



Corporate Report

Clerk's Files

Originator's

Files OZ 94/077 W10 Phase 5
T-M94025 W10 Phase 5

DATE: September 25, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 15, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning and Draft Plan of Subdivision Applications
To permit detached dwellings, semi-detached dwellings, street
townhouse dwellings, condominium townhouse dwellings,
horizontal multiple dwellings, apartment dwellings and a
community park
Part of Lot 1, Concession 10 N.S.
Northwest quadrant of Eglinton Avenue West and Winston
Churchill Boulevard
Owner: Erin Mills Development Corporation
Applicant: Bousfields Inc.
Pre-Bill 163

Public Meeting **Ward 10**

RECOMMENDATION: That the Report dated September 25, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "R7-5" (Detached Dwellings), "RM2-18" (Semi-detached dwellings), "RM5-37" (Street townhouses), "RM9 – Exception" (Horizontal multiple dwellings), "RA2 – Exception" (Apartment dwellings, horizontal multiples and townhouses) and "OS1" (Open Space) to permit detached dwellings, semi-detached dwellings, street townhouse dwellings, condominium townhouse dwellings, horizontal multiple dwellings,

apartment dwellings and a community park under file OZ 94/077 W10 Phase 5, Erin Mills Development Corporation, Part of Lot 1, Concession 10 N.S., lands located in the northwest quadrant of Eglinton Avenue West and Winston Churchill Boulevard, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 23, 1994
Application revised:	June 6, 2006 and July 20, 2007
Number of units:	Total dwelling units: 633 units Consisting of: Detached dwellings: 7 units Semi-detached dwellings: 70 units Street townhouses: 79 units Condominium townhouses: 42 units Horizontal multiple dwellings: 279 units Apartments: 156 units
Gross Density:	49.2 units/ha 19.9 units/acre
Net Density:	64.9 units/ha 26.2 units/acre
Anticipated Population:	1581* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Supporting Documents:	Planning Justification Report Traffic Impact Study

Site Characteristics	
Frontage:	297.6 m (976.4 ft.) on Winston Churchill Boulevard Approximately 158 m (518.4 ft.) on Eglinton Avenue West
Depth:	Approximately 520 m (1706 ft.) (irregular)
Gross Lot Area:	12.85 ha (31.75 ac.)
Net Lot Area:	9.76 ha (24.12 ac.)
Existing Use:	Vacant

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

Neighbourhood Context

The subject property is located within the northwest quadrant of Eglinton Avenue West and Winston Churchill Boulevard, in the Churchill Meadows Planning District. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Semi-detached dwellings and condominium townhouses
 East: General commercial uses, restaurants and a retirement home
 South: Stacked and back-to-back townhouses
 West: Detached and semi-detached dwellings.

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

“Residential Low Density I” which permits detached, semi-detached and duplex dwellings, within a net density range of 25 – 45 units per net residential hectare (8 – 18 units per net residential acre).

“Residential Medium Density I” which permits semi-detached and townhouse development, at a density of 30 - 57 units per net residential hectare (12.1 - 23 units per net residential acre). Buildings located adjacent to detached or semi-detached dwellings

will be subject to a 2 storey height restriction. Others will be subject to a maximum 4 storey height restriction.

“Residential High Density I” which permits back-to-back townhouses, stacked townhouses and medium-rise apartment buildings at a density range of 45 - 138 units per net residential hectare (18.2 - 55.8 units per net residential acre) with a maximum height of 8 storeys.

“Open Space – Community Park” which allows for the development of public parks providing a range of recreational opportunities.

Other Official Plan Information

Lands fronting onto Eglinton Avenue West are within the "Eglinton Avenue Linkage" area of the Churchill Meadows District Policies of Mississauga Plan. The goal of this area is to provide a coordinated built form image along Eglinton Avenue West. Buildings should be located close to the street edge and be served by rear lane accesses. Landscape elements should reinforce an urban street wall.

Lands fronting onto Winston Churchill Boulevard are within the "Winston Churchill Boulevard Linkage" area of the Churchill Meadows District Policies of Mississauga Plan. Built form on this frontage should step down in height from the two community gateway nodes to the north and south and a coordinated built form image linking these nodes should be provided.

Official Plan Amendment 25 was adopted by City Council on June 20, 2007, portions of which are under appeal. The appeals do not impact the current applications for the subject property.

Existing Zoning

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

Proposed Zoning By-law Amendment

The applicant has requested that the lands be rezoned to the following:

"R7-5" (Residential – Detached Dwellings), to permit detached dwellings on lots with minimum lot frontages of 9.75 m (32 ft.) and minimum lot area of 295 m² (3,175 sq. ft.).

"RM2-18" (Residential – Semi-detached Dwellings), to permit semi-detached dwellings with minimum lot frontages of 7.2 m (23.6 ft.) and minimum lot areas of 435 m² (4,682 sq. ft.).

"RM5-37" (Residential – Street Townhouses), to permit street townhouses with minimum lot frontages of 6.1 m (20 ft.) and minimum lot areas of 183 m² (1,969.9 sq. ft.).

