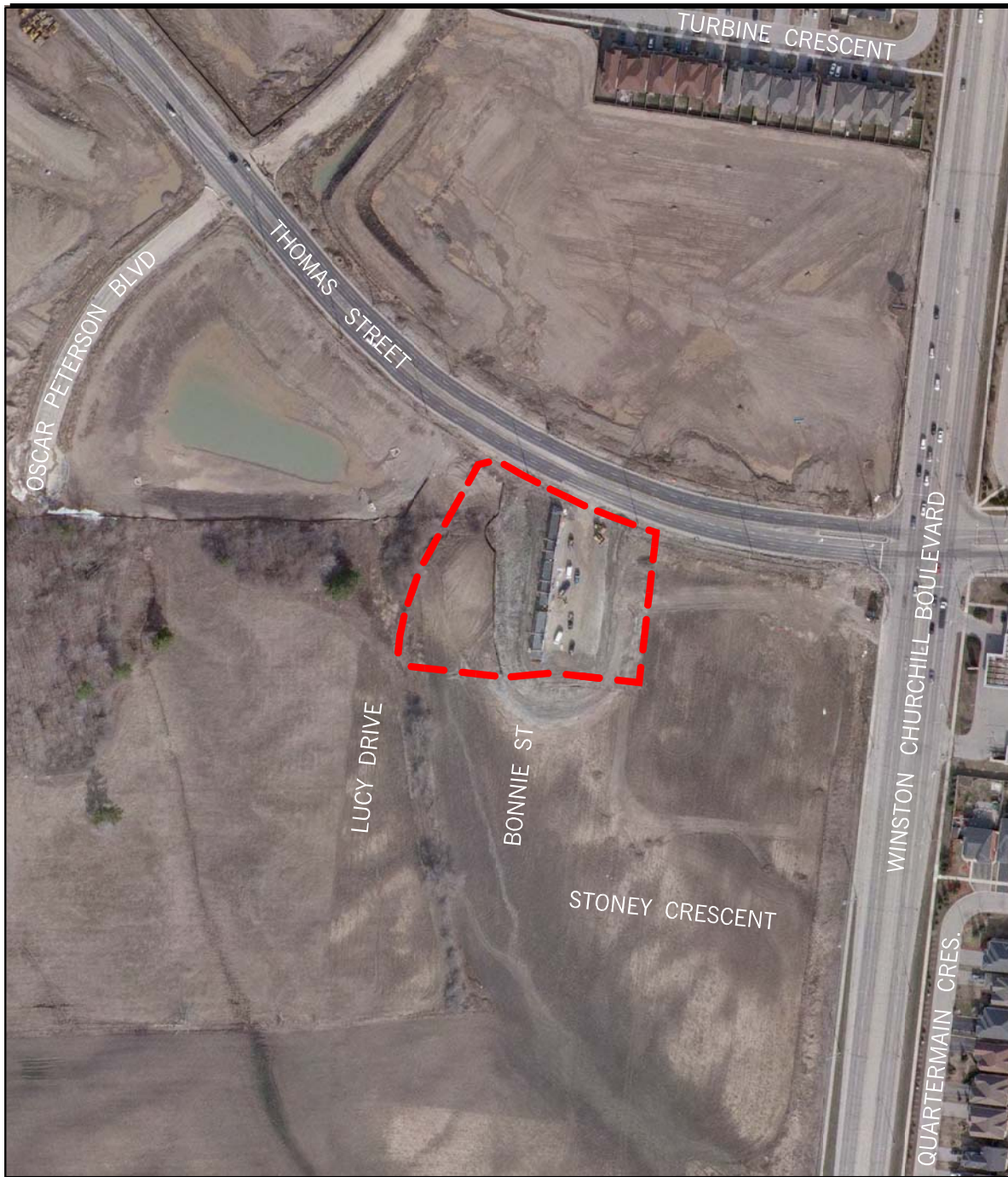
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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Hugh Lynch, Development Planner*

### Site History

- October 7, 1996 – The Ministry of Municipal Affairs and Housing approved the Churchill Meadows Secondary Plan, designating the subject lands as "Residential High Density".
- July 8, 1997 – The Ministry of Municipal Affairs and Housing approved City Plan which re-adopted and re-titled the Churchill Meadows Secondary Plan as the Churchill Meadows District Plan (Amendment 103).
- July 16, 1997 – City Council endorsed the Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines.
- June 23, 2000 – City Council adopted the Churchill Meadows District Policies (Amendment 16), designating the subject lands "Residential High Density I".
- May 5, 2003 – Mississauga Plan came into force and effect, except for those policies appealed to the Ontario Municipal Board. Mississauga Plan designates the subject lands "Residential High Density I".
- June 11, 2008 – The Planning and Development Committee holds a Public Meeting concerning subdivision application T-M07001, which proposes to create the subject block together with the low-rise residential development to the south.
- 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 "D" (Development).
- September 12, 2007 – The draft plan of subdivision is approved.
- July 24, 2008 – Subdivision T-M07001 is registered as Plan 43M-1772, formally creating the subject block.



