



# Corporate Report

Clerk's Files

Originator's

Files OZ 05/042 W3

T-M05010 W3

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**DATE:** August 15, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 5, 2006

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment, Rezoning and Draft Plan of**  
**Subdivision Applications**  
**To permit townhouse and detached dwellings under common**  
**element condominium tenure**  
**1820, 1826, 1836 and 1850 Burnhamthorpe Road East**  
**South side of Burnhamthorpe Road East, west of Ponytrail**  
**Drive**  
**Owner: Dunpar Developments Inc.**  
**Applicant: Dunpar Developments Inc.**  
**Bill 20**

**Public Meeting** **Ward 3**

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**RECOMMENDATION:** That the Report dated August 15, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential - Low Density I" to "Residential - Medium Density II - Special Site" and to change the Zoning from "R3" (Detached Residential) to "RM5-Special Section" (Multiple Residential), in addition to a Draft Plan of Subdivision, to permit 100 townhouse dwellings and 11 detached dwellings under common element condominium tenure, under Files OZ 05/042 W3 and T-M05010 W3, Dunpar Developments Inc., 1820, 1826, 1836 and 1850 Burnhamthorpe Road East, be received for information.

**BACKGROUND:**

The 100 townhouse dwellings have been proposed with minimum frontages of 4.2 m (13.8 ft.), and the 11 detached dwellings have minimum frontages of 10.0 m (32.8 ft.). The development has no access to Burnhamthorpe Road East with all traffic utilizing the local road network of Pagehurst Avenue and Silverplains Drive. All townhouse dwellings incorporate a rear yard laneway with the outdoor amenity area contained within a raised deck above the private garage.

The applications were originally submitted on November 28, 2005, to permit 122 townhouse dwellings, under common element condominium tenure. On June 14, 2006, the applicant provided two revised scenarios to address staff and community comments. These plans incorporated the detached dwellings to provide a transition to existing low density development to the south, and included both common element condominium and traditional public road alternatives. On July 4, 2006, the applicant appealed the Official Plan Amendment and Rezoning applications to the Ontario Municipal Board (OMB) for failure on the municipality's part to make a decision on the applications within the specified time frames contained in the *Planning Act*. It is within the appeal letter that the applicant formally amended their applications to reflect the split townhouse and detached dwelling proposal, under common element condominium tenure with no public road. The Draft Plan of Subdivision application was not appealed to the OMB.

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

**COMMENTS:**

Details of the proposal that has been referred to the OMB are as follows:

Development Proposal	
Number of Units	Townhouse Dwellings: 100 Detached Dwellings: 11

Building Height:	All Dwellings: 13.6 ft. (44.6 ft.), being three storeys
Lot Coverage:	Including Rear Decks: 41.2%
Floor Space Index:	0.935 times the lot area
Gross and Net Density	54 units/ha 22 units/acre
Landscaped Area:	33.94%
Anticipated Population*:	Townhouses: 297 people Detached Dwellings: 37 people Total: 334 people *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.
Parking Required:	Townhouses: 200 spaces Detached Dwellings: 22 spaces Visitor: 28 spaces Total: 250 spaces
Parking Provided:	Townhouses: 200 spaces Detached Dwellings: 44 spaces Visitor: 28 spaces Total: 272 spaces
Supporting Documents:	- Planning Justification Report dated November 2005 - Phase I Environmental Site Assessment dated November 30, 2005 - Noise Control Feasibility Study dated November 8, 2005, updated May 23, 2006 - Engineering Report dated November 1, 2005 - Traffic Impact Assessment dated November 15, 2005, updated May 29, 2006

<b>Site Characteristics</b>	
Frontage:	Burnhamthorpe Road East: 117.0 m (383.9 ft.) Pagehurst Avenue: 20.1 m (66.0 ft.) Silverplains Drive: 20.1 m (66.0 ft.)
Depth:	164 m (538 ft.)
Gross/Net Lot Area:	2.06 ha (5.1 ac.)
Existing Use:	All lands are presently vacant

Additional information is provided in Appendices I-1 to I-9.

### **Neighbourhood Context**

Four separate parcels, located on the south side of Burnhamthorpe Road East, west of Ponytrail Drive were assembled for redevelopment. These parcels are located on the edge of a stable low density neighbourhood developed in the mid to late 1960's. Generally, the built form is detached dwellings with a net density of approximately 14.2 units per hectare (5.7 units per acre). Two local roads currently terminate abutting the lands, Pagehurst Avenue along the eastern boundary and Silverplains Drive along the southern boundary. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwellings with rear yards and fencing along the frontage of Burnhamthorpe Road East.
- East: Detached dwellings having minimum lot frontages of 15 m (49.2 ft.) fronting Pagehurst Avenue, and Saint Martha and Mary Catholic Church, and parking area.
- South: Detached dwellings having minimum lot frontages of 15 m (49.2 ft.) fronting Silverplains Drive and Stonepath Crescent.
- West: Vacant parcel of land addressed as 1810 Burnhamthorpe Road East with a Hydro One power transmission corridor beyond.

