



Corporate Report

Clerk's Files

Originator's
Files OZ 05/024 W1

DATE: June 13, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 26, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a 22 storey, 220 unit condominium apartment
building with commercial uses at street level, a 16 storey, 150
unit seniors' apartment building, privately operated multi-use
community space and to allow uses associated with the Lions
Park redevelopment
15 Hurontario Street and adjacent Lions Park
North of Lakeshore Road East and east of Hurontario Street
Owner: F. S. Port Credit Limited
Applicant: John D. Rogers and Associates Inc.
Bill 20

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated June 13, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan to revise the "Residential High Density I and Main Street Commercial-Special Site 4B" provisions and to change the zoning of the F.S. Port Credit Limited lands from "C1-604" (Restaurant), "H-R4" (Residential Apartments with Holding Provision) and "P" (Open Space) to "R4-Special Section" (Residential Apartments and Commercial) to permit a 22 storey, 220 unit condominium apartment building with commercial uses at

street level; a 16 storey, 150 unit seniors' apartment building; and privately operated multi-use community space, and to amend the Official Plan from "Residential High Density I-Special Site 4B" to "Open Space – Community Park" and to change the zoning for the City-owned Lions Park at the southeast corner of Park Street East and Hurontario Street from "P" (Open Space) and "H-R4" (Residential Apartments with Holding Provisions) to "P"-Special Section (Open Space) to allow uses associated with the Lions Park redevelopment under file OZ 05/024 W1, F.S. Port Credit Limited, 15 Hurontario Street and adjacent Lions Park, be received for information.

REPORT SUMMARY:

This report outlines the development applications submitted by F.S. Port Credit Limited. In conjunction with the development proposal, the applicant is also proposing a public benefits contribution under Section 37 of the *Planning Act* which includes the relocation, restoration and adaptive re-use of the Gray House, a new Port Credit Branch library and other upgraded facilities in Lions Park. This report recommends that the Planning and Building Department Information Report be received for information.

BACKGROUND:

Official Plan Amendment and Rezoning applications have been filed to permit a mixed use development comprising condominium and seniors' apartment buildings with street level commercial uses and privately operated multi-use community space in accordance with the concept site plan attached as Appendix I-8. The proposed mixed commercial/residential development on lands referred to as the "North Parcel" represents the second phase of a major redevelopment in the Port Credit Village. The redevelopment was the subject of an Ontario Municipal Board (OMB) hearing in 1996 for the former St. Lawrence Starch lands on the south side of Lakeshore Road East and the "North Parcel" lands. The applicant is currently seeking approvals for additional height and densities beyond that previously allowed by the OMB. Detailed information regarding the history of the site is found in Appendix I-1.

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

COMMENTS:

Details of the development proposal are as follows:

Development Proposal. –F.S. Port Credit Limited Lands	
Applications submitted:	May 10, 2005 and considered complete on June 28, 2005
Revised:	December 23, 2005 and April 10, 2006
Height:	22 storey condominium and 16 storey seniors apartment building
Lot Coverage: (after land transfers)	Apartment Building - 0.55 % Seniors Building - 0.67 %
Net Floor Space Index (after land transfers)	5.5 Residential 5.8 Total (includes Residential and Commercial GFA and excludes lands to be conveyed for the Gray House and library)
Permitted Floor Space Index	2.6 Residential 2.0 Mixed Commercial/Residential (see Appendix I-4)
Landscaped Area:	28% of the lot area (Parcels 2, 3 and 4 on Appendix I-8)
Existing Gross Floor Area:	Former Gray's Restaurant 240 m ² (2,583 sq. ft.)
Proposed Gross Floor Area:	42 705 m ² (459,688 sq. ft.) Residential 950 m ² (10,226 sq. ft.) Commercial 4 400 m ² (47,363 sq. ft.) Residential amenity space (both buildings) 320 m ² (3,445 sq. ft.) – Accessory wellness centre in seniors apartment building 942 m ² (10,140 sq. ft.) Multi-use community space in seniors apartment building 49 317 m ² (530,861 sq. ft.) - Total
Number of units:	370 units (including 220 condominium apartment units and 150 seniors apartment units)

Development Proposal. –F.S. Port Credit Limited Lands	
Anticipated Population:	853 persons* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2003 Growth Forecasts for the City of Mississauga.
Parking Required:	Condominium Apartments: 352 Resident spaces Seniors Apartments: 98 Resident spaces 42 Community Amenity spaces 38 Commercial spaces 20 spaces transferred from “South Parcel” lands Total: 550 spaces
Parking Provided:	Condominium Apartments: 300 Resident spaces Seniors Apartments: 70 Resident spaces 25 Community Amenity spaces 38 Commercial spaces 20 spaces transferred from “South Parcel” lands: Total: 453 below grade spaces
Supporting Documents:	<ul style="list-style-type: none"> • Development Application Report including Addendums and Planning Justification prepared by Giannone Associates and John D. Rogers and Associates Inc. • Traffic Impact Study prepared by BA Group • Tree Survey/Interim Preservation Plan by Baker Turner Inc. • Geotechnical Investigation prepared by Terraprobe Limited • Phase I Environmental Assessment prepared by Frontline Environmental Management Inc. • Noise Control Feasibility Study prepared by S.S. Wilson Associates

Development Proposal. –F.S. Port Credit Limited Lands	
	<ul style="list-style-type: none"> • Functional Servicing Report prepared by Counterpoint Engineering Inc. • Heritage Impact Statement prepared by John J.G. Blumenson • Parking Utilization Study prepared by iTrans Consulting • Revised Functional Servicing Report prepared by Counterpoint Engineering Inc. • Addendum Transportation Analysis prepared by BA Group

Development Proposal – Existing Lions Park and Lands to be Conveyed to City	
Existing Gross Floor Area:	Lions Hall 139 m ² (1,496 sq. ft.)
Height:	Up to 2 storeys
Proposed Gross Floor Area:	Relocated/Renovated Gray House New Port Credit Branch Library New Lions Hall Combined Total 1 828 m ² (20,000 sq. ft.) New Pool Building 465 m ² (5,005 sq. ft.)
Parking Required:	60 spaces (Based on current rate of 3.2 spaces per 100 m ² GFA – non-residential)
Parking Provided:	60 surface spaces

F.S. Port Credit Limited has also requested the legal right to use a 1.9 m (6.2 ft.) wide strip of the underground portion of the Hurontario Street right-of-way to facilitate development of the underground parking garage for the private development. This issue is currently under review and is subject to achieving an acceptable streetscape design and pedestrian environment along the Hurontario Street corridor and appropriate compensation to the City.

Site Characteristics		
Component	F.S. Port Credit Limited Lands	City-Owned Lands (Lions Park)
Frontage:	216 m (709 ft.) on Hurontario Street	63.3 m (207.7 ft.) on Park Street 155.2 m (509.2 ft.) on Rosewood Avenue
Depth:	50.2 m (164 ft.) (varies)	63.3 m (207.7 ft.) (varies)
Gross Lot Area:	1.043 ha (2.58 ac.)	0.926 ha (2.28 ac.)
Net Lot Area: (after land transfers)	0.8519 ha (2.10 ac.)	1.118 ha (2.76 ac.)
Combined Site Area:	1.97 ha (4.86 ac.)	
Existing Uses:	Former Gray's Restaurant in a converted historic residential dwelling. The remainder of the F.S. Port Credit Limited lands are vacant. The adjacent City- owned Lions Park contains an outdoor pool, Lions Hall building, surface parking lot and two outdoor tennis courts.	

Additional information is provided in Appendices I-1 to I-13.

Proposed Section 37 Public Benefits Contribution

As part of their applications, and in accordance with provisions of Section 37 of the *Planning Act*, F.S Port Credit Limited proposes to contribute \$3.57 million to the costs that would be associated with redevelopment of Lions Park, located at the southwest corner of Park Street and Rosewood Avenue. This project would result in the following:

- relocation and renovation of the Gray House for public use;
- the conveyance of land to the City to expand Lions Park;
- the following improvements/upgrades/additions within Lions Park:
 - a new Port Credit Branch Library;

- new Lions Community Hall space;
- a new pool building;
- upgrades to the outdoor public pool; and
- additional upgrades to the outdoor public amenities.