**LEGEND:**

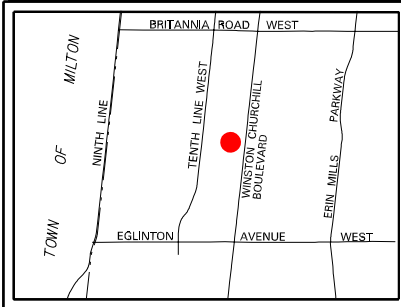


**SUBJECT LANDS**

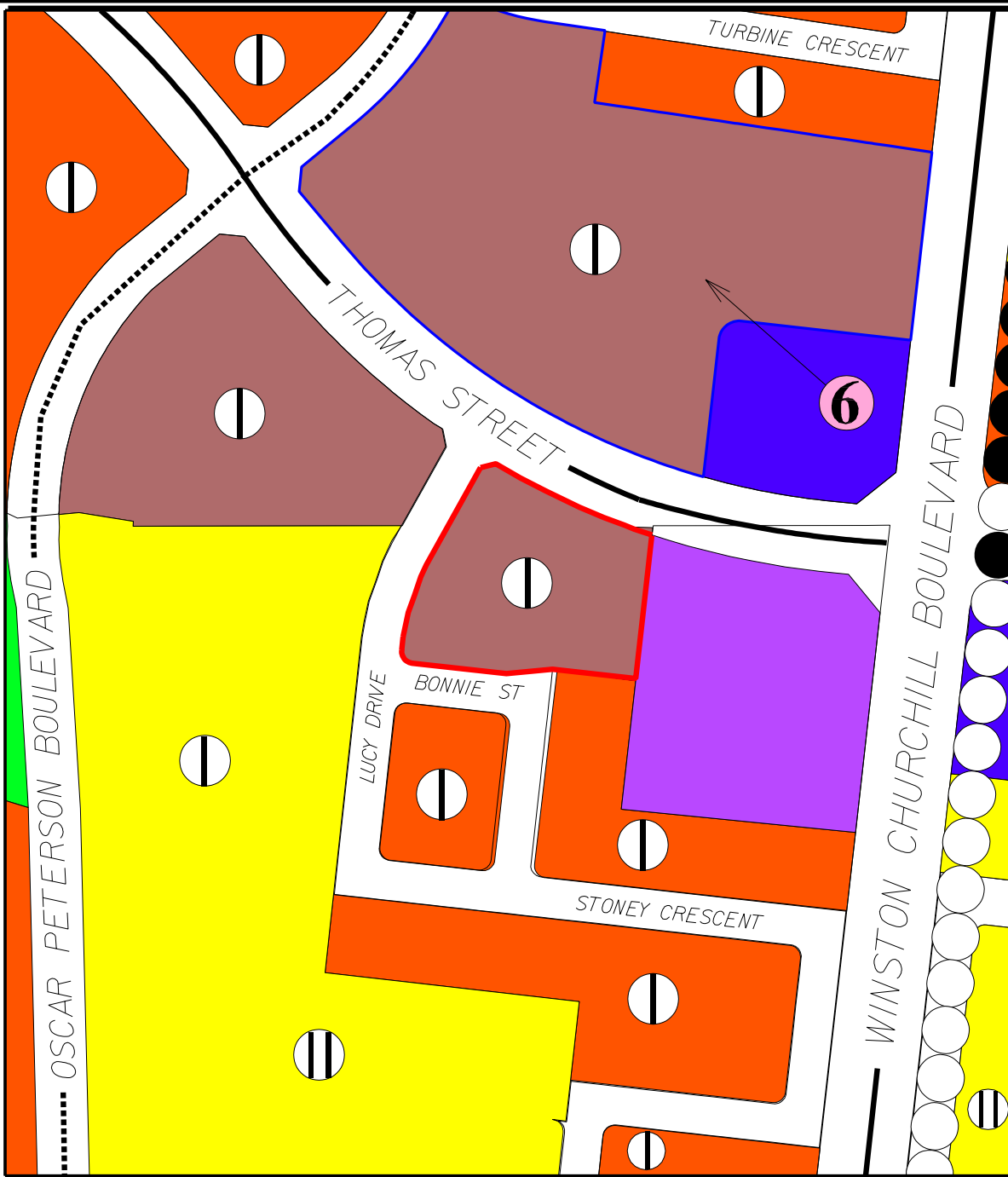
**DATE OF AERIAL PHOTO: APRIL 2008**



**SUBJECT:  
TACCPAR GATE DEVELOPMENT INC.**










<b>FILE NO:</b> OZ 08014 W10	<b>APPENDIX I-2</b>
<b>DWG. NO:</b> 08014A	
<b>SCALE:</b> NTS	
<b>PDC DATE:</b> 2009/02/02	
<b>DRAWN BY:</b> B MISTAK	