**Current Mississauga Plan Designation and Policies for  
Applewood District (May 5, 2003)**

**"Residential - Low Density I"** which permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per hectare (6.8 units per acre). The applications are not in conformity with the land use designation as the current designation does not permit townhouse dwellings. In addition, the proposed density is more than three times the permitted maximum. The maximum number of dwellings that could be constructed based on a gross density calculation is approximately 35 detached dwellings. There are other policies in the Official Plan which are also applicable in the review of these applications including:

**Residential Policies:**

Section 3.2.3.2 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Section 3.2.3.8 of Mississauga Plan indicates that residential intensification, in the form of more compact development and higher densities in appropriate development areas, is encouraged subject to certain criteria. This criteria speaks to meeting the following: adequate engineering and community services; compatibility with surrounding land uses; and, development proposals addressing the scale and character of the existing residential area.

**Urban Design Policies:**

Section 3.2.3.2 of Mississauga Plan indicates that design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quality and quantity of open space will be priorities in assessing the merits of residential development. Section 3.15 of Mississauga Plan provides for policies which speak to appropriate built form and scale, streetscape and context, and compatibility with the surrounding built form.

### 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 Official Plan 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.

### Proposed Official Plan Designation and Policies

**"Residential - Medium Density II"** to permit the development of the lands for townhouse dwellings and detached dwellings, under common element condominium tenure, at a Floor Space Index of 0.935 times the lot area.

### Existing Zoning

**"R3" (Detached Residential)** which permits detached dwellings having a minimum lot frontage of 15 m (49.2 ft.).

### Proposed Zoning By-law Amendment

**"RM5-Special Section" (Multiple Residential)** to permit townhouse dwellings and detached dwellings, under common element condominium tenure.

On March 26, 2003, Council endorsed guidelines for common element condominium developments. These guidelines suggest that townhouse dwellings have a minimum frontage of 5.0 m (16.4 ft.) and that detached dwellings have a minimum frontage of

15.0 m (49.2 ft.). A record of all proposed zoning standards and their conformity with the guidelines are included in Appendix I-8.

### **Draft Mississauga Zoning By-law**

A new draft Zoning By-law is being finalized. The proposed zoning for this property is "R3" (Detached Dwellings - Typical Lots) which permits detached dwellings having a minimum lot frontage of 15 m (49.2 ft.).

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A recommendation will be included in the supplementary report to address the new Mississauga Zoning By-law.

### **Proposed Draft Plan of Subdivision**

The Draft Plan of Subdivision as filed on November 28, 2005, divides the lands into separate blocks for townhouses, roads and parking areas. This application was not appealed to the OMB, nor has it been amended to reflect the inclusion of the detached dwellings and associated changes to the road pattern and townhouse block location, as filed with the OMB appeal letter of July 4, 2006.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 3 Councillor M. Prentice on April 10, 2006, and a Focus Group meeting on August 8, 2006. The following is a summary of issues raised by the community:

#### **Comment**

Concern was expressed that the development proposal is not in keeping with the scale and character of the current built form of the neighbourhood, and would result in a loss of privacy for abutting homes and an overall devaluation of surrounding home prices. The proposal is also not in keeping with City guidelines for common element condominiums. It was suggested that it would be most appropriate to develop the lands in accordance with the

existing Official Plan and zoning designations that apply to the lands.

**Comment**

The proposed development will have an impact on traffic in the community, resulting in an increase in noise and pollution, and aggravation of a current on-street parking problem in the surrounding neighbourhood.

**Comment**

How will any remnant parcels be developed if development of the subject lands were to proceed.

**Comment**

There is a concern for the lack of greenspace/landscaped area in the proposal.

**Response**

Comments regarding compatibility and design of the proposed development will be considered by the Planning and Building Department in a future Supplementary Report. The applicant has provided both a phasing plan and a traffic study that are currently under review. A complete evaluation of both these documents will also be provided in a future Supplementary Report.

**DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-5 and school accommodation information is contained in Appendix I-6. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- Conformity with Council endorsed common element condominium guidelines;
- Compatibility with stable neighbourhoods to the south;
- Completion of the local road network;



- Pedestrian connections through the lands to school and park uses to the west;
- Consideration for the development of the remnant parcel abutting to the west;
- Provision of on-site servicing including utilities and waste management.

## **OTHER INFORMATION**

### **Proposed Intensification Guidelines**

On August 2, 2006, a Public Meeting was held to consider Proposed Interim Residential Intensification Policies. The staff report which contained the proposed policies noted that the City will be faced with intensification pressures as the last of the green fields in Mississauga are developed. The policies will direct intensification to the Urban Growth Centre which is located along Hurontario Street, south of Matheson Boulevard to the Queen Elizabeth Way and includes all of City Centre. Vacant or utilized lands outside the Urban Growth Centre can accommodate development in accordance with existing policies of Mississauga Plan. Applications to amend Mississauga Plan for increased residential density must be within the intent of the Plan, be based on sound planning principles and enhance the surrounding community.

### **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.

### **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. After the public meeting has been held, 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 Applewood District Land Use Map  
Appendix I-3 - Excerpt of Existing Land Use Map  
Appendix I-4 - Aerial Photograph  
Appendix I-5 - Agency Comments  
Appendix I-6 - School Accommodation  
Appendix I-7 - Concept Plan  
Appendix I-8 - Proposed Zoning Standards  
Appendix I-9 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

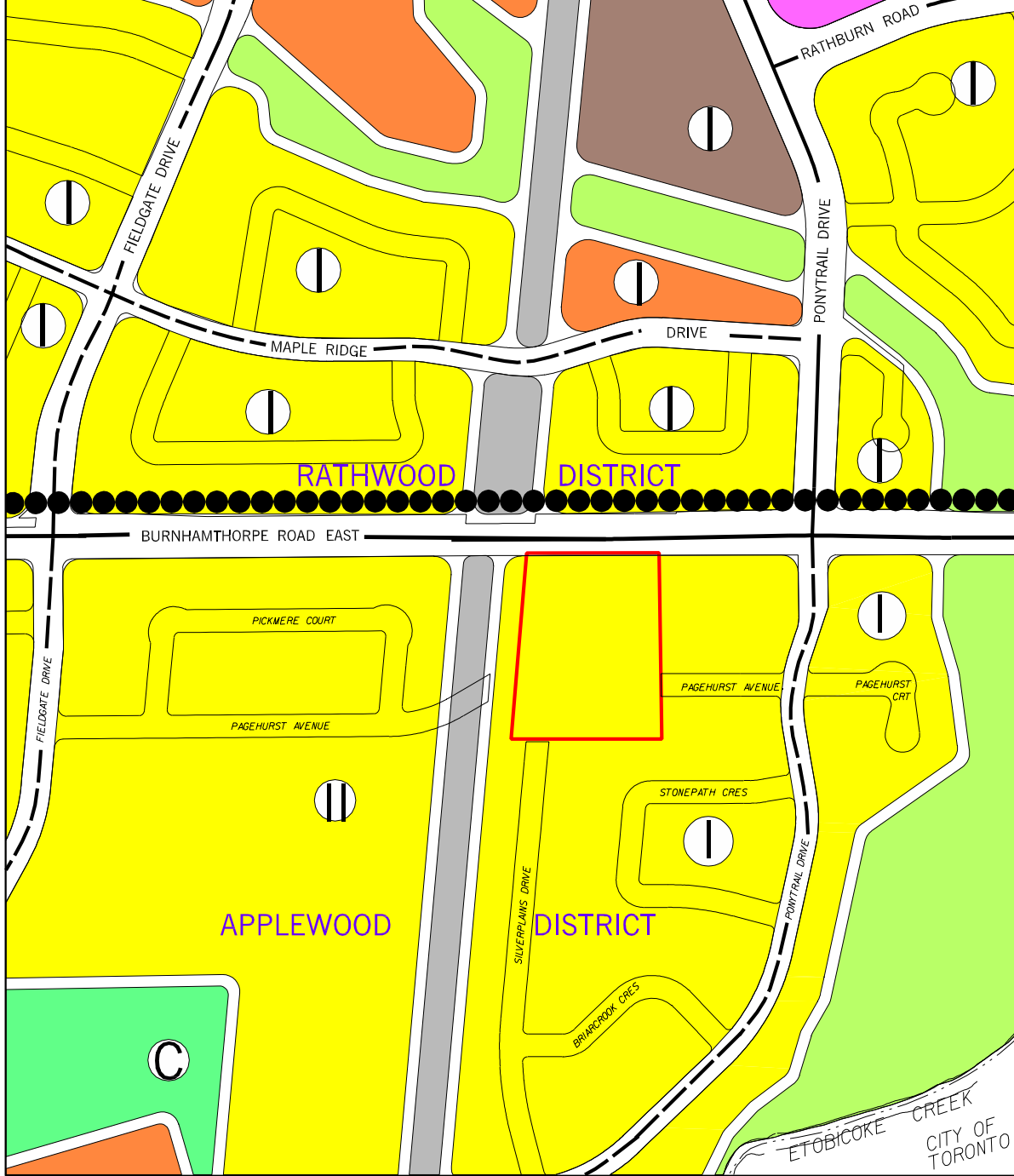
*Prepared By: Rob Hughes, Development Planner*