The applicant has also requested certain land transfers, in which the City would convey the surplus sight triangle lands at the northeast corner of Lakeshore Road East and Hurontario Street to the F.S. Port Credit Limited for incorporation into their development proposal in combination with underground rights for a portion of the park for parking purposes. In exchange, the applicant has proposed to convey to the City, the lands at the north end of the site (see Appendix I-8 and I-11) to accommodate the relocation and renovation of the Gray House and the new Port Credit Branch library and Lions Hall.

If the public benefits proposal was approved, the City has also requested that if required, the applicant provide 25 underground parking spaces for general municipal purposes. The compensation to F.S. Port Credit Limited for the City's use of these spaces is under discussion.

To facilitate the public benefits plan, the developer has proposed to design and build to City standards, the foregoing elements in Lions Park, thereby providing the equivalent cash value to the City of \$3.57 million. It is proposed that the City would provide the balance of the \$3.93 million funding for the project.

F.S. Port Credit Limited has indicated that their public benefits plan is conditional upon achieving the following:

- approval of the proposed development applications;
- conveyance of the surplus site triangle at Lakeshore Road East and Hurontario Street to the applicant; and
- acquisition of the City-owned, former lawn bowling lands located at the southwest corner of Park Street East and Hurontario Street which has been independently appraised at a fair market value, based upon the current Official Plan designation of the lands.

It is the public's perception that the direct sale of the City's former lawn bowling lands to F. S. Port Credit Limited would not yield the maximum potential value to the City. The public had concerns that a greater value could be realized through a public tender process. On March 8, 2006, Council adopted General Committee Recommendation GC-0133-2006 which directed the Realty Services to commence the process to declare the subject lands surplus to the City's requirements as required under s.268 of the *Municipal Act, 2001*. Accordingly, the Realty Services Section of the Corporate Services Department, will be preparing a report for the General Committee meeting of June 28, 2006. The report will recommend that the former lawn bowling lands, upon being declared surplus, be disposed of through an open public tender process.

Neighbourhood Context

The surrounding land uses are described as follows:

Remainder of the Development Block: Two detached dwellings located on the west side of Rosewood Avenue, a Pioneer Gas Station, and commercial uses fronting onto Lakeshore Road East.

North of Park Street East: 50 unit, 3 storey townhouse development; CNR mainline/GO Transit commuter rail line; and, Forest Avenue Public School (K-Gr. 6).

East of Rosewood Avenue: Detached dwellings.

South of Lakeshore Road East: F.S. Port Credit Limited administrative offices; 3 storey mixed commercial/residential live/work buildings.

West side of Hurontario Street: Port Credit GO Station and surface parking lot; City-owned former lawn bowling lands; commercial office uses within converted residential dwellings, many of which are listed on the City's Heritage Inventory (84 and 90 High Street East, 19 Ann Street, 10 and 20 Hurontario Street); 20 storey residential apartment building with retail uses at street level located at the southwest corner of Lakeshore Road East and Hurontario Street.

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

The F.S. Port Credit Limited lands are designated “Residential High Density I” and “Mainstreet Commercial” and are subject to the Special Site 4B policies of the Port Credit District. Under this designation, these lands are divided into three blocks which are subject to additional floor space, maximum gross floor area and unit number limitations (see Appendix I-4)

Parcels 1 and 2 are designated “Residential High Density I” which permits medium-rise apartment buildings at a Floor Space Index (Residential) of between 1.8 to 2.6 and a total of 204 dwelling units. Building heights should not exceed 10 stories in height unless otherwise specified in the Urban Design Policies of the Plan. Parcel 3 located at the northeast corner of Lakeshore Road East and Hurontario Street is designated “Mainstreet Commercial” which permits a maximum gross floor area of 931 m² (10,021 sq. ft.)(F.S.I. of 0.5) for commercial purposes and a further 2 793 m² (30,065 sq. ft.) of gross floor area (F.S.I. of 1.5) for residential purposes. Parcel 3 is intended to accommodate an additional 24 dwelling units for a total of 228 residential units.

The land use policies pertaining to Special Site 4B must also be read in conjunction with the relevant urban design policies of the Plan. The private lands fall within two character areas – Central Residential Character Area and Mainstreet Character Area. The Central Residential area which includes Parcels 1 and 2 will have the highest building heights, however, development proposals must avoid adverse impacts on the surrounding areas. Further, the existing character of the area should be maintained and any impact on existing mature trees minimized to the extent feasible.

- Subject to shadowing and overlooked concerns, building heights should not exceed 10 storeys, and should form a transition between higher buildings to the west and lower buildings to the east.
- Building heights should not exceed 6 storeys on the lands at the northeast corner of Lakeshore Road East and Hurontario Street (Parcel 3 – Special Site 4B).

- Development along Hurontario Street should be designed to create a gateway to Port Credit. The residential development should address the street and provide sufficient setbacks to allow for landscaped areas.
- At street level, lower density built forms, such as townhouses, are encouraged to develop in conjunction with higher density uses.
- Side yard setbacks should be sufficient to allow planting between buildings. As well, side yard setbacks should be provided opposite the alignment of High Street East, permitting access to the east. Private open space linkages to the easterly abutting Lions Club facilities should also be incorporated into future building designs for this area.

The “Mainstreet Commercial Area” includes Port Credit’s traditional mainstreet and generally extends a half a block north and south of Lakeshore Road East.

- Buildings at the northeast corner of Lakeshore Road East and Hurontario Street shall not exceed a height of 6 storeys.
- Parking facilities should be located and designed to be compatible with the mainstreet character of the area by including measures such as landscape space, planters or other elements which reinforce the streetscape and enhance public amenity.

The Special Site 4B policies also outline the City’s objectives for parking for this site:

- Sites will be self-sufficient in the provision of parking, with the parking demands accommodated on-site or on neighbouring properties.
- Parking requirements associated with individual developments will be provided at the rear of lots or underground. Parking lots abutting street frontages will not be permitted, except where no other alternative is available. Adequate design treatments must be established for the street frontage to

maintain a continuous safe, urban streetscape. Parking for visitors to the area will be accommodated on publicly and privately owned lands. Opportunities for on-street parking should be maximized.

The subject property contains Gray House, a historic building formerly used as a restaurant. Mississauga Plan heritage policies indicate that heritage resources of significant value will be identified, protected and preserved.

The City-owned lands (Lions Park) are designated “Open Space” which permits public parkland, greenbelt lands, cemeteries and private open space. With respect to public parkland, the provision of recreational facilities within city and community parks will be responsive to identifiable needs and in general conformity with the guidelines contained in the Future Direction for Recreation and Parks. Community parks will be established, developed, maintained and will be designed to provide where feasible:

- a range of recreational opportunities within walking distance of the home which could include social, cultural, educational and athletic activities of interest to the community;
- opportunities for active and passive recreation;
- opportunities for social interaction;
- multiple-purpose, year round activities;
- be centrally located within the neighbourhood, as possible.

Port Credit Node

The entire development site which includes the F.S. Port Credit Limited lands and the City-owned Lion's Park is located at the eastern edge of the Port Credit Node. This node is identified in the Port Credit District Policies of Mississauga Plan as an area in transition and which has 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.

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.

The applicant has provided a Planning Justification Report which discusses how, in their opinion, the proposed development addresses this criterion. City staff are in the process of reviewing this report and detailed comments will be provided upon receipt of additional information from the applicant prior to the preparation of the Supplementary Report on these applications.

Proposed Official Plan Designation and Policies

The applicant is proposing to revise the “Residential High Density I” and “Mainstreet Commercial - Special Site 4B” provisions and to redesignate lands at the southeast corner of Park Street East and Hurontario Street, which are to be conveyed to the City, to “Open Space-Community Park” to accommodate the uses associated with the Lions Park redevelopment.

Existing Zoning

"C1-604 " (Restaurant) which permits a restaurant subject to restrictions on total gross floor area, loading and parking.

“H-R4” (Residential Apartments with Holding Provision) which permits detached dwellings, multiple residential units and apartments and limited retail uses subject to the following:

- the use of land and the erection of buildings or structures in conformity with the respective zone provisions shall await the rezoning from the ‘H’ symbol;
- lands may be used for a single family detached dwelling, or any residential use in existence at the time the ‘H’ symbol is applied, in accordance with the respective Residential Zone provisions.

“P” (Open Space) which permits playground, community centre and other open space park-related uses.