**PART OF CHURCHILL MEADOWS DISTRICT LAND USE MAP  
CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA  
PLAN**




**LAND USE DESIGNATIONS**

-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Residential – High Density I
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Public Open Space

**TRANSPORTATION LEGEND**

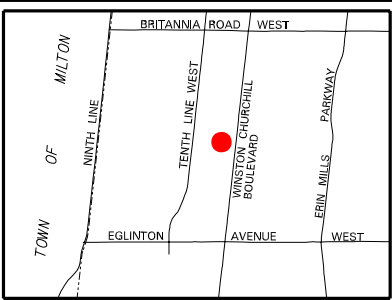
-  Arterial
-  Major Collector
-  Minor Collector

**LAND USE LEGEND**

-  Special Site Areas (See Special Site Policies)
-  Planning District
-  **SUBJECT LANDS**



**SUBJECT:  
TACCPAR GATE DEVELOPMENT INC.**



**FILE NO:**  
OZ 08014 W10

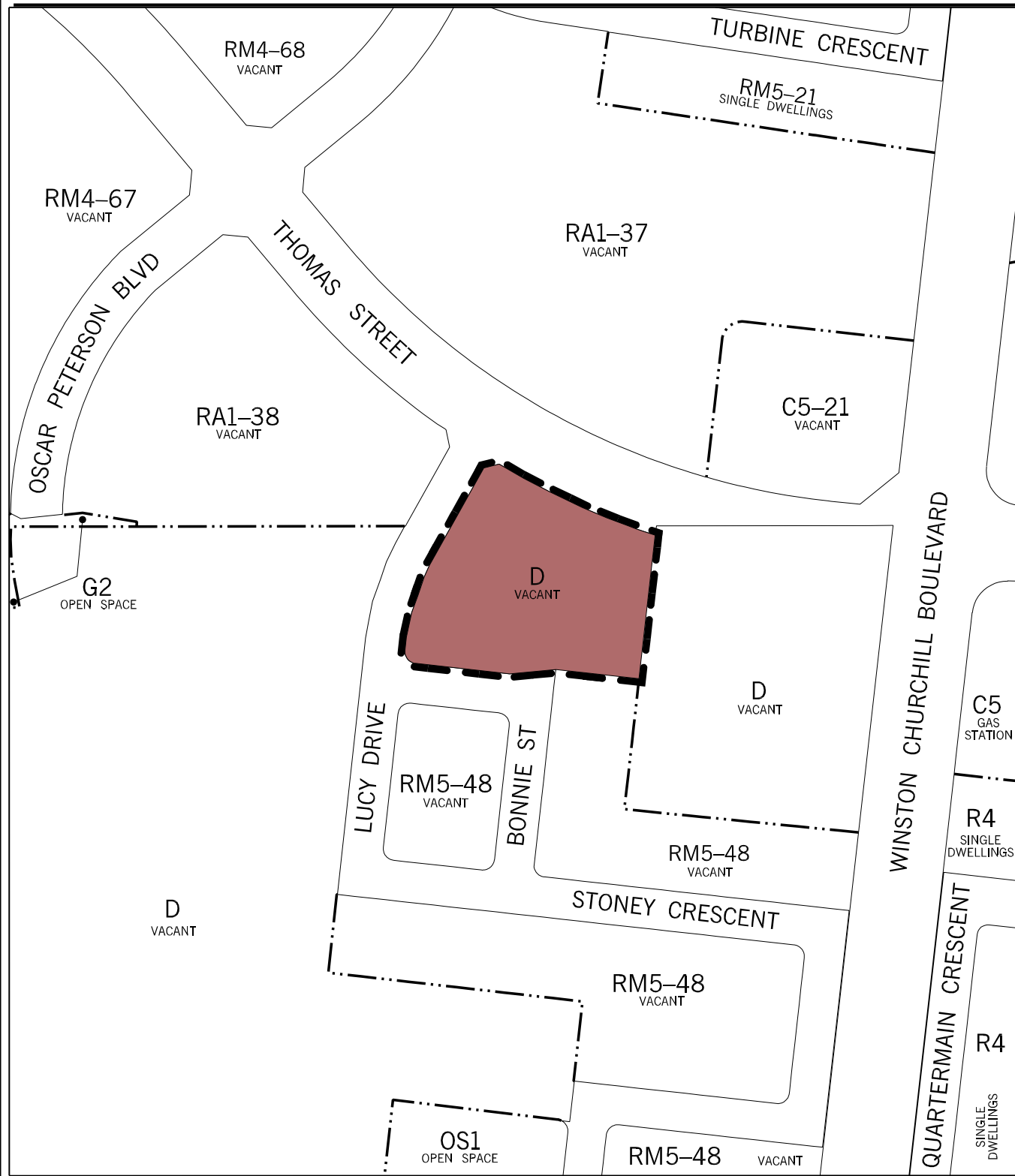
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**SCALE:**  
NTS

