



# Corporate Report

Clerk's Files

Originator's  
Files OZ 06/011 W7  
T-M06002

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**DATE:** June 3, 2008

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 23, 2008

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

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit 5 detached dwellings on a condominium road**  
**2167 Gordon Drive**  
**Southwest of The Queensway and Hurontario Street**  
**Owner: Ann-Marie Janoscik**  
**Applicant: Michael Wortel, John D. Rogers & Associates**  
**Bill 51**

**Public Meeting** **Ward 7**

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**RECOMMENDATION:** That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Residential Low Density – Exception 7) to "R16-Exception" (Detached Dwellings on a CEC – Private Road) and "G2-1" and "G1" (Greenbelt) in By-law 0225-2007, to permit five detached dwellings on a private condominium road under files OZ 06/011 W7 and T-M06002 W7, Ann-Marie Janoscik, 2167 Gordon Drive, be received for information.

**REPORT SUMMARY:** This application seeks to divide the existing property into five new lots with frontage on a private condominium road. One of the new lots will be for the existing detached dwelling, while the other four lots will be for new detached dwellings. As a result of the above

noted applications, a sixth freehold lot with frontage on Gordon Drive will also be created, however it is not part of these applications.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and a community meeting has been held.

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

**COMMENTS:**

Details of the proposal are as follows:

| <b>Development Proposal</b> |  |
|-----------------------------|--|
| Applications submitted:     | December 8, 2006   |
| Lot Coverage:               | Maximum 25%  |
| Net Density:                | 5.0 units/ha<br>12.4 units/acre  |
| Number of units:            | 5 detached dwellings, including the existing dwelling on the property  |
| Anticipated Population:     | 16*<br>*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:       | Environmental Site Assessment, Phase I<br>Planning Justification Report<br>Functional Servicing Report<br>Environmental Noise Analysis<br>Tree Inventory/Potential Tree Removal Plan |

| <b>Site Characteristics</b> |   |
|-----------------------------|---|
| Frontage:                   | 10.5 m (34.5 ft.) on Gordon Drive   |
| Depth:                      | 177.6 m (582.7 ft.) on the north side<br>202.13 m (663.2 ft.) on the south side |
| Net Lot Area:               | 1.0 ha (2.47 ac.)   |
| Existing Use:               | Single detached dwelling  |

| <b>Site Characteristics – Remnant Parcel</b> |                                  |
|--|----------------------------------|
| Frontage:                                    | 44.5 m (146 ft.) on Gordon Drive |
| Depth:                                       | 23.85 m (78.2 ft.)               |
| Net Lot Area:                                | 0.11 ha (0.27 ac.)               |
| Existing Use:                                | Vacant land                      |

Additional information is provided in Appendices I-1 to I-8.

### **Neighbourhood Context**

The subject property is located in the Gordon Woods residential neighbourhood of the Cooksville Planning District. This area is comprised of detached dwellings on large lots and is notable for the number and quality of mature trees within the neighbourhood. The subject property is currently used for one detached dwelling, which is situated to the rear (east) of the site in proximity to Mary Fix Creek. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: single detached dwellings  
East: Mary Fix Creek and Trillium Health Centre  
South: single detached dwellings  
West: single detached dwellings

With the exception of lands to the east, the area surrounding the subject site is part of the residential woodland as identified on Schedule 3, Environmental Areas, in Mississauga Plan.

### **Current Mississauga Plan Designation and Policies for Cooksville Planning District (May 5, 2003)**

**"Residential Low Density I"** which permits detached dwellings to a maximum density of 10 units per net residential hectare (24.7 units per net residential acre). The applications are in conformity with the land use designation and no official plan amendments are proposed.

The Cooksville District Policies also note that the District is generally a stable, established area, but that specific sites are appropriate for redevelopment, infilling or intensification. This should occur in a manner that is both functionally and visually compatible with the character of existing neighbourhoods.

The subject property is also located within Special Site 11 of the Cooksville District Policies (Section 4.8.7.12). These policies clarify the intent of the general policies of Mississauga Plan and the District Plan, and specifically direct how development within this established residential neighbourhood should enhance and preserve its special character.