**Dunpar Developments Inc.**

**File: OZ 05/042 W3 and T-M05010 W3**

### **Site History**

- June 11, 1987 - The Region of Peel draft approved Plan of Subdivision 21T-M86014 which included the subject lands in addition to four neighbouring parcels to the immediate east. This draft plan proposed a total of 27 detached dwellings and included the extension of both Pagehurst Avenue and Silverplains Drive to complete the local road network. The application was closed due to inactivity on October 1, 2004.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Applewood District which designated the subject lands as “Residential - Low Density I” which permits detached dwellings.
- February 14, 2005 - A Public Hearing was conducted before the Planning and Development Committee for a Draft Plan of Subdivision under file T-M04002 W3 for a portion of the subject lands (1850 Burnhamthorpe Road East) to permit seven detached lots on an extension of Pagehurst Avenue. The application was closed at the request of the applicant upon the submission of the subject applications.



PART OF APPLEWOOD DISTRICT LAND USE MAP  
APPLEWOOD 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
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Open Space
- Greenbelt
- Utility

TRANSPORTATION LEGEND

- Arterial
- Major Collector
- Minor Collector
- Local Road
- Major Transit Corridor

LAND USE LEGEND

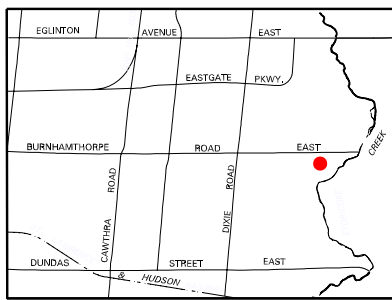
- Node Boundary
- Community Park
- Cemetery
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