Proposed Zoning By-law Amendment

The applicant’s draft zoning by-law for the "R4-Special Section" (Residential Apartments with Commercial) zone seeks to permit, in addition to the proposed residential uses, offices, including medical offices, retail and commercial uses, including, but not limited to retail stores, restaurants, personal service establishments and a recreation centre. Parking for the above-noted uses is being provided based on the current zoning standards. The proposed wellness centre is intended to be for the exclusive use of the residents of the seniors’ building and, therefore, no additional parking is proposed for this use. Twenty (20) parking spaces are also proposed for uses located on lands zoned “C-614”, Commercial on the south side of Lakeshore Road East.

The applicant has also requested the following minimum setbacks:

- 0.5 m (1.6 ft.) along Hurontario Street for both residential buildings and 1.5 m (4.92 ft.) along Lakeshore Road East, excluding overhead canopies and awnings;
- 4.5 m (14.76 ft.) from the seniors’ building to the new northern property boundary;

- 2.5 m (8.2 ft.) and 6.0 m (19.68 ft.) easterly setback for the seniors' building and condominium apartment building respectively.

Lions Park and the lands proposed to be conveyed to the City are proposed to be rezoned to "P- Special Section", (Open Space) to allow uses associated with the Lions Park redevelopment.

Draft Mississauga Zoning By-law

A new draft Zoning By-law has been prepared and was presented at a public meeting of the Planning and Development Committee on January 9, 2006. Under this draft zoning by-law, the zoning for the F.S. Port Credit lands are proposed to be "D" (Development) which allows existing uses to continue until such time as a zoning amendment brings the permitted uses into conformity with Mississauga Plan. Lions Park is proposed to be zoned "OS1" (Open Space) in the new draft zoning by-law. This zoning permits both passive recreational uses such as parks, trails, open space as well as active recreational activities which include parks, buildings and structures used for but not limited to, athletic fields and facilities, club houses, swimming pools, arenas, tennis courts, skating rinks, snack bars and pro shops.

Should these applications be approved, a new "RA5-Exception" (Apartment) zone would be required to reflect the site specific provisions sought for the F.S. Port Credit lands and an "OS1-Exception" (Open Space) zone would be required to acknowledge the site specific uses and standards sought in conjunction with the redevelopment of Lions Park proposed through these applications.

COMMUNITY ISSUES

On September 21, 2005, a stakeholder's community workshop was held, at the request of the applicant, on proposals for saving the Gray House. Subsequently, on October 4, 2005, Ward 1 Councillor, Carmen Corbasson held a community meeting on the initially proposed development applications and possible options for the retention and relocation of the Gray House. A community meeting on the latest revised applications, which now includes a

Section 37 public benefits contribution, as outlined previously in this report, was held on April 24, 2006.

Over 400 people attended the above-noted meetings, including representatives from the Port Credit Village Ratepayers Association, the Credit Reserve Association, the Port Credit BIA, business, property and homeowners in the vicinity of the applications. and other interested parties.

The following is a summary of issues and comments:

- recognition of the applicant's successful development on the south side of Lakeshore Road East.
- the proposal includes a desirable mix of uses, including pedestrian-related, commercial shopping opportunities, condominium units and seniors' residences.
- the need for high quality urban design within both the private and public components of the proposal.
- the Ontario Municipal Board (OMB) decision affecting these lands should be upheld, especially the previously approved development parameters which include a maximum height limit of 10 storeys and 228 units.
- what has changed to warrant revisiting the previous OMB decision?
- the need for an appropriate built form transition from the high density area to the west and the low density area to the east.
- the proposed densities and heights are similar to those in City Centre and do maintain the Port Credit village character
- these applications will set an undesirable precedent along the Lakeshore Road East frontage.
- too much development is being cramped into too small a site.

- the proposed buildings do not provide adequate setback to accommodate a comfortable sidewalk, street trees and pedestrian circulation.
- the proposed buildings will cast unacceptable shadows onto the adjacent public park and outdoor pool.
- the proposed development will exacerbate existing traffic delays turning left onto Park Street East and Lakeshore Road East from Hurontario Street, particularly at peak times.
- are there adequate municipal and regional services to accommodate the proposed increase in density?

Comments on the Public Benefits Proposal

- there was general community support for upgrading and enlarging Lions Park.
- there were comments made both in favour of and in opposition to retaining the Gray House, with the latter noting that the Gray House was not worthy of preservation particularly at a cost of \$1 million.
- there appeared to be support for the applicant working with the City to construct new and upgraded public facilities in Lions Park.
- there were comments made both in favour of and in opposition to relocating the Port Credit Branch library.
- the usability of the remainder of Lions Park was questioned once all the proposed public facilities have been accommodated.
- residents on Rosewood Avenue were concerned that the size of the proposed pool house was excessive and that the expanded surface parking area consumed a substantial portion of the park.

- concern was expressed about the direct sale of the former lawn bowling lands at market value to F.S. Port Credit Limited, given the applicant's expressed desire to redevelop these lands in the future at a higher density than currently permitted by the City's Official Plan. These concerns relate to whether the City would realize the maximum value for the lands through a direct sale versus an open market sale.

The comments raised at these community meetings and the public meeting will be taken into consideration and reported along with the agency and City department comments in the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6 and school accommodation information is contained in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed prior to the preparation of the Supplementary Report.

Impacts Associated with Height and Massing

Planning staff continue to have concerns about the proposed building massing and heights as they relate to the surrounding context. The applicant has been requested to demonstrate how the proposed buildings will not detract from the Port Credit village character. Of particular concern are potential impacts to the abutting Lions Park, adjacent low density residential area as well as the pedestrian environment surrounding the site, including the Lakeshore Road East frontage. The applicant has been asked to prepare an urban design and streetscape study which is acceptable to the Planning and Building Department.

Criteria for Site Specific Official Plan Amendments

The applicant must demonstrate how the proposed development is superior to the applicable Official Plan designations which were the result of an exhaustive public process culminating in the 1997 and 2000 Ontario Municipal Board decisions. The applicant is required to make specific reference to the criteria under Section

5.3.2. of Mississauga Plan which pertains to site specific official plan amendments.

Site Design and Interface with Adjacent Uses

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

- appropriate building setbacks;
- pedestrian and open space linkages;
- the relationship of the proposed development to the park and abutting roads and the need for the development to treat the park as a frontage;
- the design and functioning of the loading, servicing and waste collection areas.

Further, the proposed building layout, massing, height and elevations need to be revised along with the shadow study analysis to improve the shadow conditions within Lions Park all year round and particularly during the summer months of June to September when the outdoor pool is in operation.

The applicant is required to prepare a streetscape master plan illustrating the relationship of the proposed development to all the adjacent streets, street trees, sidewalks and utilities. This plan is to be prepared following the resolution of the Hurontario Street cross-section issues.

The applicant is also required to submit a site plan application in accordance with City requirements which indicates proposed grading information along with a revised cross-section for Hurontario Street which is satisfactory to the City.

Microclimate Study

The applicant is required to provide a copy of the microclimate study, having specific reference to the adjacent park and proposed street and open space linkage conditions for review.

Parking Study

The applicant is required to demonstrate that the proposed parking is adequate to accommodate the development on both private and public lands. A parking utilization study has been submitted in support of the F.S. Port Credit Limited proposal. The parking utilization study seeks a reduction in the parking standard for the condominium units, seniors' retirement units, visitors parking and proposes a rate of 2.4 spaces per 100 m² (1, 076.4 sq. ft.) for the privately operated multi-use space within the retirement building. As noted earlier, parking for commercial uses is proposed to be at the current zoning by-law standards. The study does not address parking requirements for the proposed City facilities.

Planning staff are currently reviewing this report and have requested further information and clarification from the applicant prior to the scheduling of the Supplementary Report on the development applications.

Park Redevelopment

The proposed surface parking arrangement in Lions Park is not an efficient and desirable use of public space, particularly since the outdoor pool facility is used for only part of the year. The applicant is requested to consider, in consultation with City staff, alternative parking solutions to serve the public facilities.

Financial Analysis of Section 37 Public Benefit Contribution

Pursuant to Section 5.3.3.2 of Mississauga Plan , the applicant is to provide an evaluation which assesses the equity between the benefit to the owner of the value of the density increase that may be permitted and the value of the facility, service or matter to be provided to the public. The study is to be provided to the City prior to the scheduling of the Supplementary Report.