"RM9 - Exception" (Residential – Horizontal Multiples), to permit horizontal multiple dwellings which consist of stacked and back to back townhouses. As part of the rezoning, the applicant is proposing that the following standards be applied:

- (i) number of dwelling units shall not exceed 80 uph (32.4 upa);
- (ii) the minimum building setback from Eglinton Avenue West and Oscar Peterson Boulevard to the main building wall shall be 4.5 m (14.7 ft.);
- (iii) the minimum building setback from the future city park shall be 4.2 m (13.8 ft.);
- (iv) the maximum height of all buildings and structures not exceed 16.5 m (54.1 ft.);
- (v) balconies, covered porches and stairs may project a maximum of 3.0 m (9.8 ft.) beyond the main building wall of the dwelling units.

- (vi) Parking is to be provided at the following rates for horizontal multiple dwelling units:
 - (a) 1.0 spaces per unit for 1 bedroom units;
 - (b) 1.3 spaces per unit for 2 bedroom units;
 - (c) 1.4 spaces per unit for 3 bedroom units;
- (vii) visitor parking to be provided at a rate of 0.15 spaces per unit for apartments and horizontal multiple dwellings;
- (viii) resident townhouse parking to be provided at the rate of 2.0 spaces per unit;
- (ix) visitor townhouse parking to be provided at the rate of 0.2 spaces per unit.

"RA2 - Exception" (Residential – Apartments), to permit apartment buildings having a maximum height of five storeys, horizontal multiple dwellings and townhouse dwellings. As part of the rezoning, the applicant is proposing that the following standards be applied:

- (i) number of dwelling units shall not exceed 100 uph (40 upa);
- (ii) the minimum building setback from Winston Churchill Boulevard to the main building wall shall be 6.0 m (19.7 ft.);
- (iii) the minimum building setback from Erin Centre Boulevard and Destination Drive shall be 4.5 m (14.7 ft.);
- (iv) the maximum height of all apartments and horizontal multiple dwellings shall not exceed 16.5 m (54.1 ft.);
- (v) the maximum height of townhouse dwellings shall not exceed 11.5 m (37.7 ft.);

- (vi) balconies, covered porches and stairs may project a maximum of 1.5 m (5 ft.) beyond the main building wall of any dwelling unit;
- (vii) apartment entrances and stairs may project a maximum 4.0 m (13 ft.) beyond the main building wall adjacent to Winston Churchill Boulevard;
- (viii) resident parking for horizontal multiple dwelling units is to be provided at the following rates:
 - (a) 1.0 spaces per unit for 1 bedroom units;
 - (b) 1.3 spaces per unit for 2 bedroom units;
 - (c) 1.4 spaces per unit for 3 bedroom units;
- (ix) visitor parking for horizontal multiple dwelling units is to be provided at a rate of 0.15 spaces per unit;
- (x) resident parking for apartment units is to be provided at a rate of 1.1 spaces per unit;
- (xi) visitor parking for apartment units is to be provided at a rate of 0.15 spaces per unit;
- (xii) resident parking for townhouse units is to be provided at the rate of 2.0 spaces per unit;
- (xiii) visitor parking for townhouse units is to be provided at the rate of 0.2 spaces per unit;
- (xiv) the "Minimum Open Space" shall be 40% of the lot area.

COMMUNITY ISSUES

A community meeting was held by Ward 10 Councillor Sue McFadden on June 12, 2007. Approximately 6 area residents were in attendance to review plans for the proposed development and did not raise any concerns or issues.

No written comments were received by the Planning and Building Department concerning the proposed subdivision.

DEVELOPMENT ISSUES

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

- The appropriateness of the proposed “RM9 – Exception” and “RA2 – Exception” performance standards, in light of the urban design provisions of the Churchill Meadows District Policies of Mississauga Plan and the surrounding development;
- Minor revisions to the draft plan of subdivision should blocks and/or easements be required for utility purposes;
- Development of a concept plan for the park.

OTHER INFORMATION

Churchill Meadows Neighbourhood Concept Plan, Principles and Urban Design Guidelines

On July 16, 1997, City Council endorsed the Churchill Meadows Neighbourhood 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-8 illustrates the location of the subject lands within the Neighbourhood Concept Plan. The lands having frontage on Eglinton Avenue West are 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 Plans comply with the Concept Plan, Principles and Guidelines.

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision under file T-M94025 W10, Phase 5.

In the event that the rezoning application is approved, the two high-density parcel blocks will be subject to site plan control, pursuant to Section 41 of the *Planning Act*, which includes the approval of site plan drawings, elevation drawings and landscape plans prior to the issuance of building permits.