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

**DRAWN BY:**  
B MISTAK

APPENDIX I-3



**LEGEND:**

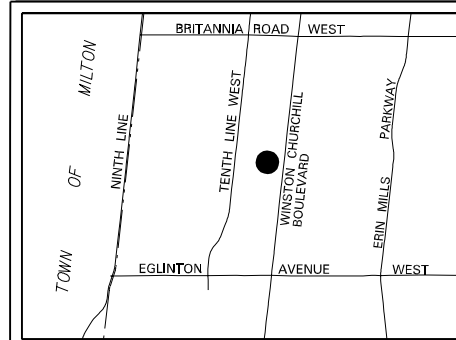


PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL HIGH DENSITY I" TO "RESIDENTIAL HIGH DENSITY I- SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RA2-EXCEPTION" (RESIDENTIAL-APARTMENTS) TO PERMIT A 123 UNIT RETIREMENT RESIDENCE AND A DAYCARE FACILITY.

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



**SUBJECT:**  
**TACCPAR GATE DEVELOPMENT INC.**



FILE NO:  
OZ 08/014 W10

DWG. NO:  
08014R

SCALE:  
1:2500

PDC DATE:  
2009/02/02

DRAWN BY:  
B MISTAK

APPENDIX I-4

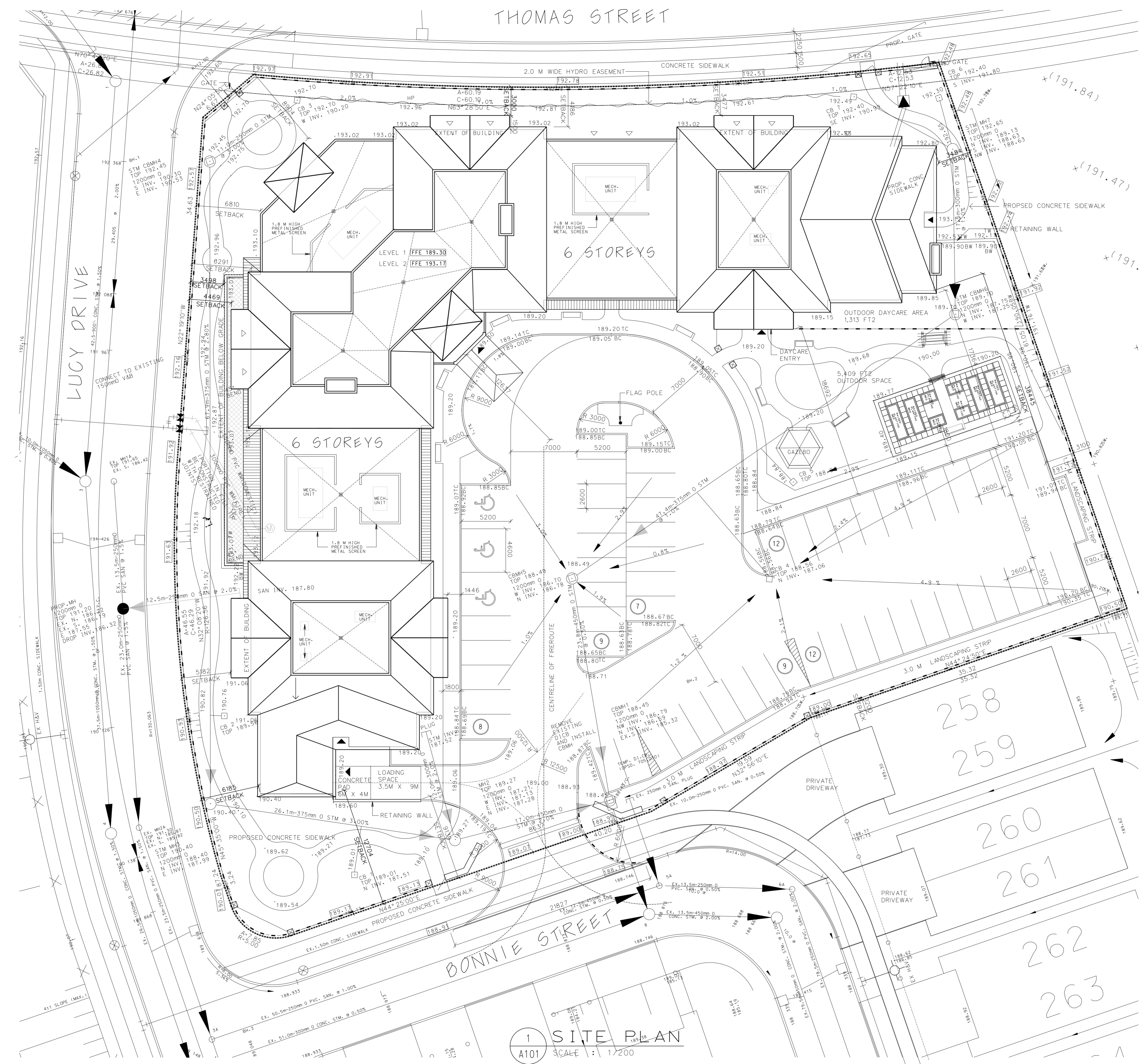
**SITE STATISTICS**

SITE AREA	6,840 M <sup>2</sup> (73,625 FT <sup>2</sup> )
BUILDING COVERAGE @ LEVEL 1	2,281.11 M <sup>2</sup> (24,553 FT <sup>2</sup> ) - 33.34%
PAVED AREA	1,979.97 M <sup>2</sup> (21,312 FT <sup>2</sup> ) - 28.95%
LANDSCAPED AREA	2,578.92 M <sup>2</sup> (27,759 FT <sup>2</sup> ) - 37.71%
TOTAL	6,840 M <sup>2</sup> (73,625 FT <sup>2</sup> ) - 100.00%
BUILDING G.F.A.	12,934.84 M <sup>2</sup> (139,229 FT <sup>2</sup> ) (INCL. L1)
F.S.I.	1.89 X TIMES
UNIT COUNT	
2ND LEVEL	17 UNITS
3RD LEVEL	31 A.D.L
4TH - 6TH LEVEL	25 X 3 = 75 UNITS
TOTAL	123 UNITS
MAXIMUM HEIGHT	26 M

PARKING STATS	REQUIRED	PROVIDED