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

SUBJECT LANDS



SUBJECT:  
**DUNPAR DEVELOPMENTS INC.**

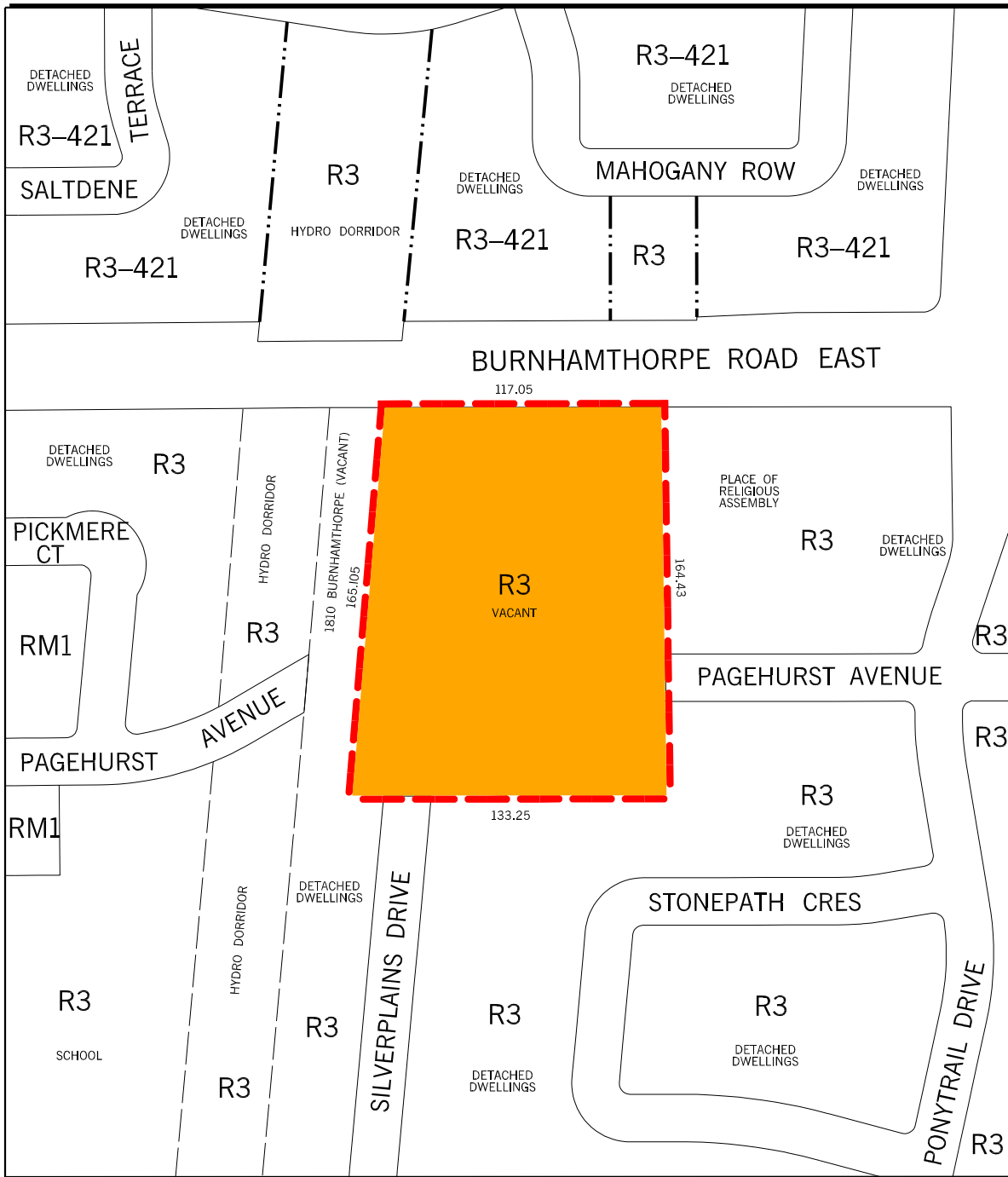


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OZ 05042 W3 &  
T-M05010 W3  
DWG. NO:  
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SCALE:  
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DRAWN BY:  
K. PROKOP

APPENDIX I-2

**MISSISSAUGA**  
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T&W, Geomatics



LEGEND:



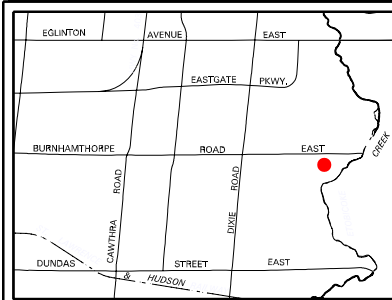
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-LOW DENSITY I" TO "RESIDENTIAL-MEDIUM DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "R3"(DETACHED RESIDENTIAL) TO "RM5-SPECIAL SECTION", IN ADDITION TO A DRAFT PLAN OF SUBDIVISION, TO PERMIT 100 TOWNHOUSE DWELLINGS AND 11 DETACHED DWELLINGS.

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



SUBJECT:

**DUNPAR DEVELOPMENTS INC.**



FILE NO:  
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EXHIBIT I-3

**MISSISSAUGA**  
Planning and Building

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**LEGEND:**



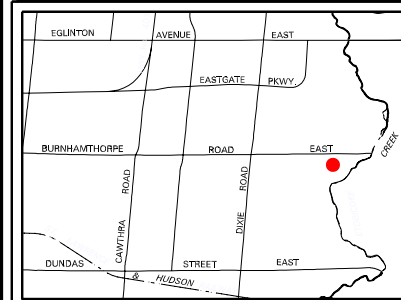
**SUBJECT LANDS**

DATE OF AERIAL PHOTO: 2006



**SUBJECT:**

**DUNPAR DEVELOPMENTS INC.**



FILE NO:  
OZ 05042 W3 &  
T-M05010 W3

DWG. NO:  
05042A

SCALE:  
1:2000

PDC DATE:  
2006 09 05

DRAWN BY:  
K. PROKOP

EXHIBIT I-4

**Dunpar Developments Inc.****File: OZ 05/042 W3 and T-M05010 W3****Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (May 23, 2006)	Regional staff have no objection to the approval of the development. Municipal sanitary sewer facilities consist of a 250 mm diameter sanitary sewer located on Pagehurst Avenue and Silverplains Drive. Municipal water facilities consist of a 200 mm diameter watermain located on Pagehurst Avenue and Silverplains Drive, and a 150 mm diameter watermain on Burnhamthorpe Road. Site servicing will also require looping of 200 mm and 150 mm diameter watermain between Pagehurst Avenue, Silverplains Drive and Burnhamthorpe Road. The subject lands are not located within the vicinity of a landfill. A cul-de-sac or "T"-turnaround is required at the end of each laneway and at the dead-end road in the southeast and southwest corners of the site to facilitate waste management trucks. A complete list of Regional conditions of draft plan approval are listed within their comments.
Dufferin-Peel Catholic District School Board (March 24, 2006) and the Peel District School Board (February 9, 2006)	<p>The Dufferin-Peel Catholic District School Board and the Peel 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 these development applications.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require the clearance of certain conditions of draft plan approval respecting bussing and accommodation of students. The following shall be placed in any agreement of purchase and sale:</p>

Dunpar Developments Inc.