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 this rezoning 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 - Proposed Zoning Map (By-law 0225-2007)
Appendix I-5 – Draft Plan of Subdivision

Appendix I-6 – Proposed Site Plan – Northeast corner of Eglinton
Avenue West and Oscar Peterson Boulevard

Appendix I-7 – Proposed Elevations – Northeast corner of
Eglinton Avenue West and Oscar Peterson
Boulevard

Appendix I-8 – Proposed Site Plan – Block 55

Appendix I-9 – Proposed Elevations – Block 55

Appendix I-10 – Churchill Meadows Neighbourhood Concept Plan

Appendix I-11 - Agency Comments

Appendix I-12 - School Accommodation

Appendix I-13 - General Context Map – By-law 0225-2007

Edward R. Sajecki

Commissioner of Planning and Building


Prepared By: Hugh Lynch, Development Planner

Erin Mills Development Corporation**File: OZ 94/077 W10 Ph. 5
T94025 W10 Ph. 5****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", "Residential Medium Density" and "Neighbourhood Park";
- July 8, 1997 - 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", "Residential Medium Density I", "Residential Low Density II" and "Open Space – Community Park".
- 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", "Residential Medium Density I", "Residential Low Density II" and "Open Space – Community Park".
- June 6, 2006 – Revised Draft Plan of Subdivision and Rezoning applications submitted for the subject lands.
- June 14, 2007 – The Land Division Committee approved application 'B'-23/07 which severed the proposed "RM7D4 – Exception" parcel located at the northeast corner of Eglinton Avenue West and Oscar Peterson Boulevard from the balance of the subdivision lands.



LEGEND:

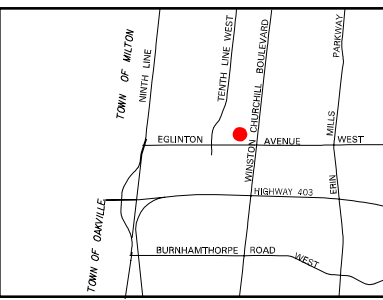
 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: 2007




SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION

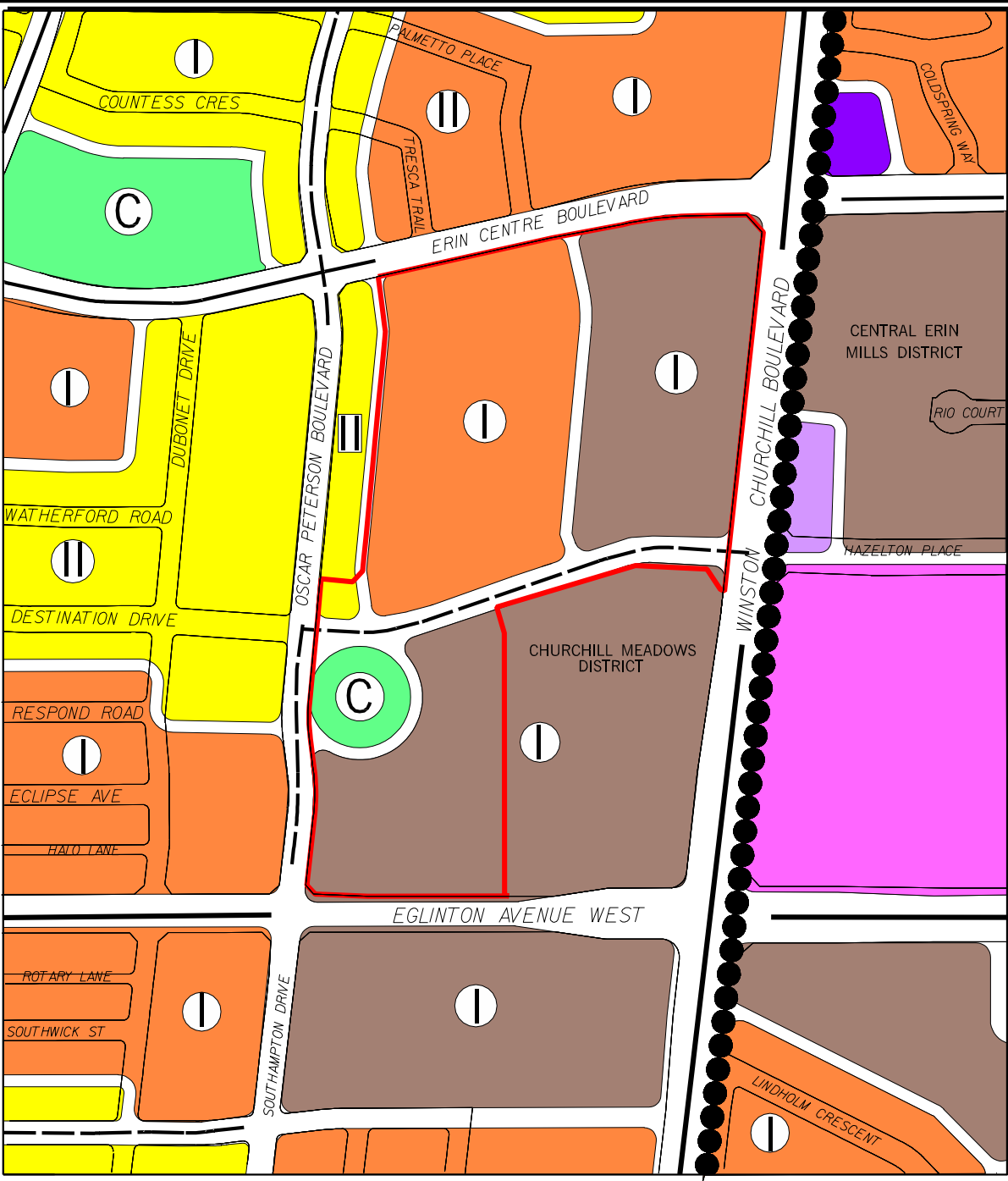


TOWN OF MILTON
NINTH LINE
TENTH LINE WEST
ERLINGTON
WILSON CHURCHILL BOULEVARD
PARKWAY
MILLS WEST
ERIN
HIGHWAY 403
BURNHAMTHORPE ROAD WEST
TOWN OF OAKVILLE