PARKING SPACES REQUIRED FOR LONG TERM CARE UNIT (ASSISTED DAILY LIVING) + 31 UNITS X 0.33 SPACES/UNIT	11 SPACES	11
PARKING SPACES REQUIRED DWELLING UNITS + 92 UNITS X 0.50 SPACES/UNIT	46 SPACES	43
PARKING SPACES REQUIRED FOR DAY CARE + 113 M <sup>2</sup> /100 M <sup>2</sup> X 2.5 SPACES	3 SPACES	3
TOTAL PARKING REQUIRED (INCLUDES 3 HANDICAP SPACES)	60 SPACES	57

UNIT CHART	STUDIO	1 BED	1-DEN	2 BED
2ND FLOOR	21	12	2	2
3RD FLOOR (ADL)	1	9	1	-
4TH FLOOR	1	15	3	6
5TH FLOOR	1	15	3	6
6TH FLOOR	1	15	3	6
TOTAL	25	66	12	20

- GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE FIRE ROUTE WILL BE DESIGNATED AS PER 1036-81 AS AMENDED. THE FIRE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 M.
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 30 CM (1 FT) INSIDE THE PROPERTY LINE.
- PRIOR TO FINAL INSPECTION, THE ACOUSTICAL CONSULTANT SHALL CERTIFY THAT THE STRUCTURES ARE IN COMPLIANCE WITH THE NOISE REPORT AS PREPARED FOR THE PARTICULAR BUILDING.



DATE	ISSUED FOR
NOV 07 06	SITE PLAN APPROVAL

THOMAS STREET

OSCAR PETERSON BLVD.

LUCY DRIVE

BONNIE ST.

WINSTON CHURCHILL BLVD.

KEY PLAN SCALE - NTS

**VIVA**

Retirement Living

No	Date	Revisions

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK. LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION. PRINTS ARE NOT TO BE SCALED.