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

#### **Urban Form and Community Identity Policies**

These policies state that:

- a distinct identity for each local community should be maintained by encouraging common design themes and compatibility in scale and character of the built environment (Section 2.2.2.3);
- the established historic character, living environment and sense of community should be maintained through the preservation and protection of existing residential neighbourhoods (Section 2.2.2.4); and,
- flexibility in land use and building form can be provided to address development (Section 2.2.2.7).

#### **Greenbelt Policies**

The subject site is located adjacent to Mary Fix Creek and contains greenbelt lands located below the top of bank. Section 3.9.2.2 states that “Greenbelt lands will be conveyed to the City or other public agency.” Staff and the applicant are in discussions with respect to this issue.

#### **Environmental Policies**

The subject site contains part of the City’s Natural Areas System, as it is bordered on the east side by the Regulatory Floodplain of Mary Fix Creek, and the Creek itself. It is also within a Residential

Woodland, as identified on Schedule 3, Environmental Areas, in Mississauga Plan. Section 3.15.2.2 (f), notes that Residential Woodlands “are areas that support trees with mature, fairly continuous canopy, but the native understorey is generally absent or degraded...” but still serve ecological functions such as habitat for canopy birds and ground water recharge.

The subject site is also located within Natural Area CV2 in the City of Mississauga Natural Area Survey (2005), from which the Residential Woodland classification is determined. In addition to identifying the area’s physical features and biota, the Survey identifies Management Needs for the area. This includes contacting owners to encourage management for natural values, maintain the continuous canopy and where possible, naturalize residential landscapes and finally that non-native species be controlled in the area.

### **Existing Zoning**

**"R1-7" (Detached Dwellings – Typical Lots)**, which permits detached dwellings on lots with a minimum area of 1 140 m<sup>2</sup> (12,271 sq. ft.) and a minimum frontage of 30 m (98.4 ft.).

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

**"R16-Exception" (Detached dwellings on a CEC – private road)**, to permit five detached dwellings on a condominium road, including the existing detached dwelling on the property. A Schedule "I" will form part of this amendment.

**"G1" (Greenbelt)** which permits flood control, stormwater management, erosion management and natural heritage features and area conservation;

**"G2-1" (Greenbelt)** to create a natural protection area (buffer) of 5 m (16.4 ft.) between the "G1" and "R16" zones and a two 7.5 m (24.6 ft.) tree preservation areas in the northwest and southwest quadrants of the property.

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

|   | <b>Zoning<br/>By-law<br/>Standard<br/>(R1-7)<br/>(Existing<br/>Zoning)</b> | <b>Zoning<br/>By-law<br/>Standard<br/>(R16<br/>Detached<br/>Dwellings on<br/>a CEC<br/>Private Road)</b> | <b>Proposed<br/>Standard<br/>(R16-<br/>Exception)</b> |
|---|--|--|---|
| Parking   | 2.0 spaces/unit  | 2.0 spaces/unit<br>+ 0.25 visitor<br>spaces/ unit  | 3.0 spaces/<br>unit + 0<br>visitor spaces             |
| Minimum Lot<br>Area   | 1 140 m <sup>2</sup>   | 550 m <sup>2</sup>   | 1 140 m <sup>2</sup>                                  |
| Minimum Lot<br>Frontage   | 30.0 m   | 15.0 m   | 30.0 m  |
| Maximum Lot<br>Coverage   | 25%  | 35%  | 25%   |
| Minimum Front<br>Yard Setback   | 9.0 m  | 7.5 m  | 6.0 m   |
| Minimum Rear<br>Yard Setback  | 7.5 m  | 7.5 m  | 7.5 m   |
| Minimum<br>Interior Side<br>Yard Setback  | 1.8 m on one<br>side, 4.2 m on<br>the other                                | 1.2 m + 0.61m<br>per storeys<br>over one   | 1.8 m on one<br>side, 4.2 m<br>on the other           |
| Minimum<br>setback from a<br>front garage<br>face to a street,<br>CEC-private<br>road or CEC-<br>sidewalk |  | 7.5 m  | 6.0 m   |
| Minimum width<br>of a CEC-<br>private road  | n/a  | 7.5 m  | 6.0 m   |

The proposed standards ensure that adequate travel routes, sufficient parking and reasonable development standards are provided within the development, while at the same time maintaining many of the standards of the existing zoning, minimizing paved areas and the front yard setbacks to contribute to tree preservation efforts.