OTHER INFORMATION**Development Requirements**

There are certain other engineering matters such as, but not limited to, storm drainage and site servicing issues, encroachments, streetscape and utility requirements which will require the applicant to enter into appropriate agreements with the City. In the event that the proposed development applications and public benefits contribution proposal are supported by City Council, the applicant will also be required to enter into a Section 37 agreement prior to the passing of the site specific official plan amendment and zoning by-law.

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. In the event that the applications are approved with the Section 37 public benefits contribution proposal as proposed, the City would be responsible for contributing \$3.93 million towards the redevelopment of Lions Park.

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 these applications.

ATTACHMENTS:

Appendix I-1 – Site History
Appendix I-2– Excerpt of Existing Land Use Map
Appendix I-3 – Excerpt of Official Plan
Appendix I 4 – Excerpt of Special Site 4B – Concept Plan for North Parcel

Appendix I-5 – Aerial Photograph
Appendix I-6 – Agency Comments
Appendix I-7 – School Accommodation
Appendix I-8 – Concept Site Plan
Appendix I-9 – Hurontario Street Elevation
Appendix I-10 – Hurontario Street and Lakeshore Road Elevation
Appendix I-11 – Park Street East/ Hurontario Street Elevation
Appendix I-12 – Section 37 Implementation Policies
Appendix I-13 – Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Paulina Mikicich, Development Planner

Site History

February 9, 1993 – St. Lawrence Starch Limited submitted official plan amendment and rezoning applications for lands located on the east side of Hurontario Street, between the CNR tracks and Lakeshore Road East (North Parcel – OZ 010/93 W1) and lands located on the south side of Lakeshore Road between Elmwood Avenue and Helene Street (South Parcel – OZ 011/93 W1) for retail, office commercial, residential apartment development, parkland/open space and conservation lands.

June 28, 1995 – The Port Credit District Plan (as amended by Council Resolution 231-95) was approved.

February 28, 1996 – City Council adopted the Supplementary Report dated January 22, 1996 on the above-noted applications which recommended refusal of the applicant's proposal for the North Parcel for:

- 419 apartment units and 1 115 m² (12, 000 sq. ft.) of retail/office commercial space; whereas approximately 235 residential units (228 apartments and 7 townhouses) and 845 m² (9,096 sq. ft.) of retail/office commercial development was envisioned under the Port Credit District Plan Policies;
- building heights up to 18 storeys; whereas the Plan did not permit buildings to exceed 2 storeys along Lakeshore Road East, 10 storeys along Hurontario Street and 4 storeys at the northwest corner of Rosewood Avenue and Park Street;
- proposed floor space indices ranging from 2.74 to 2.96; whereas the Plan allowed a range from 0.4 to 1.8;

October 15, 1996 - Ontario Municipal Board Hearing (OMB) commenced dealing with appeals pertaining to the above-noted north and south parcels.

August 29, 1997 – The (OMB) rendered its Interim Decision with respect to the St. Lawrence Starch applications on the North and South Parcels. It did not approve the proposal, but instead provided guidelines for redevelopment. The Board determined that the north parcel can accommodate between 250 and 275 units and a maximum height of 10 storeys decreasing to 8 storeys for the building to the north of Park Street East and 6 storeys at the northeast corner of Hurontario Street and Lakeshore Road East. The permitted heights are in keeping with the general heights to the west and form an appropriate transition to the residential neighbourhood to the east and the future development of the St. Lawrence Starch lands to the south. The Board also found the concept of a link to the Lions Club facilities desirable and directed the proponent to attempt to incorporate it. The Board did not give direction as to the appropriate size of building footprints as long as the maximum heights described above were maintained. The 10 storey structures were to be

stepped back with a base of townhouses at the street frontage in order to provide a more friendly pedestrian environment.

December 1998 – F.S. Port Credit Limited purchased the north and south parcels from St. Lawrence Starch Limited.

June 22, 2000 – The OMB issued its Order on the development applications for the south property after the parties reached an agreement on a master plan. A site specific official plan amendment for both the south and the north parcels was incorporated into the City's Official Plan. The OMB's decision is reflected in the current Mississauga Plan policies, however, the zoning for the north parcel has yet to be incorporated into the City's Zoning By-law 1227 (Port Credit). The OMB remains seized of the application as it pertains to the zoning for the north parcel.

September 2000 – Two parcels located to the north of Park Street East were sold by F.S. Port Credit Limited to Digz Development Corporation, and subsequently approved for a 50 unit townhouse development under file OZ 01/016 W1.

February 13, 2001 - Digz Development Corporation combined the two parcels noted above with additional lands north of Park Street East and submitted an application for Official Plan and Zoning amendments under file OZ 01/016 W1 to permit a 50 unit townhouse development.

November 12, 2002 - City Council approved the Digz Development Corporation application under file OZ 01/016 W1 to permit a 50 unit, three-storey condominium townhouse development at 50 Rosewood Avenue.

December 3, 2003 – The OMB issued its order allowing a 50 unit townhouse development under file OZ 01/016 W1 for the lands located north of Park Street East. This approval resulted in a modification to the Special Site 4B policies, effectively removing these lands from the site specific policies.

January 18, 2005 – Applicant submitted a permit application for the demolition of the Gray House. Following concerns raised by the Heritage Advisory Committee, and discussions with City staff, Ward 1 Councillor Corbasson, and Mayor McCallion, the applicant agreed to place their demolition request in abeyance until City Council considered their development applications which were not yet filed with the City. F.S. Port Credit Limited subsequently agreed to withhold pursuing the demolition permit provided that the City did not proceed with the designation of the Gray House (which is currently listed on the City's Heritage Inventory and was formerly designated) under the *Ontario Heritage Act*. The

demolition permit application has not been processed.

February 3, 2005 – Committee of Adjustment approved a minor variance application under file “A” 37/05 to permit 20 parking spaces for restaurant uses associated with lands zoned “C-614” at 70 and 80 Port Street East and 125, 129 and 139 Lakeshore Road East to be provided off site at 15 Hurontario Street at northeast corner of Lakeshore Road East and Hurontario Street.

June 2005 – F.S. Port Credit Limited submitted Official Plan Amendment and Rezoning applications to permit :

- two apartment buildings at 16 and 22 storeys, for a total of 370 dwelling units, whereas Mississauga Plan permits a maximum of 228 dwelling units and a maximum height of 10 storeys;
- 2 420 m² (26,049 sq. ft.) of street level commercial space, whereas Mississauga Plan permits 931 m² (10, 021 sq. ft.) of commercial floor area;
- approximately 1 858 m² (20,000 sq. ft.) of privately operated community facilities;
- a total Floor Space Index (FSI) of 4.2 (Residential), whereas Mississauga Plan permits an FSI of a minimum 1.8 to a maximum of 2.6 (Residential);
- a total of 582 underground parking spaces;
- demolition of the Gray House

September 8, 2005 – As a result of further discussions to save the Gray House from demolition, the applicant outlined an alternative development proposal for the retention and renovation of the Gray House for public purposes and the provision of other community benefits which included upgrading facilities in Lions Park.