FILE NO: OZ 94077 W10 T94025 PHASE 5	
DWG. NO: 94077A	
SCALE: NTS	
PDC DATE: 2007 10 15	APPENDIX 1-2
DRAWN BY: R.DICOSOLA	

 **MISSISSAUGA**
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**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
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Open Space
- Greenbelt
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Proposed Transitway
- Transitway Station

LAND USE LEGEND

- C – Community Park
- Proposed Stormwater Management Facility
- Planning District

SUBJECT LANDS

SUBJECT:
ERIN MILLS DEVELOPMENT CORPORATION

FILE NO:
OZ 94077 W10
T94025 PHASE 5

DWG. NO:
94077R

SCALE:
1:7000

PDC DATE:
2007 10 15

DRAWN BY:
R.DICOSOLA

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APPENDIX I-3

BY-LAW 0225-2007

LEGEND:



SUBJECT LANDS

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "R7-5" TO PERMIT DETACHED DWELLINGS ON LOTS WITH MINIMUM FRONTAGES OF 9.75M(32FT).

PROPOSED REZONING FROM "D" (DEVELOPMENT) "RM2-18" TO PERMIT SEMI-DETACHED DWELLINGS WITH MINIMUM LOT FRONTAGES OF 7.2M (23.6FT).

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM5-37" TO PERMIT ON-STREET ROW DWELLINGS ON LOTS WITH MINIMUM LOT FRONTAGES OF 6.1M (20FT).

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM9-EXCEPTION" TO PERMIT HORIZONTAL MULTIPLE DWELLINGS.

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RA2-EXCEPTION" TO PERMIT APARTMENTS, HORIZONTAL MULTIPLE DWELLINGS AND TOWNHOUSES.

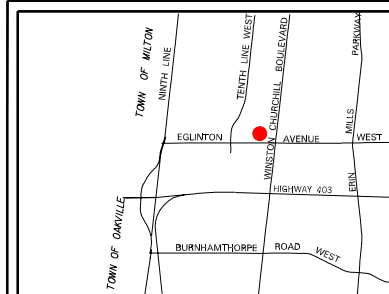
PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "OS1" TO PERMIT A PARK.

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



SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
OZ 94077 W10
T94025 PHASE 5

DWG. NO:
94077R

SCALE:
1:5000

PDC DATE:
2007 10 15

DRAWN BY:
R.DICOSOLA

APPENDIX 1-4

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BY-LAW 0225-2007

LEGEND:



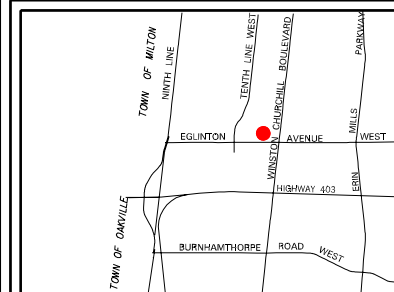
AREA DRAFT PLAN OF SUBDIVISION T94025
PHASE 5

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



SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
OZ 94077 W10
T94025 PHASE 5