## **COMMUNITY ISSUES**

A community meeting was held by Ward 7 Councillor Iannicca on October 18, 2007.

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

### **Comments**

The key concern raised by the community was with respect to the number, quality and type of trees that would be removed from the subject site.

### **Response**

The City awaits the submission of a revised Tree Preservation Plan and Environmental Impact Study, to be reviewed by both City and Credit Valley Conservation staff. Not until the review is complete will the Tree Permit Application be reviewed and compensation, if any, be determined.

### **Comments**

The proposal fails to count the additional two lots fronting onto Gordon Drive that are not part of this application (2185 Gordon Drive and other vacant lot).

### **Response**

Staff can only review the application as presented, but will consider the impact of creating remnant parcels of land as part of the final recommendation on the proposal.

### **Comments**

The storm sewer will further contribute to tree loss on site.

### **Response**

A revised Concept Plan, received by the Planning and Building Department in mid-April, 2008, shows the servicing easement has

been relocated further from the southerly lot line 7.5 m (24.6 ft.) vs. 2.0 m (6.6 ft.), and is narrower 3 m (9.8 ft.) vs. 5 m (16.4 ft.) than originally proposed to assist in tree preservation adjacent to the southerly Tree Preservation Area.

## **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, some of the documentation provided in support of the applications must be updated in order that appropriate comments can be provided on the files. This includes the Functional Servicing Report, Environmental Impact Study and Tree Preservation Plan and Inventory.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to servicing easements, road width and conservation of the greenbelt, which will require the applicant to enter into the appropriate agreements and easements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

As noted above, staff is awaiting the submission of an Archeological Assessment, revised Functional Servicing Report, Tree Preservation Plan and Environmental Impact Study, and will not be in a position to further comment on or make recommendations on the proposal without this information.

### **FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.



**CONCLUSION:**

All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these application(s).

**ATTACHMENTS:**

Appendix I-1 - Site History  
Appendix I-2 - Aerial Photograph  
Appendix I-3 - Excerpt of Cooksville District Land Use Map  
Appendix I-4 - Excerpt of Existing Land Use Map  
Appendix I-5 - Draft Plan of Subdivision  
Appendix I-6 - Agency Comments  
Appendix I-7 - School Accommodation  
Appendix I-8 - General Context Map

*original signed by*

Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Lisa Christie, Development Planner*

**Janoscik Property**

**File: T-M06002 & OZ 06/011 W7**

### **Site History**

- May 2, 2003 – under consent application 'B' 22/03, a parcel with a frontage of approximately 30 m (100 ft.) on Gordon Drive was severed from the subject site (retained lands) to create what is now known as 2185 Gordon Drive.
- Dec. 2, 2003 – Appeal B11 is approved under OMB Order No. 1608, which amended the policies for Special Site 11.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "R1-7" (Detached dwellings).
- Sept. 10, 2007 – the District Policies and District Land Use Map are amended upon approval of Amendment 25 under OMB Order No. 2622 (issued Oct. 1, 2007).



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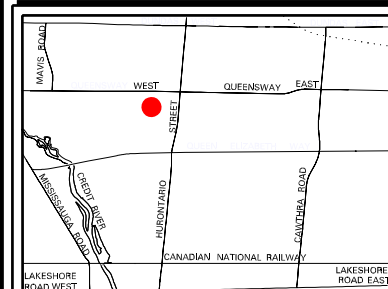