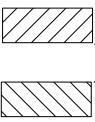
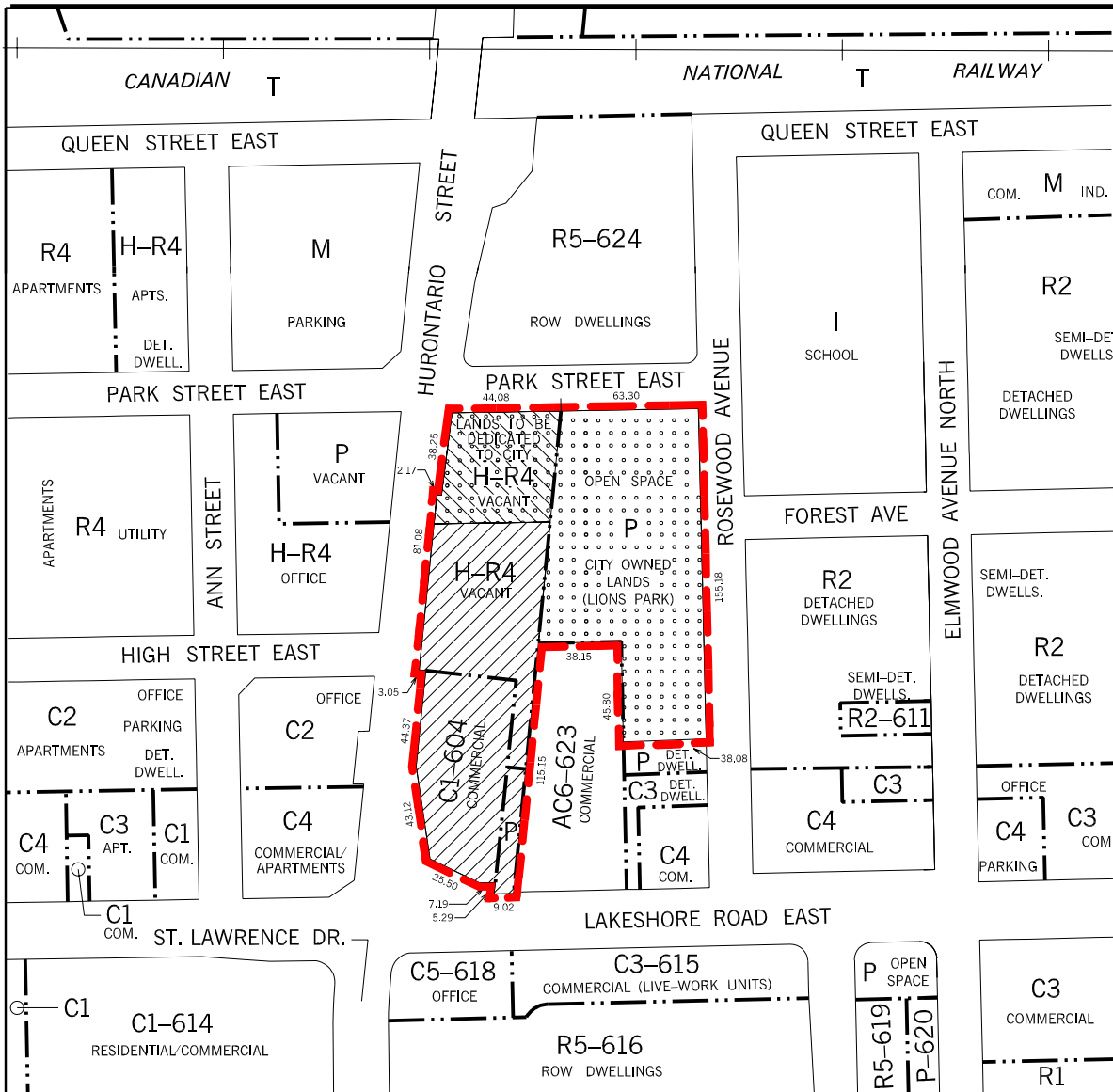
September 14, 2005 – Council adopted Resolution 0212-2005 authorizing City staff to review the above-noted proposal and report back on their findings.

December 23, 2005 – The applicant amended the development applications by reducing the floor plate of the 22 storey apartment building from 1 393.5 m² (15,000 sq. ft.) to 963 m² (10, 367 sq. ft.) and transferring a portion of the units from the tower building to an attached L-shaped, 6 storey building component with commercial uses at the street level. Other modifications to the concept plan included consolidating amenity facilities associated with the seniors’ building within its podium building envelope. The effect of these modifications was to provide a vacant parcel at the north end of the site to accommodate the relocation of the Gray House. The total number of units and proposed building heights remained the same as the original applications.

February 16, 2006 - A report was prepared by the Commissioner of Community Services regarding a Memorandum of Understanding (MOU) with F.S. Port Credit Limited which recommended that a MOU be executed between the City and F.S. Port Credit Limited to establish the framework for a Section 37 agreement in principle, that the City proceed with public consultation on the public benefits proposal, to commence the formal process to declare the former lawn bowling site surplus to the City's requirements; and that the developer be authorized to submit the required development applications for the redevelopment of Lions Park.

March 8, 2006 - Council adopted General Committee Recommendation GC-0133-2006 which did not recommend the execution of an MOU but instead recommended that the report dated February 16, 2006 from the Commissioner of Community Services be received. In addition Council adopted recommendations that:

- staff be authorized to undertake public consultation on the public benefits proposal, independent of and in addition to the statutory public meeting process pursuant to the *Planning Act* required for the related development applications review, under file OZ 05/024 W1 by F.S. Port Credit Limited);
- the Community Services Department report back to Council in regards to the results of the public consultation on the public benefits proposal;
- the Realty Services Division be authorized to commence the process to declare the former Lawn Bowling lands surplus to the City's requirements as required under s.268 of the *Municipal Act*, 2001; and that
- F.S. Port Credit Limited be authorized to submit the required development applications for the City-owned Lions Park to obtain the appropriate approvals for the development of the proposed City owned public facilities.



F. S. PORT CREDIT LIMITED LANDS

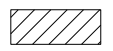
Note:
 A 1997 Ontario Municipal Board Decision, as modified, permits a maximum of 228 dwelling units, a height of up to 10 storeys and a commercial floor area not exceeding 931 m² (10, 021 sq. ft.) on the subject lands. This approval is reflected in the current Mississauga Plan polldes but has yet to be Implemented in the City's Zoning By-law.

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

LEGEND:

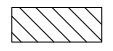


SUBJECT LANDS

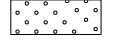


PROPOSED OFFICIAL PLAN AMENDMENT TO REVISE THE EXISTING "RESIDENTIAL HIGH DENSITY I" AND "MAINSTREET COMMERCIAL" SPECIAL SITE 4B PROVISIONS and;

PROPOSED REZONING FROM FROM "C1-604" (RESTAURANT), "H-R4" (RESIDENTIAL APARTMENTS WITH HOLDING PROVISION) AND "P" (OPEN SPACE) TO "R4-SPECIAL SECTION" (RESIDENTIAL APARTMENTS AND COMMERCIAL) TO PERMIT A 22 STOREY, 220 UNIT CONDOMINIUM APARTMENT BUILDING WITH COMMERCIAL USES AT STREET LEVEL, A 16 STOREY, 150 UNIT SENIORS' APARTMENT BUILDING AND PRIVATELY OPERATED MULTI-USE COMMUNITY SPACE.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL HIGH DENSITY I- SPECIAL SITE 4B" TO "OPEN SPACE - COMMUNITY PARK".

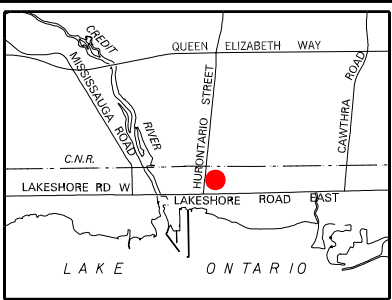


PROPOSED REZONING FROM "H-R4" (RESIDENTIAL APARTMENTS WITH HOLDING PROVISION) AND "P" (OPEN SPACE) TO "P-SPECIAL SECTION" (OPEN SPACE) TO ALLOW USES ASSOCIATED WITH THE LIONS PARK REDEVELOPMENT.