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94077S

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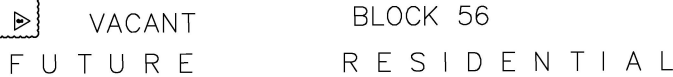
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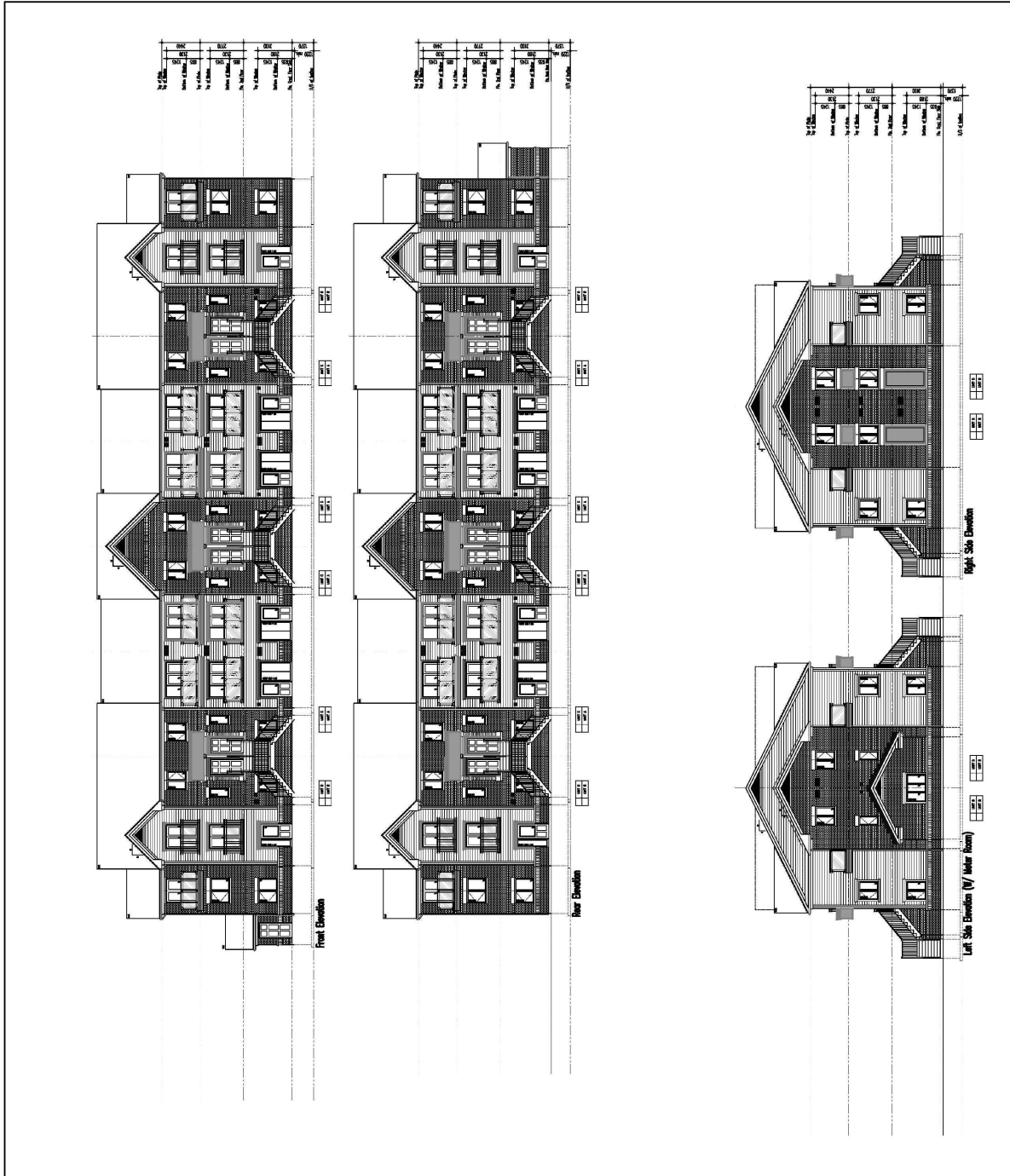
APPENDIX I-5

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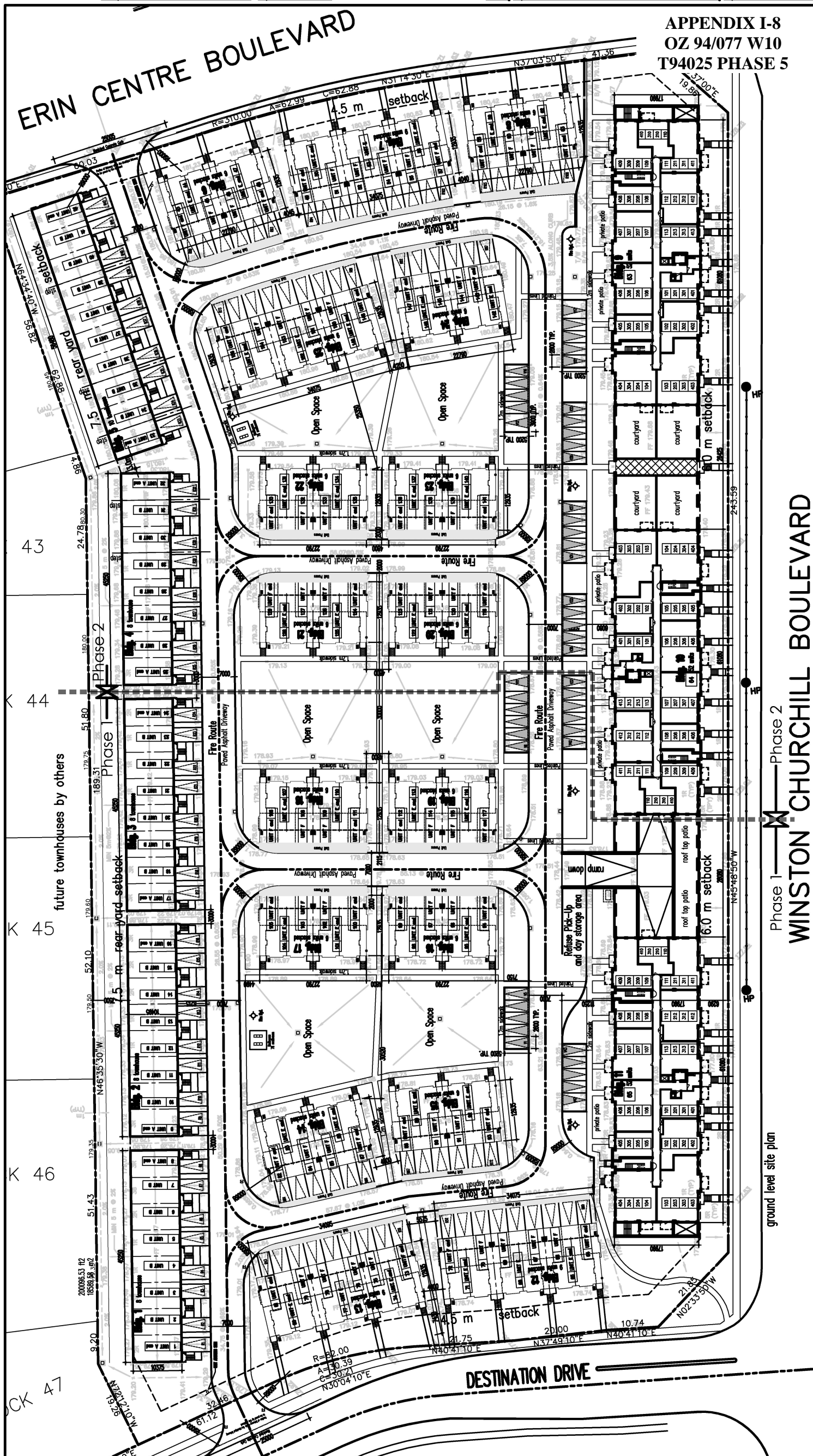