ONTARIO ASSOCIATION OF ARCHITECTS

DAN ARSENAULT

Architect

**Arsenault Architect inc**

Tel (416) 255-4378  
Fax (416) 255-4351

5186A Dundas Street West  
Toronto, Ontario M0A 1C4

ARCHITECT	: D. ARSENAULT
JOB CAPTAIN	: N. CARVALHO
DRAWN BY	: A. ARSENAULT
DATE OF PLOT	: NOVEMBER 7 2008
SCALE	: 1 : 200
CLIENT'S NAME	: VIVA RETIREMENT LIVING 3845 BATHURST ST. SUITE 206 TORONTO, ONTARIO
PROJECT NAME	: VIVA MISSISSAUGA 5575 BONNIE STREET MISSISSAUGA, ONTARIO
DRAWING TITLE	: SITE PLAN
PROJECT NO.:	07-161
DRAWING NO.:	A-101

APPENDIX I-5





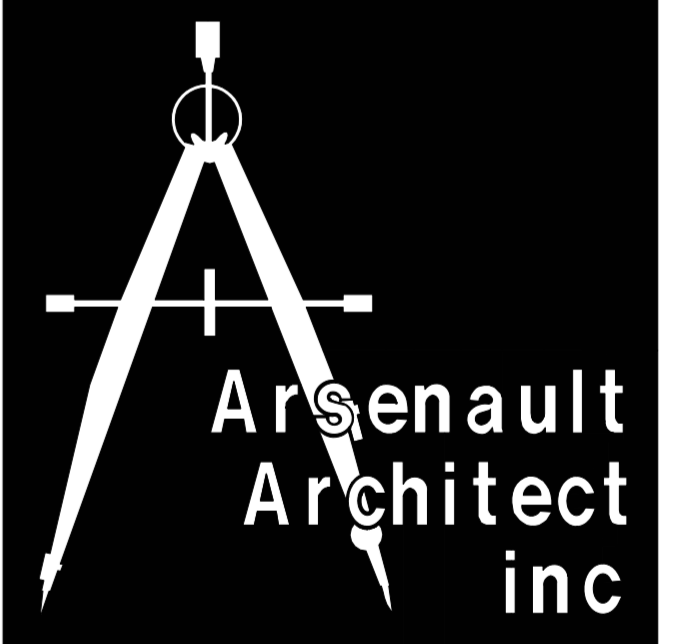


DATE	ISSUED FOR
NOV 07 08	SITE PLAN APPROVAL



No	Date	Revisions