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007



SUBJECT: JOHN D. ROGERS & ASSOC-  
JANOSCIK PROPERTY



FILE NO:  
T-M06002 W7  
OZ 06/011 W7

DWG. NO:  
T-M06002-06011A

SCALE:  
NTS

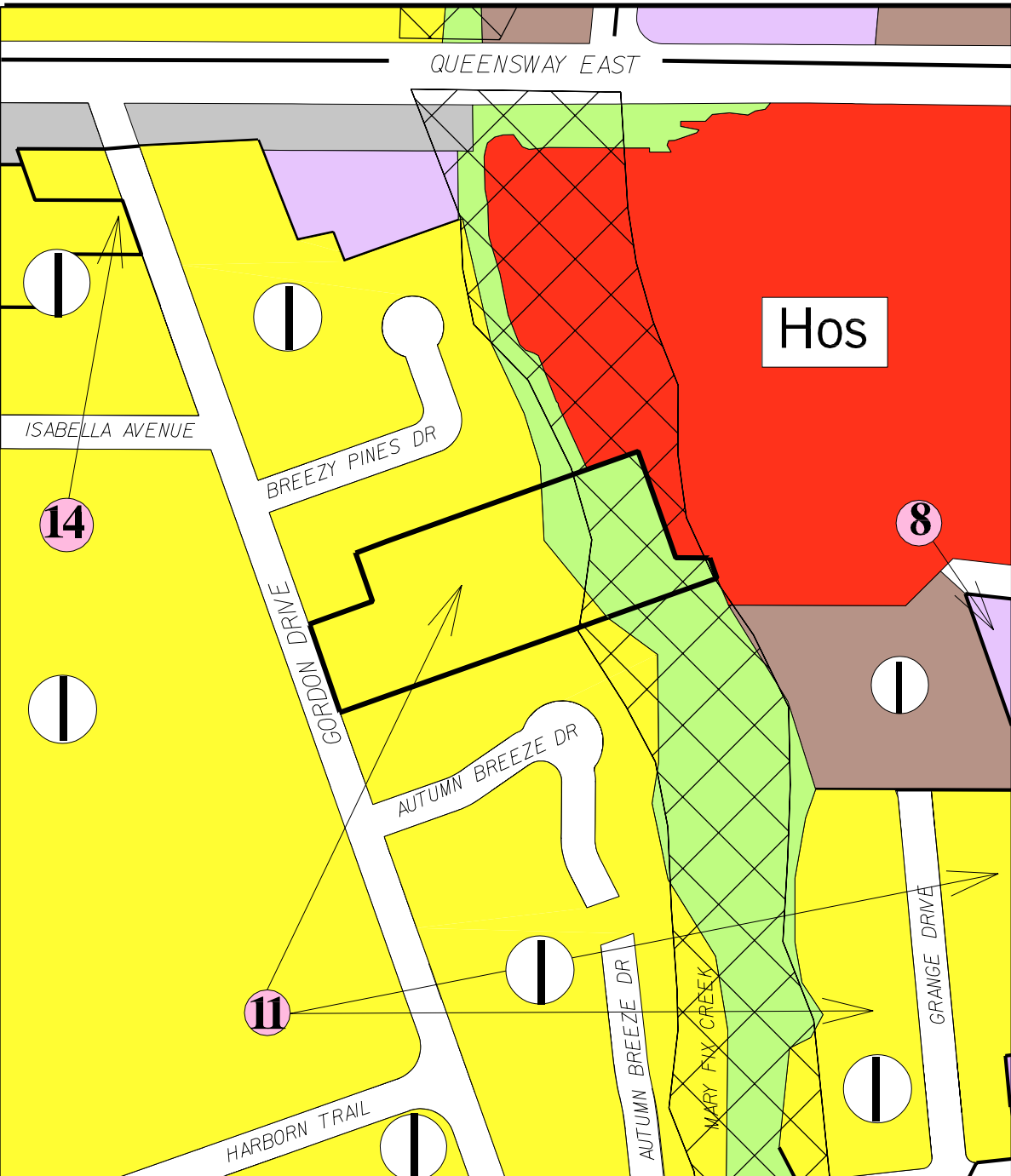
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2008 06 23

DRAWN BY:  
R.DICOSOLA

APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



**PART OF COOKSVILLE DISTRICT LAND USE MAP  
COOKSVILLE 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 – High Density I
  - Residential – High Density II
  - Mainstreet Commercial
  - General Commercial
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenbelt
  - Utility
- TRANSPORTATION LEGEND**

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

  - Regulatory Floodplain
  - Node Boundary
  - Hos – Hospital
  - Cem – Cemetery
  - Existing Stormwater Management Facility
  - Planning District
  - Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**