PROPOSED ELEVATIONS – NORTHWEST CORNER OF
EGLINTON AVENUE WEST AND OSCAR PETERSON BOULEVARD

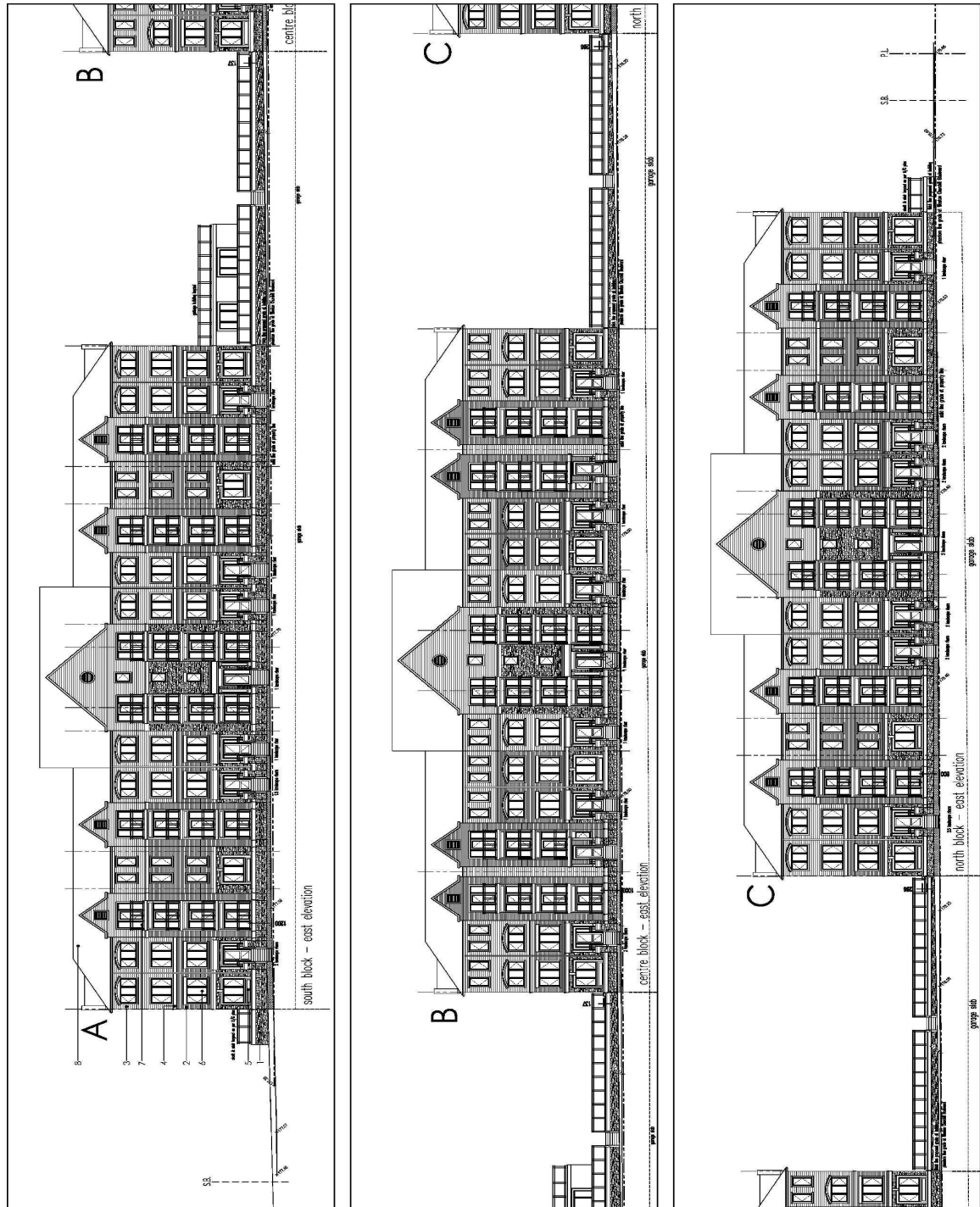


PROPOSED ELEVATIONS – NORTHWEST CORNER OF
EGLINTON AVENUE WEST AND OSCAR PETERSON BOULEVARD

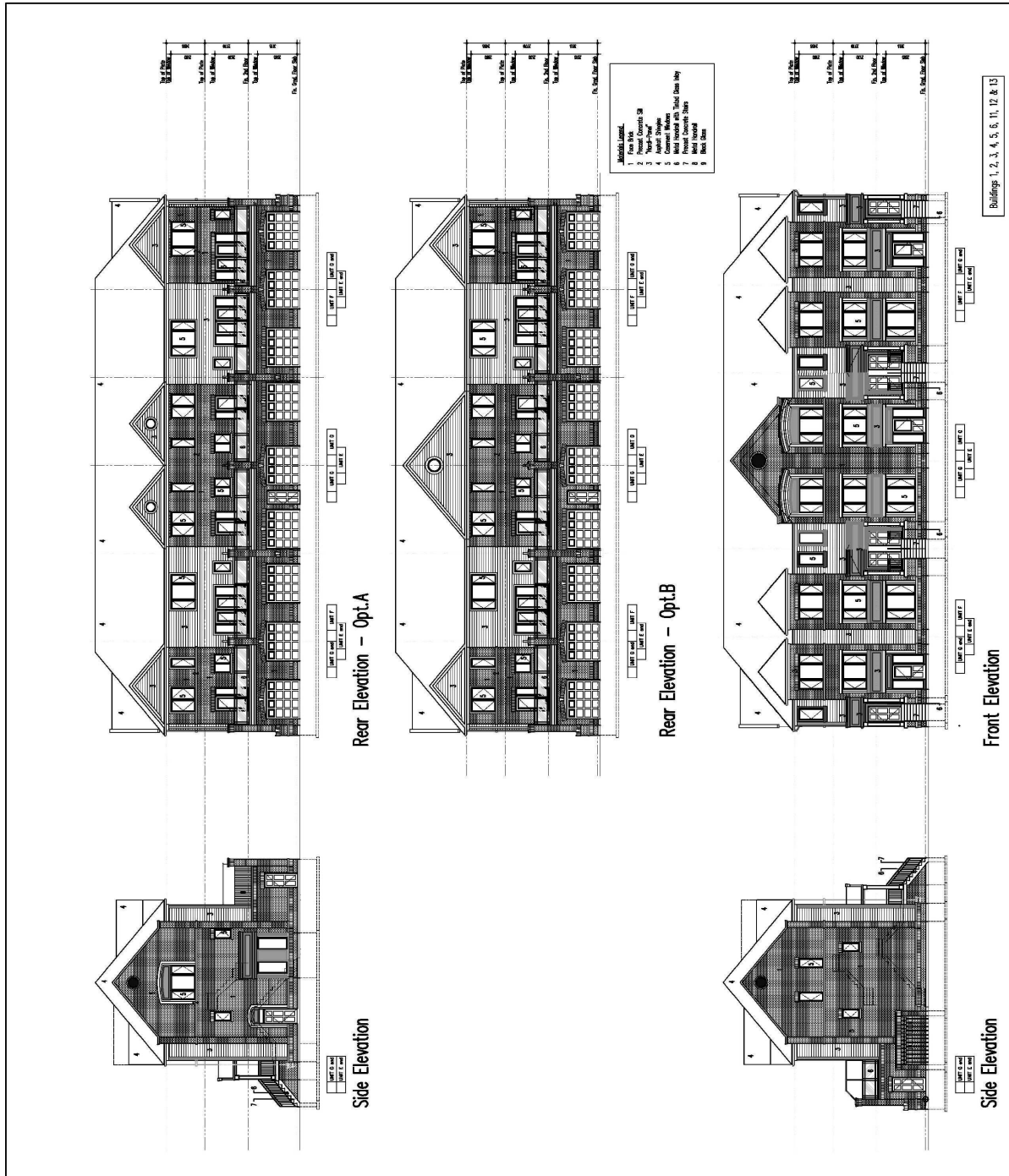




PROPOSED ELEVATIONS – BLOCK 55



















PROPOSED ELEVATIONS – BLOCK 55





PART OF THE CHURCHILL MEADOWS NEIGHBOURHOOD CONCEPT PLAN

LEGEND:

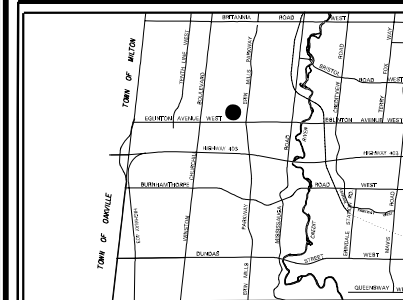
-  Community Park (locations and sizes to be confirmed at Draft Plan Stage.)
-  Neighbourhood Park (locations and sizes to be confirmed at Draft Plan Stage.)
-  Public Woodland Natural Areas
-  Primary Development Corridors
-  Secondary Development Corridors
-  General Neighbourhood
-  Mixed Industrial/Office/Retail/Special 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:
ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:
OZ 94077 W10
T94025 PHASE 5