File: OZ 05/042 W3 and T-M05010 W3

Agency / Comment Date	Comment
	<p>“Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.”</p>
<p>City Community Services Department – Planning, Development and Business Services Division (July 28, 2006)</p>	<p>This Department indicated that the park serving the proposed residential development is Forest Glen Park located at Fieldgate Drive, north of Ponytrail Drive, and is approximately 800 m (2,625 ft.) from the subject lands. The park contains one unlit softball diamond, one children's play structure, one spray pad, and park pathways. The City's park requirements have been met for this area.</p> <p>In view of the foregoing, if approved and prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws. Payment for street tree planting on Burnhamthorpe Road East and any other roads necessary to be dedicated as public rights-of-way will also be required.</p>
<p>City Community Services Department – Fire and Emergency Services Division (March 24, 2006)</p>	<p>This Department has reviewed the subject applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (July 31, 2006)</p>	<p>This Department indicated that a supporting Traffic Impact Study has been submitted which is currently under review by staff. Comments will be provided prior to the preparation of the Supplementary Report. Notwithstanding the above, it was indicated to the Owner that the draft plan of subdivision is to be revised to illustrate a standard municipal road connecting Pagehurst Avenue to Silverplains Drive. This revision will eliminate the need for additional municipal servicing easement(s), improve the overall traffic circulation and provide superior waste collection and snow removal services to the neighbourhood.</p>



Dunpar Developments Inc.

File: OZ 05/042 W3 and T-M05010 W3

Agency / Comment Date	Comment
	<p>Based on the review of the submitted concept plan, this Department indicated that the applicant must elaborate as to how the future development of the lands to the west will be incorporated to what will be an established common element condominium development, recognizing that the remaining undeveloped parcel will not have access to Burnhamthorpe Road East. Vehicular access and servicing for these adjacent lands must also be accommodated through this development parcel.</p> <p>The applicant will also be required to submit a supporting site concept plan which illustrates the feasibility of the proposed common element condominium development, including the placement of the required minimum 3.0 m utility corridor, incorporation of the City's standard road cross-section for a Common Element Condominium and details regarding the proposed fencing, buffering, grading and common element features.</p> <p>In addition, prior to the preparation of a Supplementary Report, the applicant will be required to revise and resubmit an updated Functional Servicing Report and a Noise Addendum Study to address this Department's comments. Additional comments will be provided pending the receipt and review of these items.</p>
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> <ul style="list-style-type: none"> <li>- Bell Canada</li> <li>- Canada Post</li> <li>- City Development Services</li> <li>- City Economic Development Office</li> <li>- Enbridge Gas Distribution Inc.</li> <li>- Enersource Hydro Mississauga</li> <li>- Hydro One Networks Inc.</li> </ul>