**SUBJECT: JOHN D. ROGERS & ASSOC-  
JANOSCIK PROPERTY**

**FILE NO:**  
TM06002 W7  
OZ 06011 W7

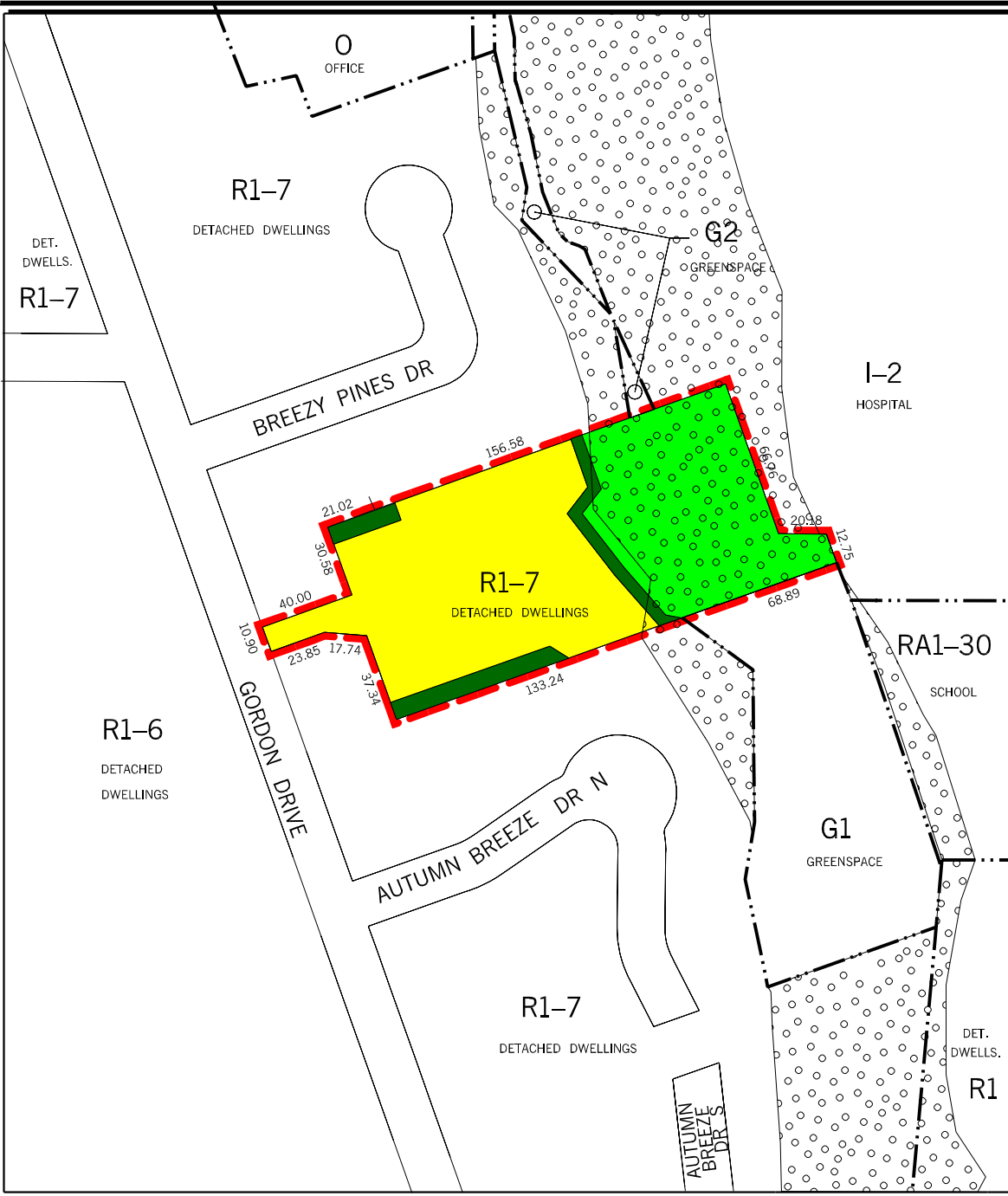
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T-M06002-06011L

**SCALE:**  
NTS

**PDC DATE:**  
2008 06 23

**DRAWN BY:**  
R.DICOSOLA

**APPENDIX I-3**



# LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS) TO 'R16-EXCEPTION' (DETACHED DWELLINGS ON A PRIVATE CEC ROAD) TO PERMIT 5 DETACHED DWELLINGS ON A CONDOMINIUM ROAD.