DWG. NO:
94077_NH

SCALE:
NTS

PDC DATE:
2007 10 15

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R.DICOSOLA

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APPENDIX I-10

Erin Mills Development Corporation

File: OZ 94/077 W10 Ph. 5
T94025 W10 Ph. 5**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (August 28, 2006, confirmed September 6, 2007)	<p>No objection to the approval of the proposed rezoning and the proposed draft plan of subdivision as they do not raise any concerns from a Regional perspective.</p> <p>Regional sanitary sewer facilities consist of a 250 mm (9.8 in.) diameter sewer on Erin Centre Boulevard and a 300 mm (1.18 in.) diameter sewer on Oscar Peterson Boulevard. Municipal water facilities consist of a 300 mm (1.18 in.) diameter watermain on Oscar Peterson Boulevard. External easements and construction may be required.</p> <p>Curbside waste collection will be provided by the Region of Peel for the detached, semi-detached and street townhouses. The waste collection method for the apartment blocks will be addressed at the site plan stage upon the review of detailed plans for each block.</p> <p>The developer will be required to enter into the standard development and servicing agreements with the City and Region for the construction of municipal sewer, water and Regional roads associated with the lands.</p>
Peel District School Board (July 24, 2006, updated September 5, 2007)	<p>If approved, the Board requires the following conditions:</p> <ul style="list-style-type: none"> • notice signs to be erected regarding temporary accommodation of students; • warning clauses in all offers of purchase and sale with respect to temporary accommodation and bussing outside the neighbourhood.
Dufferin-Peel Catholic District School Board (July 26, 2006, updated September 5, 2007)	<p>There is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a pre-Bill 163 development application include the following as a condition of approval:</p> <p>“Prior to final approval, the City of Mississauga shall be</p>

Erin Mills Development Corporation**File: OZ 94/077 W10 Ph. 5
T94025 W10 Ph. 5**

Agency / Comment Date	Comment
	<p>advised by the School Board that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Board for this plan.”</p> <p>Furthermore, if approved, the Board requires the following conditions:</p> <ul style="list-style-type: none"> • Notice signs to be erected regarding temporary accommodation of students; • warning clauses in all offers of purchase and sale with respect to temporary accommodation and bussing outside the neighbourhood.
City Community Services Department – Planning, Development and Business Services Division (September 6, 2007)	Parkland dedication requirements for plan of subdivision application 21T-M94025 Phase 5 have been satisfied through the Amending Agreement authorized under By-law 391-2006, September 27, 2006 to amend the Parkland Conveyance Agreement between the City and The Erin Mills Development Corporation authorized under By-law 351-98, July 15, 1998.
City Community Services Department – Fire and Emergency Services Division (September 6, 2007)	This proposal is located within the response area of Fire Station 115. At present average travel times to emergencies in this area of the City is 3.0 minutes based on normal traffic and weather conditions. Water supply in the area is adequate for firefighting operations.
City Transportation and Works Department (August 28, 2007)	The applicant is to provide a concept plan detailing the proposed access configurations for the high density blocks and the relationship to the surrounding points of access. It is also noted that the applicant is to provide a completed Environmental Site Screening Questionnaire and Declaration (ESSQD) for review. Comments on the above will be finalized prior to the preparation of the Supplementary Report.
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>Enersource Hydro Mississauga Credit Valley Hospital Canada Post</p>

Erin Mills Development Corporation**File: OZ 94/077 W10 Ph. 5
T94025 W10 Ph. 5**

Agency / Comment Date	Comment
	Peel Regional Police (CPTED) Enbridge Gas Distribution Inc.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Trillium Health Centre Credit Valley Conservation Bell Canada French District Catholic School Board Le Conseil Public De District Du Centre-Sud-Ouest Hydro One Networks Rogers Cable Sun-Canadian Pipelines</p>

Erin Mills Development Corporation

File: OZ 94/077 W10 Ph. 5
T94025 W10 Ph. 5**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>81</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>37</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>60</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Oscar Peterson Jr.</p> <table> <tr> <td>Enrolment:</td><td>507</td></tr> <tr> <td>Capacity:</td><td>813</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Erin Centre M.S.</p> <table> <tr> <td>Enrolment:</td><td>313*</td></tr> <tr> <td>Capacity:</td><td>735</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Stephen Lewis S.S.**</p> <table> <tr> <td>Enrolment:</td><td>408</td></tr> <tr> <td>Capacity:</td><td>1530</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* September 2007 projected enrolment ** School opened as a 9-10 configuration.</p> 	81	Kindergarten to Grade 6	37	Grade 7 to Grade 8	60	Grade 9 to Grade 12/OAC	Enrolment:	507	Capacity:	813	Portables:	0	Enrolment:	313*	Capacity:	735	Portables:	0	Enrolment:	408	Capacity:	1530	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>54</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>38</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>St. Sebastian Elementary school</p> <table> <tr> <td>Enrolment:</td><td>710*</td></tr> <tr> <td>Capacity:</td><td>593</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Joan of Arc Catholic Secondary</p> <table> <tr> <td>Enrolment:</td><td>933*</td></tr> <tr> <td>Capacity:</td><td>1425</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* September 2007 projected enrolment</p> 	54	Junior Kindergarten to Grade 8	38	Grade 9 to Grade 12/OAC	Enrolment:	710*	Capacity:	593	Portables:	0	Enrolment:	933*	Capacity:	1425	Portables:	0
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