**Dunpar Developments Inc.****File: OZ 05/042 W3 and T-M05010 W3**

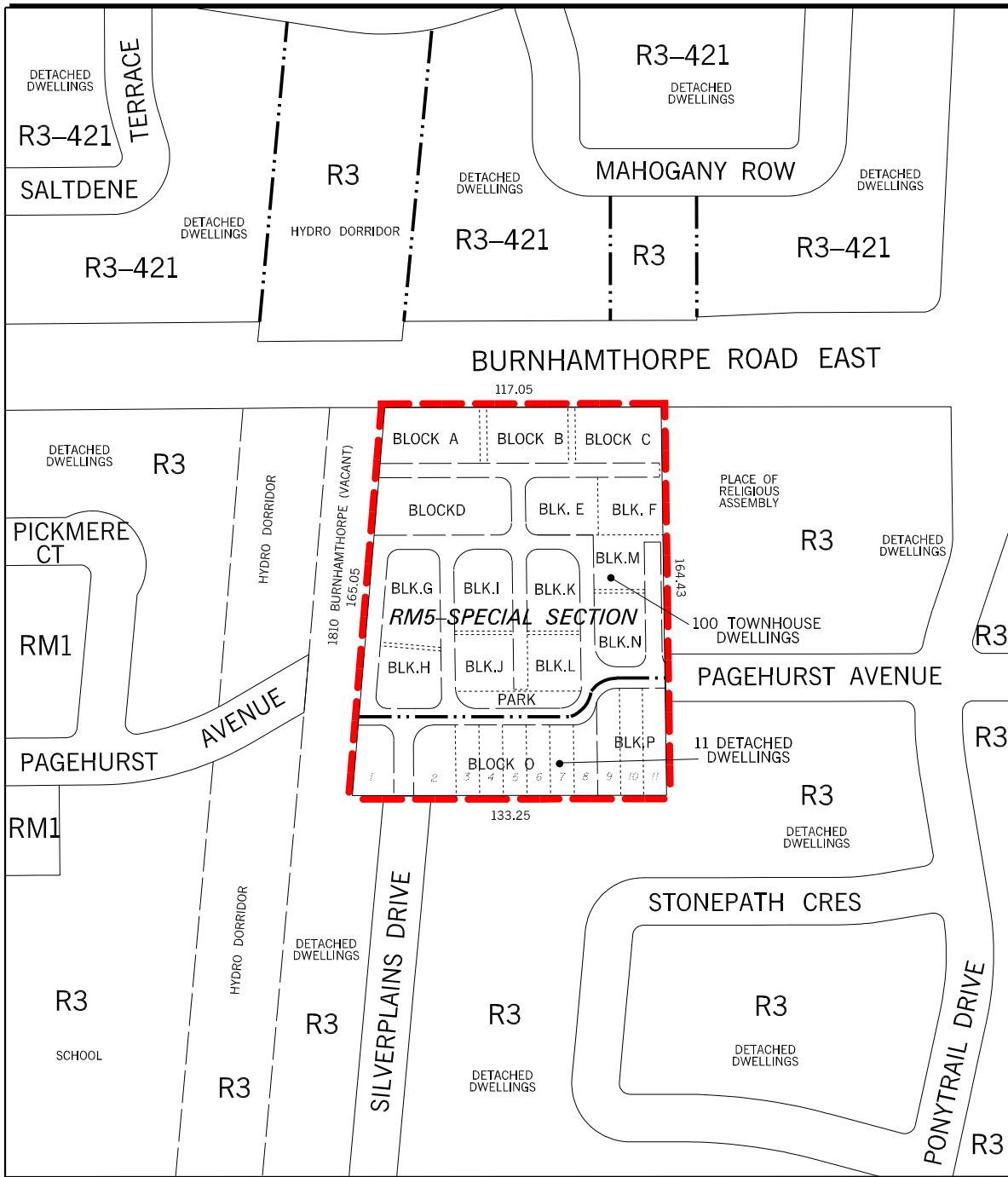
<b>Agency / Comment Date</b>	<b>Comment</b>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- City Realty Services</li><li>- Conseil Scolaire de District Catholique Centre-Sud</li><li>- Conseil Scolaire de District Centre-Sud-Ouest</li></ul>

Dunpar Developments Inc.

File: OZ 05/042 W3 and T-M05010 W3

**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>19 Kindergarten to Grade 5</li> <li>10 Grade 6 to Grade 8</li> <li>17 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Forest Glen Public School <ul style="list-style-type: none"> <li>Enrolment: 545</li> <li>Capacity: 573</li> <li>Portables: 3</li> </ul> </li> <li>Glenhaven Senior Public School <ul style="list-style-type: none"> <li>Enrolment: 546</li> <li>Capacity: 542</li> <li>Portables: 1</li> </ul> </li> <li>Glenforest Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,273</li> <li>Capacity: 1,023</li> <li>Portables: 0</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>27 Junior Kindergarten to Grade 8</li> <li>8 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Alfred School <ul style="list-style-type: none"> <li>Enrolment: 527</li> <li>Capacity: 474</li> <li>Portables: 0</li> </ul> </li> <li>Philip Pocock Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,401</li> <li>Capacity: 1,257</li> <li>Portables: 5</li> </ul> </li> </ul> </li> </ul>



**LEGEND:**

CONCEPT PLAN

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

**SUBJECT:**

**DUNPAR DEVELOPMENTS INC.**

FILE NO:  
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T-M05010 W3

DWG. NO:  
05042S

SCALE:  
1:2000

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K. PROKOP

**MISSISSAUGA**  
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EXHIBIT I-7

Dunpar Developments Inc.