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS) TO 'G2-1' (GREENBELT) TO PERMIT GREENBELT AND TREE PRESERVATION.



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS) TO 'G1' (GREENBELT) TO PERMIT GREENBELT.



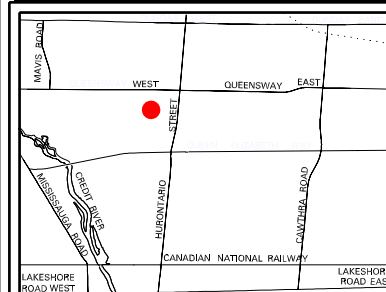
GREENBELT OVERLAY

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



## SUBJECT:

JOHN E. ROGERS & ASSOC.  
- JANOSCIK PROPERTY



FILE NO:  
T-M06002 W7  
OZ 06011 W7

DWG. NO:  
T-M06002-06011R

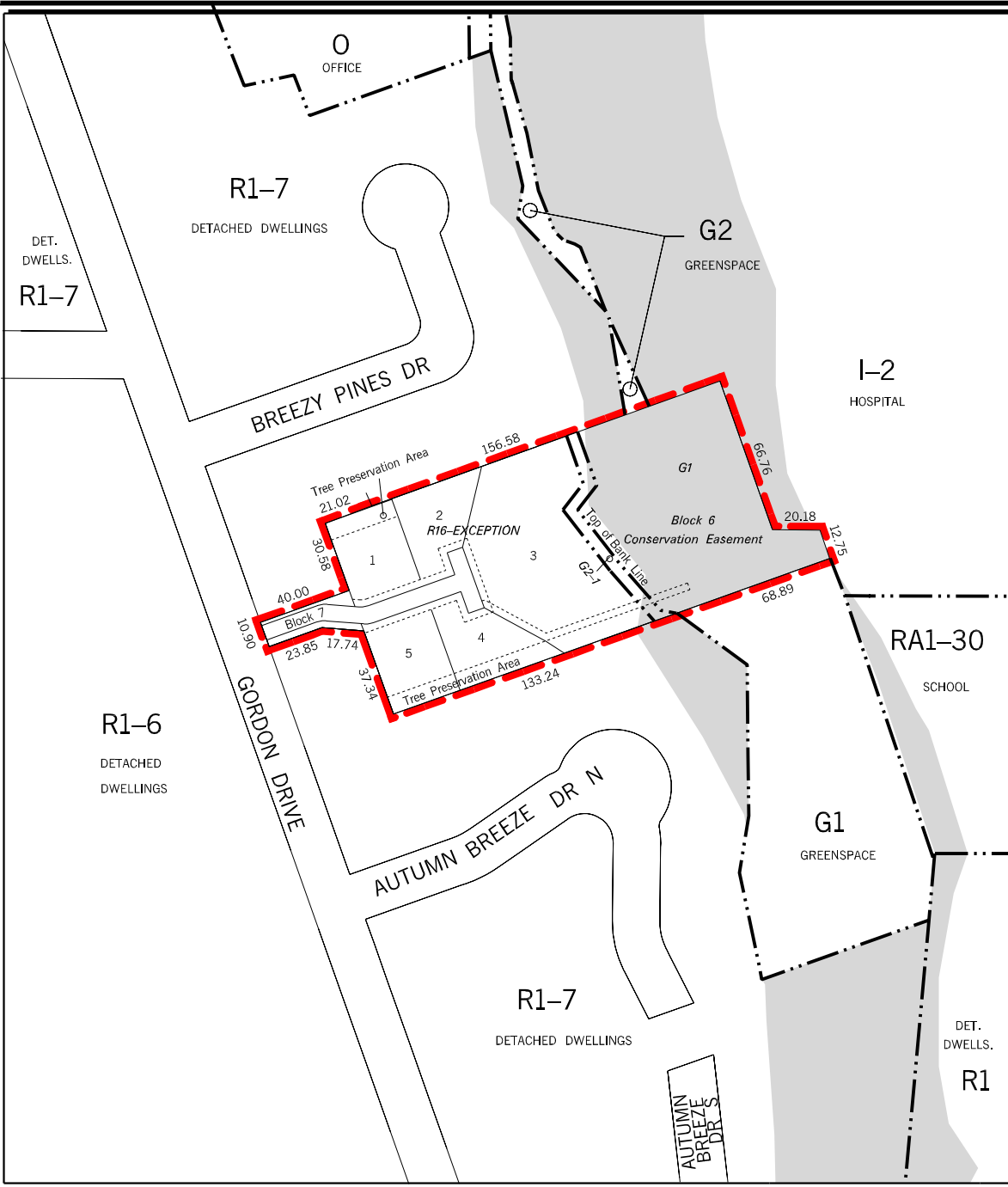
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PDC DATE:  
2008 06 23