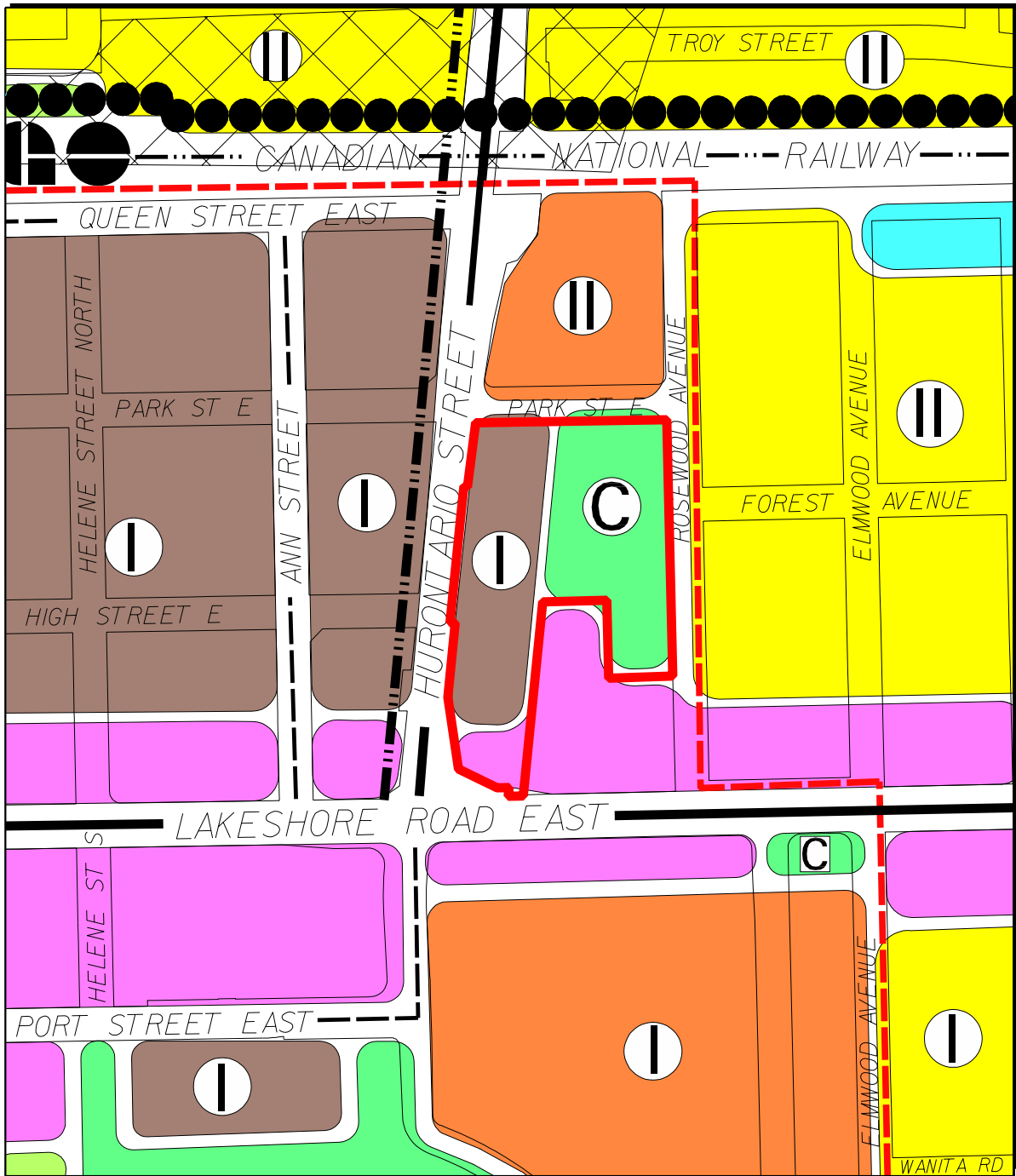
SUBJECT:

F. S. PORT CREDIT LIMITED



FILE NO:
 OZ 05024 W1
DWG. NO:
 05024R
SCALE:
 1:3000
PDC DATE:
 2006 06 26
DRAWN BY:
 W. FINLAY

APPENDIX I-2



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

- LAND USE DESIGNATIONS

 - Residential - Low Density I
 - Residential - Low Density II
 - Residential - Medium Density I
 - Residential - Medium Density II
 - Residential - Medium Density III
 - Residential - High Density I
 - Mainstreet Commercial
 - General Commercial
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Open Space
 - Greenbelt
 - To Be Determined
- TRANSPORTATION LEGEND

 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Major Transit Corridor
 - Planning District
- LAND USE LEGEND

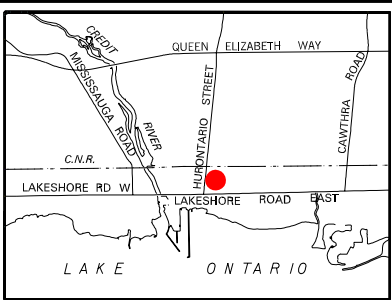
 - Node Boundary
 - City Park
 - Community Park
 - Heritage Conservation District
 - Regulatory Floodplain

*Appealed to the
Ontario Municipal Board*

SUBJECT LANDS



SUBJECT: F. S. PORT CREDIT LIMITED



FILE NO:
OZ 05024 W1

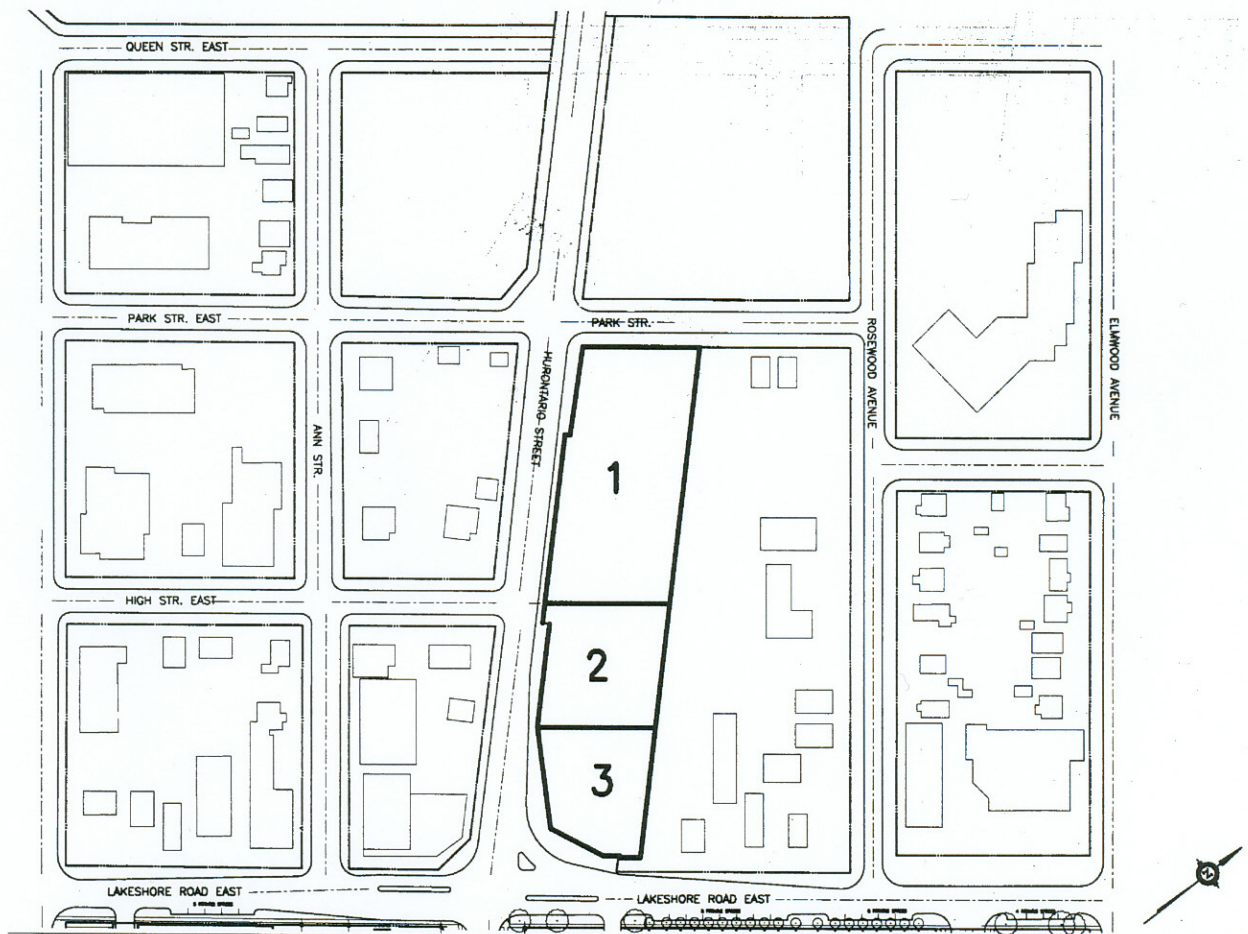
DWG. NO:
05024LM

SCALE:
NTS

PDC DATE:
2006 06 26

DRAWN BY:
W. FINLAY

APPENDIX I-3



PARCEL	LOT AREA (m ²)	COMMERCIAL Maximum Gross Floor Area (m2)	RESIDENTIAL		TOTAL Maximum GFA (m2)	FLOOR SPACE INDEX /DENSITY
			Maximum Gross Floor Area m2	Units		
RESIDENTIAL HIGH DENSITY I*			(1.8-2.6 FSI)			
1	6 400		16 640 (2.6 FSI)	148	16 640	2.6 FSI
2	2 438		6 338 (2.6 FSI)	56	6 338	2.6 FSI
MAINSTREET COMMERCIAL**			(max.1.5 FSI)			
3	1 862	931 (0.5 FSI)	2 793 (1.5 FSI)	24	3 724	2.0 FSI
TOTALS	10 700	931	25 771	228	26 702	