File: OZ 05/042 W3 and T-M05010 W3

**Proposed Zoning Standards****Common Element Condominium Dwelling Zone Regulations  
Townhouse Dwelling Development**

<b>Category</b>	<b>Council Endorsed Guidelines</b>	<b>Proposed</b>
Minimum Lot Area (Interior/Corner)	115/190 m <sup>2</sup> (1,238 sq. ft./ 2,045 sq. ft.)	84 m <sup>2</sup> (276 sq. ft.)
Minimum Lot Frontage (Interior/Corner)	5.0/8.3 m (16.4/27.2 ft.)	4.2/4.4 m (13.7/14.4 ft.)
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	4.2 m (13.7 ft.)
Minimum Front Yard Dwelling: Front garage face:	4.5 m (14.8 ft.) 6.0 m (19.7 ft.)	4.0 m (13.1 ft.) No change (rear lane proposed)
Minimum Exterior Side Yard Dwelling: Front garage: Adjacent to a sidewalk: Adjacent to parking area: Adjacent to amenity area:	4.5 m (14.8 ft.) 6.0 m (19.7 ft.) 3.3 m (10.8 ft.) 3.3 m (10.8 ft.) 1.5 m (4.9 ft.)	4.0 m (13.1 ft.) No change 1.0 m (3.3 ft.) No change 0.5 m (1.6 ft.)
Minimum Interior Side Yard	1.5 m (4.9 ft.)	No change
Minimum Rear Yard	7.5 m (24.6 ft.)	0.0 m (rear yard deck and laneway)
Maximum Height	10.7 m (35.1 ft.)	13.6 m (44.6 ft.)
Minimum Gross Floor Area	60 m <sup>2</sup> (645.8 sq. ft.)	No change
Parking and Driveways Minimum spaces per dwelling: Minimum visitor spaces: Maximum driveway width:	2 0.25/dwelling 3.8 m (12.5 ft.)	No change No change No change
Private Garage	Required	No change
Maximum Encroachments Porches: Front yard projections: Side yard projections: Rear yard decks:	1.5 m (4.9 ft.) 0.6 m (2.0 ft.) 0.3 m (1.0 ft.) 2.5 m (8.2 ft.)	No change No change No change No change
Minimum Width of Private Road Road only: Road with sidewalk: Road with parallel parking: Road with sidewalk and parking:	7.0 m (22.9 ft.) 8.2 m (26.9 ft.) 6.0 m (19.6 ft.) 7.2 m (23.6 ft.)	No change No change No change No change

**Dunpar Developments Inc.****File: OZ 05/042 W3 and T-M05010 W3**

**Common Element Condominium Dwelling Zone Regulations**  
**Detached Dwelling Development**

<b>Category</b>	<b>Council Endorsed Guidelines</b>	<b>Proposed</b>
Minimum Lot Area (Interior/Corner)	550/720 m <sup>2</sup> (5,920 sq. ft./ 7,750 sq. ft.)	290 m <sup>2</sup> (3,121 sq. ft.)
Minimum Lot Frontage (Interior/Corner)	15.0/19.5 m (49.2/64.0 ft.)	10.0/15.0 m (32.8/49.2 ft.)
Maximum Lot Coverage	35%	41%
Minimum Front Yard Dwelling: Front garage face:	7.5 m (24.6 ft.) 7.5 m (24.6 ft.)	4.6 m (15.0 ft.) 6.0 m (14.8 ft.)
Minimum Exterior Side Yard Dwelling: Front garage:	6.0 m (14.8 ft.) 6.0 m (19.7 ft.)	No change No change
Minimum Interior Side Yard	1.2 m + 0.61 m (3.9 ft. + 2.0 ft.)	No change
Minimum Rear Yard	7.5 m (24.6 ft.)	No change
Maximum Height	10.7 m (35.1 ft.)	No change
Minimum Gross Floor Area	60 m <sup>2</sup> (645.8 sq. ft.)	No change
Parking and Driveways Minimum spaces per dwelling: Minimum visitor spaces: Maximum driveway width:	2 0.25/dwelling 6.5 m (21.3 ft.)	No change No change 5.4 m (17.7 ft.)
Private Garage	Required	No change
Maximum Encroachments Porches: Front yard projections: Side yard projections: Rear yard decks:	1.5 m (4.9 ft.) 0.6 m (2.0 ft.) 0.3 m (1.0 ft.) 2.5 m (8.2 ft.)	No change No change No change No change
Minimum Width of Private Road Road only: Road with sidewalk: Road with parallel parking: Road with sidewalk and parking:	7.0 m (22.9 ft.) 8.2 m (26.9 ft.) 6.0 m (19.6 ft.) 7.2 m (23.6 ft.)	No change No change No change No change

## APPENDIX I-9