DRAWN BY:  
R.DICOSOLA

APPENDIX 1-4





**LEGEND:**



**AREA OF DRAFT PLAN OF SUBDIVISION  
T-M06002 W7**

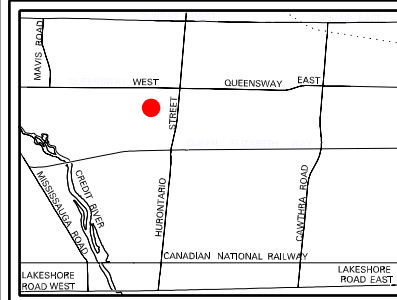


**GREENBELT OVERLAY**

**NOTE: PROPOSED ZONING IS DELINEATED AND SHOWN IN ITALICS WITHIN THE APPLICATION AREA.**



**SUBJECT:** JOHN E. ROGERS & ASSOC.  
- JANOSCIK PROPERTY



**FILE NO:**  
T-M06002 W7  
OZ 06/011 W7

**DWG. NO:**  
T-M06002-06011S

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**PDC DATE:**  
2008 06 23

**DRAWN BY:**  
R.DICOSOLA

**APPENDIX 1-5**

**Janoscik Property****File: T-M06002 & OZ 06/011 W7****Agency Comments**

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

| Agency / Comment Date   | Comment  |
|---|--|
| Region of Peel<br>(February 8 & 23, 2007)<br>and updated May 20, 2008)  | No objections to the proposal, however noted that the applicant will be required to enter into a Development and/or Servicing Agreement with the City and the Region for the construction and maintenance of appropriate municipal and Regional services and pay any required fees prior to approval.  |
| Dufferin-Peel Catholic District School Board and the Peel District School Board<br>(January 22, 2007, updated May 20, 2008 & December 13, 2006, updated May 20, 2008) | <p>In comments, dated January 22, 2007, the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>If approved, the Peel District School Board requested that the following comment be included in the Conditions of Draft Approval:<br/> “Whereas, despite the 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 Peel District School Board to determine the exact schools.”</p> <p>The Dufferin-Peel Catholic District School Board requests that the following conditions be incorporated into the conditions of draft approval:</p> <p>That the applicant shall; agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.</p> <p>(a) “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</p> |