* units assumed at 112 m² gross

** Maximum residential FSI = 1.5, maximum commercial FSI = 0.5, maximum total FSI = 2.0



LEGEND:



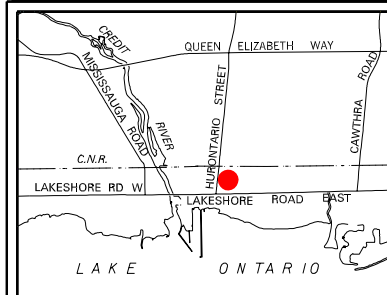
SUBJECT LANDS

DATE OF AERIAL PHOTO: MARCH 2005



SUBJECT:

F. S. PORT CREDIT LIMITED



FILE NO:
OZ 05024 W1
DWG. NO:
V805024A
SCALE:
1:3000
PDC DATE:
2006 06 26
DRAWN BY:
W. FINLAY

APPENDIX 1-5

MISSISSAUGA
Planning and Building

Produced by
T&W, LIS

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (May 2, 2006)</p>	<p>Municipal services in the vicinity of the site consist of a 300 mm (12 inch) diameter watermain on Hurontario Street and on Lakeshore Road East. There is adequate water capacity to serve the development.</p> <p>Sanitary services consist of a 250 mm (10 inch) diameter sanitary sewer on Hurontario Street and a 300 mm (12 inch) diameter sewer on Lakeshore Road East. There is adequate reserve sewer capacity to serve this development if a maximum design flow of 0.0136 m³/s is assumed.</p> <p>Front-end collection of commercial and residential waste will be provided by the Region of Peel. The proposed design of the waste storage and collection facilities for this development is unacceptable. Alternative options have been provided to the applicant for each building as well as a consolidated collection designed to serve the entire development. This issue is to be resolved prior to the preparation of the Supplementary Report as it may affect building setbacks.</p> <p>Port Credit Memorial Park was developed on a former landfill site that was used for the disposal of flyash and municipal waste. As the subject property is located near this site, the owner is required to confirm that the impacts of leachate and landfill gas are negligible at the site plan stage of the development.</p>
<p>Credit Valley Conservation (September 12, 2005)</p>	<p>The subject property is located within the Spill Zone associated with Mary Fix Creek. The proposed development is currently located down gradient from the spill. The proposed grades and openings should be revised so that they are 0.3 m (1.0 ft.) above the centreline of Hurontario Street.</p>
<p>City Community Services Department – Planning and Heritage (May 30, 2006)</p>	<p>The following comments are provided in the context of the applicant providing a public benefits plan thereby involving the redevelopment of the adjacent Lion's Park.</p>

Agency / Comment Date	Comment
	<p><u>Heritage</u></p> <p>The F.S. Port Credit Limited lands subject to the development applications at 15 Hurontario Street, including the Gray House, are listed on the City's Heritage Inventory for its historical, architectural and contextual significance within the Port Credit context. At the April 27, 2005 meeting of Council, Resolution #0111-2005 was passed wherein the Heritage Advisory Committee requested that the Commissioner of Community Services prepare a report to General Committee with respect to the feasibility of recommending the heritage designation of the Gray House located at 15 Hurontario Street, under the terms and conditions of the <i>Ontario Heritage Act</i>, for reasons of its historical, architectural and contextual significance. Retention of the Gray House is a desirable objective of the redevelopment in light of the heritage elements of the house and the property.</p> <p>The applicant has submitted a Heritage Impact Statement in accordance with City policy. The applicant has submitted a Structural Review of the Gray House which is under review by City staff and will have to be deemed acceptable to City staff prior to the Supplementary report.</p> <p>Should the subject development applications be approved and prior to enactment of the implementing zoning by-law amendment, the applicant will provide, to the Community Services Department – Planning and Heritage's satisfaction, the following:</p> <ul style="list-style-type: none"> i) a proposed relocation and reinstatement report and plan for the Gray House; ii) a letter of credit equal in value to the cost of the move and restoration of the exterior features of the building; iii) arrangements for the restoration and reinstatement of the original cast iron fencing around the house; protective hoarding during construction; a restoration and redevelopment plan for the public use of the house. <p>Once the Gray House has been moved and completed according to the agreed upon relocation and reinstatement report and plan, the new building site will be subject to heritage designation under the terms and conditions of the <i>Ontario Heritage Act</i>.</p>

Agency / Comment Date	Comment
	<p><u>Site Layout</u></p> <p>Prior to the Supplementary Report, the applicant shall provide the following to the satisfaction of the Community Services Department – Planning and Heritage Section:</p> <ul style="list-style-type: none"> i) Options to strengthen the visual and physical linkage to Lion's Park in the vicinity of the extension of High Street in accordance with Section 4.27.6.5.2.3. of Mississauga Plan. An easement in favour of the City may be requested to accommodate public pedestrian access to Lion's Park over lands owned by FRAM in these "linkage" areas; ii) Revised Site Concept and elevations to address the following: an enhanced condition adjacent to the Lion's Park in terms of servicing, landscaping, upgraded building elevations, consistency between the street cross sections and site plan in terms of building setbacks; iii) Streetscape Master Plan illustrating the relationship of the proposed development to all the adjacent streets, street trees, sidewalks, utilities etc; iv) Microclimate Study and revised Shadow study to illustrate conditions of the Lion's Park assumed to be operation indoors and out, all year round; and v) Sufficient parking for the Gray House "community" use in accordance with the Planning and Building Department requirements. <p>Should the subject development applications be approved, any legal agreements required related streetscape and/or park works shall be executed and associated securities provided prior to the enactment of the implementing zoning by-law amendment.</p> <p>Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws and pursuant to the Parkland Dedication Agreement as endorsed by Council by By-law 0014-2001. However, the cash-in-lieu for parkland or public recreational uses will be calculated pursuant to the Parkland</p>

Agency / Comment Date	Comment
	Dedication Agreement as endorsed by Council by By-law 0014-2001 which allowed a parkland over-dedication credit from the applicant's "South Parcel" to be applied to the applicant's "North Parcel".
Community Services – Realty Division (July 6, 2005)	The City of Mississauga is the current owner of a section of roadway at the northeast corner of the intersection of Hurontario Street and Lakeshore Road East. These lands do not appear to have been formally declared surplus. Should these lands be deemed to be surplus to the City's needs, all City departments must be in agreement with the road closure and disposal of the lands, and approval from Council will be required to stop up and close that portion of the road allowance, declare the lands surplus and sell them at market value.
City Transportation and Works Department (May 31, 2006)	<p>A Traffic Impact Study and Addendum dated April 21, 2006, which includes traffic generated by Lion's Park have been submitted and are currently under review. A Noise Assessment, dated April 2005, will require revisions to reflect the current proposal and confirm aspects related to stationary noise from this site and the adjacent service station/car wash.</p> <p>Further comments/conditions will be provided by this department pending the review of revised cross sections for Hurontario Street, Lakeshore Road East and Park Street to reflect the appropriate sidewalk width, boulevard treatments and appropriate building setback as well as a stratified easement to address any possible encroachment along Hurontario Street for the proposed underground parking structure.</p> <p>The applicant has also provided this department with a Functional Servicing Report proposing the relocation of the Lakeshore Road storm sewer outlet, which will require the applicant to enter into a Servicing Agreement for Municipal Works only with the City. PUCC circulation and approval will be required for the proposed storm sewer location and the boulevard details for Lakeshore Road, Hurontario Street and Park Street.</p> <p>Prior to the Supplementary Report proceeding to Council, a Phase 2 Environmental Site Assessment, accompanied by a letter of reliance is to be submitted to this department for review. Detailed comments/conditions on the above matters will be provided prior to the Supplementary meeting.</p>

Agency / Comment Date	Comment
<p>Peel District School Board (June 7, 2006)</p>	<p>Although there is available current capacity to accommodate the proposed development, the Board has requested that the following condition be placed in the Development and Servicing Agreements, in the event the applications are approved:</p> <p>The Board requires that the following clause be placed in any agreement of Purchase and Sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:</p> <p>“Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”</p>
<p>Dufferin-Peel Separate School Board (April 4, 2006)</p>	<p>Although there is available current capacity to accommodate the proposed development, the Board has requested that the following warning clauses be included in the Servicing and Development Agreements and any agreements of Purchase and Sale, in the event the applications are approved:</p> <p>“Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”</p> <p>“That the purchasers agree that for the purpose of transportation to the school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”</p>