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.  
 ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.  
 LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.  
 PRINTS ARE NOT TO BE SCALED.



Tel (416) 255 4378 5186A Dundas Street West  
 Fax (416) 255 4351 Toronto, Ontario M9A 1C4

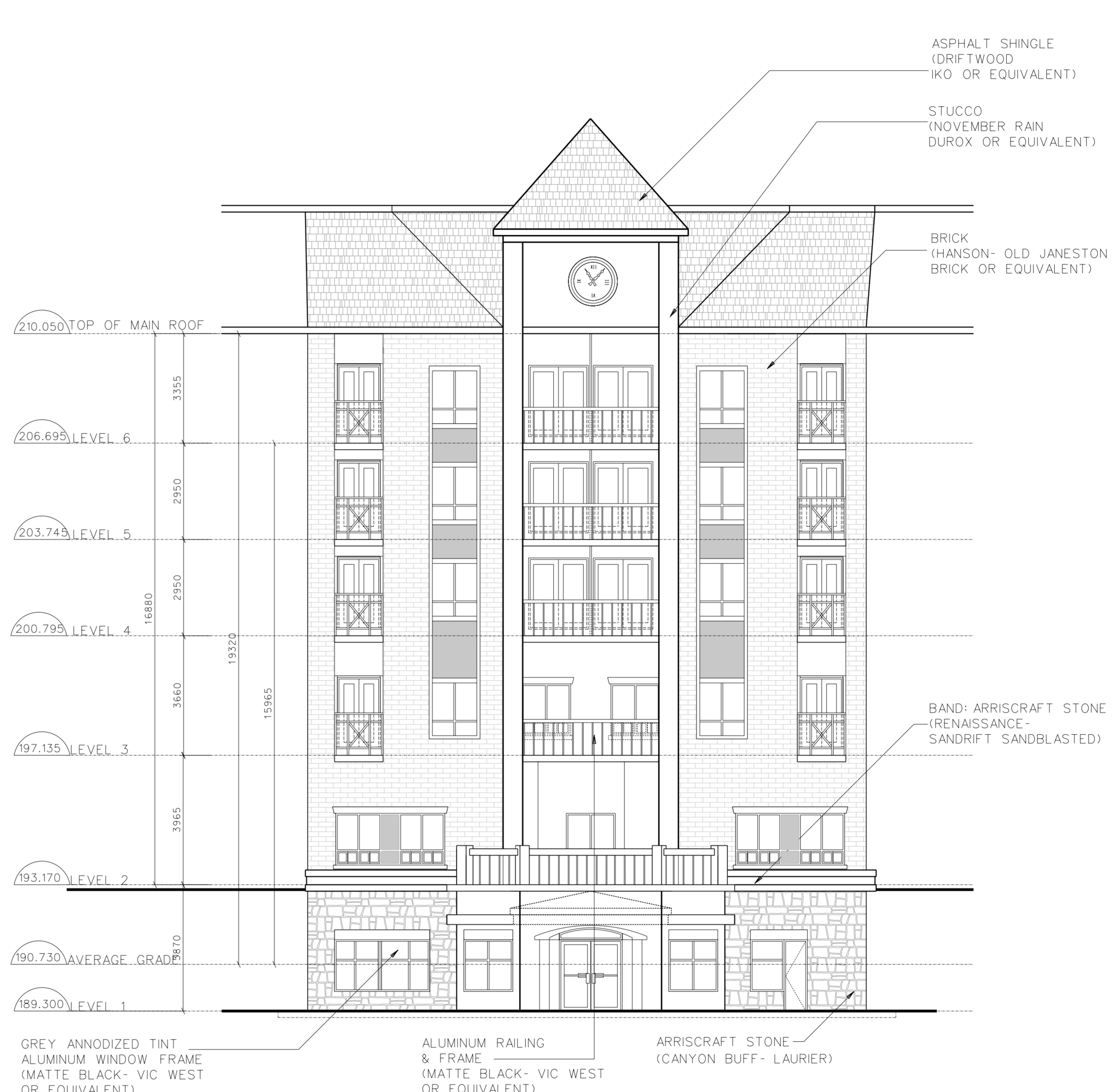
ARCHITECT : D. ARSENAULT  
 JOB CAPTAIN : N. CARVALHO  
 DRAWN BY :  
 DATE OF PLOT : NOVEMBER 7 2008  
 SCALE : 1:100  
 CLIENT'S NAME :  
**VIVA RETIREMENT LIVING**  
 3845 BATHURST ST. SUITE 206  
 TORONTO, ONTARIO  
 PROJECT NAME :  
**VIVA MISSISSAUGA**  
 5575 BONNIE STREET  
 MISSISSAUGA, ONTARIO  
 DRAWING TITLE :  
**CENTER ELEVATION**