## Janoscik Property

File: T-M06002 &amp; OZ 06/011 W7

| Agency / Comment Date   | Comment   |
|---|---|
|   | <p>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>(b) “That the purchasers agree that for the purpose of transportation to 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>  |
| Credit Valley Conservation<br>(May 18, 2007, updated May 20, 2008)  | <p>A conservation easement for the greenbelt lands associated with Mary Fix Creek is not supported; this natural area and hazard lands, both below the top of bank and associated buffer, are to be deeded gratuitously to the City of Mississauga for conservation purposes.</p> <p>They further note that the Environmental Impact Study as submitted is inadequate and must be updated, along with the Tree Inventory and Potential Tree Removal Plan.</p> <p>A revised Functional Servicing Report, which:</p> <ul style="list-style-type: none"> <li>• explores options for stormwater management;</li> <li>• greater details about pre to post development flows;</li> <li>• conveyance of major and minor flows; and</li> <li>• provision of suitable erosion and sediment control measures be provided.</li> </ul>  |
| City Community Services<br>Department –<br>Planning, Development and<br>Business Services Division<br>(February 26, 2007 and<br>updated May 20, 2008) | <p>Prior to Supplementary Report, a revised Tree Preservation Plan, Greenbelt Concept Plan and Archaeological Assessment must be submitted to the City.</p> <p>Prior to Draft Plan approval the applicant shall install hoarding to the City’s satisfaction to ensure the protection of the greenbelt (Block 6). Further, the applicant will be required to provide securities to ensure the maintenance of the hoarding securities to ensure the construction of greenbelt fencing prior to Site Plan Approval, securities to ensure the clean up of the greenbelt, and securities to ensure the protection of the integrity of the greenbelt.</p> <p>Prior to registration, cash contribution for trail signage, approval for the Greenbelt Masterplan and approval for tree transplanting shall be completed, and warning clauses included in the Development Agreement.</p> |



## Janoscik Property

File: T-M06002 &amp; OZ 06/011 W7

| Agency / Comment Date   | Comment   |
|---|---|
|   | Prior to issuance of building permits, cash-in-lieu of parkland will be required.   |
| City Community Services Department –<br>Heritage Coordinator<br>(December 13, 2006,<br>updated on May 20, 2008) | Due to the proximity of the subject site to a watercourse, an Archeological Assessment is required.   |
| City Transportation and Works Department<br>(February 13, 2007 and<br>updated on May 21, 2008)                  | The applicant will be required to enter into a Servicing Agreement for Municipal Works Only and a Condominium Servicing Agreement.<br>Also required are a Site Servicing Plan, Site Grading Plan and confirmation that the well and septic system have been decommissioned.<br>An updated Functional Servicing Report, a Record of Site Condition and CVC approval are also required.<br>Further comments will be provided prior to Supplementary Meeting.  |
| Enersource Hydro Mississauga<br>(February 5, 2007, updated<br>May 20, 2008)                                     | The applicant is to make appropriate arrangements for hydro well in advance of the requirement for service to arrange the design and installation of the electrical distribution system.  |
| Other City Departments and External Agencies  | The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:<br>Enersource Hydro Mississauga (December 13, 2006)<br>Canada Post (December 14, 2006)<br>Credit Valley Hospital (December 15, 2006)<br>Enbridge Pipelines Inc. (December 19, 2006)<br>Bell Canada (December 20, 2006)<br>City of Mississauga, Development Services (Jan. 2, 2007)<br>Enbridge Gas (February 16, 2007)<br>Hydro One (January 9, 2007)<br>Community Services, Fire Prevention (April 19, 2007) |
|   | The following City Departments and external agencies were circulated the applications but provided no comments:<br>French District Catholic School Board<br>Le Conseil Scholaire Public De District<br>Rogers Cable<br>TransCanada Pipelines<br>Trans-Northern Pipelines<br>Trullium Health Centre<br>Mississauga Transit   |

Janoscik Property

File: T-M06002 &amp; OZ 06/011 W7

**School Accommodation**

| <b>The Peel District School Board</b>   | <b>The Dufferin-Peel Catholic District School Board</b>  |
|---|--|
| <ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>1 Kindergarten to Grade 5</li> <li>0 Grade 6 to Grade 8</li> <li>1 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Floradale Public School <ul style="list-style-type: none"> <li>Enrolment: 775</li> <li>Capacity: 600</li> <li>Portables: 7</li> </ul> </li> <li>Queen Elizabeth Senior Public School <ul style="list-style-type: none"> <li>Enrolment: 388</li> <li>Capacity: 262</li> <li>Portables: 7</li> </ul> </li> <li>Port Credit Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,092</li> <li>Capacity: 1,203</li> <li>Portables: 1</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> | <ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>1 Junior Kindergarten to Grade 8</li> <li>0 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Catherine of Sienna <ul style="list-style-type: none"> <li>Enrolment: 593</li> <li>Capacity: 627</li> <li>Portables: 0</li> </ul> </li> <li>St. Martin Secondary School <ul style="list-style-type: none"> <li>Enrolment: 963</li> <li>Capacity: 933</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> |

## APPENDIX I-8