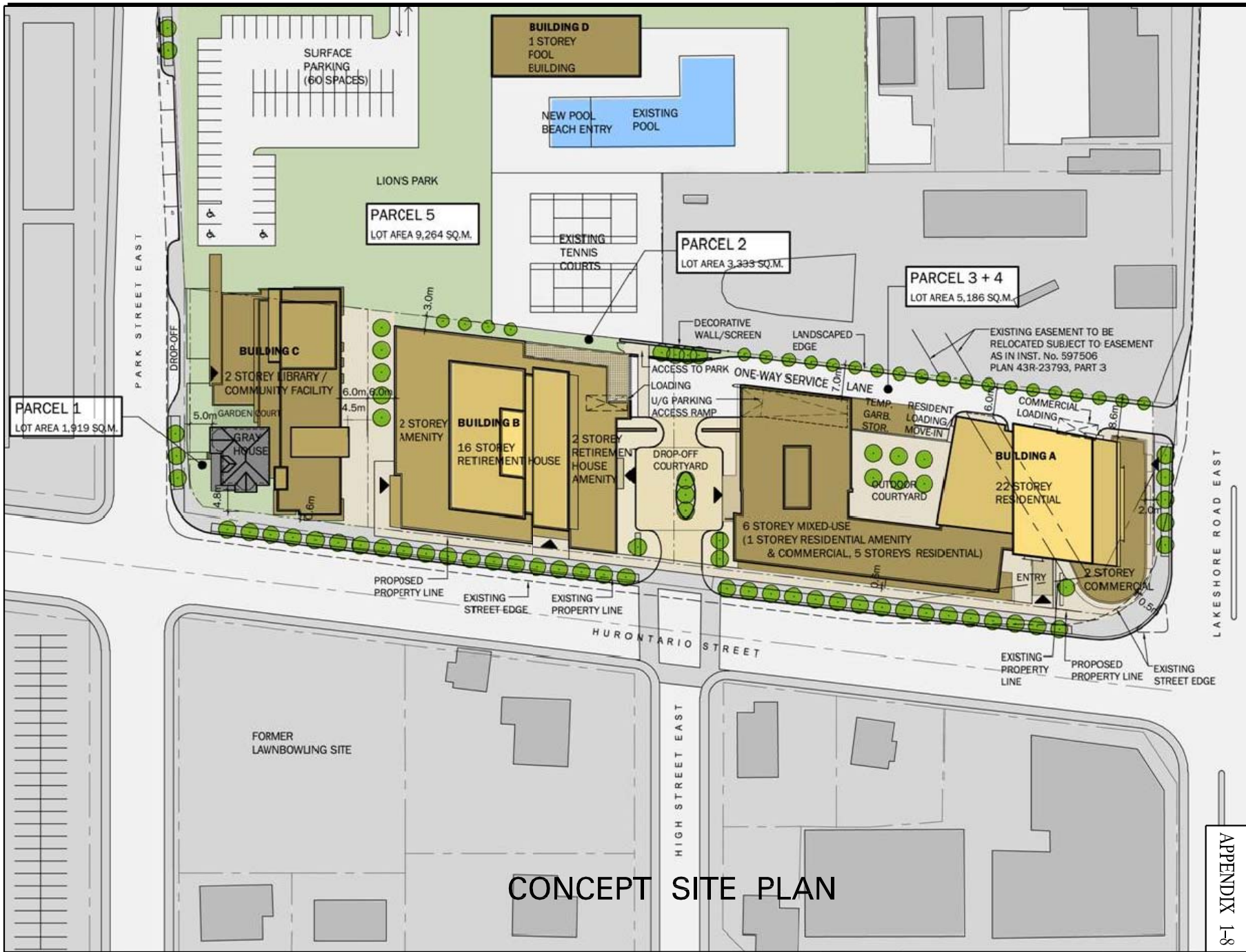
F.S. Port Credit Limited

File OZ 05/024 W1

Agency / Comment Date	Comment
Bell (July 29, 2005)	An easement may be required to provide service to the development.
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>Economic Development Enersource Hydro Mississauga Rogers Cable Enbridge Credit Valley Hospital Community Services - Fire and Emergency Services Division</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Canada Post CN Rail Go Transit Enersource Hydro Mississauga Mississauga Transit</p>

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>23</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>7</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>21</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Forest Avenue P.S.</p> <table> <tr> <td>Enrolment:</td><td>178</td></tr> <tr> <td>Capacity:</td><td>259</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Riverside P.S.</p> <table> <tr> <td>Enrolment:</td><td>350</td></tr> <tr> <td>Capacity:</td><td>503</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Port Credit S.S.</p> <table> <tr> <td>Enrolment:</td><td>1, 012</td></tr> <tr> <td>Capacity:</td><td>1, 179</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	23	Kindergarten to Grade 6	7	Grade 7 to Grade 8	21	Grade 9 to Grade 12/OAC	Enrolment:	178	Capacity:	259	Portables:	0	Enrolment:	350	Capacity:	503	Portables:	0	Enrolment:	1, 012	Capacity:	1, 179	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>68</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>19</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>St. James Elementary</p> <table> <tr> <td>Enrolment:</td><td>97</td></tr> <tr> <td>Capacity:</td><td>253</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Paul Secondary School</p> <table> <tr> <td>Enrolment:</td><td>767</td></tr> <tr> <td>Capacity:</td><td>786</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	68	Junior Kindergarten to Grade 8	19	Grade 9 to Grade 12/OAC	Enrolment:	97	Capacity:	253	Portables:	0	Enrolment:	767	Capacity:	786	Portables:	0
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CONCEPT SITE PLAN



HURONTARIO STREET ELEVATION



HURONTARIO STREET AND LAKESHORE ROAD ELEVATION



10 PARK STREET EAST / HURONTARIO STREET ELEVATION

Section 37 Implementation Policies

Section 37 of the *Planning Act* is a planning and legislative tool which allows municipalities to share in the value that may result from the increased density and/or height of a development project which represents “good planning”. It can only be applied if a local official plan, such as Mississauga Plan has applicable criteria for its application.

Mississauga Plan

Section 5.3.3.2 Policies for Bonus Zoning

In order to implement some of the policies of Mississauga Plan, and in exceptional circumstances, City Council may pass by-laws permitting increases in height and /or density for development permitted by this Plan and/or comprehensive Zoning By-law to enable the City to secure specific amenities that act as an incentive to encourage developers to provide specific amenities, subject to the following:

- a. City Council may grant bonuses in height and/or density of site specific development proposals beyond that permitted by this Plan and/or the implementing comprehensive Zoning By-law in exchange for facilities, services or matters such as, but not limited to:
 - protection of significant views and vistas of Lake Ontario;
 - provision of parkland;
 - preservation of the Natural Areas System;
 - provision of additional road or servicing improvements;
 - provision of a wide range of housing types, including affordable, assisted and special needs housing;
 - preservation of heritage resources.
- b. In all cases, the increase in height and/or density will be based on a site specific review. In reviewing the proposed increase in height and/or density City Council will ensure that:
 - the proposed development is compatible with the scale and character of the surrounding area and has little impact on neighbouring uses;
 - there are adequate engineering and community services;
 - the transportation system can accommodate the increase in density; a traffic study will generally be required;
 - the site is suitable in terms of size and shape, to accommodate the necessary on-site functions, parking, landscaping and recreational facilities;
 - a special study is required from the applicant which establishes an equitable relationship between the benefit to the owner of the value of the density increase that may be permitted and the value of the facility, service or matter to the public.

- c. When considering bonusing and allowing the provisions of benefits off-site, the positive impacts of the exchange should benefit the surrounding areas experiencing the increased height and/or density.
- d. By-laws permitting bousing of height and/or density will:
 - Specify the amount by which the height and/or density of the development would be increased in exchange for certain facilities, services or matters;
 - Contain the detailed development standards that would apply to the site to lessen the impact the proposed increase in height and/or density may have on the surrounding area.
- e. The facilities, services or matters will be transferred to the City or secured by agreements entered into by the developer and the City, prior to the enactment of the Bonus Zoning By-law