PROJECT NO. : 07-161 DRAWING NO. : A-303

APPENDIX I-6 PAGE 3



**2** CENTER ELEVATION  
 A303 SCALE : 1/100

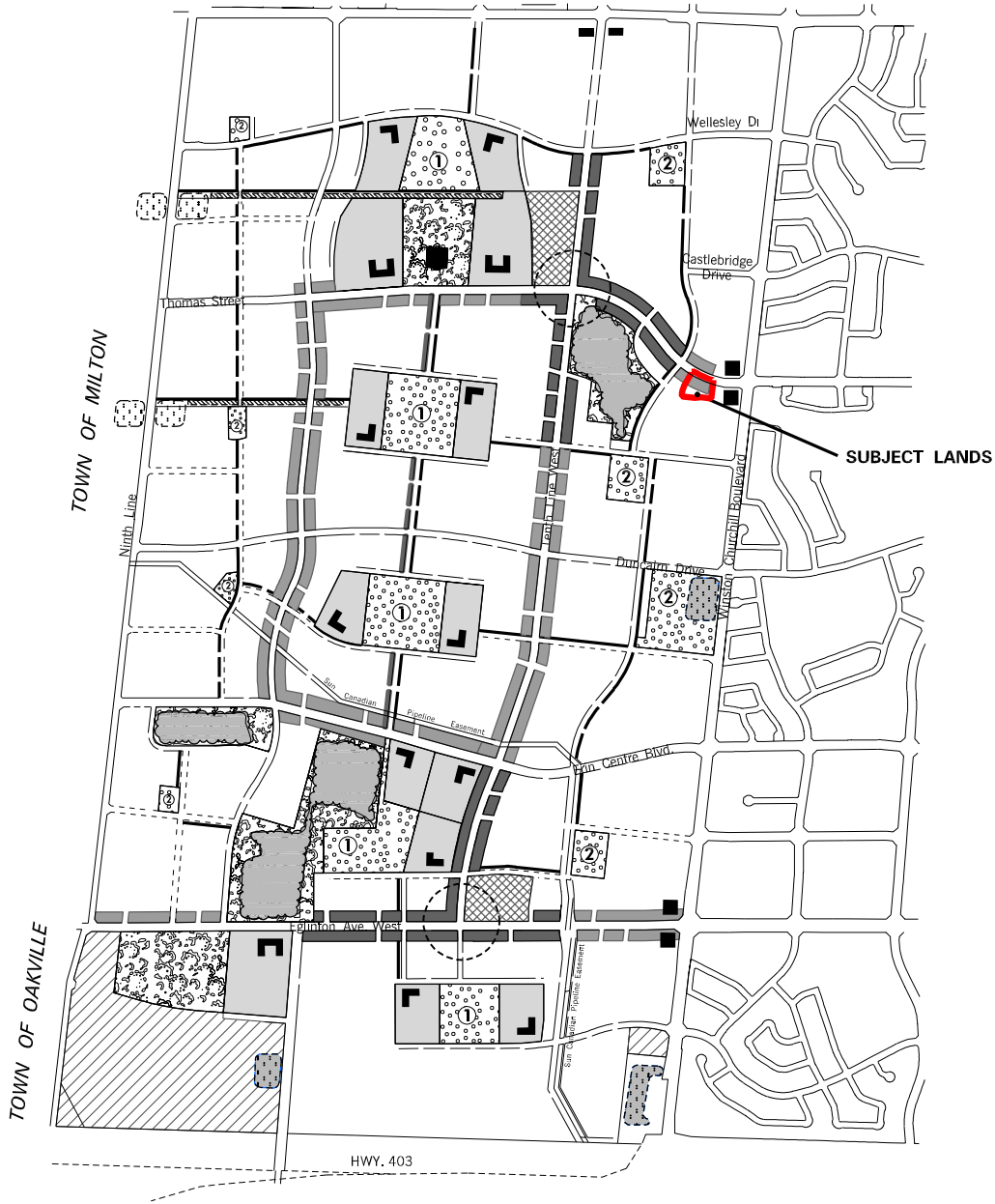


**1** CENTER ELEVATION  
 A303 SCALE : 1/100

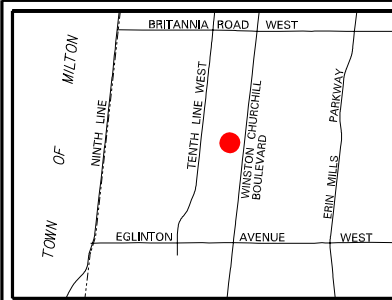
**PART OF THE CHURCHILL MEADOWS NEIGHBOURHOOD  
CONCEPT PLAN**

**LEGEND**

-  Community Park (locations and sizes to be confirmed at Draft Plan Stage.)
  -  Neighbourhood Park (locations and sizes to be confirmed at Draft Plan Stage.)
  -  Public Woodland Natural Areas
  -  Primary Development Corridors
  -  Secondary Development Corridors
  -  General Neighbourhood
  -  Mixed Industrial/Office/Retail/Special Commercial Uses,
  -  Central Pedestrian Boulevard
  -  Local Pedestrian Boulevard/Linkages
  -  Neighbourhood Commercial Centre
  -  Special Urban Space
  -  Gateways
  -  Stormwater Management Facilities (locations and sizes to be confirmed at Draft Plan Stage.)
  -  Stormwater Management Channels
  -  Elementary School
  -  Secondary School
- ① School/Park Campus  
② Peripheral Neighbourhood Park



**SUBJECT:  
TACCPAR GATE DEVELOPMENT INC.**



**FILE NO:  
OZ 08014 W10**

**DWG. NO:  
08014CHC**

**SCALE:  
NTS**

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

**DRAWN BY:  
B MISTAK**

**APPENDIX I-7**

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**

Taccpar Gate Developments Inc.

File: OZ 08/014 W10

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (December 2, 2008)	No objection to the approval of this Official Plan Amendment and rezoning application. An amendment to the Regional Official Plan is not required.
City Community Services Department – Planning, Development and Business Services Division (October 23, 2008)	This Department notes that in accordance with the terms outlined in the executed Servicing Agreement associated with file T-M07001, cash-in-lieu of parkland dedication is required for all units beyond 69 units. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes will be required pursuant to Section 452 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.
City Community Services Department – Fire and Emergency Services Division (December 2, 2008)	No concerns from an emergency response perspective; emergency response time to the site and water supply are acceptable.
City Transportation and Works Department (December 2, 2008)	The applicant has provided a supporting Traffic Impact Study which is currently being reviewed by staff. It should be noted that this Department has identified concerns associated with the operation of the proposed daycare and has requested additional information to better evaluate the potential impact this proposed use may have on the surrounding municipal roads.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Credit Valley Hospital Dufferin-Peel Catholic District School Board Enersource Hydro Mississauga Peel District School Board</p>

**Taccpar Gate Developments Inc.****File: OZ 08/014 W10**

<b>Agency / Comment Date</b>	<b>Comment</b>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Peel Regional Police Hydro One Networks Inc. French District Catholic School Board Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable Canada Post Corporation Trillium Health Centre</p>

